

SUBMITTED TO THE CITY OF
FRESNO BY THRIVANCE GROUP

A PRODUCT OF A DIGNITY-
INFUSED COMMUNITY
ENGAGEMENT POLICY
DESIGN PROCESS

HERE TO STAY

A POLICY-BASED BLUEPRINT FOR
DISPLACEMENT AVOIDANCE IN FRESNO



PUBLIC COMMENT REPORT

OCTOBER 2021



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Executive Summary

To satisfy the requirements of the Transformative Climate Communities (TCC) grant, which funded research to identify implementable anti-displacement policies, Thrivance Group was tasked with identifying three policies the City of Fresno would pursue to meet the specific objectives of the City's displacement avoidance plan. The findings from this process also include requirements and policies outlined in the Downtown Neighborhoods Community Plan, the Southwest Fresno Specific Plan, and Housing Element Program 12A.

The Fresno Housing Element is a mandated chapter of its general plan and its purpose is to ensure decent and affordable housing for all persons in the City of Fresno. Adopted in 2016 and amended in 2017, it contains 28 programs designed to further the city's housing goals. Program 12A of the Housing Element requires the establishment of an Anti-Displacement Task Force, annual gathering of data and reporting on displacement, identification of a set of actions (policies) that would allow residents and merchants to remain in their neighborhoods, and pursuit of funding for development of mixed income and affordable housing, along with posting of relevant information on the City's website. The City established the Task Force in 2018 and produced its first annual report on Displacement in 2019. The *Here to Stay* report was intended to guide the Anti-Displacement Task Force's future efforts in studying, reporting on, and preventing displacement.

To arrive at the policy recommendations, Thrivance Group conducted a series of community engagement activities that resulted in 46 anti-displacement preliminary policy recommendations. The 46 preliminary recommendations were shared widely for public comments and feedback to determine a consensus-based prioritization and ranking of the 46 proposed policies. The Thrivance Group produced the *Here to Stay* report to ensure Fresno residents had a transparent overview of the details of each policy recommendation as well as how the recommendations came about. The *Here to Stay* report was a package of policy recommendations intended to provide a plan of action to continue moving the City of Fresno and its elected officials toward citymaking with the goal of making Fresno more healthy, more economically stable and more equitable. While the report was the result of a year-long research and community engagement effort, paid for by the City of Fresno, the policies recommended throughout were crafted in the spirit of community-based policy development and with the long-term sustainability of both former and current residents at the core of the effort's intentions and motivations.

The *Here to Stay Public Comment Report* provides an overview of 1) how public comment outreach was structured, 2) the quantitative analysis of public comments and surveys, 3) the qualitative analysis of submitted letters and

existing socio-economic conditions, 4) a final prioritization of the 46 *Here to Stay* policies informed by public feedback, and 5) Thrivance Group's final recommendations for near-term implementation of the priority policies.

Summary of Final Recommendations

The ranked list of recommended policies being submitted by Thrivance Group to the city of Fresno are: 1) Fair Chance Housing, 2) Eviction Right-to-Counsel, 3) Rent Stabilization, 4) Increase Local Hire and Living Wage Minimum on Local Contracts, 5) City of Fresno "Here to Stay" Community Land Trust, 6) "Here to Stay" Homeowner and Renter Assistance Programs, 7) "Here to Stay" Deposit Program, 8) Moratorium on Encampment Sweeps, 9) Public Health Impact Reports, 10) Environmental Justice and Climate Resiliency Planning , 11) Fresno-Specific Universal Design Standards, 12) Department of Anti-Displacement and Homelessness Intervention, 13) Here to Stay Affordability Index, 14) Right To Return Home, and 15) Dignified Tiny House Villages and Scattered Site Housing.

Introduction

BACKGROUND

How We Got Here

The Thrivance Group was contracted by the City of Fresno to research and evaluate potential displacement avoidance policies to ensure that the changes coming to Fresno through the Transformative Climate Communities project would be most beneficial to existing Fresno residents and former Fresno residents looking to return home. As part of the agreement, Thrivance Group wrote and published a report titled: *Here to stay: a blueprint for displacement-avoidance*.

The initial assignment was to develop recommendations that would directly benefit residents in the Southwest Fresno area. However, the policy recommendations would have to apply to the broader region of Fresno, given the nature of displacement and migration throughout the region. For example, the City of Fresno could adopt a package of policies that specifically apply to Southwest Fresno, but how will the people who've already been displaced from Southwest Fresno and live in other regions of Fresno benefit from those interventions?

The following statements, which can be found in several places on the Transform Fresno website, describe the origin of the Transformative Climate Communities project and how displacement avoidance fits in, follows:

The Transform Fresno suite of projects is funded through the Transformative Climate Communities (TCC) grant through the Strategic Growth Council and is made up of 24 projects, a Community Engagement Plan and a Displacement Avoidance Plan. The Transform Fresno Displacement Avoidance Plan (DAP) describes potential policies as it relates to avoiding displacement activities that the Transform Fresno community has identified as ways for residents and businesses to remain intact should the threat of displacement occur specific to Transform Fresno.

Here is the statement from the Transform Fresno project that directed the Thrivance Group's work:

The basis of what we hope to accomplish from the consultant's work is to address the following questions:

- Is displacement currently taking place in the Transform Fresno Project Area? If so, what is the cause? If not, what is the probability of future displacement occurring in the Transform Fresno Project Area?
- What are the potential factors that would contribute to continued or future displacement?
- What are potential steps to mitigate further or future displacement?
- Include policy recommendations, strategies, and other tools that can prevent or mitigate displacement

Fresno's current Displacement Avoidance Plan outlines existing policies within the City of Fresno. These are the policies, plans, ordinances, and programs currently in place to prevent displacement of existing households within the project area, such as the production of affordable

housing, preservation of affordable housing, tenant protections, and support, protections for small businesses, business stabilization and wealth building. City of Fresno staff are tasked with overseeing and monitoring policy development. The Anti-Displacement Task Force, Outreach and Oversight Committee, Fresno City Council, and Staff are all in some way responsible for reporting milestones such as data gathering and analysis, policy development, community support, City Council or Mayoral support, and adoption.

Public Comment Outreach Activities

The public comment period was initially scheduled to remain open for 45 days. However, given COVID-19 constraints and a desire to provide feedback opportunities for as many people as possible, the public comment period lasted 89 days. During the public comment period, the following engagement activities were deployed by the City of Fresno:

Community Study Sessions - 4 virtual workshops called community study sessions were facilitated by the City of Fresno to provide an in-depth level of detail regarding the 46 policy recommendations. Each session addressed a different set of policies, with the intention of workshopping all 46 policies by the end of the public comment period. During each study session, live polls were conducted and public comments were collected. Each session had Spanish, Hmong, and Punjabi interpretation available. Below is a snapshot of study session attendance:

Meeting Date	Total registered	Total Attendees	Staff
7/22/2021	76	61	10
8/12/2021	105	56	9
8/19/2021	101	45	9
8/26/21	115	27	9

Partner-Led Study Sessions - 4 community partners hosted their own informational study sessions to ensure the inclusion of those who would most likely be impacted by the policy recommendations. Below is a snapshot of partner-led study sessions:

Host	Format	# of participants
Faith in the Valley / Fresno State	Zoom	35
Disability Advisory Commission Housing Subcommittee	Zoom	10
Developing the Region's Inclusive and Vibrant Economy (DRIVE)/Fresno Community Health Improvement / Partnership (FCHIP)	Zoom	18
Central Valley Community Foundation (CVCF)	In person	25
		88

Hard Copy Reports for Pickup - Hard Copy printouts of the *Here to Stay* report were made available by the City of Fresno in English, Hmong, and Spanish. The following pickup locations were publicized:

- Fresno County Library
- West Fresno Branch Library
- Central Branch Library
- St. Rest Baptist Church
- Westside Church of God
- Rising Star Missionary Baptist Church
- Mary Ella Brown Community Center
- Centro La Familia
- Fresno City Hall
- Fresno Metro Ministry

Phone Banking and Canvassing - Thrivance Group dispatched community partners and Dignity Team staff to canvass neighborhoods within the Transform Fresno project area for 20 hours over a two week period in August 2021. Canvassers distributed postcards promoting the public comment period and collected manual comments. During the final two weeks of the public comment period, Thrivance Group staff phone banked 375 residents within the Transform Fresno project area to remind them to submit comments and surveys before the deadline. Thrivance Group staff assisted residents with digital survey submissions during the phone banking sessions.

COUNTING EVERY VOICE

The following public forms of feedback were included in the analysis for the *Here to Stay Public Comment Report*:

- 168 verified form-letters (a single letter submitted by multiple people) submitted by landlords and real estate agents [included in qualitative analysis]
- 122 digital surveys submitted through the Transform Fresno website [included in quantitative analysis]
- 5 manually completed surveys collected by Thrivance Group staff [included in quantitative analysis]
- 3 letters from community based organizations who serve residents within the Transform Fresno project area [included in qualitative analysis]
- 7 letters emailed delivered in person by individual residents [included in qualitative analysis]
- 176 comments submitted by *Here to Stay* study session attendees [included in qualitative analysis]
- 70 open-ended comments submitted by residents through the Transform Fresno website (included in the appendixes of this report) [included in qualitative analysis]

SIGNIFICANCE OF RESPONSE

The Thrivance Group used a sample size calculator to determine the minimum number of responses required to consider the survey effort scientifically significant. A scientifically significant sample size means we can trust that the findings are accurate. A statistically significant result is a result that cannot be attributed to chance. Once scientific significance is achieved, it is unlikely that surveying additional people would result in a significant change in the findings. Using the SurveyMonkey sample size calculator, we determined that our ideal sample size for a scientifically significant finding would be 384 adult respondents citywide (assuming Fresno's adult population is 375,796 people and assuming the population of the Transform Fresno project area is 48,046 people. Despite having a substantial response, scientific significance could not be established to determine political will of *each* policy recommendation because form letter submissions were not verifiable by zip code to a degree of confidence and they did not contain specific feedback about the policies themselves. And, while study sessions provided excellent qualitative information, study sessions were attended by people who also submitted surveys, so they could only be counted once.

Given the inherent limitations in the sample size of those surveyed, the results were validated by cross-referencing the demographic composition of the surveyed population against the overall known demographics of the general population of the City of Fresno. Survey response rates were also compared to recent voting turnout rates. When modifying the population sizes to reflect the number of people who are civically engaged through voting, an ideal target sample size was achieved. Therefore, the results of the survey effort had moderate-high validity.

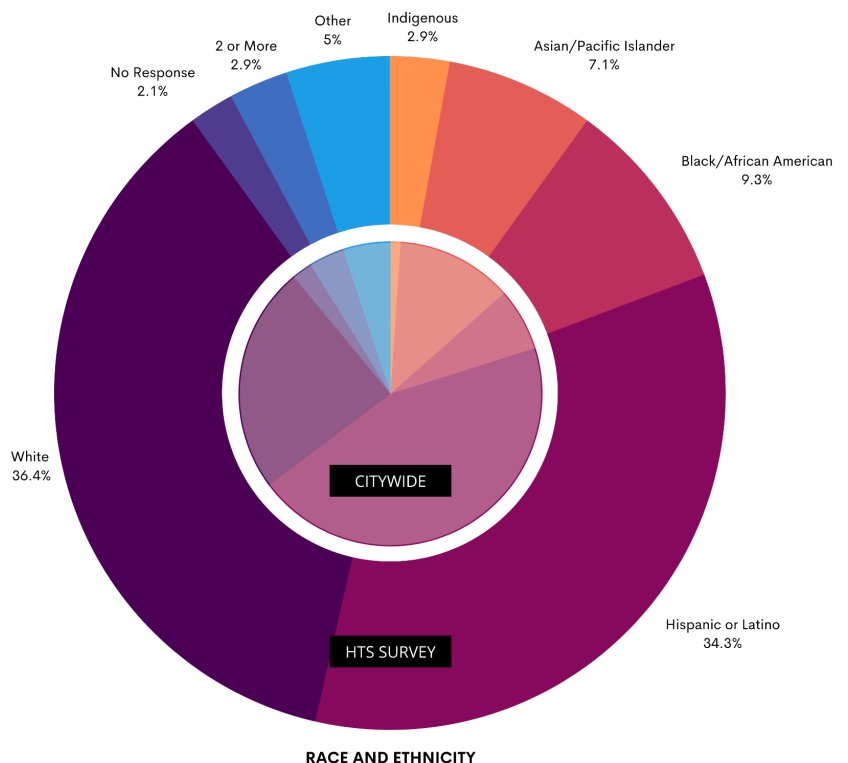
WHO RESPONDED?

Race and Ethnicity

White survey respondents were overrepresented in the survey results. When racial demographics of respondents were compared to citywide demographics, white (non-Hispanic) respondents showed up at a rate of 36.4% while they make up 26% of the Fresno population.

Latino/Hispanic respondents were underrepresented by 10% at a response rate of 34.3%. Black, Asian/Pacific Islander, and Indigenous response rates were 9.3%, 7.1%, and 2 % respectively.

(see **RACE AND ETHNICITY** graph)

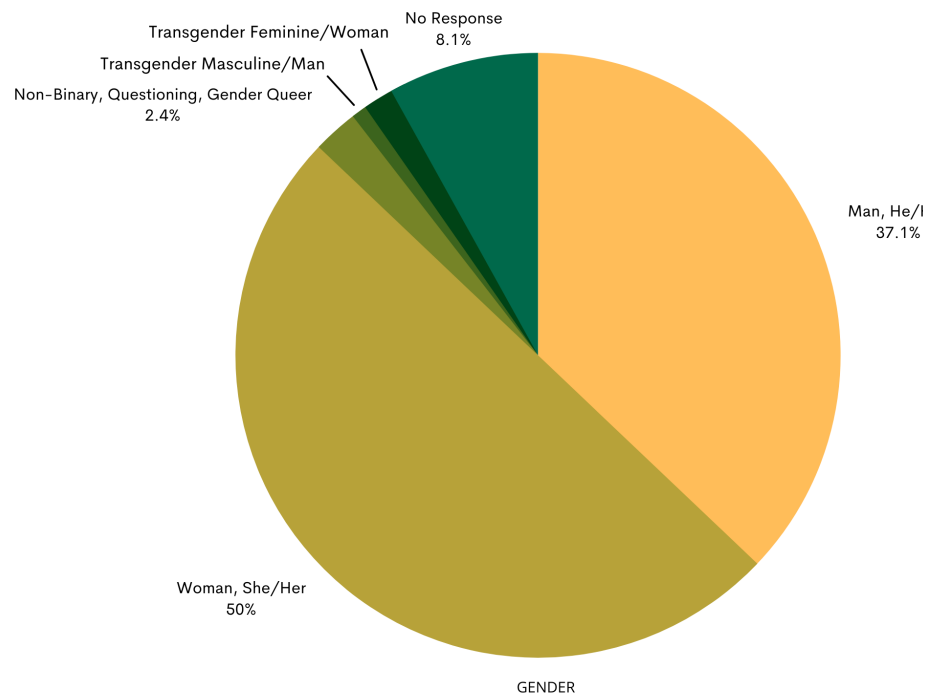


Gender

People who identify as “woman” comprised 50% of all responses. “Men” made up 37.1% of respondents. Over 6% of respondents identified as Gender Queer, Gender Non-Conforming, and Transgender.

The significance of gender queer and gender non-conforming representation in the survey results cannot be understated. This is especially significant because gender queer and gender non-conforming residents are an expressed priority in the Here to Stay report. The number of people who identify as LGBTQ was not captured with the survey questions, although the fact that those who identify as non-binary, questioning, gender queer, or trans participated in the data collection is relevant and important.

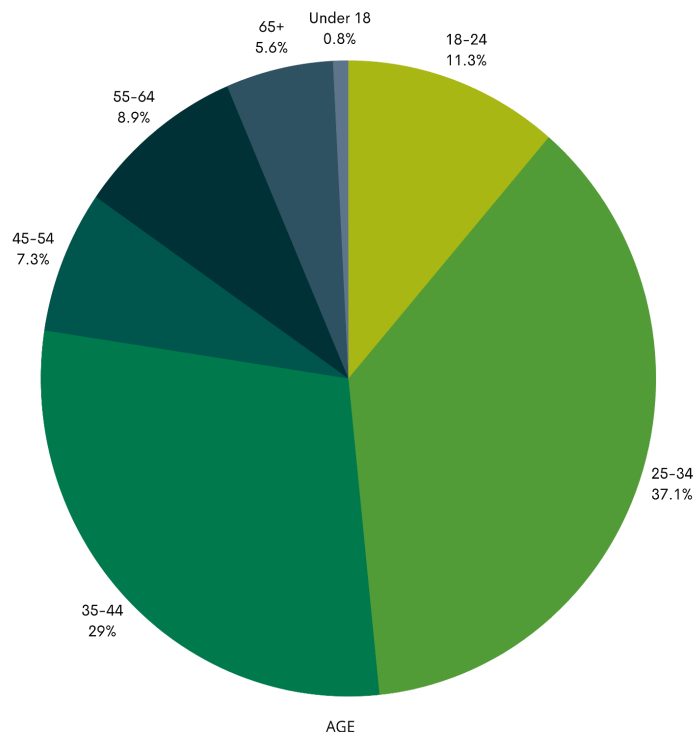
(see *GENDER* graph)



Age

The largest age group represented in survey responses was 25-34 years old at a response rate of 37.1%. 35-44 year-olds were also significantly represented at a rate of 29%. 18-24 year-olds responded at a rate of 11.3%. 55-64 year-olds represent 8.9% of responses. 45-54 year-old responded at a rate of 7.3%. Respondents 65 years of age and older were 5.6% of respondents. One respondent was less than 18 years old.

