



EXECUTIVE SUMMARY

HOUSING COMMISSION EXECUTIVE SUMMARY SHEET

DATE: July 28, 2017

HCR17-063

SUBJECT: Rehabilitation, Accessibility Upgrades and Site Improvements of Via Las Cumbres Affordable Housing

COUNCIL DISTRICT(S): 7

ORIGINATING DEPARTMENT: Real Estate Division

CONTACT/PHONE NUMBER: Tom Mudd/619-269-4639

REQUESTED ACTION:

Award of a design-build contract and approval of development budget for the rehabilitation, accessibility upgrades, and site improvements of 84 affordable housing units owned and managed by the San Diego Housing Commission located at 2052 – 2098 Via Las Cumbres, San Diego, California, 92111.

EXECUTIVE SUMMARY OF KEY FACTORS:

- The Via Las Cumbres affordable housing apartment complex is located in the Linda Vista community of San Diego.
- The rehabilitation approved under this report will rehabilitate a total of 84 residential units (parcel A), surrounding parking areas, one non-dwelling building, accessible path of travel, and recondition existing landscape areas with modern water conservation landscape and systems.
- Five of the 84 units will meet current accessibility standards in accordance with the Americans with Disabilities Act, Uniform Federal Accessibility Standards, California Building Code, and Section 504 of the federal Rehabilitation Act of 1973.
- The project will implement the development plan utilizing the design-build contract with competitively bid solicitations and appropriate procurement methodologies.
- The Housing Commission's FY2018 Budget under report number HAR17-013 was approved by the Housing Authority on June 6, 2017. The Via Las Cumbres project budget was included in that approved action.
- The development budget is an amount not to exceed \$8,376,500.



REPORT

DATE ISSUED: July 20, 2017 **REPORT NO** HCR17-063

ATTENTION Chair and Members of the San Diego Housing Commission
For the Agenda of July 28, 2017

SUBJECT Rehabilitation, Accessibility Upgrades, and Site Improvements of Via Las Cumbres Affordable Housing

COUNCIL DISTRICT: 7

REQUESTED ACTION:

SEVEN DAY ADVANCE NOTICE OF SAN DIEGO HOUSING COMMISSION HEARING OF THE FOLLOWING MATTER HAS BEEN PROVIDED TO THE HOUSING AUTHORITY MEMBERS PURSUANT TO THE PROVISIONS OF SAN DIEGO MUNICIPAL CODE SECTION 98.0301(e)(4)(B)

Award of a design-build contract and approval of development budget for the rehabilitation, accessibility upgrades, and site improvements of 84 affordable housing units owned and managed by the San Diego Housing Commission, located at 2052 – 2098 Via Las Cumbres, San Diego, California, 92111.

STAFF RECOMMENDATION

That the San Diego Housing Commission (Housing Commission) take the following actions:

1. Authorize the President & Chief Executive Officer (President & CEO), or designee, to enter into a design-build contract, and all necessary contracts arising as a result of this procurement solicitation based on competitively bid solicitations and appropriate procurement methodologies, without further approvals by the Housing Commission Board or the Housing Authority of the City of San Diego, provided that the aggregate amount of the contracts do not exceed the budget listed in Recommendation 2, below;
2. Approve total development plan and ratification of the budget (Attachment 1) in an amount not to exceed \$8,376,500;
3. Authorize the President & CEO, or designee, to substitute the identified contract funding sources with other available funding sources, as long as the total activity budget amount after substitution does not exceed the total approved budget, should the operational need arise or should actions be to the benefit of the Housing Commission and its mission; and
4. Authorize the President & CEO, or designee, to execute all documents and instruments necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and take such actions as are necessary and/or appropriate to implement these approvals.

SUMMARY

The Via Las Cumbres affordable housing apartment complex is located in the Linda Vista community of San Diego. The site is sub-divided in two parcels, A and B (Attachment 4). The site configuration consists of 11 dwelling and one non-dwelling structures located within parcel A of the sub-division plan and three dwelling structures located within parcel B.

On September 1, 1983, the Housing Commission and the Housing Authority of the City of San Diego (Housing Authority) entered into a Land Lease agreement in connection with the Via Las Cumbres property. The dwelling and non-dwelling structures were built by the Housing Commission in 1983 as federal public housing, and the Housing Commission continues to lease the land from the Housing Authority. The term of the Land Lease agreement expires on September 1, 2038 (Attachment 2).

On May 10, 2005, the Housing Authority adopted Resolution No. 1267, authorizing the Housing Commission to designate certain units at Via Las Cumbres as affordable housing that is not part of the federal public housing program. This action reduced the number of public housing units from 120 to 36. Subsequently, on July 15, 2008, the Housing Authority adopted Resolution No. 1386, authorizing the Housing Commission to execute a Declaration of Trust to create 36 conventional public housing units, including one manager's unit (Attachment 3). Through this action, 84 rental units were designated as affordable housing, including one manager's unit.

