

**CITY OF STOCKTON
COMMUNITY DEVELOPMENT COMMITTEE
MEETING NOTICE**

September 18, 2025,
1:00 p.m.

Stockton Memorial Civic Auditorium-North Hall
525 N. Center Street

Committee Members

Phillip Herrera (Chair)
Fernando Duarte (Vice-Chair)
Matthew Wood (Member)
Chris Cannon (Member)
Santy G. Mayfield (Member)
Silvia Perez (Member)



RECORDING SECRETARY

Christina Pena

Economic Development Department
economic.development@stocktonca.gov
209-937-8539

THE PUBLIC IS WELCOME TO ATTEND

Pursuant to Title II of the Americans with Disabilities Act (codified at 42 United States Code Section 12101 and 28 Code of Federal Regulations Part 35), and Section 504 of the Rehabilitation Act of 1973, the City of Stockton does not discriminate on the basis of race, color, religion, national origin, ancestry, sex, disability, age or sexual orientation in the provision of any services, programs, or activities.

The Community Development Committee Agenda and Agenda Reports are prepared by City staff and are available for public review prior to the CDC meeting. The agenda is also available on the city's website, <https://stockton.legistar.com/Calendar.aspx>.

CERTIFICATE OF POSTING

I declare, under penalty of perjury, that I am employed by the City of Stockton and that I caused this agenda to be posted in the City Hall notice case on September 11, 2025 compliance with the Brown Act.

Katherine Roland, CMC, CPMC
City of Stockton City Clerk

By: _____
Deputy

AGENDA – SEPTEMBER 18, 2025

1) CALL TO ORDER/ROLL CALL

Chairperson Herrera

2) APPROVAL OF MINUTES

Chairperson Herrera

- 2.01** Approval of March 26, 2025, meeting minutes at 3:32 p.m.

Motion Required

3) PUBLIC COMMENT

Chairperson Herrera

Opportunity for members of the audience to speak to Committee members regarding matters not included on the agenda (three minutes per speaker).

4) NEW BUSINESS

Chairperson Herrera

4.01 WELCOME NEW COMMITTEE MEMBER SILVIA PEREZ

5) ITEMS FOR DISCUSSION

5.01 STAFF REPORT OUT OF THE NOFA GRANT APPLICATION TECHNICAL ASSISTANCE WORKSHOP

5.02 STAFF PRESENTATION OF THE 2024-2025 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

6) MATTERS INITIATED/FUTURE AGENDA BUILDING ITEMS BY COMMITTEE AND STAFF

Chairperson Herrera

Opportunity for Committee Members and Staff to make brief announcements and place items on future agendas.

7) ADJOURNMENT

Chairperson Herrera

Motion Required

Motion to adjourn to the next Community Development Committee meeting November 6, 2025, at 1:00 p.m.

**CITY OF STOCKTON
COUNCIL COMMUNITY DEVELOPMENT COMMITTEE
MEETING
March 26, 2025**

CHAIRMAN
Phillip Herrera

VICE CHAIRMAN
Fernando Duarte

CDC MEMBERS
Phillip Herrera ▪ Fernando Duarte ▪ Chris Cannon ▪ Matthew Wood ▪ Gurneel Boparai ▪ Santy G. Mayfield

MEMBERS PRESENT:

Phillip Herrera
Fernando Duarte
Gurneel Boparai (arrived 3:34pm)
Chris Cannon
Matthew Wood (arrived 3:34pm)
Santy G. Mayfield

MEMBERS ABSENT:

STAFF PRESENT:

Juan Gonzalez, EDD Housing Manager
Julisa Villalobos, EDD Grants Analyst
Carmen Lambert, EDD Grants Analyst
Jessica Ponce, EDD Grants Analyst
Lana Lozano, EDD Homeless Strategic Initiatives Manager
Jordan Peterson, EDD Deputy Director of Redevelopment
Angelina Abella, EDD Sr. Economic Development Analyst
Christina Pena, EDD Office Specialist (Recorder)

1. CALL TO ORDER/ROLL CALL

Meeting called to order at 3:32pm by Chairman Phillip Herrera
Quorum met.

2. APPROVAL OF MINUTES

- 2.01. REVIEW AND APPROVAL OF MINUTES** – February 19, 2025, minutes.
Chairman Herrera requested a motion to approve the minutes. CDC Member Cannon made the motion; Vice Chair Duarte seconded the motion. Motion passed 4-0. Minutes approved.

3. PUBLIC COMMENT

No public comment made.

4. PUBLIC HEARING

4.01. STAFF PRESENTATION OF THE 2025-2029 CONSOLIDATED PLAN, 2025-2026 ANNUAL ACTION PLAN (INCLUDING CDBG/ESG PUBLIC SERVICE RESULTS), LANGUAGE ACTION PLAN, COMMUNITY PARTICIPATION PLAN, AND SECTION 3 PLAN

Prior to the presentation, Chairman Herrera requested an introduction for CDC Member Mayfield, as this is her first CDC Meeting. The committee members conducted a round of introductions for CDC Member Mayfield .

