

HDP SECURITY ASSESSMENT

Housing Development Partners (HDP)

June 24, 2022

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Vice President of Asset Management



HDP Security Assessment Introduction

- HDP owns 25 affordable housing properties, totaling 1,712 units.
 - Three properties (644 units) owned in partnership with other local real estate development companies



West Park Inn



Town & Country



Hotel Churchill

HDP Security Assessment

Introduction (Continued)

- October 4, 2021: HDP issued a Request for Proposals (RFP) to select a vendor to perform security assessments on some of its Real Estate Assets.
 - RFP closed October 25, 2021
- The RFP was published on HDP's and City of San Diego's PlanetBids vendor portals.
 - 108 potential contractors were notified.
 - 11 proposals were received and evaluated by a review committee.

HDP Security Assessment

Selected Respondent

- Delta V Group was identified to be the most responsive and qualified candidate to conduct the security assessment.
- Delta V Group:
 - San Diego-based
 - Small business
 - Disabled veteran-owned enterprise
 - Experience performing safety assessments, consultation and analysis:
 - City of San Diego Bridge Shelter locations
 - Urban Street Angels
 - San Diego Youth Services Golden Hill



HDP Security Assessment

Selected Respondent (Continued)

- Delta V Group's proposal:
 - \$110,200
 - Assessment of 10 HDP Properties
- Properties selected based on population served, location and activity observed at the property
 - Focus on properties that provide permanent housing with supportive services for households that previously experienced homelessness
- Anticipated timeline:
 - Start July 1, 2022
 - Completion June 30, 2023

HDP Security Assessment Properties

Property Name	HDP Property Address	Units
Hotel Churchill	824 C St, SD CA 92101	72
Mason Hotel	1345 Fifth Ave , SD CA 92101	17
New Palace Hotel	1815 Fifth Ave, SD CA 92101	80
Quality Inn	1830 Fourth Ave, SD CA 92101	92
West Park Inn	1840 Fourth Ave, SD CA 92101	47
Parker Kier	2172 Front Street, SD CA 92101	33
Studio 15	1475 Imperial Ave, SD CA 92101	275
Island Village	1245 Market St, SD CA 92102	280
Town & Country	4079 Messina Dr, SD CA 92113	148
Mariner's Village	6847 Potomac St, SD CA 92139	172

HDP Security Assessment

Sources and Uses of Funds

SOURCES	
HDP RESERVES	\$110,200
TOTAL SOURCES	\$110,200

USES	
Security Assessment Contract (Delta V)	\$110,200
TOTAL SOURCES	\$110,200

HDP Security Assessment

Staff Recommendations

That the HDP Board of Directors take the following actions:

1. Authorize an agreement between HDP and Delta V Group in the amount of \$110,200 for the Security Assessment of 10 HDP-owned real estate properties, identified in Table 1 of the staff report.
2. Authorize HDP's Executive Vice President, or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by HDP's legal counsel, and take such actions as are necessary and/or appropriate to implement these approvals.
3. Find that the foregoing transaction is just and reasonable as to HDP for purposes of California Corporations Code Section 5234 to the extent it involves the San Diego Housing Commission.

HDP Security Assessment

Questions/Comments