

TRANSFORM FRESNO

DISPLACEMENT AVOIDANCE PLAN COMMUNITY WORKSHOP

PLAN DE EVITACIÓN DE DESPLAZAMIENTO TALLER COMUNITARIO



WESTSIDE CHURCH OF GOD
1422 WEST CALIFORNIA AVENUE,
FRESNO CA 93706

**WEDNESDAY,
MAY 15, 2019
5:00 - 7:30 PM**

**MIÉRCOLES,
15 DE MAYO, 2019
5:00 - 7:30 PM**

**EDUCATIONAL SESSION
5:00 - 6:00 PM**

**WORKSHOP
6:00 - 7:30PM**

The event location is physically accessible. Services of an interpreter and additional accommodations such as assistive listening devices can be made available. Requests for accommodations should be made no more than five working days but no later than 48 hours prior to the scheduled meeting/event. Please contact us at 559-621-7799 or transformfresno@fresno.gov

La ubicación del evento es físicamente accesible. Servicios de un intérprete y adaptaciones adicionales como la asistencia auditiva pueden ser disponibles. Solicitudes de acomodaciones deben hacerse no más de cinco días laborables pero a más tardar 48 horas antes de la reunión / evento programado. Por favor comuníquese con nosotros al 559-621-7799 o transformfresno@fresno.gov

**SESIÓN EDUCATIVA
5:00 - 6:00 PM**

**TALLER
6:00 - 7:30PM**





TRANSFORM FRESNO

DISPLACEMENT AVOIDANCE PLAN WORKSHOP AGENDA

Wednesday, May 15, 2019

Westside Church of God

1424 W. California Ave., Fresno, CA 93706

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|--------|--|
| 4:45pm | Doors Open/Registration |
| 5:00pm | Educational Session |
| 6:00pm | Welcome |
| 6:10pm | Displacement Avoidance Plan Requirements Presentation |
| 6:25pm | Review of Table 2 Policies to Avoid the Displacement of Very Low and Low-Income Households & Table 3 Policies to Avoid Displacement of Local and Small Businesses |
| 7:00pm | Priorities Activity |
| 7:10pm | Review of Community Input |
| 7:20pm | Q & A |
| 7:30pm | Adjourn |



Transformative Climate Communities Program Guidelines

Displacement Avoidance Plan Requirements

The Displacement Avoidance Plan will detail the actions Transform Fresno will take to establish policies and programs to avoid the economic displacement of existing households and small businesses within the Project Area.

Action Item: Identification of additional policies and programs that will be pursued to avoid displacement among existing households and businesses within the Project Area. The DAP must include at least one (1) policy from at least three (3) of the policy categories included in Table 2 to prevent the displacement of Very Low and Low-Income Households. The DAP must also include two (2) policies from either of the two (2) policy categories in Table 3.

Action Item: Identification of the entities responsible for and involved in implementing each policy and program, and whether the implementing entities are the Lead Applicant or Partners.

Table 2: Example Policies to Avoid the Displacement of Very Low and Low-Income Households

Category	Policy
Production of Affordable Housing	<ul style="list-style-type: none">• Incentives for inclusionary zoning*• Density bonus ordinance*• Community land trusts• Jobs-housing linkage fee or affordable housing linkage fee*• Land banking programs• Demonstration of application to local, state and federal programs to fund affordable housing production*• Development of new accessory dwelling units
Preservation of Affordable Housing	<ul style="list-style-type: none">• Rent control, stabilization ordinances, and rent review boards*• No-net loss of affordable housing units*• Preservation of existing affordable housing in the Project Area through the one-for-one redevelopment of distressed public housing*• Policies to preserve single-room occupancy and/or mobile home parks*• Condominium conversion restrictions*• Demonstration of application to local, state, and federal programs to fund preservation of affordable housing• Preservation of affordable housing via acquisition and rehabilitation programs• Covenants to maintain affordability in perpetuity• Community land trusts
Tenant Protections and Support	<ul style="list-style-type: none">• Tenant anti-harassment policies• Right-to-return policies for existing households• Source of income non-discrimination*• 'Just Cause' eviction policies*• Tenant rights education• Funding for tenant organizing• Tenant legal services
Neighborhood Stabilization and Wealth Building	<ul style="list-style-type: none">• Asset building opportunities for low-income residents• Contracting with local/small/diversely-owned businesses• Development and promotion of micro-lending opportunities• Development of worker cooperatives• Non-speculative homeownership opportunities

