



**SAN JOAQUIN REGIONAL HOUSING FUND INC.**  
**Special Meeting**  
**SAN JOAQUIN COUNCIL OF GOVERNMENTS**  
**Third Floor - Cornerstone Conference Room**  
**555 E. Weber Ave. Stockton, CA 95202**

**Thursday, March 5, 2026**  
**at 12:00 p.m.**

City of Ripon 259 Wilma Ave Ripon CA 95366	City of Escalon 2060 McHenry Ave. Escalon, CA 95320	City of Lathrop 390 Towne Centre Dr. Lathrop, CA 95330
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Participation in the meeting may be available for Committee Members attending the SJRHF meeting by Zoom / Conference Call and members of the public, pursuant to California Government Code Section 54953(b), at any of the following locations.

Zoom meeting: <https://sjcog.zoom.us/j/86106689291?pwd=OagD7TZ8w2BgrZ2bAjNJOvNqaXFyPn.1>

**Teleconference Number:** 669-444-9171/ Meeting ID: 861 0668 9291  
**Passcode:** 566917

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**A G E N D A**

**1. CALL TO ORDER AND SELF INTRODUCTIONS:**

**2. PUBLIC COMMENTS:**

*At this time, the public is invited to address the San Joaquin Regional Housing Fund Advisory Committee on any non-agendized item that is within the subject matter of this agency. There is a three-minute maximum time limit. The determination of whether an item is within the subject matter and jurisdiction of the committee is a discretionary decision to be made by the Chair of the committee. If several speakers are commenting on the same issue, they should try to avoid repetition of views already expressed.*

**3. CONSENT CALENDAR:**

*All numbered consent calendar items listed will be acted upon under one vote unless specifically removed from the consent calendar by a committee member, a member of staff, or a member of the public. These are the items:*

Note: The right-hand column identifies staff recommendations.

- |   |               |
|---|---------------|
| <p><b>A.</b> Minutes from January 29, 2026</p>  | <p>Action</p> |
| <p>4. Review and recommend additional Technical Advisory Member candidates for the San Joaquin Regional Housing Fund Inc. Advisory Committee (Joann Martinez)</p> | <p>Action</p> |
| <p>5. Approval of Regional Housing Fund draft project scoring criteria (Housing Fund Manager - Harris and Associates)</p>   | <p>Action</p> |
| <p>6. Other Matters of Business</p>   |               |

7. Meeting adjourned to Thursday, April 2, 2026, at 12:00 p.m.

# AGENDA ITEM 3A



SAN JOAQUIN COUNCIL OF  
GOVERNMENTS

**San Joaquin Regional Housing Fund Inc.**

**Advisory Committee**

555 East Weber Ave. Stockton, CA 95202

**January 29, 2026**

**MINUTES**

<b>Present</b>	<b>Member Name</b>	<b>Jurisdiction</b>
X	Megan Aguirre	SJ County
X	Jordan Peterson	City of Stockton
X	Cynthia Marsh	City of Lodi
X	Jesus Orozco	City of Manteca
X	Sheena Stephens	City of Tracy
X	Michael Winters	City of Ripon
X	Trevin Barber	City of Escalon
X	Rick Caguiat	City of Lathrop
	Jailah Smith	City of Mountain House

**1) Call Meeting to Order/Introductions:**

Kim Anderson called the meeting to order at 3:31 p.m.

**Alternates/Others present:**

Brad Wall, City of Mountain House; Breanna Alamilla, City of Tracy; James Michaels, City of Lathrop; Alexis Bueno, Harris and Associates; Dima Galkin, Harris and Associates.

**SJCOG Staff Present:**

Diane Nguyen, Executive Director; Kim Anderson, Deputy Director of Planning; Christine Corrales, Manager of Planning; Joann Martinez, Associate Regional Planner; Janicia Thedmada, Assistant Regional Planner; Katy Castro, Administrative Technician; Winston Zheng, CivicSpark Fellow.

