

INFORMATIONAL REPORT

DATE ISSUED: April 10, 2026

REPORT NO: HDP26-003

ATTENTION: Chair and Members of the Board of Directors of
Housing Development Partners of San Diego
For the Agenda of April 16, 2026

SUBJECT: Fourth Quarter 2025 Financials

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

SUMMARY

The Fourth Quarter 2025 Financials provide a fiscal status update of Housing Development Partners (HDP). The report includes HDP's financial statements, revenue and expenditure activity compared to the 2025 Operating Budget, and a 2025 Sources and Uses report detailing the nonprofit's fund balance.

The following are included in this report:

- Statement of Financial Position
- Statement of Activities
- Budget Variance Report
- Sources and Uses

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 Housing Development Partners (HDP), 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 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's Board of Directors and/or as officers of HDP. 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. Councilmember Elo-Rivera is not compensated for his service on the HDP Board or as an officer of HDP. 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 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 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.

Respectfully submitted,

Ngoc Dang

Ngoc Dang
Principal Real Estate Audit & Reporting Analyst
Housing Development Partners

Approved by,

Julie Conserva

Julie Conserva
Vice President of Finance – Real Estate
Housing Development Partners

Attachments: 1) Fourth Quarter 2025 Financials

Docket materials are available on HDP's website at www.hdpartners.org

Housing Development Partners of San Diego
Statement of Financial Position
As of December 31, 2025

<i>Assets</i>	December 31, 2025
Current Assets	
Cash & Cash Equivalents	\$ 19,903,279
Accounts Receivable	188,990
Total Current Assets	20,092,269
 Noncurrent Assets	
Fixed Assets	4,397
Seller Notes Receivable	13,387,259
Developer Fees Receivable - Non Current	7,716,385
Other Assets	327,779
Total Noncurrent Assets	21,435,820
Total Assets	\$ 41,528,089
 <i>Liabilities & Net Assets</i>	
Current Liabilities	
Accounts Payable & Accrued Expenses	543,203
Total Current Liabilities	543,203
 Noncurrent Liabilities	
Liabilities in Partnerships	4,156,796
Other Deferred Liabilities	12,936,386
Total Noncurrent Liabilities	17,093,182
 Net Assets	
Unrestricted Net Assets	23,891,704
Total Net Assets	23,891,704
Total Liabilities & Net Assets	\$ 41,528,089

Housing Development Partners of San Diego
Statement of Activities
October - December 2025

	October - December 2025	Year-to-Date 2025
Revenue		
Fee Income	31,333	1,258,257
Interest Income	253,026	1,125,780
Total Revenue	284,359	2,384,037
Expenses		
Administrative Expenses		
Salaries & Benefits	284,006	1,203,374
Office Expenses	20,809	22,644
Training Travel and Parking	992	3,894
Property Tax and Insurance	3,838	14,150
Legal and Accounting	13,312	46,801
Other Admin Expenses	101,741	630,853
Depreciation	1,036	4,144
Total Administrative Expenses	425,734	1,925,860
Program Expenses		
Salaries & Benefits	123,127	531,137
Other Program Exp	9,388	37,552
Miscellaneous Admin expenses	32,622	33,204
Total Program Expenses	165,137	601,893
Total Expenses	590,871	2,527,753
Change in Net Assets	\$ (306,512)	\$ (143,716)

Housing Development Partners of San Diego
2025 HDP Budget vs Actual

	2025 YTD Actuals 12/2025	2025 YTD Budget 12/2025	\$ Over/ (Under) Budget	% of YTD Budget	2025 Annual Budget
SOURCES					
Receipts from Project Operating Cash Flows	4,075,321	4,146,537	(71,216)	98%	4,146,537
Partnership Management Fees	205,168	178,211	26,957	115%	178,211
Interest from Corporate Investments	525,271	200,000	325,271	263%	200,000
Miscellaneous Income	19	-	19	100%	-
TOTAL SOURCES	4,805,779	4,524,748	281,031	106%	4,524,748
USES					
Salaries & Benefits	1,734,511	1,838,987	(104,476)	94%	1,838,987
<i>Professional Fees</i>					
Legal - General Counsel	4,329	30,000	(25,671)	14%	30,000
Audit & Tax Return	42,472	39,916	2,556	106%	39,916
Consultants - Other	-	100,000	(100,000)	0%	100,000
Total Professional Fees	46,801	169,916	(123,115)	28%	169,916
<i>Office Expense and Admin</i>					
SDHC Overhead	630,853	680,381	(49,528)	93%	680,381
Insurance	13,750	13,520	230	102%	13,520
Travel, Training & Mileage	2,404	14,852	(12,448)	16%	14,852
Other Admin Expenses	24,534	3,656	20,878	671%	3,656
Total Office Expense and Admin	671,541	712,409	(40,868)	94%	712,409
Contingency 10%	582	45,247	(44,665)	1%	45,247
Due Dilligence for Abandon Projects	32,622	50,000	(17,379)	65%	50,000
Ground Lease Expense	37,552	39,078	(1,526)	96%	39,078
Total Operating Expenses	2,523,608	2,855,637	(332,029)	88%	2,855,637
Capital Expenditures	-	10,000,000	(10,000,000)	0%	10,000,000
Total Expenditures	2,282,170	(8,330,889)	10,613,059	-27%	(8,330,889)
Transfer In/(Out) of Unrestricted Reserves	2,282,170	1,669,111	613,059	137%	(8,330,889)
TOTAL USES	\$ 4,805,779	\$ 4,524,748	\$ 281,031	106%	\$ 4,524,748

Housing Development Partners
2025 Sources and Uses
As of 12/31/2025

SOURCES

Beginning Fund Balance (1/1/2025)

Reserves & Commitments	\$ 7,683,676
Working Capital	<u>9,925,867</u>
Total Beginning Fund Balance	17,609,543
New Revenue	4,805,779

Total Sources	\$ 22,415,322
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USES

Operating Expenses	\$ 2,523,608
Project Expenditures	15,000

Ending Fund Balance

Reserves & Commitments	6,904,239
Working Capital	<u>12,972,475</u>
Total Ending Fund Balance	19,876,714

Total Uses	\$ 22,415,322
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