- Chairman Herrera called the public hearing to order at 3:40pm.
- City staff presented on the 2025-2029 Consolidated Plan, 2025-2026 Annual Action Plan and the feedback received from the community with our outreach efforts
- CDC member Mayfield asked for clarification on how citizens are determined to be Moderate, Low, and Very Low income. Jordan Peterson advised that HUD produces Area Median Income (AMI) limits each year by using income data and family size, to determine income levels.
- CDC member Boparai shared his gratitude for the Stocked Full of Produce Grant and wanted to know what the utilization rate is of this program. Jordan advised it averages to about 2 applications a year, due to government processes and eligibility. CDC member Boparai suggested that when conducting outreach efforts, we should focus more on micro businesses and "Mom and Pop" shops, rather than corporate businesses.
- Chairman Herrera asked if it would be beneficial for committee members to attend the City Council meeting to provide a public comment in support of the Consolidated Plan. Jordan advised they are more than welcome to attend the City Council meetings.
- Vice Chair Duarte asked how the City is calculating the success rate of housing projects. Jordan advised the Annual Action Plan measures the success of affordable housing projects by new units constructed.
- CDC member Cannon asked if we obtained demographic data from the attendees of each of the public meetings held for the Consolidated Plan. Jordan advised we did not collect demographic data of the attendees, but the Consolidated Plan Survey, which City staff urges attendees to fill out included demographic data and data on the zip code they resided in.
- CDC member Boparai asked what the 3 public infrastructure improvements included in the Resilient Infrastructure and Public Facilities were. Jordan advised they have not been formally identified, but that the department is working closely with Public Works to determine those projects.
- Regarding the Consolidated Plan Goals- specifically the Support Businesses component- CDC member Boparai asked what businesses were assisted and by what means. Jordan advised these are goals we are hoping to accomplish in the coming program year, as there are some rules and regulations to meet and follow.

- Julisa Villalobos presented on the 2025-2026 Public Service Grant process, scores, and results.
- Chairman Herrera asked how much funding is typically available from unencumbered monies in a budget year. Juan informed the CDC that he would have to request the information from the budget officer. Chairman Herrera advised he just wanted the committee to know and that the grant money does not go back into the general fund. Juan advised typically the funds do roll over to the new fiscal year.
- In regard to the Language Access Plan, CDC Member Cannon asked what the difference is between "vital documents" and "all documents". Jordan advised this is a HUD distinction; "vital documents" means any document that is a requirement of being able to participate in the program (application, credit authorization, etc).
- In reference to the Language Access Plan, CDC Member Wood asked what the next most common language was after Spanish if the percentage of those language speakers met the threshold for providing vital documents. Jordan advised that according to the ACS Census Bureau data, the next nearest language was Chinese, including Mandarin and Cantonese at 1% and that the threshold is 5% for providing vital documents.

5. ITEMS FOR DISCUSSION

5.01. CDC DISCUSSION ABOUT CDBG 15% PUBLIC SERVICE CAP

- City staff opened the conversation to the committee for comment, specifically regarding the 15% Public Service Cap under the CDBG program.
- CDC Member Boparai shared a letter he prepared addressed to EDD Director Tina McCarty to request allocations of CDBG/ESG funding for the past 5 years and all details pertaining to the allocation of CDBG/ESG funds in relation to the Stockton Arena and Ballpark throughout the entire existence and development. He would like this to be presented at the next CDC meeting. (no motion made)
- CDC Member Boparai also advised the committee that the Congressman's office offered to schedule a meeting with any CDC members who are interested in attending.
- Chairman Herrera sought direction from the City Attorney on how to conduct this meeting with the Congressman's office as to not violate Brown Act rules. The City Attorney advised that no more than three members can be present at the meeting.
- Chairman Herrera, CDC Member Boparai, and CDC Member Mayfield volunteered to attend the meeting at the Congressman's office and report back on their discussion at the next meeting. (no motion needed per the City attorney)

5.02. STAFF PRESENTATION OF THE FAÇADE FORGIVABLE LOAN PROGRAM

- City staff member, Angelina Abella presented on the Façade Forgivable Loan Program.
- CDC Member Boparai raised a concern regarding the business that received funds under this program for 345 E. Channel Street because the business benefiting from this program is a law office. Angelina shared that the plans for this building would be a law coworking space in which spaces can be rented and shared communally. This development will help small firms in the community who do not have the capacity to rent out a whole building and bring more traffic into the downtown area by occupying a building that has sat vacant for a long time. CDC member Boparai suggested that once the space is available, the property owner should look into advertising the space and publicizing it to bring it to the community's attention.
- Vice Chair Duarte asked if the City has ever looked into creating an equity-sharing aspect to this program with the property owners, or if something like that is possible. Angelina advised that this program is designed to be an incentive for property owners to invest in their property and entice other property owners to do the same. Angelina further explained that the program was designed to be a forgivable loan if the borrower meets the program guidelines.

6. **MATTERS INITIATED/FUTURE AGENDA BUILDING ITEMS BY COMMITTEE AND STAFF**

- CDC Member Cannon requested a motion to create an agenda item to discuss the application review process for CDBG/ESG grants and allowing CDC members to be more involved in the decision-making process. Motion seconded by CDC Member Boparai. Motion passed 6-0. This discussion will be an agenda item for the next CDC meeting.

7. **ADJOURNMENT**

Motion to adjourn made by Chairman Herrera. Seconded by Vice Chair Duarte. Meeting adjourned at 5:26pm.

By:


JUAN GONZALEZ
HOUSING MANAGER