



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC)

Real Estate Portfolio

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Real Estate Portfolio Introduction

- **SDHC Mission:**

Provide affordable, safe, and quality homes for low-and moderate-income families and individuals in the City of San Diego and provide opportunities to improve the quality of life for the families that SDHC serves.

3,732

Affordable rental housing units
owned and/or managed by SDHC,
including its nonprofit affiliate,
Housing Development Partners (HDP)



Real Estate Portfolio Overview



**Multifamily
Housing**



**Permanent
Supportive Housing**



**Single-Room
Occupancy (SRO)**



Public Housing



**Single-Family
Homes**



Ground Leases



Smart Corner



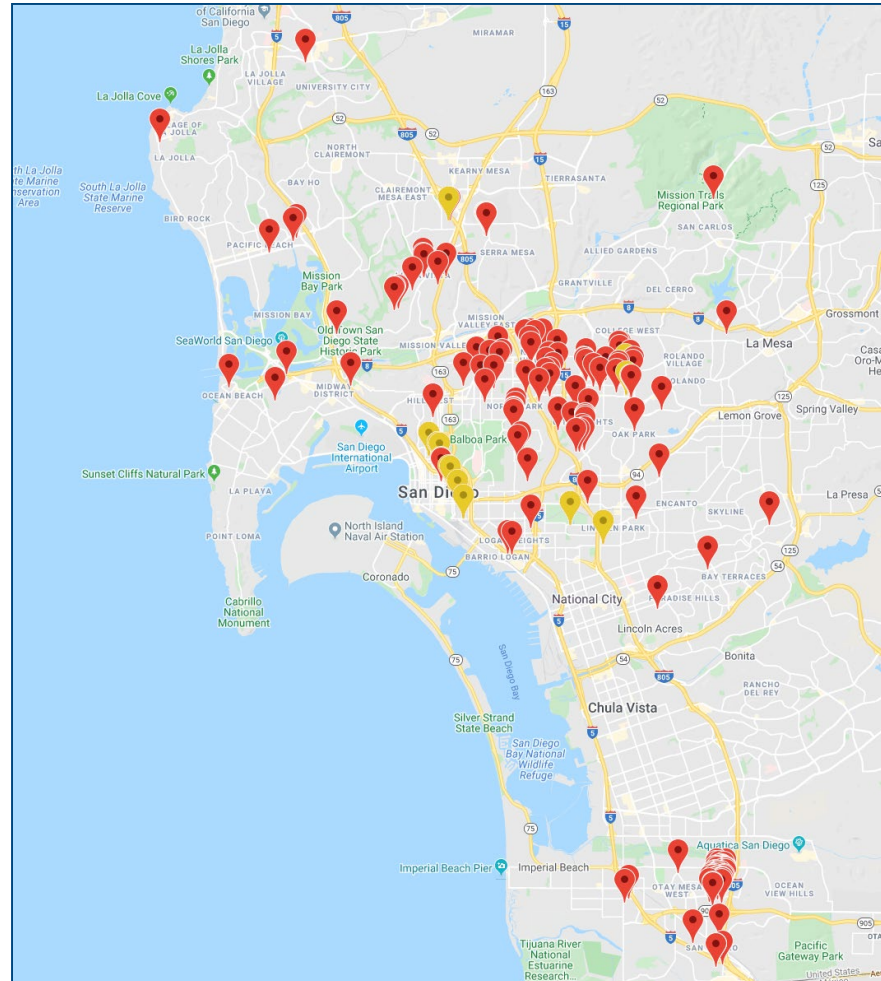
Commercial Spaces



Real Estate Portfolio Map

Searchable map online:

<https://www.sdhc.org/housing-opportunities/affordable-rentals/rent-from-sdhc/sdhc-owned-properties>



Real Estate Portfolio Properties

Types of Properties	
Total Properties	169
Apartments	3,732
Single-Room Occupancy (SRO)	1,011
1 Bedroom	925
2 Bedroom	937
3 Bedroom	741
4 Bedroom	102
5 Bedroom	16
Programs Administered	
Public Housing	Low-Income Housing Tax Credits
Tenant-Based Vouchers	Project-Based Housing Vouchers
Multifamily Housing Revenue Bonds	HOME Program



Real Estate Portfolio

Properties – Hotel Churchill



Hotel Churchill

- Downtown San Diego
- 72 units with supportive services for San Diegans who experienced homelessness



Real Estate Portfolio

Properties – La Jolla Marine



La Jolla Marine

- La Jolla
- 8 affordable townhomes



Real Estate Portfolio Properties – Otay Villas



Otay Villas

- Otay Mesa West
- 77 affordable apartments



Real Estate Portfolio

Properties – San Diego Square



San Diego Square

- Downtown San Diego
- 154 affordable apartments for seniors



Real Estate Portfolio

Properties – Town & Country Village Apartments



Town & Country

- Mountain View
- 143 affordable apartments



Real Estate Portfolio

Properties – University Canyon



University Canyon

- Linda Vista
- 120 affordable apartments



Real Estate Portfolio Operations



*Hotel Sandford
1301 Fifth Avenue
Downtown San Diego
129 affordable rental units*

- 4 Regional HUB Offices (North, South, East & West)
- 6 Additional Offices
- 15 Teams (Property Manager & Maintenance Technician)
- Third-party property management companies (HDP)





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Real Estate Portfolio Impact



*“If I didn’t have affordable housing, I would be homeless. Literally.
I don’t know where I would be.”
– Carrie, an SDHC resident*



Real Estate Portfolio

Building Communities – Resident Services

- Comprehensive Case Management
- Supportive services for permanent supportive housing units for households that experienced homelessness
- Nutrition support
- Resident activities and game nights
- Access / referrals to assistance programs
- Job placement referrals
- U.S. Department of Veterans Affairs services

**Availability of services varies depending on the property and the population served.*



*Resident Services at
Hotel Sandford*



Real Estate Portfolio

Rehabilitation and Preservation

- Green Physical Needs Assessment (2014 & 2019)
- Critical repairs addressed
- Ongoing comprehensive renovations
- Routine stakeholder inspections

(U.S. Department of Housing and Urban Development Real Estate Assessment Center [REAC], Lender, Tax Credit Allocation Committee, Section 8 Housing Choice Voucher Housing Quality Standards [HQS], Moving to Work)

Before



After



**4043 Wilson Avenue
City Heights**



Real Estate Portfolio

Rehabilitation and Preservation (Continued)

**7891-7899 Golfcrest Drive
San Carlos**

Before



After



Questions & Comments

