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**HOUSING DEVELOPMENT PARTNERS of San Diego**

*A California Nonprofit Public Benefit Corporation*

**SPECIAL MEETING AGENDA**

Meeting of the Board of Directors of  
Housing Development Partners of San Diego  
**April 16, 2026, at 10:30 a.m. or Soon Thereafter**  
1122 Broadway, Fourth Floor Conference Room  
San Diego, California 92101

**Chair Lisa Jones**  
**Vice Chair Gary Gramling**  
**Board Member Ryan Clumpner**  
**Board Member Sean Elo-Rivera**  
**Board Member Eugene “Mitch” Mitchell**

**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. Public Comments may also be submitted in writing, as described at the end of the agenda.**

**ADDITIONAL INFORMATION ABOUT HOW TO PARTICIPATE IN THIS MEETING IS PROVIDED AT THE END OF THE AGENDA**

**REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR TRANSLATION ACCOMMODATIONS**

The Americans with Disabilities Act (ADA) requires accommodations for individuals with disabilities. These may include making agenda information available in other formats and disability-related modifications or accommodations needed to help with meeting participation—including different ways to see meetings and offer public comment. To request accommodations, please contact the San Diego Housing Commission’s (Housing Commission’s) Communications and Government Relations Division at (619) 578-7550 (voice), (619) 398-2440 (TTY) or by email at [SDHCdocketinfo@sdhc.org](mailto:SDHCdocketinfo@sdhc.org). Please submit your request at least three business days before the date of the Housing Development Partners (HDP) Board of Directors meeting. HDP is committed to resolving accessibility requests quickly to maximize accessibility.

Public comments may be made in any language. HDP may be able to provide services to translate public comment into English. To request translation services, contact the Housing Commission’s Communications and Government Relations Division at (619) 578-7550 (voice), (619) 398-2440 (TTY) or by email at [SDHCdocketinfo@sdhc.org](mailto:SDHCdocketinfo@sdhc.org). Please submit your request at least three business days before the date of the HDP Board of Directors meeting. HDP is committed to addressing language translation requests quickly to maximize public participation.

Los comentarios públicos pueden ser en cualquier idioma. HDP podría brindar servicios de traducción al inglés. Para solicitar servicio de traducción, póngase en contacto con el Departamento de Comunicaciones y Relaciones Gubernamentales de la Comisión de Vivienda de San Diego al (619) 578-7550 (voz), (619) 398-2440 (TTY) o por email a [SDHCdocketinfo@sdhc.org](mailto:SDHCdocketinfo@sdhc.org). Favor de hacer su solicitud con por lo menos tres días laborales de anticipación antes de la fecha de la sesión de la Mesa Directiva de HDP. HDP se compromete a responder a las solicitudes de traducción rápidamente para maximizar la participación pública.

## **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 5, 2025, HDP Board Meeting [Minutes](#)

## **ADOPTION AGENDA**

**100**    **[HDP26-001](#)    [Approval for Housing Development Partners' Exit from the Studio 15 Partnership](#)**

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

- 1) Approve HDP's exit from the Studio 15 Partnership.
- 2) Find that the foregoing action is just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

**101**    **[HDP26-002](#)    [Approval of a Co-Developer Agreement and Formation of a Limited Partnership and Authorization to Proceed with Due Diligence Activities](#)**

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

- 1) Approve Wakeland Housing and Development Corporation as co-developer for the proposed affordable senior housing development across the parcels at 5202 University Avenue, San Diego, CA 92105, and the adjacent HDP-owned senior housing community at 5207 52nd Place, San Diego, CA 92105 (the Project).
- 2) Authorize HDP to enter into a Property Development Agreement / Co-Developer Agreement with Wakeland Housing and Development Corporation, in substantially the form presented to the HDP Board and as approved by legal counsel.
- 3) Authorize the formation of a California limited partnership with Wakeland Housing and Development Corporation for purposes of pursuing the Project's financing and development, with HDP serving as the Managing General Partner or Managing Member through an affiliated entity, subject to required approvals.
- 4) Authorize HDP to seek and obtain all required approvals from the San Diego Housing Commission (SDHC) for the Project, including but not limited to, approval of all Project

components, assumption of agreements, and any required transfer or assignment of the Disposition and Development Agreement (DDA).

