

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA MAKING A TECHNICAL
AMENDMENT TO REVISED PROGRAM GUIDELINES 02
OF THE LOCAL HOUSING TRUST FUND TO CLARIFY
THAT MULTIFAMILY NEW CONSTRUCTION REMAINS AN
ELIGIBLE ACTIVITY

WHEREAS, the City of Fresno (City) established the Local Housing Trust Fund (LHTF) on July 29, 2021, via Resolution No. 2021-201 to support affordable housing initiatives within the community; and

WHEREAS, Resolution No. 2021-201 included two program guidelines to ensure the effective utilization of the LHTF funds and specifies the development and updating of program guidelines shall occur through an accessible, community-supported process, with input garnered through open forums such as surveys, interactive workshops, town halls, and similar engagement methods; and

WHEREAS, consistent with Resolution 2021-201, the City will continue to conduct community outreach every two years to ensure that the Program Guidelines continue to reflect and respond to changing local housing needs; and

WHEREAS, Program Guidelines 02 apply to funds allocated in the City's LHTF through the City of Fresno Real Estate Transfer Tax and any other eligible sources, and are separate from the State of California Local Housing Trust Fund Grant Program; and

WHEREAS, the Council of the City of Fresno adopted Resolution No. 2025-263 directing the administration to remove, or refrain from imposing, any income requirements or income verification requirements for LHTF funds allocated from Program Guidelines

1 of 3

Date Adopted:
Date Approved:
Effective Date:
City Attorney Approval:



Resolution No.

02 to the Eviction Protection Program (EPP), effective July 1, 2025; and

WHEREAS, the Council subsequently adopted Resolution No. 2025-270, which deleted the prior Program Guidelines 02 in their entirety and replaced them with “Revised Program Guidelines 02”; and

WHEREAS, staff has identified a technical omission in the list of eligible activities in Revised Program Guidelines 02, specifically the inadvertent omission of multifamily new construction as an eligible activity; and

WHEREAS, the inclusion of multifamily new construction is a non-substantive, technical clean-up correction to ensure that the guidelines accurately reflect City’s intent and maintain internal consistency; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. Revised Program Guidelines 02, as adopted by Resolution No. 2025-270, are hereby amended to clarify that multifamily new construction remains an eligible activity for Local Housing Trust Fund expenditures.
2. The updated Revised Program Guidelines 02 (Amended March 26, 2026) attached hereto are hereby approved and incorporated by reference.
3. This Resolution shall become effective immediately upon final Council approval.

* * * * *

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, Amy K. Aller, Interim City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____ 2026.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2026
Mayor Approval/No Return: _____, 2026
Mayor Veto: _____, 2026
Council Override Vote: _____, 2026

AMY K. ALLER
Interim City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Tracy N. Parvanian Date
Assistant City Attorney

Attachment:
Revised Program Guidelines 02

Revised Program Guidelines 02

Funding Sources

- City of Fresno Real Estate Transfer Tax (Annual ongoing revenue)
- Additional eligible sources to be determined based on future funding opportunities.

Applicability

These Program Guidelines apply to funds (unrelated to the State of California LHTF Grant Program) that are allocated to the City's LHTF - Fund #10502 and may be amended from time to time.

Funding Distribution

The City will publish an annual Notice of Funding Availability (NOFA), or similar procurement method, based on funding availability. City will solicit applications for the distribution of funding from the LHTF. Applicants must meet eligibility criteria outlined in the Program Guidelines and NOFA. Awarded projects will be subject to performance milestones and annual monitoring outlined in the NOFA and funding agreements.

Priority Points Conditions

- Projects located in High-Opportunity Areas, on Housing Element Sites, within the Downtown Neighborhoods Community Plan, and/or within ¼ mile of existing or future designated high-frequency transit routes.
- Projects that incorporate a needed non-residential component that promotes community well-being, such as publicly accessible plazas or parks, a Healthy Food Grocery, and/or Medical Facility. Need must be demonstrated by available data.
- Projects that incorporate Universal Design Standards.
- Projects that incorporate components designed to reduce the impacts of climate change.
- Projects that incorporate adaptive reuse of a previously non-residential historic building.
- Projects that are led by or commit to hiring local Black, Indigenous, People of Color, (BIPOC) and women-owned businesses.
- Projects that are led by a non-profit entity whose mission is related to affordable housing, community empowerment, and/or neighborhood development.

Supported Programs and Activities

Program/Activity	Description	Supported AMI	Eligible Recipients	Allocation
Housing Rehabilitation	Rehabilitation of single-family homes to include upgrades that will maintain the safety, energy efficiency and habitability of the homeowner.	No more than 80% AMI	Residents in the City of Fresno who meet the Supported AMI	100%
First-time Homebuyer Assistance	Assistance for individuals/households in the City of Fresno who are purchasing their first home or has not owned a home in the past three years.	No more than 80% AMI	Residents in the City of Fresno who meet the Supported AMI	100%
Acquisition of Property (for housing development)	Turn unused land into future housing opportunities for single family and multifamily home developments.	No more than 80% AMI A minimum of 30% of the assisted multifamily units shall be restricted for individuals earning no more than 30%AMI	City of Fresno	100%
Housing Rights Education	Program to inform individuals about their legal rights and responsibilities related to housing. It may include, but not limited to, tenant rights, landlord obligations, fair housing laws, resources for legal aid, and housing counseling.	No more than 80% AMI	Residents in the City of Fresno who meet the Supported AMI	100%
Eviction Protection Program	Program to prevent unlawful evictions and support tenants facing this challenge. Free legal services which may include, but not be limited to, eviction records assistance, legal representation in negotiations and other unlawful detainer actions including court appearances.	Open to all AMI levels.	Residents in the City of Fresno	100%
Tenant Assistance for Temporary Housing	Tenant Assistance for Temporary Housing programs provide support to individuals and families who need immediate housing solutions. These programs typically offer short-term housing options, financial	No more than 80% AMI	Residents in the City of Fresno who meet the Supported AMI	100%

	assistance for temporary shelter, and resources to help tenants transition to more permanent housing. They may include services like paying for hotel stays, providing rental subsidies, and offering case management to address the underlying causes of housing instability			
Multifamily New Construction	New construction of Multifamily housing development	No more than 80% AMI	Residents in the City of Fresno who meet the Supported AMI	100%

Definitions

Affordability Period. The amount of time in which a project must remain affordable to households at the assigned AMI levels. When the affordability period ends, a project may elect to convert to market rate pricing.

Area Median Income (AMI). The most recent applicable county median family income published by the State of California Department of Housing and Community Development.

Non-profit. A charitable nonprofit organization described in Section 501 (c)(3) of the Internal Revenue Code.

Residents. Individual or households that live within the City of Fresno.