(see *AGE* graph)



Policy Preferences

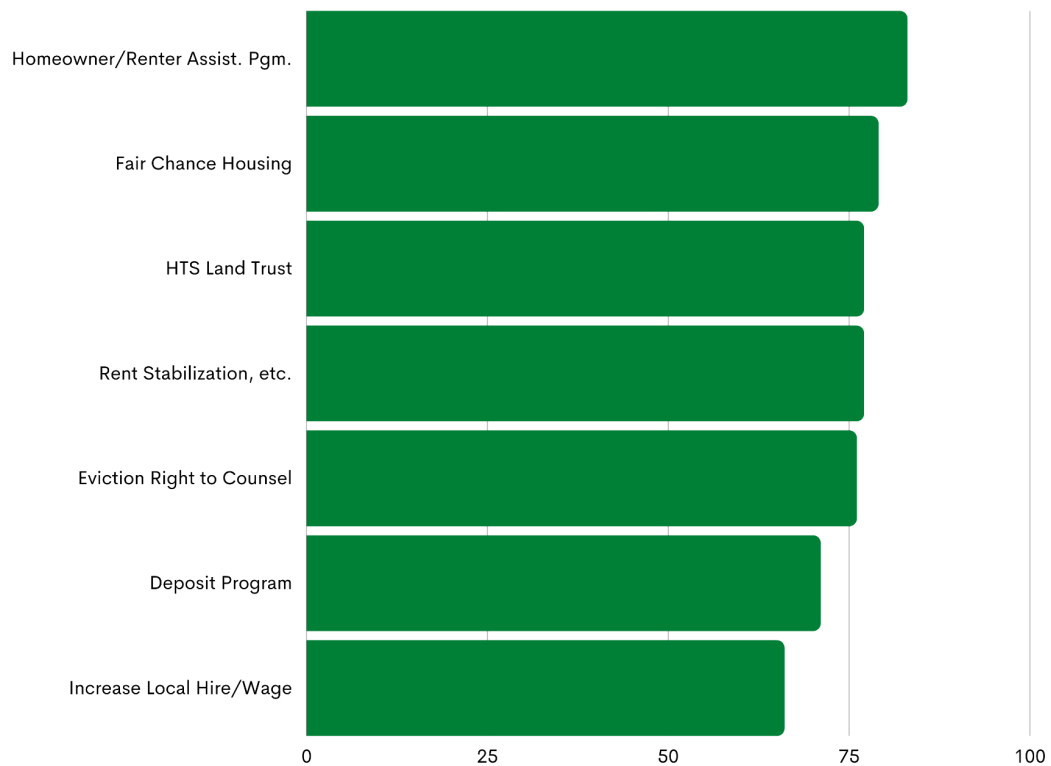
POLICY RANKINGS

Majority Preferred

7 policies were selected by more than 50% of all survey respondents. Homeowner and Renter Assistance Programs, Fair Chance Housing, Land Trusts, Rent Stabilization, and Eviction Right-to-Counsel were the most popular with more than 75 people selecting each. The Deposit Program, and Increasing Local Hire and Minimum Wage Requirement on Contracts were also favored among the majority of respondents.

(see **POLICIES SELECTED BY MORE THAN 50% OF THOSE SURVEYED** graph)

POLICIES SELECTED BY MORE THAN 50% OF THOSE SURVEYED

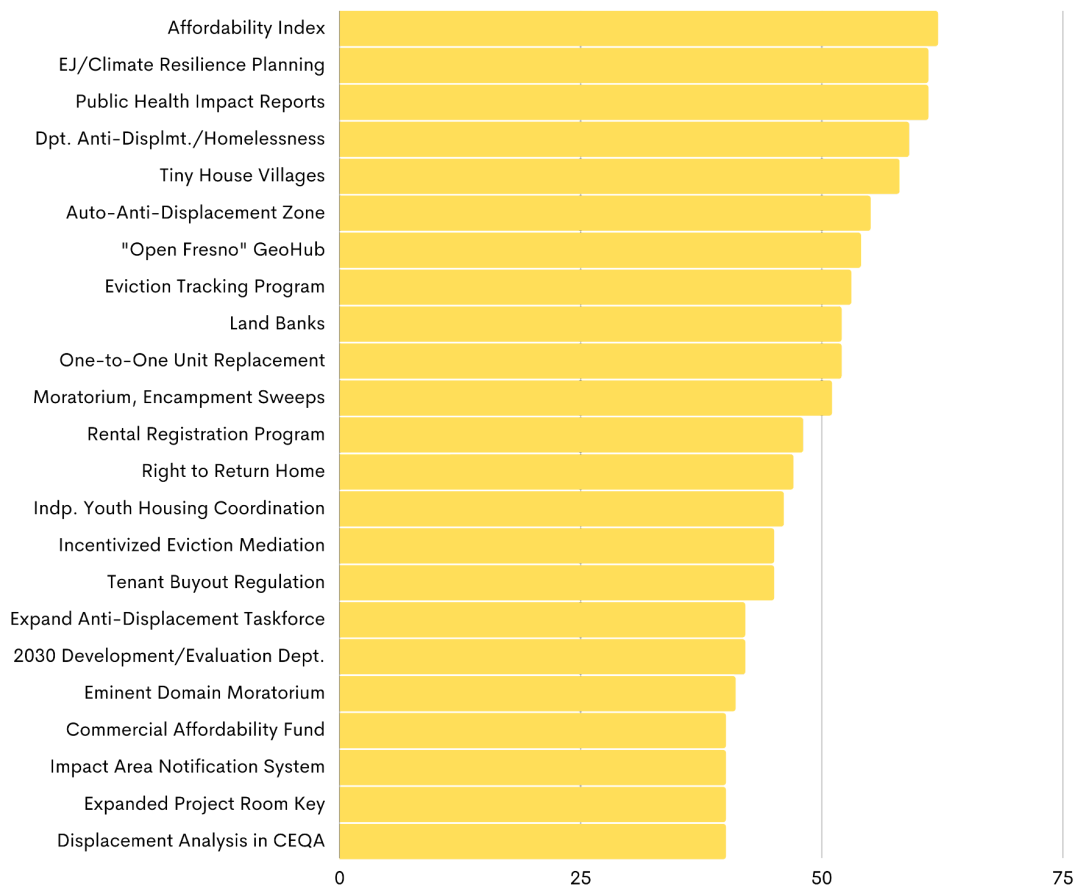


Moderately Preferred

23 policies were selected by less than 51%, but more than 33% of people. The broad range of policies that did not appear to be definitively rejected indicate the likelihood that a demographic analysis of those who prefer these policies would reveal identity-specific needs.

(see **POLICIES SELECTED BY MORE THAN 33% OF THOSE SURVEYED** graph)

POLICIES SELECTED BY MORE THAN 33% OF THOSE SURVEYED

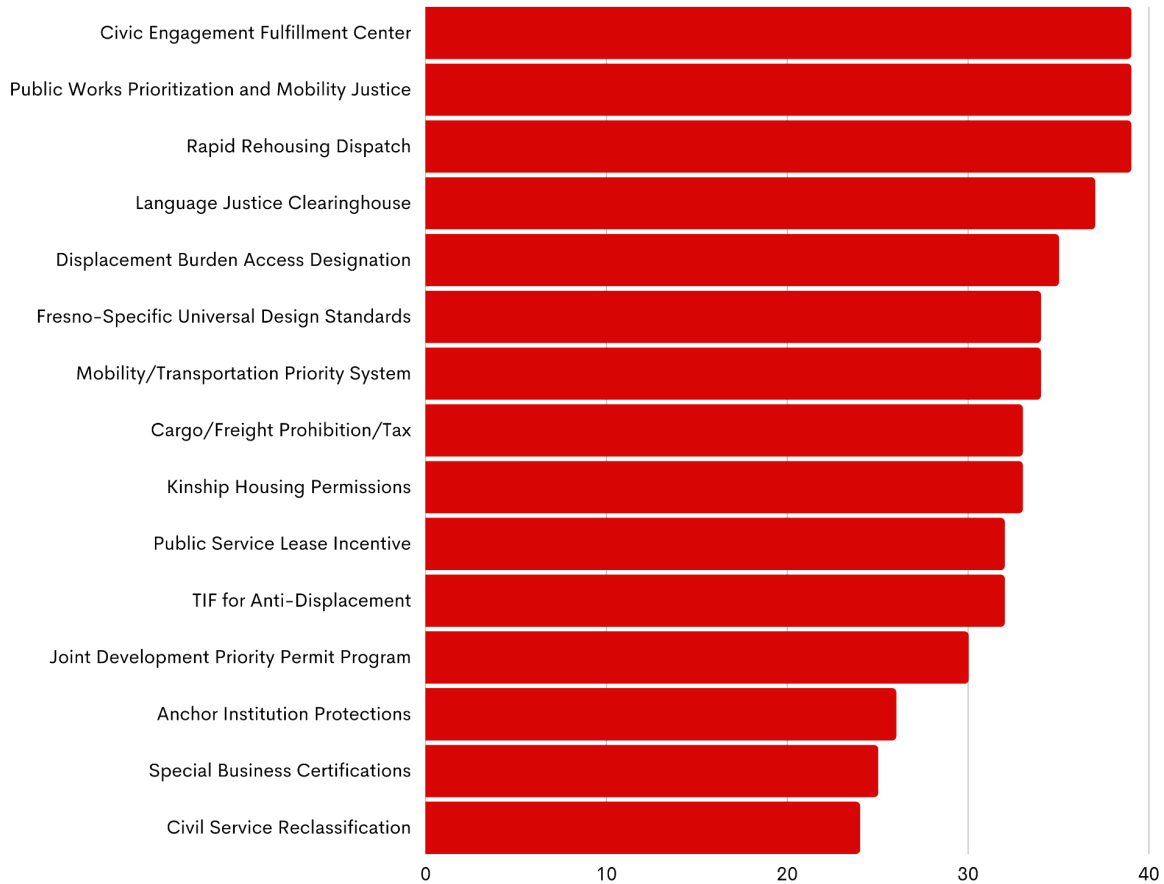


Not Preferred

15 policies were selected by less than 33% of people. These policies are among the most complex recommendations and would likely require a vast amount of resources and inter-agency coordination. Additional education and research on these policies would likely shift perspectives in favor of implementing them.

(see **POLICIES SELECTED BY LESS THAN 33% OF THOSE SURVEYED** graph)

POLICIES SELECTED BY LESS THAN 33% OF THOSE SURVEYED

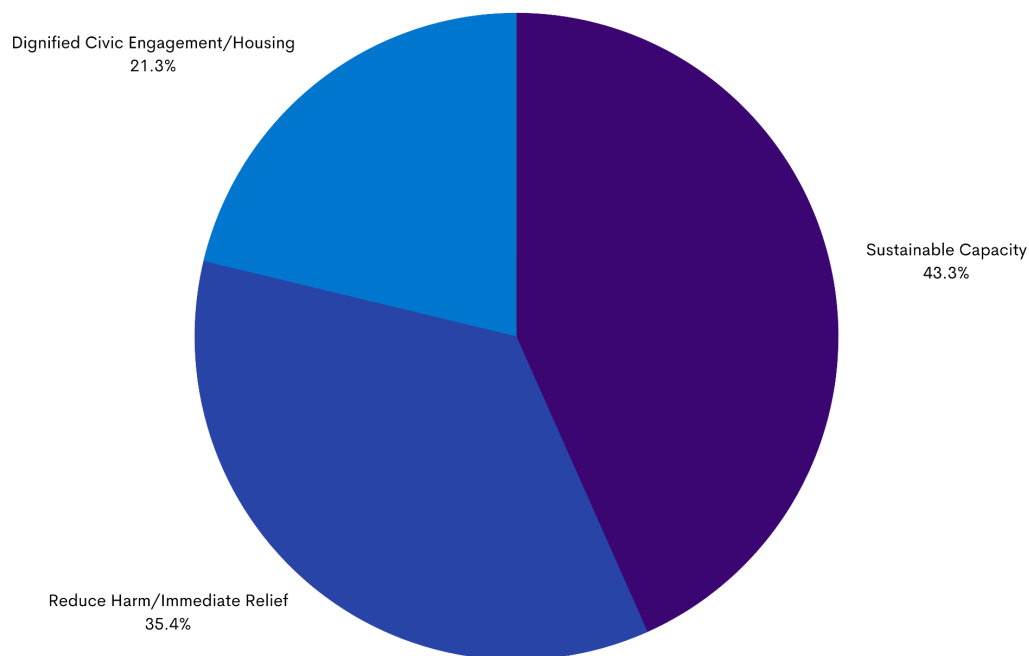


General Consensus

When respondents were asked to select a preferred bundle of priorities based on the overall focus area of each package, they selected packages that only contained a few of the individual policies that were preferred or moderately preferred. This suggests that, when asked to make a decision based on morality and values, expressed priorities contradict those that are conveyed using terminology that sounds political. Nearly 79% of respondents prefer policies that 1) are sustainable and build capacity for anti-displacement over time, and 2) reduce harm and seek to provide immediate relief to those who are most negatively affected by displacement pressures.

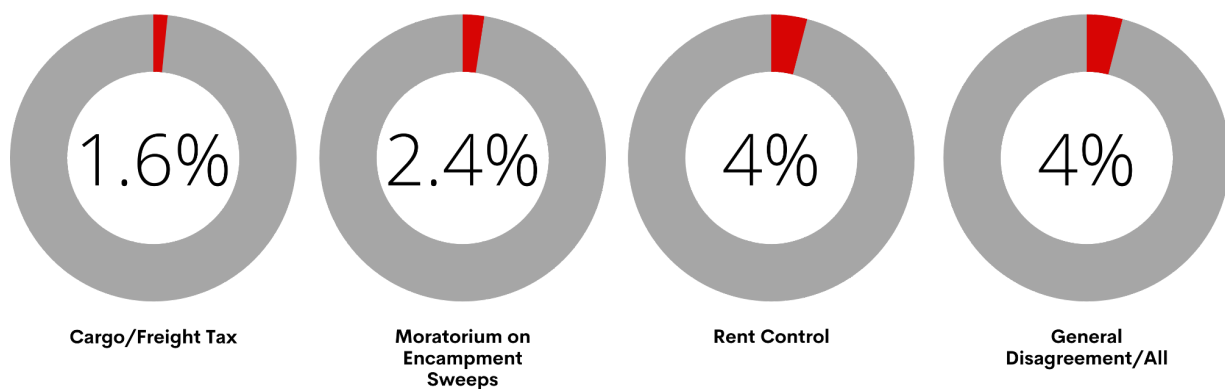
(see **POLICIES PACKAGES PREFERRED BY THOSE SURVEYED** graph)

POLICY PACKAGES PREFERRED BY THOSE SURVEYED



All 168 respondents from the Real Estate Interest Group described on pg 27 disagreed with rent control. Only 5 survey respondents indicated disagreement with specific policies:

POLICIES THAT MORE THAN 1 PERSON SURVEYED DISAGREED WITH



Renters vs. Owners Policy Prioritization

To gain insight into which policies were preferred by residents with different housing statuses, the survey asked each respondent, “Do you rent or own your home?” Residents were given multiple options to select, including: “*Don’t have stable housing (staying with family/friends, couch surfing)*” “*Homeless (living outside, shelter, car)*,” “*I own my current home,*” and “*I rent,*” Their respective preferences were the following:

Top priorities among unhoused people surveyed:	Top priorities among homeowners surveyed:	Top priorities among renters surveyed:
<ul style="list-style-type: none">• Moratorium on Encampment Sweeps• Fair Chance Housing• Eviction Right-to-Counsel• Right To Return Home• One-to-One Affordable Unit Replacement Action Plan	<ul style="list-style-type: none">• Eviction Right-to-Counsel• “Here to Stay” Homeowner and Renter Assistance• Fresno “Here to Stay” Community Land Trust• Increase Local Hire and Living Wage Minimum on Local Contracts• Environmental Justice and Climate Resiliency Planning	<ul style="list-style-type: none">• Fair Chance Housing• Eviction Right-to-Counsel• “Here to Stay” Homeowner and Renter Assistance Programs• City of Fresno “Here to Stay” Community Land Trust• “Here to Stay” Deposit Program

Policies Preferred by Those Living within the Transform Fresno Project Area

To assess the extent to which overall preferred policies reflected the preferences of those who would most likely be benefitted and protected by the policies, a data analysis was conducted to show the preferences of those living within (and directly adjacent to) the Transform Fresno project area zip codes. 46% of those who responded to the survey live within the Transform Fresno project area. It’s important to note, that living outside of the Transform Fresno project area does not mean a respondent cannot be (or hasn’t been) impacted by displacement. To a certain extent, all Fresno residents will be impacted by each of the recommended policies. It is, however, necessary to center the final recommendations around the needs and priorities who are experiencing the brunt of displacement pressures. Many of those residents live in the Transform Fresno project area.

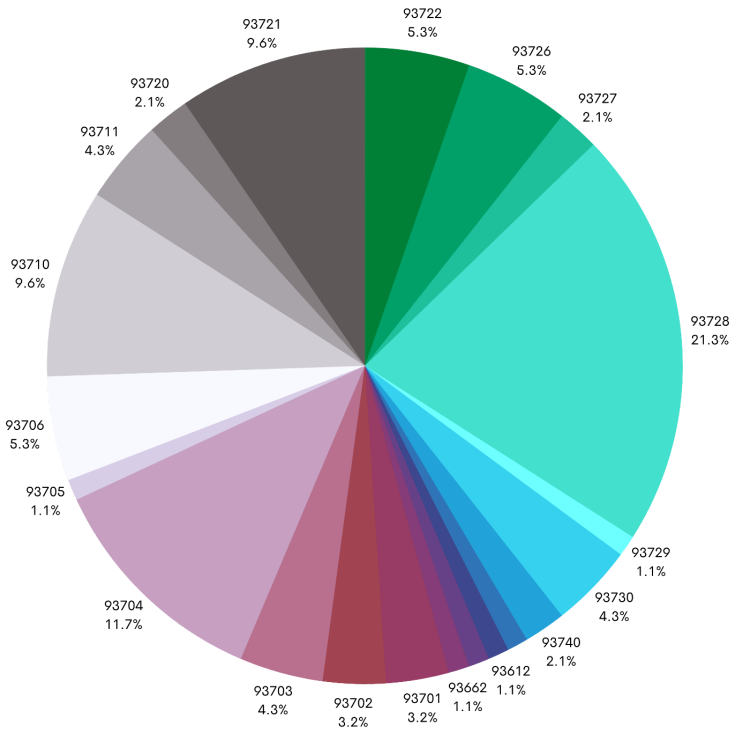
(see *PERCENTAGE OF SURVEY RESPONSES BY ZIP CODE* graph)

(see *PERCENTAGE OF SURVEY RESPONSES WITHIN/ADJACENT THE TRANSFORM FRESNO PROJECT AREA* graph)

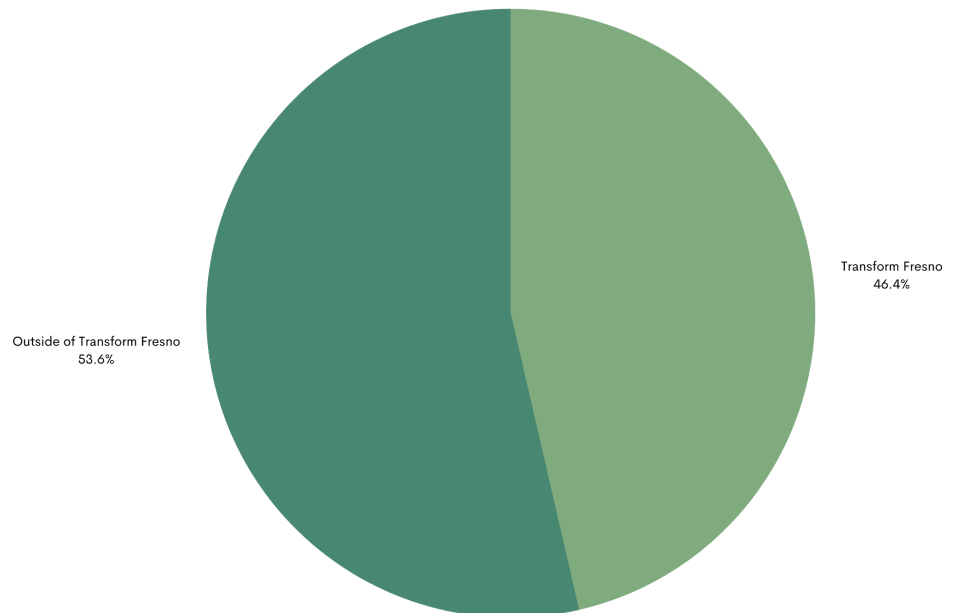
The most preferred policies among those surveyed and living in the Transform Fresno project area were:

- “Here to Stay” Homeowner and Renter Assistance Programs
- Rent Stabilization, Conversion Restrictions, and “Affordable in Perpetuity” Designations
- Fair Chance Housing
- “Here to Stay” Deposit Program
- Eviction Right-to-Counsel

PERCENTAGE OF SURVEY RESPONSES BY ZIP CODE



PERCENTAGE OF SURVEY RESPONSES WITHIN/ADJACENT THE TRANSFORM FRESNO PROJECT AREA



Policy Preferences by Age Group

The nature of priorities varied across the age groups. The most notable variation in preferences was among survey respondents 55 years and older. The aging adult respondents mostly preferred policies that provided direct protections to tenants and homeowners, while middle-age adults between the ages of 35 and 54 preferred policies that tackle the socio-economic root causes of housing instability.

