

**HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 14, 2012**

The Regular Housing Authority Meeting was called to order at 2:04 p.m.

ATTENDANCE

Councilmembers Lightner, Council President Pro Tem Faulconer, Gloria, Council President Young, DeMaio, Zapf, Emerald, and Alvarez were present.

Non-Agenda Comment:

Public comment was made in regards to the San Diego Union Tribune article on January 7, 2012 entitled *San Diego Housing Commission is About People*.

Adoption:

1. HAR12-001 – Award of Contract for Sound Attenuation & Energy Efficiency Upgrades at Maya Apartments

- 1) That the Housing Authority approve the award of a construction contract to Stronghold Engineering in the amount of \$2,291,027 for Sound Attenuation and Energy Efficiency Upgrades at Maya Apartments, a San Diego Housing Commission-owned property.
- 2) Following final approvals of the contract award by the San Diego Housing Commission (“Housing Commission”), authorize the President & Chief Executive Officer (“CEO”), or designee, to execute the contract (Attachment), in a form approved by General Counsel, and all necessary documents, and to expend up to ten percent contingency (\$229,103) if necessary, for items not anticipated in the original scope of work. Authorize the President & CEO, or designee, to perform such acts as are necessary to implement these approvals.

No staff report was requested.

Dan Turpin, Director of Construction Services and Gabriela Nevins, Program Analyst, San Diego Housing Commission, answered clarifying questions from Councilmembers Gloria and Alvarez.

MOTION BY COUNCILMEMBER ALVAREZ TO APPROVE THIS ITEM. SECONDED BY COUNCILMEMBER GLORIA AND CARRIED BY A UNANIMOUS VOTE OF 8-0.

2. HAR12-010 – Parker-Kier Rehabilitation Budget Modification

- 1) The Housing Authority approve a modification of a previously-approved rehabilitation budget from \$3,635,587 to \$3,903,889, a change of \$268,302, plus a contingency of 5 percent of the foregoing amount equal to \$195,195, totaling \$463,497, for increased construction costs as described in this Report.

- 2) Authorize the President & Chief Executive Officer (“CEO”), or designee, to execute the contract modification documents and any and all other necessary documents in connection with the Parker-Kier Development project in a form approved by General Counsel, and further authorize the President & CEO, or designee, to take such actions as are necessary and appropriate to implement these approvals and to complete the project.
- 3) Authorize the President & CEO to amend the FY2012 Budget as necessary and as approved by this action of the Housing Authority.

No staff report was requested.

Dan Turpin, Director of Construction Services, assisted Richard Gentry, President & Chief Executive Office, San Diego Housing Commission, in answering questions by Councilmember Zapf regarding the source of funds and reasons for budget changes. Councilmember Faulconer provided feedback regarding upcoming discussions with and the use of the project architect moving forward.

MOTION BY COUNCILMEMBER ALVAREZ TO APPROVE THIS ITEM. SECONDED BY COUNCILMEMBER FAULCONER AND CARRIED BY A UNANIMOUS VOTE OF 8-0.

3. HAR12-011 – Otay Villas/Adaptable Housing Preservation Plan

That the Housing Authority of the City of San Diego (“Housing Authority”):

1. Ratify the submission of a Mixed Finance Rental Term Sheet to the California Department of Housing and Community Development (“State HCD”) and to the Department of Housing and Urban Development (“HUD”) for the rehabilitation and conversion of six (6) Housing Commission owned assets, known as the Otay Villas/Adaptable Housing properties, to public housing (2420 44th Street, 3222 Camulos Street, 3919 Mason Street, 605 Picador Boulevard, 5385 Trojan Avenue, and 4095 Valeta Street).
2. Authorize an amendment to the Housing Commission’s Annual Contributions Contract with HUD to include these six properties as one public housing project.
3. Authorize the recordation of a HUD Declaration of Trust, with a term of 40 years, restricting these six properties at the rent and income levels required under the HUD public housing program.
4. Ratify the Community Development Block Grant (“CDBG”) contract awarded for the rehabilitation of 605 Picador Boulevard in the amount of \$1,231,878.
5. Approve a three-phased Rehabilitation Plan with a total budget not to exceed \$10,337,012 for the six properties using CDBG funds of \$1,231,878, Public Housing Repositioning fees and excess Public Housing Reserves of \$2,515,541, Capital Replacement Housing Factor (“RHF”) Funds of \$3,589,593 and a private bank loan of \$3,000,000.
6. Authorize Phase I of the Rehabilitation Plan using \$1,231,878 of CDBG funds and up to \$1,826,562 of Local Funds. Should items 1, 2, 3 & 5 not be approved, this property remains a State site and Local Funds are the only eligible source of funds for the rehabilitation.

7. Award a construction contract to Hugo Alonso, Inc. for Phase I of the Rehabilitation Plan in the amount of \$2,780,400 plus up to ten percent contingency (\$278,040), if necessary, for items not anticipated in the original scope of work.
8. Authorize the President & Chief Executive Officer (“CEO”), or designee, to execute the contract documents and any and all other necessary or convenient documents required to implement the above actions in connection with the Otay Villas/Adaptable Housing Preservation Plan in a form approved by General Counsel, and further authorize the President & CEO, or designee, to take such actions as are necessary, convenient and/or appropriate to implement these approvals and to complete the project.

No staff report was requested.

Richard Gentry, President & Chief Executive Office, San Diego Housing Commission, provided background information on the item.

David Allen, Real Estate Manager, and Emmanuel Arellano, Real Estate Manager San Diego Housing Commission, answered clarifying questions from Councilmember Gloria regarding the current status of the properties and unit affordability. Mr. Allen and Mr. Arellano also assisted Mr. Gentry in answering clarifying questions from Councilmember Emerald.

MOTION BY COUNCILMEMBER ALVAREZ TO APPROVE THIS ITEM. SECONDED BY COUNCILMEMBER EMERALD AND CARRIED BY A UNANIMOUS VOTE OF 8-0.

Adjournment

Council President Young adjourned the Regular Meeting at 2:42 p.m.