**2) Public Comments**

None

**3) Introduction to the San Joaquin Regional Housing Fund Inc. Advisory Committee**

Diane Nguyen, Executive Director, stated the San Joaquin Regional Housing Fund

(SJRHF) is a new nonprofit arm of SJCOG created to accelerate affordable housing across the region using an initial \$13 million from local, state, and philanthropic sources, with an advisory committee that guides program design, project funding recommendations, and long-term investment strategy, while also supporting broader transportation and livability goals.

Joann Martinez outlined the housekeeping items.

Dima Galkin gave an overview of the historical context and advisory committee formation.

This item is for information only.

#### **4) Appointment of Chair and Vice Chair for the San Joaquin Regional Housing Fund Inc. Advisory Committee**

A motion was made and seconded (Marsh/Barber) to appoint Jordan Peterson as Chair. Motion passed unanimously by voice vote.

A motion was made and seconded (Peterson/Caguiat) to appoint Cynthia Marsh as Vice-Chair. Motion passed unanimously by voice vote.

#### **5) Review Nomination Process of the San Joaquin Regional Housing Fund Inc. Technical Advisory**

Joann Martinez discussed the process for identifying technical expertise.

The potential candidates for technical members were discussed, candidates included Kristine Williams, John Beckman, and Dr. Pogue.

A motion was made and seconded (Aguirre/Stephens) to convert the review nomination process of the San Joaquin Regional Housing Fund Inc. to an action item. Motion passed unanimously by roll call vote.

A motion was made and seconded (Stephens/Peterson) for SJCOG staff to retain the existing candidate list, conduct targeted outreach to banking, contractor/developer, and service-provider organizations, and return at a future meeting with additional nominees and legal clarification on conflict-of-interest and Form 700 requirements. Motion passed unanimously by voice vote.

#### **6) San Joaquin Regional Housing Fund Inc. Advisory Committee Meeting Schedule for 2026**

Ms. Martinez discussed the 2026 meeting schedule. She stated advisory committee meetings will generally be held quarterly on the first Thursday at 12:00 PM, with flexibility for extra or earlier meetings as needed to meet funding deadlines.

Committee members noted that some cities are farther away and that

flexibility/remote options would help those with tight schedules and travel distance. Staff confirmed that, by default, this is an in-person Brown Act body, and remote participation requires notice of location that is open to the public. Staff stated that they will check with legal counsel to clarify any Brown Act and voting/participation questions and make sure current practice is compliant.

This item is for information only.

**7) Updates / Requests from the Committee**

None.

**8) Adjournment**

Meeting adjourned at 4:29 PM to Wednesday, March 5, 2026, at 12:00 PM.

# AGENDA ITEM 4



March 2026  
SJRHF, Inc.

## STAFF REPORT

**SUBJECT:** Review and recommend additional Technical Advisory Member candidates for the San Joaquin Regional Housing Fund Inc. Advisory Committee

**RECOMMENDED ACTION:** Recommend approval of two additional technical member candidates

### DISCUSSION:

### SUMMARY:



The San Joaquin Regional Housing Fund, Inc. Advisory Committee (HFC) has been established to provide guidance on program design, project funding recommendations, and long-term strategy for the regional housing fund.

Per SJRHF bylaws, each participating jurisdiction (eight cities and the County of San Joaquin) was asked to nominate a representative to serve on the advisory committee, and in December 2025, representatives from all jurisdictions were appointed to the advisory committee by the SJRHF Board.

In addition to jurisdictional members, the adopted resolution authorizes up to three non-voting technical members to serve on the HFC to provide subject-matter expertise in areas such as affordable housing finance, development, lending, supportive housing, homelessness services, tenant protections, or related fields. Technical members are non-voting members of the committee.

In advance of HFC consideration, SJCOG staff conducted a review of individuals previously engaged as technical advisors during feasibility and planning efforts for the regional housing fund.

