



SAN DIEGO
HOUSING
COMMISSION

“We’re About People”

San Diego Housing Commission

Portfolio Management / FY 2017 (July 1, 2016 - June 30, 2017) Capital Expenditures Plan

SDHC Board of Commissioners
May 6, 2016

Emmanuel Arellano
Director
Portfolio Management

Hanan Bowman
Asset Strategy Manager
Portfolio Management





SDHC Portfolio Management Department FY 2017 Capital Expenditures Staff Recommendations

- Requested actions:
 1. President & Chief Executive Officer, or designee, is granted authority, without further action to award contracts concerning the completion of the capital needs as referenced in the report “Proposed FY 2017 Capital Expenditures”;
 2. Recommend the Housing Authority allow its approval of Portfolio Management’s Capital Expenditures annual budget to replace the need for individual Housing Commission and Authority approvals for each project in the budget;





SDHC Portfolio Management Department

FY 2017 Capital Expenditures

Staff Recommendations (Cont.)

3. Authorize the President & CEO, or designee, to substitute approved funding sources with any other available funds as deemed appropriate, and contingent upon budget availability; 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, in connection with the implementation of the FY2017 Capital Expenditures Plan.





SDHC Portfolio Management Department

FY 2017 Capital Expenditures

Green Physical Needs Assessment

- In 2014 SDHC commissioned a Green Physical Needs Assessment (GPNA) of its entire rental portfolio that identifies needed capital improvement / rehabilitation work over the next 20 years.
- During FY2016 (July 1, 2015 – June 30, 2016), critical/immediate repairs identified in GPNA study were addressed at selected properties:
 - Roof replacements
 - Water Heater Replacements
 - Termite Treatment
 - Plumbing lines replacement
 - Windows





SDHC Portfolio Management Department FY 2017 Capital Expenditures Priorities

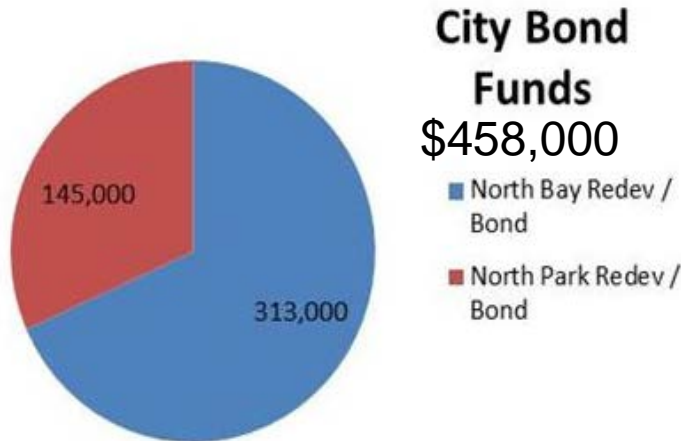
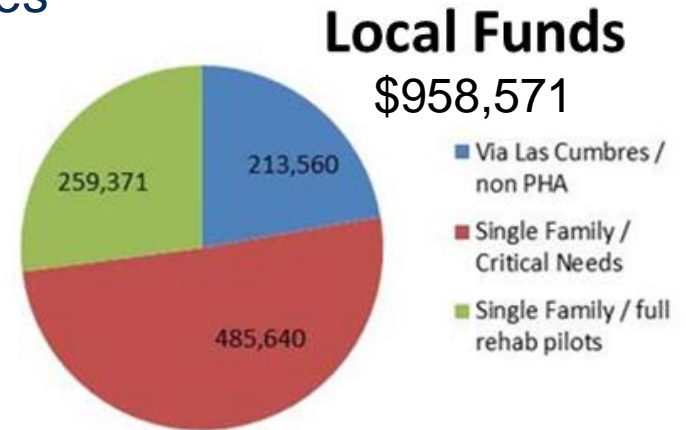
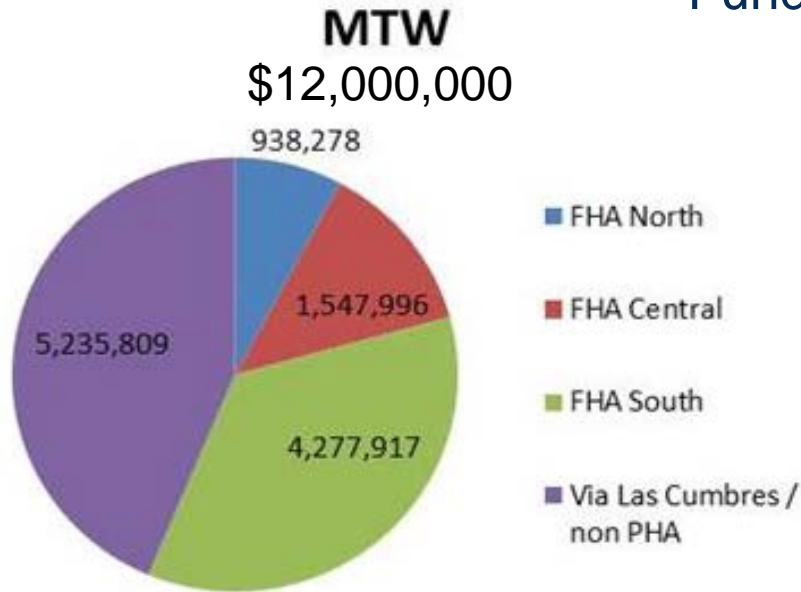
- FY 2017 proposed rehabilitation was prioritized based on:
 - Capital needs identified by the GPNA study
 - Property site inspections
 - Feedback from site staff
- FY 2017 projects represent approximately 56% of SDHC-owned rental portfolio (87 properties / 826 units):
 - FHA LLC Properties
 - Affordable Housing Units at Via Las Cumbres
 - Single family homes
 - Three properties in North Bay / North Park redevelopment areas



