

(HA-94-29)
HOUSING AUTHORITY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 00678
ADOPTED ON FEBRUARY 22, 1994

A RESOLUTION CONFIRMING LOCAL CONTRIBUTION
AND AWARD OF CONSTRUCTION CONTRACT AS PART OF
PUBLIC HOUSING PROJECT CA16-PO63-047.

WHEREAS, under the provisions of the United States Housing Act of 1937, the Department of Housing and Urban Development ("HUD") is authorized to provide financial assistance to public housing agencies for such housing; and

WHEREAS, HUD invited the Housing Authority of The City of San Diego (the "Housing Authority") to submit applications for low rent public housing fund reservations; and

WHEREAS, the Housing Authority determined that there is a need for additional housing for low income persons in the City of San Diego; and

WHEREAS, the Housing Authority, on July 5, 1988, authorized the Executive Director to submit an application to HUD for fifty units of large family public housing; and

WHEREAS, the Housing Authority, on July 24, 1990, authorized the Executive Director to proceed with certain properties, which thereby reduced the project from 50 units to 45 units of public housing; and

WHEREAS, HUD approved the Housing Authority's proposal to develop 45 units of public housing as Project CA16-PO63-047; and

WHEREAS, the Housing Authority and HUD have entered into an Annual Contributions Contract (Amendment No. 35), dated March 12, 1991, covering Public Housing Project CA16-PO63-047; and

WHEREAS, the Housing Authority adopted a Resolution on March 27, 1990, providing a non-refundable local contribution of \$1,029,964 to fund certain costs in Project CA16-PO63-047 which HUD had identified and for which HUD had required a commitment of local funding; and

WHEREAS, the Housing Authority adopted a Resolution on June 29, 1993, approving a revised HUD Development Cost Budget, providing for a local contribution of \$1,882,163, and identifying HUD Cost Containment Items of \$105,158 to be paid for out of the local contribution; and

WHEREAS, the Housing Commission prepared certain construction

documents, including plans and specifications, which were approved by HUD December 29, 1993, for 45 units of new construction public housing under Project CA16-PO63-047 to be constructed at 12655 El Camino Real (twenty-seven three-bedroom units, sixteen four-bedroom units, and two five-bedroom units), and HUD authorized the PHA to advertise for construction bids; and

WHEREAS, on January 21, 1994, a public bid opening was held and bids to construct the project were received; and

WHEREAS, the construction bid exceeds previous estimates, and school fees have been assessed as well as increased permit fees, requiring an increase in local donation of \$909,700, for a total local donation of \$2,791,863; and

WHEREAS, the Housing Commission has developed a funding plan which requires a net increase in the FY 94 Housing Commission budget of \$790,255 in CDBG funds in order to fund the project deficit; NOW, THEREFORE,

BE IT RESOLVED, by the members of the Housing Authority of The City of San Diego, as follows:

1. That the total local contribution provided for Project CA16-PO63-047 shall be \$2,791,863, as outlined in Report to the Housing Authority, dated February 22, 1994, entitled "Final Actions Needed to Initiate Development of El Camino Real Public Housing Project (12655 El Camino Real, Attachment 1, District 1)," on file with the Secretary of the Housing Authority.

2. That the FY 94 Housing Commission budget is amended to add \$790,255 of CDBG funds to Project CA16-PO63-047, as outlined in the February 22, 1994, Report to the Housing Authority, on file with the Secretary of the Housing Authority.

3. That the HUD Development Cost Budget, a copy of which is on file with the Deputy Secretary of the Housing Commission as Document No. 00567, is hereby approved.

4. That the award of the Construction Contract, for the 45 units located at 12655 El Camino Real, Project CA16-PO63-047, to Hidden Valley Construction, in the amount of \$3,217,000, is hereby approved.

5. That the Acting Executive Director is authorized to execute, upon HUD's approval, the Construction Contract Between Owner and Contractor, a copy of which is on file with the Deputy Secretary of the Housing Commission as Document No. 00568.

6. That the Acting Executive Director is authorized to make any HUD mandated changes, or change orders approved by HUD which, in her judgment, are not detrimental to the project, so long as the construction cost does not increase above the \$3,217,000 amount approved herein plus five percent for possible change orders for items not originally in the scope of work.

7. That the Acting Executive Director is hereby authorized to take the necessary actions to effectuate this Resolution.

8. That this Resolution shall take effect immediately.

APPROVED: JOHN W. WITT, General Counsel

By

Harold O. Valderhaug

Deputy Counsel

HOV:ps:lc

02/17/94

Or.Dept:Hsg.Comm.

Aud.Cert:N/A

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