



SAN DIEGO
HOUSING
COMMISSION

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San Diego Housing Commission (SDHC) La Jolla Marine Comprehensive Rehabilitation Presentation to the SDHC Board of Commissioners September 13, 2018

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SDHC – La Jolla Marine Apartments Staff Recommendations

That the SDHC Board of Commissioners:

1. Authorize the President & Chief Executive Officer (President & CEO), or designee, to enter into a design-build contract, and all necessary contracts arising as a result of this procurement solicitation based on competitively bid solicitations and appropriate procurement methodologies, without further approvals by the SDHC Board or the Housing Authority of the City of San Diego, provided that the aggregate amount of the contracts do not exceed the budget listed in Recommendation 2, below;
2. Approve total development plan and ratification of the budget (Attachment 1) in an amount not to exceed \$1,345,000;



SDHC – La Jolla Marine Apartments Staff Recommendations (Continued)

3. Authorize the President & CEO, or designee, to substitute the identified contract funding sources with other available funding sources, as long as the total activity budget amount after substitution does not exceed the total approved budget, should the operational need arise or should actions be to the benefit of SDHC and its mission; and
4. Authorize the President & CEO, or designee, to execute all documents and instruments necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and take such actions as are necessary and/or appropriate to implement these approvals.





SDHC – La Jolla Marine Apartments Acquisition

- May 2005: SDHC assumed the rights and responsibilities of the City of San Diego ground lease and ownership of the eight townhomes.
- January 12, 2018: SDHC Board authorized SDHC to purchase the land from the City of San Diego for a purchase price not to exceed \$10,000 and closing costs not to exceed \$50,000.
- The City authorized the sale of the land to SDHC for \$100.



SDHC – La Jolla Marine Apartments Pre-Rehabilitation



SDHC – La Jolla Marine Apartments Proposed Comprehensive Rehabilitation

INTERIOR REHABILITATION:

- Slab repair
- Remove acoustic ceilings
- New low flow plumbing
- New energy efficient electrical fixtures
- New flooring
- Repaint interior
- New cabinets & countertops
- New energy efficient appliances



SDHC – La Jolla Marine Apartments

Proposed Comprehensive Rehabilitation (Continued)

EXTERIOR REHABILITATION:

- New entry & utility doors
- New roofing & fascia
- Stucco repair & complete repaint
- New drought tolerant landscape & irrigation
- Strip & seal parking lot
- New signage

- Rehabilitation of detached laundry & storage closet structure



Questions?

