

**DISPLACEMENT AVOIDANCE PLAN**  
Policies to Avoid the Displacement of Very Low & Low-Income Households

Major Tasks	Deliverables/Milestones	Responsible Parties [ex: Lead Applicant, Co-Applicant, Subcontractor, etc.]	Timeline [Start and End Date]
<b>Policy: Density Bonus Ordinance</b>			
<b>Task 1:</b> Apply density bonus ordinance to general residential project of five or more units  <b>Task 2:</b> Apply density bonus ordinance to senior housing projects of more than 35 units.	<b>Deliverable/Milestone:</b> Report and track applications of the density bonus ordinance within the Transform Fresno Project area throughout the 5 year grant performance period.	<b>Lead Applicant:</b> City of Fresno and Partner	<b>Start Date:</b> Execution of Grant Agreement <b>End Date:</b> Close-Out of Grant Agreement
<b>Policy: Demonstration of application to local, state, and federal programs to fund affordable housing production.</b>			
<b>Task 1:</b> Apply for local, state, and federal programs to fund affordable housing.	<b>Deliverable/Milestone:</b> Submit a copy of all applications to the Strategic Growth Council with follow-up information on if grants were received or not.	<b>Lead Applicant:</b> City of Fresno	<b>Start Date:</b> Execution of Grant Agreement <b>End Date:</b> Close-Out of Grant Agreement
<b>Policy: Development of new accessory dwelling units</b>			
<b>Task 1:</b> Maintain the character of single-family neighborhoods  <b>Task 2:</b> Ensure that new units are in harmony with developed neighborhoods  <b>Task 3:</b> Allow second dwelling units as an accessory use to single-unit swellings consistent with the Government Code.	<b>Deliverable/Milestone:</b> Report and track the development of new accessory dwelling units according to the Fresno Municipal Code within the Transform Fresno Project area throughout the 5 year grant performance period.	<b>Lead Applicant:</b> City of Fresno	<b>Start Date:</b> Execution of Grant Agreement <b>End Date:</b> Close-Out of Grant Agreement
<b>Policy: Rent Control, Stabilization, Ordinances, and Rent Review Boards</b>			
<b>Task 1:</b> Maintain the City of Fresno Mobilehome Park Rent Review and Stabilization Commission to review and approve or disapprove rent increases within Mobilehome Parks.	<b>Deliverable/Milestone:</b> Provide agendas and meeting minutes from Commission meetings throughout the 5 year grant performance period.  <b>Deliverable/Milestone:</b> Provide Request For	<b>Lead Applicant:</b> City of Fresno	<b>Start Date:</b> Execution of Grant Agreement <b>End Date:</b> Close-Out of Grant Agreement

<p><b>Task 2:</b> Hire a consultant to develop qualitative and quantitative data to inform policies specific to the TCC Project Area</p> <p><b>Task 3:</b> Gather quantitative data specific to rent levels and how fast there are changing comparative to rent levels and changes outside of the TCC Project Area</p> <p><b>Task 4:</b> Conduct 1 informational workshop explaining the pros and cons of rent control.</p>	<p>Qualifications documents and scope to hire a consultant that will be performing the work.</p> <p><b>Deliverable/Milestone:</b> Copy of final contract for consultant work</p> <p><b>Deliverable/Milestone:</b> Provide information flyer, agenda, recording, and subject matter expert information for the informational workshop.</p>		
<b>Policy: No-Net loss of affordable housing units</b>			
<p><b>Task 1:</b> Provide ongoing preservation, technical assistance and education to affected tenants and the community at-large on the need to preserve the existing affordable housing stock.</p> <p><b>Task 2:</b> Monitor owners of at-risk projects on an ongoing basis annually.</p> <p><b>Task 3:</b> Monitor at-risk projects through the use of existing databases.</p> <p><b>Task 4:</b> Respond to any Federal and/or State notices related to affordable housing preservation.</p> <p><b>Task 5:</b> Work with Fresno Housing Authority to determine the availability of tenant-based vouchers for tenants.</p> <p><b>Task 6:</b> Establish contact with public and non-profit agencies interested in purchasing and/or managing units at-risk to inform them of the status of such projects.</p>	<p><b>Deliverable/Milestone:</b> Monitor and report any potential net loss of affordable housing units through the City's Housing Element.</p>	<p><b>Lead Applicant:</b> City of Fresno and Partner</p>	<p><b>Start Date:</b> Execution of Grant Agreement</p> <p><b>End Date:</b> Close-Out of Grant Agreement</p>
<b>Policy: Policies to Preserve Single-Room Occupancy and/or Mobile Home Parks</b>			
<p><b>Task 1:</b> Continue to encourage the development of adequate</p>	<p><b>Deliverable/Milestone:</b> Highlight the availability and</p>	<p><b>Lead Applicant:</b> City of Fresno</p>	<p><b>Start Date:</b> Execution of Grant</p>

