



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC) Amendment to the Agreement for Property Management Services for Kearny Vista Apartments Housing Authority of the City of San Diego Agenda Item #1 April 12, 2022

Emmanuel Arellano
Vice President of Asset Management
Real Estate Division



SDHC – Property Management Services for Kearny Vista

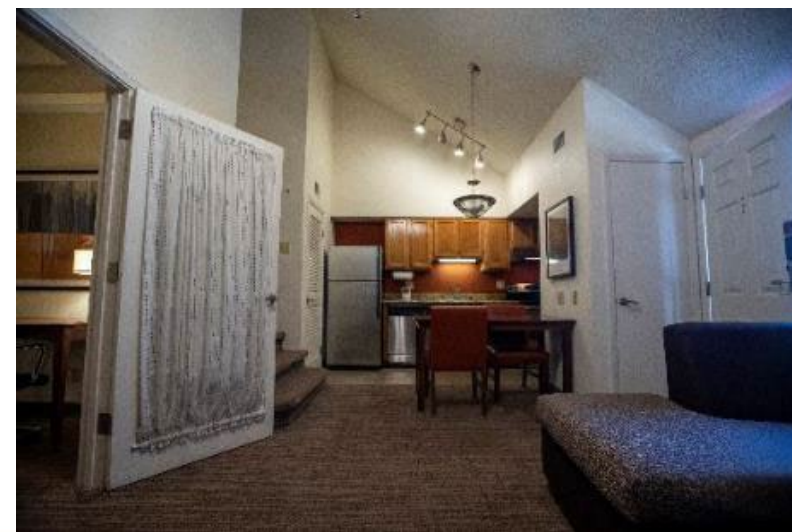
Introduction

- **Kearny Vista:**
 - 142 affordable units and two managers' units
 - 108 studios
 - 36 two-bedroom/two-bathroom



SDHC – Property Management Services for Kearny Vista

Property Photos



SDHC – Property Management Services for Kearny Vista

Property Improvements

Completed

- Decommissioned the exterior fireplace and pool
- Stairway and landing repairs
- Addition of ADA parking stalls
- ADA mobility upgrades to common area restroom
- Addition of ADA trash bins
- Roof repairs
- Boiler and water heater repairs/replacements
- Comprehensive security cameras installed and monitored
- Perimeter fencing
- Parking lot paving
- Renovated eight units for ADA mobility accessibility
- Renovated two units for individuals with audio or visual impairment
- Fire alarm system upgrades
- Added residential mailboxes
- Added new laundry room

In Progress/Planned

- Installation of gates
- Additional path-of-travel work on the south side of the property
- Replacement of all parking lot lights with LED



SDHC – Property Management Services for Kearny Vista New Agreements

- SDHC executed agreements with Hyder for property management services at both properties for January 1, 2022 – March 31, 2022.
 - Additional 30-day (Kearny Vista) and 15-day (Valley Vista) contract extension were executed
 - Amount not to exceed \$250,000
 - Based on anticipated costs related to property management fee, staff salary and benefits, software, bookkeeping, banking and training reimbursable amounts
- Proposed actions would extend the contract term for an eight-month period (May 1, 2022 – December 31, 2022) and increase the maximum compensation.
 - **Kearny Vista:**
 - Increase from \$250,000 to \$769,804
- One one-year renewal option at SDHC's sole discretion.



SDHC – Property Management Services for Kearny Vista

Fiscal Considerations

- The funding sources and uses proposed for approval by this item are included in the Fiscal Year 2022 Budget, previously approved by the Housing Authority.
- Approval of sources and uses related to future fiscal years will be included in SDHC's budget and proposed for Housing Authority approval for that fiscal year.



SDHC – Property Management Services for Kearny Vista

Staff Recommendations

That the Housing Authority take the following actions:

- 1) Authorize an amendment to SDHC's agreement with Hyder & Company, dba Hyder Property Management Professionals (Hyder), to provide property management services at Kearny Vista Apartments, 5400 Kearny Mesa Road, San Diego, California 92111, by extending the term of the agreement for an eight-month period of May 1, 2022, through December 31, 2022, and increasing the maximum compensation for the amended term of the agreement in the amount of \$519,804 for a maximum total amount of \$769,804 with a one-year renewal option to be exercised at the SDHC's sole discretion.
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available funding sources, provided the total program/project budget amount after substitution does not exceed the approved total budget, and to increase compensation by not more than 10 percent of the total agreement amount, if necessary, should the operational need arise, without further action by the SDHC Board and Housing Authority. SDHC staff will notify the Housing Authority and the San Diego City Attorney's Office about any subsequent amendments or modifications to the Program and other required documents, including amendments to any documents.



SDHC – Property Management Services for Kearny Vista Staff Recommendations (Continued)

- 3) Authorize the President & CEO, or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals in a form approved by General Counsel, and take such actions as are necessary and/or appropriate to implement these approvals, provided that a copy of the documents, signed as to form by General Counsel, are submitted to each Housing Commissioner in advance of approval for the designee to sign. SDHC staff will notify the Housing Authority and the San Diego City Attorney's Office about any subsequent amendments or modifications to the Program and other required documents, including amendments to any documents.



Questions & Comments

