



Good Neighbors

San Diego
Housing Commission

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REPORT

DATE ISSUED: May 19, 2006 REPORT NO: HCR 06-39
ATTENTION: Chair and Members of the Housing Commission ITEM 105
SUBJECT: Rental Rehabilitation Loan – 3529-37 46th Street (Council District 3)

REQUESTED ACTION:

Approval of a loan up to \$53,016 to partially fund the rehabilitation of the four unit rental property occupied by tenants earning 60 percent or less of area median income.

STAFF RECOMMENDATION:

Housing Commission approval of the following actions:

1. Fund a \$53,016 loan at zero percent (0%) interest with payments deferred for 10 years pursuant to the For Profit Rental Rehabilitation Program guidelines, with other conditions as outlined in this Report, to subsidize the cost of repairs to the four unit rental property located at 3529-37 46th Street.
2. Authorize the President/Chief Executive Officer or designee to execute all necessary documents regarding this transaction.

DISCUSSION:

The Property and The Borrower

The property, located at 3529-37 46th Street, consists of two duplexes with alley-only access and no on-site parking. Each unit has two bedrooms and one bath with approximately 864 square feet; the units were built around 1970. Currently three of the four units are occupied. All of the existing tenants are at or below 50 percent of area median income.

When Melvyn D. and Cheryl J. Stewart purchased the subject property in 1994, the units were in disrepair. Over the years the owners have replaced the roof and as tenants moved, replaced appliances and completed minor repairs to prepare the unit for the next tenant.

Mr. Stewart is employed at the United States Navy at North Island Naval Base as a civilian; Mrs. Stewart handles their real estate investments (consisting of the subject property). They have an excellent credit history with few debts and a debt-to-income ratio of 22 percent, including the subject rental property.

Background

In March 2005, Mr. and Mrs. Stewart applied for a For-Profit Rental Rehabilitation Loan. A Rehabilitation Construction Specialist performed a detailed inspection of the property and created a work write-up (see Attachment 1) that described all the needed repairs. The owners



submitted the work write-up to several contractors for bids to complete the rehabilitation. Mr. and Mrs. Stewart accepted the bid prepared by Grondin Construction of \$212,320. In addition, \$1,600 was needed for permits, \$2,000 for fumigation and a 10 percent contingency was allowed, bringing the total cost of rehabilitation to \$240,152.

On December 15, 2005, Housing Commission staff presented the rehabilitation loan request to the Loan Committee for consideration. The members of the Loan Committee believed the construction bid for the rehabilitation was too high and that most, if not all, of the repairs were deferred maintenance items that should have been kept up on an on-going basis. Loan Committee voted to limit the rehabilitation loan funds to \$175,000 to complete all the repairs.

The original bid to complete the rehabilitation work from Grondin Construction was renegotiated and reduced to \$173,398, which also includes the cost for fumigation. An additional \$1,600 is needed for permits and \$21,832 as a contingency, which results in a total rehabilitation cost of \$196,830.

Staff is recommending that the For Sale Rehabilitation Program be used to provide a portion of the funding needed to complete the scope of work and that the borrowers seek private funding as well.

Mr. Stewart has been approved by Washington Mutual for a loan of \$144,000, which would provide the additional funds needed to complete the rehabilitation work. This loan would record in second position and the Housing Commission's lien will be in third position.

The Funding Request

The existing and proposed financing against the property:

Lien Priority	Lender	Loan Balance	Loan Payments	Loan Due and Payable	Loan Term
1 st Trust Deed (existing loan)	Washington Mutual	\$104,800	\$ 488*	May 2034	Adjustable rate amortized over 30-years
2 nd Trust Deed (financing pending)	Washington Mutual	\$144,000	\$1,262	Estimated July 2026	20-years fully amortized
3rd Trust Deed (proposed)	San Diego Housing Commission	\$53,016	\$ -0-	Estimated July 2016	0% interest, totally deferred with a balloon payment due in 10 years
Total		\$301,816	\$1,750*		

* This is an adjustable rate loan. The principal and interest payment of \$488 is based on the current payment and interest rate of 4.75%. The interest rate cap is a maximum of 11.70%.