(see **TOP 5 POLICIES PER AGE GROUP** table)

TOP 5 POLICIES PER AGE GROUP					
18-24	35-44	25-34	45-54	55-64	65+
City of Fresno "Here to Stay" Community Land Trust	City of Fresno "Here to Stay" Community Land Trust	Automatic Anti- Displacement Zone	Automatic Anti- Displacement Zone	Rent Stabilization, Conversion Restrictions, and "Affordable in Perpetuity" Designations	Rent Stabilization, Conversion Restrictions, and "Affordable in Perpetuity" Designations
Fair Chance Housing	Fair Chance Housing	Fair Chance Housing	Dignified Tiny House Villages and Scattered Site Housing	Mandatory Inclusion of Displacement Analysis in all CEQA Analyses	Unofficial Eviction Tracking Program
"Here to Stay" Affordability Index	Environmental Justice and Climate Resiliency Planning	Department of Anti- Displacement and Homelessness Intervention	Department of Anti- Displacement and Homelessness Intervention	Land Banks	Right To Return Home
"Here to Stay" Deposit Program	Eviction Right-to- Counsel	Eviction Right-to-Counsel	Eviction Right-to-Counsel	"Here to Stay" Deposit Program	Fresno-Specific Universal Design Standards
"Here to Stay" Homeowner and Renter Assistance Programs	"Here to Stay" Homeowner and Renter Assistance Programs	Rent Stabilization, Conversion Restrictions, and "Affordable in Perpetuity" Designations	"Here to Stay" Homeowner and Renter Assistance Programs	"Here to Stay" Homeowner and Renter Assistance Programs	Rapid Rehousing Dispatch

Policy Preferences by Race

Relying solely on the aggregate (overall) rankings of policy preferences is not advisable because *majority* preferences rarely represent the needs and priorities of those who are most marginalized. A racial analysis of survey responses was conducted in order to determine which policies were uniquely preferred among the different racial groups.

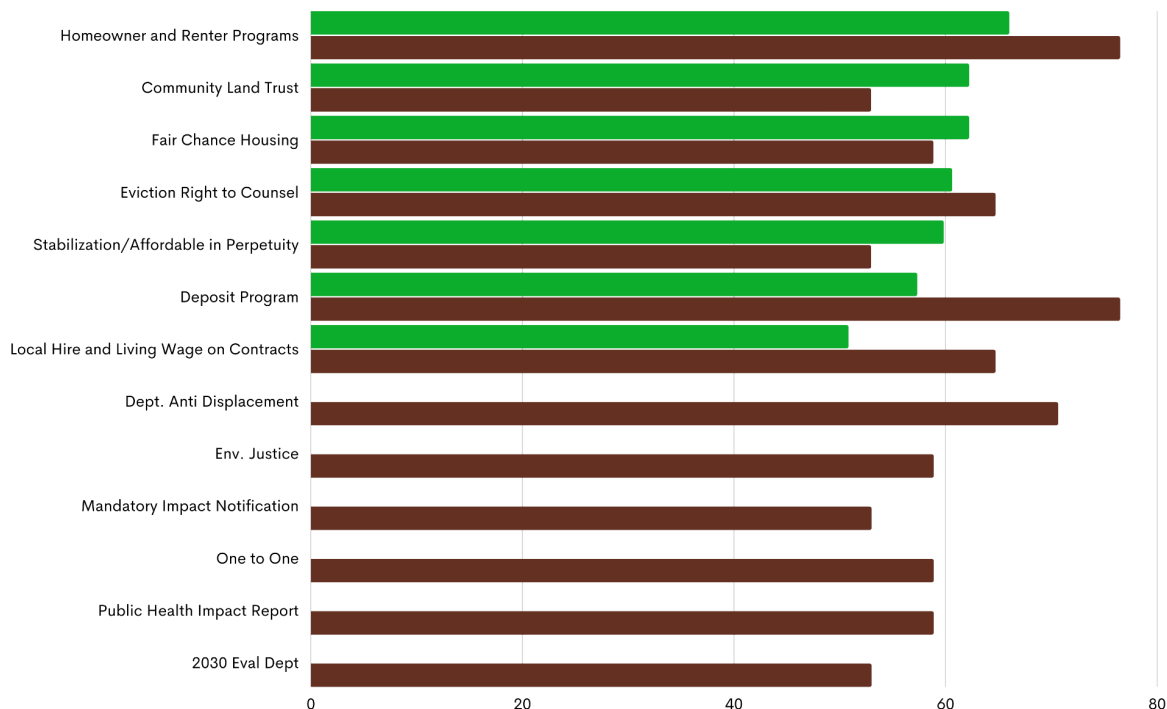
Policies Preferred by the Majority of Black/African/African American Respondents

In addition to the 7 policies (indicated as green bars in the graph) that represent the overall preferences of the majority of all survey respondents, the following policies were also preferred among the majority of Black survey respondents:

- Department of Anti-Displacement and Homelessness Intervention
- Environmental Justice and Climate Resiliency Planning
- Mandatory Impact Area Notification System
- One-to-One Affordable Unit Replacement Action Plan
- Public Health Impact Reports

(see **POLICY PREFERENCES: SELECTED BY MAJORITY OF BLACK RESPONDENTS (PERCENTAGE)** graph)

POLICY PREFERENCES: SELECTED BY MAJORITY OF BLACK RESPONDENTS (PERCENTAGE)

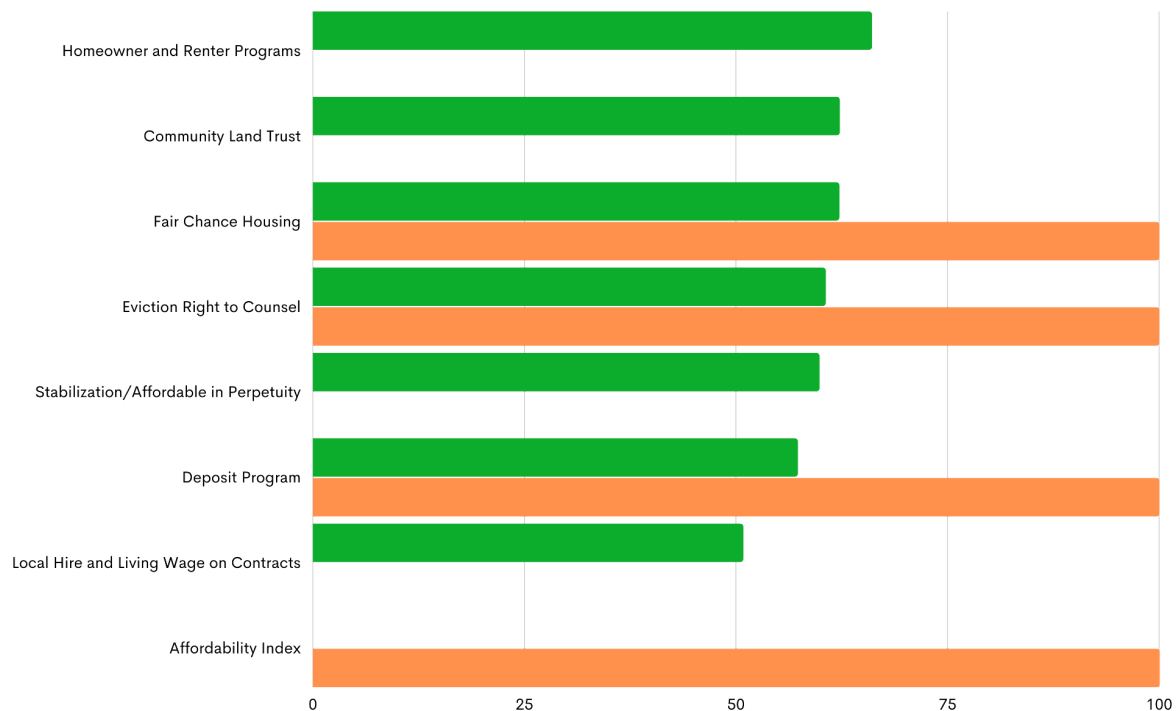


Policies Preferred by the Majority of Indigenous Respondents

Of the 7 policies that represent the overall preferences of the majority of all survey respondents (indicated as green bars in the graph), Indigenous respondents only preferred 3: Fair Chance Housing, Eviction Right-to-Counsel, and the “Here to Stay” Deposit Program. The “Here to Stay” Affordability Index was also preferred among the majority of Indigenous survey respondents.

(see **POLICY PREFERENCES: SELECTED BY MAJORITY OF INDIGENOUS RESPONDENTS (PERCENTAGE)** graph)

POLICY PREFERENCES: SELECTED BY MAJORITY OF INDIGENOUS RESPONDENTS (PERCENTAGE)



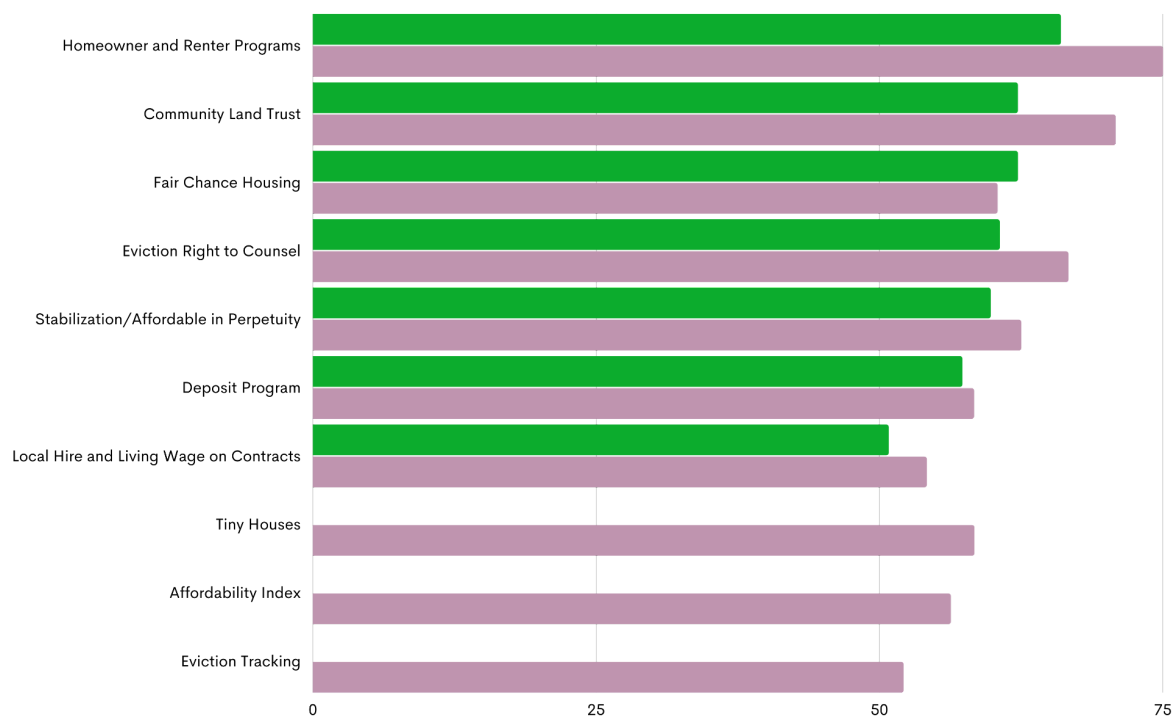
Policies Preferred by the Majority of White Respondents

In addition to the 7 policies that represent the overall preferences of the majority of all survey respondents (indicated as green bars in the graph), the following policies were also preferred among the majority of White survey respondents:

- Dignified Tiny House Villages and Scattered Site Housing
- “Here to Stay” Affordability Index
- Unofficial Eviction Tracking Program

(see *POLICY PREFERENCES: SELECTED BY MAJORITY OF WHITE RESPONDENTS (PERCENTAGE)* graph)

POLICY PREFERENCES: SELECTED BY MAJORITY OF WHITE RESPONDENTS (PERCENTAGE)



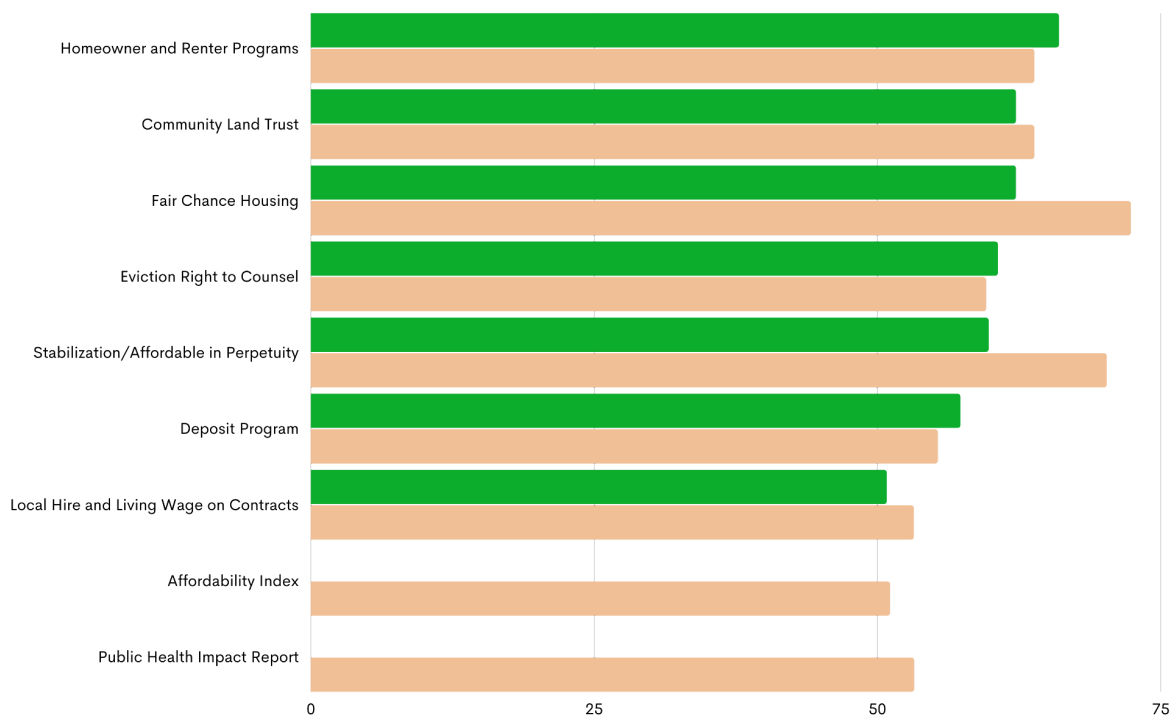
Policies Preferred by the Majority of Hispanic/Latino Respondents

In addition to the 7 policies that represent the overall preferences of the majority of all survey respondents (indicated as green bars in the graph), the following policies were also preferred among the majority of Hispanic/Latino survey respondents:

- Public Health Impact Reports
- Affordability Index

(see *POLICY PREFERENCES: SELECTED BY MAJORITY OF HISPANIC/LATINO RESPONDENTS (PERCENTAGE)* graph)

POLICY PREFERENCES: SELECTED BY MAJORITY OF HISPANIC/LATINO RESPONDENTS (PERCENTAGE)

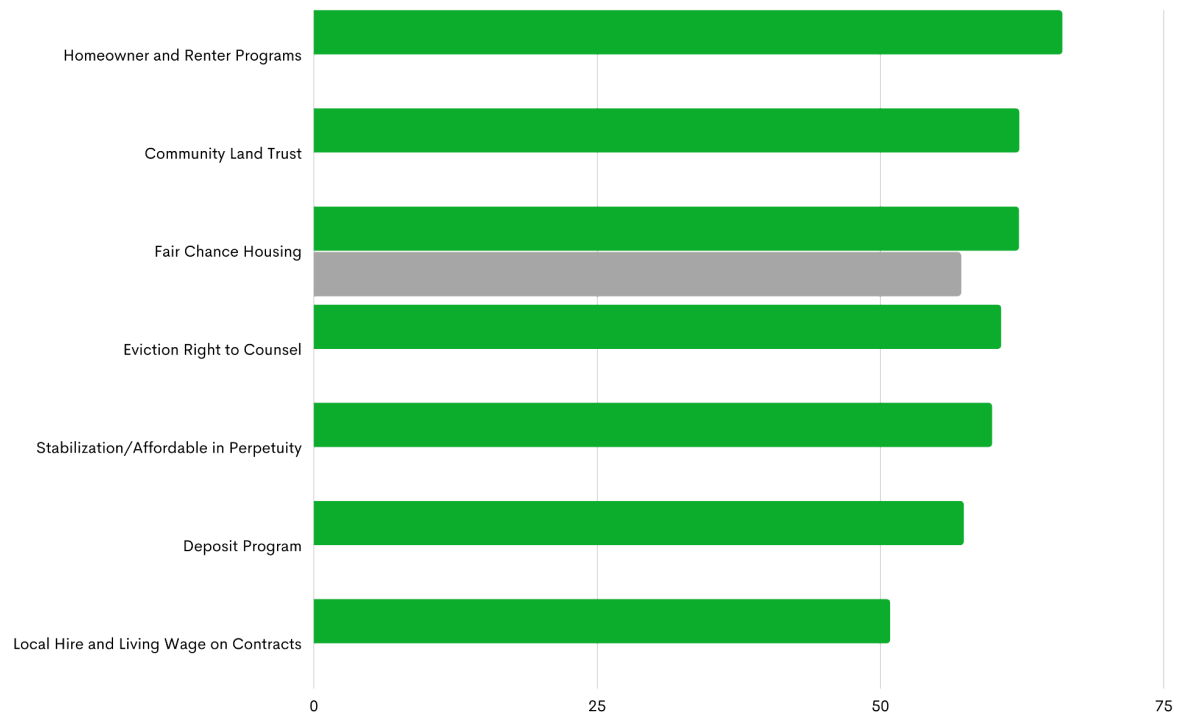


Policies Preferred by the Majority of Asian and Pacific Islander Respondents

Of the 7 policies that represent the overall preferences of the majority of all survey respondents (indicated as green bars in the graph), Fair Chance Housing was the only policy preferred by the majority of Asian and Pacific Islander respondents.

