

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

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
FRESNO, CALIFORNIA AMENDING RESOLUTION  
NUMBER 2021-201 TO UPDATE THE LOCAL HOUSING  
TRUST FUND PROGRAM GUIDELINES

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 a community supported process; and

WHEREAS, the City engaged the community through public outreach events including community meetings, surveys, and local pop-up events, to gather input from community members to update Program Guidelines 02; and

WHEREAS, Program Guidelines 02 apply to funds that are allocated in the City's LHTF through the City of Fresno Real Estate Transfer Tax and any other eligible sources, but does not include, and is unrelated to, funding from the State of California Local Housing Trust Fund Grant Program; and

WHEREAS, the Council of the City of Fresno adopted Resolution Number 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 02 to the Eviction Protection Program (EPP), effective July 1, 2025; and

1 of 3

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval:



Resolution No.

WHEREAS, this directive was adopted as an urgent measure to ensure the uninterrupted delivery of EPP services to the community, and therefore does not require additional community outreach prior to implementation; and

WHEREAS, the City now wishes to amend Resolution 2021-201 to incorporate the community's input and changes, consistent with the City Council's direction pursuant to Resolution 2025-263, to Program Guidelines 02.

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

1. Resolution Number 2021-201 is amended to delete Program Guidelines 02 in its entirety and replace with "Revised Program Guidelines 02" that is attached and incorporated by this reference.
2. This Resolution shall become effective immediately upon final Council 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, MMC  
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	No more than 80% AMI	Residents in the City of Fresno who meet the Supported AMI	100%

	short-term housing options, financial 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			
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## 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.