

**TEFRA PUBLIC HEARING FOR THE  
LA PASSEGGIATA APARTMENTS  
LOCATED AT 622 E. LINDSAY  
STREET, STOCKTON CA**

**Visionary Home Builders of  
California, Inc**

**Stockton City Council  
November 19, 2024  
Agenda Item 16.2**

# Background

- California Municipal Finance Authority (CMFA) has requested approval to issue up to \$50 million of tax-exempt Revenue Bonds on behalf of Visionary Home Builders of California, Inc., a California nonprofit corporation.
  - CMFA is a Joint Powers Authority formed to assist local governments, nonprofit organizations, and businesses with the issuance of both taxable and tax-exempt debt
  - Members include Stockton and over 240 municipalities
- Bonds will be used to finance the acquisition, construction, improvement and equipping of the 94-unit rental housing facility for low-income households to be located at 622 E. Lindsay Street, Stockton CA.

# TEFRA Hearing

- City Council approval is required by Tax and Equity Fiscal Responsibility Act (TEFRA), Section 147(f) of the Internal Revenue Code
  - Role of Council is to certify public benefit of project for the purpose of facilitating financing
  - The City will incur no debt or liability with the approval of the issuance of the Revenue Bonds
- Public Notice
  - The required public notice was published in The Stockton Record on Friday November 8, 2024

# The Project – Public Benefit

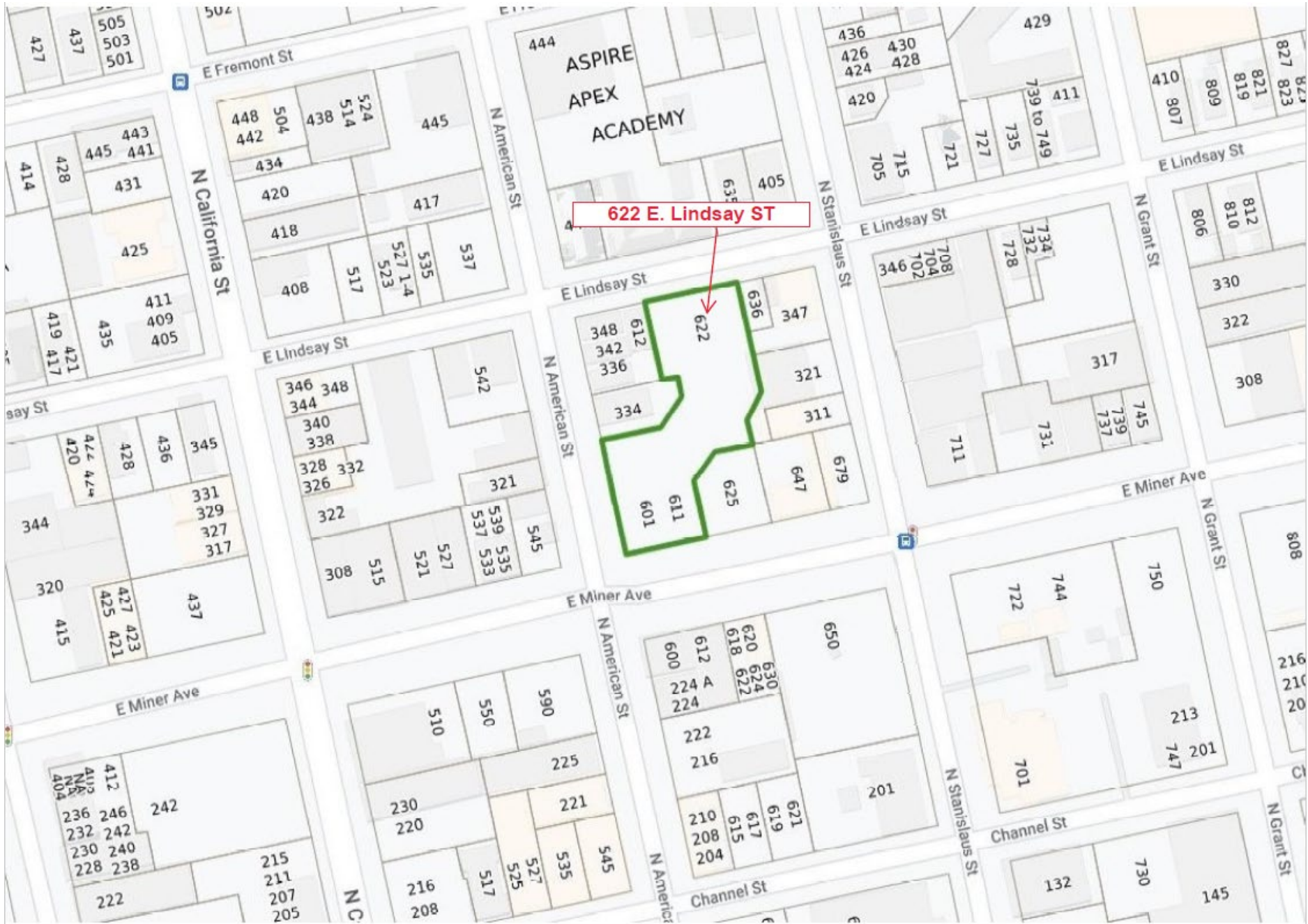
- **Visionary Home Builders (VHB)**

- Founded in 1983, from a small group of farm workers whose sole purpose was to improve the living environment for farm workers. VHB has grown into a prominent leader in the development of quality affordable housing in the Central Valley region
- VHB has built more than 700 single-family homes and developed more than 1,200 units of rental housing

- **Public Benefit**

- The development is part of the initiative to build on surplus land owned by the State of California (EO N-06-19 issued January 2019)
- The project will consist of 94 energy efficient units with LEED Certification
- The development will consist of two buildings, 5 and 6 stories high, with a breezeway connecting both buildings
- Construction is expected to begin in 2025

# Project Site





# La Passeggiata Exterior Elevations



North American Street Elevation



East Elevation

# Recommendation

## Adopt a resolution:

1. Approving the issuance of bonds by CMFA in the amount not to exceed \$50 million on behalf of Visionary Home Builders of California, Incorporated, a California nonprofit corporation; and
2. Authorizing the City Manager, or designee, to take actions that are necessary and appropriate to carry out the purpose and intent of the resolution.