(see *POLICY PREFERENCES: SELECTED BY MAJORITY OF ASIAN/PI RESPONDENTS (PERCENTAGE)* graph)

POLICY PREFERENCES: SELECTED BY MAJORITY OF ASIAN/PI RESPONDENTS (PERCENTAGE)



Anti-Displacement Considerations

DISPLACEMENT BURDEN ANALYSIS

To determine the policy priorities of the most impacted populations, survey responses were filtered to capture the specific needs for those who've recently experienced displacement. 26.6 of all respondents experienced displacement within the last 10 years.

(see *PERCENTAGE OF THOSE SURVEYED WHO'VE RECENTLY BEEN DISPLACED* graph)

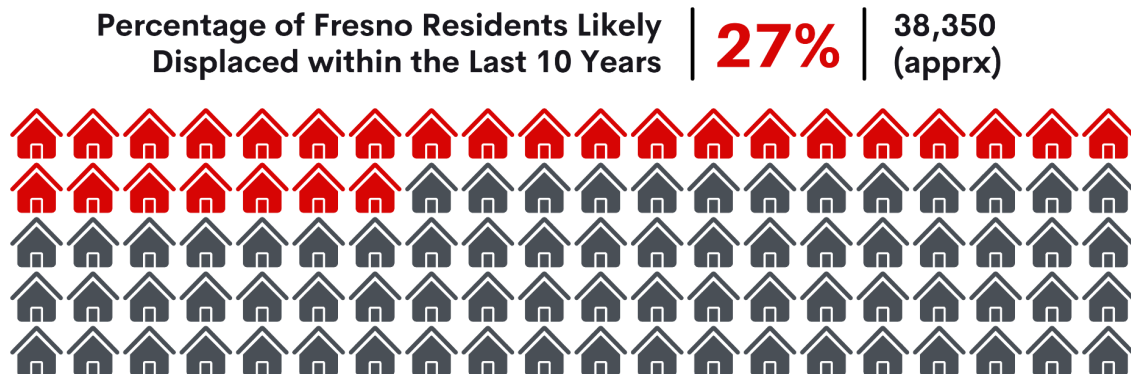
PERCENTAGE OF THOSE SURVEYED WHO'VE RECENTLY BEEN DISPLACED

QUESTION: Have you moved in the past 10 years due to an eviction, foreclosure, natural disaster, condo conversion, rent increase, neighborhood violence, or because your home became uninhabitable for other reasons (also known as displacement)?



If this rate of displacement is occurring across the entire City of Fresno, 38,350 people would be directly impacted.

***The survey sample size is too small to make a definitive prediction regarding citywide displacement, however, even a fraction of this degree of impact would have devastating impacts across the region.



Who is Being Displaced?

To determine which populations are most likely to be experiencing the greatest magnitude of displacement vulnerability, the survey analysis included a demographic analysis of all respondents who responded “yes” to having been displaced within the last 10 years.

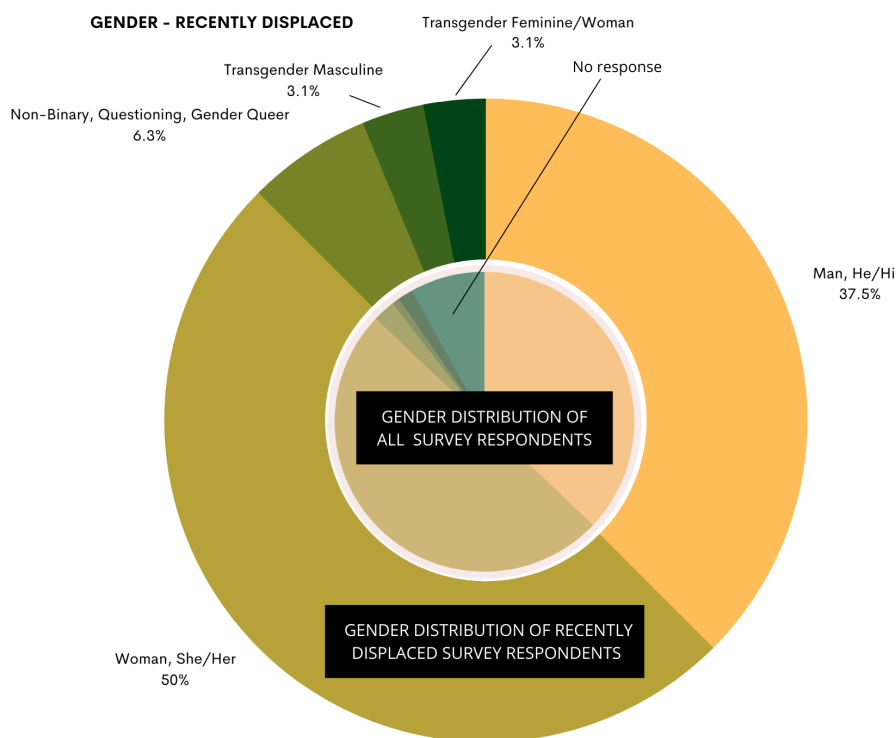
Gender

While the proportional likelihood of displacement across the gender identities of people who’ve been displaced was, for the most part, consistent with the overall distribution of gender identities across all survey respondents, Non-Binary, Questioning, Queer, and Transgender respondents were 300% more likely to have experienced displacement.

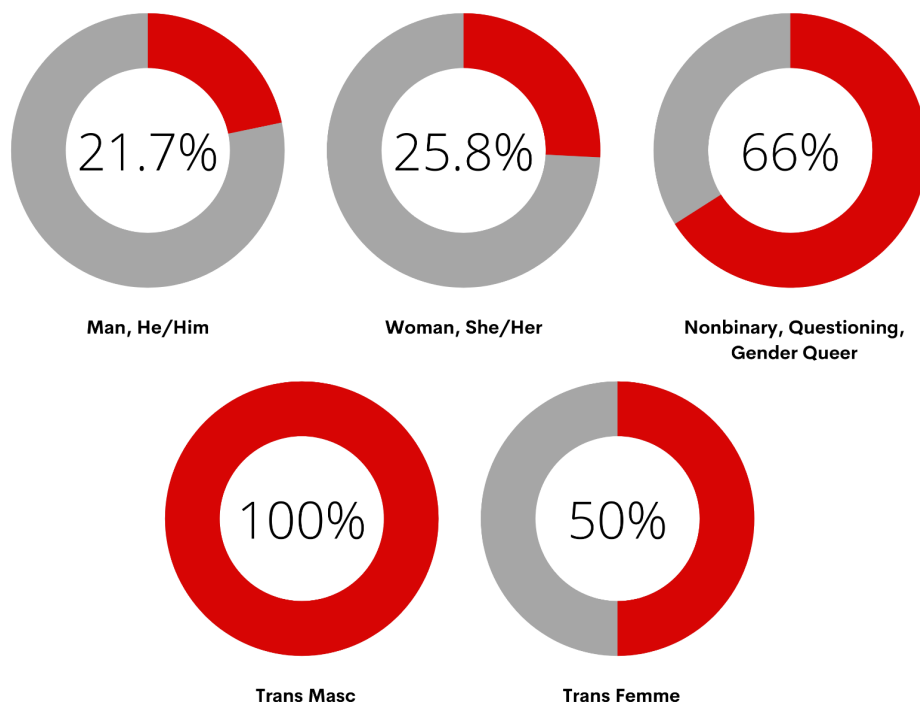
While roughly a quarter of heterosexual, cis-gender people had experienced displacement, 66% of Non-Binary people who responded had experienced displacement. 75% of transgender respondents were displaced.

(see **GENDER - RECENTLY DISPLACED** graph)

(see **GENDER - PERCENTAGE OF THOSE SURVEYED RECENTLY DISPLACED** graph)



GENDER - PERCENTAGE OF THOSE SURVEYED RECENTLY DISPLACED (PROPORTIONALITY)

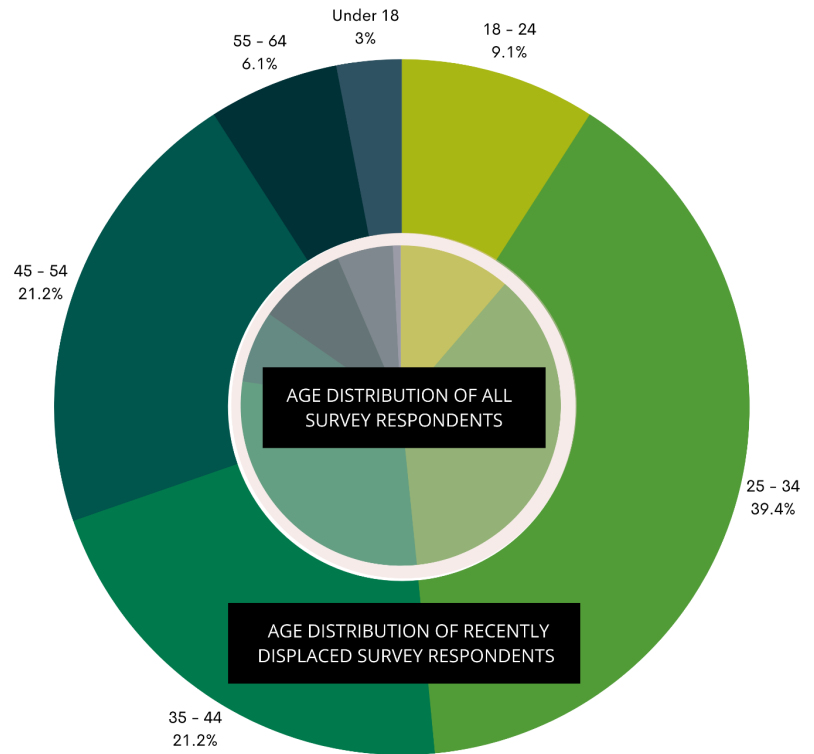


Age

While the number of respondents who had experienced displacement was proportionally consistent with the distribution of age across responses in the overall survey count, people between the ages of 45 and 54 were over three times more likely to have been displaced. People between the ages of 35 and 44 were 25% less likely to be displaced than all other age groups.

(see AGE - RECENTLY DISPLACED graph)

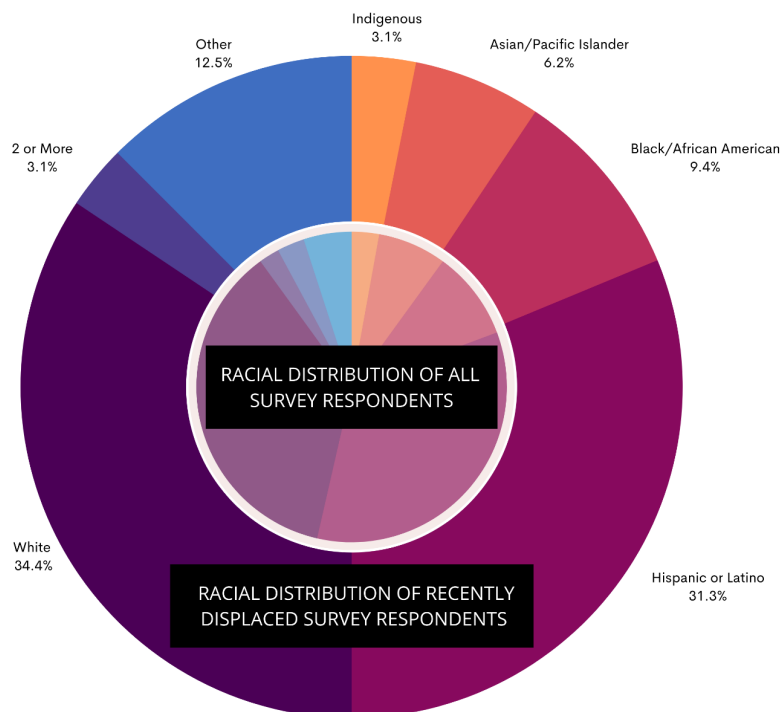
AGE - RECENTLY DISPLACED



Race

While the number of

RACE - RECENTLY DISPLACED



respondents who had experienced displacement was proportionally consistent with the distribution of race across responses in the overall survey count, people who identified as mixed race, or “other” were nearly 400% more likely to have been displaced. Hispanic/Latino respondents were 5% more likely to have been displaced. An important caveat, here, is while a causal connection between race and displacement cannot be made, the circumstances surrounding displacement vary depending on race—as evidenced by the racial analysis of policy preferences.

(see RACE - RECENTLY DISPLACED graph)

Community

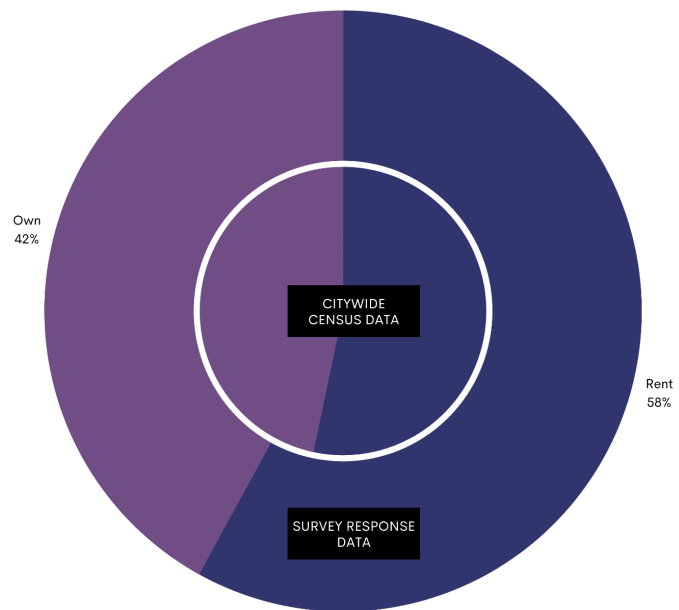
Of those who had housing, the distribution of renters vs. homeowners across responses was somewhat consistent with renter/homeowner demographics citywide. Renters were overrepresented in the survey by 7%.

(see **DISPLACEMENT RISK INDICATORS - PERCENTAGE OF RENTERS** graph)

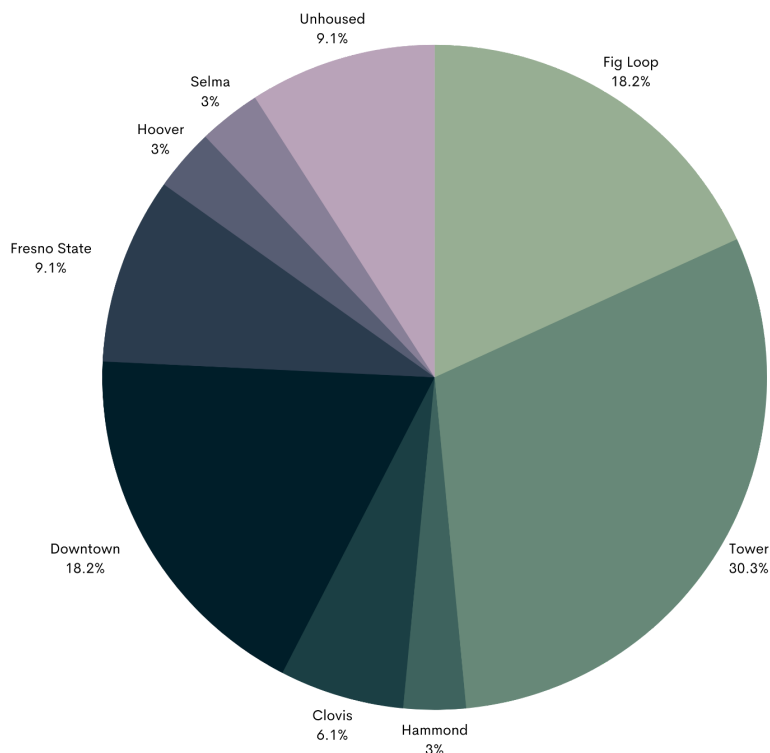
61% of respondents who'd recently experienced displacement were renters and 35% were homeowners. Of those surveyed who had recently been displaced, 30% ended up living in the Tower community, 18% moved to the Fig Loop neighborhood, 18% moved downtown, 9% moved to the Fresno State area, and 9% continue to experience houselessness.

(see **CURRENT COMMUNITY ZIP CODE DISTRIBUTION OF THOSE WHO'VE BEEN DISPLACED** graph)

DISPLACEMENT RISK INDICATORS - PERCENTAGE OF RENTERS



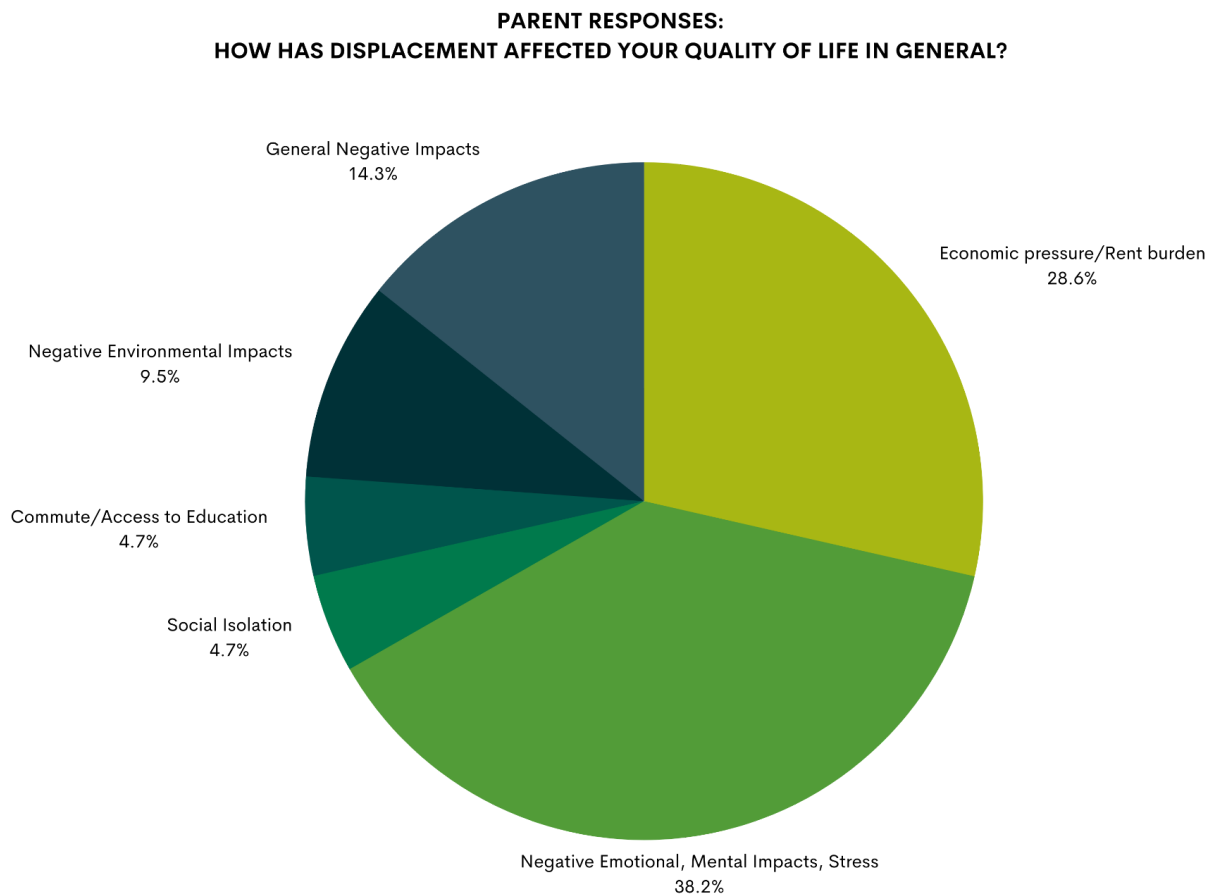
CURRENT COMMUNITY ZIP CODE DISTRIBUTION OF THOSE WHO'VE BEEN DISPLACED



Parents

While many of the survey respondents who'd experienced displacement cited a variety of impacts to their quality of life as a result of the displacement, the responses of those who had children *and* experienced displacement were particularly alarming. 39.3% of all survey respondents indicated they had children. While one could expect to see economic pressure and rent burden listed as displacement impacts, the number of responses that included negative impacts to emotional well-being and mental health indicate anti-displacement measures must include a comprehensive set of mental health supports and resources—especially for parents.

