

**MINUTES
CITY OF STOCKTON
COMMUNITY DEVELOPMENT COMMITTEE
September 18, 2025**

CHAIRMAN

Phillip Herrera

VICE CHAIRMAN

Fernando Duarte

CDC MEMBERS

Philip Herrera ▪ Fernando Duarte ▪ Chris Cannon ▪ Matthew Wood ▪ Santy Mayfield ▪ Silvia Perez

MEMBERS PRESENT:

Phillip Herrera
Fernando Duarte
Santy Mayfield
Chris Cannon
Matthew Wood
Silvia Perez

MEMBERS ABSENT:

STAFF PRESENT:

Juan Gonzalez, EDD Housing Manager
Julisa Villalobos, EDD Grants Analyst
Carmen Lambert, EDD Grants Analyst
Jordan Peterson, EDD Deputy Director of Redevelopment
Christina Pena, EDD Office Specialist (Recorder)

1. CALL TO ORDER/ROLL CALL

Meeting called to order at 1:00pm by Chairman Herrera.
Quorum met.

2. APPROVAL OF MINUTES

2.01 REVIEW AND APPROVAL OF MINUTES: *Prior to approval, there was a public comment regarding the minutes from Stockton Resident, Mary Elizabeth. She stated when there's a reference to a document mentioned in the minutes, the document is not linked as an attachment on the minutes. She asked if we could include all handouts and copies of presentations as attachments to the minutes to better understand the minutes. She also stated the link to February's meeting minutes does not work; You can only see those minutes on March's meeting minutes.*

Chairman Herrera requested a motion to approve the minutes. Vice Chair Duarte made the motion; seconded by CDC Member Cannon. Motion passed 6-0. Minutes approved.

3. PUBLIC COMMENT

- Chairman Herrera opened public comment
- Pat Barrett – Stockton Resident
 - Stated that, per the Brown Act, all paperwork that is to be in the meeting should be attached to the meeting's agenda. She gave examples where in the minutes, a document is referenced but there is no attachment of the document in question. These documents should be published with the agenda, 72 hours before the meeting.
 - Chairman Herrera asked City staff who is responsible for posting the agenda, and if there is a way to do a quality check prior to publishing the agenda to the public.
 - Housing Manager Juan Gonzalez advised the City Clerk's office posts the agenda. Staff will speak the City Clerk's office and City attorney to see what's required and apply this practice moving forward.
- Mary Elizabeth – Stockton Resident
 - Expressed her concern regarding rental scammers and slum lords. She stated there are a lot of rental scams out there, and the City does not provide a list to the public of permitted, registered, rental housing units. She referenced the City of Sacramento, stating they do this for the public and recommends the City of Stockton can do this as well.
 - Regarding slum lords and poor rental conditions in the City, she stated the City can help with this issue by mixing up the quadrant inspections. She referenced a 2004 rental property inspection program, providing a link to a presentation that speaks to this program as well as a map showing where the inspections are and what year. She is requesting the outcome statistics of the last round of inspections including number of housing units, violations encountered, and citations issued be made available.
 - Chairman Herrera asked City staff for public comments not related to the agenda- how do we address their concern and if it should be directed to another committee/department. Housing Manager Juan Gonzalez advised that the comments will be reviewed to determine which department assists with stated comments/concerns, and that the comment will be directed to them.

4. NEW BUSINESS

4.01 WELCOME NEW COMMITTEE MEMBER SILVIA PEREZ

- Chairman Herrera introduced new committee member Silvia Perez. She gave a brief introduction on herself and her background. The rest of the CDC committee and all City staff gave brief introductions.

5. ITEMS FOR DISCUSSION

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

- Presentation led by City staff member Carmen Lambert.
- Chairman Herrera asked if the workshop was available via webcam as well. Carmen advised it was an in-person workshop, located in the North Hall at the Civic Auditorium.
- CDC Member Cannon asked if the attendees of the workshop were well-established organizations within the City or were there new organizations that attended as well. Carmen stated majority of the attendees were well-established organizations that have previously applied for funding before; about a handful of attendees were new organizations.
- CDC Member Cannon asked how organizations were notified of the workshop, outside of United Way's contacts and the ones they provided. City staff member Julisa Villalobos advised United Way sent their contacts the invitation to the workshop and had them spread the word to other organizations.
- Chairman Herrera asked what the overall observation was of the attendees, and if there was a set of rules for the attendees to know about for them to qualify, such as needing QuickBooks for invoicing. Carmen stated some agencies were more interested in the guidelines and requirements of the City's funding sources, and how that coincides with the City's own guidelines. The workshop also informed participants of the federal funding requirements to the City, which are passed down to the subrecipients.
- Vice Chair Duarte asked if there is a game plan around getting new organizations into workshops like this and giving them an opportunity to apply for these grants as well. He stated his concern is we go through the next round of funding, and the new organizations will feel frustrated because they did not have the chance to apply for the grant due to limited space in the workshop. Carmen advised we are awaiting responses regarding a survey that was conducted at the latest workshop to see what feedback was given. She also stated we welcome the committee's suggestions and feedback as well on how to improve for the next workshop.
- City staff member Juan Gonzalez also added that we do a robust amount of marketing via social media and other platforms to help spread the word.

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

- Presentation led by Housing Manager Juan Gonzalez.
- CDC Member Cannon asked if having an unspent balance at the end of the fiscal year is viewed as a negative or a positive. Juan advised funds that are not spent at the end of the fiscal year are

rolled over to the next fiscal year, so it's not a negative. Another factor that plays into funds not being spent is since some projects take years to build/make available to the community. However, there are timeliness requirements where a certain amount of funds needs to be spent by a certain time.

