

## Budget Hearings

June 10, 2025

# FRESNO CITY COUNCIL



## Supplement Packet

### ITEM(S)

(ID 25-731) –

Vote on Budget Motions

**Contents of Supplement: Public Comment Received**

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CITY OF FRESNO  
CITY CLERK'S OFFICE


### 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):**

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**From:**   
**To:**  
**Subject:** Observant Citizen/City Budget  
**Date:** Wednesday, June 4, 2025 5:48:26 PM

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**External Email: Use caution with links and attachments**

The budget ....

Maybe an audit would help better and fixing the policies instead of another failed budget cycle just to beg for more money from the public to pay for the cities mismanagement and short comings.

It's been years and I have went up and down the state and across the country to representatives throughout.

The fiduciary duty and responsibility is no where to be found in this city nor state and accountability is needed

An Audit will hold people accountable and why the city doesn't do it.

These California bank failures and everything else got bailed out but here we are again because the incompetence of "leadership"

Here is the whistleblower email I sent years ago and still no one in this state knows their duties to the people they pretended to take an oath for apparently.

I am writing this to provide everyone here with knowledge. With this knowledge, do what you please with it but most of all do what is right already.

My degrees are in Sociology, which helps me understand how human society functions and how systems in place don't work. I was also awarded with International High Honors in the Social Science Division. Within the last few years I have learned the functions and dysfunctions of the stock market. This vast knowledge allows me to understand how along with policies, how money flows within seconds and daily across the world.

The thing is most people don't comprehend how these markets work to extract wealth primarily from the working and middle class. Having the understanding of the so-called "complex" functions of the market, the money is always, always there, it is just not allocated properly due to greed and regulatory agencies not doing their jobs properly. Which in turn the ripple effects of no accountability, in turn is always placed responsibility on the people. The people who always end up paying for these investors bad bets and bad loans when the majority of the time, they are over-leveraged and gamify the system for profit.

If history was taught correctly in our education systems it would be common knowledge of The Act of 1871 which made the United States a corporation and somewhere along the way all the high school games of politics, a lot of you forgot who's interest you took an oath to protect. (We the People). The last couple of years I have tracked societal decline while those in seats like yours continue to put these different financial constraints on the backs of the people without considering the bigger picture and the effects it has on a community and its societal functionality. I am tired of seeing investors come into town and

destroy other small businesses around to please outsiders than those who provide the town's value locally.

Many don't understand the reality or what is truly happening across the country and I hope one day it will, but as I currently type this, the market is crashing while being propped up with fake data and unregulated technology to fit a political narrative. A weird time in history to be living in but 2023 will be worse than 2008. Why wouldn't it be, no one was arrested or learned their lessons then or even currently even with proper notifications to the right authorities. Seems to be no accountability again in the housing markets, as it is the same playbook that wall street used in 2008. An example of how quickly institutional investors can move markets, "Vinebrook Homes owns 31% of the over 100 resale market, it changed the price on 86% of those listings with the typical unit seeing a 17% price cut," that is in just one zip code. The last years of the housing crisis needs to be looked into as it just is interesting that once people knew something was wrong in the housing markets the word was taking out but the money was still brought into the area.

So again I ask that you do the right thing today. If someone can take leadership around here in holding what's going on in our markets and with these institutional investors' projects in investigating them beforehand and establishing a better process before any money is granted to them, check their bad loans with the increasing interest rates as well as auditing and having better planning where it doesn't affect the people for these investors bad bets. They have already destroyed many historical buildings and the culture around this community and then people wonder what's wrong with society and I am here to clearly help bring attention to tell you what is going on and that many pay attention. I also ask that you help your financial crimes officer get a hold of me for once, as I have been trying to contact them by phone and visiting the department to speak with someone of all this knowledge and evidence I have over the years. Another key point in helping fix this society rather than causing it more harm is to tell the Federal Reserve to sell with Mortgage Backed Securities they own, that they should have never owned in the first place. We don't have a housing crisis, we have an affordability crisis and I'm tired of the city taking advantage of the people already.