SDHC Portfolio Management Department

FY 2017 Capital Expenditures

Funding Sources



SDHC Portfolio Management Department

FY 2017 Capital Expenditures

SDHC Rehab Properties – FHA NORTH

FHA North \$938,278

\$6,092 / apt

FHA North	District	# units	Yr Built
12643-12687 El Camino Real	1	45	1995
2045-2049 Grand Avenue	2	6	1990
2644 Hornblend Street	2	5	1989
2701-2711 Figueroa Blvd	2	6	1966
4055-4083 Pulitzer	1	50	1985
5071-5077 1/2 Muir Ave	2	8	1960
8637-8643 Glenhaven Street	7	4	1971
8649-8655 Glenhaven Street	7	4	1962
8661-8667 Glenhaven Street	7	4	1962
8701-8707 Glenhaven Street	7	4	1962
8714-8720 Hurlbut Street	7	4	1962
8726-8732 Hurlbut Street	7	4	1971
8792 Mira Mesa Blvd	6	5	1978
8816 Mira Mesa Blvd	6	5	1978
Total		154	



SDHC Portfolio Management Department

FY 2017 Capital Expenditures

SDHC Rehab Properties – FHA CENTRAL

FHA Central \$1,547,996 \$6,615 / apt

FHA Central	District	# units	Yr Built
2628-2630 44th Street	9	8	1983
2883 Boston Avenue	8	5	1993
2955 Boston Avenue	8	5	1993
3051 54th Street	4	7	1989
4147-4157 Chamoune Avenue	9	6	1983
4164 Altadena Avenue	9	6	1961
4180-4182 Poplar Street	9	9	1985
4205-4215 Juniper Street	9	20	1982
4225 44th Street	9	6	1990
4261 45th Street	9	6	1989
4273-4283 Juniper Street	9	24	1982
4390 Maple Street	9	6	1983
4416 Highland Avenue	9	8	1980
4451-4459 Market Street	4	20	1989
4479-4481 Altadena Avenue	9	8	1989
4560 Altadena Avenue	9	8	1960
4566 51st Street	9	5	1988
5316 Meade Avenue	9	30	1981
5326-5328 Rex Avenue	9	4	1984
5330-5332 1/2 Rex Avenue	9	4	1967
5359-5389 Santa Margarita St	4	32	1983
7281-7289 Saranac Street	9	7	1996
Total		234	



SDHC Portfolio Management Department

FY 2017 Capital Expenditures

SDHC Rehab Properties – FHA South

FHA South

\$4,277,917

\$14,212 / apt

FHA South	District	# units	Yr Built
121-125 Averil Road	8	14	1993
1351-1359 Hollister Street	8	20	1983
178-190 Calle Primera	8	71	1984
2005-2065 Alaquinas Drive	8	66	1983
2381-2389 Grove Avenue	8	41	1985
281-289 Sycamore Rd (North)	8	24	1985
391-417 Sycamore Rd (West)	8	41	1985
402-412 Sycamore Rd (East)	8	24	1985
Total		301	