- CDC Member Wood asked how Program Income is generated. Juan gave an example of the City's Rehab Loan Program funding process.
- CDC Member Mayfield asked what the City considers "low-income", and what is the affordable housing rate, as these are terms heard often with no specific number given. Juan advised the low-income threshold is calculated by HUD's area median income. For low-income housing, that is based on 30% of their monthly gross income.
- CDC Member Wood circled back to his previous question, asking for clarification on how program income is generated. Juan advised him we receive grant money that we then loan out to applicants of different housing programs and thus will be paid back overtime with interest. Since we receive CDBG grant funding every year, we create a recycling method with funds being loaned out and funds being paid back from previous loans.
- CDC Member Perez asked if these affordable housing loan programs are also available to programs supporting mental health. Juan advised they could potentially qualify. If a developer proposes a project to support mental health, and their application meets the underwriting requirements, we could potentially grant the project to serve that portion of the population. However, according to HUD requirements, to serve a specific portion of the population we would need to have that mentioned in the Five-Year Consolidated Plan.
- Juan turned the presentation over to Julisa to discuss the goals we achieved in the 24-25 program year, and cumulative to the 5-year Plan.
- CDC member Cannon asked how we compare with other cities regarding funding received and the success rates. Julisa advised our Consolidated Plan is not built to compare with other cities; it's more of a reflection of goals set in previous consolidated plans and how we have met those goals over the years.
- CDC Member Wood asked if it would be more productive for the City to work on a credit (grant) structure rather than a loan structure. Juan advised it is at the City's discretion whether to give out a grant or loan to a specific project. It's a case-by-case basis, but for now the City works on a loan structure.
- CDC Member Wood suggested he would like to see a presentation on loan programs, specifically the requirements on receiving a loan and the income requirements. This was seconded by CDC Member Cannon and requested this item be put on the next meeting

agenda. Juan advised we can look into this and come back with this type of presentation at a later date.

- Vice Chair Duarte suggested he would like to have the director from the Villa D' Flore project to come and speak about their process and get their perspective. Juan advised we can speak to them and see if we can get them to come and do a presentation at a later date.

PUBLIC COMMENT ON ITEM 5.02

- Mary Elizabeth, Resident
 - She requested where to find the CAPER and to have it posted with the agenda minutes in 24 hours, along with the handouts given out at the meeting. Julisa advised Mary Elizabeth on where to find the CAPER on the City of Stockton website, as well as on our social media platforms.
- Pandora Crowder, Resident
 - She asked if the City has staff going out in the public to spread the word on programs provided by the City, rather than just posting on social media. She offered her services to be that outreach liaison to help with spreading the word of these services to places in the community that could benefit from these programs. Julisa advised the City does do small business walks throughout the year and also consistently posting on social media.

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

- Vice Chair Duarte requested a presentation from an affordable housing developer, to gain insight and their perspective on developing affordable housing in the City.
- *As stated earlier in the meeting:* CDC Member Wood and CDC Member Cannon requested a presentation on the loan programs, specifically speaking to requirements needed to obtain a loan and the income requirements.

7. ADJOURNMENT

Chairman Herrera requested motion to adjourn. Member Cannon made the motion, with Vice Chair Duarte as a second.
 adjourned at 2:23pm.

By:



JORDAN PETERSON
 DEPUTY DIRECTOR OF REDEVELOPMENT

City of Stockton Community Development Committee
425 North El Dorado Ave Stockton CA 95202
via email: city.clerk@stocktonca.gov;

9.18.2025

RE: Available information and Rental Housing

I have provided agenda and non-agenda comments for your consideration.

3.26.2025 Meeting Minutes

With the location selected for this meeting I assumed that there would be presentations made available to the public, since the North Hall of the Civic Auditorium is not set up for videotaping, but I have come to find a practice of not providing staff presentations. I looked over the minutes attached and while the staff presentations are referenced these not made available online inhibiting meaningful community participation.

9.18.2025 Meeting Location from Agenda

**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
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The Agenda in advance of the 9.18.2025 meeting did not include any staff material that will be discussed. The minutes from the previous meeting did not include any staff material that was discussed nor was a video made available despite the fact that the 3.26.2025 meeting was held in City Council Chambers where videotaping recordkeeping is commonplace. **Not having staff reports and presentations makes it very difficult for members of our community to meaningfully participate in the community development committee.**

The legistar.com location for the 9.18.2025 was also accessed where a community member needing an accessible agenda would go.

← ↻ 📄 <https://stockton.legistar.com/Calendar.aspx>

Name	Meeting Date	Meeting Time	Meeting Location	Meeting Details	Agenda	Accessible Agenda
Community Development Committee	9/18/2025	1:00 PM	Stockton Memorial Civic Auditorium-North Hall 525 N. Center Street	Meeting details	Agenda	Accessible Age
Civil Service/Equal Employment Commission Concurrent	9/18/2025	3:00 PM	Council Chamber - City Hall, 425 N. El Dorado Street, Stockton CA	Meeting details	Agenda	Accessible Age
Parks and Recreation Commission	9/22/2025	5:30 PM	Council Chamber - City Hall, 425 N. El Dorado Street, Stockton CA	Meeting details	Agenda	Accessible Age
Measure W Oversight Committee	9/25/2025	3:30 PM	Council Chamber - City Hall, 425 N. El Dorado Street, Stockton CA	Meeting details	Agenda	Accessible Age
Planning Commission	9/25/2025	5:30 PM	Council Chamber, City Hall, 425 N. El Dorado Street, Stockton CA ** CANCELLED **	Meeting details	Notice of Cancelled Meeting	Accessible Age

The Community Development Committee meeting accessible agenda was not posted in complete form and checking if this was a systemic issue, the Civil Servant accessible agenda was viewable.

Whether or not it is the consistent practice to not provide meeting videos or accessible agendas is unknown, but these practices do not promote transparency and/or meaningful public participation.