(see **PARENT RESPONSES: HOW HAS DISPLACEMENT AFFECTED YOUR QUALITY OF LIFE IN GENERAL?** graph)



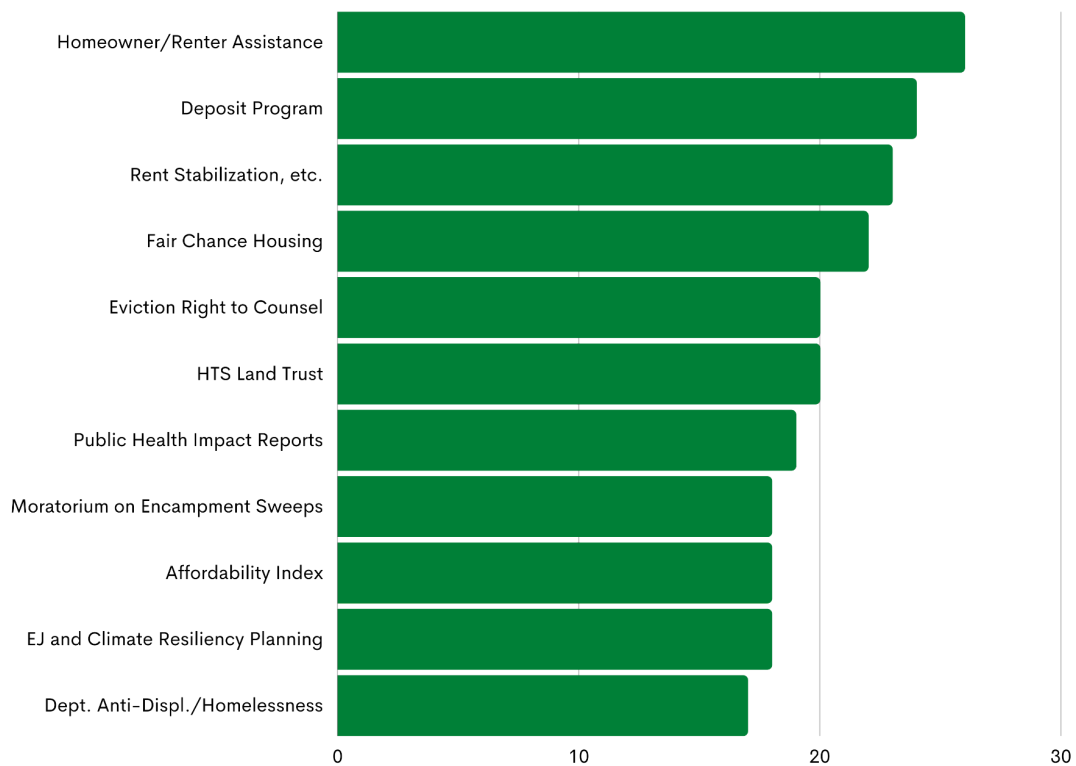
Policy Preferences Among those Who've Been Displaced

An analysis of the data was conducted to determine the policies preferred by the majority of people who've been recently displaced. In addition to the 7 policies that were preferred across all survey respondents, the majority of people who recently experienced displacement also preferred the following:

- Public Health Impact Reports
- Moratorium on Encampment Sweeps
- Environmental Justice and Climate Resiliency Planning
- Department of Anti-Displacement and Homelessness Intervention

*(see **POLICIES SELECTED BY MORE THAN 50% OF THOSE WHO'VE BEEN DISPLACED** graph)*

POLICIES SELECTED BY MORE THAN 50% OF THOSE WHO'VE BEEN DISPLACED



Qualitative Findings

FEEDBACK

Resident Solutions

Survey respondents were given an opportunity to provide the City with their own insight into preventing displacement in the City of Fresno. An open-ended response field was included in the survey and asked: *What can the City and its residents do together to address the issue of displacement?* The following solutions were offered up by residents:

- Follow through
- Focus efforts on expanding protections for renters
- Identify a long term, dignified solution to homeless encampments
- Promote job creation by supporting existing residents with their entrepreneurial aspirations
- Find a way to provide immediate person-to-person displacement-prevention assistance in a more timely manner
- Improve communication with Fresno residents by investing in quality community engagement that leads to tangible action and outcomes
- Destigmatize and take a more compassionate approach to poverty
- Prevent large, corporate landlords from increasing rents arbitrarily while restricting their ability to continue developing in neighborhoods like the Tower and Downtown Fresno where displacement burden is increasing
- Educate elected officials and the public about racial justice and the discriminatory implications of unequal access to permanent, quality affordable housing
- Establish a universal basic income for all tenured residents
- Provide free healthcare
- Make corporations and big businesses pay more to fund housing, community clean up, and mental health
- Establish more awareness of community priorities among elected officials
- Create more public spaces that are free to access and use
- More accountability for slum lords and predatory landlords
- Provide loans for residents to make repairs and improvements to their property
- Provide a place for sleeping and bathing behind businesses and in parking lots
- Enact an eviction moratorium
- Work with landlords to ensure equity in the implementation of the policies
- Distribute affordable housing across all neighborhood in the city
- Reduce real estate lobbying
- Make use of chronically vacant homes
- Improve access to important civic engagement processed and documents
- Include residents in the implementation of the proposed policies

Community Based Organization Feedback

Three manual letters were submitted by community based organizations. The three letters represented a total of 8 organizations:

- Leadership Counsel for Justice and Accountability
- Fresno Barrios Unidos
- Fresno Building Healthy Communities
- Cultiva La Salud
- Fresno Metro Ministry
- Upholdings
- Better Blackstone CDC
- Disability Advisory Commission (DAC) (this is a Mayor-appointed commission primarily comprised of representatives of CBOs)

The following summary of comments derived from the letters:

- Regarding eviction right to counsel: the City has already taken the first steps in creating an Eviction Protection Program that aims to help residents who might be or are facing evictions. While it is a good start, this program needs to be expanded, and there needs to be additional programs attached. The Fresno Right to Counsel Coalition has drafted a proposal with how and what to include in a comprehensive Right to Counsel
- In addition to the Homeowner Assistance Program referenced in the Here to Stay Report, we recommend a comprehensive program that provides a “one-stop-shop” targeting Black, Indigenous, and peoples of color. Assistance should include a homeowners education program, working with banks and credit unions to create programs that help people improve their credit, enforcement of fair housing violations, and creating a coalition of realtors who value and work towards creating more equitable and inclusive communities
- Of the recommended policies, the low hanging fruit opportunities are: Cargo/Freight Prohibition, Community Land Trust & Land Banks, Environmental Justice and Climate Resiliency Planning, Expanded Anti-Displacement Task Force Oversight, Expanded Project Roomkey, Homeowner and Renter Assistance Program, Rental Registration Program, Tax Increment Financing (TIF) for Anti-Displacement Automatic Set-Aside
- Policies that are critical to implement despite required resources are: Department of Anti-Displacement and Homelessness Intervention, Deposit Program, Fair Chance Housing, Mandatory Impact Area Notification System, Mandatory Inclusion of Displacement Analysis in all CEQA Analyses, Residential Eminent Domain Moratorium, Unofficial Eviction Tracking Program
- Policies that should be prioritized as time and resources permit are: Commercial Affordability Fund, Dignified Tiny House Villages and Scattered Site Housing, Increase Local Hire and Living Wage Minimum on Local Contracts, Independent Youth Housing

Coordination, Kinship Housing Permissions, Public Health Impact Report, Rapid Rehousing Dispatch"

- Greenfield development must bear a fair share of displacement mitigation costs, which could be captured through a regional displacement mitigation impact fee
- Some policies will hinder high quality infill developments that meet countless other goals of the City while also increasing costs and further slowing the development process
- The investment in displacement avoidance measures as outlined in the report is essential to the independence of people with disabilities and the older adult population of Fresno
- It is critical that these policies take into account the complexity and needs of individuals who have intersecting identities identified as the highest risk
- One size does not fit all, and even the most universally designed home may still not work for everybody. The DAC strongly recommends the development of local policies requiring a certain percentage of new tracks [sic] of single family homes include universal design features, such as zero-clearance entries without steps, larger restrooms and built-in structural elements for adaptable features that will not require substantial modification costs for the potential homeowner
- Incorporate Just Cause Protections
- Incorporate Inclusionary Zoning
- Recommend that any developments that contain a minimum of 50% of building floor space for deed restricted housing units for extremely low income: 0-30% of AMI, very low income: 30% to 50% of AMI, and lower income: 50% to 80% of AMI, be exempt from extraordinary local regulations and oversight not contained in the current City Development Code, Building Codes, Planning or Public Works standards or review procedures

Where applicable, these recommendations will be included in the final analysis and recommendations.

Real Estate Interest Group Feedback

One form letter was submitted multiple times by individuals within the real estate investment, management, and development community. The form letter was modified and submitted by one individual. In addition to this, a manual letter was submitted by an individual. The total number of letters submitted by people with expressed real estate interests is 3.

168 verifiable submissions were counted for the form letter that was submitted by members of the CA Apartment Association. This interest group is composed of landlords, developers, and realtors. Of the 168 verified submissions, 13 letters were submitted by people with zip codes

directly within the Transform Fresno project area. 40 letters were submitted by people associated with zip codes neighboring the Transform Fresno project area.

Letters submitted by those with expressed real estate interests included the following direct feedback:

- Invest in high quality affordable homes
- There is a general disagreement with rent control
- There is a belief that renters already have enough protections and that the implementation of recommendations in the *Here to Stay* report would cause owners of rental property to take their units off of the market and would discourage new investment
- There is general disagreement with any kind of bureaucracy
- There is a general disagreement with fair chance housing
- The approach should seek to reduce barriers for developers instead of protecting tenants
- There is a belief that rising evictions are the result of recent tenant protections

Where applicable, these recommendations will be included in the final analysis and recommendations.

Final Recommendations

GENERAL RECOMMENDATIONS

A total of 15 policies are being recommended. 7 policies were selected by more than 50% of all survey respondents. Given the fact that these policies have been selected as preferred policies through resident consensus, Thrivance Group is recommending the implementation of all of the following policies:

1. **Homeowner and Renter Assistance Programs**
2. **Fair Chance Housing**
3. **Land Trusts**
4. **Rent Stabilization**
5. **Eviction Right-to-Counsel**
6. **Deposit Program**
7. **Increasing Local Hire and Minimum Wage Requirement on Contracts**

In addition to being asked to select each individual policy they prefer, survey respondents were asked to select one of three policy bundles that were packaged together by Thrivance Group to determine level of preference related to an overarching desired outcome. The majority of responses were split across two objectives/bundles:

- **Sustainable Benefits (43.3% preferred)** - policies that provide sustainable capacity for ongoing displacement avoidance
- **Intervention and Harm Reduction (35.4% preferred)** - policies that reduce harm and provide the most immediate relief

Thrivance Group took into consideration the unique needs of specific communities as well as the preferred policy outcomes. In addition to the 7 policies that garnered consensus among all survey respondents, Thrivance Group is recommending the inclusion of the following 8 policies which did not have general consensus, but 1) had consensus among several specific populations, 2) would help close equity gaps in land use practices, and 3) received expressed agreement from residents beyond the survey responses:

8. **Environmental Justice and Climate Resiliency Planning** - Priority policy among people who've recently experienced displacement, homeowners, Black respondents and people ages 35 - 44. Also included in the Sustainable Benefit policy bundle
9. **Department of Anti-Displacement and Homelessness Intervention** - Priority policy among people who've recently experienced displacement, Black respondents, people ages 25-34, and people ages 45-54. Also included in the Sustainable Benefit policy bundle
10. **Public Health Impact Reports** - Priority policy among those who've recently experienced displacement, Black respondents and Hispanic/Latino respondents. Also included in the Intervention and Harm Reduction policy bundle.
11. **Moratorium on Encampment Sweeps** - Priority policy among unhoused people and people who've recently experienced displacement. Also included in the Intervention and Harm Reduction policy bundle.
12. **Here to Stay Affordability Index** - Priority policy among Indigenous respondents, ispanic/Latino respondents, and white respondents. Also included in the Intervention and Harm Reduction policy bundle.
13. **Right To Return Home** - Priority policy among unhoused people and people ages 65+. Also included in the Intervention and Harm Reduction policy bundle.
14. **Dignified Tiny House Villages and Scattered Site Housing** - Priority policy among white respondents and people ages 45-54 (who are the most likely to be displaced age group). Also included in the Intervention and Harm Reduction policy bundle.
15. **Fresno-Specific Universal Design Standards** - Priority policy among people ages 65+. Also included in the Intervention and Harm Reduction policy bundle.

RANKED RECOMMENDATIONS

Thrivance Group filtered the final policy recommendations through the same scoring system used in the initial *Here to Stay* report.

Decision-making Formula

To determine our recommended sequence, Thrivance Group considered four equity-oriented priorities and ranked each policy recommendation in each category. The policies that ranked highest across categories were prioritized.

I. Who is Most at Risk?

The greatest priority in the prioritization process was to meet the immediate needs of those who are currently most at risk of displacement. Based on our Social Climate Analysis and Resident Interviews, Thrivance identified eight populations (Risk Focus Areas) who are experiencing the most displacement burden at this time:

- Aging Adults
- People with Disabilities
- Young Adults
- Veterans and People Returning Home from Institutionalization
- Farmworkers and People with Documentation Challenges
- Third Generation Black Households
- Southeast Asian Residents
- Community Advocates

The policy recommendations that were most likely to address the needs of multiple populations on our Risk Focus Area list ranked higher than those that weren't.

II. How soon can we take action?

Thrivance Group then took the list of policies and assessed the type of logistical, administrative and political steps that would need to be taken in order to implement the recommendations. The policies that were most likely to have feasible near-term implementation ranked higher than the others.

III. Will the policies fix more than one systemic issue?

The third layer of prioritization was an assessment of whether or not the recommendation could meet objectives beyond anti-displacement. An example of added functions would be a policy that is recommended as a displacement avoidance measure but could also potentially improve economic vitality in a community. For this ranking, Thrivance Group ranked policies that could be expressed as direct and intentional acts of atonement higher than the other possible functions of the policies.

IV. How much funding potential does each policy have?

The fourth layer of prioritization was an assessment of what it would take to build a strong argument for the policy if we needed to seek funding for its implementation. Recommendations that had strong alignment with existing programs or had known potential funding streams ranked higher than others.

V. Final Ranked List

For the last process of prioritization, the 15 recommended policies were given adjusted ranks. They were ranked based on original score and then assigned an adjusted rank, numbered 1-14; there was one tie.

Thrivance added up the numerical value of each policy's rank on each Thrivance Group adjusted ranked list plus the ranked score deriving from the public comment period. The policies with the lowest score were ranked higher than the ones with higher combined totals. The 7 policies selected by public general consensus through the public comment period remained fixed in the top 7 spots but were reordered within those spots, based on the formula. This ranking became our final recommended prioritization.

Final Ranked Recommendations

The following table is the final ranked list of the policies Thrivance Group recommends as informed by the *Here to Stay* public comment period. The table also includes modifications, clarifications, and additional details that were informed by the public comment period.

Public Comment Rank	Final Score (TG Adjusted Rank + Comment Rank)	Final Rank	Policy	Public Feedback
2	4	1	Fair Chance Housing	Those who provided comments/feedback on this policy emphasized that the implementation must work to find a balance between giving people a chance to live dignified lives while also ensuring community safety. It was also important to respondents that this be implemented citywide and not just in one part of the city. Several residents requested education regarding the policy as it has been implemented in other cities/counties. visit fairchancehousing.org for more information
5	10	2	Eviction Right-to-Counsel	Study session participants expressed a strong degree of support for this policy. They felt it would help prevent discriminatory eviction. Many felt it should be universally applied as opposed to being decided by a clerk. One resident suggested this policy include a 24-hour hotline (answered by person) to provide emergency eviction legal aid.
4	11	3	Rent Stabilization, Conversion Restrictions, and "Affordable in Perpetuity" Designations	Those who agreed with this policy also felt the policy needed to go beyond the State's existing level of regulation and that it should include a programmatic way to actively prevent unlawful evictions in real time. This policy was particularly important among the aging adult session participants. One caveat that was suggested by a study session participant was that the policy implementers should consider a waiver [from restrictions] for historical homes.

7	13	4	Increase Local Hire and Living Wage Minimum on Local Contracts	Residents who agreed as well as those who disagreed with this policy expressed a strong sentiment that the implementers should find a way to achieve this without having an adverse affect on the cost to develop to the extent that it would deter economic growth.
3	15	5	City of Fresno “Here to Stay” Community Land Trust	Those who provided comments on this policy expressed that there was a need to ensure the consideration of the needs of immigrants when implementing this policy/program. One study session participant suggested connecting this with opportunities to own/build small businesses. It was also noted by a resident that in order for this to be sustainable, the implementers must ensure affordability in perpetuity. Lastly, several residents urged to implement this through partnerships with resident leaders and advocacy organizations.
1	15	6	“Here to Stay” Homeowner and Renter Assistance Programs	Supporters of this policy recommended the City incorporate undocumented people and farmworkers. There was strong support for the down payment component of the policy. One resident insisted the City ensure property value limitations associated with the program don't create additional restrictions/burden for potential homebuyers. Additionally, it was recommended that the program incentivize realtors/agents to work with people participating in the program. If this program were to include credit repair support and support finding loans that aren't high interest, it could help stabilize housing across the City. Additional support requested by residents was the inclusion of support for compiling the required documents.
6	19	7	“Here to Stay” Deposit Program	Residents asked that this policy include a limit on the amount of security deposit a landlord can collect.
11	12	8	Moratorium on Encampment Sweeps	Resident asked that the implementation of this policy include a formal way to support self-managed camps
10	14	9	Public Health Impact Reports	
8	16	10	Environmental Justice and Climate Resiliency Planning	
15	18	11	Fresno-Specific Universal Design Standards	Study session participants asked to include this policy in redeveloping areas in addition to addressing existing development and infrastructure. Disability advocates emphasized the need to go

				beyond Universal Design Standards to ensure true accessibility. One way to do that is to directly engage the disability community.
9	18	12	Department of Anti-Displacement and Homelessness Intervention	Study session participants suggested using this policy to fund/resource CBOs already supporting unhoused and rent-burdened people
12	21	13	Here to Stay Affordability Index	
13	23	14	Right To Return Home	Residents recommended including a program like this for small businesses and including moving costs for residents that are returning.
14	27	15	Dignified Tiny House Villages and Scattered Site Housing	A study session participant suggested planning and implementing these villages in each council district to ensure equity.

