

HOUSING DEVELOPMENT PARTNERS of San Diego

A California Nonprofit Public Benefit Corporation

AGENDA

Meeting of the Board of Directors of
Housing Development Partners of San Diego
9:00 am, June 24, 2022
Video Conference
San Diego, California 92101

Chair Jeff Davis
Vice Chair Gary Gramling
Secretary Stefanie Benvenuto
Board Member Eugene “Mitch” Mitchell
Board Member Justine Nielsen

COVID- 19 PUBLIC SERVICE ANNOUNCEMENT

Until further notice, Housing Development Partners (HDP) and HDP Mason Board of Directors (Board) meetings will be conducted pursuant to the provisions of California Government Code section 54953(e), added by Assembly Bill 361, which allows the HDP and HDP Mason Board to use teleconferencing and to provide the public an opportunity to address the Boards via a call-in option or an internet-based service option, during a proclaimed state of emergency when measures to promote social distancing are in effect or the HDP and HDP Mason Board have determined meeting in person would present imminent risks to the health or safety of attendees. The San Diego City Council on May 24, 2022, declared an existing proclaimed state of emergency continues to directly impact the ability of members to meet safely in person and that their finding applies to all boards, commissions and committees of the City of San Diego.

During the current state of emergency and in the interest of public health and safety, most—and most likely all—of the HDP and HDP Mason Board Members, General Counsel and staff will be participating in HDP and HDP Mason Board meetings by video conference. There will be no members of the public in attendance at the HDP and HDP Mason Board meetings. We are providing alternatives to in-person attendance for viewing and participating in HDP and HDP Mason Board meetings.

In lieu of in-person attendance, members of the public may participate and provide comments in the following manner:

Phone-in Testimony

When the comment period for Non-Agenda Public Comment is introduced, or when the comment period is introduced for the specific Agenda Item on which you would like to comment, please call the following toll-free number: **(833) 610-2513**. Wait until you are called upon to speak. Then state your name for the record and the item you are commenting on, and make your comments within the time allotted by the HDP and HDP Mason Board. When your time has ended, please hang up your call. If you wish to speak on other items on the Agenda or for other comment periods, please call back when those items or comment periods are introduced. Please monitor the meeting through livestreaming on the San Diego Housing Commission’s (Housing Commission) website. Click on “Watch the Video” on the HDP web

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page on the Housing Commission's website: <https://www.sdhc.org/about-us/housing-development-partners/>

Written Comment Through Webform

Written Comment on Agenda Items must be submitted using the HDP and HDP Mason Board meeting [public comment form](https://www.sdhc.org/hdp-board-agenda-comment-form/) (<https://www.sdhc.org/hdp-board-agenda-comment-form/>) and indicating the agenda item number for which you wish to submit your comment. Only comments submitted no later than **4 p.m. the day prior to the meeting** using the public comment webform will be eligible to be read into the record. If you submit more than one form per item, only one will be read into the record. All other comments submitted, including those received after 4 p.m. the day prior and before 8 a.m. the day of the meeting, will be provided to the HDP and HDP Mason Board members and posted online with the meeting materials. All comments are limited to 1,250 characters (approximately 200 words). Comments submitted after 8 a.m. the day of the meeting but before the item is called will be submitted into the written record for the relevant item.

Non-Agenda Written Public Comment must be submitted using the HDP and HDP Mason Board meeting [public comment form](https://www.sdhc.org/hdp-board-agenda-comment-form/) (<https://www.sdhc.org/hdp-board-agenda-comment-form/>), checking the appropriate box, no later than **8 a.m. the day of the meeting** to be eligible to be read into the record. The first 30 comments received by 8 a.m. will be read into the record. The maximum number of comments to be read into the record on a single issue will be 16. All other comments submitted, including those received after 8 a.m. the day of the meeting, will be provided to the HDP and HDP Mason Board members. All comments are limited to 1,250 characters (approximately 200 words).

Viewing the Meeting

The public may view and listen to the HDP and HDP Mason Board meetings through livestreaming on the Housing Commission's website. Click on "Watch the Video" on the HDP web page on the Housing Commission's website: <https://www.sdhc.org/about-us/housing-development-partners/>

<p><u>Assistance for the Disabled:</u> Agendas, reports and records are available in alternative forms upon request. Please call the Housing Development Partners Docket Coordinator at least five days prior to the meeting at (619) 889-7560 (voice) or (619) 398-2440 (TTY).</p>
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<p><u>Questions Regarding Agenda Items:</u> For specific questions regarding any item on the HDP agenda, please contact Aliscia Anderson at (619) 578-7486.</p>
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ITEMS

- 10 CALL TO ORDER**
- 20 NON-AGENDA PUBLIC COMMENT**
- 30 COMMISSIONER COMMENTS**
- 40 CHAIR COMMENTS**

50 APPROVAL OF THE MINUTES

December 10, 2021 Meeting [Minutes](#)

DISCUSSION AGENDA

100 HDP22-001 Approve Appointments of Board Members

That the Board of Directors approve the appointments of San Diego Housing Commission (Housing Commission) Chair Stefanie Benvenuto, Commissioner Mitch Mitchell, Gary Gramling and Justine Nielsen as members of the Board of Directors of Housing Development Partners (HDP).

101 HDP22-002 Election of Corporate Officer

That the Board of Directors elect San Diego Housing Commission Interim Chief Financial Officer Suket Dayal as Housing Development Partners' (HDP) Treasurer/Chief Financial Officer.

102 HDP22-003 Elect Audit Committee Members

That the Board of Directors elect Board Members Stefanie Benvenuto and Gary Gramling to serve on the Audit Committee.

103 HDP22-004 Housing Development Partners Security Assessment

That the Board of Directors (Board) take the following actions:

1. Authorize an agreement between Housing Development Partners (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 this 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 they involve the San Diego Housing Commission.

104 HDP22-005 New Palace Hotel Tenant Improvements

That the Board of Directors (Board) take the following actions:

1. Authorize funding of up to \$627,600 from Housing Development Partners (HDP) reserves to HDP New Palace LP for the design and construction of the New Palace Hotel lease space tenant improvements.
2. Authorize the 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. Approve the resolution prepared by HDP's legal counsel relating to the action items listed above.

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4. Find that the foregoing transactions are just and reasonable as to HDP for purposes of California Corporations Code Section 5234 to the extent they involve the San Diego Housing Commission.

Adjournment

Informational Reports

<u>HDP22-006</u>	<u>Investment Portfolio Status</u>
<u>HDP22-007</u>	<u>Three Year Cash Flow</u>
<u>HDP22-008</u>	<u>First Quarter 2022 Financials</u>
<u>HDP22-009</u>	<u>First Quarter 2022 Property Budget-to-Actual Reports</u>