Appraised After-Rehabilitation Value:	An appraisal dated March 17, 2006, estimated the “as-is” market value at \$750,000. The after rehabilitation value is estimated at \$900,000.
Loan to After Rehabilitation Value:	Total loans to value after rehabilitation will be 34 percent.
Debt Service Coverage	1.10% based on a monthly payment of \$1,750
Recourse:	The Housing Commission’s Promissory Note will be secured by a Deed of Trust recorded against the property. This is a recourse loan to the owners, Melvyn and Cheryl Stewart.
Affordability Restrictions:	A Declarations of Covenants, Conditions, and Restrictions with a ten year term of affordability will be recorded against the property. The owner will have the option to repay the rehabilitation loan in five years and the restrictions would be released.

Affordable Housing Impact

The For-Profit Rental Rehabilitation Program guidelines require 90 percent of the tenants must earn 60 percent (\$41,400 for a family of four) or less of area median income and the owner must agree to charge restricted rents for a period of ten years (or a minimum of five years if the rehabilitation loan is paid in full). In addition, the existing rents (prior to rehabilitation) cannot be increased for one year after the rehabilitation is completed. All of the existing tenants are at or below 50 percent of area median income.

Current Rents:	\$750
Comparable Market Rate Units:	\$900

Environmental Review

The activity funded by this loan is exempted from review under CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines. Further, under NEPA, any action concerning loans of money for the rental rehabilitation program are categorically excluded from the provisions of NEPA, see 24 CFR 58, Section 58.34 (a)(12).

FISCAL CONSIDERATIONS:

Approval of the loan would result in the expenditure of up to \$53,016 in San Diego Housing Commission HOME funds; this represents all funds in the For-Profit Rental Rehabilitation Program budget.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

On November 9, 1998, the Housing Commission approved modifications to the Rental Property Rehabilitation Program (HCR98-145).

KEY STAKEHOLDERS & PROJECTED IMPACTS:

The owners are Melvyn D. and Cheryl J. Stewart; four lower income families rent the units.

ALTERNATIVE

Mr. and Mrs. Stewart are requesting the Housing Commission fund a rehabilitation loan up to \$175,000 (\$43,750 per unit). Staff does not recommend funding the rehabilitation loan at this level because the project can carry private debt. At this time, \$53,016 is available in the for-profit rental rehabilitation program budget. Staff believes that this amount (approximately \$13,250 per unit at zero interest) is a fair public subsidy for 10 years (payable down to 5) of affordability. Because the current rents are at or below 50% AMI, there is no immediate opportunity to gain affordability. However, rents would be stabilized and the property would be significantly improved if the rehabilitation work is completed.

To fund the entire job would entail a budget revision reducing funding available for Owner Occupied Rehabilitation by \$121,984; this represents enough funding for approximately 10 owner-occupied projects (60% AMI).

Budget Revision

The Fiscal 2006 budget for Rental Housing Rehabilitation loans and grants currently has a balance of \$53,016 available for this activity. If the alternative funding is approved, Housing Commission Staff is requesting authorization for a budget revision transferring \$121,984 of HOME funds from Owner Occupied Rehabilitation, as outlined in Attachment 3 to this report, to Rental Housing Rehabilitation. The transfer of money will provide the funds necessary to completely fund the rehabilitation of the property located at 3529-37 46th Street.

Respectfully submitted,

Cissy Fisher
Director of Housing Finance and Development

**Signature on File
With Original Document**

Approved by,

Elizabeth C. Morris
President & Chief Executive Officer

- Attachments: 1 – Rental Property Rehabilitation Program Description
2 – Rehabilitation Work Write-Up
3 – Alternative Budget Revision Summary

VMONCE 578-7491 Rehab Stewart.HC.5.06 (restructured)

Distribution of these attachments may be limited. Copies are available for review during business hours at the Housing Commission offices at 1625 Newton Avenue.

