

## Housing Development Partners

Housing Development Partners (HDP) is a nonprofit affiliate of the San Diego Housing Commission (SDHC) that was created in 1990. HDP develops and preserves affordable housing for low-income San Diegans through the rehabilitation of existing buildings and new construction.

Rental housing for seniors, families, Veterans, workers and tenants with special needs are among the developments in HDP's real estate portfolio.

HDP is staffed by SDHC employees, including an Executive Director, with offices in Downtown San Diego. HDP is governed by a five-member board, including SDHC's President & CEO and two members of the SDHC Board of Commissioners.\*

Two additional at-large board members are appointed by the SDHC Board of Commissioners to two-year terms.

HDP Board Members:

- Richard C. Gentry, HDP Board President\*
- Sal Salas, HDP Board Vice President
- Roberta Spoon, HDP Board Chief Financial Officer\*
- Gary Gramling, HDP Board Secretary\*
- Sam Guillen, HDP Board member

HDP Board meetings are open to the public.

Since its inception, HDP has developed 1,053 apartments, townhomes and single-room occupancy units, including 409 that are owned by HDP and 644 through partnerships.

HDP will grow its rental housing portfolio to serve San Diego's diverse affordable housing needs by forging strategic partnerships with housing advocates in the community and actively supporting policies and initiatives that promote affordable housing.

## The HDP Portfolio

### HDP OWNED



### SAN DIEGO SQUARE

HDP acquired San Diego Square to preserve the 156-unit, Downtown senior housing development as affordable housing for 55 years. HDP is performing the first major renovation of San Diego Square since it was built in 1979.

SDHC authorized the issuance of \$17,825,000 in state multifamily housing revenue bonds toward the total development cost of \$38,956,670. The Housing Authority of the City of San Diego approved the bonds.



### THE HOTEL CHURCHILL

SDHC and HDP are partnering to renovate the historical Hotel Churchill in Downtown San Diego to create 72 affordable studios for homeless individuals, along with one manager's unit. This renovation is among the five components of HOUSING FIRST – SAN DIEGO, SDHC's three-year Homelessness Action Plan.

The \$20.5 million rehabilitation project will set aside 56 units for homeless Veterans, eight units for youth aging out of the foster care system, and eight units for homeless adults who also need supportive services. Hotel Churchill will include on-site social services and case management for residents, provided to Veterans by the U.S. Department of Veterans Affairs. Units will remain affordable for 65 years.

SDHC provided more than \$9.2 million in federal "Moving to Work" program grant funds and a loan of more than \$6.1 million from federal and City of San Diego funds toward the rehabilitation.

### HDP Developments

DEVELOPMENT NAME/ COMMUNITY TYPE	TOTAL HOUSING UNITS*
<b>HDP OWNED OR LEASED</b>	
<b>The Mason</b> Single-Room Occupancy (special needs)	17
<b>Knox Glen</b> Families	54
<b>Casa Colina</b> Seniors	75
<b>San Diego Square</b> (Rehabilitation - in progress) Seniors	156
<b>Parker-Kier Apartments</b> Seniors and Special Needs	34
<b>Hotel Churchill</b> (Rehabilitation - in progress) Special Needs	73
<b>TOTAL</b>	<b>409 - HDP Owned</b>
<b>HDP PARTNERSHIPS</b>	
<b>Courtyard Terraces</b> Seniors	88
<b>Island Village</b> Single-Room Occupancy (workforce)	281
<b>Studio 15</b> Single-Room Occupancy (workforce)	275
<b>TOTAL</b>	<b>644 - HDP Partnerships</b>

\* Total units include manager's units.

## The HDP Portfolio

HDP OWNED



### THE MASON

Transformed from a 100-year-old hotel on Fifth Avenue into modern studios, The Mason is home to 16 adults who were homeless or at risk of homelessness and who need mental health services, and includes a manager's unit.

A \$3.6 million rehabilitation of the building was completed in 2013, utilizing a \$1.69 million loan from SDHC. The studios will remain affordable for 55 years. The interior was reconfigured to allow for larger rooms, with a private bath and kitchenette in each unit. All major building systems were replaced or upgraded, and an elevator was added.

The building includes a community room and ground-floor commercial space.

### KNOX GLEN TOWNHOMES

This 54-unit property on Logan Avenue in Lincoln Park received its first comprehensive renovation since its construction in 1996. The project was refinanced, with SDHC authorizing the issuance of \$5 million in state multifamily housing revenue bonds, approved by the Housing Authority of the City of San Diego, toward the \$10.2 million total development cost. Knox Glen will remain affordable through November 2051.

The rehabilitation included: replacement of original appliances and plumbing with new energy star-rated models; new kitchen and bathroom cabinets; installation of energy-efficient windows and doors; new roofing and exterior paint; upgraded landscaping; and water-conservation improvements.

### CASA COLINA DEL SOL

This 75-unit development on 52nd Place for low-income seniors and individuals with disabilities was acquired by HDP from its original owner in 2003, when it was at risk of being converted into a higher-rent development. The acquisition will keep the apartments affordable for 55 years.

SDHC provided a \$1.6 million loan and authorized the issuance of \$3.1 million in state multifamily housing revenue bonds toward the \$7.7 million total cost for acquisition and rehabilitation. The Housing Authority of the City of San Diego approved the bonds. A \$646,000 rehabilitation was completed in December 2004.



### PARKER-KIER

Parker-Kier is a 34-unit apartment complex in Banker's Hill that provides affordable housing with supportive services for very low-income seniors and people at risk of homelessness who need mental health services. The three-story building, located near bus stops and the San Diego Trolley.

The \$3.9 million rehabilitation of Parker-Kier was completed by SDHC on August 9, 2012, including an elevator, solar-powered equipment for electricity and hot water, and upgraded lighting, plumbing and appliances.

### HDP PARTNERSHIPS

#### ISLAND VILLAGE APARTMENTS

A mixed-use development with 281 units along Market Street in the East Village, Island Village was completed in September 2003. The studio apartments are targeted to low-income adults working in Downtown and will remain affordable through 2060.

SDHC provided a \$4.4 million loan toward the \$23.8 million total development cost.

#### STUDIO 15

Studio 15 is a 275-unit, mixed-use development at 15th Street and Imperial Avenue in the East Village. Its "living units" are larger than a Single-Room Occupancy unit but smaller than a studio. The five-story complex has a computer room and rec center.

SDHC authorized the issuance of \$20.5 million in state multifamily housing revenue bonds, approved by the Housing Authority of the City of San Diego, toward the total development cost of \$43,815,135.

#### COURTYARD TERRACES

This 88-unit apartment complex was fully leased when it opened in May 2010 on 52nd Street in City Heights.

The \$24.5 million project was developed in partnership with Chelsea Investment Corporation (Chelsea) for low-income seniors and tenants with disabilities. HDP co-owns and co-manages the property with Chelsea.

SDHC acquired the land on which Courtyard Terraces is built for \$1.8 million and provided a \$6 million loan toward the development of Courtyard Terraces.

Courtyard Terraces will remain affordable for 55 years.