

CITY OF FRESNO

# Anti-Displacement Task Force Meeting

October 28, 2021

Grupo De Trabajo Anti-Desplazamiento

28 de Octubre del 2021

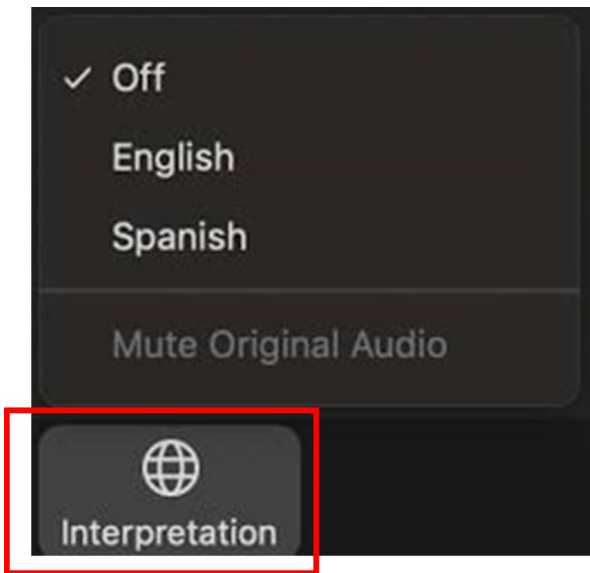


# Welcome

Translation services are available.

**ALL** participants should join a language channel in order to listen to and communicate with all participants.

1. Select the Interpretation Globe at the bottom of your screen
2. Choose your preferred language



Tonight's meeting is being recorded and publicly broadcasted. It will be posted to

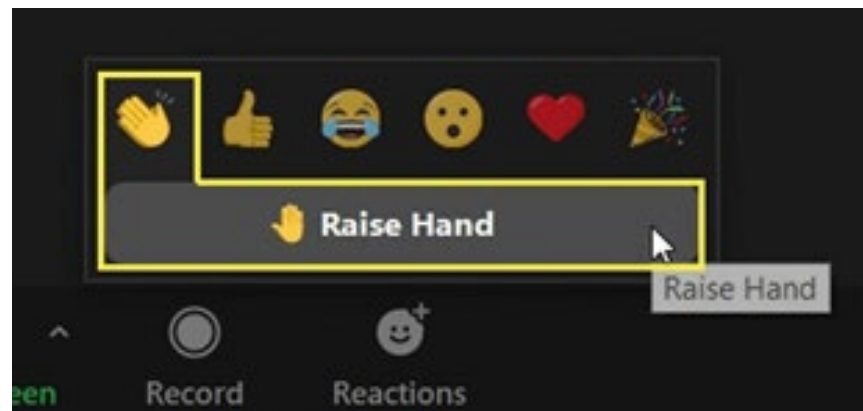
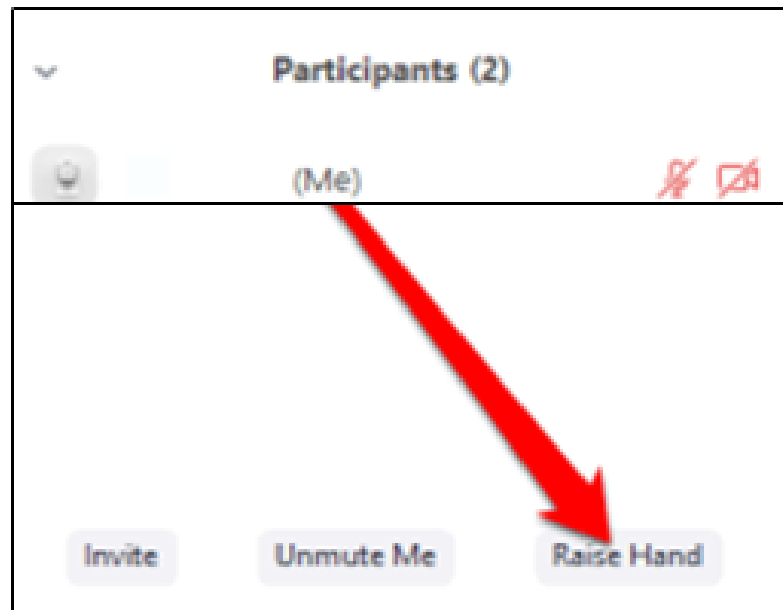
[www.transformfresno.com](http://www.transformfresno.com)  
[www.fresno.gov/housingelement](http://www.fresno.gov/housingelement)

