



**SPECIAL MEETING
AGENDA**

**Calipatria City Council Chambers
125 North Park Avenue
Calipatria, CA 92233**

Monday, February 23, 2026

4:00 PM

Michael Luellen, Mayor
Javier Amezcua, Mayor Pro-Tem
Fred Beltran, Council Member
Sylvia Chavez, Council Member
Jesse Rivas, Council Member

Laura Gutierrez, City Manager
Gilbert G. Otero, City Attorney
Jane Hurtado, City Clerk

Christopher Hanks, Acting Fire Chief
Cheryl Fowler, Police Chief
Edgar Self, Public Work Director

NOTICE TO THE PUBLIC

Notice is hereby given that the Mayor of the City of Calipatria has called a Special Meeting of the Calipatria City Council to consider the items on this agenda. This is a public meeting. Any member of the public is invited to attend. The City Council welcomes public input during the **Public Comment** period of the sessions.

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE & INVOCATION:

PUBLIC COMMENTS:

The City Council welcomes your input. **Please remember to shut off all cell phones.** Now is the time for any member of the public to speak to the Council. If there is an item on the agenda on which you wish to be heard, at this time, please step to the podium and state your name and address for the record.

For matters not appearing on the agenda: If you wish to address the City Council concerning a matter and/or any item not on the agenda but is within the City Council's jurisdiction you may do so now. At this time, please step to the podium and state your name and address for the record.

The Mayor reserves the right to place a time limit of three (3) minutes on each person's presentation. It is requested that longer presentations be submitted to the City Clerk in writing 48 hours before the meeting

PUBLIC COMMENTS FOR CLOSED SESSION ITEMS: Any member of the public wishing to address the City Council on any items appearing on the closed session agenda may do so at this time. Pursuant to State Law, the City Council may not discuss or take action on issues not on the meeting agenda. (Government Code Section 54954.2) There is a time limit of three (3) minutes for anyone wishing to address the City Council on these matters.

ACTION ITEMS NEW/REGULAR BUSINESS (DISCUSSION/ACTION):

1. **Approve/Disapprove:** RESOLUTION NO. 26-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALIPATRIA AUTHORIZING FOR THE JOINT APPLICATION WITH NATIONAL HEALTHCARE AND HOUSING ADVISORS AND LEGACY VILLAGE, LLC TO PARTICIPATE IN THE HOMEKEY PROGRAM

MOTION: SECOND:
ROLL CALL VOTE: FB _____ JR _____ ML _____ SC _____ JA _____

CITY COUNCIL ADJOURNS TO CLOSE SESSION

CONFERENCE WITH LEGAL COUNSEL:

1. CONFERENCE WITH LEGAL COUNSEL -
Initiation of litigation pursuant to paragraph (4) subdivision (d) of Section
54956.9
Number of Potential Cases: 2

CITY ATTORNEY: REPORT ON CLOSED SESSION ACTION

ADJOURNMENT:

Adjournment of the Special Meeting of the Calipatria City Council. The next regular scheduled meeting of the City of Calipatria City Council is Tuesday, February 24, 2026, at 6:00 pm

Close meeting at _____.

MOTION: SECOND:
ROLL CALL VOTE: FB _____ JR _____ ML _____ SC _____ JA _____

I, JANE HURTADO, City Clerk of the City of Calipatria, California, DO HEREBY CERTIFY that the agenda was duly posted at Calipatria City Hall, 125 Park Avenue, Calipatria, California and on the City of Calipatria’s website not less than 24 hours prior to the meeting per Government Code 54954.

Dated: February 20, 2026



CALIPATRIA CITY COUNCIL AGENDA ITEM

Date Submitted: February 20, 2026

Submitted By: Laura Gutierrez, City Manager

Council Meeting Date: February 23, 2026

Discussion / Action

Subject: Approval of Resolution 26-06 Authorizing for the Joint Application with National Healthcare and Housing Advisors to Participate in the Homekey Program

Background:

In April 2025, the City approved Resolution No. 25-15, a Resolution of the City Council of the City of Calipatria authorizing a joint application with National Healthcare and Housing Advisors to participate in the Homekey Program.