Note: *Indicates policies that require local municipal participation to implement

Table 3: Example Policies to Avoid the Displacement of Local and Small Businesses

Category	Policy
Protections for Small Businesses	<ul style="list-style-type: none">• Implementation of an overlay zone designed to protect and assist small businesses*• Creation and maintenance of a small business alliance• Increased visibility of the jurisdiction's small business assistance programs• Formal programs to ensure that some fraction of a jurisdiction's good and services come from local businesses*• 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
Business Stabilization and Wealth Building	<ul style="list-style-type: none">• Development of layoff aversion and business continuity programs during construction or other business interruption events• Development of no-cost and low-cost business development consulting and training programs targeting small and micro-enterprises in partnership with local, state and federal technical assistance partners• Contracting with local/small/diversely-owned businesses

Note: *Indicates policies that require municipal participation to implement

Displacement Avoidance Plan Glossary

Production of Affordable Housing		
Policy	Description	Current policies in place, where to find them, and examples
Incentives for inclusionary zoning*	<p>A type of zoning that requires developers to reserve a portion of housing units for low income or moderate income households.</p> <p>Zoning refers to laws that dictate how property can and cannot be used in certain areas.</p>	
Density bonus ordinance*	<p>Allows the increase of permitted density in exchange for the development of affordable housing.</p> <p>Density is a term which measures the number of housing units per acre.</p>	<p>Fresno Municipal Code 15-2100 Transit Oriented Development Height and Density Bonus</p> <p>Example Project: 1015 E Home Ave, mixed use project with 17 housing units.</p> <p>Fresno Municipal Code 15-2200 Affordable Housing Density Bonus</p> <p>Example Project: Annadale Commons 40 unit Senior Housing development located on the north side of Annadale Avenue just west of Elm Ave in Southwest Fresno.</p>
Community land trusts	<p>Community-based organizations which acquire land and maintain ownership permanently; this allows the organization to manage the property and offer to community members at low-to-moderate prices. Primarily used to ensure long-term housing affordability.</p>	
Jobs-housing linkage fee or affordable housing linkage fee*	<p>Commercial linkage fees, sometimes called jobs-housing linkage fees, are charged to developers of new office or retail properties and used to fund the development of affordable housing and typically assessed on per square foot basis.</p>	

*Indicates policies that require municipal participation to implement

Displacement Avoidance Plan Glossary

Land banking programs	Land banks are public or community-owned entities created for a single purpose: to acquire, manage, maintain, and repurpose vacant, abandoned, and foreclosed properties.	
Demonstration of application to local, state, and federal programs to fund affordable housing production*	There are several grant programs that are available to fund a wide range of affordable housing related activities including building, buying and/or rehabilitating affordable housing for rent or homeownership or provide direct rental assistance to low-income households.	<p>The City's Housing Element contains an Annual Progress Report - Table D, Program 5 (page 10): Housing Funding Sources, and Table D, Program 6 (page 11): Strengthening Partnerships with Affordable Housing Developers</p> <p>Example Projects:</p> <ul style="list-style-type: none"> • Habitat for Humanity, HOME funded project, N Barcus Avenue project, 3 affordable single family homes • Cesar Chavez Foundation, Cap and Trade funds, Las Palmas de Sal Gonzales Sr development, 89 units of affordable family housing and 46 units of affordable senior housing located on the south side of Kings Canyon Avenue between Willow and Peach Avenues
Development of new accessory dwelling units	An accessory dwelling unit is a smaller independent residential dwelling unit located on the same lot as a stand-alone single-family home. Accessory dwelling units all have the potential to increase housing affordability for homeowners and tenants by creating a wider range of housing options within the community.	Fresno Municipal Code 15-2754 Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters.