At the January 2026 HFC meeting, the committee unanimously moved to nominate and recommend Kristine Williams to the board as the first technical advisory member. In addition to the candidates reviewed, the jurisdictional committee members requested additional names reflecting expertise in areas such as finance/banking,

contractor/development experience, and housing services/community support. In response to the committee's request, additional potential candidates have been identified for consideration and reflect those areas of expertise. Biographical information will be provided to support the committee's discussion and potential nomination to the SJRHF Board for appointment at the March 2026 HFC meeting.

### **RECOMMENDATION:**

Staff recommends that jurisdictional members of the HFC review the additional technical member candidates and provide direction on nominations to fill the two remaining technical member positions.

### **FISCAL IMPACT:**

NONE.

### **BACKGROUND:**

A housing needs assessment, conducted during the feasibility stage of establishing the housing fund, identified the importance of a coordinated regional approach to addressing affordable housing challenges in the San Joaquin region. In line with that recommendation, in September 2025, the SJRHF Board approved the formation of an advisory committee to guide implementation of the regional housing fund. The committee is expected to provide input on project funding recommendations, program design, and long-term planning.

The HFC has a 12-member structure, including one voting appointment from each of the eight cities and the County, plus up to three non-voting technical advisors representing fields such as housing finance, development, and nonprofit/community expertise. Terms will be staggered initially, transitioning to four-year terms thereafter.

#### **Role of technical advisors**

Technical members are included to supplement the expertise of the HFC with specialized technical knowledge to support committee deliberations. Areas of expertise previously identified include affordable housing finance, development, lending, supportive housing, homelessness services, tenant protections, or related fields. Technical members do not vote.

#### **Process for selecting technical advisory members**

As a reminder, the steps to identify and appoint technical advisors are:

##### **Step 1: Identification of technical expertise needs**

- Advisory committee identifies areas where specialized expertise would support deliberations (affordable housing finance, development, lending, supportive housing, homelessness services, tenant protections, or related fields).

- Technical input supports evaluation of project feasibility, financing structures, and program alignment.

**Step 2: Identification of potential technical members**

- Jurisdictional members nominate individuals with relevant expertise.
- SJCOG staff conduct an administrative review to confirm qualifications and availability.
- Staff may draw from prior technical advisors and comparable regional housing trust models.

**Step 3: Nomination or recommendation by jurisdictional members**

- Jurisdictional members nominate and vote on recommended candidates.
- This action advances candidates for board consideration.

**Step 4: Board Appointment**

- Final appointments of technical members is made by the SJRHF Board.

**NEXT STEPS:**

Up to two additional technical advisory members may be recommended by the HFC, and upon recommendation, the additional technical advisors will be considered for formal appointment by the SJRHF Board.

**ATTACHMENTS:** None.

*Prepared by: Joann Martinez, Associate Regional Planner.*

# AGENDA ITEM **5**



March 2026  
SJRHF, Inc.

# STAFF REPORT

**SUBJECT:** Approval of Regional Housing Fund Project Scoring Criteria

**RECOMMENDED ACTION:** Recommend Approval of the Regional Housing Fund Draft Project Scoring Criteria

## DISCUSSION:

### SUMMARY:



The purpose of the SJRHF is to provide planning, financing, and other tools to help SJCOG's member agencies increase housing opportunities for extremely low-, very low-, low-, and moderate-income households throughout San Joaquin County.

San Joaquin Regional Housing Fund (SJRHF) staff are presenting draft project scoring criteria for the Housing Fund Advisory Committee's (HFC) review and recommendation to the board of directors. These criteria are intended to provide an objective method to prioritize which developments to fund, consistent with the SJRHF's purpose and using requirements and restrictions based on individual funding sources.

The SJRHF has approximately \$13 million initially available and has identified a pipeline of proposed affordable housing developments through coordination with member jurisdictions and developers. Currently active funding requests in the pipeline total more than \$42 million. SJRHF staff worked with fund managers Harris & Associates to create scoring criteria that will help to prioritize funding recommendations. These draft scoring criteria are being presented to the HFC for review and consideration to be recommended for adoption by the Board of Directors.

### RECOMMENDATION:

Staff recommends that the HFC approve the Regional Housing Fund draft project scoring criteria.

