

## INFORMATIONAL REPORT

**DATE ISSUED:** December 8, 2022

**REPORT NO:** HDPM22-003

**ATTENTION:** Chair and Members of the Board of Directors of HDP Mason  
For the Agenda of December 15, 2022

**SUBJECT:** Third Quarter 2022 Financials for HDP Mason Housing Corporation

**NO ACTION IS REQUIRED ON THE PART OF THE HDP MASON BOARD OF DIRECTORS**

### **SUMMARY**

The Third Quarter 2022 Financials provide a fiscal status update of HDP Mason Housing Corporation (HDP Mason). The report includes HDP Mason's Statement of Financial Position and Statement of Activities.

Please note a Conflict Disclosure Statement at the end of this report.

### **CONFLICT DISCLOSURE STATEMENT:**

Two San Diego Housing Commissioners (Commissioners), Stefanie Benvenuto and Eugene "Mitch" Mitchell, and Interim President & Chief Executive Officer (CEO) of the San Diego Housing Commission (Housing Commission), Jeff Davis, are each directors of HDP Mason Housing Corporation (HDP Mason), a California nonprofit public benefit corporation qualified as an Internal Revenue Code Section 501(c)(3) corporation for federal purposes. Any Commissioner who is also a director of HDP as of the date of this staff report and Interim CEO Davis have no conflict of interest as discussed below.

The Commissioners and Interim CEO Davis receive no compensation for their service on HDP Mason's Board of Directors and/or as officers of HDP Mason. Pursuant to the provisions of Government Code Sections 1091.5(a)(7) and 1091.5(a)(8), the Commissioners and Interim CEO Davis each have a "non-interest" as described in Government Code Section 1091.5 for purposes of their action on Housing Commission matters associated with this matter, if any. This disclosure shall be incorporated into the record of the Housing Commission, if and when this matter is heard by the Housing Commission.

Further, as members of the Housing Commission Board of Commissioners, the Commissioners are legally entitled to vote and be counted for quorum purposes in this HDP Mason matter. Further, Mr. Davis is not compensated by HDP Mason, and he sits on the HDP Mason Board of Directors. He is legally entitled to vote and to be counted for quorum purposes for this HDP Mason matter.

None of HDP Mason's Board members has a financial interest in this action item that would legally preclude their participation under the provisions of Government Code Sections 1090 and/or 87100 et. seq.

Further, the Housing Commission is a public agency, and the Commissioners are not compensated for their service as Commissioners of the Housing Commission. Further, Mr. Davis's compensation from a

public agency, the Housing Commission, is a non-interest under the provisions of Government Code Section 1091.5(a)(9) as well as for the purposes of Government Code Section 87100 et. seq. Mr. Davis's compensation with the Housing Commission is not a financial interest that would, in any way, preclude him being counted for quorum purposes or voting on these matters before HDP Mason.

Further, to the extent that HDP Mason is a public agency for local Ethics Ordinance purposes, neither the Commissioners nor Director Davis have any conflicts of interest under the local ethics ordinance that would preclude their, or any of their, actions in this matter or from being counted for quorum purposes.

This disclosure shall be and is hereby documented in the official records of the HDP Mason. Similar disclosures will be made in the records of the Housing Commission, if and when this matter is heard by the Commission.

**MUTUAL DIRECTORS STATEMENT:**

To the extent that Commissioners may be considered to be "directors" of the Housing Commission for purposes of California Corporations Code Section 5234 and, hence, common directors with HDP Mason, a vote on this matter should incorporate a finding that these transactions are just and reasonable as to HDP Mason.

Respectfully submitted,

*Julie Conserva*

Julie Conserva  
Vice President of Finance – Real Estate  
Housing Development Partners

Approved by,

*Suket Dayal*

Suket Dayal  
Executive Vice President and Treasurer/Chief  
Financial Officer  
Housing Development Partners

Attachments: 1) Third Quarter 2022 Financials for HDP Mason Housing Corporation

Docket materials are available on HDP's website at [www.hdpartners.org](http://www.hdpartners.org)

HDP Mason Housing Corporation  
Statement of Financial Position  
As of September 30, 2022

**Assets**

**September 30, 2022**

**Current Assets**

Cash & Cash Equivalents	\$ 104,552
Prepaid Expenses	8,477
Deposits	2,000
<b>Total Current Assets</b>	<b>115,029</b>

**Noncurrent Assets**

Deposits Noncurrent	32,345
Fixed Assets	4,572,323
<b>Total Noncurrent Assets</b>	<b>4,604,668</b>

**Total Assets**

**\$ 4,719,697**

**Liabilities & Net Assets**

**Current Liabilities**

Accounts Payable & Accrued Expenses	18,911
Notes Payable Cur	23,000
Other Current Liabilities	14,979
<b>Total Current Liabilities</b>	<b>56,889</b>

**Noncurrent Liabilities**

Deferred Developer Fees - Non Current	122,786
Other Non Current Liabilities	6,479,856
<b>Total Noncurrent Liabilities</b>	<b>6,602,642</b>

**Net Assets**

Unrestricted Net Assets	(1,942,831)
<b>Total Net Assets</b>	<b>(1,942,831)</b>

**Total Liabilities & Net Assets**

**\$ 4,716,701**

HDP Mason Housing Corporation  
Statement of Activities  
July - September 2022

	July - September 2022	Year-to-Date 2022
<b>Revenue</b>		
Rental Income	\$ 63,808	\$ 198,851
Fee Income	17	24
Interest Income	250	250
<b>Total Revenue</b>	<b>64,075</b>	<b>199,125</b>
<b>Expenses</b>		
<b>Administrative Expenses</b>		
Professional Fees	6,159	19,150
Office Expenses	1,166	3,900
Other Admin Expenses	760	1,281
<b>Total Administrative Expenses</b>	<b>8,085</b>	<b>24,331</b>
<b>Program Expenses</b>		
Program Admin	15,105	39,613
Repairs and Maintenance	15,672	53,031
Utilities	8,555	23,306
Other Program Exp	6,238	14,254
Interest Expense	45,165	120,222
<b>Total Program Expenses</b>	<b>90,735</b>	<b>250,426</b>
<b>Total Expenses</b>	<b>98,820</b>	<b>274,758</b>
<b>Change in Net Assets</b>	<b>\$ (34,745)</b>	<b>\$ (75,633)</b>