

## MINUTES

**HOUSING DEVELOPMENT PARTNERS BOARD OF DIRECTORS  
MINUTES OF THE SPECIAL MEETING OF  
JANUARY 23, 2025  
SMART CORNER - 4<sup>TH</sup> FLOOR CONFERENCE ROOM  
1122 BROADWAY, SAN DIEGO, CA 92101**

**ATTENDANCE:**

Present:

Chair Lisa Jones

Vice Chair Gary Gramling

Board Member Ryan Clumpner

Board Member Eugene “Mitch” Mitchell

Executive Vice President Suket Dayal

General Counsel Chuck Christensen

Not present:

Board Member Sean Elo-Rivera

**10      CALL TO ORDER**

Chair Jones called the Meeting to order at 9:07 a.m.

**20      NON-AGENDA PUBLIC COMMENT**

There were no public comments.

**30      HDP BOARD MEMBER COMMENTS**

There were no Board Member comments.

**40      HDP BOARD CHAIR COMMENTS**

**Changes in Property Management Companies**

Last June, the Housing Development Partners (HDP) Board approved changes in the property management companies HDP contracts with for the residential properties in HDP’s portfolio. Those changes have been implemented, effective on October 1, 2024. ConAm is now managing 647 housing units at five HDP properties. Hyder and Company (Hyder) is managing 411 units at 16 properties, including single-family homes and accessory dwelling units. In addition to the single-family homes and ADUs, Hyder is managing affordable housing with supportive services for people who were experiencing homelessness—often referred to as permanent supportive housing. ConAm is managing affordable housing properties for households with low income—including properties financed with Low-Income Housing Tax Credits. ConAm and Hyder were the two highest-ranked respondents to a Request for Proposal for property management services for these properties.

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**Exiting Island Village Partnership**

Last June, the HDP Board also approved HDP's exit from the partnership for the Island Village property. This is a 281-unit property with rents affordable for households earning up to 50 or 60 percent of San Diego's Area Median Income. HDP is the nonprofit, co-managing general partner. The other co-managing general partner—known as East Village West LLC—is in the process of obtaining lender approval to select a new nonprofit co-general partner. They have asked HDP to delay exiting the partnership until the end of March 2025, and HDP has agreed. HDP will receive the entire asset management fee of \$30,000 for 2025.

**Colin Miller's Return as Senior Vice President of Real Estate Development**

Colin Miller rejoined the San Diego Housing Commission (SDHC) and HDP in December as Senior Vice President of Real Estate Development. Colin oversees multifamily housing finance, single-family housing finance, development, property acquisitions, land use and affordable housing preservation. He previously served with SDHC and HDP for about 10 years, where he excelled on multiple projects, including the award-winning rehabilitation of the Hotel Churchill.

**50      APPROVAL OF THE MINUTES**

The minutes of the June 13, 2024, HDP Board of Directors Meeting were approved on a motion by Board Member Clumper, seconded by Vice Chair Gramling, and passed by a vote of 3-0.

***Chair Jones adjourned the HDP Board meeting at 9:13 a.m. to reconvene the HDP Mason Board meeting.***

***Chair Jones reconvened the HDP Board meeting at 9:13 a.m.***

***Board Member Mitchell joined the meeting.***

**CONSENT AGENDA:**

Motion by Vice Chair Gramling to approve Items 100, 101 and 102 on Consent. Seconded by Board Member Mitchell and passed by a vote of 4-0.

***Chair Jones adjourned the HDP Board meeting at 9:15 a.m. to reconvene the HDP Mason Board meeting.***

***Chair Jones reconvened the HDP Board meeting at 9:15 a.m.***

**100      HDP25-001      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) Sean Elo-Rivera 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      HDP25-002      Authorize a Signatory for Documents for Housing Development Partners of San Diego**

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

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- 1) Authorize Colin Miller, HDP's Senior Vice President, 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.
- 2) Find that the foregoing action just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

**102 HDP25-003 2025 Housing Development Partners Board Meeting Schedule**

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

- 1) Approve the proposed 2025 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.

**DISCUSSION AGENDA**

**103 HDP25-004 2025 Budget for Housing Development Partners**

Suket Dayal, Executive Vice President and Chief Financial Officer, and Julie Conserva, Vice President of Real Estate Finance, presented the request for approval.

Motion by Board Member Mitchell, seconded by Vice Chair Gramling, and passed by a vote of 4-0.

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

- 1) Approve the 2025 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.

**104 HDP25-005 Casa Colina 2025 Property Budget**

Emmanuel Arellano, Vice President of Asset Management, and Branden Sarkissian, Director of Asset Management, presented the request for approval.

Motion by Board Member Mitchell, seconded by Vice Chair Gramling, and passed by a vote of 4-0.

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

- 1) Approve the 2025 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.

**105 HDP25-006 Hotel Churchill 2025 Property Budget**

Emmanuel Arellano, Vice President of Asset Management, and Branden Sarkissian, Director of Asset Management, presented the request for approval.

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Motion by Board Member Mitchell, seconded by Vice Chair Gramling, and passed by a vote of 4-0.

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

- 1) Approve the 2025 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.

