

**Approve a Resolution Supporting the
Application of Service First of Northern
CA for the Homekey+ Grant Program and
Approve the Allocation of Identified
Funding**

**Stockton City Council
Agenda Item #15.2
April 1, 2025**

HUNTER HOUSE

610 N HUNTER & 619 N. SAN JOAQUIN STREETS

**120 AFFORDABLE 1- & 2-BEDROOM UNITS WITH
COMMUNITY SPACE FOR RESIDENTS**

**LOCATED IN CLOSE PROXIMITY TO RTD, GROCERY, HEALTH
CARE, PARKS, AND LIBRARY**



HUNTER HOUSE PROJECT

DEVELOPER: SERVICE FIRST OF NORTHERN CALIFORNIA

Serving those with very low income and those at risk of homelessness, including:

Youth, Veterans, those experiencing chronic Mental Illness and Substance Abuse

This project has partnerships with the following to help provide services for residents, including: San Joaquin Behavioral Health, Central Valley Low-Income Housing, the Veterans Administration, Valley Mountain Regional Center, and Aspiranet Youth program.



The Funding

State HCD Funding:

12/2021 - \$2,538,787

2/2022 - \$17,240,556

2/2022 - \$9,766,514

Total Approved: \$29,545,857

Homekey+ Request: \$36,000,000

Total State Funding: \$65,545,857

City Funding:

1/2020 - \$540,000

6/2021 - \$1,200,000

Total Allocated: \$1,740,000

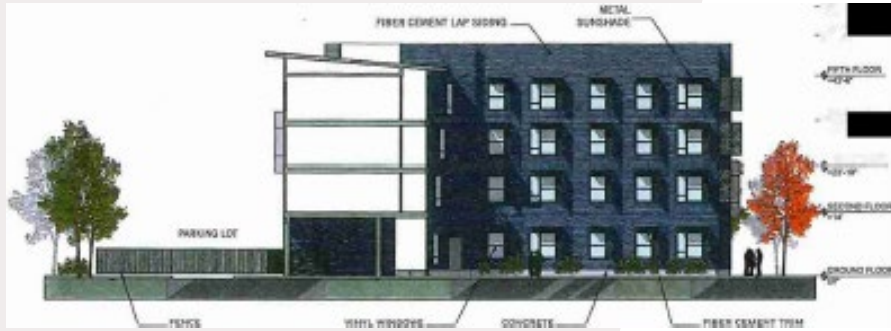
Current Request: \$1,301,263

Total City Funding \$3,041,263



HUNTER HOUSE TIMELINE

- Hunter House received state and/or City Funding in 2020, 2021, and 2022.
- Hunter House has applied for state tax-credits to complete the finance plan for the project during the past four years 2021-2024.
- Previously awarded HCD funding was extended by 6 months, expiring in 12/2024, allowing the project to once again compete for tax credits in 2024.
- In June 2024, Economic Development Dept. identified an additional \$1.3M of unallocated funding that could be allocated by Council, if tax credits were secured in 2024.
- November 2024 – Hunter House was not recommended for funding through the City’s 2024 NOFA process, though they did apply and met minimum qualifications for eligibility.
- HCD allowed another extension in late 12/2024, through the completion of the 2025 Homekey+ funding opportunity.



RESOLUTION ACTIONS

1. Direct City Manager to Submit an Application to HCD for Participation in the Homekey+ Program Requesting \$36M in Funding for the Hunter House Project with Service First as Co-Applicant;
2. Allocate the Identified \$1.3M in Homeless Housing Assistance and Prevention (HHAP) Funding to Support the Hunter House Project;
3. Authorize the City Manager to Enter Into All Legal Agreements/Documents Necessary to Carry Out the Intent of this Resolution; and
4. Approve the De-obligation of All City-Allocated Funding to Hunter House Project if the 2025 Homekey+ Funding Request Is Unsuccessful, as the Project will Become Unfeasible with the Loss of Previously Awarded State Funding.