

From: [SDHC Website](#)
To: [SDHCdocketinfo](#)
Subject: SDHC Board of Commissioners Agenda Comment Form - New submission from
Date: Thursday, October 14, 2021 5:32:31 PM

Your Name

Judy Brown-Marino

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Agenda Item Number

100

Meeting Date

10/15/2021

Comments

My brother lives at the Kearny Mesa property. When I visited he and other residents told me about problems with the property and Hyder and Father Joe's staff. I requested and received various documents and did my research.

You should know that you were misled by your staff about the condition of the property prior to purchase. There are serious health and safety issues that need to be addressed - and this information was included in the reports of inspections done prior to purchase. You were just not told about them at the time.

My brother and other residents are ignored, insulted, lied to and constantly threatened with eviction by the staff. Rather than empowering and healing, most live with fear, depression and more and more suicides. Many are convinced they are being used by people who want the program to fail, that they will be blamed for the failure and tossed back on the street when it happens.

Copy of my letter to the City Attorney has also been submitted.

This is the only way I know to communicate directly with SDHC Board members. I'd be happy to share material in support of my claims directly with each of you if you tell me how - if you care.

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August 30, 2021

City Attorney Mara W. Elliott
1200 Third Ave., Suite 1620
San Diego, CA 92101

Delivered by email to: cityattorney@sandiego.gov

Dear Ms. Elliott,

My name is Judy Brown-Marino. My brother, Joseph Brown, has been living at the former Kearny Mesa Residence Inn property as part of the Operation Shelter to Home project since March 2021. I am writing to alert you about issues with the property and program management and with the property itself, which I believe may relate to your lawsuit against the broker and former owners of the property. And to plead for your help to correct the health and safety issues as soon as possible.

I live in the suburbs of Chicago. I came to see my brother April 22 – 25 and again June 18 – 24, have met several of Joe's neighbors and have spoken with them by phone since. Many of the residents told me about issues having to do with the physical property and staff. When I returned home in June I started researching the Kearny Mesa property history and purchase and requested and received due diligence reports and other documents.

As result of this research I believe that the San Diego Housing Commission Board, and by extension the San Diego City Council/Housing Authority, were misled about the condition of the Kearny Mesa property prior to the purchase. Here are some examples.

The Executive Summary given to the Housing Commission Board when they voted to approve the purchase at the September 18, 2020 meeting included a quote from the Property Condition Assessment report by BASIS that said, "The Subject Property appears to be in good condition. The building is well maintained." It failed to include the next line, "It important to note that due to its 1989 placed in service date, a number of building systems have provided normal or extended useful services lives and will need to be repaired or replaced in the short term or during the report term." And it failed to mention that the BASIS report also rated the condition of the apartment HVAC systems as "Fair" (In working condition but approaching end of expected performance/useful life. Replacement is anticipated in the near term) and that duct cleaning would be needed.

Likewise, the Hazardous Materials section of the Executive Summary says that VM3 Environmental inspected 24 units and that elevated air samples of microbial growth (mold) and asbestos were detected in seven of the 24 units. It doesn't mention that during their initial July 21, 2020 inspection VM3 found water staining/damage in multiple areas of every single unit they inspected, that 19 of those units had walls, ceilings, floors and/or cabinets that were "actively wet," that "Visible mold like growth was observed" in 13 units, or that all but one of the nine swab tests performed showed "High" levels of one or more kind of mold.

It appears VM3 performed additional inspections on other units in November 2020 with similar findings and that there was some remediation performed. But the BASIS report strongly and repeatedly recommended immediately installing humidistat controlled fans that are activated by high humidity as part of the strategy to correct moisture and mildew issues and that has not been done. Nor has any attention been paid to the condition of the HVAC units in the apartments – and these failures have created serious health and safety issues for the residents.

My brother, who has COPD, was having trouble with dust and bugs. He tried working with property management and maintenance to resolve the problems without success so I called a local duct cleaning company and offered to help him pay for the service. The technician/owner they sent was very disturbed by what he found and noted the filth and infestation was the result of many years of accumulation and neglect. He was so disturbed he called in additional technicians to help him and did the job for free, saying he would not be able to sleep if he left Joe in that condition and we should not have to pay for the service.

In July another resident contacted the Housing Commission Ombudsman and asked them to speak with Joe. We were directed to bring our questions and concerns to Christine Palmer-Jenkins, Regional Director with Hyder Property Management. I alerted her about the duct cleaning experience and urged her to at least inspect everyone's HVAC units to determine their condition. She responded that the Housing Commission does not have a contract for HVAC service, but that they were going to try to start changing furnace filters every six months. Filters have not been changed since people started moving in.

Hyder recently sent a memo to the residents with a list of upgrades to be made to the property which did not address any of these health and safety issues. When we learned that upgrades were anticipated I asked Ms. Palmer-Jenkins if the Housing Commission would get resident input about what work was needed and she said no. The "upgrades" include additional security cameras, tall fences and security gates. Construction has begun and residents fear they are being locked and contained in an unsafe prison-like system. It doesn't help that no one can tell them how and even if residents and guests will be able to come and go when construction is completed.

There are also serious problems with the way your Operation Shelter to Home project is being administered at the Kearny Mesa property. Your goals (as stated in the Executive Summary) of providing "permanent, subsidized housing with voluntary, wraparound supportive services," utilizing "trauma-informed care to promote a culture of safety, empowerment and healing" "with the goals of increasing the person's motivation and personal commitment to change" "in a welcoming and solutions-focused environment" are far, far, far from being met. In fact the actions of the property and program managers are hurting the residents, physically and emotionally, and are setting the program up to fail.

My brother and other residents are ignored, insulted, lied to and constantly threatened with eviction. Some say they feel sick when inside their apartments and some believe they have mold. Many are convinced they are being used by people who want the program to fail, that they will be blamed for the failure and tossed back on the street when it happens. Many are afraid to speak up and rock the boat for fear of being evicted and sent back to the street. Rather than empowering and healing residents, the result is fear, depression and dejection.

Please understand, Joe and I are both very grateful for what the taxpayers of San Diego are doing to address homelessness and we don't expect perfection. We have tried to correct those issues we could and work with property and program management to address those we could not. We appealed to the Housing Commission and now are asking you to help us appeal to the Housing Authority/City Council. Please, the residents of the Kearny Mesa property are counting on you. You are their last hope.

This is just a brief example of some of the most pressing health and safety issues that need to be addressed as quickly as possible. We welcome the opportunity to expand on these issues, share other concerns, answer any questions you may have and look forward to hearing from you soon.

Thank you,

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CC: George Schaefer, Assistant City Attorney
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Councilmember Monica Montgomery Steppe
Councilmember Marni von Wilpert
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