- 5) Approve a Formation and Due Diligence Budget in an amount not to exceed \$250,000 and authorize the Senior Vice President and/or Vice President of HDP to expend and commit funds in accordance with the approved Budget. Staff are recommending that HDP advance the Project these funds through a promissory note (Attachment 4) at 5 percent interest that will be repaid at closing.
- 6) Authorize the Senior Vice President and/or Vice President of HDP to execute documents and take actions necessary to implement the foregoing approvals, including execution of consultant agreements and related instruments, all as approved by legal counsel.
- 7) Find that the foregoing transactions are just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

## **Adjournment**

### **Informational Reports**

[HDP26-003](#) [Fourth Quarter 2025 Financials](#)  
[HDP26-004](#) [Three-Year Cash Flow](#)  
[HDP26-005](#) [Investment Portfolio Status](#)  
[HDP26-006](#) [Fourth Quarter 2025 Property Budget-to-Actual Reports](#)

### **HOW TO SPEAK TO A PARTICULAR ITEM OR DURING NON-AGENDA PUBLIC COMMENT:**

Members of the public shall be given the opportunity to address the Housing Development Partners (HDP) Board of Directors (Board). The HDP Board Chair may reduce the amount of time available to each speaker to appropriately manage the meeting and ensure HDP Board has time to consider all the agenda items. A member of the public may only provide one comment per agenda item.

#### **In-Person Comment on Agenda Items**

Each speaker must fill out a written request (speaker slip) at the meeting at which the speaker wishes to speak, indicating which item they wish to speak on. Speaker slips may not be turned in before the day of the meeting or after the in-person testimony.

Speakers will be called up to approach the podium and will be asked to state who they are representing if they represent an organization or another person.

For discussion and information items, each speaker may speak up to three minutes. The HDP Board Chair may change this for meeting management purposes. The HDP Board Chair may also limit organized group presentations of five or more persons to 15 minutes or less.

#### **Non-Agenda Public Comment**

Every agenda for an HDP Board meeting shall provide time on the agenda for members of the public to address the HDP Board on items that are not on the agenda but are within the HDP



Board's jurisdiction. To ensure that the HDP Board has time to consider all agenda items, Non-Agenda Public Comment will be as follows:

Each speaker will be limited to three minutes.

Speakers may not give their time to other speakers.

If there are eight or more speakers on a single issue, the maximum time for the issue will be 24 minutes.

The speaking order generally will be determined on a first-come, first-served basis. However, priority may be given to speakers who did not provide public comment during Non-Agenda Public Comment at the last regularly scheduled HDP Board meeting.

A member of the public may only provide one non-agenda comment per agenda.

Each speaker who wishes to address the HDP Board must fill out a written request (speaker slip) at the meeting at which the speaker wishes to speak. Speaker slips may not be turned in before the meeting date or after completion of in-person testimony.

Speakers will be called up to approach the podium and will be asked to state who they are representing if they represent an organization or another person.

## **Written Public Comment**

### Webform

Public Comments may also be submitted using the [webform](#). Comments received by 4 p.m. the business day before the HDP Board meeting date will be distributed to the HDP Board members and posted on HDP's website with the meeting materials. All webform comments are limited to 1,250 characters (approximately 200 words). If you have an attachment to your comment, you may send it to [sdhcdocketinfo@sdhc.org](mailto:sdhcdocketinfo@sdhc.org), and it will be distributed to the HDP Board members. Comments received after 4 p.m. on the business day before the meeting date will be submitted into the written record for the relevant item.

### U.S. Mail

Instead of submitting written comments through the webform, you may submit by U.S. mail. Please include on your written comments whether you are submitting Non-Agenda Public Comment or which Agenda item your comments relate to. Mail your comments to: Housing Development Partners (HDP), San Diego Housing Commission, Attention Scott Marshall, 1122 Broadway, Suite 300, San Diego, CA 92101. Materials submitted by U.S. Mail must be received no later than one business day before the meeting to be distributed to the HDP Board Members. Comments received by U.S. Mail after one business day before the meeting will be submitted into the written record for the relevant item.

### Drop-off at Housing Commission Offices

Instead of submitting written comments through the webform or by U.S. mail, you may hand-deliver written comments to HDP at the San Diego Housing Commission's offices by leaving them with the reception desk on the first floor at 1122 Broadway, San Diego, CA 92101. Office hours are weekdays, 9 a.m. to 4 p.m., except for alternating Fridays, as shown on the Housing Commission's website at <https://sdhc.org/about-us/contact-us/>. Please include on your written comments whether you are submitting Non-Agenda Public Comment or which Agenda item your comments relate to. Please also write, "HDP Board of Directors Public Comment," "Attention: Scott Marshall,



Communications and Government Relations,” and the meeting date.

### **Meeting Video**

The public may view HDP Board meetings through the livestreaming video link provided on HDP’s website for the specific meeting date. Click “Video” beside the Agenda for the meeting date at <https://hdpartners.org/board-of-directors/meetings/>