APPENDIX

REAL ESTATE INTEREST GROUP FORM LETTER

Sarah Boren
Executive Assistant to Mayor Jerry Dyer
Fresno City Hall
2600 Fresno Street, Fresno Ca 93721
d.559-621-7908 c.559-396-9593
sarah.boren@fresno.gov

ONE FRESNO

-----Original Message-----

From: Niklas Hugosson [REDACTED]
Sent: Tuesday, July 27, 2021 12:55 PM
To: Jerry Dyer <Jerry.Dyer@fresno.gov>
Subject: Here to Stay Report Public Comment

External Email: Use caution with links and attachments

Dear Mayor Dyer,

I work hard to provide safe and clean rental homes to Fresno residents. While no one doubts that a housing crisis is facing our state and our region, the elements outlined in the draft report "Here to Stay" would be damaging to the rental housing industry, Fresno's rental stock, and ultimately, its residents.

Every city in California is now covered by robust tenant protections. In 2019, Gov. Newsom signed AB 1482, which caps rent increases on most rental units in the state and limits a landlord's ability to evict a tenant without a just cause. And in response to the pandemic, the state has expanded these protections while making millions of dollars available to help renters who fell behind on rent payments and to support those rental housing providers who went months without income.

Here in Fresno, the City Council passed the Eviction Protection Program to ensure tenants are not illegally evicted and have resources to help them navigate certain disputes with their housing provider.

Unfortunately, the housing recommendations in the city's "Here to Stay" draft report only add more fees, bureaucracy, and red tape to an already heavily regulated industry. The true solution to making rental housing in Fresno more affordable is for the city to invest in the development of high-quality affordable homes, streamline the process for developers to bring units to the market, and reduce the fees and other barriers that make housing production in Fresno less than desirable.

As written, the recommendations in the report would prompt existing property owners to take their rental units off the market while discouraging investment in new homes.

It's time that Fresno city leaders and their consultants adjust their priorities and focus on creating housing for working families.

Sincerely,

Niklas Hugosson



NAMES OF THOSE WHO SUBMITTED THE FORM LETTER

CA Apartment Association Form Letter Submissions

Jason Tompkins	Melba Gauci	Vilya Osa	Nehemias Cedillo	Samantha Miller	Kellie Newsome
Steve Gallegos	Niklas Hugosson	Paul Pena	Amanda Chavez	Christian Morgan	YVETTE ORTIZ
George Dagher	Vanessa Diaz	Michael Perez	Katrina Corona	Matt Nutting	Bonnie Allen
Ryan Caglia	Karen Farrar	Betsy Schanno	Chris Darling	Gabriela Rodriguez	Elizabeth Dohrer
Chanelle Charest	Brigitte Gibson	Stephanie Strobel	Ben Diener	Alissa Bowen	Sara Durbin
Adam Collins	James Hayes	Debbie Der Torosian	Patrick Ellis	Jeff Davenport	Michelle LaBorin
Jonathan Correa	Maria McAnally	Heather Weatherly	Brett Fugman	Mark Lafferre	Brittany Delgado
Lydia Ortiz	Joshua Myer	Reza Assemi	Michael Goldfarb	Devon Prendergast	Candy Pate
Manuel Robles	Rodika Nika	massoud Assemi	John Heffron	Kelly Holcomb	Nina Smith
Valerie Ruiz	Albert Ramirez	Julia Berry	Julie Rosenfeld	Crystal Reed	Jorge Diaz
Patricia Sanchez	Grace Rustigian	Greg Bethke	Kimberly Smith	JUDY SAKAMOTO	Rudy Ramos
Oscar Soltero	Michael Salles	Christopher Garcia	Matthew Spenhoff	Paul Wiley	Theresa Wright
Elizabeth Wiley	Holly Bundy	Sabrina Garcia	Ken Warkentin	Michael Moats	Sarah Tanner
ALICIA DIAZ	Regina Hannah	Bruce Highton	kim wybenga	Adam Goldfarb	
Karlene Grogan	Rodika Nika	William Leifer	Linda Blied	Debbie Gong	
Brett Guerra	Tina Marie Allread	Deborah Lenox	Jeanny Cauley	Susan Savage	
Lacey Heidrich	Warren Fortier	Arvin Mahal	Scott Ellis	David Thomas	
Francy Hernandez	Marz Garcia	Gabriela Najera	Heidi Falany	Mark Scoffield	
Samantha matheus	Samuel Goza	Janene Osburn	Danielle Falaschi	Davena Witcher	
Kimberly Murphy	abby mors	Johanna Paul	Shannel Kwon	jerry henry	
DEBORAH OLSON	Dean Alexander	Mia Quick	Renee Ruiz	Miguel Perez	
Jan Weston	Patricia Caffee	Keith Ragadio	Michalene Everett-Martinez	Marcus Gervais	
Tomas Ross	Brad Hardie	Deanna Randall	Cynthia Meyer	Letty Massoyan	
Angie Tarr	Kirstie Christie	Tiffany Rubio	David Tittle	Karen Doane	
Sean Wood	Gina Dobson	Albert Silva	Brent Turnbull	MAGDY IBRAHIM	
Heather Wood	Jayne Holland	Gregory Terzakis	Vic Alberti	Lauren Davila	
sandeep sekhon	Michelle Lung	Karie Wild	Esther Espirito	Eva Domingues	
Rebecca Wharton	Andre Nicolet	Kelly Brugetti	krystal trepal	Sandra Mas	
prisma alaniz	Brenda Flory	Christopher David	Kailee Vacha	Valerie Escobedo	
David Jackson	Angel Jackson	Robert Howerton	Melissa Garcia	Tony Montelongo	
Leslie Torres	David Kochergen	Daniel Lantis	Clarissa Hernandez	Kasey Avila	

*****The green highlight indicates that the constituent had a verified zip code within the Transform Fresno project area; The yellow highlight indicates that the constituent had a verified zip code adjacent to the Transform Fresno project area; Names that are not highlighted indicates the constituent's verified zip code was outside of and not adjacent to the Transform Fresno project area**

COMMUNITY BASED ORGANIZATION LETTERS



September 10, 2021

Fresno City Hall
Planning and Development Department
2600 Fresno St.
Fresno, CA 93721

<Sent via email>

Dear Dr. Destiny Thomas and Ms. Sophia Pagoulatis,

Thank you for the opportunity to comment on the Draft Here to Stay Report (Draft Report). The undersigned organizations focus our work on partnering with South Fresno neighborhoods to support and elevate community-driven priorities and solutions. Through our advocacy and organizing efforts over the years, residents have consistently raised issues regarding their housing. Whether it's issues with uncontrolled rent increases, uninhabitable living conditions, or not having the tools to become homeowners, attaining housing stability is a goal many have for their families. As such, our comments below reflect comments and recommendations from resident partners.

First, we commend the consulting group, The Thrivance Group, for their work and commitment in developing a comprehensive Draft Report providing anti-displacement recommendations while engaging with community members. We especially appreciate the section on *Lessons from Engagement-Based Research*. The Draft Report identifies 46 policies to prevent and mitigate displacement. These policies cover most of the issues and concerns we have heard from resident partners over the years.

As referenced in the Draft Report, there is no single solution that solves Fresno's housing crisis. As such, we are uplifting the following policies as key to stabilizing the housing issues Council should adopt and implement immediately:

1. **Rent Stabilization, Conversion Restrictions, and “Affordable in Perpetuity” Designations** — For years, Fresnoans have struggled to stay housed, but the situation is only worsening as the current pandemic is ravaging our communities. Recent reports named the City of Fresno facing one of the nation's fastest rental increases despite having statewide protections like AB 1482. It is up to this City's leadership to step up and protect half of the City's residents who identify as renters.
2. **Just Cause Protections** — The Draft Report does not recommend this as a policy; however, we urge the City to consider and adopt such a policy immediately. Just cause protections work in conjunction with a Rent Stabilization policy similar to the statewide bill AB 1482. There are additional protections the City must enact to protect tenants that AB 1482 does not cover. This includes expanding who receives these protections to all renters regardless of the type of unit.
3. **Eviction Right-to-Counsel** — As of July 2021, the City has already taken the first steps in creating an Eviction Protection Program that aims to help residents who might be or are facing evictions. While it is a good start, this program needs to be expanded, and there need to be additional programs attached. The Fresno Right to Counsel Coalition has drafted a [proposal](#) with how and what to include in a comprehensive Right to Counsel.
4. **Comprehensive Homeownership Program** — In addition to the Homeowner Assistance Program referenced in the Here to Stay Report, we recommend a comprehensive program that provides a “one-stop-shop” targeting black, indigenous, and peoples of color. Some of the assistance such a program must provide include a homeowners education program, working with bank and credit unions to create programs for folks working on improving their credit, enforcement of fair housing violations, and creating a coalition of realtors who value and work towards creating more equitable and inclusive communities. Such a program aims to reverse racist practices such as predatory lending, denial of loans for people of color, or the proactive role realtors played in keeping African Americans out of white neighborhoods and maintaining the status quo. This program must work with various stakeholders such as financial institutions, real estate experts, market-rate and affordable housing developers, and community groups. The City should immediately work towards establishing this program.

Additionally, the policies below are urgent and easy to implement as the City or another public agency completes something similar. These policies are “low-hanging fruit” the City should aim to initiate as soon as possible.

- **Cargo/Freight Prohibition** — This policy closely resembles the aim of the Air Districts Community Emission Reduction Plan policy to complete a truck reroute study. This study will ultimately recommend alternative truck routes to avoid going into low-income communities. Staff must actively engage and support these efforts to adequately fulfill the goal set by The Thrivance Group.
- **Community Land Trust & Land Banks** — The City should aim to support the creation of Community Land Trusts, especially those that will provide homeownership opportunities. The ability to own one's home is the American dream many strive to achieve, which is no different for Fresno renters. A comprehensive and successful community land trust program will provide low-income residents with the opportunity to have secure housing and contain community-focused initiatives such as community greening efforts and financial literacy programs.
- **Environmental Justice and Climate Resiliency Planning** — The City Council allocated \$400,000 to support a climate resilience plan in the most recent budget. The description by the City Council is in line with the policy identified in the Draft Report and should be worked on as the same. Thus, this policy can be implemented relatively quickly as the funding must be spent this year to avoid reallocating it in next year's budget.
- **Expanded Anti-Displacement Task Force Oversight** — This recommendation is easy to implement and, thus, can be completed in a relatively quick timeframe. Once established, the Task Force would fall under the purview of the Department of Anti-Displacement and Homelessness Intervention. In addition to the functions noted in the Draft Report, this Task Force should also seek to support small businesses, especially those owned by people of color, from being displaced. There should also be clarity on how this Task Force collaborates with existing District Implementation Committees related to land and development in neighborhoods. Lastly, this Task Force, along with City Council, must receive updates on implementing the Here to Stay Report in conjunction with the annual Displacement Reports listed in the City's Housing Element.
- **Expanded Project Roomkey** — As the City received millions of dollars from state resources to provide unhoused residents dignified shelter, there are still a large number of people the program has been unable to help. This includes folks who may be living in their car, going from friends and families home, or are living in overcrowded situations. We can only expect these situations to worsen without sufficient tenant protections like rent stabilization or a fully funded Eviction Protection Program. The City needs to expand this program and provide adequate services that support people with their help.
- **Homeowner and Renter Assistance Program** — We commend the City for committing part of the Permanent Local Housing Allocation to a first-time

homebuyer downpayment assistance program. However, because of the limited funds from PLHA, we expect the program to assist a few dozens of households. Currently, the City is also providing renter assistance from federal funds that have been instrumental in keeping homes stabilized and providing Fresnoans some relief. Even after funding is exhausted, these two instrumental programs should continue through local financing from the Affordable Housing Trust Fund the City established.

- **Rental Registration Program** — Approximately four years ago, Fresno's City Council adopted the Rental Housing Inspection Act. There have been lessons learned. Staff and Council need to modify and implement to realize this ordinance's full intent. This includes but is not limited to improved responses to renters' requests, proactive inspections, and more vigorous enforcement of egregious actors.
- **Tax Increment Financing (TIF) for Anti-Displacement Automatic Set-Aside** — This is one funding mechanism to sustainably support the City's recently established Affordable Housing Trust Fund. We recommend the City adopt a tax increment financing district in a high opportunity area for the sole purpose of incentivizing more affordable housing options. This must include both homeownership and rental opportunities.

The proposed policies below will require more effort and resources to implement; however, they are critical policies the City must implement as soon as possible.

- **Department of Anti-Displacement and Homelessness Intervention** — If the City wants to address Fresno's housing crisis seriously, it needs a dedicated team that will outlive any administration or council offices. Fresno needs qualified Staff specifically tasked with managing our ever-increasing populations without housing, increasing our housing production for all income levels—especially for the lowest of incomes—, increasing homeownership rates—especially amongst people of color—, and preserving the affordable housing stock we do have. This department would also be in charge of overseeing and expanding the City's newly created Affordable Housing Trust Fund. It will also manage other policies noted in the Draft Report, which I will mention those programs below.
- **Deposit Program** — Despite existing laws that are supposed to protect tenants from landlords simply keeping the entire deposit without reason, there is an unspoken understanding tenants should not expect it back. This occurs even when the tenant has not done any damage beyond what is legally permitted. As such, the City should develop a deposit program within the Affordable Housing Trust Fund.
- **Fair Chance Housing** — As the report identifies, studies have shown that background and criminal record reports may be erroneous. Due to many

structural inequities, community members of color are also more likely to have conviction histories. Denying tenants with arrest and conviction records makes it harder for them to get back on their feet and negatively impacts the families of people with arrest and conviction records. Additionally, these are frivolous costs a renter on limited income must pay in addition to the initial application. City Council must enact such a policy similar to other jurisdictions to stabilize our housing and reduce homelessness.

- **Mandatory Impact Area Notification System** — Residents of color continue to bear the burden of having incompatible land-uses in their communities. Development that emits toxic pollutants as well as brings heavy, medium, and light-duty traffic. These facilities are often placed without any notice, and even when a notification is sent, it is predominantly in English in technical terminology. It is essential to meaningfully engage a community when incompatible land-uses may come into their neighborhood. This first starts by notifying residents of projects as soon as a permit is submitted. Moreover, developers of these facilities must also be required to engage and be responsive to the community.
- **Mandatory Inclusion of Displacement Analysis in all CEQA Analyses** — Even in areas where direct displacement is not occurring, residents see such significant changes to their community they feel they have no choice but to leave. A prime example of this is in South Central Fresno, where the substantial increase in warehouse development has changed their community so much, they no longer recognize it. A comprehensive CEQA analysis of potential displacement is essential to ensure residents want to stay in their communities.
- **Residential Eminent Domain Moratorium** — Implementing this policy will aid in addressing the valid distrust and fear residents have of their government staff and elected officials. Throughout the Southwest Specific Plan and the Transformative Climate Communities process, it is abundantly evident residents continue to feel the pain and fear they or their friends experienced. This is one step to amending this city's role in uprooting predominantly black residents from their homes.
- **Unofficial Eviction Tracking Program** — Having a program like this will provide the City with invaluable information to develop and implement data-based policies and programs. This is a relatively easy enough program to establish that will likely not require too much maintenance after that.

Lastly, the policies below are also important, but we recognize staff has limited capacity and resources. As such, the policies listed below are policies the City should look towards implementing as soon as feasible.

- **Commercial Affordability Fund** — Small businesses are the backbone of this country's economy. Despite that fact, small businesses often receive the least

support — case in point, the loans businesses received during the pandemic mostly went to large companies. Creating a fund to help small businesses will ensure low-income, immigrant, and BIPOC populations have the necessary capital to jumpstart a career. Moreover, this should leverage existing resources that support small entrepreneurs in starting and expanding their businesses.

- **Dignified Tiny House Villages and Scattered Site Housing** — Resident partners have brought up Tiny housing as viable options. Specifically, older residents who live alone and/or on fixed incomes would benefit from this option. In implementing this policy, Staff must be mindful not to concentrate these communities in any area and ensure they are in compatible neighborhoods with access to necessary resources and amenities.
- **Increase Local Hire and Living Wage Minimum on Local Contracts** — The City must stop providing millions of dollars in incentives to companies simply because they decide to locate here. City leaders must stop thinking so lowly of Fresno to think it can only attract businesses if we provide them financial incentives. Instead, the City should continue and expand local hire requirements and living wages as it has done with the recently adopted project labor agreement for public works projects.
- **Independent Youth Housing Coordination** — Throughout the nation, homeownership rates among young adults have fallen as housing prices continue to rise and wages stay stagnant. This leaves renting as the only viable option for many. Expanding social services and opportunities for young adults is needed as described in the Draft. As of 2018, there were [5,088 registered youth who were facing homelessness](#). There need to be preventive policies such as this one to curve and house the young population.
- **Kinship Housing Permissions** — As stated in the Draft Report, “the cost of living now makes it virtually impossible for someone to secure dignified housing while also qualifying for public assistance.” This is true for many households in Fresno, whose wages have not been raised significantly but whose adult children can now help with costs. However, most times, these combined wages are still not enough to live comfortably. Additional income from a roommate or child should not constitute a denial of financial and public assistance.
- **Public Health Impact Report** — Data and research are desperately needed, especially in areas such as Southwest Fresno, to understand the health impacts that development has on this area. Historically, Southwest Fresno has borne the brunt of industrial and hazardous land-use practices. There needs to be data to accurately capture the health impacts caused to residents to amend damage done through financial or health programs appropriately.
- **Rapid Rehousing Dispatch** — Fresno City is facing some of the fastest rising rents in the nation, which has only accelerated the housing crisis. Along with

rental increases, there has been an increase in evictions to list those homes at market rates. Folks who have faced eviction notices should be among those who receive help to rapidly rehouse them and alleviate the financial and emotional burden that their family and themselves go through.