Displacement Avoidance Plan Glossary

Preservation of Affordable Housing		
Policy	Description	Current policies in place, where to find them, and examples
Rent control stabilization ordinances and rent review boards*	A rent stabilization ordinance regulates rents and evictions in the city or county. A rent review board conducts hearings and mediations of tenant and landlord petitions under this ordinance.	Fresno Municipal Code 12-2000 Mobilehome Park Rent Review and Stabilization Ordinance. <i>This policy is applicable only to mobile homes.</i>
No-net loss of affordable housing units*	Strategies to mitigate potential loss of at-risk units due to conversion to market-rate units.	<p>The Housing Element provides the City of Fresno with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents.</p> <p>Program 24 –At Risk Housing (Page 6-24)</p>
Preservation of existing affordable housing in the Project Area through the one-for-one redevelopment of distressed public housing*	Policies or programs to preserve existing affordable housing through the one-for-one redevelopment of distressed public housing.	
Policies to preserve single-room occupancy and/or mobile home parks*	Policies that rehabilitate single room occupancy (SRO) for low-income housing or those experiencing homelessness or at-risk of being homeless; and regulate the sale and conversion of mobile home parks.	<p>SRO: Housing Element 2015-2023, Program 7- Special Needs Housing (page 6-10)</p> <p>Example Project: Fresno Housing Authority Econo Inn conversion to 25 unit SRO planning entitlement approved 2019.</p> <p>Fresno Municipal Code 12-2000 Mobilehome Park Rent Review and Stabilization Ordinance.</p> <p>Mobile Home Parks: See Housing Element Annual Progress Report, Table D, Program 10A, Mobile Home Parks (pg 12)</p>

*Indicates policies that require municipal participation to implement

Displacement Avoidance Plan Glossary

Condominium conversion restrictions*	In cases where apartments or mobile homes are being converted to condominiums, these provisions require the owner/developer to extend leases and/or offer financial assistance for current tenants. It may also limit number of units that may be converted each year based on a set vacancy rate in the city.	<u>Fresno Municipal Code 15-3903-D Standards for New Condominiums and Condominium Conversions, Relocation Assistance Program</u>
Demonstration of application to local, state and federal programs to fund preservation of affordable housing	There are several grant programs that are available to fund a wide range of affordable housing related activities including building, buying and/or rehabilitating affordable housing for rent or homeownership or provide direct rental assistance to low-income households.	
Preservation of affordable housing via acquisition and rehabilitation programs	Programs or policies that preserve affordable housing via acquisition and rehabilitation programs.	
Covenants to maintain affordability in perpetuity	Affordability covenants can be incorporated into affordable housing projects to limit the resale price of ownership units or tie rents to established income thresholds to maintain the affordability of the units, either for a set period of time or in perpetuity. These controls can be set up through regulatory agreements, deed or mortgage restrictions, options or other legal agreements.	
Community land trusts	Community-based organizations which acquire land and maintain ownership permanently; this allows the organization to manage the property and offer to community members at low-to-moderate prices. Primarily used to ensure long-term housing affordability.	

Displacement Avoidance Plan Glossary

Tenant Protections and Support		
Policy	Description	Current policies in place, where to find them, and examples
Tenant anti-harassment policies	California's Fair Employment and Housing Act prohibits those engaged in the housing business – landlords, real estate agents, home sellers, builders, mortgage lenders, among others – from discriminating against tenants or homeowners the basis of age, race, color, ancestry, national origin, religion, disability, mental or physical, sex, gender, sexual orientation, gender identity, gender expression, genetic information, marital status, familial status, source of income.	The Housing Element provides the City of Fresno with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents. Program 26 –Fair Housing Services (Page 6-26)
Right-to-return policies for existing households	Policies that set the expectation that after redevelopment, former residents who qualify for the right to return will be able to move back into the newly developed mixed-income community and receive the benefits of the community redevelopment.	
Source of income non-discrimination*	Instances in which renters face discrimination by landlords who are unwilling to rent to housing voucher holders.	
'Just Cause' eviction policies*	Just cause eviction policies prohibit landlords from evicting tenants without proper cause.	
Tenant rights education	Programs that provide tenants with educational literature and resources to prevent housing injustices.	
Funding for tenant organizing	Funding made available for tenants to organize and advocate.	