ATTACHMENT 2

SAN DIEGO HOUSING COMMISSION PERFORMANCE SPECIFICATIONS

Melvyn & Cheryl Stewart
P O Box 740926
San Diego, CA. 92174-0926

Date: June 23, 2005
Case No: 7364
No. Units: 4

Project Location: 3529-37 46th Street, San Diego, CA. 92105

EXTERIOR WORK

- R-1 **STAIRS - EXTERIOR** - At **BOTH** buildings, remove and replace the full existing wood stairs and landings with new metal stringers, concrete treads and landings and wrought iron handrails.
- * treads and risers to meet code requirements, exceptions within the code must be documented in addenda or Change Order
 - * stair rails to be 2 1/2" galvanized metal handrails to code requirement
- \$13,406**
- R-2 **UNITS 3529,3531 AND 3537-WOOD DECKS** – At **ALL THREE WOOD DECKS**, remove and replace all deteriorated wood floor joists, support beams, posts and plywood deck surfaces. Provide and install new replacement floor joists, support beams, posts and plywood deck surfaces of identical dimensions of the existing. Prime and paint all new wood.
- \$7,538**
- R-3 **UNIT 3529 DECK REINFORCEMENT** – Provide and install additional posts and piers to reinforce the south perimeter of the deck.
- \$3,714**
- R-4 **DECK GUARD/HAND RAILS** - At **ALL FOUR** Decks, remove deteriorated wood deck guard/hand rails and replace with new wrought iron guard/hand rails to code on all four decks. Prime and paint all wrought iron.
- \$7,937**
- R-5 **CONCRETE WALKWAY** - At West entry of property, grade, form, and pour approximately 64 L.F. of concrete walkway.
- * protect all existing landscaping or other assets as much as practical throughout the process
 - * remove existing walkway, if present, and properly dispose of offsite
 - * dimensions - minimum 3 1/2" thick by 3' wide
 - * concrete design strength - minimum 2000 psi @ 28 days
 - * control joints to be provided every 4' and all corners with 1/4"x3 1/2" fiber felt expansion joint installed every 20 feet
 - * walkways installed adjacent to buildings to have minimum slope away from the building of 1/4" in 1 foot

- * edges are to be bullnosed, medium broom finish to be applied
- * provide for protection of work and proper curing of concrete after placement

\$4,033

R-6 **CONCRETE BLOCK WALL - RETAINING** – At Unit 3535 Deck and West concrete steps and sidewalk areas, provide and install new retaining wall approx. 50 L.F. x 3’ H.

- * provide copy of permit to Housing Construction Specialist prior to starting work if wall exceeds 3’ high
- * refer to San Diego Building Department Information Bulletins 223 - Specifications for Masonry Fences and Bulletin for reinforcing steel requirements
- * work to include forming and pouring of minimum 2,000 psi concrete reinforced footing per code requirements including mortar key to provide proper bonding between footing and first block
- * mortar to have compressive strength of 1,800 psi minimum
- * wall to be fully grouted/grout to have compressive strength equal to 2,000 psi minimum
- * blocks to be 8"x8"x16" natural gray with matching caps
- * mortar joints to be tooled with concave finish
- * waterproof wall per standard trade practices
- * provide weepholes at approx. 4' oc./backfill to include 12" of gravel at base

\$6,800

R-7 **SIDEWALK AND CONCRETE DECK (BLDG 3535/3537) UNDERMINING**
At West sidewalk and concrete deck for Unit 3535, compact fill dirt into the existing voids where soil has eroded away.

\$1,490

R-8 **EXTERIOR PAINTING** - Prepare and paint all previously painted exterior surfaces including trim, following standard trade practices and San Diego Housing Commission Performance Specifications.

- * to include wrought iron window/door guards
- * prior to painting, repair/patch defects on damaged materials (wood, stucco, siding, etc.)
- * remove all peeling or flaking paint and properly dispose of all loose materials
- * prime all areas where original material is exposed
- * apply paint per manufacturer's recommendations to ensure adequate coverage
- * owner to choose maximum (2) colors
- * prior to start of work, contractor to obtain owner's signature on an actual sample of the selected color and finish i.e., flat, gloss, etc.

\$9,880

R-9 **CHAIN LINK FENCING** - At West property line entry and between the buildings, provide and install approximately 113 linear feet of 11 gauge, 6' high, galvanized chain link fence.

* posts to be 2 3/8" o.d., set in concrete 2' below grade and not more than 10'o.c.

