RESOLUTION NUMBER R- 311521

DATE OF FINAL PASSAGE JAN 31 2018

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE ACQUISITION OF THE REAL PROPERTY AND IMPROVEMENTS LOCATED AT 1401 IMPERIAL AVENUE, ASSESSOR'S PARCEL NUMBERS 535-614-01 AND 535-614-02; AUTHORIZING THE MAYOR TO COMPLETE THE ACQUISITION IN ACCORDANCE WITH THE TERMS OF A PURCHASE AND SALE AGREEMENT AND EXECUTE ANY RELATED AND NECESSARY DOCUMENTS; AND AUTHORIZING THE CHIEF FINANCIAL OFFICER TO EXPEND AN AMOUNT NOT TO EXCEED \$7,300,000 FOR ACQUISITION, ENTITLEMENTS, AND PREPARATION OF THE REAL PROPERTY AND IMPROVEMENTS FOR USE AS A HOUSING NAVIGATION CENTER.

WHEREAS, the City has identified the real property located at 1401 Imperial Avenue, San Diego, California, further identified as Assessor's Parcel Numbers 535-614-01 and 535-614-02, (Property), currently owned by 1401 Imperial Holding Company, LLC (Seller), as an ideal location for a housing navigation center, which can serve as an entry point to the Coordinated Entry System (CES) to provide core services to address the housing crisis and help individuals access a range of mainstream services that impact housing stability; and

WHEREAS, the Property is an approximately 10,000 square foot lot, which has been recently improved with a three story building of approximately 26,508 square feet that requires only minor modifications to be operated as a housing navigation center, and contains new furniture, fixtures, and equipment; and

WHEREAS, the San Diego Housing Commission is currently accepting proposals in response to a Request for Proposals issued for a service provider to operate a housing navigation

center, and having a location available for the housing navigation center at the time the service provider is selected will allow these services to be provided to the impacted community in a shorter timeframe; and

WHEREAS, the City and Seller have negotiated a Purchase and Sale Agreement for the City's acquisition of the Property at a purchase price of \$7,000,000, and a copy of the Purchase and Sale Agreement is on file in the Office of the City Clerk as Document No.

RR-311521; and

WHEREAS, Seller has also agreed to donate to the City all personal property remaining at the Property as of the close of escrow, which is further described in Exhibit C to the Purchase and Sale Agreement, and generally includes office furniture, fixtures, and equipment; and

WHEREAS, the City may be required to incur costs after the acquisition to apply for any necessary land use entitlements to allow the Property to be used as a housing navigation center; and

WHEREAS, the City will also be required to incur costs to remove building signage and make minor modifications to allow the Property to be used as a housing navigation center after acquisition; and

WHEREAS, City staff has identified \$7,300,000 in federal Community Development Block Grant (CDBG) funds available to the City to fund the acquisition, entitlement, and minor modifications of the Property to allow its use as a housing navigation center; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego (Council), that the City's acquisition of the Property to provide a housing navigation center will serve public

purposes; is in the best interest of the health, safety, and general welfare of the City, and is approved.

BE IT FURTHER RESOLVED, that the Mayor, or designee, is authorized on behalf of the City to complete the acquisition of the Property in accordance with the terms and conditions of the Purchase and Sale Agreement between the City and Seller, on file in the Office of the City Clerk as Document No. RR
311521 (Purchase and Sale Agreement); to negotiate, enter into, and execute any and all documents that are necessary and appropriate to effectuate the transactions contemplated in the Purchase and Sale Agreement; and to implement the approvals provided in this Resolution, all in forms approved by the Office of the City Attorney.

BE IT FURTHER RESOLVED, that the Mayor, or his designee is authorized to accept the donation of personal property located within the Property upon close of escrow as described in Exhibit C to the Purchase and Sale Agreement.

BE IT FURTHER RESOLVED, that the Chief Financial Officer is authorized to allocate \$7,300,000 in federal Community Development Block Grant (CDBG) funds to purchase the Property, apply for any necessary land use entitlements and make minor modifications to the building, all for the purpose of creating a housing navigation center at the Property, contingent upon the Chief Financial Officer certifying that funds are available.

BE IT FURTHER RESOLVED, that the Chief Financial Officer is authorized to accept repayment of CDBG debt from the Successor Agency in a total amount not to exceed \$3,500,000, as "Program Income" under Title 24 Code of Federal Regulations § 570.500, as approved by the California Department of Finance, and included in the Successor Agency's Eleventh "Recognized Obligation Payment Schedule" submitted to the California Department of Finance for FY 2018 (ROPS 11, also known as 'ROPS 17-18'), to acquire the Property for the

purpose of creating a housing navigation center, contingent upon the Chief Financial Officer certifying the funds are available.

BE IT FURTHER RESOLVED, that the Chief Financial Officer is authorized to appropriate and expend a total amount not to exceed \$3,500,000 in FY 2018 CDBG debt repayment Program Income from the Successor Agency, as listed on ROPS 11 (ROPS 17-18) to FY 2018 Unobligated CDBG (UC1000003-18), for the acquisition of the Property and related actions for the purpose of creating a housing navigation center, contingent upon the Chief Financial Officer certifying the funds are available.