Within the body of Resolution No. 25-15, the Notice of Funding Availability (NOFA) was referenced as having been issued on March 29, 2023. On February 19, 2026, the City received correspondence from the California Department of Housing & Community Development requesting that the NOFA date be corrected to November 26, 2024, and to include Legacy Village, LLC also as an applicant.

The application submitted to the California Department of Housing & Community Development is for the Calipatria Senior and Veteran's Housing Project. The requested corrections are administrative in nature and does not alter the scope, intent, or substance of the original application or the City's participation in the Homekey Program.

Recommendation:

Staff recommends that the City Council adopt a resolution amending Resolution No. 25-15 to correct the NOFA issuance date to November 26, 2024.

Fiscal Impact:

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RESOLUTION NO. 26-06

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALIPATRIA
AUTHORIZING FOR THE JOINT APPLICATION WITH NATIONAL HEALTHCARE
AND HOUSING ADVISORS AND LEGACY VILLAGE, LLC TO PARTICIPATE IN
THE HOMEKEY PROGRAM**

WHEREAS, the City of Calipatria recognizes the need for Multi-family Housing Program;
and

WHEREAS, the Department of Housing and Community Development (“Department”) has issued a Notice of Funding Availability, dated November 26, 2024 (“NOFA”), for the Homekey Program (“Homekey” or “Program”); and

WHEREAS, The Department has issued the NOFA for Homekey grant funds pursuant to Health and Safety Code section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.); and

WHEREAS, THE CITY OF CALIPATRIA (“Applicant”) desires to jointly apply for Homekey grant funds with NATIONAL HEALTHCARE AND HOUSING ADVISORS and LEGACY VILLAGE, LLC as (“Co-Applicants”). Therefore, Applicants are joining in the submittal of an application for Homekey funds (“Application”) to the Department for review and consideration; and

WHEREAS, The Department is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code); and

WHEREAS, Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the Department-approved STD 213, Standard Agreement (“Standard Agreement”), and all other legal requirements of the Homekey Program.

NOW, THEREFORE, BE IT IS RESOLVED by the City Council of the City of Calipatria as follow:

1. Applicant is hereby authorized and directed to submit a joint Application to the Department in response to the NOFA, and to jointly apply for Homekey grant funds in a total amount not to exceed \$35,000,000.
2. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed \$35,000,000, any and all other documents required or deemed necessary or appropriate to secure the Homekey funds from the Department and to participate in the Homekey Program, and all amendments thereto (collectively, the “Homekey Documents”).
3. Applicant acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the Application

are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

4. The Calipatria City Manager is authorized to execute the Application and the Homekey Documents on behalf of Applicant for participation in the Homekey Program.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Calipatria at a Special Meeting held on this 23rd day of February 2026, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Michael Luellen, Mayor

ATTEST:

Jane Hurtado, City Clerk

651 Bannon Street, Suite 400,
Sacramento, CA 95811
P. O. Box 952054,
Sacramento, CA 94252-2054
(916) 263-2771
www.hcd.ca.gov



February 19, 2026

Laura Guitierrez, City Manager
City of Calapatria
125 North Park Avenue
Calipatria, CA 92233

Hagop Sargisian
Legacy Village LLC
5830 E 2nd St, STE 7000 #13715
Casper, WY 82609

Terry Campbell, Chief Operating Officer
National Healthcare and Housing Advisors
2900 S. Harbor Blvd Ste 100
Santa Ana, CA 92704

**RE: Homekey+ Program Notice of Funding Availability (NOFA)
Threshold Clarification Needed
Eligible Applicant: City of Calapatria
Project Name: Legacy Village**

Dear Laura Guitierrez, Hagop Sargisian, Terry Campbell:

The Department of Housing and Community Development (Department) has received the Homekey+ application named above, submitted in response to the Homekey+ NOFA dated November 26, 2024, amended on January 31, 2025, and August 7, 2025. This letter is to inform you that additional clarification is needed on the application submitted.