* top rail to be 1 5/8" o.d., fencing to be installed with knuckles up

\$2,400

R-10 **WROUGHT IRON STAIR RAIL** – At East parking area stairs, provide/install a new stair rail to meet code requirements.

* fasten securely with lag bolts/anchor bolts

* railing to be primed and painted with (2) coats of rust-resistant paint per owner's choice of color

\$700

R-11 **ALUMINUM GUTTERS** - At **BOTH BUILDINGS**, remove and replace existing gutters and downspouts with approximately 180 linear feet of new 5" enameled aluminum (min. 0.026") gutter with matching gutter nails & fasteners.

* install with slope of 1/8"-1/4" per foot

* support with gutter nails or fasteners every 4'

* all connections to be sealed water tight

* include downspouts and plastic splash blocks per standard trade practice

\$3,600

R-12 **DEBRIS REMOVAL** – AT BOTH BUILDINGS, remove and properly dispose of all discarded furniture, appliances, etc. surrounding each building.

\$2,284

R-13 **EXTERIOR UTILITY DOORS** - At **BOTH BUILDINGS**, remove/replace existing doors (4) with new 1 3/4" solid core paint grade flush panel doors.

* attach to existing framework

* include three new butt hinges

* prime & paint both sides and all edges of door

\$1,055

R-14 **BUILDING 3529/3531 – FIRE BREAK** – At South canyon bank, remove all dried weeds and debris for the full perimeter of the south front side of the building, extending an additional 8 feet on the East and West sides of the building, and for a distance of 10' down the embankment. Plant "Disneyland" ice plant in the "cleared" areas.

\$4,810

R-15 **TREE TRIMMING** –At pine tree between the two buildings ,trim all limbs from tree(s)/shrub(s) at least 6' away from structure and over roof.

\$1,340

R-16 **LANDSCAPING** – Provide and install groundcover on the bare bank between
The two buildings for erosion control.

\$1,110

R-17 **IRRIGATION SYSTEM** – At Building 3529/3531 South Front perimeter **AND**
the area between the two buildings, provide/install a new irrigation system to
provide water to the newly planted groundcover and iceplant on the canyon bank
and area between the buildings. Include the following:

- * ball valve main shut-off, electronic/manual irrigation station with brass anti-siphon valves as required for proper water distribution
- * include channel time clock and make all necessary electrical connections
- * 3/4" schedule 40 PVC lines
- * Rainbird or equal 4" pop-up sprinkler heads installed as needed to provide 100% overlap to all areas of the bank (max. distance between heads to be 12')
- * all PVC lines to be 12" below grade

\$3,190

R-18 **INDIVIDUAL WATER METERS (FOUR)** – Provide and install all necessary
water lines and new individual water meters for each unit.

\$4,150

R-19 **ALUMINUM WINDOW REPAIRS** – At existing locations (four total), repair the
existing window(s) as follows:

- * replace damaged window panes

\$769

R-20 **WATER HEATERS (2)** - Remove and replace two existing water heaters at Bldg.
3529/31 with new AGA certified 40 gallon gas-fired water heaters.

- * obtain permit and provide a copy to the Housing Construction Specialist
- * unit to have a minimum 5 year warranty/ provide warranty, copy of receipt and owner's manual to owner
- * include new T&P valve with 3/4" drain line to exterior, hot/cold connections and 3/4" ball-valve type shut-off valve
- * properly secure tanks to wall(s) to prevent movement
- * provide/install new flue to code with vent cap

\$1,473

R-21 **SECURITY LIGHT FIXTURE - REPAIR** – At Bldg. 3529/31 West corner,
repair the security light fixture so that it operates properly:

- * provide new incandescent lamps as needed

\$233

R-22 **EXTERIOR VENT COVERS** – Provide and install three missing vent covers on
the rear side of both buildings.

\$326

INTERIOR WORK

THE FOLLOWING WORK IS TO BE PERFORMED IN ALL FOUR UNITS:

R-23 **KITCHEN CABINET REPLACEMENT** - Remove and replace existing cabinets with new cabinets as follows:

- * install approx. 27 LF of upper cabinets and 8 1/2 LF of base cabinets
- * cabinets to be prefinished stain grade unless otherwise noted with solid wood facings and doors (no picture or film veneers)
- * cabinets to include toe-kick, finish molding and cutting board
- * work to include the following:
 - postformed plastic laminate countertops with 4" back/end splashes on all base cabinets
 - 32"x22"x8" stainless steel sink with chrome, single lever faucet (Moen or equal in style/quality)
 - new supply lines, angle stops, ABS drain, etc.