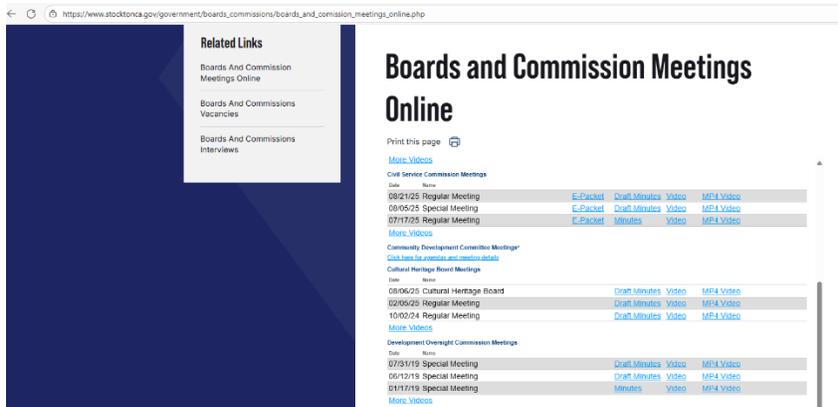
3.26.2025 Meeting Location from [Agenda](#)

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

March 26, 2025,
3:30 p.m.

Stockton City Hall-Council Chambers
425 N. El Dorado Street

The Agenda for the 3.26.2025 which would usually be with the rest of City’s committee meetings was found by a link to the legistar.com system and the calendar had to be accessed to find the above 3.25.2025 agenda for meetings there.



Despite the Community Development Committee meeting being held in the City Council Chambers where video is available none was recorded and/or made available to the community.



Non-Agenda Comments

I regularly hear and read about people complaining about rental scammers and slumlords and the City of Stockton can do more to protect renters in our community. I have submitted comments on housing plans and presented to the City Council and Council Legislative/Environmental Committee that the City of Stockton does not provide a list to the public of permitted registered rental housing units as is done in Sacramento: <https://www.cityofsacramento.gov/community-development/code-compliance/rental-info-hub/rental-housing>

Another issue that the City could help with is slumlords and poor rental conditions in Stockton by mixing up the quadrant inspections. Say I am a slumlord, and I have intimidated my renters, so no complaint is going to be made, and I know the City is not going to inspect for three to four years do you think I am going to get right on making necessary repairs as part of regular maintenance? The purpose of the program was discussed in 2004 that illustrates the need for a robust and accountable rental property inspection program: [Presentation by City of Stockton staff to City Council 12.14.2004.](#)

The map shows inspection areas by program years. Larger print version: [Residential Rental Inspection Map.](#)



- Pink - Quadrant 1 - To be inspected in 2022
- Blue - Quadrant 2 - To be inspected in 2023
- Yellow - Quadrant 3- To be inspected in 2024
- Green - Quadrant 4 - To be inspected in 2025/2026

The City's Housing Element considers rental housing so this should be under the committee's purview. Please request the outcome statistics for the last round of inspections including the number of housing units and violations encountered and citations issued be made available. You may contact me at melizabeth.sierra@gmail.com.

Sincerely,

Mary Elizabeth M.S., R.E.H.S.

OVERVIEW: *NOFA Grant Application Technical Assistance Workshop*

September 18, 2025



CITY OF STOCKTON



United Way
of San Joaquin County

- Email invites
- Registration
- Room Setup
- Light Refreshments
- Clean up
- Post Event Survey



