RESOLUTION APPROVING A $600,000 LOAN TO VISIONARY HOME BUILDERS OF CALIFORNIA FOR 2404 MARIPOSA ROAD AND MAKING FINDINGS AND APPROVALS PURSUANT TO THE CALIFORNIA REDEVELOPMENT LAW

The City Council of the City of Stockton (the “Council”) adopted the Amended and Restated Redevelopment Plan for the South Stockton Merged Redevelopment Project Area by Ordinance No. 036-02 on July 2, 2002 (the “Project Areas”), as amended (the "Redevelopment Plan"); and

The Redevelopment Agency of the City of Stockton (the “Agency”) is vested with responsibility pursuant to the Community Redevelopment Law (Part 1 of Division 24 of the Health and Safety Code of the State of California) (the "Law") to implement the Redevelopment Plan in the Project Area; and

The Agency, in causing redevelopment of the Project Area, seeks to make housing available at affordable housing cost to very-low, low- and moderate-income households; and

The Agency has established the Low- and Moderate-Income Housing Fund (the "Housing Fund") pursuant to California Health and Safety Code section 33334.3; and

On November 28, 2006, the Agency approved a loan (Resolution R06-071) to Visionary Home Builders of California (the "Borrower") to assist with the acquisition of the property located at 2404 Mariposa Road (the "Site") which is located within the Project Area for the purpose of constructing housing that will be affordable to very low, low and moderate income households (the "Development"); and

The Borrower purchased the property using the Agency loan, proceeds from a private bank loan and a short-term carry-back loan from the seller; and

The Borrower now desires to borrow additional funds in the amount of $600,000 from the Redevelopment Low and Moderate Income Housing Set-Aside fund (the “Agency Loan”) for the purpose of paying off the carry-back loan; and

The Development will benefit the Project Area and serve major goals and objectives of the Redevelopment Plans by increasing the amount of housing available at affordable housing cost in the community thereby decreasing the market pressure on the supply of affordable housing in the community and the Project Area and by alleviating blight in the Project Area; and

City Atty:
Review Date ____________________

OCT 21 2008
The Development will be consistent with the Implementation Plan adopted by the Agency pursuant to Health and Safety Code section 33490 (the "Implementation Plan"); and

By the staff report accompanying this Resolution and incorporated into this resolution by this reference (the "Staff Report"), the Agency has been provided with additional information upon which the findings and actions set forth in this resolution are based; now, therefore,

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF STOCKTON, ASoplast:

1. Based on information and analysis set forth in the above Recitals and contained in the Staff Report, the Agency hereby finds and determines that the above recitals are true and correct and have served as the basis, in part, for the findings and actions of the Agency set forth below.

2. The Agency finds that the Agency Loan is consistent with the Implementation Plan.

3. The Agency hereby approves the Agency Loan and approves the following actions which must be completed to set up this loan:

   • Transfer $600,000 from Account No. 339-0000-992, Redevelopment Low and Moderate Income Housing Set-Aside, to Account No. 021-7380-492, Agency Low/Mod Income Housing Fund Special Purpose Loans.
   • Appropriate budget in the amount of $600,000 to Account No. 021-7380-640 from which funds will be expended.

4. The Agency Executive Director is hereby authorized and directed to take such other actions and execute such documents as are appropriate to effectuate the intent of this resolution and all appropriate agency loan documents.

PASSED, APPROVED AND ADOPTED ________________.

EDWARD J. CHAVEZ, Chairperson of the Redevelopment Agency of the City of Stockton

ATTEST:

KATHERINE GONG MEISSNER, Secretary

Redevelopment Agency