**106 HDP25-007 Knox Glen 2025 Property Budget**

Emmanuel Arellano, Vice President of Asset Management, and Branden Sarkissian, Director of Asset Management, presented the request for approval.

Motion by Board Member Mitchell, seconded by Vice Chair Gramling, and passed by a vote of 4-0.

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

- 1) Approve the 2025 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.

**107 HDP25-008 Mariner's Village 2025 Property Budget**

Emmanuel Arellano, Vice President of Asset Management, and Branden Sarkissian, Director of Asset Management, presented the request for approval.

Motion by Board Member Mitchell, seconded by Vice Chair Gramling, and passed by a vote of 4-0.

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

- 1) Approve the 2025 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.

**108 HDP25-009 New Palace Hotel 2025 Property Budget**

Emmanuel Arellano, Vice President of Asset Management, and Branden Sarkissian, Director of Asset Management, presented the request for approval.

Motion by Board Member Mitchell, seconded by Vice Chair Gramling, and passed by a vote of 4-0.

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

- 1) Approve the 2025 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.

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**109 HDP25-010 Parker Kier 2025 Property Budget**

Emmanuel Arellano, Vice President of Asset Management, and Branden Sarkissian, Director of Asset Management presented the request for approval.

Motion by Board Member Mitchell, seconded by Vice Chair Gramling, and passed by a vote of 4-0.

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

- 1) Approve the 2025 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.

**110 HDP25-011 Quality Inn 2025 Property Budget**

Emmanuel Arellano, Vice President of Asset Management, and Branden Sarkissian, Director of Asset Management, presented the request for approval.

Motion by Board Member Mitchell, seconded by Vice Chair Gramling, and passed by a vote of 4-0.

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

- 1) Approve the 2025 Property Budget for Quality Inn, a 92-unit affordable housing property with supportive services at 1830 4<sup>th</sup> 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.

**111 HDP25-012 San Diego Square 2025 Property Budget**

Emmanuel Arellano, Vice President of Asset Management, and Branden Sarkissian, Director of Asset Management, presented the request for approval.

Motion by Board Member Mitchell, seconded by Vice Chair Gramling, and passed by a vote of 4-0.

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

- 1) Approve the 2025 Property Budget for San Diego Square, a 156-unit affordable housing property at 1055 9<sup>th</sup> 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.

**112 HDP25-013 Single-Family Homes/Companion Units 2025 Property Budget**

Emmanuel Arellano, Vice President of Asset Management, and Branden Sarkissian, Director of Asset Management, presented the request for approval.

Motion by Board Member Mitchell, seconded by Vice Chair Gramling, and passed by a vote of 4-0.

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

- 1) Approve the 2025 Property Budget for Single-Family Homes/Companion Units (SFH/CU) leased

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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.

**113 HDP25-014 Town and Country 2025 Property Budget**

Emmanuel Arellano, Vice President of Asset Management, and Branden Sarkissian, Director of Asset Management, presented the request for approval.

Motion by Board Member Mitchell, seconded by Vice Chair Gramling, and passed by a vote of 4-0.

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

- 1) Approve the 2025 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.

**114 HDP25-015 Village North Senior Garden Apartments 2025 Property Budget**

Emmanuel Arellano, Vice President of Asset Management, and Branden Sarkissian, Director of Asset Management, presented the request for approval.

Motion by Board Member Mitchell, seconded by Vice Chair Gramling, and passed by a vote of 4-0.

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

- 1) Approve the 2025 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.

**115 HDP25-016 West Park 2025 Property Budget**

Emmanuel Arellano, Vice President of Asset Management, and Branden Sarkissian, Director of Asset Management, presented the request for approval.

Motion by Board Member Mitchell, seconded by Vice Chair Gramling, and passed by a vote of 4-0.

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

- 1) Approve the 2025 Property Budget for West Park, a 47-unit affordable housing property with supportive services at 1840 4<sup>th</sup> 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.

***Chair Jones adjourned the HDP Board meeting at 9:43 a.m. to reconvene the HDP Mason Board meeting.***

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**CLOSED SESSION**

HDP Board of Directors convened in Closed Session on January 23, 2025, at 9:43 a.m. with the following agenda:

- I. Announcement by Counsel of the Matters to be discussed in Closed Session and the basis upon which each will be discussed, as referenced within the Brown Act.
- II. Public Testimony and Comment, if any, concerning any matter on the Closed Session Agenda.
- III. Board Member comments, if any.
- IV. The HDP Board of Directors will convene in closed session to consider the following agenda:
  - A. Conference with Legal Counsel – Anticipated LITIGATION, pursuant to subdivision (c) of section 54956.9 of the Government Code and pursuant to Government Code Section 54954.5(c)  
  
One (1) matter  
  
Counsel will discuss the potential initiation of litigation.
- V. Announcement of Actions Taken in Closed Session.

By a vote of 4-0, the Board gave instructions to counsel concerning the initiation of litigation.

**Adjournment**

Chair Jones adjourned the HDP Board meeting at 10:03 a.m.

Respectfully submitted,

*Scott Marshall*

Scott Marshall  
Vice President of Communications and  
Government Relations  
Housing Development Partners

Approved by,

*Suket Dayal*

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