San Diego Housing Commission (SDHC) Real Estate Portfolio, Asset Management & Property Management

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SDHC Real Estate Portfolio
Introduction

- **<u>SDHC Mission:</u>**

  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.

4,115

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

SDHC Real Estate Portfolio
Overview

Multifamily Housing

Permanent Supportive Housing

Single-Room Occupancy (SRO)

Public Housing

Single-Family Homes

Ground Leases

Smart Corner

Commercial Spaces

SDHC Real Estate Portfolio
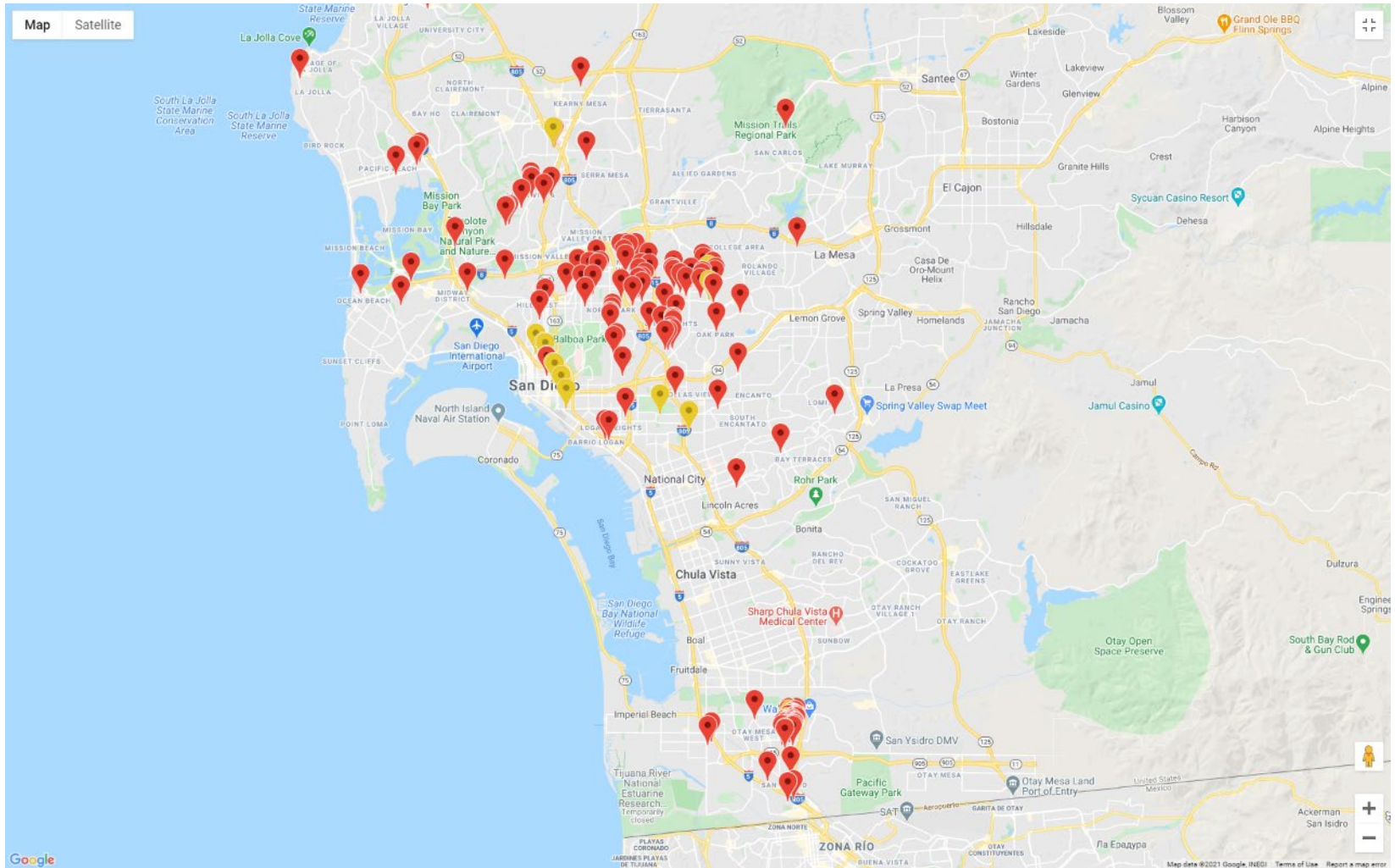## Properties & Unit Types

