



City of Jurupa Valley

Staff Report

DATE: MARCH 19, 2026
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ROD BUTLER, CITY MANAGER
BY: JOE PEREZ, ASSISTANT CITY MANAGER / COMMUNITY
DEVELOPMENT DIRECTOR
SUBJECT: AGENDA ITEM NO. E

AUTHORIZATION TO SUBMIT AN APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) FOR FUNDING THROUGH THE HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FOR THE DEVELOPMENT OF A FIRST TIME HOMEBUYER PROGRAM

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 2026-16 authorizing the submittal of an application to the California Department of Housing and Community Development (HCD) for funding under the Home Investment Partnerships Program (HOME); and if selected, the execution of a standard agreement, any amendments thereto, and any related documents necessary to participate in the home investment partnerships program.

BACKGROUND

Housing Element Objective 3.1.4 identifies the goal of establishing a First Time Homebuyer Assistance program. Although the City has explored various grant opportunities to support the creation of such a program, it has not yet secured the capital to launch it.

On January 21, 2026, HCD issued a Notice of Funding Availability (NOFA) announcing the release of additional funds under the HOME program. The NOFA application period closes on March 30, 2026, with funding awarded on a first come, first served basis to eligible applicants.

ANALYSIS

Securing HOME funding would serve as the foundational step in developing the City's first program of this kind with funds being specifically for down payment assistance to low-to moderate-income first-time homebuyers. Implementing the program directly supports Housing Element Goal 3 to Promote Equal Housing Opportunities For All Persons. HOME program funding would be used to assist low-to moderate-income residents who may otherwise be unable to achieve homeownership, thereby expanding equitable access to stable and affordable housing opportunities.

Additionally, obtaining these funds would strengthen the City's overall capacity and experience in administering First Time Homebuyer Assistance programs, positioning the City more competitively for future grant opportunities that may otherwise not be possible due to the lack of an existing program.

FINANCIAL IMPACT

If the application is successfully awarded, the City would receive up to \$500,000 in funding to establish a First Time Homebuyer Program. The program would offer low-interest secondary financing loans to eligible purchasers, with payments deferred until the conclusion of the 30-year loan term. Each loan would be secured against the property of the borrower through a recorded lien.

ALTERNATIVES

1. Recommended Action: That the City Council adopt Resolution No. 2026-16 authorizing the submittal of an application to the California Department of Housing and Community Development (HCD) for funding under the Home Investment Partnerships Program (HOME); and if selected, the execution of a standard agreement, any amendments thereto, and any related documents necessary to participate in the home investment partnerships program.
2. Elect not to adopt the resolution and to not apply for grant funding



Prepared by:



Joe Perez

Assistant City Manager/Community
Development Director

Submitted by:



Rod B. Butler

City Manager

Reviewed by:



Susan Paragas
Director of Finance

Reviewed by:



Michael Flad
Assistant City Manager

Reviewed by:



Peter M. Thorson
City Attorney

ATTACHMENT

1. Resolution



RESOLUTION NO. 2026-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE HOME INVESTMENT PARTNERSHIPS PROGRAM; AND IF SELECTED, THE EXECUTION OF A STANDARD AGREEMENT, ANY AMENDMENTS THERETO, AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE HOME INVESTMENT PARTNERSHIPS PROGRAM

WHEREAS, the California Department of Housing and Community Development (the “Department”) is authorized to allocate HOME Investment Partnerships Program (“HOME”) funds made available from the U.S. Department of Housing and Urban Development (“HUD”). HOME funds are to be used for the purposes set forth in Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, in federal implementing regulations set forth in Title 24 of the Code of Federal Regulations, part 92, and in Title 25 of the California Code of Regulations commencing with section 8200; and

WHEREAS, on January 21, 2026, the Department issued a Notice of Funding Availability announcing the availability of funds under the HOME program (the “NOFA”); and

WHEREAS, in response to the NOFA, the City of Jurupa Valley, a municipal corporation (the “Applicant”), wishes to apply to the Department for, and receive an allocation of, HOME funds.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby:

1. In response to the above-referenced HOME NOFA, the Applicant shall submit an Application to the Department to participate in the HOME program and for an allocation of funds not to exceed five hundred thousand dollars (\$500,000.00) for the following activities and/or programs:

First-Time Homebuyers (FTHB) Program: Acquisition-only Down Payment Assistance

The FTHB Program provides individual loans to low- to moderate-income first-time homebuyers, who would otherwise have difficulty securing financing for a first home, to purchase modest dwellings selected from the open market. This program will be located in the City of Jurupa Valley.

2. If the Application for funding is approved, then the Applicant hereby agrees to use the HOME funds for eligible activities in the manner presented in its Application as approved by the Department in accordance with the statutes and regulations cited above. The Applicant will also execute a Standard Agreement with the Department, any amendments

thereto, and any and all other documents or instruments necessary or required by the Department or HUD for participation in the HOME program (collectively, the required documents).

3. The Applicant authorizes Mayor Brian Berkson or their designee(s) to execute, in the name of the Applicant, the HOME Standard Agreement, other HOME-related contracts and conveyances, and any subsequent amendments thereto.
4. The Applicant hereby authorizes the City Manager or Assistant City Manager or Community Development Director or Housing Manager, to execute, in the name of the Applicant, drawdown requests and any other HOME Program form requiring a signature, as may be required by the Department from time to time.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Jurupa Valley on this 19th day of March 2026.

BRIAN BERKSON
MAYOR

ATTEST:

MARIA MORRIS
CITY CLERK

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF REIVERSIDE)ss.
CITY OF JURUPA VALLEY)

I, Maria Morris, City Clerk of the City of Jurupa Valley, do hereby attest and certify that the foregoing Resolution No. 2026-16 was duly passed and adopted at a meeting of the City Council of the City of Jurupa Valley on the 19th day of March 2026 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 19th day of March 2026.

Maria Morris, City Clerk
City of Jurupa Valley