"A society that puts equality before freedom will get neither. A society that puts freedom before equality will get a high degree of both." - Milton Friedman

Thank you for your time and I hope someone contacts me so we can discuss further and better help my city of Fresno and community. -  
Daissy

The county supervisors agreed with me it being an affordability crises in the state and still is because no one wants to fix a broken system and only benefit killing middle and lower classes. Again let's discuss in person so I can explain to you that the old system is no longer in play.

Also it would be great to add if anyone of the city council or anyone that works for the city, if they cannot properly balance a budget and fixing the city by a certain % they are automatically fired.

"The Great Depression, like most other periods of severe

unemployment, was produced by government mismanagement rather than by any inherent instability of the private economy.”

Milton Friedman

Thank you for your time and I hope someone reaches out so we can discuss

**From:** [REDACTED] on behalf of [REDACTED]  
**To:** [Clerk](#)  
**Subject:** 5/10/25 Vote on Budget Motions  
**Date:** Friday, June 6, 2025 1:10:23 PM

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External Email: Use caution with links and attachments

Dear Fresno City Council Members,

I'm writing to urge the Fresno City Council to pass an equitable budget that prioritizes and supports vulnerable communities.

As a resident in the City of Fresno, the high cost of living and expensive rent/ housing are affecting working families like mine. I ask city council members to prioritize our community and increase funds for the Eviction Protection Program to \$2.5 million, include \$3 million for Mobile Home Rehabilitation, and \$1 million to start the Tenant Opportunity to Purchase Act (TOPA).

As the cost of living keeps rising, we also need to pass policies like a city-wide rent cap that will stop the growing power imbalance between corporate landlords and renters.

Our community is experiencing a housing and economic crisis. Investing in these programs and services now will prevent evictions and keep people housed in the City of Fresno. I strongly urge the council to pass the above community demands.

Sincerely,  
Alicia Olivarez

[REDACTED]

**From:** [REDACTED] on behalf of [REDACTED]  
**To:** [Clerk](#)  
**Subject:** 5/10/25 Vote on Budget Motions  
**Date:** Saturday, June 7, 2025 6:12:36 PM

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External Email: Use caution with links and attachments

Dear Fresno City Council Members,

I'm writing to urge the Fresno City Council to pass an equitable budget that prioritizes and supports vulnerable communities.

As a resident in the City of Fresno, the high cost of living and expensive rent/ housing are affecting working families like mine. I ask city council members to prioritize our community and increase funds for the Eviction Protection Program to \$2.5 million, include \$3 million for Mobile Home Rehabilitation, and \$1 million to start the Tenant Opportunity to Purchase Act (TOPA).

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Our community is experiencing a housing and economic crisis. Investing in these programs and services now will prevent evictions and keep people housed in the City of Fresno. I strongly urge the council to pass the above community demands.

Sincerely,  
Elliot Bailey  
Fresno, CA 93711  
[REDACTED]

**From:** [REDACTED] on behalf of [REDACTED]  
**To:** [Clerk](#)  
**Subject:** 5/10/25 Vote on Budget Motions  
**Date:** Saturday, June 7, 2025 9:42:20 PM

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External Email: Use caution with links and attachments

Dear Fresno City Council Members,

I'm writing to urge the Fresno City Council to pass an equitable budget that prioritizes and supports vulnerable communities.

As a resident in the City of Fresno, the high cost of living and expensive rent/ housing are affecting working families like mine. I ask city council members to prioritize our community and increase funds for the Eviction Protection Program to \$2.5 million, include \$3 million for Mobile Home Rehabilitation, and \$1 million to start the Tenant Opportunity to Purchase Act (TOPA).

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Sincerely,  
Lorena Munguia  
Fresno, CA 93711  
[REDACTED]

**From:** [REDACTED] on behalf of [REDACTED]  
**To:** [Clerk](#)  
**Subject:** 5/10/25 Vote on Budget Motions  
**Date:** Sunday, June 8, 2025 1:46:48 PM

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External Email: Use caution with links and attachments

Dear Fresno City Council Members,

I'm writing to urge the Fresno City Council to pass an equitable budget that prioritizes and supports vulnerable communities.

