

Regular Council Meeting
November 3, 2022

FRESNO CITY COUNCIL



Supplement Packet

ITEM(S)

4-A (22-1720)

***Resolution establishing the No Place Like Home Initiative (Subject to Mayor's Veto)

Contents of Supplement Updated Resolution (v.2)

Item(s)

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.

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CITY OF FRESNO
CITY CLERK'S OFFICE

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, TO ESTABLISH THE NO PLACE
LIKE HOME INITIATIVE

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

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

WHEREAS, residents with low- and moderate-income are more likely to be impacted by this shortage, leading to difficulty in finding safe and affordable options within the City; and

WHEREAS, public and philanthropic funding to subsidize affordable housing is scarce and insufficient to meet the City's needs; and

WHEREAS, the City needs to develop innovative partnerships and programs to increase the number of affordable housing units while utilizing fewer scarce resources; and

WHEREAS, it is imperative to establish a comprehensive initiative to assist residents in acquiring affordable home ownership opportunities in the City.

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

1. The City of Fresno Down Payment Assistance Program shall be created and funded with a one-time allocation not to exceed \$5,000,000 from the City's American

1 of 5

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: _____

Resolution No. _____

Rescue Plan Funds subject to the terms and conditions below. City staff is directed to return to City Council within 90 days to discuss potential procurement options to expediently identify third-party agencies able to begin operation and distribution of Down Payment Assistance funds within 60 days.

- a. The City's down payment assistance shall not exceed \$15,000 per household;
- b. To be eligible, household income shall be no greater than \$120,000 annually;
- c. Applicant must demonstrate a minimum of 5 years' residency in Fresno prior to application;
- d. Applicant must be a first-time homeowner;
- e. Any home purchased with Down Payment Assistance funds must remain the applicants' primary residence;
- f. Applicant must complete and pass a First Time Homebuyer course;
- g. Down Payment Assistance funds shall be a 0% interest loan for five years and thereafter may convert to a forgivable grant;
- h. Down Payment Assistance fund loans shall comply with all applicable funding source restrictions.

2. Two City of Fresno Tiny Home Villages shall be created and funded with a one-time allocation not to exceed \$5,000,000 from the City's American Rescue Plan Funds subject to the following terms and conditions below. Administration is directed to return to Council within 90 days with an AAR to allocate funding, if necessary. City staff is directed to return to City Council within 90 days to discuss potential procurement

options to expediently identify third party agencies with the ability and capacity to acquire and construct tiny homes in an expedient manner.

a. Tiny Home villages will be established on publicly owned land, with purchase options available for tenants. Staff is directed to identify potential sites for the Tiny Home Villages after consulting with the Councilmember whose district is implicated.

b. Funds will be eligible for acquisition costs, offsite improvements, and development fees for the associated projects so long as the costs comply with all applicable funding source restrictions.

3. The Southwest Fresno Development Corporation Partnership shall be created and funded with a one-time allocation not to exceed \$1,000,000 from the City's American Rescue Plan Funds, and shall partner with the Housing Authority of the City of Fresno, subject to a future funding agreement, to:

a. Provide real estate development in the Southwest Fresno Specific Plan area;

b. Provide first time homeownership financial literacy information to Southwest Fresno residents in multiple languages;

c. Consider repurposing a facility in a disproportionately impacted area into a community development center, such as the Bank of America Building in Southwest Fresno; and

d. Serve Southwest Fresno residents in transitioning to home ownership and address potential dislocation and gentrification risks.

e. Assist potential first time home owners with securing public/private

down payment assistance resources.

4. The City Council Committee on Development and Entitlement Processes shall hereby be established as follows:

a. The Committee will be comprised of councilmembers from Districts 1, 3, and 5;

b. The Committee will assess and oversee reforms to improve efficiency within the City's development process, including changes to the Fresno Municipal Code and administrative regulations, for consideration by the Mayor and the City Council;

c. The Committee will prioritize areas impacting housing, business, and park developments; and

d. The Committee will be established within 30 days of approval of this resolution.

e. Council members elect are eligible to serve on this committee.

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

6. 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:
RINA M. GONZALES
Interim City Attorney

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