

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, FINDING GOOD CAUSE AND CLEAR AND CONVINCING BENEFIT TO THE PUBLIC PURSUANT TO FRESNO MUNICIPAL CODE SECTION 4-204 RELATING TO THE DISPOSITION OF SURPLUS REAL PROPERTY IDENTIFIED AS THE 0.91-ACRE OF ASSESSOR'S PARCEL NUMBER 436-260-22 (3876 N. BLACKSTONE AVENUE)

WHEREAS, the City of Fresno (City) owns the real property located at 3876 N. Blackstone Avenue, Fresno, California, and identified as 0.91-acre of Assessor's Parcel Number (APN) 436-260-22 (Property), more particularly described in Exhibit "A" and depicted in Exhibit "B," attached hereto and made a part hereof by reference; and

WHEREAS, the Property was previously declared exempt surplus land by Fresno City Council on December 07, 2023, Resolution Number 2023-308; and

WHEREAS, Fresno Municipal Code (FMC) Section 4-204 details additional steps which may be required to dispose of real property; and

WHEREAS, pursuant to FMC Section 4-204(d)(4): "Purchase prices shall be at fair market appraised value, unless the Council makes findings there are substantial community benefits resulting from the sales agreement that justify a price less than market value"; and

WHEREAS, City Council adopted Resolution Number 2023-097 on April 20, 2023, authorizing the City to jointly apply with Fresno Mission Communities, Inc., a California non-profit corporation (Buyer or Co-Applicant) for the California Department of Housing and Community Development Homekey Round 3 Grant Program, for the acquisition,

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

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rehabilitation, and operation of the Property as permanent affordable housing for qualified individuals and youth experiencing or at risk of homelessness (Project); and

WHEREAS, the City and Co-Applicant received a Conditional Award Commitment and Acceptance of terms and Conditions of Homekey 3 Program Funds from HCD on February 14, 2024, in the amount of \$9,598,131 (Program Funds) for the development of the Property.

WHEREAS, City has agreed to sell the Property to Buyer, for One Dollar (\$1.00) as Buyer is also Co-Applicant and responsible party for the funding, development, and operation of the Project; and

WHEREAS, Buyer has agreed to purchase the Property subject to the development and affordability restrictions pursuant to Government Code section 54221(f)(1)(A) and Government Code section 37364 which requires: (1) Minimum of 80% of the area of any parcel shall be used for the development of housing (2) Not less than 40% of the total number of housing units developed on any parcel pursuant to this section shall be affordable to households whose incomes are equal to, or less than, 75 percent of the maximum income of lower income households; and (3) Dwelling units shall be restricted by regulatory agreement to remain continually affordable to those persons and families for the longest feasible time, but not less than 30 years and shall be recorded against the property; and

WHEREAS, the Buyer of the Property has agreed to the affordability restrictions of Government Code section 54221(f)(1)(A) and Government Code section 37364 for a period of 55 years; and

WHEREAS, in addition, there have been challenges over the years to the community and to the City in locating land appropriate for the development of affordable housing; and

WHEREAS, the City has a significant interest in development of the Property to prevent blight and to return the Property to the private market to generate revenue for the City through the tax rolls and confer further benefit to the public.

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

1. The City Council hereby makes findings of good cause and clear and convincing substantial community benefit to the public to vary from FMC Section 4-204(d)(4) and sell the Property for less than fair market appraised value.

2. The Council hereby makes findings pursuant to FMC Section 4-204(d)(4) that there are substantial community benefits resulting from the purchase and sale agreement to justify the purchase price of \$1.00 to Fresno Mission Communities, Inc., a California Non-profit corporation.

3. This resolution shall be effective upon final approval.

* * * * *

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 _____ 2025.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2025
Mayor Approval/No Return: _____, 2025
Mayor Veto: _____, 2025
Council Override Vote: _____, 2025

TODD STERMER, CMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Kelsey A Seib Date
Deputy City Attorney

Attachments:

Exhibit "A"
Exhibit "B"

EXHIBIT A
LEGAL DESCRIPTION

PARCEL B OF PARCEL MAP NO. 74-18, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 12, PAGE 70 OF PARCEL MAPS, FRESNO COUNTY RECORDS.

TOGETHER WITH AN EASEMENT FOR A MOTEL SIGN LOCATED WITHIN THE WESTERLY 12 FEET OF PARCEL "A" OF PARCEL MAP NO. 74-18, RECORDED APRIL 30, 1974 IN BOOK 12, PAGE 70 OF PARCEL MAPS, FRESNO COUNTY RECORDS. EXCEPTING HOWEVER FROM SAID EASEMENT THE RIGHT AND OPTION TO RELOCATE SAID SIGN TO ANY OTHER LOCATION WITHIN THE WEST 12 FEET OF SAID LAND.