\$22,345

R-24 **GARBAGE DISPOSAL - NEW INSTALLATION** - At kitchen, provide/install a new 1/2 hp, U.L. listed garbage disposal.

- * install outlet and wall mounted switch at countertop location to meet code requirements
- * modify existing waste plumbing as necessary to accommodate new installation
- * unit to be "Insinkerator" or equal with 3-year warranty
- * repair any damage to floors and walls caused by installation
- * owner to approve layout and select countertop color, faucet, cabinet style prior to job start/purchase allowance for faucet to be \$85
- * work to include matching wall and base trim
- * caulk countertop at edges and around sink

\$1,645

R-25 **GAS RANGE** - At kitchen, remove/replace existing unit with a new gas range.

- * new range to be 30" wide gas unit with electronic ignition, four cooktop burners and integral oven (white)
- * owner purchase allowance is \$500.00 including tax
- * work to include new gas shut-off and flex supply line of adequate length to allow for cleaning
- * contractor to provide for complete installation of unit and to provide owner with warranty and operation manual

\$2,800

R-26 **DUCTED RANGE HOOD**-At range location, provide and install new range hood.

- * new unit to have two speed fan, light and grease filter

- * provide for new electrical circuit as required
- * duct to exterior per code requirements
- * owner purchase allowance \$95 including tax
- * unit to be 30" wide, owner to choose color

\$931

R-27 **FROSTFREE REFRIGERATOR** - At kitchen, remove and replace the existing refrigerator.

- * new unit to be a white, frost free refrigerator
- * owners purchase allowance is \$650 including tax
- * contractor to provide for complete installation of unit and to provide owner with warranty and operation manual

\$3,775

R-28 **DISHWASHER –BUILT IN** – Remove and replace existing built-in dishwashers. Owner purchase allowance \$400 including tax.

\$2,879

R-29 **GAS WALL FURNACE REPLACEMENT** – At Living Room walls, remove and replace the existing wall furnace.

- * obtain/pay for permit and provide copy to Housing Construction Specialist
- * new unit to be a single wall gas furnace, "Cozy", "Williams" or equal, installed to code
- * provide gas supply and venting to meet code requirement, provide new energy efficient wall thermostat
- * BTU rating of unit to handle the heating requirements for the residence
- * contractor to provide all warranty material and operations manual to owner

\$4,254

R-30 **INTERIOR PAINTING** – At FULL Interior, prep and paint all previously painted surfaces throughout the interior following standard trade practices and San Diego Housing Commission Performance Specifications.

- * prior to painting repair/patch defects on damaged materials (wood, drywall, plaster, etc. to match existing as closely as possible.)
- * apply paint per manufacturer's recommendations to ensure adequate coverage
- * owner to choose from one/two colors
- * prior to start of work, contractor to obtain owner's signature on an actual sample of the selected color and finish i.e., flat, gloss, etc.

\$5,200

R-31 **FLOORING - SHEET VINYL** – At Kitchen and Bathroom, remove existing floor covering and provide and install new sheet vinyl.

- * avoid unnecessary seams and seal any that are required
- * include all floor preparation and moving of appliances as part of bid
- * owner's purchase allowance for vinyl of \$21.00 per square yard (including tax) to be included in bid

- * subfloor repairs are not a part of this bid unless specified in another item
- * toilets to be removed and reinstalled. Include new wax seals, angle stops and supply lines
- * installation of sheet vinyl over vinyl or other materials to be allowed only if the existing covering is securely adhered and is a uniform surface

\$4,162

R-32 **EXTERIOR DOOR** - At Front Entry, remove/replace existing door with a new 1 3/4" solid core paint grade flush panel door.

