

# Regular Council Meeting

October 16, 2025

## FRESNO CITY COUNCIL



### Supplement Packet

#### ITEM(S)

2025 OCT 14 P 2:33  
CITY OF FRESNO  
CITY CLERK'S OFFICE

RECEIVED

#### 2-O ID (25-1332)

Actions pertaining to American Rescue Plan Act (ARPA) funding to Southwest Fresno Development Corporation (SWFDC)

1. Approve the Second Amendment to the Grant Agreement with SWFDC modifying the scope of services for the No Place Like Home Initiative

#### Contents of Supplement: Presentation

##### **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.

# Southwest Fresno Development Corporation



Building Community Wealth and Power  
Through Quality Housing for All

Senior Cottages at Westside

City Council Presentation  
October 21, 2025



# OUR MISSION, VISION, VALUES

- ▶ **MISSION** - To build community wealth and power through affordable housing and homeownership.

We are committed to restoring pride and hope in the SW Fresno community, one that was historically redlined and suffered from civic disinvestment

- ▶ **VISION** - SW Fresno is restored to a thriving, complete community with economically vibrant and beautified neighborhoods

- ▶ **VALUES**

- ▶ Education, Investment, Ownership, Opportunity, Community
- ▶ Equity, Diversity, Belonging, Accountability
- ▶ Prevention of Economic Harms





## OUR BOARD LEADERS

- ▶ **Sabrina R. Kelley, Board Chair**  
VP, Community Vision Capital & Consulting
- ▶ **Marc Ryder, Treasurer**  
Manager, US Bank Westside Branch
- ▶ **Sophia Pagoulatos, Secretary**  
Senior Planner, City of Fresno
- ▶ **Sabrina Beavers, Member**  
County of Fresno Department of Health
- ▶ **Scott Berry, Member**  
Senior Project Manager, Self-Help Enterprises
- ▶ **Bishop Paul Binion, Member and Co-Founder**  
Westside Church of God
- ▶ **Dr. Andres Jauregui, Member**  
Fresno State Director of  
Garazian Real Estate Center

## OUR STAFF

- ▶ **Allysunn Walker, CEO**
- ▶ **Jeralyn Crear, Co-Director, Homeownership Programs**
- ▶ **John Shore, Co-Director, Homeownership Programs,  
Broker of Record, Housing Counselor**
- ▶ **Destiny Truitt, Admin Coordinator**



## OUR WORK

Founded in 2014, SWFDC:

- ▶ Works to overcome 5+ decades of redlining and civic disinvestment
- ▶ Pilots creative developments and partnerships with lenders and developers, homeownership education, non-profit ownership initiatives, and land use groups
- ▶ Supports and enacts housing-related policy and market-driven solutions
- ▶ Creates affordable ownership and revitalizes 93706 through ac-rehab of blighted distressed properties
- ▶ Construct rental housing to reduce displacement of vulnerable populations

Over the last 2 years:

SWFDC has made progress toward developing a SW Fresno Housing Strategy that complements the City's One Fresno Housing Strategy

## OUR PROGRAMS AND PROJECTS:

1. Housing Counseling Agency  
& Annual Homebuyers' Conf
2. **ADU/Senior Cottages at Westside**
3. SW Fresno Rising: Blight Removal  
& Community Revitalization





# The new SWFDC HUD-Certified Housing Counseling Agency

- ▶ Seeded with \$1M in funding from City of Fresno
- ▶ Assisted more than 40 first time home buyers in 3 years
- ▶ Serves over 250 8-hour Downpayment certificate earners
- ▶ Works with realtors/lenders
- ▶ Offers classes for homeowners and homebuyers
- ▶ Prepares educated, loan-ready borrowers for developers:
  - ▶ Heritage Estates/Fresno Housing (33 SFR)
  - ▶ West Creek Village (135 SFR)
  - ▶ Oasis Development (599 SFR)



The Lee Family:  
SWFDC's  
First Successful Homebuyers

# Third Annual Homebuyers' Conference

April 26, 2025

- 100 Attendees (74% Black, 24% Latino, 2% other)
- 26 Sponsors/Vendors
- Topics:
  - 13 Steps to Homeownership
  - Real Life Stories from New Homeowners
  - Choosing a Realtor
  - Am I eligible for downpayment assistance?





