HOUSING DEVELOPMENT PARTNERS of San Diego

A California Nonprofit Public Benefit Corporation

REGULAR MEETING AGENDA

Meeting of the Board of Directors of
Housing Development Partners of San Diego
DECEMBER 4, 2026, at 10:30 a.m.
1122 Broadway, Fourth Floor Conference Room
San Diego, California 92101

Chair Lisa Jones
Vice Chair Gary Gramling
Board Member Sean Elo-Rivera
Board Member Antoine "Tony" Jackson
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. 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. 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. 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 September 25, 2026, HDP Board Meeting Minutes

ADOPTION AGENDA

100 HDP26-013 2027 Housing Development Partners Board Meeting Schedule

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

1) Approve the proposed 2027 HDP Board meeting schedule, as presented.

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

101 HDP26-030 Revised HDP Investment Policy

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

1) Approve the amended HDP Investment Policy, substantially in the form attached to this report.

2) Authorize HDP's Chief Financial Officer, Vice President, Senior Vice President, and Chief Executive Officer (collectively, the "Authorized Signers" and individually, an "Authorized Signer") to execute investment account contracts, agreements, certifications, resolutions, and related documents consistent with the amended Investment Policy.

3) Authorize each Authorized Signer to deposit, withdraw, transfer, receive, purchase, sell, exchange, and otherwise manage or dispose of cash, securities, deposits, and other investments held in HDP investment accounts, consistent with the amended Investment Policy, applicable law, governing account documents, and HDP internal controls.

4) Authorize any Authorized Signer to designate employees or agents to perform administrative or transactional functions related to HDP investment accounts, subject to written limitations, appropriate segregation of duties, and HDP internal controls.

5) Authorize the Authorized Signers to take all actions reasonably necessary to implement the amended Investment Policy and maintain HDP investment accounts.

6) Find that the foregoing actions are just and reasonable as to HDP for purposes of California Corporations Code Section 5234.

102 **HDP26-015** **Approval of Predevelopment Budget and Authorization to Execute Option to Lease with the San Diego Housing Commission for 5202 University Avenue Senior Development**

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

1) Approve an additional predevelopment budget for the 5202 University Avenue senior housing development (Project) in an amount not to exceed $2,750,000, exclusive of the previously approved $250,000 Formation and Due Diligence Budget.

2) Authorize HDP to advance an amount up to $2,750,000 to the Project limited partnership to fund approved predevelopment activities, to be evidenced by a promissory note on terms consistent with the previously approved formation advance, including a 5% interest rate and repayment at construction financing closing, subject to approval by legal counsel.

3) Authorize HDP to negotiate and execute an Option to Lease with the San Diego Housing Commission (SDHC), together with related Ground Lease instruments, to establish a clear and enforceable chain of site control from SDHC through HDP to the Project limited partnership, subject to required SDHC approval and legal approval.

4) Authorize HDP to coordinate with SDHC and the County of San Diego (County) concerning the Option to Lease, Ground Lease, Disposition and Development Agreement (DDA), and any required consents, approvals, assignments, or related instruments as approved by legal counsel.

5) Authorize the Senior Vice President and/or Vice President of HDP to expend and commit funds within the approved predevelopment budget and to negotiate and execute consultant agreements and other documents necessary to implement these approvals, subject to approved budget limits and legal counsel approval.

6) Direct staff to continue advancing design, due diligence, financing applications, relocation planning, and community outreach and to return to the Board for subsequent financing, construction, and other approvals as required.

7) Find that the foregoing transactions are just and reasonable as to HDP for purposes of California Corporations Code Section 5234 to the extent they involve SDHC.

103 **HDP26-014** **2027 Budget for Housing Development Partners**

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

1) Approve the 2027 Budget for HDP, as presented.

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

104 **HDP26-016** **Casa Colina 2027 Property Budget**

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

1) Approve the 2027 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 **HDP26-017** **Hotel Churchill 2027 Property Budget**

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

1) Approve the 2027 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 **HDP26-018** **Knox Glen 2027 Property Budget**

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

1) Approve the 2027 Property Budget for Knox Glen Townhomes (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 **HDP26-019** **Mariner's Village 2027 Property Budget**

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

1) Approve the 2027 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 **HDP26-020** **New Palace Hotel 2027 Property Budget**

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

1) Approve the 2027 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.

109 HDP26-021 Parker Kier 2027 Property Budget

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

1) Approve the 2027 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 HDP26-022 Quality Inn 2027 Property Budget

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

1) Approve the 2027 Property Budget for Quality Inn, a 92-unit affordable housing property with supportive services at 1830 4th 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 HDP26-023 San Diego Square 2027 Property Budget

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

1) Approve the 2027 Property Budget for San Diego Square, a 156-unit affordable housing property at 1055 9th 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 HDP26-024 Single-Family Homes/Companion Units 2027 Property Budget

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

1) Approve the 2027 Property Budget for Single-Family Homes/Companion Units (SFH/CU) leased 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 HDP26-025 Town and Country 2027 Property Budget

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

1) Approve the 2027 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 HDP26-026 Village North Senior 2027 Property Budget

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

1) Approve the 2027 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 HDP26-027 West Park 2027 Property Budget

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

1) Approve the 2027 Property Budget for West Park, a 47-unit affordable housing property with supportive services at 1840 4th 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.

Adjournment

Informational Reports

HDP26-028 Third Quarter 2026 Property Budget-to-Actual Reports
HDP26-029 Third Quarter 2026 Financials
HDP26-030 Three-Year Cash Flow
HDP26-031 Investment Portfolio Status
HDP26-032 2025 HDP Consolidated Financial Statements

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, 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/