As a resident in the City of Fresno, the high cost of living and expensive rent/ housing are affecting working families like mine. I ask city council members to prioritize our community and increase funds for the Eviction Protection Program to \$2.5 million, include \$3 million for Mobile Home Rehabilitation, and \$1 million to start the Tenant Opportunity to Purchase Act (TOPA).

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Sincerely,  
Kajanique Wilson  
Fresno, CA 93706  
[REDACTED]



**From:** [REDACTED] on behalf of [REDACTED]  
**To:** [Clerk](#)  
**Subject:** 5/10/25 Vote on Budget Motions  
**Date:** Sunday, June 8, 2025 3:40:00 PM

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External Email: Use caution with links and attachments

Dear Fresno City Council Members,

I'm writing to urge the Fresno City Council to pass an equitable budget that prioritizes and supports vulnerable communities.

As a resident in the City of Fresno, the high cost of living and expensive rent/ housing are affecting working families like mine. I ask city council members to prioritize our community and increase funds for the Eviction Protection Program to \$2.5 million, include \$3 million for Mobile Home Rehabilitation, and \$1 million to start the Tenant Opportunity to Purchase Act (TOPA).

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Sincerely,  
Michael Gonzalez  
Fresno, CA 93720  
[REDACTED]

**From:** [REDACTED]  
**To:** [Clerk](#)  
**Subject:** Budget Comment Letter  
**Date:** Monday, June 9, 2025 9:01:34 AM  
**Attachments:** [City of Fresno Budget CL.pdf](#)

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**External Email:** Use caution with links and attachments

Hi,

We are submitting comments for tomorrow's budget hearing.

Best,

**Jovana Morales Tilgren, MA | *Housing & Land Use Policy Manager***  
**Leadership Counsel for Justice and Accountability**

2210 San Joaquin Street

Fresno, CA 93721

**C:** [REDACTED] | **E:** [REDACTED]



**Pronouns:** She/Her/Ella



June 9, 2025

City of Fresno  
2600 Fresno Street  
Fresno CA 93721

*<sent via email>*

**RE: City of Fresno Community Priorities for the FY 2025-2026 Annual Budget**

Dear Mayor Dyer and Fresno City Councilmembers,

The undersigned community-based organizations work alongside vulnerable communities throughout the City of Fresno. We thank you for taking the time to read the following budget letter and welcome the opportunity to discuss our letter in further detail. The priorities and projects identified below were developed alongside resident partners through our ongoing collaboration as well as a series of recent community meetings. The existing housing crisis has worsened in the City of Fresno, making it that much more unaffordable for those already struggling to pay rent and utilities.

The City of Fresno, Councilmembers, and Mayor Dyer must incorporate community feedback and meaningfully include all Fresno communities but particularly those that have been historically excluded in decision making. The City Council and Mayor have the obligation to create a fiscally responsible budget to address the needs of our most vulnerable communities in Fresno. It is imperative that the City of Fresno equitably and equally allocates funding to all departments to ensure that all Fresnoans' needs are met. This means funding and investing in projects, programs, and plans driven by the people for equitable growth. We present our comments below and ask that you include these priorities in this upcoming budget.

**I. At least \$2.5 Million for the Eviction Protection Program (EPP).**

The Eviction Protection Program is a critical anti-displacement tool and prevents homelessness. We urge the City to invest at least \$2.5 million to the EPP. We are going to see the financial impacts from this new administration worsen and it will inevitably impact low income families more so than anyone else. We need to ensure that tenants are not displaced or else the City will see an increase in homelessness. The \$2.5 million estimate is not taking this into account nor the fact that there is little to no outreach done to let tenants know about the program.

From 2000 to 2023, California's median rent increased 40% while the median renter income increased 9%.<sup>1</sup> Renters in Fresno County need to earn \$26.87 per hour - 1.6 times the state minimum wage - to afford the average monthly asking rent of \$1,397. We need an increase to the EPP as well as protections such as a rent stabilization and just cause ordinance, which will help tenants stay housed by reducing exorbitant and unlawful rent increases and unlawful evictions.

Although we appreciate councilmember Arias making a motion to "allocate up to half a million dollars for the Eviction Protection Program contingent that it is needed and that the money is available,"<sup>2</sup> it fails to address the current and future needs.

