

Resolution No. 2026-03-31-1601

STOCKTON CITY COUNCIL

ADOPT A RESOLUTION DE-OBLIGATING PREVIOUSLY ALLOCATED AFFORDABLE HOUSING FUNDING AND APPROVING AN AFFORDABLE HOUSING LOAN AWARD TO MUTUAL HOUSING CALIFORNIA AS AN ELIGIBLE RESPONDENT TO THE 2025 AFFORDABLE HOUSING NOTICE OF FUNDING AVAILABILITY (NOFA)

Prior to making recommendations for the 2025 Notice of Funding Availability affordable housing loan awards (2025 Housing NOFA), City of Stockton (City) staff reviewed past funding allocations to ensure all funding was moving toward the construction of tangible affordable housing units by applicable funding expenditure deadlines; and

The Sierra Vista III project was identified as 1) having been allocated funding more than three years ago; 2) unlikely to commence construction in the next three years; and 3) the source of funding was on a “use it or lose it” basis; and

Based on these findings, and confirmed by the developer, it is recommended that \$1,614,000 of HOME and LMIHF funding from the Sierra Vista, Phase III project, with Delta Community Developers Corporation (DCDC) be de-obligated. Original allocations include: Resolution Numbers 2019-04-02-1119 and 2020-01-28-1401. De-obligation of these funds will allow for the re-allocation of funds to the best projects submitted through the 2025 Housing NOFA process; and

On October 30, 2025, the Economic Development Department (EDD) released the 2025 Housing NOFA to interested parties announcing the availability of funds for the development or preservation of affordable housing units in Stockton; and

The 2025 Housing NOFA information was sent to more than 300 community stakeholder contacts (including housing developers), shared via multiple social media platforms, posted on the City’s official website, and EDD issued a public media press release; and

The 2025 Housing NOFA made funds available to provide financing for property acquisition, housing construction, property rehabilitation/conversion with the end goal of producing multi-family affordable rental housing projects; and

The 2025 Housing NOFA resulted in the submittal of eight (8) applications from developers, requesting approximately \$28.2 million of City affordable housing funds; and

In addition to overall application and document review, EDD staff and TDA Consulting Inc. reviewed all proformas and conducted preliminary underwriting analysis of all project proposals received; and

A risk assessment of each applicant and its proposal was conducted to ensure the selected applicant has the ability to comply with funding requirements; and

Due to the proposed public financing, the development of the projects must be approved pursuant to Article XXXIV (34) of the California Constitution, which requires a local election to approve affordable housing projects; and

In 2018, local voters gave the City Council the authority to approve up to 500 units per year. The proposed units are within this limit; now, therefore,

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

1. Approve the de-obligation of \$1,614,000 of HOME Investment Partnerships Program (HOME) and Low-and Moderate-income Housing Fund (LMIHF) funding from the Sierra Vista, Phase III project, (Delta Community Developers Corporation (DCDC), developer).

2. Approve a loan to Mutual Housing California for the affordable Fairview Terrace (75 units) housing development in the amount of \$2,800,000, provided that, as a condition of funding, the borrower demonstrates to the City Manager's or designee's satisfaction that the project meets the underwriting and general requirements of the 2025 Housing NOFA guidelines.

Funding sources for the loan can include use of any combination of HOME, HOME-ARP, LMIHF, PLHA, NSP, Community Development Block Grant (CDBG), and/or Homeless Housing Assistance and Prevention (HHAP), based on eligibility and timeliness of the funding source(s) at the time of full project funding commitments and construction schedule.

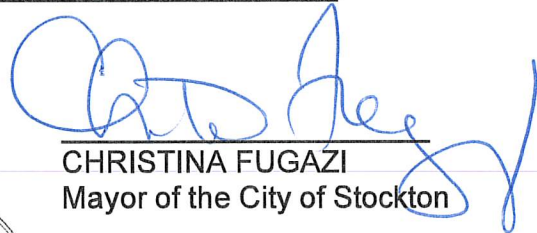
The loan shall have a 55-year loan term with interest accruing at 3% and repayment made from residual receipts, proportionate to the City loan percentage of total permanent funding. Residual receipts are the amount of revenue remaining after all operating expenses are paid. If the annual residual receipt payments do not pay off the loan, the remaining balance would be due as a lump sum at the end of the 55-year term. A Deed of Trust, Promissory Note, and Regulatory Agreement will be executed to secure the City's investment and affordability of the units. The loan proceeds may be used by the developer for pre-development costs, construction costs, and development consultant costs. HOME-funded projects will have a 55-year loan term with a 20-year affordability period, consistent with the maximum affordability period recommended for HOME-assisted projects; a longer extended commitment period may be imposed; and

3. Approve the allocation of up to 76 units to Mutual Housing California for the Fairview Terrace project; pursuant to Article XXXIV of the California Constitution.

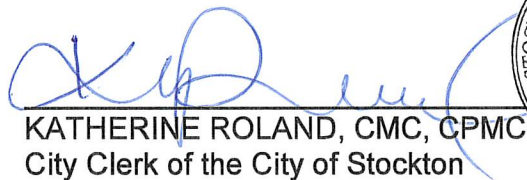
4. Authorize the City Manager, or designee, to de-obligate and reallocate funding allocations awarded under this resolution if any project is unable to meet the underwriting and general requirements of the 2025 Housing NOFA, including but not limited to ability to meet securing of full funding stack deadlines, construction start deadlines, and/or inability to meet any other City requirements, including underwriting program guidelines. If defunded, the City Manager is authorized to reallocate the funding to eligible projects that have competed in a City of Stockton Housing NOFA that can meet the funding source agency timeliness and general City affordable housing program guidelines.

5. Authorize the City Manager, or designee, to take actions that are necessary and appropriate to carry out the purpose and intent of this Resolution, including the execution of loan documents, subordination agreements, and the reallocation of funding sources, if necessary.

PASSED, APPROVED, and ADOPTED March 31, 2026.


CHRISTINA FUGAZI
Mayor of the City of Stockton

ATTEST:


KATHERINE ROLAND, CMC, CPMC
City Clerk of the City of Stockton