*Indicates policies that require municipal participation to implement

Displacement Avoidance Plan Glossary

Tenant legal services	Legal services available to tenants.	The Housing Element provides the City of Fresno with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents. Program 26 –Fair Housing Services (Page 6-26)
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*Indicates policies that require municipal participation to implement

Displacement Avoidance Plan Glossary

Neighborhood Stabilization and Wealth Building		
Policy	Description	Current policies in place, where to find them, and examples
Asset building opportunities for low-income residents	Programs that assist with financial skills and behaviors (budgeting, saving, use of credit, reducing debt).	
Contracting with local/small/diversely-owned businesses	Policies or programs that give favor to local firms in the procurement process.	Fresno Municipal Code 4-108 Local Preference in Contracts Requiring Competitive Bidding Fresno Municipal Code 4-109 Local Preference in Contracts for Consultant Services and other Contracts
Development and promotion of micro-lending opportunities	Micro-lending involves granting very small loans to entrepreneurs wanting to start or expand a business.	
Development of worker cooperatives	Worker cooperative businesses are owned and managed by their members.	
Non-speculative homeownership opportunities		

Displacement Avoidance Plan Glossary

Protections for Small Business		
Policy	Description	Current policies in place, where to find them, and examples
Implementation of an overlay zone designed to protect and assist small businesses*	An overlay zone is a special zoning district, placed over an existing base zone, which identifies special provisions in addition to those in the underlying base zone.	
Creation and maintenance of a small business alliance	An arrangement or relationship among independent businesses with corresponding goals, established for a specific purpose.	The Chinatown Foundation is studying the feasibility of a Property Based Improvement District (PBID) through leverage funding in the Transform Fresno Plan.
Increased visibility of the jurisdiction's small business assistance programs	Programs or policies which increase visibility of the jurisdiction's small business assistance programs.	
Formal programs to ensure that some fraction of a jurisdiction's good and services come from local businesses*	Programs that require the use of local businesses for goods and services.	Fresno Municipal Code 4-108 Local Preference in Contracts Requiring Competitive Bidding Fresno Municipal Code 4-109 Local Preference in Contracts for Consultant Services and other Contracts
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	Programs or policies that provide for the 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	

Displacement Avoidance Plan Glossary

Business Stabilization and Wealth Building		
Policy	Description	Current policies in place, where to find them, and examples
Development of layoff aversion and business continuity programs during construction or other business interruption events	Programs or policies that provide for the development of layoff aversion and business continuity programs during construction or other business interruption events	
Development of no-cost and low-cost business development consulting and training programs targeting small and micro-enterprises in partnership with local, state and federal technical assistance partners	Programs or policies that provide for the development of no-cost and low-cost business development consulting and training programs targeting small and micro-enterprises in partnership with local, state and federal technical assistance partners	
Contracting with local/small/diversely-owned businesses		Fresno Municipal Code 4-108 Local Preference in Contracts Requiring Competitive Bidding Fresno Municipal Code 4-109 Local Preference in Contracts for Consultant Services and other Contracts

ONTARIO DISPLACEMENT AVOIDANCE PLAN

Major Tasks	Deliverables/Milestones	Responsible Parties [ex: Lead Applicant, Co-Applicant, Subcontractor, etc.]	Timeline [Start and End Date]
POLICY 1: Affordable Housing Production			
Subtask A: Construct a 101-unit affordable housing development at Virginia Avenue and Holt Boulevard. (Developer: National Community Renaissance of California) Subtask B: Continue efforts to secure financial gap funding for the construction of 75-unit affordable housing development at Holt Boulevard and Vine Avenue (Developer: Related Companies of California) Subtask C: Conduct informational workshops within TCC area to inform residents of deadlines and application procedures to applying for new constructed affordable housing units Subtask C: Track affordable housing production citywide to determine efforts in conjunction with RHNA goals.	Subtask A: Certificate of Occupancy Subtask B: Certificate of Occupancy Subtask C: Meeting agendas, sign-in sheets, and number of area residents that initially move-in to new affordable units for 101 units Subtask D: Annual report confirming total affordable housing production during project term	Lead Applicant: City of Ontario and Ontario Housing Authority	Start Date: Execution of Grant Agreement End Date: Close-Out of Grant Agreement