Partnerships

NOFA Grant Application Technical Assistance Workshop



Date: Wednesday, September 10, 2025

Time: 9:00 AM – 12:00 PM

Location: Civic Auditorium - South Hall

525 N Center St, Stockton, CA 95202

Pre Event Registration

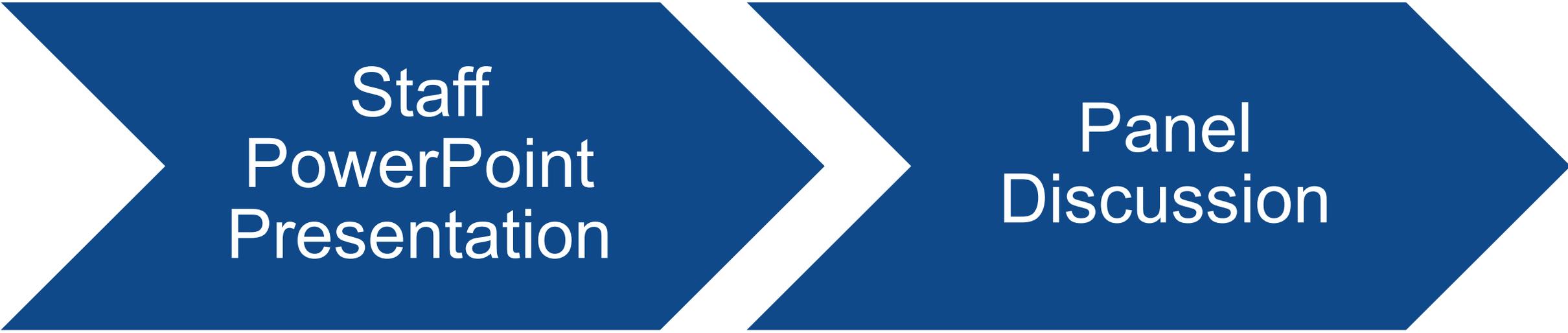
39 sign-ups

Day off Event Attendees

19 attendees

Representing 10 organizations

Workshop Flow

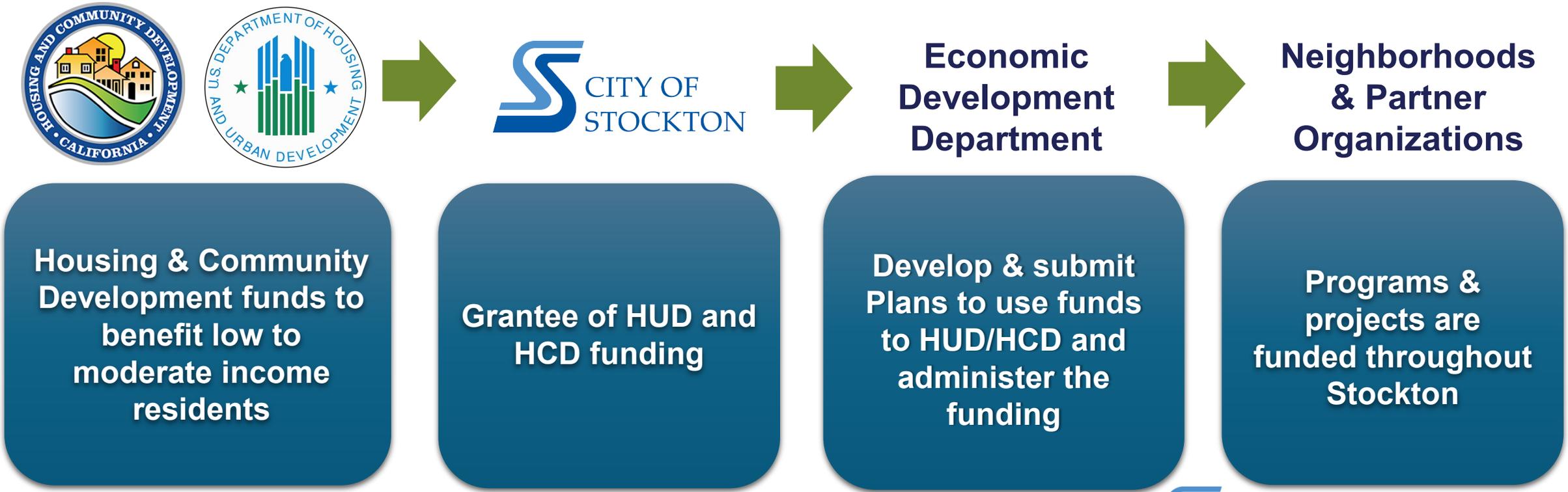
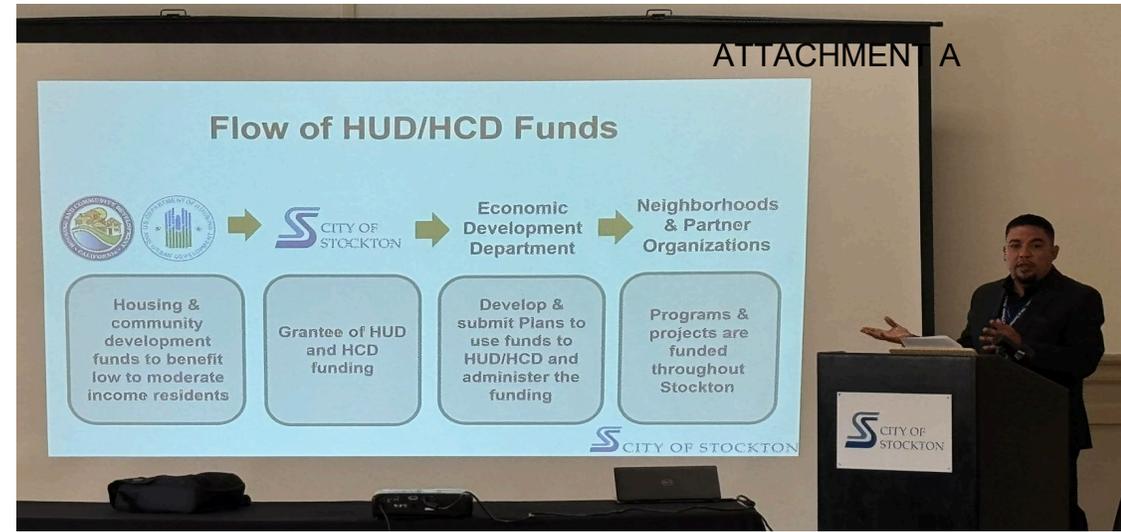


