

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, TO FUND THE CENTRAL
CALIFORNIA LAND TRUST

WHEREAS, the City of Fresno (City) expressed an interest in ensuring residents have access to safe and habitable housing; and

WHEREAS, the Central California Land Trust (CCLT) was incorporated as a non-profit community land trust in 2017, under the auspices of Habitat for Humanity Greater Fresno Area; and

WHEREAS, the City's most recent federal Annual Performance Report on Housing showed severe underproduction of homes for low-income families; and

WHEREAS, public and philanthropic funding to subsidize affordable housing is scarce and insufficient to meet the need in the City; and

WHEREAS, Community Land Trusts create homes that remain permanently affordable, preserve naturally occurring affordable housing, and prevent foreclosures, while providing successful homeownership opportunities for generations of lower income families, as well as affordable rental and cooperative housing projects; and

WHEREAS, for each home held in a Community Land Trust, a single investment of public or philanthropic funding yields affordability in perpetuity for the City's low-income residents; and

WHEREAS, City documents, including the One Fresno Housing Strategy, prior reports on the Impediments to Fair Housing, and the City's Anti-Displacement Task Force's Here to Stay report, identify the formation of a Community Land Trust as a

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Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval:

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priority to address the need for low-income housing in a cost-effective way that brings multiple benefits to the entire City; and

WHEREAS, one of the 47 recommendations contained within the One Fresno Housing Strategy placed priority on partnering with and building the capacity of a local community land trust via a one-time allocation of American Rescue Plan Funds.

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

1. The Central California Land Trust shall be funded with a one-time allocation in the amount of \$1,000,000 from the City's American Rescue Plan Funds, subject to a Memorandum of Understanding between the City and CCLT, for the purpose of:

- a. Completing a business plan; and
- b. Determining how the Land Trust can support community efforts to ensure increased opportunities for home ownership, housing in neighborhoods of opportunity, and improved housing quality; and
- c. Leveraging City grant dollars to create capacity to steward in perpetuity between 10 and 25 homes (depending on the final business plan), occupied by and to be maintained affordable to residents at 80% AMI and below, with a focus on single-family foreclosure intervention and conservation of homeowner equity.

2. This resolution is subject to all City rules and regulations.

3. This resolution shall be effective upon final approval.

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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:
RINA M. GONZALES
Interim City Attorney

BY: _____
Tracy N. Parvanian Date
Supervising Deputy City Attorney