Types of Properties	
Total Properties	173
Total Housing Units	4,115
Single-Room Occupancy (SRO)	1,166
1-Bedroom	1,077
2-Bedroom	1,013
3-Bedroom	741
4-Bedroom	102
5-Bedroom	16
Programs Administered	
Public Housing	Low-Income Housing Tax Credits
Tenant-Based Housing Vouchers	Project-Based Housing Vouchers
Multifamily Housing Revenue Bonds	HOME Program
Moving to Work	Community Development Block Grant

SDHC Real Estate Portfolio
Map of Property Locations

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

Hotel Churchill

- Downtown San Diego

- Council District: 3

- 73 housing units
  - Veterans
  - Transition-age youth
  - Adults exiting corrections

- Service Providers:
  - Mental Health Systems
  - U.S. Department of Veterans Affairs
  - Pathways-Catalyst

SDHC Real Estate Portfolio
Properties – La Jolla Marine

__La Jolla Marine__

- La Jolla

- Council District: 1

- 8 housing units with Project-Based Housing Vouchers
  - 3- and 4-bedroom units

- Families

Otay Villas

- Otay Mesa West

- Council District: 8

- 78 housing units
  - 2- and 3-bedroom units

- Families

San Diego Square

- Downtown San Diego

- Council District: 3

- 156 housing units
  - 1- and 2-bedroom units

- Seniors

- Service Provider:
  - Serving Seniors

Town & Country

- Mountain View

- Council District: 4

- 145 housing units
  - 2- and 3-bedroom units

- Families

SDHC Real Estate Portfolio
Properties – University Canyon

University Canyon

- Linda Vista

- Council District: 7

- 120 housing units
    - 1-, 2- and 3-bedroom units

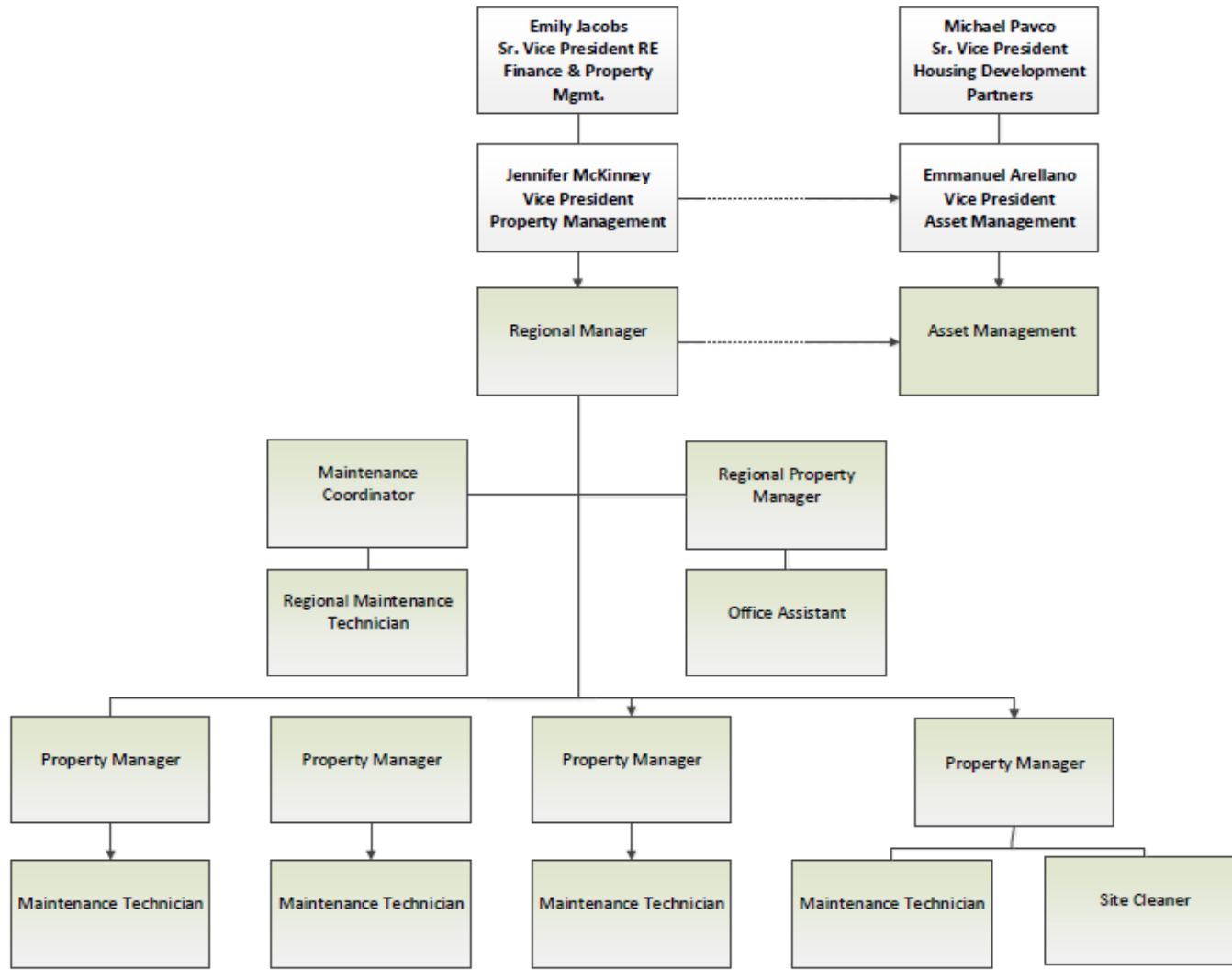- Families

SDHC Real Estate Portfolio
Operations

Hotel Sandford
1301 Fifth Avenue
Downtown San Diego
Council District: 3
130 housing rental units

- 4 Regional HUB Offices (North, South, East & West)

- 6 Additional leasing offices

- 15 Teams (Property Manager & Maintenance Technician)

- Regional-level support structure

- Third-party property management companies (HDP)

SDHC Real Estate Portfolio
Regional Organizational Chart


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Emily Jacobs                          Michael Pavco
Sr. Vice President RE                 Sr. Vice President
Finance & Property Mgmt.              Housing Development Partners

Jennifer McKinney - - - - - - -       Emmanuel Arellano
Vice President                        Vice President
Property Management                   Asset Management

Regional Manager - - - - - - - - - →  Asset Management