housing to meet the needs of persons seeking single-room occupancy due to special needs (such as seniors, people with disabilities and survivors of domestic violence).	accessibility of special needs housing through the City of Fresno's Housing Element.		Agreement <b>End Date:</b> Close-Out of Grant Agreement
<b>Policy: Condominium Conversion Restrictions</b>			
<b>Task 1:</b> Provide standards for new condominiums and condominium conversions through the Fresno Municipal Code.	<b>Deliverable/Milestone:</b> Provide reports in accordance with the Fresno Municipal Code to include; Pre-application Inspector Reports, Physical Elements Reports, Project Plan, Residential Tenant Information, etc.	<b>Lead Applicant:</b> City of Fresno	<b>Start Date:</b> Execution of Grant Agreement <b>End Date:</b> Close-Out of Grant Agreement
<b>Policy: Tenant Anti-Harassment Policies</b>			
<b>Task 1:</b> Provide a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing.  <b>Task 2:</b> Refer inquiries and landlord/tenant complaints concerning housing discrimination to the applicable regulatory body.  <b>Task 3:</b> Disseminate fair housing information citywide by sponsoring workshops, housing fairs, and working closely with the State Department of Fair Employment and Housing.	<b>Deliverable/Milestone:</b> Contract with a fair housing service provider to support enforcement of State and Federal Fair Housing Laws.	<b>Lead Applicant:</b> City of Fresno	<b>Start Date:</b> Execution of Grant Agreement <b>End Date:</b> Close-Out of Grant Agreement
<b>Policy: Source of Income and Support</b>			
<b>Task 1:</b> Hire a consultant to research the occurrence of income-based discrimination via survey method through the TCC Project Area.  <b>Task 2:</b> Compile report for distribution to interested stakeholders at future community workshops/meetings.	<b>Deliverable/Milestone:</b> Provide report	<b>Lead Applicant:</b> City of Fresno	<b>Start Date:</b> Execution of Grant Agreement <b>End Date:</b> Close-Out of Grant Agreement

<b>Policy: Tenant Legal Services</b>			
<b>Task 1:</b> Provide funding, as available, to the Fair Housing Council of Central California to provide services to persons consistent with the 2015-2019 Consolidated Plan and Action Plans.	<b>Deliverable/Milestone:</b> Track through CDBG sources the funding and services that are provided throughout the 5 year grant performance period.	<b>Lead Applicant:</b> City of Fresno	<b>Start Date:</b> Execution of Grant Agreement <b>End Date:</b> Close-Out of Grant Agreement
<b>Policy: First time homeowner incentive and protection</b>			
<b>Task 1:</b> Research and compile which homeowner incentive programs are available to the public  <b>Task 2:</b> Provide an annual educational workshop to potential first time home buyers based on available incentive programs.	<b>Deliverable/Milestone:</b> Provide agenda, handouts and content regarding the annual educational workshop.	<b>Lead Applicant:</b> City of Fresno	<b>Start Date:</b> Execution of Grant Agreement <b>End Date:</b> Close-Out of Grant Agreement

