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San Diego Housing Commission (SDHC)  
Amendment to Agreements for Property Management Services for  
Valley Vista Apartments and Kearny Vista Apartments  
Presentation to the SDHC Board of Commissioners  
March 4, 2022

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# SDHC – Property Management Services for Valley Vista and Kearny Vista

## Introduction

- November 25, 2020: SDHC acquired Valley Vista and Kearny Vista to create permanent affordable rental housing units with supportive services for individuals who experienced homelessness.
  - **Valley Vista:**
    - 190 affordable units and two managers' units
      - 156 one-bedroom/one-bathroom
      - 20 two-bedroom/one-bathroom
      - 16 two-bedroom/two-bathroom
  - **Kearny Vista:**
    - 142 affordable units and two managers' units
      - 108 studios
      - 36 two-bedroom/two-bathroom



# SDHC – Property Management Services for Valley Vista and Kearny Vista Valley Vista Photos



# SDHC – Property Management Services for Valley Vista and Kearny Vista Kearny Vista Photos



# SDHC – Property Management Services for Valley Vista and Kearny Vista First-Year Operations

- SDHC contracted with experienced service providers identified through a competitive Request for Qualifications (RFQ) solicitation.
- Service providers subcontracted for property management services at both properties for the duration of the contract.
  - **Valley Vista:**
    - Service Provider: People Assisting the Homeless (PATH)
      - Property Management: The John Stewart Company
  - **Kearny Vista:**
    - Service Provider: Father Joe's Villages
      - Property Management: Hyder Property Management Professionals



# SDHC – Property Management Services for Valley Vista and Kearny Vista New Agreements

- Initial funding for supportive services was available only for one year.
  - State Homeless Emergency Aid Program (HEAP) funds through a grant from the Regional Task Force on Homelessness
  - City of San Diego General Funds
- The County of San Diego (County) authorized funding for supportive services after the first year.
- Operating income from the properties funds property management services.
- SDHC entered into a Memorandum of Agreement with the County to publish joint Requests for Proposal (RFP) for both properties.
  - The County contracts with service providers.
  - SDHC contracts separately with property management services providers.





## SDHC – Property Management Services for Valley Vista and Kearny Vista New Agreements (Continued)

- Hyder Property Management Professionals (Hyder) was the sole respondent to the RFP for property management services for both locations.
- The evaluation panel included representatives from SDHC and the County.
  - Evaluated and ranked the response based on the selection criteria and the point system in the RFP.
- Hyder was rated as a qualified and responsive respondent to the RFP.
- Hyder has extensive experience managing affordable housing and permanent housing with supportive services for individuals who experienced homelessness.
- Hyder's Current Portfolio
  - 124 affordable housing properties
  - 8,167 units
  - San Diego, Imperial County, Inland Empire, Los Angeles



## SDHC – Property Management Services for Valley Vista and Kearny Vista New Agreements (Continued)

- SDHC executed agreements with Hyder for property management services at both properties for January 1, 2022 – March 31, 2022.
  - 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 a nine-month period (April 1, 2022 – December 31, 2022) and increase the maximum compensation for both properties.
  - **Valley Vista:**
    - Increase from \$250,000 to \$804,100
  - **Kearny Vista:**
    - Increase from \$250,000 to \$769,804
- Each agreement would have one one-year renewal option at SDHC’s sole discretion.





# SDHC – Property Management Services for Valley Vista and Kearny Vista Fiscal Considerations

- The funding sources and uses proposed for approval by these actions 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 Valley Vista and Kearny Vista Staff Recommendations

## Valley Vista Apartments (Agenda Item 103)

### **That the SDHC Board of Commissioners:**

- 1) Authorize an amendment to SDHC's agreement with Hyder Property Management Professionals (Hyder) to provide property management services at Valley Vista Apartments, 1865 Hotel Circle South, San Diego, California 92108, by extending the term of the agreement for a nine-month period of April 1, 2022, through December 31, 2022, and increasing the maximum compensation for the amended term of the agreement in the amount of \$554,100 for a maximum total amount of \$804,100 with a one-year renewal option to be exercised at the Housing Commission'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 – Property Management Services for Valley Vista and Kearny Vista Staff Recommendations (Continued)

## Valley Vista Apartments (Agenda Item 103)

- 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 – Property Management Services for Valley Vista and Kearny Vista Staff Recommendations (Continued)

## Kearny Vista Apartments (Agenda Item 104)

### **That the SDHC Board of Commissioners:**

- 1) Authorize an amendment to the Housing Commission's agreement with 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 a nine-month period of April 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 Housing Commission'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 Housing Commission Board and Housing Authority.



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

## Kearny Vista Apartments (Agenda Item 104)

### **That the SDHC Board of Commissioners:**

- 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 – Property Management Services for Valley Vista and Kearny Vista

## Questions & Comments

