

## INFORMATIONAL REPORT

**DATE ISSUED:** January 16, 2025

**REPORT NO:** HDPM25-005

**ATTENTION:** Chair and Members of the Board of Directors of  
HDP Mason Housing Corporation  
For the Agenda of January 23, 2025

**SUBJECT:** Third Quarter 2024 Financials for HDP Mason Housing Corporation

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

### **SUMMARY**

The Third Quarter 2024 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), Eugene "Mitch" Mitchell and Ryan Clumpner, and the San Diego Housing Commission's (Housing Commission) President and Chief Executive Officer (President and CEO), Lisa Jones, 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 Mason as of the date of this staff report and President and CEO Jones have no conflict of interest as discussed below.

The Commissioners and President and CEO Jones 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 President and CEO Jones 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.

San Diego City Councilmember and Housing Authority member, Councilmember Sean Elo-Rivera, is also a Director of HDP Mason. Councilmember Elo-Rivera is not compensated for his service on the HDP Mason Board or as an officer of HDP Mason. As it relates to this matter, as a Housing Authority member, Councilmember Elo-Rivera has a noninterest under California Government Code section 1091.5(a)(9). This disclosure shall be incorporated into the record of the Housing Authority, if and when this matter is heard by the Housing Authority.

Further, because of their non-interests, the Commissioners, as members of the Housing Commission Board of Commissioners, and Councilmember Elo-Rivera, as a member of the Housing Authority, are entitled to vote on this matter and may be counted for quorum.

Further, no HDP Mason Director or officer has a financial interest in this matter that would legally preclude their participation under the provisions of California Government Code section 87100 et. seq.

The Commissioners are not compensated for their services on the board of the Housing Commission, a public agency. Councilmember Elo-Rivera's compensation as a member of the Housing Authority, a public agency, is a non-interest under Government Code section 1091.5(a)(9). Further, Ms. Jones' compensation from a public agency, the Housing Commission, is a noninterest under the provisions of Government Code Section 1091.5(a)(9) as well as for the purposes of Government Code Section 87100 et. seq.

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

These disclosures shall be and are hereby documented in the official records of the Housing Commission and Housing Authority.

**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, 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 2024 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, 2024

<i>Assets</i>	<b>September 30, 2024</b>
<b>Current Assets</b>	
Cash & Cash Equivalents	\$ 255,237
Accounts Receivable	6,645
Prepaid Expenses	12,549
<b>Total Current Assets</b>	274,431
 <b>Noncurrent Assets</b>	
Deposits Noncurrent	32,893
Fixed Assets	4,247,430
<b>Total Noncurrent Assets</b>	4,280,323
<b>Total Assets</b>	<b>\$ 4,554,754</b>
 <i>Liabilities &amp; Net Assets</i>	
<b>Current Liabilities</b>	
Accounts Payable & Accrued Expenses	19,435
Other Current Liabilities	15,305
<b>Total Current Liabilities</b>	34,740
 <b>Noncurrent Liabilities</b>	
Other Non Current Liabilities	6,698,902
<b>Total Noncurrent Liabilities</b>	6,698,902
 <b>Net Assets</b>	
Unrestricted Net Assets	(2,178,888)
<b>Total Net Assets</b>	(2,178,888)
<b>Total Liabilities &amp; Net Assets</b>	<b>\$ 4,554,754</b>

HDP Mason Housing Corporation  
Statement of Activities  
July - September 2024

	July - September 2024	Year-to-Date 2024
<b>Revenue</b>		
Rental Income	\$ 104,600	\$ 322,733
Fee Income	67	221
Interest Income	0	0
<b>Total Revenue</b>	<b>104,667</b>	<b>322,955</b>
<b>Expenses</b>		
<b>Administrative Expenses</b>		
Professional Fees	6,276	17,040
Office Expenses	647	3,531
Other Admin Expenses	150	475
<b>Total Administrative Expenses</b>	<b>7,072</b>	<b>21,046</b>
<b>Program Expenses</b>		
Program Admin	13,218	55,201
Repairs and Maintenance	20,625	74,414
Utilities	8,795	27,403
Other Program Exp	38,851	110,485
Interest Expense	33,783	111,011
<b>Total Program Expenses</b>	<b>115,272</b>	<b>378,515</b>
<b>Total Expenses</b>	<b>122,344</b>	<b>399,561</b>
<b>Change in Net Assets</b>	<b>\$ (17,677)</b>	<b>\$ (76,607)</b>