



**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., June 13, 2024**  
1122 Broadway, Fourth Floor Conference Room  
San Diego, California 92101

**Chair Lisa Jones**  
**Vice Chair Gary Gramling**  
**Board Member Ryan Clumpner**  
**Board Member Eugene “Mitch” Mitchell**  
**Board Member Stephen Whitburn**

The Housing Development Partners of San Diego Board of Directors meets 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 December 21, 2023, [Minutes](#)

**ADOPTION AGENDA**

- 100    HDP24-001    [Approve the Appointment of a Member of the Board of Directors of Housing Development Partners of San Diego](#)**

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

- 1) Approve the appointment of City of San Diego Councilmember and Housing Authority of

the City of San Diego Member (Councilmember/Housing Authority Member) Stephen Whitburn as a member of the HDP Board of Directors.

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

**101**    **[HDP24-002](#)**    **[Authorize Signatories for Documents for Housing Development Partners of San Diego](#)**

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

- 1) Appoint Jeff Davis as Deputy Chief Executive Officer (Deputy CEO) of HDP.
- 2) Authorize Jeff Davis, HDP's Deputy CEO; Josh Hoffman, HDP's Vice President of Real Estate Development; and Julie Conserva, HDP's Vice President of Real Estate Finance, subject to the supervision or direction of the HDP Board of Directors and the President of the Corporation, to execute any and all documents (a) necessary to secure ownership or financing of real property (including, but not limited to Purchase and Sales Contracts, Escrow Instructions, Assignments of Purchase and Sales Contracts, and Amendments and Extensions of said documents); (b) necessary for the operation of the residential properties owned or to be owned by the Corporation in the normal course of business; or (c) welfare exemption application.
- 3) Find that the foregoing action just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

**102**    **[HDP24-003](#)**    **[Approve the HDP Operating Deficit Subordinate Loan to Knox Glen](#)**

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

- 1) Approve the recommendation for HDP to provide Knox Glen Town Homes with a Subordinate Loan to cover significant repair expenses because of the January 22, 2024, storms.
- 2) Find that the foregoing action just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

**103**    **[HDP24-004](#)**    **[Selection of New Property Management Companies](#)**

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

- 1) Approve recommended changes to companies performing Property Management Services at HDP properties, as described in this report.

- 2) Approve updating existing property management contracts to provide additional protections and consistency with San Diego Housing Commission (Housing Commission) processes, as described in this report.
- 3) Find that the foregoing actions are just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

**104**    [HDP24-005](#)    [Approval for Housing Development Partners' Exit from the Island Village Partnership](#)

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

- 1) Approve HDP's exit from the Island Village Partnership.
- 2) Find that the foregoing action just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

**Adjournment**

**Informational Reports**

- [HDP24-006](#)    [First Quarter 2024 Property Budget-to-Actual Reports](#)
- [HDP24-007](#)    [First Quarter 2024 Financials](#)
- [HDP24-008](#)    [Investment Portfolio Status](#)
- [HDP24-009](#)    [Three-Year Cash Flow](#)