Staff
PowerPoint
Presentation

Panel
Discussion

Power Point Presentation

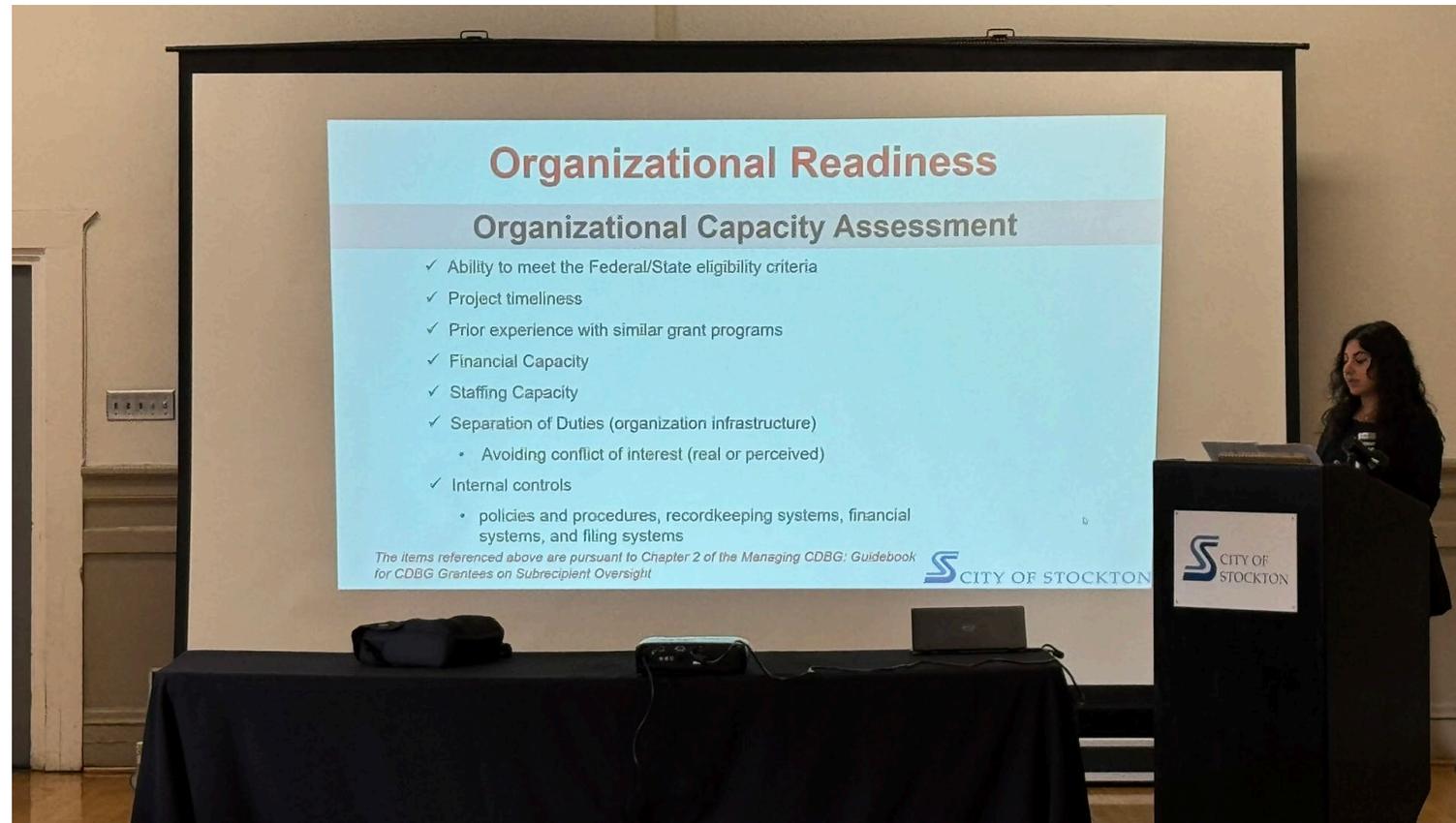
Flow of HUD/HCD Funds



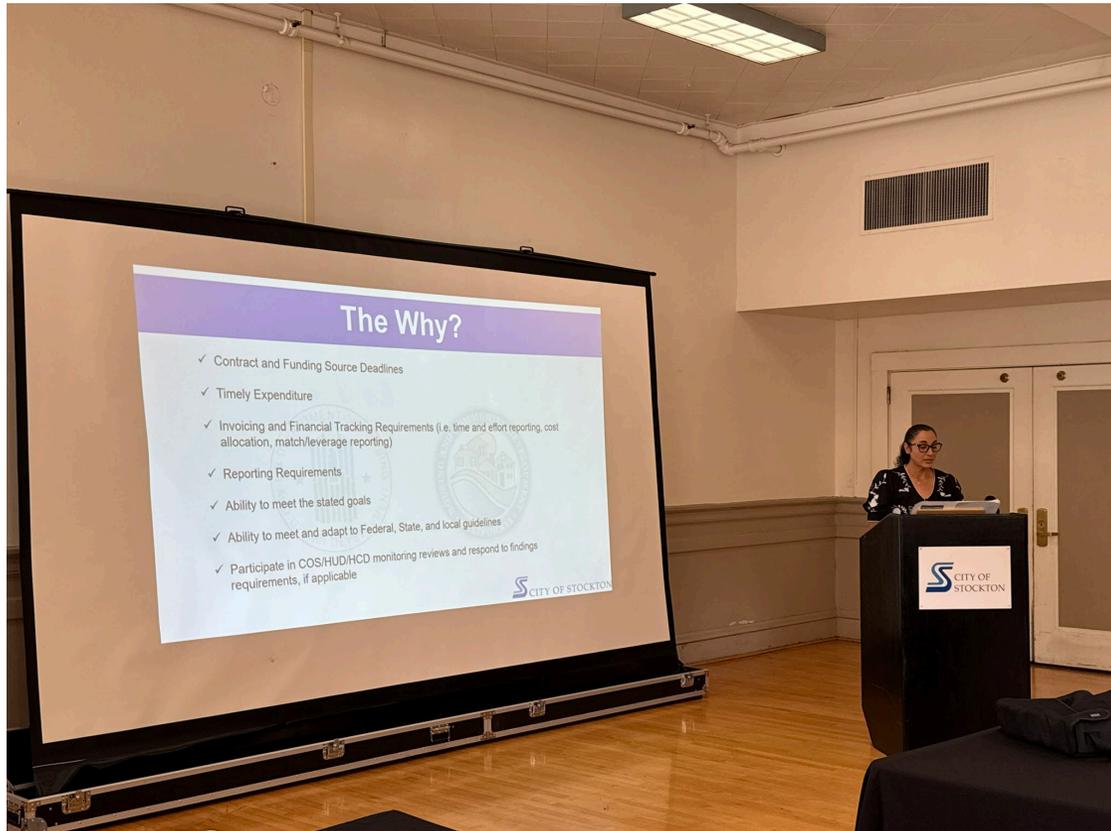
Federal/State Requirements & Expectations

HUD/HCD “Subrecipient” Expectations:

- ✓ **Organizational capacity**
- ✓ **As administrators of State and Federal funds**



