



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 a.m., December 14, 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

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**
Approval of the July 12, 2023, [Minutes](#)

ADOPTION AGENDA

100 [HDP23-030](#) [2024 Housing Development Partners Board Meeting Schedule](#)

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

- 1) Approve the proposed 2024 HDP 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 [HDP23-024](#) [2024 Operating Budget for Housing Development Partners](#)

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

- 1) Approve the 2024 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 [HDP23-012](#) [Casa Colina 2024 Property Budget](#)

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

- 1) Approve the 2024 Property Budget for Casa Colina, a 75-unit affordable housing property for seniors with low income at 5207 52nd Place, San Diego, CA 92115, in the Colina Del Sol Neighborhood.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

103 [HDP23-013](#) [Hotel Churchill 2024 Property Budget](#)

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

- 1) Approve the 2024 Property Budget for Hotel Churchill, a 73-unit affordable housing property at 827 C Street in downtown San Diego that provides affordable housing with supportive services for individuals with low income who experienced homelessness.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

104 [HDP23-014](#) [Knox Glen 2024 Property Budget](#)

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

- 1) Approve the 2024 Property Budget for Knox Glen, a 54-unit affordable housing development at 4754 Logan Avenue, San Diego, CA 92113 for families with low income.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

105 [HDP23-015](#) [Mariner's Village 2024 Property Budget](#)

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

- 1) Approve the 2024 Property Budget for Mariner's Village, a 172-unit affordable housing property at 6847 Potomac Street, San Diego, CA 92139, for families with low income.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

106 [HDP23-016](#) [New Palace Hotel 2024 Property Budget](#)

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

- 1) Approve the 2024 Property Budget for New Palace Hotel, an 80-unit affordable housing property at 1814 5th Avenue, San Diego, CA 92101, for seniors with low income who experienced homelessness or are at risk of homelessness.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

107 [HDP23-017](#) [Parker Kier 2024 Property Budget](#)

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

- 1) Approve the 2024 Property Budget for Parker Kier, a 34-unit affordable housing property at 2172 Front Street, San Diego, CA 92101, for individuals with low income who experienced homelessness or are at risk of homelessness.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

108 [HDP23-018](#) [Quality Inn 2024 Property Budget](#)

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

- 1) Approve the 2024 Property Budget for Quality Inn, a 92-unit affordable housing property with supportive services at 1830 4th Avenue, San Diego, CA 92101, for individuals who experienced homelessness.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

109 [HDP23-019](#) [San Diego Square 2024 Property Budget](#)

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

- 1) Approve the 2024 Property Budget for San Diego Square, a 156-unit affordable housing property at 1055 9th Avenue, San Diego, CA 92101, for seniors with low income.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

110 [HDP23-020](#) [Single-Family Homes/Companion Units 2024 Property Budget](#)

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

- 1) Approve the 2024 Property Budget for Single-Family Homes/Companion Units (SFH/CU) leased as affordable rental housing to households with low income.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

111 [HDP23-021](#) [Town and Country 2024 Property Budget](#)

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

- 1) Approve the 2024 Property Budget for Town and Country, a 145-unit affordable housing property at 4066 Messina Drive, San Diego, CA 92113 for families with low income.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

112 [HDP23-022 Village North Senior Garden Apartments 2024 Property Budget](#)

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

- 1) Approve the 2024 Property Budget for Village North Senior Garden Apartments (Village North Senior), a 120-unit affordable housing property at 7720 Belden Street, San Diego, CA 92111, for seniors with low income, with 44 units set aside for seniors who experienced homelessness.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

113 [HDP23-023 West Park 2024 Property Budget](#)

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

- 1) Approve the 2024 Property Budget for West Park, a 47-unit affordable housing property with supportive services at 1840 4th Avenue, San Diego, CA 92101, for individuals who experienced homelessness.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

Adjournment

Informational Reports

[HDP23-025 Third Quarter 2023 Property Budget-to-Actual Reports](#)

[HDP23-026 Third Quarter 2023 Financials](#)

[HDP23-027 Investment Portfolio Status](#)

[HDP23-028 Three-Year Cash Flow](#)

[HDP23-029 2022 HDP Consolidated Financial Statements](#)