

**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, July 12, 2023**  
1122 Broadway, Fourth Floor Conference Room  
San Diego, California 92101

**Chair Jeff Davis**  
**Vice Chair Gary Gramling**  
**Board Member Ryan Clumpner**  
**Board Member Eugene “Mitch” Mitchell**  
**Board Member Justine Nielsen**

The Housing Development Partners of San Diego Board of Directors has resumed meeting in person. Members of the public who wish to provide Non-Agenda Public Comments or comments on items on the agenda should attend the meeting in person and complete and submit a written speaker slip on the day of the meeting before the item on which they wish to speak is called.

**Assistance for the Disabled:** 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) 578-7550 (voice) or (619) 398-2440 (TTY).

**Questions Regarding Agenda Items:** For specific questions regarding any item on the HDP agenda, please contact Aliscia Anderson at (619) 578-7486.

**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**  
December 15, 2022, [Meeting Minutes](#)

**ADOPTION AGENDA**

**100**    **HDP23-007**    **Approve the Appointment of a Board Member**

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

- 1) Approve the appointment of San Diego Housing Commission (Housing Commission) Vice Chair Ryan Clumpner as a member of the HDP Board of Directors.

- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code 5234.

**101 HDP23-008 Elect Audit Committee Members**

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

- 1) Elect Board Members Ryan Clumpner and Gary Gramling to serve on the HDP Board of Directors' Audit Committee.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code 5234.

**102 HDP23-009 Elect the HDP Board Secretary**

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

- 1) Elect the Secretary of the HDP Board of Directors.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code 5234.

**103 HDP23-002 Amendment to the Housing Development Partners of San Diego Bylaws**

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

- 1) Approve an amendment to Section 5.02(b)(3) of HDP's bylaws to require that one of the "at large" seats on HDP's Board of Directors be filled by a member of the Housing Authority of the City of San Diego, who will be appointed by the San Diego City Council President and Confirmed by the San Diego City Council. Approval of the amendment to the bylaws is subject to and contingent upon approval by the San Diego Housing Commission (Housing Commission) Board of Commissioners.
- 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 actions are just and reasonable as to HDP for purposes of California Corporations Code 5234.

**104 HDP23-001 Parker Kier Ground Lease Renewal**

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

- 1) Authorize HDP's Executive Vice President, or designee, to enter into a 15-year ground lease as Lessee with the San Diego Housing Commission (Housing Commission) as Lessor for the property known as Parker Kier at 2172 Front Street, San Diego, CA 92101 (Property). Ground lease rent to be maintained at the current level of 4.5% of Total Gross Revenue.
- 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 actions are just and reasonable as to HDP for purposes of California Corporations Code 5234.

## **Adjournment**

### **Informational Reports**

<a href="#"><u>HDP23-003</u></a>	<a href="#"><u>Investment Portfolio Status</u></a>
<a href="#"><u>HDP22-004</u></a>	<a href="#"><u>Three-Year Cash Flow</u></a>
<a href="#"><u>HDP22-005</u></a>	<a href="#"><u>First Quarter 2023 Financials</u></a>
<a href="#"><u>HDP22-010</u></a>	<a href="#"><u>First Quarter 2023 Property Budget-to-Actual Reports</u></a>