

RESOLUTION NUMBER R- 299062

ADOPTED ON APR 12 2004

WHEREAS, on January 28, 2002, the Council of the City of San Diego adopted Resolution No. R-296013, selecting the YWCA as the Cortez Hill Homeless Family Facility Operator and authorizing the City Manager to enter into exclusive negotiations and contract with the YWCA to operate the Cortez Hill Homeless Family Facility located at 1449 Ninth Avenue in the City of San Diego; and

WHEREAS, the City of San Diego and the YWCA have negotiated a twenty year lease (an initial five year term with 3-five year options to renew) to manage and operate the Cortez Hill Homeless Family Facility as a transitional housing facility at the nominal rental rate of \$1.00 per year plus an initial annual administrative fee of \$2,562 per year, adjusted annually; and

WHEREAS, the YWCA is a nonprofit organization which has provided social services to families in San Diego since 1903, and now currently offers domestic violence prevention, childcare, legal and counseling services, teen educational services, and a full range of transitional housing services including case management; and

WHEREAS, the YWCA program will serve up to 150 parents and children in 47 living units on site, will operate on a year-round basis, and is designed to promote self-sufficiency, assist in securing long term stable housing, and stabilize family dynamics; and

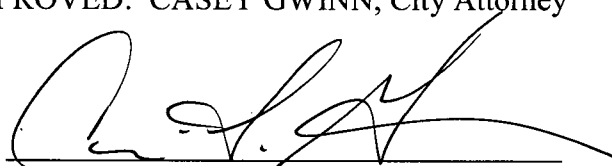
WHEREAS, the Cortez Hill Homeless Family Facility has been managed and operated by the YWCA since completion of renovation of the property in December 2002; and

WHEREAS, the City's valuation staff has determined the fair market value of the property to be \$2,500,000, and annual fair market lease value to be in the range of \$290,000 to \$320,000; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the City Manager is authorized to execute, for and on behalf of the City of San Diego, a lease agreement with the YWCA, for the management and operation of the Cortez Hill Homeless Family Facility at 1449 Ninth Avenue for an initial term of five years with three addition five-year options to extend, at a rent of \$1 per year plus administrative cost recovery, under the terms and conditions set forth in that lease agreement on file in the office of the City Clerk as Document No. RR-299062.

APPROVED: CASEY GWINN, City Attorney

By



Carrie L. Gleeson
Deputy City Attorney

CG:mm
03/29/04
Or.Dept:READ
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