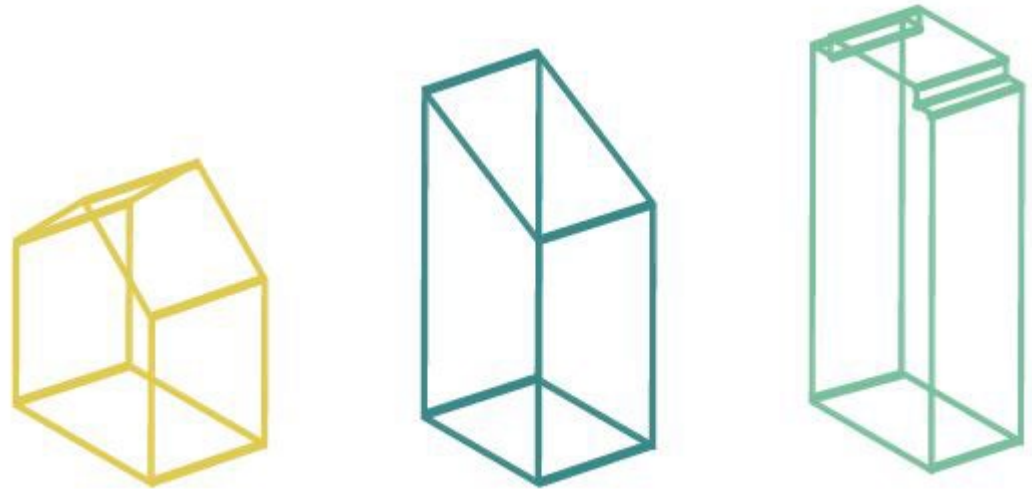
The meeting will also be streamed live on CMAC Government channel and the City of Fresno's Facebook page, and YouTube

**Participation in this meeting will be considered consent to be recorded.**

# Using Zoom

During public comment use the  
“Raise Hand” button  
or press \*9 on your phone





# 1. Welcome, Roll Call, Introductions – 6:00

## **Bienvenida, Asistencia, Presentaciones**



## 2. Overview of Agenda – 6:25

### Revisión de la Agenda

# Agenda

1. WELCOME, ROLL CALL, INTRODUCTIONS – 6:00 P.M.
2. OVERVIEW OF AGENDA – 6:25 P.M.
3. APPROVAL OF OCT. 12 2021 MEETING SUMMARY- 6:30 P.M.
4. TASK FORCE BUSINESS/ANNOUNCEMENTS – 6:35 P.M.
5. AGREE ON NEXT MEETING DATE – PROPOSED NOV 18, 2021 – 6:40 P.M.
6. PRESENTATION: COMMUNITY STUDY SESSION ON TOP 10 PRELIMINARY POLICIES FROM 10/12 MEETING – 6:45 P.M.
7. PROCEDURE FOR RECOMMENDING HERE TO STAY PRIORITIES– 7:15 P.M.
8. NEXT STEPS – 7:30 P.M.
9. UNSCHEDULED ORAL COMMUNICATIONS – 7:45 P.M.
10. CLOSE 8:00 P.M.

