



SAN DIEGO  
HOUSING  
COMMISSION

# San Diego Housing Commission

## Hotel Churchill Rehabilitation

Housing Authority of the City of San Diego

June 11, 2013

Ann Kern

Director of Housing Development & Finance  
Real Estate Division

Marco Vakili

Executive Director  
Housing Development Partners



# SDHC – Hotel Churchill

## Introduction – Investment for the Community

Rehabilitation of the vacant Hotel Churchill (827 C Street):

- Creates permanent affordable housing in the City of San Diego
- Preserves a historic downtown building
- An SDHC partnership with Housing Development Partners (HDP) keeps more than \$11.19 million of federal funds (\$8.296 million from “Moving to Work” (MTW); \$2.9 million from HOME Program) in the City of San Diego.
- HDP is committed to contracting with local companies, subject to SDHC approval, creating local jobs.



# SDHC – Hotel Churchill Facts

- Built in 1914, Hotel Churchill is a local historical landmark.
- 7-story, 94-unit building
- Along the San Diego Trolley Line
- Required to have at least 57 Single Room Occupancy (SRO) units affordable to very low-income households for at least 30 years
- Vacant since 2005



# SDHC – Hotel Churchill Acquisition

- The San Diego Housing Commission (SDHC) acquired Hotel Churchill and an adjoining lot on August 16, 2011.
- The acquisition was the result of court settlement in a foreclosure proceeding.



# SDHC – Hotel Churchill

## Safety – Building Secured

\$350,000 in safety actions by SDHC upon acquisition of Hotel Churchill.

- Limited biohazard remediation
- Removal and reinfestation prevention of feral pigeons
- Temporary roof repairs
- Clean up and removal of unwanted building contents
- Additional security to keep trespassers from occupying the building



# SDHC – Hotel Churchill Rehabilitation Plan

SDHC is partnering with its nonprofit affiliate, Housing Development Partners (HDP), to create permanent affordable housing at Hotel Churchill.

- Tenants - a potential blend of low-income residents such as seniors, veterans, and survivors of domestic violence
- Reconfiguring units to create approximately 66 SRO affordable units and one manager's unit
- Expanding room space to provide a bathroom and kitchenette in each unit
- Designating approximately 20 percent, or 13, of these units as permanent supportive housing
- Units remaining affordable for the next 65 years
- Estimated completion of the development and construction process in 28 months





# SDHC – Hotel Churchill Funding Partners

- SDHC Investment
  - MTW funds - \$8.296 million
  - SDHC Loan - \$3.8 million:
    - \$2.9 million total HOME federal funds
    - \$900,000 Inclusionary Affordable Housing or SRO In-Lieu funds
- Civic San Diego - \$3 million
- Potential source: Mental Health Services Act Program – \$1.8 million  
(administered by San Diego County)



# SDHC – Hotel Churchill HDP Development Experience

- 789 affordable housing units created through partnerships
- 190 additional units in the development phase
- Rehabilitated The Mason (1345 Fifth Avenue) in downtown San Diego



The Mason







# SDHC – Hotel Churchill

## Questions?

**Contact:**

[communityrelations@sdhc.org](mailto:communityrelations@sdhc.org)

