

Resolution No. **2022-07-26-1505**

## **STOCKTON CITY COUNCIL**

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### **RESOLUTION APPROVING THE 2022 AFFORDABLE HOUSING LOAN PROGRAM ALLOCATION**

The City of Stockton (City) has received funding from the U.S. Department of Housing and Urban Development (HUD) under the HOME Investment Partnerships Program, the American Rescue Plan Act (ARPA), and the Neighborhood Stabilization Program (NSP), as well as from the California Department of Housing and Community Development (HCD) under the Permanent Local Housing Allocation (PLHA) program; and

On December 17, 2021, the City issued a Notice of Funding Availability (NOFA) to notify interested parties of the availability of approximately \$10.4 million of funds for affordable housing projects, including permanent housing for the homeless, and \$515,916 of reallocated unutilized prior round NOFA funding; and

Seven applications were received and evaluated by City staff and an affordable housing consultant, who together prepared funding recommendations, listed on Exhibit 1 attached hereto and incorporated herein by this reference; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

1. The City Council hereby approves the funding recommendations listed on Exhibit 1, incorporated by this reference, and the City Manager is authorized to adjust the source of funds among those projects listed on Exhibit 1.

2. The City Council hereby approves loans for seven (7) affordable housing developments, provided that, as a condition of funding, the borrower has demonstrated to the City Manager's, or designee's, satisfaction that project cash flow is forecasted to be positive for twenty years, that the annual net operating income will exceed debt service by 1.10, and that for each project, the funding commitments will expire after two years unless the developer has commenced construction (excluding funding for pre-development expenditures):

- a. \$1,426,107 to Delta Community Developers Corp. (Housing Authority of the County of San Joaquin) for the 38-unit Sonora Square Apartment project;
- b. \$2,225,858 to Delta Community Developers Corp. (Housing Authority of the County of San Joaquin) for the 74-unit Sierra Vista Apartments Phase III project;



5. The City Manager, or designee, is authorized to reallocate awarded HOME and HOME-ARPA funding not expended within the required commitment period to eligible projects that can meet the HUD timeliness requirement.

6. The City Manager, or designee, is hereby authorized to take whatever actions are necessary and appropriate to carry out the purpose and intent of this Resolution, including the execution of loan documents.

PASSED, APPROVED, and ADOPTED July 26, 2022.

ATTEST:



ELIZA R. GARZA, CMC  
City Clerk of the City of Stockton

  
KEVIN J. LINCOLN II  
Mayor of the City of Stockton

EXHIBIT 1  
ATTACHMENT B

2022 AFFORDABLE HOUSING LOAN PROGRAM ALLOCATION

Project	# of Affordable Units	Development Cost Est.	Cost Per Affordable Unit	Prior City Funds Allocated	Funds Requested (this round)	Recommended City Funding	Source	Total City Funds Pending Approval
<b>Sonora Square</b> (New Construction/ Adaptive Re-use)	37	\$16,478,941	\$445,377	\$456,714	\$1,426,107	\$1,426,107	HOME-ARPA	\$1,882,821
<b>Sierra Vista Apartments Phase III</b> (New Construction/ Preservation)	73	\$38,130,907	\$522,341	\$2,393,286	\$2,743,345	\$1,370,000 <u>\$855,858</u> \$2,225,858	HOME-ARPA  PLHA	\$4,619,144
<b>Casa de Mariposa</b> (New Construction)	71	\$34,909,086	\$491,677	\$0	\$600,000	\$600,000	HOME	\$600,000
<b>Park-Center Apartments</b> (New Construction/ Adaptive Re-use)	50	\$25,255,112	\$505,102	\$0	\$2,387,464	\$703,893  \$683,571  <u>\$840,168</u> \$2,227,632	HOME-ARPA  HOME  HHAP2	\$2,227,632
<b>Fontana Towers</b> (New Construction)	105	\$52,870,097	\$508,366	\$1,040,541	\$2,500,000	\$2,242,609	HOME-ARPA	\$3,283,150
<b>Grand View Village</b> (New Construction)	74	\$42,360,235	\$572,436	\$4,605,094	\$770,000	\$770,000	PLHA	\$5,375,094
<b>Shared Housing Infill for Homeless</b> (New Construction)	30	\$3,892,103	\$129,737	\$1,000,000	\$2,892,103	\$696,905 <u>\$119,916</u> \$816,821	HOME  NSP	\$1,816,821
	<b>439</b>		<b>\$453,577</b>	<b>\$9,495,635</b>	<b>\$13,319,019</b>	<b>\$10,309,027</b>		<b>\$19,964,494</b>