

HOUSING AUTHORITY OF

THE CITY OF SAN DIEGO

RESOLUTION NUMBER HA- 1548

DATE OF FINAL PASSAGE FEB 14 2012

RESOLUTION APPROVING THE PROPOSED PLAN FOR
THE REHABILITATION OF 113 SAN DIEGO HOUSING
COMMISSION OWNED UNITS AND THE TRANSITION OF
THOSE UNITS FROM A STATE FUNDED PROGRAM TO
THE PUBLIC HOUSING PROGRAM.

WHEREAS, on January 20, 2012, the Board of the San Diego Housing Commission approved a proposed plan for the rehabilitation of 113 San Diego Housing Commission owned units and the transition of those units from a State funded program to a Public Housing program.

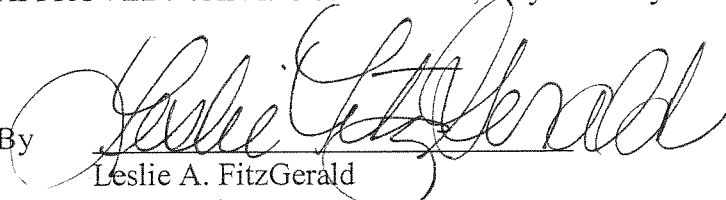
NOW, THEREFORE, BE IT RESOLVED by the Housing Authority of the City of San Diego, that the President and Chief Executive Officer of the Housing Commission ("CEO"), or designee, is hereby authorized to take the following actions, execute the following documents and agreements, and perform the following acts:

1. Execute such documents as are necessary to ratify, approve and confirm 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 acceptance of the Community Development Block Grant ("CDBG") contract awarded by the City of San Diego to the Housing Commission 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, to be obtained by the Commission on terms acceptable to the CEO, upon the advice of General Counsel.
6. Authorize implementation of 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 by HUD, this property shall remain a State site and Local Funds and CDBG funds shall be used for the rehabilitation.
7. Authorize the award of a construction contract to Hugo Alonso, Inc. for Phase I of the Rehabilitation Plan in the amount of \$2,780,400 plus up to a ten percent [10%] contingency of (\$278,040), if and as necessary, for items not anticipated in the original scope of work.

8. Authorize the CEO, or designee, to execute the contract documents and any and all other documents that are convenient and/or necessary to implement the above actions in connection with the Otay Villas project, in a form approved by General Counsel, and further authorize the CEO, or designee, to take such actions as are necessary, convenient and/or appropriate to implement these approvals and to complete the project.

APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Leslie A. FitzGerald
Deputy City Attorney

LAF:jls
1/30/2012
Or.Dept: SD Housing Commission

Passed and adopted by the Housing Authority of the City of San Diego on February 14, 2012 by the following vote:

	Yeas	Nays	Excused	Not Present
Sherri Lightner	☒	☐	☐	☐
Kevin Faulconer	☒	☐	☐	☐
Todd Gloria	☒	☐	☐	☐
Anthony Young	☒	☐	☐	☐
Carl DeMaio	☒	☐	☐	☐
Lorie Zapf	☒	☐	☐	☐
Marti Emerald	☒	☐	☐	☐
David Alvarez	☒	☐	☐	☐

AUTHENTICATED BY:

Anthony Young

Chair of the Housing Authority
of the City of San Diego, California

Richard C. Gentry

Executive Director of the Housing Authority
of the City of San Diego, California

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
RESOLUTION NO. 1543 passed and adopted by the Housing Authority of the City of San
Diego, California on February 14, 2012.

By:



Pari Ryan

Deputy Secretary of the Housing Authority
of the City of San Diego, California