# Agenda

1. BIENVENIDA, ASISTENCIA, PRESENTACIONES– 6:00 P.M.
2. REVISIÓN DE LA AGENDA – 6:25 PM
3. APROBACIÓN DEL RESÚMEN DE LA REUNIÓN DEL 12 DE OCTUBRE – 6:30 P.M.
4. ANNUNCIOS DEL GRUPO DE TRABAJO– 6:35 P.M.
5. ACORDAR LA FECHA DE LA PROXIMA REUNION– 6:30 P.M.
6. PRESENTACION: SESION DEL ESTUDIO DE LA COMUNIDAD SOBRE DAS 10 PRIORIDADES PRELIMINARES IDENTIFICADAS EN LA REUNION ANTERIOR DEL 12 DE OCTUBRE– 6:45 P.M.
7. PREPARACION PARA RECOMENDAR PRIORIDADES EN LA PROXIMA REUNION– 7:15 P.M.
8. PROXIMOS PASOS– 7:30 P.M.
9. PREGUNTAS, COMENTARIOS – 7:45 P.M.
- 10.CLAUSURA – 8:00 P.M.





### 3. Approval of October 12, 2021 Meeting Summary

## Aprobación del resumen de la reunion del 12 de octubre



## 4. Task Force Business/Announcements – 6:35

### **Anuncios del Grupo de Trabajo**

FRESNO

# Are you behind on rent/utilities?

FRESNO

If you qualify for any of these, you are eligible to get assistance.

**(559) 621-6801**  
[WWW.FRESNO.GOV/ERAP](http://WWW.FRESNO.GOV/ERAP)  
[EMAIL: ERAP@FRESNO.GOV](mailto:ERAP@FRESNO.GOV)

**EMERGENCY RENTAL ASSISTANCE PROGRAM (ERAP)**



FRESNO

# ¿Está atrasado con la renta o con el gas y la electricidad?

FRESNO

## LE PODEMOS AYUDAR!

Si califica para alguno de estos, es elegible para recibir asistencia.

**(559) 621-6801**  
[WWW.FRESNO.GOV/ERAP](http://WWW.FRESNO.GOV/ERAP)  
[EMAIL: ERAP@FRESNO.GOV](mailto:ERAP@FRESNO.GOV)

**EMERGENCY RENTAL ASSISTANCE PROGRAM (ERAP)**





## 5. Agree on Next Meeting Date – 6:40 p.m. **Acordar la Fecha de la Próxima Reunión**

## November 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

## December 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

[www.a-printable-calendar.com](http://www.a-printable-calendar.com)

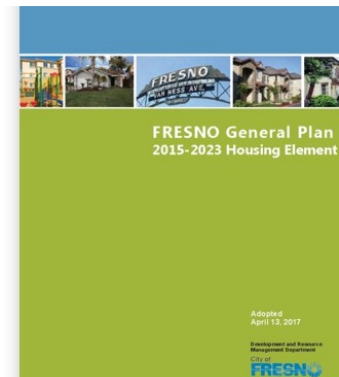


**6. Presentation: Community Study Session on the top 10 preliminary policies from 10/12/21 – 6:45**  
**Presentación-Sesión del Estudio de la Comunidad sobre las 10 prioridades preliminares identificadas en la reunión anterior del 12 de octubre**



