

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, December 15, 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) 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 Board to use teleconferencing and to provide the public an opportunity to address the Board 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 San Diego City Council has determined that meeting in person would present imminent risks to the health or safety of attendees. The San Diego City Council on November 15, 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 Board Members, General Counsel and staff will be participating in HDP Board meetings by video conference. There will be no members of the public in attendance at the HDP Board meetings. We are providing alternatives to in-person attendance for viewing and participating in HDP Board meetings.

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

Phone-in Testimony

Members of the public can listen to the HDP Board meeting and offer public comment on items on the Agenda or during Non-Agenda Public Comment by calling into the meeting on the following number: **(669) 900-6833**. When prompted, input **Meeting ID: 967 4640 6376**. A Participant ID is not required. When a Participant ID is requested, **press #**.

Members of the public will remain muted until they are called upon to speak.

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, **press *9 on your phone to raise your hand** to speak on that item.

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When you are called upon to speak, **press *6 on your phone to unmute** yourself and begin providing your comments. HDP staff are not able to unmute callers. State your name for the record and the item you are commenting on, and make your comments within the time allotted by the HDP Board. You may only speak once on a particular item.

When your time has ended, please mute yourself. If you wish to speak on other items on the Agenda or for other comment periods, please press *9 to raise your hand again when those items or comment periods are introduced.

Written Comment through Webform:

Written Comment on Agenda Items must be submitted using the HDP 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 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 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 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 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/>. The public may also view and listen to the livestreaming video of the HDP Board meetings by clicking on "Video" on the row for the date of the meeting on the HDP Board Meetings page on HDP's website: <https://hdppartners.org/board-of-directors/meetings/>

<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 HDP BOARD MEMBER COMMENTS**
- 40 HDP BOARD CHAIR COMMENTS**
- 50 APPROVAL OF THE MINUTES**

June 24, 2022 [Meeting Minutes](#)

DISCUSSION AGENDA

100 HDP22-010 2023 Board Meeting Schedule

That the Housing Development Partners (HDP) Board of Directors (Board) take the following actions:

- 1) Approve the proposed 2023 Board meeting schedule, as presented.
- 2) Find that the foregoing action just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

101 HDP22-011 2023 Operating Budget for Housing Development Partners

That the Housing Development Partners (HDP) Board of Directors (Board) take the following actions:

- 1) Approve the 2023 Operating Budget for HDP, as presented.
- 2) Find that the foregoing action just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

102 HDP22-012 Single-Family Homes/Companion Units 2023 Property Budget

That the Housing Development Partners (HDP) Board of Directors (Board) take the following actions:

- 1) Approve the 2023 Property Budget for Single-Family Homes/Companion Units (SFH/CU).
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

103 HDP22-013 Casa Colina 2023 Property Budget

That the Housing Development Partners (HDP) Board of Directors (Board) take the following actions:

- 1) Approve the 2023 Property Budget for Casa Colina.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

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104 HDP22-014 Hotel Churchill 2023 Property Budget

That the Housing Development Partners (HDP) Board of Directors (Board) take the following actions:

- 1) Approve the 2023 Property Budget for Hotel Churchill.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

105 HDP22-015 Knox Glen 2023 Property Budget

That the Housing Development Partners (HDP) Board of Directors (Board) take the following actions:

- 1) Approve the 2023 Property Budget for Knox Glen.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

106 HDP22-016 Mariner's Village 2023 Property Budget

That the Housing Development Partners (HDP) Board of Directors (Board) take the following actions:

- 1) Approve the 2023 Property Budget for Mariner's Village.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

107 HDP22-017 New Palace Hotel 2023 Property Budget

That the Housing Development Partners (HDP) Board of Directors (Board) take the following actions:

- 1) Approve the 2023 Property Budget for New Palace Hotel.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

108 HDP22-018 Parker Kier 2023 Property Budget

That the Housing Development Partners (HDP) Board of Directors (Board) take the following actions:

- 1) Approve the 2023 Property Budget for Parker Kier.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

109 HDP22-019 Quality Inn 2023 Property Budget

That the Housing Development Partners (HDP) Board of Directors (Board) take the following actions:

- 1) Approve the 2023 Property Budget for Quality Inn.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

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110 [HDP22-020 San Diego Square 2023 Property Budget](#)

That the Housing Development Partners (HDP) Board of Directors (Board) take the following actions:

- 1) Approve the 2023 Property Budget for San Diego Square.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

111 [HDP22-021 Town and Country 2023 Property Budget](#)

That the Housing Development Partners (HDP) Board of Directors (Board) take the following actions:

- 1) Approve the 2023 Property Budget for Town and Country.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

112 [HDP22-022 Village North Senior 2023 Property Budget](#)

That the Housing Development Partners (HDP) Board of Directors (Board) take the following actions:

- 1) Approve the 2023 Property Budget for Village North Senior.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

113 [HDP22-023 West Park 2023 Property Budget](#)

That the Housing Development Partners (HDP) Board of Directors (Board) take the following actions:

- 1) Approve the 2023 Property Budget for West Park.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

Adjournment

Informational Reports

[HDP22-024 Investment Portfolio Status](#)

[HDP22-025 Three-Year Cash Flow](#)

[HDP22-026 Third Quarter 2022 Financials](#)

[HDP22-027 Third Quarter 2022 Property Budget-to-Actual Reports](#)