- A. Per Homekey+ NOFA Section 300(xxii) Threshold Requirements, any Threshold requirements that were inadvertently omitted from the application package must be provided to HCD within **three (3) business days** from the date of this request, or the application may be placed on hold. Please submit these documents no later than **5:00 PM on February 24, 2026**.

The following documents were omitted in the application package. Please provide them by the due date:

1. **For Co-Applicant National Healthcare and Housing Advisors**
 - a. Resolution

b. Operating Agreement

2. For entity Manager LLC, Roofless 101, LLC

a. Missing required organizational documents. The Resolution was the only document received. Please see NOFA §300(vi)(b) & NOFA Appendix B for guidance.

3. Rehabilitation Narrative as required by NOFA §300(xiv) for Rehabilitation Project

4. Title Report as required by NOFA §300 (xi)

5. Appraisal as required by NOFA §300(xiii)

6. Homekey+ NOFA §300(xviii) Enforceable Funding Commitments (EFCs) as defined by Article VII(xvii)

a. Please provide EFCs for all Development, Operating and Rental subsidies being used to fund this project.

B. Per Homekey+ NOFA Section 300. Threshold Requirements, HCD is requesting clarifying information, to be submitted no later than **than five (5) business days** from the date on this request. Please submit these documents no later than **5:00 PM on February 26, 2026.**

The reason for the Department's request for clarification are as follows:

1. Homekey+ NOFA §300(x)(a-h) Site Control

a. The current Purchase and Sale Agreement has inconsistencies in the buyers name throughout the contract. Please update the buyer name in the contract so it's consistent.

2. Homekey+ NOFA §300(xix) Experience and Capacity

a. In the Homekey+ Application workbook, Legacy Village, LLC is the Entity with experience and capacity having successfully developed, owned, or operated a project similar in scope and size to the proposed Project. The project name is provided to meet Experience and Capacity is Regency Inn/Heritage Regency Costa Mesa. Per the Threshold Requirements tab narrative, this project is an outpatient residential treatment facility for pregnant and parenting women struggling with substance use disorders and their children. The proposed Homekey+ project is for permanent housing and the target population are individuals experiencing homelessness, at-risk of homelessness and or chronically homeless with a Behavioral Health Challenge. Please update the application workbook with a project that demonstrates the applicant team's experience and capacity that will meet the Homekey+ NOFA requirements.

3. Homekey+ NOFA §300(vi)(b) & NOFA (Appendix B): Homekey+ Organizational Documents Requirements – please provide or update the following organizational documents:

a. Project Ownership Structure: Provide an updated chart that includes the City of Calipatria.

b. City of Calipatria

- **Resolution** provided has the incorrect NOFA date, no signatures, no votes and both applicantd need to be listed.
- **Signature Block** must be in word format and “a City” to be added.

c. Legacy Village LLC- The organizational documents provided reflect the entity name of Calipat Legacy Village LLC and not Legacy Village LLC to match the application.

- **Resolution-** The document provided needs to be updated to reflect the correct entity name to match the application. Also the Authorized Representative can not attest.
- **Articles of Organization–** The name of the entity and the address does not match the entity information listed on the application workbook.
- **Certificate and Legal-** The entity name does not match the entity name on the application workbook.
- **EIN-** The entity name does not match the entity name on the application workbook.
- **Operating Agreement-** The entity name does not match the entity name on the application workbook.
- **Signature Block-** This must be in Word format.

d. National Healthcare and Housing Advisors

- **Payee Data Record-** The entity name does not match the entity name on the application workbook and it was signed by the CFO who is not listed on this application workbook as an Authorized signer.
- **Signature Block-** This must be in Word format.
- **Certificate and Legal-** There seems to be a Civil Employment lawsuit with an “Open case” status, please explain if this will affect the financial condition of National Healthcare and Housing Advisor.

e. Manager LLC, Roofless 101, LLC

- **Resolution-** This document does not mention the co-applicants.