We recommend the following policies also be included in the Here to Stay Report and implemented as described below:

- **Inclusionary Zoning** — There are several benefits in a Citywide policy to support mixed-income housing through inclusionary zoning or housing, especially in high opportunity areas. This will keep the City compliant with its Regional Housing Needs Allocation as currently, units for lower-income residents are disproportionately lower than moderate-income and higher units. We urge the City to enact such a policy and begin implementation immediately. The City can look to studies that have evaluated jurisdictions that have successfully implemented such a policy. This is one tool the City should look towards to support affordable housing production, inclusive communities, and even improve educational outcomes for low-income students.

As Fresno's rental and housing market continue to top nationwide charts putting residents at risk of having to leave the City they know and love, we urge the City to act fast and implement meaningful policies and programs. We do not have the luxury of waiting for the right elected officials or prioritizing pet projects over addressing our housing crisis. Two out of three Fresnoans pay 30% or more of their income towards housing; this means 2 out of 3 residents are one unexpected medical bill, car repair, or some other unforeseen circumstance that will put them at risk of losing their current housing.

If questions or comments arise regarding our comments, do not hesitate to contact Grecia Elenes at gelenes@leadershipcounsel.org or Karla Martinez at kmartinez@leadershipcounsel.org.

Sincerely,

Karla Martinez & Grecia Elenes
Leadership Counsel for Justice and Accountability

Ashley Rojas
Fresno Barrios Unidos

Kimberly McCoy
Fresno Building Healthy Communities

Genoveva Islas
Cultiva La Salud



September 9, 2021

Sophia Pagoulatos
Planning Manager
City of Fresno
Planning and Development Department
2600 Fresno Street
Fresno, CA 93721
sophia.pagoulatos@fresno.gov

RE: Comments on Here to Stay: A Policy-Based
Blueprint for Displacement Avoidance in Fresno from
Upholdings and Fresno Metro Ministry/Better
Blackstone CDC

Dear Sophia:

Thank you for conducting meaningful public workshops on the 'Here to Stay' report and its far ranging 43 policy recommendations.

Displacement is a critical issue for our times and for all Fresno communities, and so very important to raise up and systematically address with effective tested policies and programs.

We are writing to offer some observations and recommendations from the perspective of Fresno based entities engaged in the formidable tasks of helping to implement the City of Fresno General Plan's encouragement toward increased infill development.

We view desirable infill as development that includes high quality affordable housing, expanded and new businesses, jobs, and community services, multi-modal streetscapes, and community open spaces integrated through placemaking and equitable transit-oriented development designs located in mixed-use zone districts on and near Bus Rapid Transit corridors. We believe desirable infill is essential for addressing Fresno's daunting challenges related to achieving social, economic, environmental, and health equity, and long-term urban climate adaptation and resource resilience

We also believe it is necessary to elevate and juxtapose the different cost burdens placed upon desirable infill versus still predominant greenfield development. Outward pushing greenfield development in Fresno has historically escaped the costs of mitigating the urban decay and extreme disparities and inequities left behind. Desirable infill development, on the other hand, is asked to help solve these and other issues with insufficient financial and regulatory incentives and meager public resource allocations relative to the growing scale of the community

disparities and inequities. In other words, greenfield development must bear a fair share of displacement mitigation costs, which could be captured through a regional displacement mitigation impact fee.

With respect to 'Here to Stay' report policy recommendations, we agree that land banks, community land trusts, fair chance housing, increased local hire and living wage minimums on local contracts, homeowner and rental assistance programs, and public health impact reports, are effective tested policies and programs. We also feel that a significant number of the other policy suggestions from the 'Here to Stay' report will actually hinder high quality infill developments that meet countless other goals of the City while also increasing costs and further slowing the development process. You must find a way to incentivize critical development , particularly housing development, at the same time that a critical and thoughtful eye is placed on anti-displacement policies.

In an effort to expedite construction of much needed high-quality desirable infill in Fresno, and reduce unnecessary cost and time burdens, we recommend that any developments that contain a minimum of 50% of building floor space for deed restricted housing units for extremely low income: 0-30% of AMI, very low income: 30% to 50% of AMI, and lower income: 50% to 80% of AMI, be exempt from extraordinary local regulations and oversight not contained in the current City Development Code, Building Codes, Planning or Public Works standards or review procedures.

Thank you for all you are doing to address this critical issue of displacement.

We look forward to working with you and many others on this issue going forward.

Please contact us at your convenience.

Sincerely,



Jessica Berzac
Co-Owner & Principal
Upholdings
6083 N. Figarden Drive, #656
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jessica@upholdings.net



Keith Bergthold
Executive Director/CEO
Fresno Metro Ministry/Better Blackstone CDC
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cc/ Thomas Esqueda, Fresno City Manager
Tyler Maxwell, Council Member District 4
Nelson Esparza, Council Member District 7



August 10, 2021

transformfresno@fresno.gov

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

Attn: Attn: Courtney Espinoza – CMO, City of Fresno, Transform Fresno:

The Disability Advisory Commission (DAC) advises the City of Fresno in matters pertaining to individuals with a wide range of disabilities. The comment below were prepared by the DAC Housing Subcommittee on behalf of the Commission as a whole.

Overall, the *Here to Stay: A Policy-Based Blueprint for Displacement Avoidance in Fresno* report and policy recommendations as identified are supported by this Commission. The DAC is pleased to see the report emphasis on the disproportionate risk factors experienced by aging adults and people with disabilities. It is critical that the City look at these elements from a disability access lens when considering the priority of policies to prevent displacement, to provide affordable accessible housing, and create suitable living environments for displacement avoidance.

Individuals with disabilities represent 14 percent of our community. Fresno outstrips both state and national averages for the percentage of population identified as a portion of an overall community (11% and 13%, respectively). As the population continues to age, these numbers are quite likely to increase. The investment in displacement avoidance measures as outlined in the report is essential to the independence of people with disabilities and the older adult population of Fresno.

We would be remiss if we did not also emphasize the importance of considering intersectional identities. Individuals with disabilities and older adults who are also part of communities of color may be experiencing disproportionate discrimination rooted in identities that span multiple areas of social positioning, privilege, oppression, and access. It is critical that these policies take into account the complexity and needs of individuals who have intersecting identities identified as the highest risk. Additional care must be taken to widen the lens by which these identities are viewed, understanding that identities rarely exist within a silo, and as such, neither should these policies.

The report states, "The intention guiding the key objective of these proposed recommendations is to reduce harm first and then to achieve systemic change in the near- and long-term." If this is going to be achieved through these policies, then they need to be mindful written, with an awareness of how implementation will be coordinated and funded. It is also critical to understand the economic inequities as a systemic risk factor for displacement of older adults and people with disabilities. These groups start with disproportionately lower economic opportunities due, in part, to discrimination in employment, living on a fixed income, and increased medical costs.

Additional focus must be given to these underlining contributing factors in order to truly avoid displacement.

The DAC primarily supports these three policy bundles as priorities for implementation:

1. Considering mobility and connectivity
2. Improving regulations and legal protections
3. Direct services and alternatives to eviction

Mobility and connectivity is an area that is of considerable and consistent emphasis to the DAC and community we serve and represent. Without accessible and available mobility or the underlying infrastructure of connectivity, older adults and people with disabilities are more likely to experience a sense of displacement within their own community and a sense of being homebound. To be able to participate and integrate fully into communities, accessible infrastructure, such as access to public transportation and complete and well-maintained sidewalks, is key.

Improving regulations and legal protections is critical for older adults, veterans, and persons with disabilities. Take for example a scenario in which an apartment complex is being renovated, either to provide more Section 8 housing or to transition from low-income housing to market-rate housing. In many cases, people who do not have Section 8 vouchers or cannot afford increases in rent become displaced. Improving regulations and legal protections for people facing these scenarios is critical to avoid displacement and homelessness.

The DAC also encourages the prioritization of the policy bundle for direct services and alternatives to evictions. There must be greater emphasis on providing legal help for existing tenants to avoid evictions and increased assistance with requesting reasonable accommodations for people with disabilities. Many currently-housed community members with disabilities have tenant-landlord struggles that put them at risk of experiencing homelessness, including but not limited to unfair rental cost increases, refusal to provide reasonable accommodations, and unlawful eviction threat. While federal mandates state that tenants must be provided reasonable accommodations, having those needs actually met is a common struggle faced by older adults and people with disabilities. Many are left with little recourse and fear retaliation or displacement from their home if they push to have their legal rights met in rental housing. The policies need to include increased funding and resources to support community benefit organizations in providing these direct services, as currently there are not enough funds to meet the actual needs of this community.

Lastly, the DAC would like to discuss the policy objectives related to universal design standards. The spirit of the underlying principles of universal design is to meet every aspect of every disability. The DAC understands that universal design concepts are a positive step forward, however one size does not fit all, and even the most universally designed home may still not work for everybody. Reasonably affordable and adaptable housing is a critical element for aging in place and homeownership for people with disabilities. A great example is the structural supports built into a restroom wall to allow

for the future addition of grab bars. Current state and federal regulations do not require single family homes to be built with this underlying structure. This presents a barrier to potential homeownership by people with disabilities and puts substantial financial burden on older adults on a fixed income who eventually require home modifications to support aging in place. The DAC strongly recommends the development of local policies requiring a certain percentage of new tracks of single family homes include universal design features, such as zero-clearance entries without steps, larger restrooms and built-in structural elements for adaptable features that will not require substantial modification costs for the potential homeowner.

Any questions on these comments can be addressed to Shannon M. Mulhall, Americans with Disabilities Act Coordinator at 559-621-8716 or Shannon.Mulhall@fresno.gov. We would happily discuss any and all of the above issues.

Sincerely,

A handwritten signature in black ink, appearing to read 'Frances Reyes Acosta', with a stylized, flowing script.

Frances Reyes Acosta, Chair
City of Fresno Disability Advisory Commission

RESIDENT LETTERS

xx

July 12, 2021

Dear Mayor Dyer,

For the last 16 years, I have worked hard to provide safe and clean rental homes to Fresno residents. I personally visit the apartments several times a week to pick up trash, clean the property and ensure all residents have a clean safe place to live at below market rates. While no one doubts that a housing crisis is facing our state and our region, the elements outlined in the draft report "Here to Stay" would be damaging to the rental housing industry, Fresno's rental stock, and ultimately, its residents. It will also force me to raise rent to the maximum allowable every year to keep up with the added burden of "Here to Stay."

Every city in California is now covered by robust tenant protections. In 2019, Gov. Newsom signed AB 1482, which caps rent increases on most rental units in the state and limits a landlord's ability to evict a tenant without a just cause in response to the pandemic, the state has expanded these protections while making millions of dollars available to help renters who fell behind on rent payments and to support those rental housing providers who went months without income.

Here in Fresno, the City Council passed the Eviction Protection Program to ensure tenants are not illegally evicted and have resources to help them navigate certain disputes with their housing provider. We do not need more laws.

Unfortunately, the housing recommendations in the city's "Here to Stay" draft report only add more fees, bureaucracy, and red tape to an already heavily regulated industry. The true solution to making rental housing in Fresno more affordable is for the city to invest in the development of high-quality affordable homes, streamline the process for developers to bring units to the market, and reduce the fees and other barriers that make housing production in Fresno less than desirable.

As written, **by out-of-town consultants and based on "500 In Depth Interviews"** (*statistically insignificant based the on population of Fresno*) the recommendations in the report would prompt existing property owners to take their rental units off the market while discouraging investment in new homes.

If the Fresno City Council approves this ridiculous proposal, I will be forced to sell my apartments. They will be managed by out-of-town landlords who do not care about Fresno and will further the "Ghettoization of Fresno" as described in the fear mongering "Here to Stay" report.

It is time that Fresno city leaders and their consultants adjust their priorities and focus on creating housing for working families.

I urge you to stand with the California Apartment Association and good landlords everywhere and reject this proposal and send the out-of-town consultants packing.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Tittle", with a large, stylized initial "D" and a long, sweeping underline.

David Tittle

559-367-6946

Portions of this letter are from the California Apartment Association response to "Here to Stay."

Date July 22, 2021

TO: Transform Fresno

FROM: Scott Nichols

RE: Public comment on the Thrivance Group's report titled "Here to Stay, a Policy-Based Blueprint for Displacement Avoidance in Fresno".

Sirs

I am a 4th generation resident of the Central Valley and a 3rd generation retired resident of Fresno.

I have no educational nor business experience in urban planning but, I do have a desire to see our civic leaders use a *common-sense* approach to the complicated issues brought forth in this preliminary report.

I have read through the Thrivance Group's report and have the following comments that I would like my comments to be put on into public record. My comments will refer to the page numbers and paragraphs in the report.

Page 10. "Background and justification"

The first paragraph frames the whole report in the light of white-inflicted racism on several different ethnic groups, that anyone who is not white is a victim, and white people are the oppressors. This mindset, based on Critical Race Theory (CRT), permeates the balance of the report and recommendations. CRT at its core, is a racist theory as it bases human value not on the content of your character, but on the color of your skin.

Where are their citations for the "hostile land acquisitions" from Indigenous Americans, "forced labor exploitation" of Black farmers, "unjust labor practices towards Brown migrants" (define what is 'Brown'?), and "socio-economic alienation" of Hmong residents? To make blanket statements like these is irresponsible.

Page 16

Paragraph 6. People who bring in capital investment into decaying neighborhoods are being characterized as destabilizing “Pioneers” who are “destabilizing” neighborhoods. Just the opposite, vacant land and vacant buildings are destabilizing factors in neighborhoods, and these pioneers are the ones taking financial risks to bring back usefulness to vacant buildings and lands.

Paragraph 7. The report states that “push out” of residents is due in part to “volatile policing”. What does that mean? This is another irresponsible blanket statement. An overwhelming majority of residents in poorer neighborhoods want a higher police presence, not a reduced police presence.

Page 17.

Paragraph 3. How does bringing in neighborhood preservation, historical preservation, business improvement districts, and tenant associations worsen racial tensions and class struggles?

Paragraph 4. The report presents gentrification in a totally negative light. Also, there would be no gentrification of dying neighborhoods if the risk-takers, i.e., investors, were not able to make a reasonable return on their investment. This report characterizes “profit” as evil.

Page 21.

Paragraph 1. “Through Preliminary research, The Thrivance Group determined the pre-colonial history of the Yokuts and the state-sanctioned harms enacted against them must be included in the framework of ongoing anti-displacement research as well as policy proposals informed by such research” I have some questions about this statement:

1. What was the ‘preliminary research’?
2. Why should the City of Fresno in 2021, be held responsible for actions taken by Colonial Spaniards in the late 1700’s and then by Alta California Mexicans during the 1820’s to the 1840’s and finally by gold miners in the 1850’s? What is the point except to say again that all minorities currently living in Fresno should be viewed as “victims” through the prism of Critical Race Theory?

Page 29

Paragraph 4. High Speed Rail. This report NEVER should have been commissioned in the first place given that the City and County of Fresno are dealing with a continuing, major displacement of homes, businesses, infrastructure and ag land which basically divides Fresno in two. City and County leaders have no idea if the High-Speed Rail project will even be completed. In my opinion, The High-Speed Rail project is THE major negative factor affecting land use planning in Fresno, especially in the downtown and SW areas of Fresno that are feeling the negative effects of this Jerry Brown boondoggle.

Page 30.

The only item I agreed with the report was on how affordable housing projects have aesthetic and material quality issues, and the need for wrap around support for those living in those projects.

Page 31

Paragraph 3. CRT shows up again when the authors state that the City must “prioritize curing the impacts of the legacy of racism and slavery”. Our country already did that during the American Civil War, and over 360,000 Union Soldiers gave their lives to defeat the Confederacy and to eliminate slavery. The City needs to reject this recommendation.

Page 41.

Paragraph 2. The report recommends making all their policies based on atonement. This is saying that the City must make all their policies based on race. This is CRT at its ugliest form. The City must reject this recommendation.

Page 49.

Paragraph 4. Why do We need African American Sign Language interpreters?

Page 53.

Paragraph 1. The authors want to have the City remove all guidelines using recommendations from “Crime Prevention through Environmental Design”. In actuality, it makes common sense to *implement* CPTED in urban planning. To quote the CPTED website: “CPTED is a multi-

disciplinary approach of crime prevention that uses urban and architectural design and the management of built and natural environments. CPTED strategies aim to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among inhabitants so they can gain territorial control of areas, reduce crime and minimize fear of crime”.

Page 56.

Paragraph 3. The authors recommend prohibiting background checks or inquiring about arrest or convictions records of ALL CRIMINALS at any stage of the application process. **This is insanity.** This turns criminals into victims. If adopted by the city, it would mean that landlords would have to rent housing to those arrested and/or convicted of child molestation, rape and murder. How does that policy improve the lives of our citizens?

The Thrivance Group calls this “Fair Chance Housing” I call it insanity

Page 57.

Paragraph 4. The Thrivance group calls for citywide rent control. NO, NO, NO. How has that worked for New York and Berkeley? It has been well documented how rent control causes housing shortages and restricts the ability of low-income people to live in a rent-controlled city.

Page 59

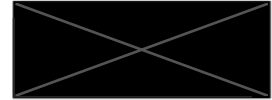
Paragraph 4. Climate change is the religion of the Leftist Socialists. The 10 hottest days in Fresno were set between 1898 and 1933. Climates have oscillations. The residents of Fresno thrived in the turn of the century without electricity, much less air conditioning. Back in 1970, during the first Earth Day, the “coming ice age” was the main concern. *Environmental Justice* is just another term for wealth redistribution. I urge the City leaders to use some common sense and reject this crock of socialism.

Page 60.

Paragraph 3. I recommend against implementing a “Here to Stay” Homeowner’s assistance program where the taxpayers are on the hook for forgiveness of loans only 7 years old. The city has no business being in the home lending business, that is left for bankers and mortgage companies.

Bottom Line, The Thrivance Group's report and recommendations are totally biased and are based on CRT, (Racism), and Marxist ideologies. Their recommendations need to be rejected outright by the governmental leaders of the City of Fresno. I recommend that the City first figure out how to deal with the negative urban impacts of the High-Speed Rail project, and then commission a new study from an UBIASED urban planning consulting firm that approaches urban planning from a positive, culturally unifying and financially responsible standpoint.

July 24, 2021



City of Fresno: Planning and Development Department
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Sophia Pagoulatos
Planning Manager

Thank you for your response letter to me dated June 24, 2021, in regards to my letter to your office dated April 1, 2021. The reason I had not called you is that a few days prior to receiving said letter I was once again in contact with HEAT members (Brunette Harris et al.) who have been having face-to-face and or other means meetings with the City specifically over the Southwest Fresno Specific Plan, in particular of its potential negative impact on current residents of Southwest Fresno.

In short, HEAT is to resume meetings this month so I am waiting to share with meeting attendees the anti-displacement concern I brought to your attention, and I have been told that HEAT members have new information to share too: Our main concern is resident displacement.

However for now let me share that I, as well as many fellow residents here, are glad to see the many positive changes taking place in this part of the city, which have been long overdue, such as the new West Fresno Campus being constructed at Walnut and Church, street improvements and street lights going up near Edison High, improvements to China Town area, etc. Our only collective hope is that we will be allowed to stay in our homes to enjoy such progressive improvements, which hopefully ties in with Thrivance Group (TG) anti-displacement goal.