SDHC Portfolio Management Department FY 2017 Capital Expenditures Priorities

Via Las Cumbres \$5,449,369

Unleveraged	District	# units	Yr Built
2052 - 2098 Via Las Cumbres	7	84	1984
Total		84	

\$64,873 / apt

North Bay / North Park \$458,000

North Bay / North Park	District	# units	Yr Built
4890 Naples (North Bay)	2	4	1982
2701-2711 Figuero (North Bay)	2	6	1966
4080 Arizona (North Park)	3	4	1987
Total		14	

\$32,714 / apt



SDHC Portfolio Management Department FY 2017 Capital Expenditures

Single Family Homes / Critical Needs \$485,640

SFH Critical Needs	District	# bdrms	Yr Built
1041 Twining Avenue	8	3	1970
1128 Ransom Street	8	4	1970
1144 Twining Avenue	8	5	1970
1145 Ramson Street	8	5	1970
1152 Nevin Street	8	4	1970
1169 Ransom Street	8	4	1970
1170 Ilexey Avenue	8	3	1970
1232 Peterlynn Drive	8	3	1970
1250 Twining Avenue	8	5	1970
1317 Twining Avenue	8	4	1970
1327 Peterlynn Drive	8	4	1970
1366 Ilexey Avenue	8	5	1970
1405 Peterlynn Drive	8	4	1970
1506 Peterlynn Drive	8	5	1970
1530 Peterlynn Drive	8	5	1970
4024 Peterlynn Way	8	5	1970
4034 Peterlynn Court	8	4	1970
4074 Marcwade Drive	8	4	1970
4123 Arey Drive	8	3	1970

SFH Critical Needs	District	# bdrms	Yr Built
4150 Marcwade Drive	8	3	1970
4181 Enero Street	8	4	1970
4186 Marcwade Drive	8	3	1970
4230 Kinsue Way	8	5	1970
4233 Stu Court	8	5	1970
4239 Marge Way	8	4	1971
4259 Layla Court	8	4	1970
4269 Layla Way	8	4	1970
4274 Layla Court	8	4	1970
4276 Layla Court	8	4	1970
4293 Marcwade Drive	8	4	1970
4314 Darwin Way	8	4	1970
4331 Marge Way	8	4	1970
4334 Ebersole Drive	8	5	1970
4334 Marge Way	8	5	1970
5974 Old Memory Lane	4	4	1941
8505 Noeline Avenue	4	4	1975
Total		149	

\$13,490 / home



SDHC Portfolio Management Department

FY 2017 Capital Expenditures

Scopes of Work

Anticipated Scopes of Work Will Vary from Property to Property

Interior improvements

- Doors
- Windows
- Kitchen cabinets
- Counter tops
- Bath vanities

Exterior improvements

- Roof
- Exterior Paint
- Landscaping
- Termite Repairs
- Path of Travel



SDHC Portfolio Management Department

FY 2017 Capital Expenditures

Procurement and Schedule

- Capital expenditure work will be project managed by:
 - Asset Preservations Unit (capital improvements)
 - Development Services Department (comprehensive renovations)
- Eight procured contracts anticipated:
 - Five JOC's (Job Order Contracting)
 - Three IFB's (Invitation for Bid)
- Emphasis on use of local contractors
- Estimated Notice to Proceed – Summer & Fall 2016
- All renovation work to be completed by Fiscal Year End 2017