# Downtown Neighborhoods Community Plan, 2016

## Housing Element, 2017



## Southwest Fresno Specific Plan, 2017



## Transformative Climate Communities Program, 2018



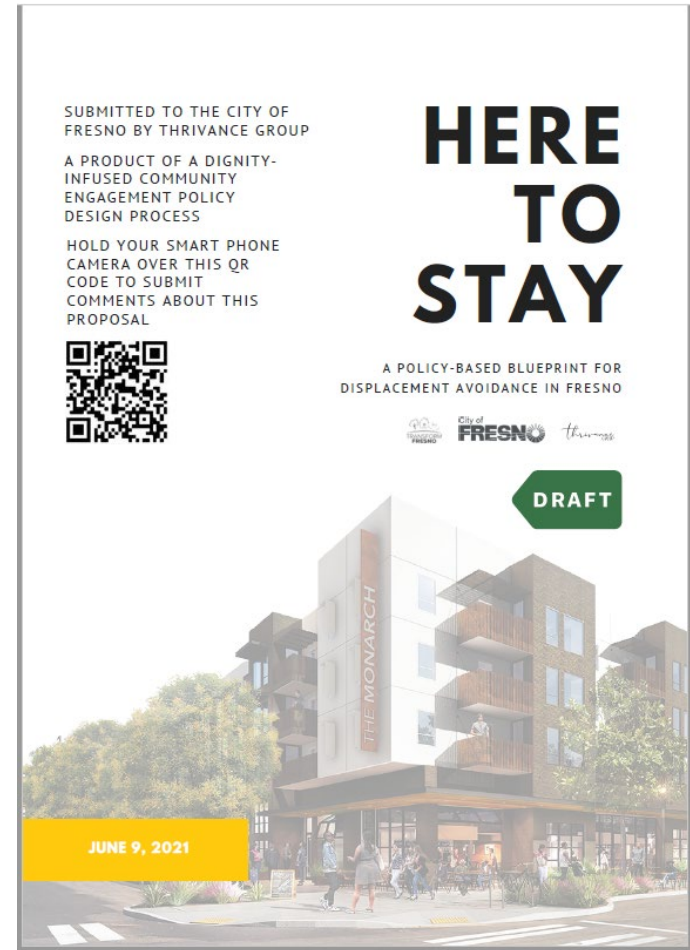
# Anti-Displacement Actions in City Plans

- Create an Anti-Displacement Task Force (2018)
- Work with residents, community organizations, experts on displacement, business owners and property owners
- Study and track displacement
- Identify actions/policies to reduce or prevent displacement



# About the Report

- Public Draft
- Thrivance Group
- 7 Policy Bundles
- 46 Policy Ideas



# Contents of Report

## Policy Bundles

- Community Ownership
- Accountability and Transparency
- Socially Responsible Development Practices
- Transportation and Connectivity
- Regulations and Protections
- Direct Services and Alternatives to Eviction
- Dignified Housing and Legacy Considerations
- = **46 total policies**

# Outreach / Public Comment

- Public Comment Period – 90 days
- Information hubs
- Surveys/comment cards
- Community Study Sessions
- More

# Here to Stay Community Study Sessions

**JULY 22**  
5:30-7:30 PM

Increasing  
Community  
Ownership

**JULY 29**  
5:30-7:30 PM

Guidance for Socially  
Responsible Development /  
Improving Transparency  
and Accountability

**AUGUST 12**  
5:30-7:30 PM

Considering Mobility  
and Connectivity /  
Improving Regulations  
and Legal Protections

**AUGUST 19**  
5:30-7:30 PM

Direct Services and  
Alternatives to Eviction/  
Increasing Dignified  
Housing Options

*Rescheduled to August 26, 2021*

LRP - This is a sticky note.

Lachea - City of Fresno Facilitator

## Here to Stay Community Study Sessions – July 22, 2021

### Breakout Room B

#### 1. Here to Stay Community Land Trust

Patience: 1st priority ensure affordability forever- accomplish multiple goals- safety net for residents. Not just for homes- allow city to acquire properties that are blighted.

Artie- Deputy Mayor already has experience with land trust-

Ivan- Interested in learning more about community land trust- strong cultural desire for home ownership, - what are the impediments for homeownership for immigrants.

#### 2. Civic Engagement Fulfillment Center

Artie- Fan of empowered residents- what would that structure look like? would paid?

Patience: multiple centers- dispersed geographically.- create a process for people to weigh in on developments. In favor of compensating people

Artie - The 14 different CDCs could have a engagement liaison to assist families in their own neighborhoods

+1  
@Artie

Agreed!

Brooke- Building navigator- trained in subject matter.