APN: 436-260-22

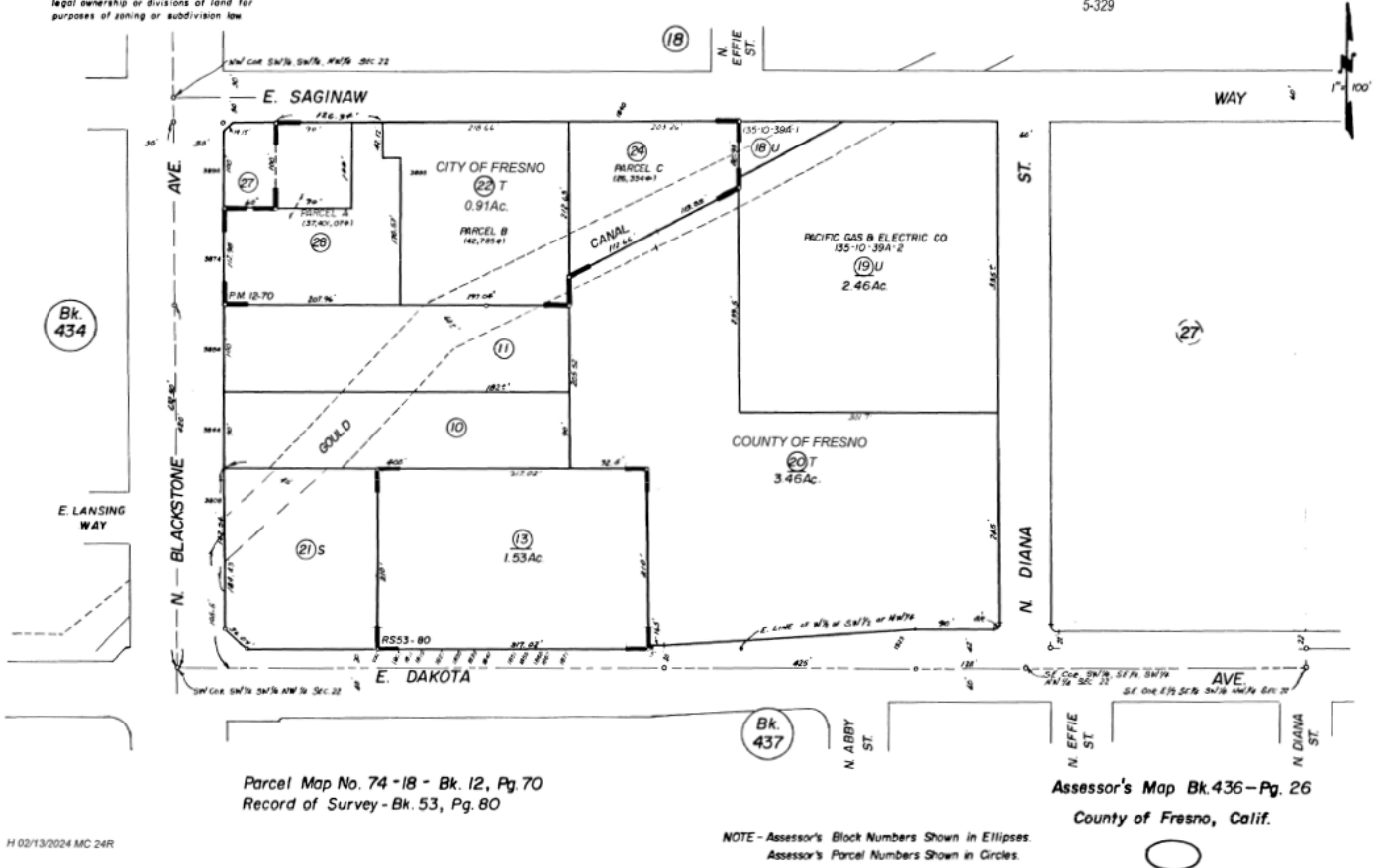
EXHIBIT B

--- NOTE ---
 This map is for Assessment purposes only.
 It is not to be construed as portraying
 legal ownership or divisions of land for
 purposes of zoning or subdivision law.

POR. SEC. 22, T.13S., R.20E. M.D.B. & M.

Tax Rate Area
 5-503
 5-329

436-26



H 02/13/2024 MC 24R