Transformative Climate Communities Program
Implementation Grant Full Application

Major Tasks	Deliverables/Milestones	Responsible Parties [ex: Lead Applicant, Co-Applicant, Subcontractor, etc.]	Timeline [Start and End Date]
POLICY 2: Inclusionary Zoning Incentives			
Subtask A: Actively market land owned by the Ontario Housing Authority for affordable housing within the TCC project area and financial incentives for the production of affordable housing development, including Density Bonus Agreements, Planned Unit Developments, reduction of Development Impact Fees for qualified affordable housing units.	Subtask A: Marketing flyer and distribution list; annual tracking report tracking number of affordable housing units issued certificate of occupancy, number of density bonus agreements, PUD, and number of units built with reduced DIF calculations and the value of the reductions to the projects.	Lead Applicant: City of Ontario	Start Date: Execution of Grant Agreement End Date: Close-Out of Grant Agreement
POLICY 3: Affordable Housing Preservation			
Subtask A: Implement Community Improvement Team Homeowner Rehabilitation Loan and Emergency Grant Program Subtask B: Administer the Jack Galvin Mobile Home Park Accord	Subtask A: Provide direct marketing through City of Ontario Code Enforcement Department's Community Improvement Team the Homeowner Rehabilitation Loan and Emergency Grant Program; Subtask B: Annually review and approve all requests for modifications to the space rent amounts for mobile home parks participating in the Jack Galvin Mobile Home Park Accord.	Lead Applicant: City of Ontario	Start Date: Execution of Grant Agreement End Date: Close-Out of Grant Agreement

Transformative Climate Communities Program
Implementation Grant Full Application

Major Tasks	Deliverables/Milestones	Responsible Parties [ex: Lead Applicant, Co-Applicant, Subcontractor, etc.]	Timeline [Start and End Date]
POLICY 4: Tenant Rights Education			
<p>Subtask A: Provide increased number of tenant rights education classes throughout the TCC project area on an annual basis.</p> <p>Subtask B: Conduct annual vulnerability assessments that create displacement pressure within the TCC area for tenants.</p>	<p>Subtask A: Annual tracking report on number of tenant rights education classes compared to baseline year (2017), number of participants per class, and locations</p> <p>Subtask B: Annual tracking report on vulnerability assessments including but not limited to housing cost burden, vacancy rates, number of complaints received by IFHMB within TCC area by residents, number of request from homeless or at-risk for homelessness received by Mercy House from residents within TCC area.</p>	<p>Lead Applicant: City of Ontario</p> <p>Subcontractor: Inland Fair Housing and Mediation Board</p>	<p>Start Date: Execution of Grant Agreement</p> <p>End Date: Close-Out of Grant Agreement</p>

Transformative Climate Communities Program
Implementation Grant Full Application

Major Tasks	Deliverables/Milestones	Responsible Parties [ex: Lead Applicant, Co-Applicant, Subcontractor, etc.]	Timeline [Start and End Date]
POLICY 5: Development of no-cost and low-cost business development and retention programs with established local, state, and federal partners			
Subtask A: Provide direct assistance to small businesses through Ontario Strike Team Assistance, which consists of departments from throughout the City to facilitate the attraction, expansion, and retention of businesses.	Subtask A: Annual tracking report on number of new business permits issued and renewed during the program term compared to baseline year (2017); annual tracking report on number of meetings with existing small businesses from within the TCC project area; develop website and marketing materials.	Lead Applicant: City of Ontario	Start Date: Execution of Grant Agreement End Date: Close-Out of Grant Agreement
POLICY 6: Increased visibility of jurisdictions' small business assistance program			
Subtask A: Identify and resolve issues related to small businesses within the TCC area. Subtask B: Conduct business visits and surveys to assess the health and needs of the business.	Subtask A: Annual reporting on identified issues and resolution related to small businesses within the TCC area. Subtask B: Annual reporting on number of business visits and survey results; annual reporting on number of building permits issued with TCC area related to businesses.	Lead Applicant: City of Ontario	Start Date: Execution of Grant Agreement End Date: Close-Out of Grant Agreement