#### 3. Expanded Anti-Displacement Task Force Oversight

Important to have the right people, including residents

Leo- Model for another city - Sana Monica

Artie - Other Cities - Portland, Buffalo, Philly, Cleveland, etc

#### 4. Increase Local Hire and Living Wage Minimum on Local Contracts

Patience- Of course - agreements across the board





## Here to Stay

[Home](#) > [Here to Stay](#)

### Here to Stay: A Policy Based Blueprint for Displacement Avoidance in Fresno

The Here to Stay report was commissioned by the City of Fresno as part of its displacement prevention efforts. Both the Transform Fresno program and the City's Housing Element call for the study of displacement and identification of actions to reduce or prevent it. The Thrivance Group, a consultant with experience in displacement prevention, authored the report after spending countless hours observing community conditions and listening to community members. We would like your feedback on the report and encourage you to provide comments or complete the survey below or both. We need your input by **July 30, 2021** in order to finalize the report.

[Download the Full "Here to Stay"  
Report in English](#)

[Descargue el informe completo "Aquí  
para quedarse" en español](#)

[Nyem ntawm no rau tag nrho cov  
ntawv qhia "Here to Stay/Ntawm no  
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# Thrivance Group's Top 10 Preliminary Recommendations

## *Policy Selection based on Equitable Analysis*

### Top Three:

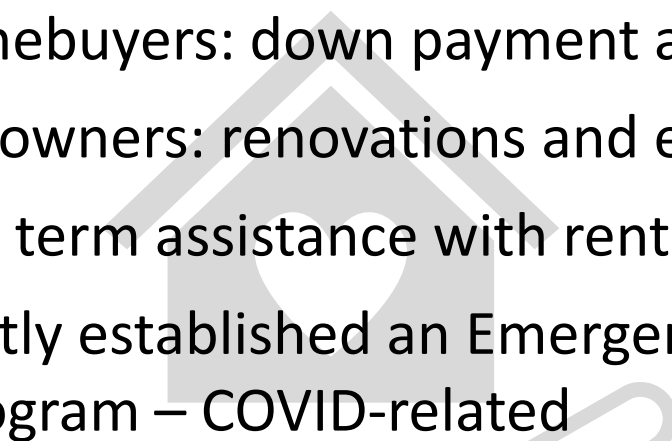
- Homeowner and Renter Assistance Programs
- Deposit Program
- Fair Chance Housing

### Additional Necessary to Respond to Displacement Risks:

- Eviction Right to Counsel
- Youth Housing Coordination
- Environmental Justice Planning
- Land Trust
- Local Hire and Living Wage Mandates
- Anti-Displacement Designation Zone
- Rent Stabilization Initiatives



# 1. Here to Stay Homeowner and Renter Assistance Program

- *Goal: Help low income households remain housed*
  - First time homebuyers: down payment and closing costs
  - Existing homeowners: renovations and energy upgrades
  - Renters: short term assistance with rent
  - City has recently established an Emergency Rental Assistance Program – COVID-related
- 

## 2. “Here to Stay” Rental Deposit Program

- *Goal: Ensure renters’ deposits are well-managed*
- Under an alternative rental deposit system, the City would receive all move-in deposits and place in a high interest-yielding account
- City approves repair requests made by landlords to spend the deposit
- At lease termination, remaining balance is returned to renter or deposited for another rental unit.
- If renter wishes to apply balance of deposit on a down payment for a new home, City should match the funds.

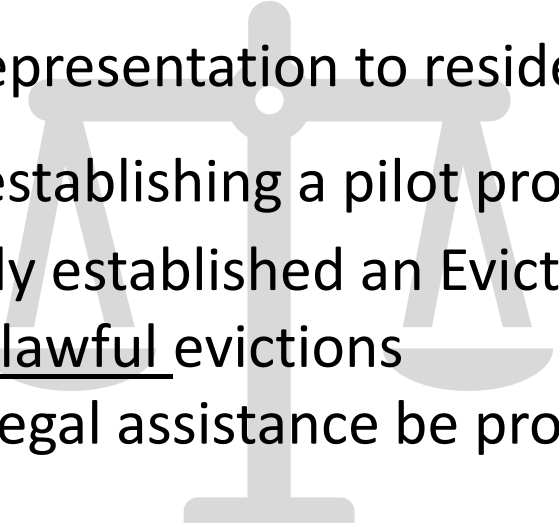
Resource: <https://shelterforce.org/2021/10/07/what-happens-when-landlords-dont-control-security-deposits/>

### 3. Fair Chance Housing

- *Goal: Ensuring access to housing for those with criminal records*
- Early data shows these programs can reduce homelessness
- Background checks would be prohibited as a condition of lease or mortgage qualification
- No quality control system on background checks
- Often errors appear on background check information due to conflation of names and identities.