## SENIOR COTTAGES AT WESTSIDE

A partnership between  
Southwest Fresno Development Corporation  
and Westside Church of God  
1424 W. California Avenue  
Fresno, CA 93706



Design by: South Tower Community Land Trust  
and Charles Williams

# SWFDC Senior Cottages at Westside

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Design by: South Tower Community Land Trust  
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## SWFDC Senior Cottages at Westside Project Info

- ▶ Applying Wiener-D, SB4, Affordable Housing on Faith Lands Act
- ▶ First multi-unit, tiny-home community in Fresno County under SB4
- ▶ Design-Build Contract with Pre-Fab Innovations; \$1.6M Phase 1
- ▶ 21 units in 3 phases; property manager on site
- ▶ Long-term ground lease w/Westside Church, SWFDC will own all cottages





## SWFDC Senior Cottages at Westside Project Info

- ▶ Funding: City of Fresno, US Bank, Chan Zuckerberg, Silicon Valley Community Foundation, Enterprise Partners, Wells Fargo, Common Counsel Foundation, Community Vision
- ▶ Features and Programs (survey results):
  - ▶ Solar panels
  - ▶ Walking trails, raised garden beds
  - ▶ Socialization areas with shaded yard furniture
  - ▶ Community room for classes/activities
  - ▶ Scheduled outings and events
  - ▶ Opportunities for community service

# SWFDC Senior Cottages at Westside

- ▶ **Rent Eligibility Requirements:**  
(subject to change)
  - ▶ 55 years old and over
  - ▶ Fixed income at 60%AMI  
(1 person: \$39500/year; 2 people \$42240)
  - ▶ Occupancy for 1-3 persons
  - ▶ Affordable rents estimated:
    - ▶ \$600/month for 1 bedroom
    - ▶ \$750/month for 2 bedroom



# SWFDC Senior Cottages at Westside

## ► Service Partnerships:

- Fresno County Dept. of Public Health
- Fresno County Adult Services
- Saint Agnes Mobile Medical Services
- Fresno-Madera United Way
- Meals on Wheels
- Fresno Metro Black Chamber EV Ride Share Program
- West Fresno Family Resource Center
- Centro La Familia Advocacy Services
- Westside Church Senior Ministry and Food Pantry
- Westside Church Community Counseling Center
- Tree Fresno
- Fresno Housing/Beyond Housing Foundation







**Senior Cottage/Pocket 576:**  
2 bedroom - 1 bathroom





2bdr  
Cottage

Kitchen  
and  
Living  
Rm

## Senior Cottages at Westside Financing Project Sources as of 09/30/25

<b><i>Secured Grants</i></b>	<b>Amount</b>
City of Fresno - ARPA Grant Funding	328,000
Chan Zuckerberg Initiative	255,000
US Bank	100,000
Wells Fargo Bank Foundation	60,000
Common Counsel Foundation	50,000
Enterprise Foundation	50,000
Community Vision	30,000
<b><i>Debt/Loan</i></b>	
Community Vision, 4.2%, 24 mos	210,000
<b>Total Sources</b>	<b>\$ 1,083,000</b>
<b>Total development costs est</b>	<b>\$ 1,561,310</b>
<b>Gap</b>	<b>\$ (478,310)</b>



## Senior Cottages at Westside Financing Project Uses as of 09/30/25

<b>Uses</b>	<b>Amount</b>
Site Drawings/Site Plan/A&E	34,159
Land Prep	89,632
Water-Sewer Trenching	87,596
Cottage/Tiny Homes Construction	777,482
Onsite Electrical	123,708
Building Permits/Fees City of Fresno	126,000
Other (insurance, fees, recording, legal, security, developer fee)	322,733
<b>Total Uses</b>	<b>\$ 1,561,310</b>

# Funding Request from SWFDC to Council and CoF

In support of the project, SWFDC is respectfully requesting Council's permission to use the remaining \$328,000 in 2023-2025 ARPA funding to partially cover costs of pre-development and construction for the Senior Cottages Project.

As requested, SWFDC has matched the ARPA funding, dollar-for-dollar.

SWFDC will be the sole owner of all cottages and has raised funding for the project through loans and grants.

SWFDC is a non-profit 501c(3) in good standing and has signed a 50-year lease for the 1.1 acres from Westside Church. SWFDC currently leases office space at Westside Church and will oversee all construction and cover all development and operating costs including additional liability insurance.

# Thank you for your support

Info@swfresnodc.com

[www.swfresnodc.com](http://www.swfresnodc.com)

1424 W. California Avenue,  
Fresno, CA 93706

