

SAN DIEGO HOUSING COMMISSION

RESOLUTION NO. HC - 2039

DATE OF FINAL PASSAGE June 20, 2025

A RESOLUTION APPROVING A RESIDUAL RECEIPTS LOAN IN AN AMOUNT NOT TO EXCEED \$2,200,000 TO THE GRANT AT MISSION TRAILS LP, A CALIFORNIA LIMITED PARTNERSHIP, TO FACILITATE THE ACQUISITION AND NEW CONSTRUCTION OF THE GRANT AT MISSION TRAILS, AN AFFORDABLE HOUSING DEVELOPMENT AT 5945 MISSION GORGE ROAD IN THE NAVAJO COMMUNITY PLAN AREA, AND RELATED ACTIONS

WHEREAS, The Grant at Mission Trails is a proposed 48-unit, new-construction, transit-oriented development with affordable housing for families and a permanent supportive housing component. It will consist of 47 units that will remain affordable for 55 years. Of the development's 47 affordable units, 12 units will be reserved for veterans experiencing homelessness who are eligible for Veterans Affairs Supportive Housing (VASH) vouchers with income up to 30 percent of AMI, and 35 units will be reserved for families earning 30 percent to 60 percent of AMI. Additionally, there will be one unrestricted manager's unit;

WHEREAS, on June 20, 2025, the San Diego Housing Commission (SDHC) Board of Commissioners heard and recommended that SDHC make a loan of up to \$2,200,000 to The Grant at Mission Trails LP. for the acquisition and new construction of The Grant at Mission Trails, as more particularly described in the SDHC Report HCR25-039;

NOW THEREFORE,

BE IT RESOLVED, by the SDHC Board of Commissioners that a residual receipts loan in an amount not to exceed \$2,200,000 to The Grant at Mission Trails LP, a California limited partnership, is approved to facilitate the acquisition and new construction of The Grant at Mission Trails on the terms and conditions more particularly described in SDHC Report HCR25-039.

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

1. Execute all necessary documents and instruments 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 \$2,200,000 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 necessary, convenient and/or appropriate to implement this approval and delegation of authority by the SDHC Board upon advice of General Counsel.

BE IT FURTHER RESOLVED that the proposed development activities set forth in SDHC HCR25-039 are covered under the following:

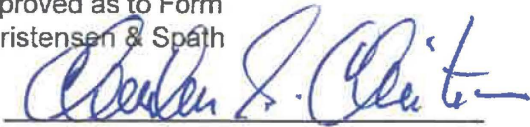
California Environmental Quality Act. The proposed loan agreement to facilitate the property acquisition and construction of The Grant at Mission Trails affordable housing project is adequately covered in the Final Environmental Impact Report (FEIR) for the Grantville Focused Plan Amendment (Project No. 346289/ SCH No. 2013111017) which was certified by City Council on June 9, 2015 (Resolution R-309788). The Project for which the Loan Agreement is intended will construct residences consistent with the land use designation and zoning identified in the Navajo Community Plan and analyzed in the associated FEIR; and for which Site Development Permit No. PMT-322947 was granted. This activity is a subsequent discretionary action and is, therefore, not considered to be a separate project for the purposes of CEQA pursuant to State 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. Final authorization to use grant funds was received on June 14, 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 June 20, 2025.

By



Scott Marshall
Vice President
Communications &
Government Relations

Approved:



Lisa Jones
President and Chief Executive Officer
San Diego Housing Commission

Passed and adopted by the San Diego Housing Commission on June 20, 2025, 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 [seal]

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
RESOLUTION NO. 2039 passed and adopted by the San Diego Housing Commission on
June 20, 2025.

By:



Scott Marshall
Secretary of the San Diego Housing Commission