

Item 151
07-17-17
(R-2017-680)
Sub-Item A

RESOLUTION NUMBER R- 311239

DATE OF FINAL PASSAGE JUL 24 2017

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE ACQUISITION OF THE REAL PROPERTY AND IMPROVEMENTS LOCATED AT 1788 PALM AVENUE, ASSESSOR PARCEL NUMBER 627-090-02, AUTHORIZING THE MAYOR TO ENTER INTO AND DELIVER THE REAL PROPERTY PURCHASE AND SALE AGREEMENT AND RELATED DOCUMENTS, AND AUTHORIZING THE CHIEF FINANCIAL OFFICER TO EXPEND AN AMOUNT NOT TO EXCEED \$6,650,000 FOR ACQUISITION OF THE REAL PROPERTY AND IMPROVEMENTS.

WHEREAS, the City operates the San Diego Misdemeanants At-Risk Track (SMART) program, an innovative program that provides homeless low-level misdemeanor offenders with housing, case management, job training, and other supportive services required to end the cycle of homelessness; and

WHEREAS, the SMART Pilot program began in December 2016 and currently serves 10 participants; and

WHEREAS, the City desires to expand the capability of the SMART program to provide affordable transitional housing to 70 participants; and

WHEREAS, City staff determined that conversion of an existing hotel would be the most efficient and cost-effective approach to expanding the capability of the SMART program to provide affordable transitional housing; and

WHEREAS, City staff further determined that the only hotel site currently for sale in the City and satisfying the City's criteria for expanding the capability of the SMART program to

provide affordable transitional housing to 70 participants is the real property and improvements located at 1788 Palm Avenue, San Diego, California (Property); and

WHEREAS, City staff has negotiated a Real Property Purchase and Sale Agreement with Amanpur Investments, LLC, the current owner of the Property, for the City's acquisition of the Property, and a copy of that agreement is included as Attachment 1 to the staff report accompanying this Resolution; and

WHEREAS, City staff has identified \$6,650,000 in federal Community Development Block Grant (CDBG) funds available to the City to fund the acquisition of the Property; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, as follows:

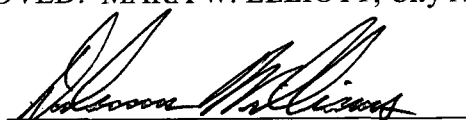
1. The City's acquisition and conversion of the Property to provide affordable transitional housing for SMART program participants will serve public purposes and is in the best interest of the health, safety, and general welfare of the City.
2. The acquisition of the Property for rehabilitation as affordable transitional housing for SMART program participants is approved.
3. The Mayor, or designee, is authorized on behalf of the City to sign, enter into, and deliver the Real Property Purchase and Sale Agreement between the City and Amanpur Investments, LLC, on file in the Office of the City Clerk as Document No. RR- 311239.
4. The Mayor, or designee, is authorized on behalf of the City to sign, enter into, and make any and all documents that are necessary and appropriate to effectuate the transactions contemplated in the Real Property Purchase and Sale Agreement and implement the approvals provided in this Resolution, all in forms approved by the Office of the City Attorney.

5. Contingent upon the Chief Financial Officer certifying that adequate funds are available, CDBG funds in an amount not to exceed \$6,650,000 are allocated to purchase the Property, as follows: (a) \$150,000 from CITYSD-NEIL GOOD DAY (BF1000003-17); (b) \$214,495.73 from SPRGBD-HOMEOWN (DF1000003-17); (c) \$2,800,000 from CITY-ED-HMLESS FAC ACQ (EA1000003-18); (d) \$1,498,326.70 from FY 2018 Unobligated CDBG (UC1000003-18); and (e) \$1,987,177.57 from Section 108 NTC Public Arts Center Fund (200429).

6. Contingent upon the Chief Financial Officer certifying that adequate funds are available, the Chief Financial Officer is authorized to expend an amount not to exceed \$6,650,000 for the acquisition of the Property from the following funds: (a) \$150,000 from CITYSD-NEIL GOOD DAY (BF1000003-17); (b) \$214,495.73 from SPRGBD-HOMEOWN (DF1000003-17); (c) \$2,800,000 from CITY-ED-HMLESS FAC ACQ (EA1000003-18); (d) \$1,498,326.70 from FY 2018 Unobligated CDBG (UC1000003-18); and (e) \$1,987,177.57 from Section 108 NTC Public Arts Center Fund (200429).

APPROVED: MARA W. ELLIOTT, City Attorney

By



Delmar G. Williams
Deputy City Attorney

DGW:slo
6/27/17
Or. Dept.: Econ. Dev.
Doc. No.: 1530755_2

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JUL 17 2017.

ELIZABETH S. MALAND
City Clerk

By *Binda Brown*
Deputy City Clerk

Approved: 7/24/2017
(date)

Kevin L. Faulconer
KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on JUL 17 2017, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gomez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage JUL 24 2017

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER

Mayor of The City of San Diego, California.

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California.

(Seal)

By [Signature], Deputy

Office of the City Clerk, San Diego, California

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