

Item 330-8/1/17

(R-2018-31)

RESOLUTION NUMBER R- 311287

DATE OF FINAL PASSAGE AUG 04 2017

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING AND DIRECTING THE EXECUTION OF A FIRST AMENDMENT TO THE LEASE WITH THE NEIGHBORHOOD HOUSE ASSOCIATION, WITH REGARD TO THE FORMER MONARCH SCHOOL PROPERTY LOCATED AT 808 WEST CEDAR STREET, SAN DIEGO, CALIFORNIA.

WHEREAS, the City of San Diego (City) in its capacity as the housing successor to the former Redevelopment Agency of the City of San Diego, owns that certain real property located at 808 West Cedar Street in downtown San Diego (Property), which is the former site of the Monarch School; and

WHEREAS, the ultimate disposition of the Property is subject to the Affordable Housing Master Plan as adopted by City Council on May 13, 2013 by Resolution R- 308142, and updated on January 28, 2016 by Resolution R-310183 (Master Plan); and

WHEREAS, in the Master Plan, the Property is recommended to be developed as an approximately 50-unit affordable housing development with a percentage of the residential units set aside for supportive housing, including ground-floor commercial space; and

WHEREAS, as an interim use, in 2014, the City entered into a three-year lease (Lease) with The Neighborhood House Association (NHA) for use as a Head Start facility, a federally-funded child development program designed to help break the cycle of poverty by providing infants, toddlers, and preschool-aged children of low-income families with a comprehensive

program to meet their educational, emotional, social, health, nutritional, and psychological needs; and

WHEREAS, in 2014, a City consultant determined that the Lease was within the fair market rents; and

WHEREAS, NHA serves 60 children on a daily basis and has served over 200 children at the Property over the course of the Lease; and

WHEREAS, the term of the Lease is set to expire on August 31, 2017; and

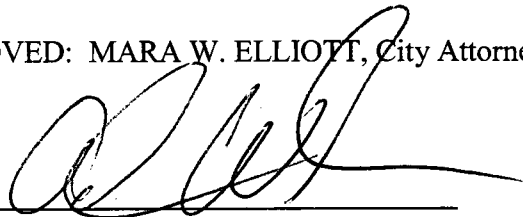
WHEREAS, it is anticipated that the City will issue a Request for Qualifications/Proposals for the Property within the next year in order to select a development partner for the future affordable housing development; and

WHEREAS, the City and NHA desire to extend the Lease for one year, with an option to extend the Lease for an additional year, to continue the provision of services to the downtown community, minimize the City's day-to-day property management responsibilities, activate the Property until it is developed for affordable housing, and generate revenue for the Low and Moderate Income Housing Asset Fund; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that the Mayor or designee is authorized and directed to execute, for and on behalf of the City, the "First

Amendment to the Lease Between the City Of San Diego and The Neighborhood House Association Relating to 808 West Cedar Street” between the City and The Neighborhood House Association, a California nonprofit public benefit corporation, on file in the Office of the City Clerk as Document No. RR-311287.

APPROVED: MARA W. ELLIOTT, City Attorney

By: 
Adam Wander
Deputy City Attorney

ARW:mcm
July 18, 2017
Or.Dept: Civic San Diego
Doc. No.: 1542599

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of AUG 01 2017.

ELIZABETH S. MALAND
City Clerk

By: 
Deputy City Clerk


KEVIN L. FAULCONER, Mayor

Approved: 8/3/17
(date)

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on AUG 01 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 checked="" type="checkbox"/>	<input 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 AUG 04 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 Sty Ready, Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- 311287