



SAN DIEGO
HOUSING
COMMISSION

San Diego Housing Commission
Park Crest Apartments
Rehabilitation & Accessibility Upgrades
SDHC Board Meeting
November 20, 2015

Emmanuel Arellano
Director, Portfolio Management
November 20, 2015



SDHC-owned Park Crest Apartments Rehabilitation & Accessibility Upgrades



Site: 5330 Orange Avenue
Community: City Heights
Bldg. Type: Multi-Story (3)
Units: 71
Acres: 0.652
Population: Seniors



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Scope of Work

Rehabilitation and Accessibility Upgrades

- 54 Units – 4 will be converted to ADA
- Main Entrance and Corridor Upgrades
- Common Areas: Laundry, Community and TV Rooms, Courtyard and Stair Tower Repairs
- HVAC Improvements
- Ventilation & Exhaust Fans
- Plumbing & Electrical Upgrades
- Damaged Wood Beam Repairs
- Interior/Exterior Common Area ADA upgrades
- Painting Interior/Exterior
- Site Lighting Upgrades
- Comprehensive Elevator Upgrades





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Construction Phases

3 units rehabbed – at Acquisition

14 units rehabbed – Completed September 2015

32 unit to be rehabbed – Notice to Proceed issued October 27, 2015

22 units to be rehabbed – Upon approval of Revised Budget No. 2

Construction Completion expected during the Spring of 2016



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SOUTHWEST PERSPECTIVE - OPTION 8B



*Architectural Rendering

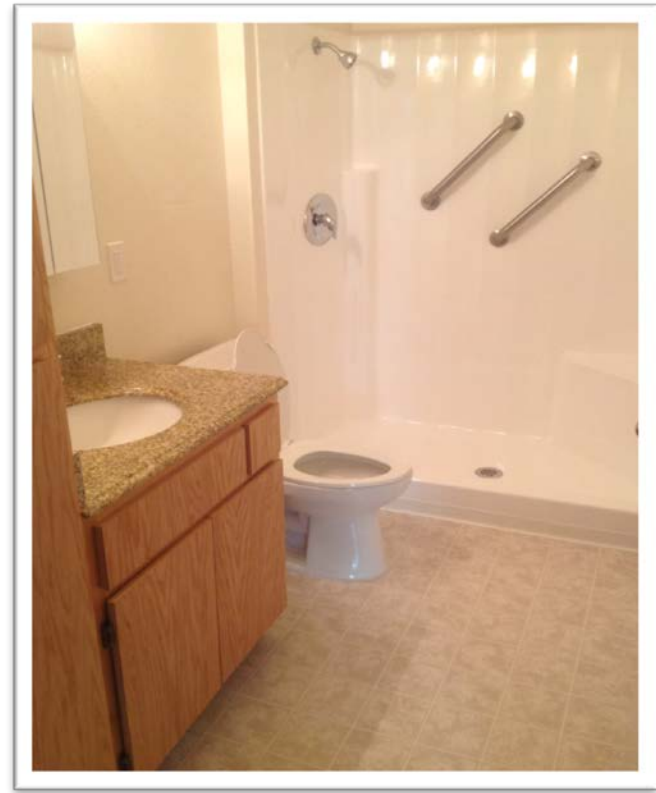


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Before



After

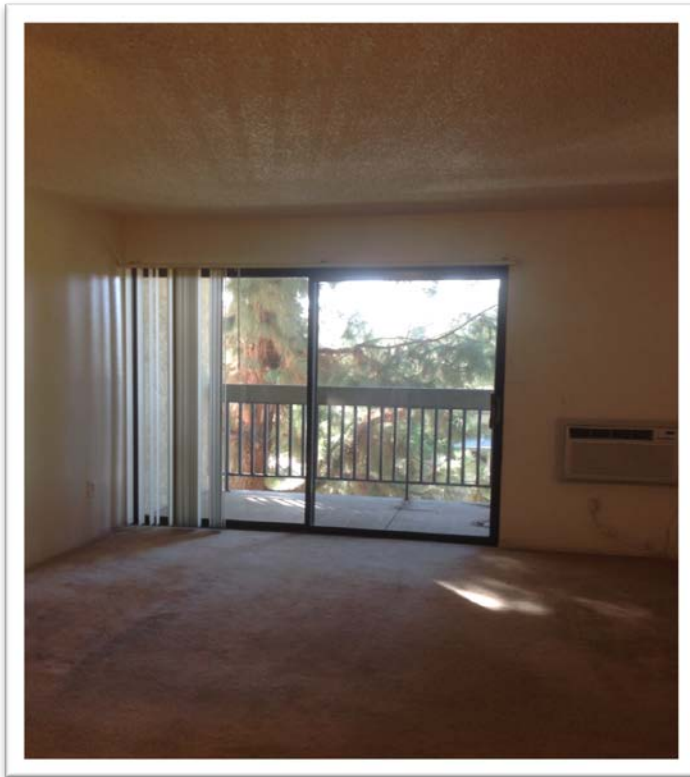




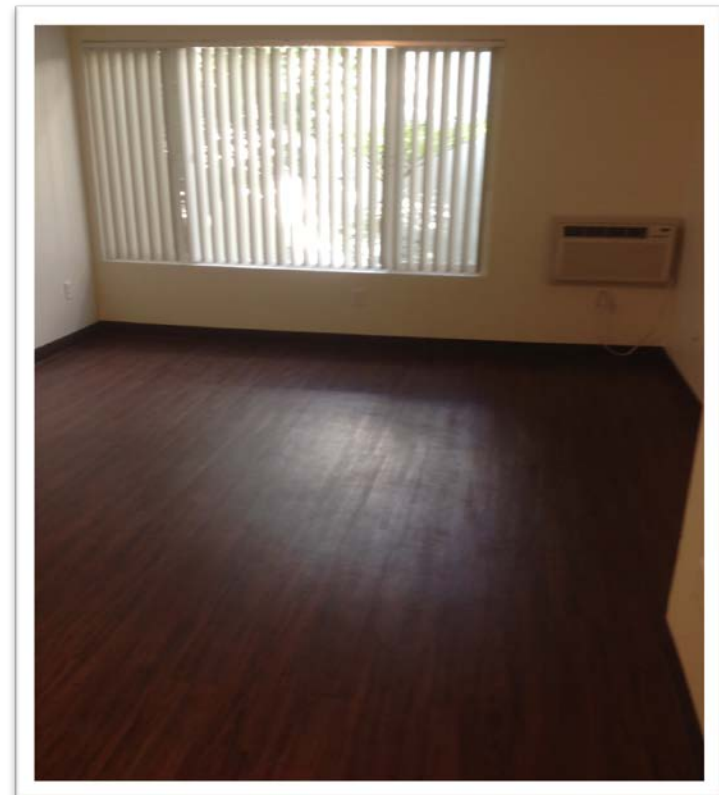
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Before



After



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Before



After





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