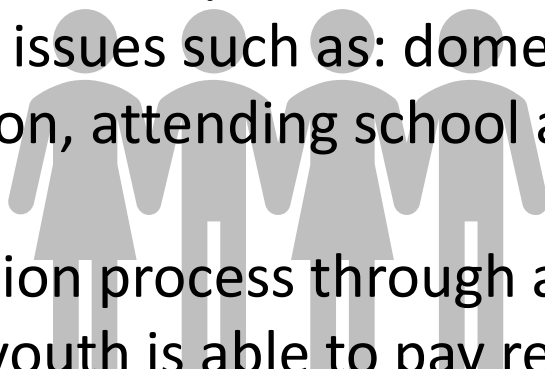
Resource: [www.fairchancehousing.org](http://www.fairchancehousing.org)

## 4. Eviction Right-to-Counsel

- *Goal: Reduce displacement by providing legal counsel to tenants facing eviction*
  - Provide legal representation to residents facing eviction
  - Recommends establishing a pilot program immediately
  - City has recently established an Eviction Protection Program for unlawful evictions
  - Proposes that legal assistance be provided to all evictions
- 

## 5. Independent Youth Housing Coordination

- *Goal: Address specific housing needs of youth*
- Create organization that provides added support to youth to address issues such as: domestic violence, income verification, attending school and working
- Create a verification process through a social service agency that the youth is able to pay rent, maintain a job, attend school, etc. that would be accepted by landlords



## 6. Additional: Environmental Justice and Climate Resiliency Planning

- *Goal: Protect Fresno residents from a natural disaster or extreme weather*
- Initiate an Environmental Justice Emergency Management Plan



# 7. Community Land Trust

- Structure for creating affordable homeownership and maintaining affordability over the long term.
- The Community Land Trust would own the land but the homes on the land can be purchased at a discount.
- There are at least 16 CLTs in California and 270 in the US

## 8. Increase Local Hire and Living Wage

- 51% of hours spent on local contracts for revitalization, development and transportation planning projects go to local residents
- Would apply to all construction and consulting contracts over \$100,000
- A fee would be charged for non-compliance to fund other anti-displacement efforts.
- Wages paid should be above minimums



## 9. Rent Stabilization, Conversion Restrictions and Affordable in Perpetuity Designations

- *Goal: Moderate rent increases to reduce displacement*
- 3<sup>rd</sup> –party tracking of affordability expirations
- System for notification of condo expirations
- Prioritize existing resident to purchase
- Consider Community Opportunity to Purchase Act programs
- Implement a rent stabilization program in Fresno
- More info:  
<https://shelterforce.org/?s=rent+stabilization>

## 10. Anti Displacement Zone

- A 10-year zoning layer should be added to the neighborhoods surrounding new luxury developments (and other forms of development known to rapidly increase housing costs)
- This area should be designated an Automatic Anti-Displacement Zone and parameters should be put in place to ensure that zone does not experience concentrated and excessive amounts of potentially harmful development