Topic Covered and Discussed

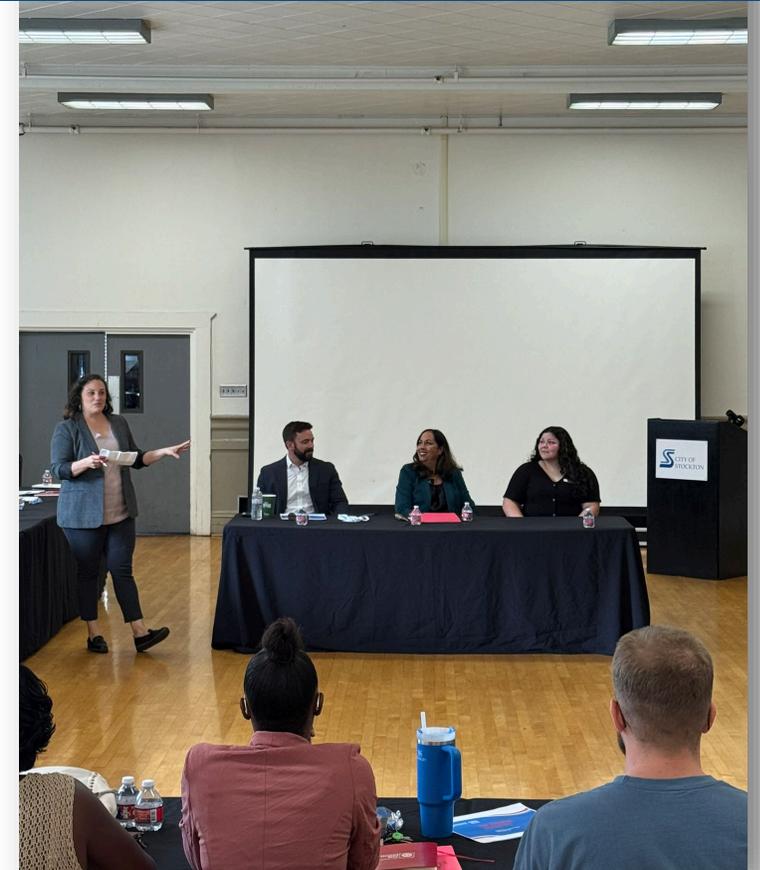


- 1. Organizational Readiness**
- 2. NOFA PROCESS**
- 3. Post Award Contract and Expectations**
- 4. Invoicing**
- 5. Client Intake & Quarterly Reporting**

Panel Discussion

Topic Covered and Discussed

- 1. Understanding the Basics**
- 2. Research and Preparation**
- 3. Crafting a Compelling Narrative**
- 4. Budgeting and Financials**
- 5. Collaboration and Partnerships Common**
- 6. Pitfalls and Challenges**
- 7. Review and Feedback**
- 8. Sustainability and Long-Term Impact**
- 9. Trends and Innovations**



Questions?

5.02

2024-2025

Consolidated Annual Performance and Evaluation Report (CAPER)

Community Development Committee Meeting
September 18, 2025
1 p.m.

BACKGROUND

As a HUD Entitlement Community, the City of Stockton is a recipient of:

- Community Development Block Grant (CDBG)
- Emergency Solutions Grant (ESG)
- HOME Investment Partnerships Program (HOME)

Consolidated Plan (Con Plan)	Annual Action Plan (AAP)	CAPER
<ul style="list-style-type: none"> • Describes & Prioritizes Community Needs • Identifies and outlines resources to meet Community Needs • Provides a “Consolidated” Strategic City’s HUD grant program funding 	<ul style="list-style-type: none"> • Serves as the City’s application for HUD’s formula block grant programs. • Allocates fiscal year funds for specific projects to address Needs identified in the Con Plan 	<ul style="list-style-type: none"> • Reports to the public and HUD/Congress of the accomplishments of activities identified in the AAP • Helps measure 5-year Con Plan performance

2020-2025 CONSOLIDATED PLAN GOALS

1

Homelessness Services: Provide housing and supportive services for the City's homeless populations.

2

Affordable Housing: Preserve, improve, and expand the supply of decent affordable housing for lower-income households.

3

Economic Development: Promote economic development activities that create, attract, and retain jobs and promote economic activity and vitality.

4

Public Services: Ensure the provision of high-quality public services to support ongoing community development.

2024-2025 CAPER Summary

HUD Allocations

2024-2025 Awarded and Expended	
Program	5-Year Award
CDBG	\$3,240,738
ESG	\$283,046
HOME	\$1,393,227.48

2020-2025 Awarded and Expended					
Program	5-Year Award	Program Income	Award + PI	Expended/Allocated	Balance
CDBG	\$16,407,366	\$8,823,140.05	\$25,230,506.05	\$23,679,003.09	\$1,551,502.96
ESG	\$1,427,923	\$0	\$1,427,923	\$1,427,922.63	\$0.37
HOME	\$8,334,707.48	\$3,194,057.56	\$11,528,765.04	\$11,400,254.79	\$128,510.25

COVID Relief Funds			
CDBG-CV	ESG-CV	HOME-ARP	TOTAL
\$3,876,349	\$6,276,046.72	\$6,380,677	\$16,533,072.72

2024-2025 Action Plan Goals and Accomplishments

Consolidated Plan Goals	2024-2025 Activity Goals	2024-2025 Accomplishments
Housing and Services for the Homeless	Homelessness Prevention: 44 Persons Assisted	Homeless Prevention: 67
	Emergency Shelter: 43 Persons Assisted	Emergency Shelter: 303
		Rapid Rehousing: 10
Affordable Housing	Homeowner Housing Rehabilitated: 7 Household Housing Units	6 homeowner houses rehabilitated
	Rental units rehabilitated: 103 Household Housing Unit	0 rental units rehabilitated
		20 rental units constructed
Support Economic Development	Facade treatment/business building rehabilitation: 5 Business	Facade treatment/business building rehabilitation: 4 Business
	Businesses assisted: 15 Businesses Assisted	0 Businesses Assisted
Public Services	Public service activities for Low/Moderate Income Benefit: 115,085 Persons Assisted	Public service activities for Low/Moderate Income Benefit: 46,632 Persons Assisted