SDHC Portfolio Management Department FY 2017 Capital Expenditures

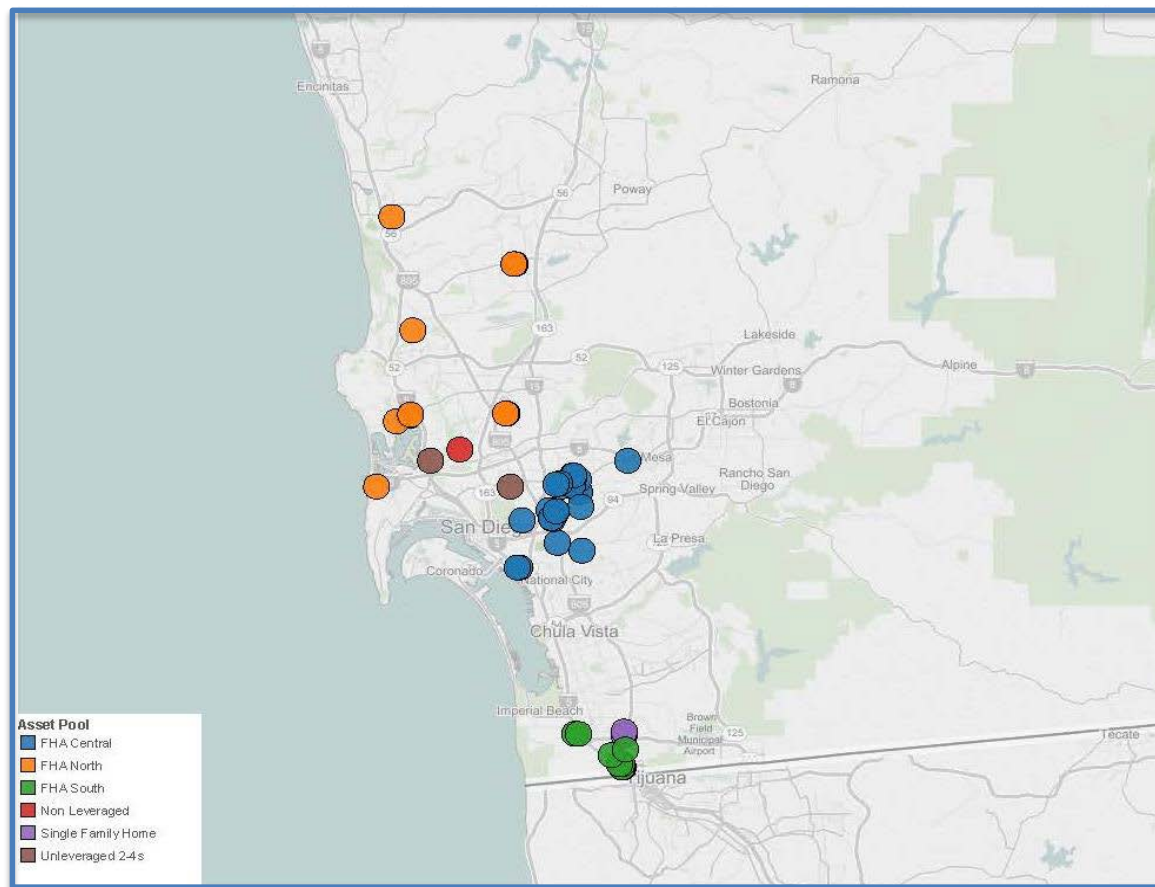
Proposed Projects by Council District

Council District	Proposed FY 17 Expenditures **	% by Council District	Number of Properties	Number of Units
District 1	610,640	4.55%	2	95
District 2	478,177	3.56%	6	35
District 3	145,000	1.08%	1	4
District 4	308,905	2.30%	5	61
District 6	41,092	0.31%	2	10
District 7	5,570,738	41.52%	7	108
District 8	5,027,901	37.48%	47	348
District 9	1,234,118	9.20%	17	165
	\$ 13,416,571	100%	87	826

** Does not include administration and hard / soft contingency lines



SDHC Portfolio Management Department FY 2017 Capital Expenditures



Approximately 56 % of SDHC's owned rental portfolio (787 apartments & 39 single family homes) to receive some level of rehabilitation work in FY 2017





SDHC Portfolio Management Department

FY 2017 Capital Expenditures

Future Rehabilitations

- Ongoing rehabilitation of SDHC's rental portfolio, based in part on GPNA recommendations (20 year study)
- During FY 2017 reserve funds for the three Fannie Mae (FNMA) regions (34 properties / 566 apartments) will be set aside for anticipated FY 2018 capital work
- Staff will continue to identify additional funding mechanisms to help fund capital improvement projects
- Strategic annual capital plans will be created in an effort to address capital needs of all asset types within the SDHC's diverse Real Estate portfolio





SDHC Portfolio Management Department

FY 2017 Capital Expenditures

Agency-Wide Effort & Collaboration

- The creation and implementation of the Capital Expenditures Plan is the result of collaborative work by multiple departments:
 - Portfolio Management
 - Property Management
 - Development Services
 - Procurement
 - Prevailing Wage & Section 3 Compliance
 - Financial Services
 - Legal



SDHC Portfolio Management Department FY 2017 Capital Expenditures

Questions and Comments