The development plan is to rehabilitate a total of 84 residential units (parcel A), surrounding parking areas, one non-dwelling building, accessible path of travel, and recondition existing landscape areas with modern water conservation landscape and systems. Five of the 84 units will meet current accessibility standards in accordance with the Americans with Disabilities Act, Uniform Federal Accessibility Standards, California Building Code, and Section 504 of the federal Rehabilitation Act of 1973.

The project will implement the development plan utilizing the design-build contract with competitively bid solicitations and appropriate procurement methodologies.

The scope of work under this project includes the following work items, but is not limited to:

Building | Interior Work – Dwelling Units

- 1) Removal and replacement of:
Kitchen cabinets, doors, closet doors and frames, floor finishes, wall bases, gas ranges, range hoods, refrigerators, water closets, base cabinets, lavatories, tub surrounds, medicine cabinets, windows, window blinds, acoustic ceilings, insulation, wall heaters, electrical outlets, switch plates, porch and patio lights, electrical breakers, smoke/carbon monoxide detectors, and phone and cable jacks. Complete accessibility upgrades to five existing dwelling units.

Building | Non-Dwelling Structure

- 2) Accessibility upgrades to laundry room including: relocation of washers and dryers, painting of interior walls, clear finish to concrete floor, hot water heater, rough-in and venting for dryers, outlets and covers, switches and covers, exterior ceiling light, exterior wall pack, and new electrical breakers.

Building | Exterior Work

- 1) Removal and replacement of damaged architectural woodwork, fascia, re-framing of patio deck railing, hardy-plank siding, waterproofing patio decks, gutters and downspouts. Code modifications to existing stairs, re-color coating of entire exterior stucco siding, paint stairs, railings, and woodwork throughout.

Site Work

- 1) Accessibility upgrades to all existing accessible parking stalls and access aisles. Patch, repair, seal and striping of all affected parking lot areas. Accessible path of travel upgrades to and from all accessible dwelling units, common areas, and public right-of-way. Sewer line replacement as deemed necessary, fumigation of all building structures and drought-tolerant water conservation landscape.

FISCAL CONSIDERATIONS

The funding sources and uses proposed for approval by this action were included in the Fiscal Year 2018 Budget. Funding sources and uses are as follows:

Fiscal Year 2018 funding sources:

| | |
|----------------------|-------------|
| Moving to Work Funds | \$8,196,500 |
| Local Funds | 180,000 |
| | 8,376,500 |

Fiscal year 2018 funding uses:

| | |
|----------------------|-------------|
| Capital Improvements | \$8,376,500 |
|----------------------|-------------|

PREVIOUS COUNCIL and/or COMMITTEE ACTION

The Housing Commission's FY2018 Budget was approved by the Housing Commission Board of Commissioners on May 5, 2017 (HCR17-035) and the Housing Authority on June 6, 2017 (HAR17-013). The Via Las Cumbres project budget was included in the FY2018 Budget.

KEY STAKEHOLDERS

The key stakeholders of this action are residents of Via Las Cumbres affordable housing development.

ENVIRONMENTAL REVIEW

This proposed rehabilitation is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines because Via Las Cumbres is an existing facility and the proposed actions do not involve expansion of the existing use. The project meets the criteria set forth in CEQA Section 15301(a), which allows for exterior and interior alterations of existing facilities. The activities described herein are Categorically Excluded subject to Section 58.5 from the National Environmental Policy Act (NEPA) pursuant to Section 58.35(a)(3) of Title 24 of the Code of Federal Regulations. The City of San Diego, as responsible entity, has conducted a limited Environmental Review of this project as required under Section 58.35(a), and has determined that this project converts to exempt status per Section 58.34(a)(12). A copy of the Environmental Review is on file in the Environmental Review Record.

Respectfully submitted,

Thomas Mudd

Thomas Mudd
Director, Development Services

Approved by,

Deborah N. Ruane

Deborah N. Ruane
Executive Vice President & Chief Strategy Officer
San Diego Housing Commission

Attachments:

- 1) Development Budget
- 2) Land Lease Agreement
- 3) Resolution 1386
- 4) Parcel Site Plan

Hard copies are available for review during business hours at the security information desk in the main lobby and the fifth floor reception desk of the San Diego Housing Commission offices at 1122 Broadway, San Diego, CA 92101 and at the Office of the San Diego City Clerk, 202 C Street, San Diego, CA 92101. You may also review complete docket materials in the "Public Meetings" section of the San Diego Housing Commission website at www.sdhc.org.