2020-2025 Consolidated Plan Goals and Accomplishments

Consolidated Plan Goals	Activities Funded	5 Year Activity Goals	5 Year Accomplishments
Housing and Services for the Homeless	<ul style="list-style-type: none"> Homeless Prevention Emergency Shelter Rapid Rehousing 	Emergency Shelter: 15,000 Persons Assisted	Emergency Shelter: 14,116 Persons Assisted
		Homeless Prevention: 500 Persons Assisted	Homeless Prevention: 333 Persons Assisted
		Public Service Activities: 1,000 Persons Assisted	Public Service Activities: 0 Persons Assisted
			Rapid Rehousing: 59 Persons Assisted
Affordable Housing	<ul style="list-style-type: none"> Homeowner Housing Rehabilitation Affordable Housing Construction and Rehabilitation 	Rental Units Constructed: 450	Rental Units Constructed: 360
		Rental Units Rehabilitated: 210	Rental Units Rehabilitated: 0
		Homeowner Housing rehabilitated: 20	Homeowner Housing Rehabilitated: 14
		Direct Financial Assistance to Homebuyers: 15	Direct Financial Assistance to Homebuyers: 0
		Other: 20 (goal intended for property acquisition)	0 (5 pending)
Support Economic Development	<ul style="list-style-type: none"> Commercial Rehabilitation Programs Business Support Programs Stockton Entrepreneurship Program 	Façade treatment/business rehabilitated: 15	Facade treatment/business building rehabilitation: 13
		Jobs created/retained: 25	Jobs created/retained: 2
		Businesses Assisted: 60	Businesses Assisted: 428
Public Services	<ul style="list-style-type: none"> Food Assistance Youth and Transition Aged Youth Programming Fair Housing Employment Readiness Programs 	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 37,500 persons assisted	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,152 Persons Assisted
		Public service activities for Low/Moderate Income Benefit: 37,500 persons assisted	Public service activities for Low/Moderate Income Benefit: 935,955 Persons Assisted

Goal 1: Homeless Services

Emergency Solutions Grants Accomplishments

Goal 1: Homeless Services

2024-2025 Accomplishments

- Total Award 2024-25: \$283,046
- Total Clients Served: **380***
 - Emergency Shelter: 303
 - Rapid Rehousing: 10
 - Homeless Prevention: 67

Cumulative 2020-2025 Accomplishments

- Total Award: \$1,427,923
- Total Clients Served: **14,508**
 - Emergency Shelter: 14,116
 - Rapid Rehousing: 59
 - Homeless Prevention: 333



* Accomplishments reflect activities conducted in program year 2024-2025 using carryover funds from program year 2023-2024. 2024-2025 funds have been carried over to the current FY.

Goal 2: Affordable Housing

Town Center Studios

Goal 2: Affordable Housing

- Permanent Supportive Housing
- 20 units created
- City Source: CDBG
- Funding Amount: \$700,000
- Estimated Leveraged Funds: \$4,818,165



2020-2025 HUD-Funded Completed Projects

Goal 2: Affordable Housing

Project	# of Affordable Units	City Loan Amount	Estimated Amount Leveraged	City Source
Sonora Square (New Construction & Adaptive Re- use)	37	\$1,882,821	\$15,314,166	CDBG/PLHA
Medici Artist Lofts	27	\$3,225,000	\$13,559,532	HOME/LMIHF
Sierra Vista Phase II	99	\$2,100,000	\$38,540,669	HOME
Grand View Village (New Construction)	74	\$5,225,178	\$41,795,951	CDBG/PLHA/ LMIHF
Turnpike Apartments	11	\$1,525,646	\$3,305,000	CDBG/HOME
Liberty Square (New Construction/Adaptive Re-use)	72	\$1,449,000	\$13,555,188	HOME
Town Center Studios (Adaptive Re-use)	40	\$4,309,091	\$4,169,541	CDBG/Homekey
	360	\$19,716,736	\$130,240,047	