## **II. \$1 Million to Establish the Tenant Opportunity to Purchase Act (TOPA) Program.**

It has become increasingly difficult for low-income tenants to purchase a home. This program allows tenants to be able to purchase the house they are renting when the landlord decides to sell it. Funding allocation is needed to ensure low-income tenants can access funding for a down payment and stay housed. TOPA can serve as a crucial tool in preserving affordable housing and preventing the displacement of residents during periods of property turnover, which is particularly relevant in the post-COVID economy. It offers tenants the right to purchase their homes before the property is sold to new owners, thereby stabilizing neighborhoods and maintaining community cohesion.<sup>3</sup>

TOPA can be instrumental in areas facing market-driven speculation, providing tenants with a fair chance to buy properties, especially against outside investors. This act also supports racial and economic diversity by enabling low-income and working-class residents to negotiate for outcomes that benefit their communities, such as maintaining affordable rent levels and securing public funding for long-term affordability. TOPA policies, when paired with resources for tenant organizing, legal assistance, and affordable financing, can significantly enhance tenants' ability to acquire and maintain their properties.<sup>4</sup> Therefore we urge the City to allocate \$1 million to establish and fund this critical program.

## **III. \$3 Million for Mobile Home Rehabilitation.**

Mobile homes and manufactured homes in the City of Fresno are often severely dilapidated and pose unsafe living conditions for residents, many of whom are part of a disadvantaged or at-risk population such as senior citizens, people with disabilities or undocumented residents. The City

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<sup>1</sup> California Housing Partnership Housing. (2025). *California Affordable Housing Needs Report 2025*. [https://chpc.net/wp-content/uploads/2025/03/CHP\\_State-Housing-Needs-Report-2025.pdf](https://chpc.net/wp-content/uploads/2025/03/CHP_State-Housing-Needs-Report-2025.pdf)

<sup>2</sup> City of Fresno, City Council Meeting. Council Motion List June 5, 2025. <https://www.fresno.gov/wp-content/uploads/2025/06/2025-06-05-Council-Motions-List-10w725.pdf>

<sup>3</sup> South Tower Community Land Trust. TOPA Fresno. <https://topafresno.squarespace.com/about>

<sup>4</sup> South Tower Community Land Trust. TOPA Fresno. <https://topafresno.squarespace.com/about>

should prioritize programs and resources that support revitalization and rehabilitation of these homes. Additionally, many mobile homes and manufactured homes lack any cooling mechanisms such as ACs, weatherization, insulation, or energy efficient technologies to help residents keep cool in the summer months. Climate change has exacerbated the living conditions of many mobile home park residents. Therefore, we urge the City to allocate \$3 million to help rehabilitate or replace these very much needed affordable homes.

#### **IV. Ministerial Text Amendment & Winter Warming Centers.**

##### *Ministerial Text Amendment*

Once again we reiterate the importance of facilitating the development of high density housing in areas of high opportunity, in a way that does not inadvertently oversaturate Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) with high density housing developments. Fresno needs equitable distribution of affordable housing throughout the City. Please see our comment letter submitted to the City on May 1, 2025 for our amendments to the ministerial text amendment. An alternative recommendation is to include language in the Development or Impact Thresholds section that requires a project proposed for construction on a parcel adjacent to or within 500 ft from an industrial site or a source of pollution to do a health risk assessment related to pollution from nearby pollution sources. If the HRA determines the close proximity to those pollution sources would result in detrimental health impacts, a discretionary development permit will be required.

##### *Winter Warming Centers and Continued Funding for the Unhoused Community*

It is critical that the City continue funding homelessness programs particularly the warming centers. Low temperatures during the winter are cold even if it is not under 35 degrees. Those who are unhoused have shared that the winter months are brutal even with a 35 degree threshold. Our community needs to have a place to go when it is raining so their blankets, clothes and property stay dry and safe - this is a health risk. However, the weather also tends to go up when it is raining, so last year, even with storms, the warming centers were never open. When people are at the centers, they can potentially receive help by having City staff, medical personnel, and other organizations stationed there to share information or give medical attention. Many people have health issues that increase with the inclement weather.