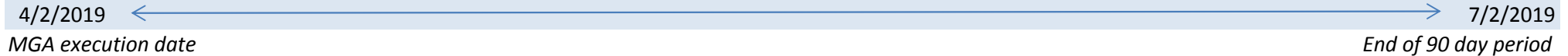
WATTS DISPLACEMENT AVOIDANCE PLAN

Major Tasks	Deliverables/Milestones	Responsible Parties [ex: Lead Applicant, Co-Applicant, Subcontractor, etc.]	Timeline [Start and End Date]
Task 1: Production of Affordable Housing			
Subtask A: Apply for state and local funding as applicable in next phases of Jordan Downs Redevelopment to support affordable unit production. Subtask B: Coordinate with City and local partners in the development and promotion of Accessory Dwelling Units in Watts. Subtask C: Promote policies and code revisions that ease construction of additional affordable housing (zoning, tax credits, etc.)	Subtask A: Apply for or partner in applying for at least two funding opportunities Subtask B: Help guide # homeowners in building or bringing an ADU up to code. Subtask C: Research and promote revision of at least one zoning code and/or other construction/development related ordinance or directive.	Subtask A: HACLA Subtask B: RN-LA, City Partners Subtask C: City Partners	Subtask A: April 1, 2018 - April 30, 2021 Subtask B: April 1, 2018 - April 30, 2021 Subtask c: April 1, 2018 - April 30, 2021
Task 2: Preservation of Affordable Housing			
Subtask A: Build/Monitor Expiring Affordable Housing Covenants List and help HCIDLA in preservation efforts Subtask B: Promote the Naturally Occurring Affordable Housing (NOAH) preservation loan fund to preserve unassisted, smaller rental housing Subtask C: Successfully implement LIWP Program and coordinate with HCID/LA's handyworker and lead abatement program	Subtask A: Create inventory by December 31, 2018 and assist when possible on expiring covenants Subtask B: Convene at least three workshops (25+ residents in attendance) Subtask C: Meet # for LIWP Program and expand available municipal programs in Watts to increase housing security of existing homeowners and those aging in place	Subtask A: MOEO/HCID/City Partners Subtask B: MOEO/HCID Subtask C: HACLA, RN-LA, HCID	Subtask A: April 1, 2018 - April 30, 2021 Subtask B: April 1, 2018 - April 30, 2021
Task 3: Tenant Protections and Support			
Subtask A: Individual Tenant Case Mgmt/Advocacy/Legal Services Subtask B: Provide Legal Services/Tenant Resources Workshop Subtask C: Provide Tenants Rights Workshop Subtask D: Provide Tenant Leadership Training Subtask E: Provide Resident Organizing Workshop	Subtask A: Provide 200-350 Watts Tenants with case managed assistance for advocacy and legal services Subtask B: Convene at least three workshops (25+ residents in attendance) Subtask C: Convene at least three workshops (25+ residents in attendance) Subtask D: Convene at least three workshops (25+ residents in attendance) Subtask E: Convene at least three workshops (25+ residents in attendance)	Subtask A: WCLO Subtask B: WCLO, Ciy Partners Subtask C: WCLO, City Partners Subtask D: HACLA Subtask E: HACLA	Subtask A: April 1, 2018 - April 30, 2021 Subtask B: April 1, 2018 - April 30, 2021 Subtask C: April 1, 2018 - April 30, 2021 Subtask D: April 1, 2018 - April 30, 2021 Subtask E: April 1, 2018 - April 30, 2021