# Thrivance Group's Top 10 Preliminary Recommendations

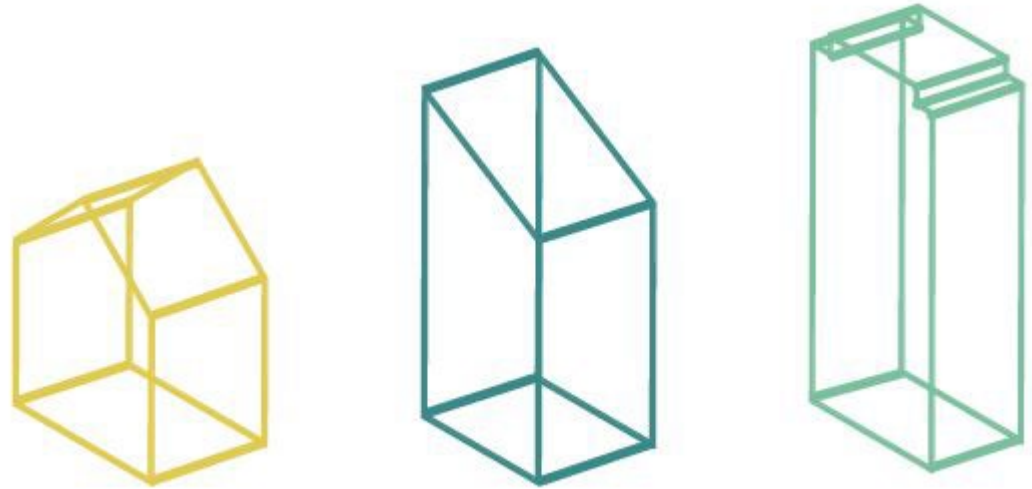
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**7. Procedure for Recommending Here to Stay Priorities – 7:15 p.m.**

**Preparación para Recomendar prioridades en la Próxima Reunión**

# Preparation for Next Meeting

- Review final report memo
- Consider the Anti-Displacement Task Force resolution as additional criteria for determining final recommendations
- Come prepared to recommend at least 10 priorities



# Anti Displacement Task Force Resolution

What: Avoidance of displacement caused by substantial and sustained rent increases

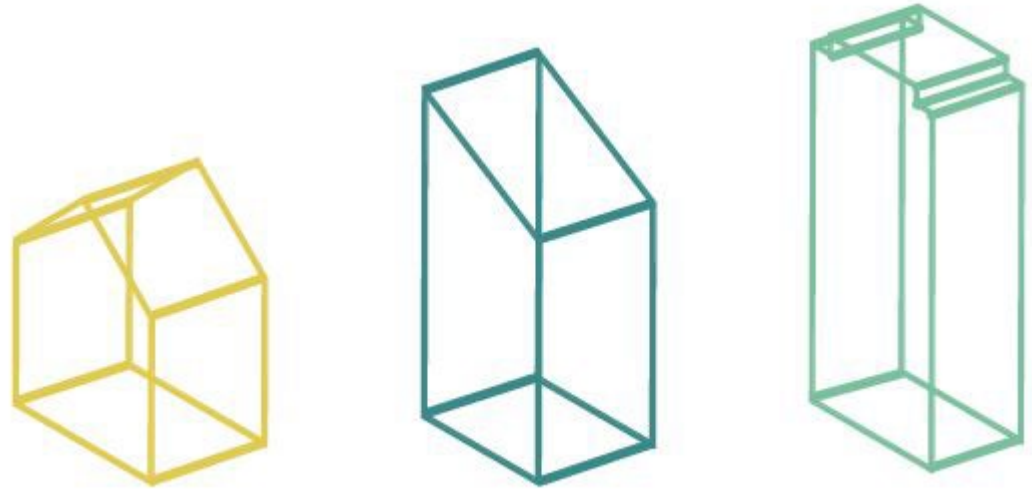
Who: Long-time residents and merchants

Where: Formerly distressed areas that are being improved; downtown + citywide

How: Annual gathering of data

How: Development of actions that:

- Give displaced persons or businesses the opportunity to remain;
- Fund mixed income and affordable housing within the affected area
- Work with property owners to ensure long term affordability



## 8. Next Steps – 7:30 p.m.

### Próximos Pasos

June 14 –  
Sept 10,  
2021

- Public Comment Period

November  
2021

- Anti-Displacement Task Force Recommendation

December

- Planning Commission Consideration

January/  
February

- City Council Action

2022-2024

- Policy Development and Adoption





## 9. Unscheduled Oral Communication– 7:45 p.m. **Preguntas, comentarios**



**10. Close – 8:00 p.m.**  
**Clausura**