BE IT FURTHER RESOLVED, that the Chief Financial Officer is authorized to transfer appropriations in an amount not to exceed \$1,840,523.68 for reprogramming to the Economic Development Department 1316, within Fund 600000, Grant Fund – Federal, Grant 1000003-2018, CDBG Program 18, FY 2018 Unobligated CDBG (UC1000003-18) contingent upon the Chief Financial Officer certifying that funds are available, of which: (a) \$1,625,547 is from CIP ABT00003, Citywide Energy Improvements within Fund 600000, Grant Fund – Federal, Grant 1000003-2017, CDBG Program 17; (b) \$99,475.50 is from CIP AIK00003, Sidewalk Repair & Replacement within Fund 600000, Grant Fund – Federal, Grant 1000003-2015, CDBG Program 15; (c) \$101,145.80 is from CIP AIL00001, Traffic Calming within Fund 600000, Grant Fund – Federal, Grant 1000003-2016, CDBG Program 16; and (d) \$14,355.38 is from CIP AIL00001, Traffic Calming within Fund – Federal, Grant 1000003-2015, CDBG Program 15.

BE IT FURTHER RESOLVED, that the Chief Financial Officer is authorized to transfer appropriations in an amount not to exceed \$7,300,000 from FY 2018 Unobligated CDBG

(UC1000003-18) to fund the FY 2018 1401 Imperial Avenue Acquisition 600000, Grant 1000003-2018, contingent upon the Chief Financial Officer certifying that funds are available.

BE IT FURTHER RESOLVED, that the Chief Financial Officer is authorized to expend an amount not to exceed \$7,300,000 for the purposes of acquiring the Property, applying for any necessary land use entitlements, and making minor modifications to the building to allow the Property to be used as a housing navigation center from the FY 2018 1401 Imperial Avenue Acquisition Fund in Fund 600000, Grant 1000003-2018, contingent upon the Chief Financial Officer certifying that adequate funds are available.

APPROVED: MARA W. ELLIOTT, City Attorney

By	Meliata Alales	
•	Mellssa Ables	
	Deputy City Attorney	

MA:sc 01/17/2018 Or.Dept: READ

CC No.: 3000010705-10707-10708

Doc. No.: 1669982 2

meeting of _	JAN 2 9 2018	
		ELIZABETH S. MALAND City Clerk
		By Sindstruin DeputyCity Clerk
Approved: _	1/31/18 (date)	KEVIN L. FAULCONER, Mayor
Vetoed: _	(date)	KEVIN L. FAULCONER, Mayor

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this

The City of San Diego COMPTROLLER'S CERTIFICATE

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The City of San Diego COMPTROLLER'S CERTIFICATE

I HEREBY CERTIFY that the money required for the allotment of funds for the purpose set forth in the foregoing resolution is available. Treasury, or is anticipated to come into the Treasury, and is otherwise unallotted. **To reprogram CDBG funds to authorize the purchase of 1401 imperial Avenue, San Diego, CA, Assessor's Parcel Numbers 535-614-0 and 535-614-02-00 to be used as a housing navigation center for homeless services in an amount not to exceed \$7,300,000 **Section 1402-00 to be used as a housing navigation center for homeless services in an amount not to exceed \$7,300,000 **By:									ORIGINATING DEP	,
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The City of San Diego

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				CERTIFICATE (OF UNALLOT	TED BAL	ANCE	CC ORIGINATING DEPT. NO.:	
ا the Tre	HEREB'	Y CERTIFY that	the money rec	quired for the allotm Treasury, and Is o	nent of funds therwise una	for the pallotted.	urpose set forth in t	he foregoing resolu	tion is available ir
Amour	-	·	·	<u> </u>					
Purpos	se:	To reprogram CI	OBG funds to au	thorize the purchase	of 1401 impe	erial Avenu	e, San Diego, CA, Ass	sessor's Parcei Numb	pers 535-614-01-00
•							ervices in an amount		
					, , ,				-/
Date:	a *		Jar	nuary 23, 2018	·		Ву:	Jessica Tran	ARTMENT
					ACCOUNTING DATA				
Doc. Item	Fund	Funded Program	Internal Order	Functional Area	G/L Account	Business Area	Cost Center	wbs	Original Amount
001	600000	AIL00001		OTHR-00000000-TR		2113	2113120014	А-П00001	\$101,145.80
					ļ	 			
	<u> </u>	L	<u>-</u>			ļ		TOTAL AMOUNT	\$101,145.80
						•			\$101,110.00
									FUND OVERRIDE
contraction the contraction th	ct, that su credit of the s anticipa Exceed:	ufficient moneys the appropriation	to meet the ob from which the	ligations of said cor e same are to be dr	ntract are ac awn, and the	tually in th at the said	moneys have been a ne Treasury, or are a I money now actually herwise unencumbe	nticipated to come in the Treasury, to	into the Treasury,
ongo				, , , , , , , , , , , , , , , , , , , ,	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·			
				 					
Date:			·				Ву:	COMPTROLLER'S DEPA	RTMENT
Doc.		T		A	CCOUNTING DATA	Business			
Item	Fund	Funded Program	Internal Order	Functional Area	G/L Account	Area	Cost Center	WBS	Original Amount
									-
							· ·		
								TOTAL AMOUNT	
C-381 (RI	EV 7-091								FUND OVERRIDE
	,							СС	3000010708

Passed by the Council of The City	of San Diego on	JAN	2 9 2018	, by the following vote
Councilmembers Barbara Bry Lorie Zapf Chris Ward Myrtle Cole Mark Kersey Chris Cate Scott Sherman David Alvarez	Yeas Yeas Z Z Z Z Z Z Z	Nays	Not Present	Recused
Georgette Gomez	otag			
Date of final passage JAN	31 2018			
(Please note: When a resolution approved resolution was returned approved resolution was returned approved approved to the second secon		the City Cle	·k.) KEVIN L. FA	
(Seal)		City		S. MALAND of San Diego, California.
		Office of th	e City Clerk, San	Diego, California
	Reso	lution Numb	er R 31 1	1521