Maintenance Coordinator               Regional Property Manager

Regional Maintenance Technician       Office Assistant

Property Manager    Property Manager    Property Manager    Property Manager

Maintenance         Maintenance         Maintenance         Maintenance    Site Cleaner
Technician          Technician          Technician          Technician
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SDHC Real Estate Portfolio
Asset Management & Property Management Comparison

Asset Management

Representative of the property's ownership

Concerned with the property's long-term financial, physical and operational stability.

Property Management

Day-to-day operations through program administration, maintenance activities, and enforcement of lease and house rules.

SDHC Real Estate Portfolio
Asset Management & Property Management Comparison (Continued)

Asset Management

- Annual operating budget approval and oversight

- Routine interaction with stakeholders

- Long-term capital and preservation planning

- Compliance reporting

- Oversight of third-party property management companies

Property Management

- Annual budget creation

- Routine interaction with residents and vendors

- Rent collection, expense management, and lease enforcement

- Establish maintenance schedules for unit turnovers & preventative maintenance

- Program administration and compliance

- Annual audits

- Set goals against key performance indicators

- Budget management

SDHC Real Estate Portfolio
Asset Management

Develop and Implement Long-Term Strategies for the Preservation and Operations of SDHC's Real Estate Portfolio

• Property operation budget	• Physical needs assessment
• Multiyear capital plans	• Financial review
• Insurance policy & claims	• Compliance reporting
• Routine site inspections	• Third-party property management oversight / Service Providers

Golfcrest (Roofing)

Meade Ave (Windows replacement)

SDHC Real Estate Portfolio
Property Management

Day-to-Day Operations and Management of Residential and Commercial Assets

- Marketing and leasing apartments
- Resident relations
- Budgeting
- Policy recommendations

- Program compliance
- Inspection of units
- Maintenance & repair of units
- Oversight of SDHC headquarters

Cuvier Street

44th Street

El Cajon Boulevard

SDHC Real Estate Portfolio
Impact & Outcomes

"If I didn't have affordable housing, I would be homeless. Literally.
I don't know where I would be."
– Carrie, an SDHC resident

Questions & Comments