**DISPLACEMENT AVOIDANCE PLAN**  
Policies to Avoid the Displacement of Local and Small Businesses

Major Tasks	Deliverables/Milestones	Responsible Parties [ex: Lead Applicant, Co-Applicant, Subcontractor, etc.]	Timeline [Start and End Date]
<b>Policy: Creation and Maintenance of a Small Business Alliance</b>			
<b>Task 1:</b> Conduct a Feasibility Study for the creation of a Chinatown Property Based Improvement District (PBID).	<b>Deliverable/Milestone:</b> Provide Feasibility Report for the creation of a PBID to assist the development of Chinatown.  <b>Deliverable/Milestone:</b> City to convene at least 2 workshops to educate potential business owners or current business owners on small business assistance programs. Provide sign-in and agenda.	<b>Lead Applicant:</b> City of Fresno	<b>Start Date:</b> Execution of Grant Agreement <b>End Date:</b> Close-Out of Grant Agreement
<b>Policy: Formal Programs to Ensure that Some Fraction of a Jurisdiction's Goods and Services Come from Local Businesses</b>			
<b>Task 1:</b> Extend preferences to local businesses for those contracts that are bid through the City of Fresno pursuant to the applicable construction and consultant contracts for TCC funded projects.	<b>Deliverable/Milestone:</b> Incorporate local preference into City Contracts requiring competitive bidding for TCC projects. City to provide RFQ documents for City led TCC projects.  <b>Deliverable/Milestone:</b> Incorporate local preference into City Contracts for consultant services of TCC projects. City to provide RFQ documents for City lead TCC projects.	<b>Lead Applicant:</b> City of Fresno	<b>Start Date:</b> Execution of Grant Agreement <b>End Date:</b> Close-Out of Grant Agreement
<b>Policy: Development of No-Cost and Low-Cost business development and retention programs with established Local, State and Federal partners such as the California Small Business Development Center Network, Women's Business Centers, Procurement Technical Assistance Centers and others</b>			
<b>Task 1:</b> Work with business development agencies to provide 10 one-on-one sessions with existing or potential entrepreneurs in the TCC Project Area	<b>Deliverable/Milestone:</b> List of agencies and individuals that have had one-on-one session with business development agencies and provide an outline of the content for each session.	<b>Lead Applicant:</b> City of Fresno	<b>Start Date:</b> Execution of Grant Agreement <b>End Date:</b> Close-Out of Grant Agreement

<b>Policy: Contracting with local/small/diversely-owned businesses</b>			
<b>Task 1:</b> Extend preferences to local businesses for those contracts that are bid through the City of Fresno pursuant to the applicable construction and consultant contracts for TCC funded projects.	<b>Deliverable/Milestone:</b> Incorporate local preference into City Contracts requiring competitive bidding of TCC projects. City to provide RFQ documents for City lead TCC projects.  <b>Deliverable/Milestone:</b> Incorporate local preference into City Contracts for consultant services of TCC projects. City to provide RFQ documents for City lead TCC projects.	<b>Lead Applicant:</b> City of Fresno	<b>Start Date:</b> Execution of Grant Agreement <b>End Date:</b> Close-Out of Grant Agreement
<b>Policy: Rental Subsidies for local, minority owned small businesses</b>			
<b>Task 1:</b> Hire a consultant to provide qualitative and quantitative data specific to business rental levels and the potential of business subsidies within the TCC Project Area.  <b>Task 2:</b> Put together an informational workshop regarding the availability of business rental subsidies for local, minority owned small businesses within the TCC Project Area.	<b>Deliverable/Milestone:</b> Provide data content  <b>Deliverable/Milestone:</b> Provide content and agenda from the informational workshop	<b>Lead Applicant:</b> City of Fresno	<b>Start Date:</b> Execution of Grant Agreement <b>End Date:</b> Close-Out of Grant Agreement