



June 27, 2013

Message from the President & CEO



Richard C. Gentry
President & CEO

I'm happy to report that the San Diego Housing Commission (SDHC) is working with our nonprofit affiliate, Housing Development Partners (HDP), to rehabilitate a historic building to create permanent affordable housing in downtown San Diego and to provide supportive housing in San Diego's Uptown community for low-income seniors and individuals at risk of homelessness.

We're also establishing a healthier living environment for tenants by adopting a smoke-free policy for SDHC-owned properties. And a new \$1.5 million state grant will allow us to help low-income families in San Diego purchase their first home.

As we move forward, we're also celebrating recent SDHC achievements, such as receiving a high ranking from the U.S. Department of Housing and Urban Development (HUD) for SDHC's overall performance in the HOME program; a national award for excellence in financial reporting; local affordable housing awards for SDHC partnerships; and a national award for our 2011 Annual Report & Portfolio.

SDHC Partnership Hotel Churchill Rehabilitation Approved

Built in 1914, Hotel Churchill is a seven-story, 94-unit building along the San Diego Trolley line in downtown San Diego that has been vacant since 2005. But it will come to life as permanent affordable housing for low-income residents such as seniors and veterans.



Hotel Churchill will become permanent affordable housing for low-income residents.

On June 11, 2013, the San Diego City Council unanimously approved a plan by SDHC and HDP to rehabilitate Hotel Churchill, a local historical landmark, to create approximately 66 permanent affordable housing units. Hotel Churchill would remain affordable for the next 65 years.

The partnership between SDHC and HDP keeps more than \$11.196 million in federal funds in the City of San Diego, to be used immediately to create this additional permanent affordable housing.

Before presenting the rehabilitation plan to the San Diego City Council, SDHC and HDP held a community forum on June 6, 2013, at the SDHC Achievement Academy in downtown San Diego.

[Read the SDHC news release](#)

[Read the SDHC fact sheet](#)

Housing for Seniors and Homelessness Prevention at Parker-Kier

SDHC and HDP also are working together to provide affordable housing for very low-income seniors and people at risk of homelessness at a rehabilitated 34-unit apartment complex in Uptown.

The San Diego City Council on June 25, 2013, authorized SDHC to enter into a lease with HDP to operate Parker-Kier Apartments.

SDHC, which owns the building, will be contracting with HDP for 10 years to operate Parker-Kier as permanent supportive housing for 33 residents, with one on-site manager's unit. SDHC is also awarded 33 federal housing vouchers to HDP to support housing at Parker-Kier at an approximate annual value of \$395,028 in the first year.

[Read the SDHC news release](#)



SDHC's Parker-Kier welcomes new tenants.

SDHC Smoke-Free Policy Approved by San Diego City Council

Following a 2012 California law that authorized landlords to prohibit smoking at their rental properties, SDHC has adopted a smoke-free policy for all SDHC-owned apartment buildings. The policy received unanimous approval on June 11, 2013, from the San Diego City Council.

SDHC-owned apartments provide affordable homes for low-income San Diegans. SDHC's smoke-free policy will take effect on February 1, 2014, providing tenants with ample notice.

Before moving forward with the policy, SDHC surveyed tenants, and a majority who responded to the survey said they prefer a smoke-free living environment.

The new smoke-free policy prohibits smoking anywhere at SDHC-owned residential properties, which include more than 2,000 affordable housing units.

The policy seeks to protect the health of SDHC's tenants and will also reduce maintenance costs by preventing smoke damage to rental units.

[Read the SDHC news release](#)



The new smoke-free policy will prohibit smoking at SDHC-owned residential properties.

\$1.5 Million Grant for SDHC First-Time Homebuyer Program

SDHC has been awarded a \$1.5 million grant from the state of California to help low-income families buy their first home. SDHC received the maximum amount allowed under state application guidelines.

The new CalHome Program grant awarded to SDHC by the California Department of Housing and Community Development increases the total current funding for SDHC's First-Time Homebuyer Program to \$6.892 million.

SDHC's First-Time Homebuyer Program has helped 4,397 families since it began on August 13, 1990.

[Read the SDHC news release](#)



SDHC's First-Time Homebuyer Program helped Owonda and his family.

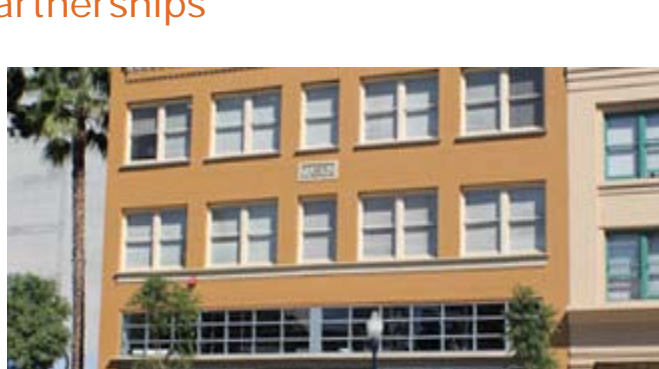
Ruby Awards Honor SDHC Partnerships

Four SDHC partnership developments and an SDHC partnership program to address chronic homelessness earned Ruby Awards on June 13, 2013, as the "best of the best" in the affordable housing industry in the City of San Diego.

The four developments were completed in 2012. They include a rescued foreclosed condominium development in North Park that received federal funds directed by SDHC; gap funding provided by SDHC to move forward a development in Barrio Logan that had been stalled for 20 years; the rehabilitation of a 100-year-old building to serve those at risk of becoming homeless, to which SDHC loaned \$1.69 million; and the creation of a one-stop homeless center that received a \$2 million loan and 89 federal housing vouchers from SDHC.

Also recognized was the collaborative effort of SDHC and the United Way of San Diego County that makes it possible for 25 chronically homeless individuals to receive housing and supportive services they need. SDHC directed 25 federal housing vouchers to Project 25.

[Read the SDHC news release](#)



The Mason, owned by SDHC, received a Ruby Award.

I invite your comments.

Sincerely,

Richard C. Gentry
President & Chief Executive Officer
San Diego Housing Commission

SDHC Financial Reporting Excellence Recognized



For the fifth consecutive year, SDHC's Financial Services Department has been awarded a Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada.

The award recognizes "transparency and full disclosure" in government agencies' annual financial reports.

SDHC Excels in Federal HOME Program Performance

SDHC ranked 15th out of 93 participating jurisdictions in the state of California in its overall performance in the most recent federal HOME Investment Partnerships Program "SNAPSHOT" performance ratings, as of March 31, 2013.

The HOME program performance "SNAPSHOT" is a quarterly, cumulative performance report provided by the U.S. Department of Housing and Urban Development (HUD).

HUD has allocated more than \$163 million in HOME funds to SDHC since 1992. HOME funds may be allocated to activities such as developing affordable housing, assisting first-time homebuyers, and tenant-based rental assistance.

Award of Merit for SDHC Communications

SDHC's Community Relations & Communications Department received an Award of Merit from the National Association of Housing and Redevelopment Officials (NAHRO) for SDHC's multimedia production of its 2011 Annual Report & Portfolio.



The 2011 Annual Report & Portfolio is also a finalist for NAHRO's National Awards of Excellence.

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Read SDHC's Creating Affordable Housing Report

