

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, IN SUPPORT OF A CONTRIBUTION OF CITY-OWNED PROPERTY LOCATED AT 1444 WEST WHITE AVENUE, FRESNO, CALIFORNIA 93728 TO CESAR CHAVEZ FOUNDATION FOR THE DEVELOPMENT OF AFFORDABLE RENTAL HOUSING.

WHEREAS, Cesar Chavez Foundation, a California nonprofit public benefit corporation (Developer) is proposing to develop the Travel Inn Affordable Housing Development, a 118-unit permanent affordable rental housing project (Project) to be located on City-owned property at 1444 West White Avenue, Fresno, California 93728 (Property); and

WHEREAS, the City of Fresno (City) has significant interest in encouraging Developer to develop the Property into permanent affordable rental housing; and

WHEREAS, the Developer intends to submit an application to the State of California Tax Credit Allocation Committee (CTCAC) for the Low-Income Housing Tax Credit Program 2024 funding (Application); and

WHEREAS, the City is supportive of the Developer's Application for Project funding; and

WHEREAS, the City Council has previously approved the conditional commitment of City funds in the form of debt to the Project in the amount of \$6,000,000.00 for eligible development expenses associated with the conversion of the former Travel Inn to permanent affordable housing; and



WHEREAS, the City's conditional commitment of funds is contingent upon Cesar Chavez Foundation obtaining full financing for the Project; and

WHEREAS, in order to further assist with the Project, the City owns and intends to contribute the real property located at 1444 West White Avenue, Fresno, California 93728 (Property) to Developer through a long-term ground lease of \$1 per year for a term of 57 years subject to Developer's receipt of a full award from CTCAC for its funding application, sufficient evidence that the Project is fully funded, and approval of the disposition terms by the California Department of Housing and Community Development (HCD) and City Council; and

WHEREAS, upon the provision of evidence that the Project is fully funded, and approval of the disposition terms by HCD and City Council, the City and Developer will execute a ground lease of \$1 per year for a term of 57 years; and

WHEREAS, Council recognizes that the development of the Property into permanent affordable rental housing will address the City's homelessness and housing crisis; and

WHEREAS, the City's conditional commitment to disposition of the Property and this Resolution shall terminate on December 31, 2024.

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

1. The Council has adopted this Resolution to provide a conditional contribution of the City-owned Property to the Developer for the development of the Project.

2. The City's conditional contribution of the City-owned Property shall be initiated through a long-term ground lease of no less than 57 years for \$1 per year to qualify as donated land for Application purposes only, subject to Developer's receipt of full award from CTCAC for its 2024 Application, sufficient evidence that the Project is fully-funded, approval of the disposition terms by HCD and approval by the City Council in accordance with applicable sections of the Fresno Municipal Code.

3. The City's conditional contribution of the Property and this Resolution shall terminate on December 31, 2024.

4. This Resolution is subject to all applicable City rules and regulations.

5. This Resolution shall become effective immediately upon final Council approval.

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

I, TODD STERMER, 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 _____ 2024.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2024
Mayor Approval/No Return: _____, 2024
Mayor Veto: _____, 2024
Council Override Vote: _____, 2024

TODD STERMER, CMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Brent Richardson Date
Deputy City Attorney