

## Regular Council Meeting

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December 7, 2023

2023 DEC -5 P 4:03

# FRESNO CITY COUNCIL

CITY OF FRESNO  
CITY CLERK'S OFFICE



## Public Comment Packet

### ITEM(S)

**3:30PM (ID 23-1671)** Actions pertaining to the Fresno Quality HK affordable housing development located at 6051 North Thesta Street, Fresno, California (District 6):

1. \*\*\*RESOLUTION - Authorizing acceptance of funding from the California Department of Housing and Community Development Homekey Round 3 Program in the amount of \$16,450,000 for the Fresno Quality HK project and authorizing the City Manager, or designee, to enter into and execute a standard agreement to secure the Homekey Round 3 program funds and participate in the Homekey Round 3 Program. (Subject to Mayor's veto)
2. \*\*\*RESOLUTION - Adopt the 27th Amendment to the Annual Appropriation Resolution (AAR) No. 2023-185 to appropriate \$16,450,000 for the Fresno Quality HK project from the Homekey Round 3 Program Grant. (Requires 5 Affirmative Votes) (Subject to Mayor's veto)
3. \*\*\*RESOLUTION - Initiating a rezone to remove a condition of zoning requiring a recorded covenant for real property located at 6051 North Thesta Street, APN 409-20-043 pursuant to Fresno Municipal Code Section 15-5803-B.
4. Approve a HOME Investment Partnerships - American Rescue Plan Program (HOME-ARP) Agreement with Fresno Quality Homekey LP, in the amount of \$1,749,835.24 to acquire the Fresno Quality Inn for affordable housing development.

5. Approve a Community Development Block Grant (CDBG) Agreement with Fresno Quality Homekey LP, in the amount of \$4,250,164.76 to acquire the Fresno Quality Inn for affordable housing development.
6. Approve a Cost Sharing and Reimbursement Agreement between the City of Fresno and Fresno Quality Homekey LP and UP Holdings, LLC.
7. Approve a Rental Assistance Agreement between the City of Fresno and Fresno Quality Homekey LP, in the amount of \$690,000 in rental subsidy funds for the Fresno Quality HK project.

**Contents of Supplement:** Public comment emails

**Supplemental Information:**

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

**Americans with Disabilities Act (ADA):**

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

## Mary Quinn

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**From:** Clerk  
**Sent:** Tuesday, December 5, 2023 11:07 AM  
**To:** Clerk Agendas  
**Cc:** Clerk  
**Subject:** FW: Letter supporting District 6 affordable housing

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**From:** Gary MAC 2 Wiens <[REDACTED]>  
**Sent:** Tuesday, December 05, 2023 10:42 AM  
**To:** [REDACTED]  
[REDACTED]@fresno.gov  
**Subject:** Letter supporting District 6 affordable housing

**External Email:** Use caution with links and attachments

Garry Bredefeld

As you all know we are in desperate need of more quality affordable housing in our community. We need this in every pocket of our city, including the 93710 zip code. On behalf of myself and Fresno Area Community Enterprises as an organization we are committed to supporting projects we believe in and that represent the best in housing.

We are excited to hear about the city and the state contributing money to the Fresno Quality project on Bullard and Fresno streets which is a partnership between UPholdings, RH Community Builders, and Fresno County Behavioral Health.

We would highly recommend that you all vote to accept the state dollars and keep the project moving forward.

We look forward to more projects like this and to your continued proactive leadership around housing!

Gary Wiens  
[REDACTED]

## Mary Quinn

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**From:** Mayor  
**Sent:** Tuesday, December 5, 2023 3:50 PM  
**To:** Clerk Agendas  
**Subject:** FW: Contact Mayor Form submitted on City of Fresno

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you,



**Sarah Boren**

Executive Assistant to Mayor Jerry  
Dyer

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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**From:** Matthew Jendian [REDACTED]  
**Sent:** Tuesday, December 5, 2023 2:13 PM  
**To:** Mayor <[REDACTED]>  
[REDACTED] on City of Fresno

**External Email:** Use caution with links and attachments

First Name	Matthew
Last Name	Jendian
Email	[REDACTED]
Phone Number	[REDACTED]
Subject	Support for the Approval of Funding for the Renovation of Former Quality Inn Hotel for Affordable Housing

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**Message**

December 5, 2023

Dear Mayor Dyer,

I am writing to you to ask you to express your support for the Fresno City Council to approve the funding for renovation of the former Quality Inn Hotel into 59 safe, permanent, supportive housing units located on a 1-acre parcel at 6051 N. Thesta Street in Fresno (near Freeway 41 entrance at Bullard and Fresno), affordable at 0-30% of Area Median Income (AMI).

The Fresno City Council already approved the state application by Upholdings for this Homekey Program funding, and, now, the City of Fresno and Upholdings have been awarded over \$12 million by the state of California for this project if we can leverage the local commitment. In addition to onsite property management staff, RH Community Builders (RHCB) will dedicate 2.7 full-time staff to provide onsite housing transition and sustainability services for tenants. Upholdings and RHCB have an excellent track record of building and supporting safe, clean, affordable housing development projects throughout the city of Fresno, and this project is worthy of our support.

According to the City of Fresno's 2022 Housing Element Annual Progress Report and Appendix 1E, there is an estimated need of 9,440 new housing units for Extremely and Very Low Income households (<50% of AMI) between 2023 and 2031. This report also notes that "extremely low-income" residents (those earning 30 percent or less of median income) made up 15.5 percent of the total households in Fresno.

Between 2015 and 2022, the Fresno Housing Element Progress Report notes that 716 units have been built for this income group. Consequently, this project is needed, necessary, and prudent, given the applicants' track record of building and maintaining affordable housing in our city.

Thank you for your time and attention to this matter.

Sincerely,

Matthew Jendian, Ph.D.

[REDACTED]  
[REDACTED]

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**IP Address**

[REDACTED]

[REDACTED]

[REDACTED] / Windows

[REDACTED]

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**Referrer**

[REDACTED]

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## Mary Quinn

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**From:** Clerk  
**Sent:** Tuesday, December 5, 2023 11:19 AM  
**To:** Clerk Agendas  
**Cc:** Clerk  
**Subject:** FW: Affordable housing for zip code 93710

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Gary MAC 2 Wiens <[REDACTED]>  
**Sent:** Tuesday, December 05, 2023 10:49 AM  
**To:** Garry Bredefeld [REDACTED]  
**Cc:** Clerk [REDACTED]  
**Subject:** Affordable housing for zip code 93710

**External Email:** Use caution with links and attachments

Garry Bredefeld

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Gary Wiens  
[REDACTED]

## Mary Quinn

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**From:** Clerk  
**Sent:** Tuesday, December 5, 2023 11:14 AM  
**To:** Clerk Agendas  
**Subject:** FW: Letter supporting District 6 affordable housing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Gary MAC 2 Wiens [REDACTED]  
**Sent:** Tuesday, December 05, 2023 10:42 AM  
**To:** [REDACTED]  
[REDACTED]@fresno.gov  
**Subject:** Letter supporting District 6 affordable housing

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Garry Bredefeld

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[REDACTED]