**FISCAL IMPACT:**

While the development of the scoring criteria does not have a direct fiscal impact, the further actions of allocating the available funding to projects will result in the expenditure of up to \$13 million in available project funding – subject to further board action.

**BACKGROUND:**

In September 2024, the SJRHF applied to the state Local Housing Trust Fund (LHTF) program. The LHTF program competitively awards funds that local and regional housing trusts commit to affordable housing development. The SJRHF's LHTF application was successful and resulted in an award of \$5,000,000 in September 2025 to fund affordable housing development in San Joaquin County. As required by the LHTF program, the SJRHF committed \$5,000,000 in local matching funds. The local match is from the Measure K Smart Growth Incentive Program.

In February 2026, the SJRHF received an additional commitment of \$3,000,000 from HealthNet, a healthcare insurance provider, to fund affordable housing development. These funds are more flexible than the LHTF and Measure K sources and therefore have the potential to help support projects not otherwise qualifying under the stricter guidelines for these fund sources.

In preparation for the LHTF application and to maximize its competitiveness, the SJRHF coordinated with member jurisdictions to create a project pipeline consisting of proposed affordable housing developments. The SJRHF consultants Harris & Associates took the lead to review information regarding these developments and to communicate with the affordable housing developers to verify information, to gather additional information, to update the pipeline as needed, and to conduct due diligence on behalf of the SJRHF prior to committing funds to specific developments. Harris & Associates worked with staff to prepare scoring criteria to rank the developments in the pipeline for the allocation of funding.

The scoring criteria provide an objective method to prioritize which developments to fund while balancing the SJRHF's purpose, the LHTF program requirements and restrictions, as well as opportunities for the SJRHF to maximize its impact and support for affordable housing development. These scoring criteria will apply to the initial funding available to the SJRHF. Future funding may be subject to different program requirements.

**Draft Regional Housing Fund Project Scoring Criteria**

The draft project scoring criteria reflect the priorities established by the LHTF program, the Measure K Smart Growth Incentive Fund requirements, and the HealthNet funding

conditions. Additional criteria may be applied based on the requirements and restrictions of funding sources.

The SJRHF staff proposes prioritizing affordable housing developments for funding from its project pipeline based on the following criteria:

<b>Scoring Criteria</b>	<b>Description</b>	<b>Total Potential Value</b>
Project type (new construction and rental preferred)	Full points for new construction, rental development (as defined in LHTF Guidelines). Reductions for acquisition & rehabilitation and nonrental projects.	30
Readiness to close financing and begin construction	Full points for expected construction start by June 30, 2026. Reduced points for expected construction start between July and December 2026. Further reduction for expected construction start after December 2026.	20
Number and percentage of units affordable for households with 30% or less of Area Median Income (AMI)	Full points if $\geq 30\%$ of units and $\geq 15$ units at or below 30% of AMI. Reduced points if 10%-30% of units and 5-14 units are at or below 30% of AMI. Further reductions for less than 10% and 0% of units and for less than 5 units at or below 30% of AMI.	20
Efficient use of SJRHF funds (i.e., a low per-unit funding request)	Full points for requests of \$50,000 or less per unit. Reduced points for request of \$50,000 to \$100,000 per unit. Further reductions for requests of more than \$100,000 per unit and more than \$200,000 per unit.	15
Geographic distribution throughout San Joaquin County	Points awarded to the highest-scoring project within each city to encourage equitable geographic distribution of funds across San Joaquin County. The highest-scoring project is determined based on the cumulative evaluation score under the other adopted scoring criteria.	15
<b>TOTAL</b>		<b>100</b>

**NEXT STEPS:**

The expected schedule and key milestones for awarding funding are outlined below.

March 2026	Approval of Draft Regional Housing Fund Project Scoring Criteria
April 2026	Overview of Regional Housing Fund Project Pipeline
June 2026	Approve Recommendations for Award

*Prepared by: Dima Galkin; Alexis Bueno, Harris and Associates, Housing Fund Manager; Kim Anderson, Deputy Director of Planning*