

SAN DIEGO HOUSING COMMISSION

RESOLUTION NO. HC-2054

ADOPTED ON March 13, 2026

A RESOLUTION APPROVING THE RESIDUAL RECEIPTS LOAN IN AN AMOUNT NOT TO EXCEED \$1,000,000 TO ENCANTO GATEWAY LP, A CALIFORNIA LIMITED PARTNERSHIP, TO FACILITATE THE NEW CONSTRUCTION OF ENCANTO GATEWAY AT 6601 IMPERIAL AVE. IN THE CHOLLAS VALLEY COMMUNITY PLAN AREA OF SAN DIEGO AND RELATED ACTIONS.

WHEREAS, Encanto Gateway is a proposed 65-unit, new construction, affordable, transit-oriented development. Upon completion, it will consist of 64 housing units that will remain affordable for 55 years for individuals and families with income from 30 percent to 60 percent of San Diego's Area Median Income (AMI) and one unrestricted manager's unit.

WHEREAS, on March 13, 2026, the San Diego Housing Commission (SDHC) Board of Commissioners (Board) heard and recommended that SDHC make a loan of up to \$1,000,000 to Encanto Gateway LP, a California limited partnership, to facilitate the new construction of Encanto Gateway, as more particularly described in SDHC Report No. HCR26-022.

NOW, THEREFORE,

BE IT RESOLVED by the SDHC Board that a residual receipts loan in an amount not to exceed \$1,000,000 to Encanto Gateway LP, a California limited partnership, is approved to facilitate the new construction of Encanto Gateway, as more particularly described in SDHC Report No. HCR26-022.

BE IT FURTHER RESOLVED that SDHC's President and Chief Executive Officer, or designee, is authorized to:

1. Execute any and all documents necessary to effectuate the transaction and implement the project, in a form approved by General Counsel, and to take such

actions as are necessary, convenient and/or appropriate to implement the approvals upon advice of General Counsel, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

2. Adjust financing terms/conditions as necessary for consistency with requirements of other funding sources or to accommodate market changes that may occur, provided that the proposed \$1,000,000 maximum SDHC loan amount may not increase.
3. Substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the President and Chief Executive Officer, or designee, to take such actions as are necessary, convenient and/or appropriate to implement this approval and delegation of authority by SDHC upon advice of General Counsel.

BE IT FURTHER RESOLVED that the proposed development activities set forth in SDHC Report No. HCR26-022 are covered under the following:

California Environmental Quality Act


The proposed activity to approve a proposed residual receipts loan in an amount not to exceed \$1,000,000 for Encanto Gateway, has been reviewed for consistency with and is covered in the Final Program Environmental Impact Report (PEIR) for the Southeastern San Diego and Encanto Neighborhoods Community Plan Updates (Project No. 386029 and SCH No. 2014051075) which was certified by City Council Resolution No. R-310077 on December 2, 2015. The Project for which the loan is intended will construct residences consistent with the land use designation and zoning identified in the Encanto Neighborhoods Community Plan and analyzed in the associated Final PEIR. The Project will provide affordable housing in proximity to transit; thus, it meets the goals and policies of the Encanto Neighborhoods Community Plan which include encouraging higher densities

within a half-mile of transit that accommodate a range of housing types and provides support for increased transit service (Policy PLU-17), encouraging housing development that addresses the needs of a diverse, growing population, including difference in age, household composition, and income, and ensuring that existing area residents are able to remain in the community (Policy P-LU-19), and requiring new housing developments to dedicate a portion of the units as affordable for low- and moderate-income households (Policy P-LU-21). This action is a subsequent discretionary action within the scope of the development program evaluated in the Final PEIR and is not a separate project for the purposes of CEQA review pursuant to CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to CEQA Statute Section 21166 and CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action.

National Environmental Policy Act

Federal funds constitute a portion of the funding for this project. The parties agree that the provision of federal funds as a result of this action is conditioned on the approval of the Environmental Assessment by the City of San Diego and the receipt of Authority to Use Grant Funds from the U.S. Department of Housing and Urban Development. Authority to Use Grant Funds was received from HUD on September 1, 2024 and September 3, 2024

Approved as To Form:
Christensen & Spath

By: 
Charles B. Christensen
General Counsel
San Diego Housing Commission

I certify that the foregoing actions in this Resolution were approved by the San Diego Housing Commission Board of Commissioners at its meeting on March 13, 2026.

By: 
Scott Marshall
Vice President,
Communications & Government Relations
San Diego Housing Commission

Approved:
By: 
Lisa Jones
President and Chief Executive Officer
San Diego Housing Commission

Passed and adopted by the San Diego Housing Commission on March 13, 2026, pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(1), by the following vote:

	Yeas	Nays	Excused	Not Present
Eugene "Mitch" Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ryan Clumpner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Cushman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Johanna Hester	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kellee Hubbard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Antoine "Tony" Jackson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Melinda K. Vásquez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

Lisa Jones

 President & Chief Executive Officer of the
 San Diego Housing Commission

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION NO. 2054 passed and adopted by the San Diego Housing Commission on March 13, 2026.

By:  _____
Scott Marshall
 Secretary of the San Diego Housing Commission