

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, IN SUPPORT OF A CONTRIBUTION OF CITY FUNDS IN THE AMOUNT OF \$10,500,000 AND A CONTRIBUTION OF THREE CITY-OWNED PARCELS ALONG THE PARKWAY DRIVE CORRIDOR TO CESAR CHAVEZ FOUNDATION FOR THE DEVELOPMENT OF THE PARKVIEW APARTMENTS AFFORDABLE RENTAL HOUSING PROJECT

WHEREAS, the City of Fresno (City) is the fee owner of three parcels located along the Parkway Drive Corridor and more particularly described as 1444 West White Avenue (APN 449-343-07T); 817 North Parkway Drive (APN 449-335-25); and a vacant lot at the northwest corner of North Parkway Drive and West Dennett Avenue (APN 449-321-18), in Fresno, California (collectively, the Property); and

WHEREAS, Cesar Chavez Foundation, a California nonprofit public benefit corporation (Developer) is proposing to develop Parkview Apartments, an affordable scattered site rental housing project to be located on the Property, consisting of the new construction of up to 53 units of permanent supportive housing for households earning up to 30% Area Median Income (AMI) and up to 91 units of newly constructed affordable rental housing for households earning up to 80% AMI (Project); and

WHEREAS, the City intends to provide a conditional commitment of funds in the forms of a loan and a grant to the Project in the total amount of \$10,500,000 for eligible development expenses associated with the new construction of affordable rental housing; and

WHEREAS, to further assist with the Project, the City owns and intends to contribute the Property to the Developer through a long-term ground lease of \$1 per year for a term of 55 years; and

WHEREAS, the City's conditional commitment of funds up to \$10,500,000 and contribution of the Property through a ground lease of \$1 per year for a term of 55 years is subject to Developer providing sufficient evidence that the Developer has obtained full financing for the Project, and has secured approval of the Property's disposition terms by the California Department of Housing and Community Development (HCD) and the City Council; and

WHEREAS, the City has significant interest in encouraging the Developer's development of the Property into affordable rental housing; and

WHEREAS, the development of the Property into affordable rental housing will assist in addressing the City's homelessness and housing crisis; and

WHEREAS, the City's conditional commitment of funds, contribution of the Property, and this Resolution shall terminate if Developer has not provided satisfactory evidence of full funding by December 31, 2026.

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

1. The Council approves a conditional contribution of funds in the amount of \$10,500,000 for eligible construction expenses associated with the Project, and a conditional contribution of the City-owned Property to the Developer for the development of the Project.

2. The City's conditional contribution of the Property shall be accomplished using a long-term ground lease of no less than 55 years for \$1 per year, subject to Developer providing sufficient evidence that the Project is fully funded, approval of the disposition terms by HCD and approval by the City Council in accordance with applicable sections of the Fresno Municipal Code. The City will grant the Developer up to a two-year right of entry/license agreement to facilitate construction of the Project, and the aforementioned ground lease will commence upon completion.

3. The Council authorizes the use of funds in the amount of \$10,500,000 for the eligible construction expenses associated with the Project, conditioned upon Council approval for the City and Developer to execute and record an enforceable funding commitment, which shall be prepared by the City, as a grant and/or consistent with the following loan terms and conditions:

- a. Funding not to exceed \$10,500,000;
- b. The affordability period shall be 55 years;
- c. The loan shall be for a term of 55 years;
- d. The loan shall consist of loan repayments from residual receipts;
- e. Interest will accrue on the loan at a rate of 3% annually;
- f. The loan will be subject to all state and/or federal requirements of the City funds;
- g. The Project shall undergo and successfully pass underwriting;
- h. Cesar Chavez Foundation will ensure the appropriate number of affordable units depending on the funding source;

- i. Cesar Chavez Foundation will verify that eligible tenants for the affordable units have incomes equal to or less than 80% of the Area Median Income (AMI).
4. The City's conditional contribution of funds, the contribution of the Property, and this Resolution shall terminate if Developer has not provided sufficient evidence that the Project is fully funded by December 31, 2026.
5. This Resolution is subject to all applicable City rules and regulations.
6. This Resolution shall become effective immediately upon final Council approval.

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STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, AMY K. ALLER, Interim 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 _____ 2026.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2026

Mayor Approval/No Return: _____, 2026

Mayor Veto: _____, 2026

Council Override Vote: _____, 2026

AMY K. ALLER
Interim City Clerk

By: _____ Date
Deputy

APPROVED AS TO FORM:

ANDREW JANZ
City Attorney

By: _____ Date
Brent Richardson
Deputy City Attorney