

**CITY COUNCIL OF THE CITY OF SAN DIEGO  
SUPPLEMENTAL DOCKET NUMBER 1  
FOR THE REGULAR MEETING OF  
TUESDAY, NOVEMBER 10, 2015  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS – 12<sup>TH</sup> FLOOR  
202 “C” STREET  
SAN DIEGO, CA 92101**

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Pursuant to California Senate Bill 343 (Section 54957.5(b) of the Brown Act), late-arriving documents related to City Council meeting agenda items which are distributed to the legislative body prior to and during the Council meeting are available for public review in the Office of the City Clerk on the second floor of the City Administration Building, 202 C Street, San Diego, CA 92101. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting. Please note: Approximately one hour prior to the start of the Council Meeting, the documents will be available just outside Council Chambers in the lobby of the 12th floor of the City Administration Building in a binder labeled “SB 343.” Late-arriving materials received during the City Council meeting are available for review by making a verbal request of City Clerk staff located in Council Chambers.

**ADOPTION AGENDA, DISCUSSION, HEARINGS**

**NOTICED HEARINGS:**

**This item will be taken in the morning session which is scheduled to begin at 10:00 a.m.**

ITEM-S500: Ouchi Courtyards Family Apartments (5003 Imperial Avenue). (Lincoln Park Neighborhood of the Encanto Neighborhoods in the Southeastern San Diego Community Plan Area. District 4.)

**ITEM DESCRIPTION:**

The proposed Amendment to the Disposition and Development Agreement will facilitate construction and financing of Ouchi Courtyards Family Apartments. The Project will provide affordable housing, local hire, and utilize a vacant City lot.

**STAFF'S RECOMMENDATION:**

Adopt the following resolution:

(R-2016-213)

Declaring the Council has received and heard any and all oral and written objections relating to the proposed First Amendment Agreement, and all such oral and written objections are overruled;

Determining that the consideration to be received by the City for the ground leasing of the Property for the Lease Term is not less than fair reuse value at the use and with the covenants and conditions and development costs authorized by the First Amendment Agreement, Disposition and Development Agreement (DDA) and the Ground Lease for, among other reasons, the reasons set forth in the Summary Report;

Finding and determining that the ground leasing of the Property for the Lease Term and the development of the Property in accordance with the First Amendment Agreement, DDA and the Ground Lease will assist in providing housing for extremely-low income, very-low income and low income persons, for, among other reasons, the reasons set forth in the Summary Report;

Approving the First Amendment Agreement, including all attachments and exhibits thereto;

Authorizing the Mayor, or his designee, to execute the First Amendment Agreement, including all attachments and exhibits thereto requiring the City's signature;

Authorizing the Mayor, or designee, to sign all documents necessary and appropriate to carry out and implement the First Amendment Agreement and to administer the City's obligations, responsibilities, and duties to be performed under the First Amendment Agreement, including all attachments and exhibits thereto;

Authorizing the Chief Financial Officer, as delegated, to appropriate, encumber, and expend an amount not to exceed \$440,000 from the Housing Asset Fund in accordance with the First Amendment Agreement, contingent on certification by the City Comptroller that funds are available. This encumbrance of \$440,000 is in addition to the encumbrance of \$5,000,000 already approved by the City Council in connection with the DDA.

**STAFF SUPPORTING INFORMATION:**

**FISCAL CONSIDERATIONS:**

Funds are available for the proposed Project subsidy of \$5,440,000, or \$121,000 per unit, from the Low and Moderate Income Housing Asset Fund.

**PREVIOUS COUNCIL AND/OR COMMITTEE ACTION:**

On February 24, 2015, the City Council approved the Disposition and Development Agreement for the Ouchi Courtyards Family Apartments on the Site.

Jarrett/Graham

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