We urge the City Council to divert funding from the Homeless Assistance Response Team (HART) to other critical programs for the unhoused population. Currently the funding allocated to HART consists of the police and public utilities. The police are constantly throwing away the belongings of those who are unhoused and impeding them from the process of getting services

and getting into housing. Under Planning and Community Development, the HART team is described as a team that helps the unhoused get into services and addresses the needs of the community. However, the HART team is composed of the Police Department, Public Utilities, and code enforcement (not including outreach), it has continued to displace people and does not allow people to move or have their belongings stored. Instead they throw away all of their belongings, no matter how vital or irreplaceable, including IDs, phones, paperwork, birth certificates, EBT cards, food, clothing, blankets, family mementos, tools, wheelchairs, bicycles, etc.<sup>5</sup> Despite claims in the budget presentation, the unhoused population has continued to uplift the poor treatment by the team. We ask that funds be diverted to other more critical programs to help the unhoused community.

## **V. Funding Commitments in the Northpointe Settlement Agreement**

Finally, the City entered into the Northpointe settlement agreement in which the City committed to a number of improvements in South Central Fresno. Based on the most recent memo<sup>6</sup> from February 2025, the City of Fresno has yet to complete the E. Central Ave Improvements which would include acquisition of some parts of E. Central and S. Cherry Ave. The City should allocate the funds necessary to initiate the project and ensure coordination with the County to move forward with road acquisition. Moreover, the South Central Specific Plan (Plan) and environmental impact report (EIR) has also yet to be updated and adopted by the City. In order for the City to meet its commitment to mitigate traffic impacts in local homes, the City must complete the South Central Specific Plan and EIR. The City should allocate funding in this fiscal year for community engagement and participation, and the finalization of the Plan.

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We respectfully ask that the FY25-26 budget process be transparent, meaningful, inclusive, and responsive so as to ensure equitable investment for all Fresnoans. Now is the time for the City of Fresno to lead the San Joaquin Valley in protecting its most vulnerable during a tumultuous time. We look forward to working with the City to ensure equitable investment in the budget.

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<sup>5</sup> Central Valley Community Action. (2024, May 31). *How Fresno's Homeless Assistance Response Team harms those unhoused*.

<https://centralvalleycommunityaction.wordpress.com/2024/05/31/speak-up-against-hart-and-for-homeless-services/>

<sup>6</sup>City of Fresno Planning and Development Department. (2025, February 12). *2024 Northpointe Development Settlement Agreement Status Report*.

Respectfully,

Jovana Morales Tilgren  
Housing and Land Use Policy Manager  
Leadership Counsel for Justice and Accountability

Marisa Moraza  
Political Director  
PowerCA Action

Jasmine Leiva  
Community Action and Policy Manager  
The Children's Movement

**From:** [REDACTED] on behalf of [REDACTED]  
**To:** [Clerk](#)  
**Subject:** 5/10/25 Vote on Budget Motions  
**Date:** Monday, June 9, 2025 9:22:57 AM

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External Email: Use caution with links and attachments

Dear Fresno City Council Members,

I'm writing to urge the Fresno City Council to pass an equitable budget that prioritizes and supports vulnerable communities.

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As the cost of living keeps rising, we also need to pass policies like a city-wide rent cap that will stop the growing power imbalance between corporate landlords and renters.

Our community is experiencing a housing and economic crisis. Investing in these programs and services now will prevent evictions and keep people housed in the City of Fresno. I strongly urge the council to pass the above community demands.

Sincerely,  
Sharrah Thompson  
Fresno, CA 93705  
[REDACTED]



**From:** [REDACTED] on behalf of [REDACTED]  
**To:** [Clerk](#)  
**Subject:** 5/10/25 Vote on Budget Motions  
**Date:** Monday, June 9, 2025 10:18:14 AM

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External Email: Use caution with links and attachments

Dear Fresno City Council Members,

I'm writing to urge the Fresno City Council to pass an equitable budget that prioritizes and supports vulnerable communities.

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Sincerely,  
Tammy Vang  
Fresno, CA 93727  
[REDACTED]