Major Tasks	Deliverables/Milestones	Responsible Parties [ex: Lead Applicant, Co-Applicant, Subcontractor, etc.]	Timeline [Start and End Date]
Task 4: Neighborhood Stabilization and Wealth Building			
Subtask A: Provide Homeownership/Foreclosure Prevention Workshop Subtask B: Provide Financial Educational Workshop Subtask C: Provide Financial Literacy Workshop Subtask D: Expand utilization of HCID 1st Time Homebuyer Program & work with Habitat for Humanity on Acq/Rehab and New Construction opps in Watts Subtask E: Promote WEBA micro-lending opportunities and partner to engage resident entrepreneurs	Subtask A: Convene at least three workshops (25+ residents in attendance) Subtask B: Convene at least three workshops (25+ residents in attendance) Subtask C: Convene at least three workshops (25+ residents in attendance) Subtask D: Promote affordable homeownership Opportunities to residents of Watts Subtask E: Workshops convened and joint promotion activities are rolled out	Subtask A: WCLO Subtask B: WCLO Subtask C: HACLA Subtask D: HACLA, HCID, Habitat for Humanity Subtask E: HACLA / VEDC / WEBA	Subtask A: April 1, 2018 - April 30, 2021 Subtask B: April 1, 2018 - April 30, 2021 Subtask C: April 1, 2018 - April 30, 2021 Subtask D: April 1, 2018 - April 30, 2021 Subtask E: April 1, 2018 - April 30, 2021
Task 5: Protections for Small Business			
Subtask A: Train Co-Applicants on HACLA Section 3 business contracting requirements Subtask B: Provide Small Business Assistance and Business Source Center Services Subtask C: Connect businesses to VEDC's Microenterprise and Entrepreneurial Training Program	Subtask A: Co-Applicants are better prepared to meet goals to use local businesses Subtask B: Convene at least three workshops (25+ residents in attendance) Subtask C: Promote and offer at least 5 businesses the opportunity to participate	Subtask A: HACLA Subtask B: MOEO, WEBA, Workforce Working Group, EWDD Subtask C: VEDC	Subtask A: April 1, 2018 - April 30, 2021 Subtask B: April 1, 2018 - April 30, 2021 Subtask C: April 1, 2018 - April 30, 2021
Task 6: Business Stabilization and Wealth Building			
Subtask A: Prepare businesses for contracting opportunities (workshops) Subtask B: Provide Business Assistance (resources, referrals, LA Business Portal support, WEBA's Microenterprise and Entrepreneurial Training Program) Subtask C: Develop and Conduct a displacement vulnerability survey to evaluate causes and identify solutions to support business stabilization	Subtask A: Convene at least three workshops (25+ residents in attendance) Subtask B: Connect at least 15 business to supportive resources and programs Subtask C: Completion by date; pilot at least one solution identified in the survey	Subtask A: HACLA/MOEO/City Partners Subtask B: HACLA/MOEO/City Partners Subtask C: HACLA/City Partners	Subtask A: April 1, 2018 - April 30, 2021 Subtask B: April 1, 2018 - April 30, 2021 Subtask C: April 1, 2018 - April 30, 2021
Grant Administration			
Subtask A: Project Manage Applicable Activities/Subs Subtask B: Submit Regular Progress Reports on Tracked Deliverables Subtask C: Seek Additional Leveraged Funding (Annenberg Foundation, California Wellness Foundation)	Subtask A: Demonstrate efficient use of grant/leveraged funds and timely achievement of deliverables Subtask B: Demonstrate efficient use of grant/leveraged funds and timely achievement of deliverables Subtask C: Obtain at least \$100,000 in Leveraged Funding	Subtask A: WCLO, HACLA, MOEO Subtask B: WCLO, HACLA, MOEO Subtask C: WCLO	Subtask A: April 1, 2018 - April 30, 2021 Subtask B: April 1, 2018 - April 30, 2021 Subtask C: April 1, 2018 - April 30, 2021

Transform Fresno Displacement Avoidance Plan (DAP) Timeline

DAP must be submitted to the Strategic Growth Council (SGC) within 90 days from the Master Grant Agreement (MGA) execution date



Anti-Displacement Task Force Meeting

4/29/2019

Introduction of DAP

*Community Workshop

5/15/2019

Community Engagement

*Draft DAP released for Public Comment Period

5/20/2019 <====> 6/20/2019

Outreach & Oversight Committee Meeting

6/12/2019

Overview of DAP development to date

Finalize Plan

6/20/2019 <====> 7/1/2019

Finalize feedback and comments

Plan due to SGC

7/1/2019

City Staff to submit DAP to SGC

*Requirements per SGC