- * attach to existing framework
- * include three new butt hinges, door bumper, brass single cylinder deadbolt and entry lockset, keyed alike
- * weatherstrip door using vinyl weatherstripping, caulk as necessary to provide a weathertight seal
- * prime & paint both sides and all edges of door
- * provide and install new metal threshold with door shoe
- * provide and install new manual chime with viewer
- * reinstall wrought iron security doors

\$2,323

R-33 **WINDOW SECURITY GRILLE RELEASE- RETROFIT** – At BR #2, provide/install a new single motion spring loaded, foot operated quick release. Repair any damage to interior/exterior walls caused by installation to match existing surfaces.

\$2,400

R-34 **GFI OUTLETS** – At Kitchen and bathroom, provide and install 3 new ground fault interrupt duplex outlets with cover plates.

- * install to code per trade standards
- * connect to main panel or subpanel as applicable
- * repair any damage to wall/ceiling caused by installation

\$762

R-35 **WALL LIGHT FIXTURE - INCANDESCENT** - At Bathroom, provide and install a new incandescent light fixture as follows:

- * owners purchase allowance for fixture and bulb is \$25.00, tax included
- * connect to existing wiring
- * repair any damage to walls or ceiling caused by installation

\$435

R-36 **CEILING LIGHT FIXTURE - FLUORESCENT** - At Kitchen, provide and install a new 2-lamp, four foot, surface mounted fluorescent light fixture, including bulbs.

- * connect to existing wiring
- * repair any damage to walls or ceiling caused by installation

\$847

- R-37 **DRYWALL INSTALLATION (NEW)** - At Kitchen and Bathroom ceilings and walls, remove damaged drywall and replace with new drywall.
- * drywall to be 1/2"
 - * attached with drywall nails / screws
 - * apply cornerbead, tape and three coats of compound, sand to smooth finish
 - * texture to match surrounding areas
 - * prepare and paint new drywall with (1) coat primer and (1) coat quality paint
 - * use greenboard in areas exposed to water

\$4,839

THE FOLLOWING WORK IS TO BE PERFORMED IN UNITS (3529,3531 +3537):

- R-38 **TOILET** - At Bathroom, remove and replace the existing toilet with a new Grade A, 1.6 gallon or less water saving toilet.
- * new toilet to be a Kohler "Wellworth" or equal in style & quality
 - * include matching plastic seat lid, flush mechanism, anchor bolts & covers, new wax ring, and new shut off valve/plastic supply line
 - * caulk around base of toilet
 - * color of toilet and seat to be white

\$1,034

- R-39 **VANITY - NEW** - At Bathroom, remove and replace the existing vanity/sink with a new 24" wide prefinished stain grade vanity including:
- * a simulated marble top with 4" backsplash, install end splash if top abuts wall
 - * 4" centerset chrome, single lever faucet (Moen "Chateau" or equal in style & quality) with pop-up drain
 - * new angle stops, supply lines and ABS drain lines etc. as required
 - * caulk between walls and splash of vanity
 - * owners purchase allowance is \$350.00 for vanity, faucet and vanity top, tax included
 - * seal all plumbing penetrations at wall

\$2,214

- R-40 **PORCELAIN TUB** - At Bathroom, remove and replace the existing tub with a new porcelain on steel bath tub.
- * remove/replace 1 1/2" P trap complete with new ABS type
 - * remove replace waste/overflow unit with new ABS/Brass type
 - * connect to existing waste line
 - * repair all damage to walls and floor caused by installation and caulk per trade standards
 - * include new diverter valve with single lever handle with matching tub spout, "Moen" or equal owner's purchase allowance of \$75 to include tax
 - * re-frame as necessary and install new green board on walls surrounding tub

\$3,706

- R-41 **CERAMIC TILE TUB/SHOWER SURROUND** – At Bathroom, remove and replace the existing surround and install new ceramic tile.
- * tiles to be 4' x 4' with bullnose edging
 - * installation to be one tile beyond tub with return to floor and up to window level on walls
 - * owners purchase allowance for tiles is \$3.00 S.F. tax included and is to be included in total item cost
 - * install new wonderboard over aquavar building paper, or equal, tape and sand
 - * seal and caulk
 - * install soap dish at owner's choice of location. Owner purchase allowance \$10.00
 - * owner to choose tile and color of grout. Owner to sign and date tile and grout selection

