

(HA-95-43)
HOUSING AUTHORITY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 0758
ADOPTED ON APRIL 25, 1995

A RESOLUTION CONFIRMING LOCAL CONTRIBUTION AND AWARD OF
CONSTRUCTION CONTRACT AS PART OF PUBLIC HOUSING PROJECT
CA16-PO63-044

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 ("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 15, 1987, authorized the Executive Director to submit an application to HUD for 100 units of large-family public housing; and

WHEREAS, the Housing Authority, on September 24, 1987, received notification of HUD's award of 50 units of public housing; and

WHEREAS, the Housing Authority, on February 16, 1988, authorized the Acting Executive Director to submit a proposal for 50 units located on Fulton, Saranac and Golfcrest Streets; and

WHEREAS, HUD approved the Housing Authority's proposal to develop 50 units of public housing on three sites as project CA16-PO63-044; and

WHEREAS, the Housing Commission prepared construction documents including plans and specifications which were approved by HUD on January 25, 1995; and

WHEREAS, on January 25, 1995, HUD authorized the PHA to advertise for construction bids for 47 units of new construction public housing under Project CA16-PO63-044, with 31 units to be construction at 7520 Fulton Street (14 three-bedroom units, 13 four-bedroom units, and 4 three-bedroom single-story, fully handicapped-equipped units), 7 units to be constructed at 7281 Saranac Street (4 three-bedroom units and 3 four-bedroom units), and 9 units to be constructed at 7891 Golfcrest

Drive (6 three-bedroom and 3 four-bedroom units), thereby eliminating 3 units from the previous 50-unit proposal due to soils conditions; and

WHEREAS, on March 13, 1995, a public bid opening was held and bids to construct the project were received; and

WHEREAS, on April 3, 1995, the Housing Commission recommended the award of \$600,000 in Housing Trust Fund moneys to fund the construction of 47 units; and

WHEREAS, the construction bid exceeds the prior estimate due to the soils conditions discovered, requiring an increase of \$336,844, for a total local donation of \$1,581,844 to total project costs; and

WHEREAS, the Housing Commission has developed a funding plan which requires a net increase in the FY95 Housing Commission budget of \$102,000 in Rental Rehab Program Income and an increase in grant funding received from HUD in the amount of \$1,188,100 to fund the total project budget of \$6,496,344; NOW, THEREFORE,

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

1. The Housing Authority hereby approves the award of \$600,000 in Housing Trust Fund moneys to fund the construction of 47 units of low rent public housing for low income persons.

2. That the total local contribution provided for Project CA16-PO63-044 shall be \$1,581,844, as outlined in the Report to the Housing Authority dated April 25, 1995, entitled "Final Actions Needed to Initiate Development of 47 Public Housing Units Located at 7520 Fulton Street, 7281 Saranac Street and 7891 Golfcrest Drive," on file with the Deputy Secretary of the Housing Authority as Document No. 00594.

3. That the FY95 Housing Commission budget is amended to transfer not to exceed \$346,544 of Rental Rehab Program Income from Housing Finance & Development Division, Housing Rehab Section, Loans & Grants line item, to Housing Services Division, Public Housing Development Section, Site Acquisition/Development line item; and increase the budget by \$102,000 in Rental Rehab Program loan pay-off proceeds, and add it to Housing Services Division, Public Housing Development Section, Site Acquisition/ Development, for a total of \$448,832 in Rental Rehab Program Income to fund the project; and add \$1,188,100 in HUD grant funding to Housing Services Division, Public Housing Development Section, Site Acquisition/Development line item, to reflect the increase in HUD funding.

4. That the HUD Development Cost Budget, a copy of which is on file with the Deputy Secretary of the Housing Authority as Document No. 00595, is hereby approved.

5. That the award of the Construction Contract for 47 units located at 7520 Fulton Street, 7281 Saranac Street, and 7891 Golfcrest Drive, Project CA16-PO63-044, to Roman E.C.D. Inc., in the amount of \$3,773,500 is hereby approved.

6. That the 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 Authority as Document No. 00596.

7. That the 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 \$3,773,500 amount approved herein plus ten percent for possible change orders for items not originally in the scope of work.

8. That the Executive Director is hereby authorized to take the necessary actions to effectuate this resolution.

9. This resolution shall take effect immediately.

APPROVED: JOHN W. WITT, General Counsel

By

Harold O. Valderhaug
Chief Deputy Counsel

HOV:ps

04/18/95

Or.Dept:Hsg.Comm.

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