

RESOLUTION NO. _____
A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, DIRECTING THE
ADMINISTRATION TO REMOVE OR REFRAIN FROM
IMPOSING INCOME REQUIREMENTS AND INCOME
VERIFICATION REQUIREMENTS FOR LOCAL HOUSING
TRUST FUND ALLOCATIONS TO THE EVICTION
PROTECTION PROGRAM

WHEREAS, the City of Fresno (City) established the Local Housing Trust Fund (LHTF) on July 29, 2021, via Resolution No. 2021-201 to support affordable housing initiatives within the community; and

WHEREAS, LHTF has been proposed as the Fiscal Year (FY) 2026 funding source for the City's Eviction Protection Program (EPP) pursuant to LHTF's Program Guidelines 02; and

WHEREAS, Program Guidelines 02 apply to funds that are allocated in the City's LHTF through the City of Fresno Real Estate Transfer Tax and any other eligible sources, but does not include, and is unrelated to, funding from the State of California's Local Housing Trust Fund Program; and

WHEREAS, the City established EPP on May 13, 2021, via Resolution No. 2021-132, to ensure residents remain in safe and habitable housing through access to legal representation in unlawful evictions; and

WHEREAS, throughout the life of EPP, the eligibility requirements have remained consistent: (1) tenants must be City residents; and (2) tenants must be facing an unlawful eviction (EPP Eligibility Requirements); and

Date Adopted:
Date Approved:
Effective Date:

City Attorney Approval:



550293v1

Resolution No.

WHEREAS, the majority of landlords retain legal counsel for eviction proceedings, while most tenants cannot afford legal assistance; and

WHEREAS, access to legal counsel for tenants is an important tool to maintain safe and affordable housing; and

WHEREAS, the eviction court process moves very quickly, and even a one-day delay in representation may result in an adverse ruling against tenants; and

WHEREAS, the City has never considered tenants' income level as part of the EPP Eligibility Requirements for assistance, and receipt and review of income documentation will cause delays resulting in delayed representation, and in some cases, unfavorable resolutions leading to a loss of housing; and

WHEREAS, in Resolution No. 2021-201, the Council directed that development of LHTF program guidelines shall occur through a community-supported process to include details on types of projects, programs, and activities that LHTF will support; housing income level each project/program/activity will target; how funding will be distributed and criteria for recipient/eligibility; and

WHEREAS, the Council heard public comment during Budget hearings since the implementation of EPP regarding the community's desire for the program to continue; and

WHEREAS, EPP has continued to serve tenants, consistent with the EPP Eligibility Requirements since July 1, 2025, and

WHEREAS, it is the desire of the Council to maintain the current EPP Eligibility Requirements, including the absence of an income requirement, regardless of the funding source for FY 2026.

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

1. The Administration is directed to remove, or refrain from imposing, any income requirements or income verification requirements for LHTF funds allocated from Program Guideline 02 to EPP, effective July 1, 2025.
2. This action shall be taken without additional community outreach as this action is urgent and required to maintain continued EPP services to the community.
3. This Resolution shall become effective immediately upon final Council 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 _____ 2025.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2025
Mayor Approval/No Return: _____, 2025
Mayor Veto: _____, 2025
Council Override Vote: _____, 2025

TODD STERMER, MMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Christina Roberson Date
Assistant City Attorney