3,989

- R-42 **BI-PASS SHOWER DOORS** - At Bathtub, remove the existing and provide/install new sliding shower doors.
- * new unit to have two tempered glass(hammered) doors, anodized aluminum frame, nylon faced rollers, and towel bar/handle
 - * caulk track with tub and tile caulk

\$1,270

- R-43 **MEDICINE CABINET** - At Bathroom, remove the existing medicine cabinet and provide/install a new cabinet
- * cabinet to be same size as existing
 - * cabinet to be recessed
 - * door to have 3/16" thick safety mirror, with stainless steel chrome frame
 - * body to be plastic with min. three shelves

\$241

- R-44 **BATHROOM ACCESSORIES** – At Bathroom, provide/install the following:
- * (2)24" polished aluminum towel bars with concealed mount chrome brackets
 - * (1) chrome toilet tissue paper holder with concealed mounts and plastic roller

\$326

- R-45 **MIRROR** – At Bathroom, remove any existing mirror and provide/install a new mirror of the same dimensions of the existing..

\$326

- R-46 **PLYWOOD SUB FLOORING - REPAIRS** – At ALL areas in the kitchen and bathroom locations, where the underlayment is soft and spongy, remove/replace existing damaged subflooring.

- * install new structural #1 plywood subflooring to match thickness of existing subfloor

- * glue and nail per code requirements
- * joints to be staggered on center of floor joists
- * finished floor surface to be left in a surface ready condition for vinyl/carpet

\$3,829

R-47 **CARPETING** – At Living room, Dining room, Hall, Two Bedrooms and all closets, remove and replace carpet and pad.

- * include cost of all floor preparation and moving of appliances & furniture as part of bid
- * remove and dispose of any existing carpeting, pad, etc.
- * include owners purchase allowance of \$21.00 per square yard for carpet, 1/2" rebond padding, and tax in bid
- * contractor to provide tack and binder strips as required
- * subfloor repairs are not a part of this bid unless specified in another item
- * installation of carpeting over vinyl or other material is to be allowed only if the existing covering is securely adhered and is a uniform surface

\$5,423

R-48 **INTERIOR DOORS** - At Bathroom and BR #1, remove/replace the existing doors with a paint grade 1 3/8" hollow core flush panel doors.

- * attach to the existing jamb
- * include two new 3 1/2" butt hinges, door bumper and brass plated passage/privacy knobset
- * prime & paint both sides and all edges of door
- * repair existing door jamb/trim as needed

\$1,309

R-49 **WINDOW/SLIDING GLASS DOOR BLINDS** - At All window and sliding glass door openings, remove and replace existing coverings with new vertical blinds (5 total).

- * blinds to be surface mounted
- * work to include removal of old window covering or mounting brackets and/or repair of any damaged surfaces
- * paint any wall repairs to match adjacent surface as closely as possible
- * owner's purchase allowance is \$20.00 per linear foot including tax

\$4,410

R-50 **BATTERY OPERATED SMOKE DETECTOR** - At existing locations, provide/install a 9v battery operated smoke detector with test button one (1) at each floor level Install on ceiling to manufacturers recommendations and include battery.

\$186

THE FOLLOWING WORK IS TO BE DONE BY THE OWNER AND NOT INCLUDED IN THE CONTRACTOR'S BID:

R-51 **FUMIGATION - TERMITES** - Provide for a state licensed professional exterminator to treat the entire structure and soils for wood eating insects identified in the attached pest control report. Owner to be provided with a minimum one year guarantee against reinfestation.

\$3,300

Contractor Permits \$1,600

Total \$174,998

ATTACHMENT 3

**SAN DIEGO HOUSING COMMISSION
FY06 DEPARTMENT BUDGET**

Division: Programs
Department: Housing Finance & Development
Org: Rehab Owner Occupied (318)

	Housing Programs			
4810/4820	Loans & Grants	FY2006 Budget	Proposed Revision	Revised FY2006 Rehab Budget
	HOME PY	\$950,000	(\$121,984)	\$828,013

Division: Programs
Department: Housing Finance & Development
Org: Rehab Rental Housing (317)

	Housing Programs			
4810/4820	Loans & Grants	FY2006 Budget	Proposed Revision	Revised FY2006 Rehab Budget
	HOME PY	\$53,016	\$121,984	\$175,000