

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, SUPPORTING THE HOUSING AUTHORITY OF THE CITY OF FRESNO'S CONSTRUCTION OF AFFORDABLE HOUSING AT 1840 BROADWAY STREET AND 1940 BROADWAY STREET AND EXPRESSING THE CITY'S INTENT TO CONTRIBUTE TO THE PROJECTS IN AN AMOUNT NOT TO EXCEED \$3,000,000 UPON FULL FINANCING FOR THE PROJECT

WHEREAS, the Housing Authority of the City of Fresno (Developer) desires to develop 25 units, located at 1840 Broadway in Fresno, California (Econo Inn Project), and develop 28 units, located at 1940 Broadway in Fresno, California (Plaza Motel Project); and

WHEREAS, the City of Fresno (City) recognizes the urgent need to develop affordable housing; and

WHEREAS, the City understands that affordable housing development requires a commitment of public funds to secure other financing sources; and

WHEREAS, the Developer intends to secure permanent financing for the Econo Inn Project and Plaza Motel Project (collectively, "the Projects") by June 1, 2022; and

WHEREAS, the City will appropriate an amount not to exceed Three Million Dollars (\$3,000,000) in order to assist Developer's ability to obtain and leverage funding for the Projects; and

WHEREAS, the City and Developer, intend to enter into one or more Funding Agreements in a total amount not to exceed Three Million Dollars (\$3,000,000) upon the

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval:



Resolution No.

Developer's ability to demonstrate that one or more of the Projects is fully funded; and

WHEREAS, the City's commitment shall terminate if one or more of Developer's Projects is not fully funded by June 1, 2022.

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

1. The Council has adopted a resolution to fund the Projects in an amount not to exceed Three Million Dollars (\$3,000,000). This commitment is subject to the full funding of one or more of the Projects, Developer's fulfillment of applicable funding program requirements unique to the funding source(s), and City's execution and recordation of one or more funding agreements, which shall be provided by City, consistent with the following terms and conditions which shall be independently reviewed and applied to the Projects individually:

- a. The affordability period for the units shall be no less than 55 years
- b. The loan shall be a residual receipts loan
- c. The loan shall have an interest rate of 3% annually
- d. The loan shall be for a term of 55 years
- e. The Project shall undergo and successfully pass underwriting
- f. The Developer shall ensure the appropriate number of affordable units depending on the funding source.

2. The City's commitment as to either project shall terminate if that project is not fully funded by June 1, 2022.

3. This resolution is subject to all applicable City rules and regulations.

4. 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 \_\_\_\_\_, 2022.

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

Mayor Approval: \_\_\_\_\_, 2022  
Mayor Approval/No Return: \_\_\_\_\_, 2022  
Mayor Veto: \_\_\_\_\_, 2022  
Council Override Vote: \_\_\_\_\_, 2022

TODD STERMER, CMC  
City Clerk

BY: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
DOUGLAS T. SLOAN  
City Attorney

BY: \_\_\_\_\_  
Tracy N. Parvanian Date  
Senior Deputy City Attorney