

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, TO CONDUCT A STUDY ON THE
CONCENTRATION OF OWNERSHIP AND
CORPORATIZATION OF THE CITY'S HOUSING STOCK

WHEREAS, across the nation, more rental units are owned by corporate entities than individuals; and

WHEREAS, corporations have been expanding their portfolios to include single family and multifamily housing for decades; and

WHEREAS, Fresno county has the highest share of single-family homes owned by corporations within the San Joaquin Valley; and

WHEREAS, corporations often fail to maintain a local presence, making it difficult for renters to interact with their landlords; and

WHEREAS, rental rates at corporate-owned properties tend to be higher than market average; and

WHEREAS, the concentration of rental unit ownership with corporations will continue to drive the price of rent citywide; and

WHEREAS, corporate ownership of residential properties can reduce the level of direct community investment, as large institutional owners may not share the same vested interest in neighborhood quality, property maintenance, and long-term community wellbeing as local homeowners; and

WHEREAS, the City already maintains a Rental Housing Improvement Program (RHIP), which requires rental properties to be registered with the City; and

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Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval:

642968v1



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WHEREAS, the program provides the City with a database of rental housing properties and supports the enforcement of housing safety standards but does not monitor corporate ownership patterns or institutional investors; and

WHEREAS, enhancing the RHIP registry could allow the City to better understand ownership trends.

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

1. The City should evaluate amendments to the RHIP registration requirements to (a) require disclosure of beneficial ownership for each registered rental property; (b) capture whether the owner is a natural person or corporate entity; and (c) identify the total number of residential units owned within City limits by each registrant and its affiliates.

2. The City shall conduct a study on concentration of ownership and corporation trends in the City's housing stock over the last five years. The study should include the number of transfers, transferee details, total number of housing units transferred, and other relevant information, including information on rent levels, code violations, and eviction activity at corporate-owned properties compared to other rental; as well as make recommendations for further data collection needed to monitor corporate ownership trends on an ongoing basis.

3. The City Manager shall report back to the City Council with the study within 75 days from the passage of this resolution.

4. This resolution shall be effective upon final 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
Angela M. Karst
Senior Deputy City Attorney