4. Homekey+ NOFA §504: Housing First

- a. The Project name on the Housing First statement does not match the Project name on the application. Please update to make consistent.

5. Homekey+ NOFA Citation §300(ix) Engaging Target Population

- a. The project name on the Engaging Target Population statement does not match the Project name on the application workbook. Please update to make consistent.

6. Homekey+ NOFA §300(xii) Development Plan

- a. The project name on the Development Plan does not match the project name on the application workbook. Please update and resubmit.

7. Homekey+ NOFA §300(xvii) Relocation Assistance Narrative

- a. The project name on the Relocation Assistance Narrative does not match the application workbook. Additionally, the Relocation Assistance Narrative is missing pictures, sketches, Homekey+ projected dates and the direct mention that Homekey+ funds will not result in displacement. The Relocation Assistance Narrative also mentions no displacement however, the motel is currently occupied. Please explain how current tenants will be relocated. Please explain if current tenants are permanent or temporary tenants. If permanent tenants, please advise how the tenants will be relocated.

8. Homekey+ NOFA §300(vii) Non-Discrimination Policy

- a. The project name on the Non-Discrimination Policy statement does not match the project name on the application workbook. Please update and resubmit.

9. Homekey+ NOFA §300(viii) Equity Statement

- a. This document does not answer the question “What specific actions will the Applicant take to ensure equitable access to housing and services for groups that are overrepresented among residents experiencing homelessness in its jurisdiction and region?” or mention the Continuum of Care (CoC) Homelessness Management Information System (HMIS). Please see template for guidance online at [Equity Guidance](#)

10. Homekey+ Application Workbook

- a. **Max Funds & Unit Mix Award tab-** The total number of units is 56, however it list 65 population total. Please update the Max Funds & Unit Mix Award tab so that these numbers match.

| # of Beds | % of Area Median Income | Total Units/ Doors | HK+ Assisted Units | Baseline Capital Amounts | Homeless | Chronic Homelessness | At Risk of Homelessness | Homeless Youth or Youth at Risk of Homelessness | Veteran Homeless | Veteran Chronic Homelessness | Veteran At Risk of Homelessness | Veteran Homeless Youth or Youth at Risk of Homelessness |
|-----------|-------------------------|--------------------|--------------------|--------------------------|----------|----------------------|-------------------------|---|------------------|------------------------------|---------------------------------|---|
| 0 | 30% | 41 | 41 | \$8,200,000 | 41 | | | | 6 | | | |
| 1 | 30% | 15 | 15 | \$3,000,000 | 15 | | | | 3 | | | |
| 2 | Manager | 1 | 0 | \$200,000 | | | | | | | | |

- b. **Project Overview tab-** In this tab, the application has a “no” for “New Construction”, however Project Development type says “New Construction”. After the pre-application consultation with Homekey+ staff on May 7, 2025, in an email on May 13, 2026, HCD advised that based on the project details at the time, the project type would be “Rehabilitation”. Please confirm the project type and update the application workbook accordingly.
- c. **Project Overview tab & Contact List tab-** There is an inconsistency in the spelling of Laura’s last name for the City of Calipatria’s authorized representative between the Project Overview tab and the Contact List tab. Please update so the name is consistent.
- d. **Contact List tab-** Please provide an email address and a direct phone number for Terry Campbell, the authorized representative for National Healthcare and Housing Advisors

The required documentation, or narrative addressing the requests in this letter must be submitted to HomekeyClarify@hcd.ca.gov, by the deadline, and with CC your Homekey+ Ambassador. **Failure to respond to all of the items requesting clarification by the deadline may result in application disqualification and may not be considered for funding.**

If you have any questions regarding this request, please contact your Homekey+ Ambassador Carmelita Villarreal via email at Carmelita.villarreal@hcd.ca.gov.

Sincerely,

Flavio Cordero

Flavio Cordero
 Homekey+ Program Manager
 Program and Design and Implementation Branch