2020-2025 Completed Projects

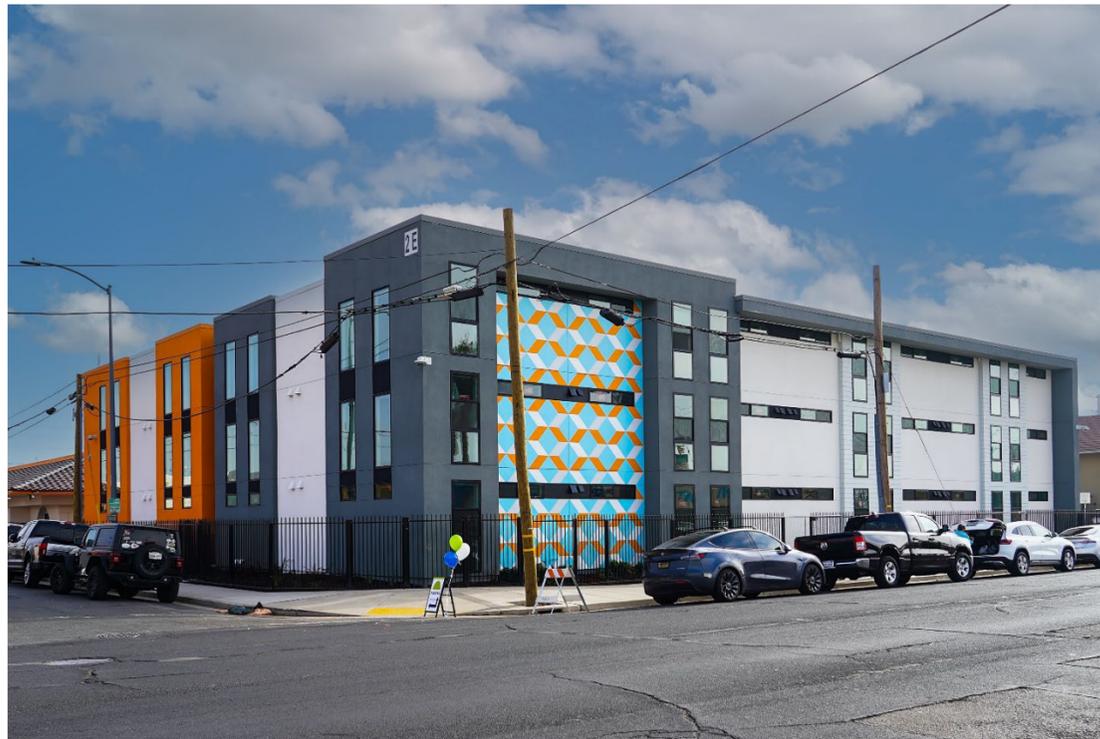
Goal 2: Affordable Housing

Liberty Square



Grand View Village

Sonora Square



In Progress 2020-2025 (HUD Funded) ATTACHMENT A

Status	Project	# of Affordable Units	City Loan Amount	Estimated Amount Leveraged	Source
Subsidy layering	Sierra Vista Phase III (New Construction/Preservation)	73	\$2,534,755	\$35,596,132	HOME-ARP
Subsidy layering	Casa de Mariposa (New Construction)	71	\$1,347,055.12	\$34,309,086	HOME/HOME-CHDO
Under Construction	Park-Center Apartments (New Construction & Adaptive Re-use)	50	\$2,227,632	\$23,027,480	HOME-ARP/HOME/HHAP 2
Subsidy layering	Fontana Towers (New Construction)	105	\$2,242,609	\$50,627,488	HOME-ARP
Subsidy layering	Housing Infill for Homeless (New Construction)	30	\$818,821	\$3,075,282	HOME/NSP3
Subsidy layering	The Hunter House (New Construction)	119	\$3,041,263	\$22,678,733	HOME/LMIHF/NSP/HHAP
Subsidy layering	Danny Drive Senior Living Project (New Construction)	110	\$1,300,000	\$27,048,615	CDBG
Subsidy layering	Transitional Housing for Youth Project	14	\$1,500,000	\$2,665,600	CDBG
Pre-development	Fairview Terrace Apartments (New Construction)	75	\$7,037,865	\$28,666,100	HOME/PLHA
Leasing up	STAND's Scattered Site Housing Program	1	\$590,000	\$0	CDBG/HHAP
Acquisition underway	DCDC's Scattered Site Housing	5	\$2,003,877	\$367,000	HOME/LMIHF
TOTALS		653	\$24,643,877.12	\$228,061,516	

2020-2025 Non-HUD Funded

Goal 2: Affordable Housing

Completed Projects

Project	# of Affordable Units	City Loan Amount	Estimated Amount Leveraged	Source
Calaveras Quarters	68	\$7,050,000	\$25,127,528	ARPA/HHAP
Villa d' Flore	15	\$6,357,500	\$500,000	HHAP/Homekey
TOTAL	83	\$13,407,500	\$25,627,528	

Projects In Progress

	Project	# of Affordable Units	City Loan Amount	Estimated Amount Leveraged	Source
Under Construction	La Passeggiata	93	\$2,100,000	\$69,906,836.00	LMIHF
Under Construction	Satellite Apartments	30	\$4,338,493.56	\$2,325,000	HHAP
Subsidy Layering	Harding Way Apartments	33	\$3,785,440	\$8,628,745.95	PIP/HHAP
Pre-Development Planning	Kentfield Apartments (rehabilitation of existing affordable housing)	90	\$1,126,893.25	\$0	LMIHF/PLHA
	TOTAL	246	\$11,350,826.81	\$80,860,581.95	

Owner Occupied Housing Repair Program

Goal 2: Affordable Housing

2024-2025 Accomplishments

- \$623,016.94 awarded to low-income households
- Assisted 6 households

2020-2025 Accomplishments

- \$1,188,294.56 awarded to low-income households
- Assisted 14 households



Goal 3: Economic Development

Commercial Façade/Rehabilitation Programs

Goal 3: Economic Development

2024-2025 Accomplishments

- Assisted 4 small business
- Project costs: \$253,374.92

2020-2025 Accomplishments

- Assisted 13 small businesses
- Project costs: \$499,179.71



2020-2025 Economic Development Accomplishments

Goal 3: Economic Development

Entrepreneurship Grant

- Business service providers delivered technical support and supportive services to 392 small business owners
- 33 small business owners were provided direct assistance to expand their operations
- Project cost: \$755,309.58

Micro-Loan Program

- Assisted 2 businesses with retaining 2 jobs
- Project cost: \$44,409.73

Fresh Produce Grant

- Provided 3 small businesses with commercial refrigerators to sell fresh produce to Stockton residents located within food deserts
- Project cost: \$35,653.83



Goal 4: Public Services

Public Service Accomplishments

Goal 4: Public Services

2024-2025 Accomplishments

- Total Award: \$270,000
- 3 Projects Funded
 - 2 food banks
 - Transition aged youth programming
- Total Clients Served: 46,632

2020-2025 Accomplishments

- Total Expended: \$2,669,560.68
- Funded 49 projects
 - 17 food assistance projects
 - 17 youth programming projects
 - 7 homeless services projects
 - 2 programs to serve persons with disabilities
 - 4 fair housing projects
 - 1 homebuyer counseling project
 - 1 public facility improvement project
- Total Clients Served: 937,107



COVID-19 (CARES Act) Accomplishments

CARES ACT Accomplishments

COVID-19 Funding

CDBG-CV

- Total Award: \$3,876,349
- Funded 10 projects
 - 6 small business technical assistance projects
 - 3 direct financial assistance to small businesses projects
 - 1 food bank project
- Total Accomplishments:
 - 1,149 small businesses assisted/jobs retained
 - 21,149 low-income persons provided groceries

ESG-CV

- Total Award: \$6,276,046.72
- Funded 15 projects
 - 2 homeless prevention projects
 - 1 rapid rehousing project
 - 5 street outreach projects
 - 7 emergency shelter projects
- Total Clients Served: 7,146

CAPER Schedule of Events

Event	Date
Draft CAPER available for public comment (15-day public comment period begins)	September 8, 2025
Community Development Committee Public Meeting	September 18, 2025
End of 15-day public comment period	September 23, 2025
Submit CAPER to HUD	September 26, 2025
<i>Any public comments received between September 8, 2025, and September 23, 2025, will be included in the final document.</i>	

Questions/Comments

Economic Development Department

<https://www.stocktonca.gov/housing>

Economic.development@stocktonca.gov

(209)937-8539