Lastly, I would appreciate any information you can provide me on Thrivance Group, either in written form or a website I can look over. I would like to share this information with fellow HEAT meeting attendees and my neighbors. Thank you in advance.

Sincerely,

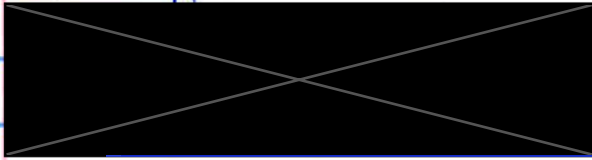
A handwritten signature in black ink, appearing to read 'Robert Quintero'.

Robert Quintero

CC: Mayor Jerry Dyer

July 6, 2021

Transform Fresno



To Whom it may Concern:

First of all, I wish to thank The Fresno Bee for so diligently keeping us informed, especially in regard to on-going systemic abuse, neglect and discrimination inflicted upon our defenseless homeless individuals (and their precious pets), for which all are to blame, except for those who speak out to stop it.

I am now referencing the article in the Fresno Bee dated 7-6-2021 entitled "Fresno Residents Can Comment on anti-displacement report." A key component of this "discussion" to wit, the need to First provide homeless indiv. with a monthly check so they can be included in the "Low Income" category like the "families" and avail themselves of the plethora of nice apartments and related services that the "families" enjoy. The "no-income" people should come first. The article intentionally leave out their edict to the detriment of our homeless indiv. who
(Cont)

(Cont)

- 2 -

must be included in the plethora of services that the "families" are enrolled with. To do less is not acceptable. In case you didn't know, it is against the law, rightly so, to discriminate against an identifiable group based on skin tone, religion, handicap, age etc. This edict would certainly include our homeless Inns. Just go to River Park or Village Shopping Ctr etc. and garden at the offensive sign sprinkled around -- "Say no to panhandlers" which indeed is an identifiable group. If similar signage were displayed to "upend" irresponsible procreation behavior the whole community would probably be out in force to stop it. No such "mass mind" to do the same for our homeless Inns. Quite a Conundrum huh? This dictatorship needs to stop - pronto. We need to focus on correcting our homeless Inns. And giving them checks every month to promote inclusion so they can then avail themselves of all the housing and related services that the "low-income" delight in. Channel 30, 47, 26 etc. need to stop using the word "families" when they

(Cont)

(Cont)

- 3 -

talk about events, service etc. because it further puts the homeless Inds at the Back of the line.

Our Lord was an Individual, if he was to come to earth in the flesh, would he be treated like our homeless Inds. Think about it!

Once again, you need to spread inclusivity for our homeless Inds. because all this discrimination is most unjust and needs to stop.

Sincerely,
Baron Davis



From: [Mary Ann Quann](#)
To: [transformfresno](#)
Subject: Here to Stay
Date: Friday, August 27, 2021 5:05:35 PM

External Email: Use caution with links and attachments

Comments on Here to Stay

Nowhere could I find exactly how many residents completed the intake or questionnaire, although there were 50 interviewed. So it's hard to know how statistically significant the results are. Page 23 refers to "a large number of people". There are some recommendations that sound more appropriate for cities like L.A. or the Bay Area, rather than Fresno. For instance, the vacant lots and "brownfields" in West Fresno. If something like the proposed Increase Local Hire and Living Wage Minimum on Local Contracts were to discourage development of these vacant areas, that would be too bad for Fresno, but probably is not a problem in the Bay Area.

There is a comment on page 15, that non-owner-occupied homes are poorly maintained. This seems like a generalization.

The comments at the end of page 32 are VERY appropriate to this discussion as even the Thrivance Group had trouble navigating the social safety net!

On page 36, the report states "entrepreneurs who ran Black owned business...shared a common disdain for what they believe to be an unfair and excessively complicated bidding process". So my conclusion is this (and other processes) should be made simpler and more accessible. At the bottom of page 48 is a recommendation that would instead increase complexity.

For the Blueprint, can I suggest that these be numbered? For the Community Land Trust, this may be a good idea but is it the role of city government? How much of a "contribution" would make a meaningful difference? The enhancements, although they may be just and fair, would require a whole new bureaucracy. I like the suggestion about Land Banks. The Impact Area Notification System sounds like a reasonable idea, but only if people know it exists and can get useful and up to date information there. CEQA Analyses are already problematic, without adding displacement analysis. Maybe that whole system could be overhauled instead.

The GeoHub Platform sounds like a great idea!

The Development, Evaluation and Technical Assistance department could be useful, in theory.

An unofficial Eviction Tracking Program sounds like a good idea as does a Tenant Experience Portal and a Meeting Access Portal. The Universal Design Standards sound like they might be useful, but is Fresno any different than other parts of the state?

One-to One Affordable Unit Replacement sound good in theory. But will certainly complicate private development (and what about those properties whose affordable status is expiring?). The Priority Permitting Program sounds like a good idea if there is no other way to move ahead promptly with these projects. Hostile Architecture Eradication sound good but I guess it's going to be pretty subjective and the implementation is going to add another level of complexity to the design process.

Under Transportation and Connectivity, I'd like to hear something that sounds like it applies to Fresno, or the portion of Fresno that was part of the study.

An Eminent Domain Moratorium seems reasonable.

Fair Chance Housing does not sound reasonable. An employer or a bank making a loan (or even a volunteer organization) would not be prevented from doing a background check.

I am not in favor of rent control as it is seen to penalize property owners who do not keep up with the permitted rent increases, resulting in higher rents. I'm also not in favor of right of first offer unless the timeline is short.

The Affordability Index sounds like a good idea. The comments about Homelessness Intervention on page 59 sound good (nothing like that currently exists???) but would require a whole new bureaucracy.

Environmental Justice and Climate Resiliency planning should be done, whether or not the rest of the Here To Stay recommendations are implemented!

I'm not in favor of Eviction Right-to-Counsel as I think it will really add to housing costs, delay even lawful evictions and because it could be superseded by either making the process simpler and more flexible or by using mediation.

The Rental Deposit Program is interesting but would require a whole new bureaucracy. And then would those city

employees have to go out and inspect the property when the tenant disagrees with what the landlord is claiming???

Homeowner and Renter assistance programs: this is a very generous concept and I wonder what it would cost and if it would be available to all who need it.

There is already a Rental Registration Program. Apparently it is not well run or at least action is not taken when there are repeated code violations. In my opinion, going after the bad landlords makes more sense than a whole new bureaucracy.

I'm very much in favor of Expanded Project Roomkey and Incentivized Eviction Mediation and Rapid Rehousing Dispatch (page 63). The Public Service Lease Incentive seems unnecessary if the individual qualifies based on income, although a system where points are given (as for veterans) would be reasonable.

Independent Youth Housing Coordination sounds like a good idea if this doesn't exist.

Right to Return Home sounds like it would be complicated to define and administer. The tenant buyout regulation doesn't sound like it's relevant to Fresno. The Dignified Tiny House and Moratorium on Encampment Sweeps I'm very much in favor of. The Kinship Housing Permissions sounds like something that should have been done yesterday. Informed Livability does not provide specific enough information to render an opinion. It sounds very subjective.

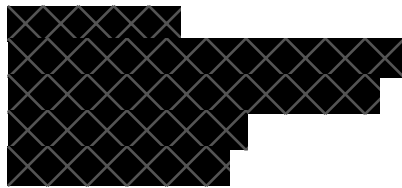
Sincerely

Mary Ann Quann, former tenant, homeowner and landlord

From: [Lance Armo](#)
To: [transformfresno](#)
Subject: Here to Stay
Date: Friday, September 10, 2021 6:44:58 PM

External Email: Use caution with links and attachments

This is the most outrageous and unreasonable and unsensible idea I have heard of in 27 years of practicing landlord/tenant law. Obviously, I doubt you will publish this email or even finish reading it for that matter as it states the truth. From rent control, criminal background checks and the like clearly the people commissioning this report are not rental property owners. Nor do they know what this will cause to the current homeless and underprivileged. Just take a look at the number of evictions rise in Fresno “after” our wonderful Governor instituted the TPA. This had made things worse for tenants, not better!! Review the facts.



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Las Vegas

FRESNO CA 936

NOV 20 2023 8 PM L



Your Anti-Displacement
flyers are coming
to me 4 days after
the mtg. And your
TCC newsletter is
half-ass and doesn't
provide any inform
ation or full articles

- Lisa Flores

City of Fresno
Development / Resource
Management Dept

2600 Fresno St
3rd Floor
Fresno, CA

93721-3604

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- Oppose to the "top 3" Policy Recommendations
out of the 40 others Freedom Bell failed to
list. Website to "Transparency Freedom"
highly disappointingly displayed. After we
is prompted to read the top 3, the site
gives a small "Download" button to
read the 40 free. When large buttons for
"Workshops." When survey "Improving"
people read the other 40 the Freedom Bell
left out. The top 3 suck! Expect more...

From: [dallas blanchard](#)
To: [transformfresno](#)
Subject: Transform Fresno Here to stay report comments
Date: Friday, September 10, 2021 2:58:53 PM

External Email: Use caution with links and attachments

Hello;

I'm writing to offer a few comments on the here to stay report. I attended all four of the workshops regarding the report and found them to be very informative. My interest in the subject comes from my being displaced from my home of 14 years in Fresno's Chinatown when speculators bought the building I was living in with several friends and kicked us all out. About half of those kicked out became homeless off and on for the next couple of years.

First off the vast majority of the report has some very good recommendations. The highlights I'd like to specifically support are; Right to Council, Unofficial Eviction Tracking Program, Community Land Trusts, Community Land Banks, Tenant Experience Portal, Rent Stabilization and affordable in Perpetuity.

Adopting some of these recommendations will help to partially level the balance between tenants and Landlords. currently landlords, property management corporations, developers, etc. have all the power. Which leads to illegal evictions, unsafe living conditions and homelessness. So it would really be nice if the city would do something to assist the people who actually vote rather than the monied interests who buy the city's allegiance.

Thank You

Dallas Blanchard



COMMUNITY STUDY SESSION SUMMARY

xxxvi

Session #	Date	Focus Area	Policy	Comments
1	7/22/21	Community Ownership	Community Land Trust	Company that owns large amounts of property do not take care of the quality/property
				Existing options are in poor condition
				Need to consider the needs of low income communities
				Need to consider the needs of immigrants
				Landlords charge so much that there's no livelihood left
				Need to connect this with opportunities to own/build small businesses
				Must ensure affordability in perpetuity
				Emphasis on meeting multiple objectives including enhancing the public safety net
				Address impediments to homeownership for immigrants
				Emphasis on maintaining affordability and benefit the existing community
1	7/22/21	Community Ownership	Civic Engagement fulfillment center	Consider making this a partnership
				Highly interested in this
				Should focus on empowering residents
				Should be paid opportunity for residents
				This should be multiple centers dispersed geographically
				Create a consistent, community-based process for people to weigh in on development
				Each CDC should have an engagement liaison to assist families in their neighborhoods
				Will help build trust
				We benefit from having engagement happen separate from the government
				Could be anchored to CBOs but only if we expand their capacity/resources
1	7/22/21	Community Ownership	Land Banks	This could happen in the form of grants
				Residents should be able to provide feedback on exactly what happens to the land
				Strong agreement
				Consider ways to prevent fires in abandoned buildings
				Combine land trusts with land banks
1	7/22/21	Community Ownership	Civil Service Reclassification	Should be governed and owned by community
				Improve hiring practices in general
				Need to better train people to work directly with the community
				Ethical way to terminate staff who are harmful to community and not rooted in equity
1	7/22/21	Community Ownership	Commercial Affordability fund	May be too difficult to implement
				Address difficulty securing capital and property
				Need to identify a sustainable funding source
1	7/22/21	Community Ownership	Anchor institution Protections	Protect the tower
				Could happen at the same time as zoning updates
				How can we resource sites to maintain/sustain themselves
1	7/22/21	Community Ownership	Expanded anti-displacement task force	Must include residents
				Learn from/teach other cities
				Expand representation on the current task force
				Include various industries in housing
				Opportunity for more collaboration
				Need to include those who experience displacement
1	7/22/21	Community Ownership	Increase local hire and living wage	Need a way for people to get involved in the task force
				Strong Agreement
				Need to do this without having an adverse affect on the cost to develop
1	7/22/21	Community Ownership	General Comments	Vacant homes should be made available to low income people
				Vacant lots should be used to create parks and open air food markets
				Do not allow access to businesses that sell alcohol
				Consider incentivizing smaller developments
2	8/12/21	Mobility and Connectivity Practices	Cargo/Freight Prohibition and Revenue Tax	Need to build accountability into all of the recommendations
				Should also restrict freight from traveling through certain communities altogether
				Consider expanding to revenue tax across industries because of grandfather clauses that would make it difficult to implement this
				Connect this to health evaluations along corridors
				Consider bus depots and benefits of electrification
2	8/12/21	Mobility and Connectivity Practices	Public Works Prioritization and Mobility Justice	Also need to regulate freight storage in communities
				Center neighborhood that have the greatest needs (equity)
				Could provide stipends to businesses for making improvements
				Find ways to work around grant-related constraints
2	8/12/21	Regulations and Legal Protections	Residential Eminent Domain Moratorium	Consider adding a displacement burden analysis to the next ATP update
				Grant funded projects should include addressing longstanding maintenance needs
				No comments
2	8/12/21	Regulations and Legal Protections	Residential Eminent Domain Moratorium	Should include acknowledgment of past harms and an apology by the City
				Consider a permanent version of this
				Reassess the need for this every five years

Session #	Date	Focus Area	Policy	Comments
2	8/12/21	Regulations and Legal Protections	Fair Chance Housing	Ensure safety while giving people a chance
				Strong support
				Education needed on the nuances of the policies (for example, this wouldn't include sexual offenders)
				Put this in all areas of fresno, not just one neighborhood
2	8/12/21	Regulations and Legal Protections	TIF for Anti-Displacement Automatic Set-Aside	Only if the money is invested in the community and the community gets to say how the money is used
				Incorporate a regional analysis/application
				Find a way to implement without being too restrictive during economic slow-downs
2	8/12/21	Regulations and Legal Protections	Rent Stabilization, Conversion Restrictions, and "Affordable in Perpetuity" Designations	Need to go beyond state level of regulation
				Include a way to actively prevent unlawful evictions
				Important for aging adults
				Consider a waiver for historical homes
2	8/12/21	Regulations and Legal Protections	"Here to Stay" Affordability Index	Define "cost of living"
2	8/12/21	Regulations and Legal Protections	Department of Anti-Displacement and Homelessness Intervention	Use this to fund/resource folks/CBOs already supporting this population
2	8/12/21	Regulations and Legal Protections	Environmental Justice and Climate Resiliency Planning	No comments
3	8/19/21	Direct Services and Alternatives to Eviction	"Here to Stay" Homeowner and Renter Assistance Programs	Need to incorporate undocumented people
				Include farmworkers
				Strong support for downpayment component
				Ensure property value limitations associated with the program don't create addition restrictions/burden for potential homebuyer
				Incentivize realtors/agents to work with people participating in the program
				Use this program to reverse the impacts of redlining
				Include credit repair support and support finding loans that aren't high interest
				Consider including a line of credit
				Include support for compiling the required documents
				Provide one-on-one navigation and a simplified application process
3	8/19/21	Direct Services and Alternatives to Eviction	Eviction Right-to-Counsel	Would help prevent discriminatory eviction
				Should be universal, not decided by a clerk
				Strong support for 24-hour (answered by person) eviction support line
3	8/19/21	Direct Services and Alternatives to Eviction	"Here to Stay" Rental Deposit Program	Include a limit on the amount of security deposit a landlord can collect
3	8/19/21	Direct Services and Alternatives to Eviction	Rental Registration Program	Protect tenant not just the unit
				Consider a way to track larger landlords more closely while having support built in for smaller landlords
				Consider revamping the code dept to make sure this policy is a success
				Inclusionary renting
3	8/19/21	Direct Services and Alternatives to Eviction	Displacement Burden Access Designation	No comments
3	8/19/21	Direct Services and Alternatives to Eviction	Expanded Project Roomkey	Make sure tenants have more influence over the type of wrap around services they have to opt into
3	8/19/21	Direct Services and Alternatives to Eviction	Incentivized Eviction Mediation	No comments
3	8/19/21	Direct Services and Alternatives to Eviction	Rapid Rehousing Dispatch	No comments
3	8/19/21	Dignified Housing and Legacy Considerations	Public Service Lease Incentive	Include support for the non-profits they work for
				Resource non profits to provide these tenants with wrap around support
3	8/19/21	Dignified Housing and Legacy Considerations	Independent Youth Housing Coordinator	"Youth" should be defined the way govt. defines it - up to 26 y/o
				Would help keep college students in Fresno
				Has to include young people in foster care
				Instead of sweeping, provide sanitation support
				Center LGBTQ youth
3	8/19/21	Dignified Housing and Legacy Considerations	Right to Return Home	Need to include a program like this for small businesses
				Include moving costs
3	8/19/21	Dignified Housing and Legacy Considerations	Tenant Buyout Regulation	Strong support for rent board component
3	8/19/21	Dignified Housing and Legacy Considerations	Automatic Anti-Displacement Zone	No comments
3	8/19/21	Dignified Housing and Legacy Considerations	Dignified Tiny Houses and Scattered Site Housing	Put one village in each council district
3	8/19/21	Dignified Housing and Legacy Considerations	Moratorium on Encampment Sweeps	Find a way to support self-managed camps
3	8/19/21	Dignified Housing and Legacy Considerations	Kinship Housing Permissions	No comments
3	8/19/21	Dignified Housing and Legacy Considerations	Informed Livability	Will provide additional renter protections and prevent illegal eviction
4	8/26/21	Accountability and Transparency	Mandatory Impact Area Notification System	Make sure language imagery, messaging is acceptable
				Go beyond the minimum notification distance required by CEQA
				Notifications should follow the sphere of impact
				Add text/mobile alerts like othe important city matters
				Don't use community benefit agreements as a way of acceptingharm
				community benefit agreements should be owned by the city and should have an accountability structure
				Rely more on mailers for notifications
				Attach fines for depelopers regarding community benefit agreements

Session #	Date	Focus Area	Policy	Comments
				Make sure people can understand the language and they know exactly how their property will be impacted
				Find a way to have interactive notices
				Explain how/if resident feedback will actually impact project decisions
				Include renters, not just owners
4	8/26/21	Accountability and Transparency	Mandatory Inclusion of Displacement Analysis in CEQA	Strong Agreement
				The accountability aspect needs to be included
				Should not be another box to check
4	8/26/21	Accountability and Transparency	Open Fresno GeoHub Platform	Strong Agreement
				Should be configured like a one-stop shop for info
				Interface should be seamless and easy to access
				Need interactive functions like scroll over on maps
				Make sure the community knows it exists
				Replace the main fresno city website with this
				Show city council voting records and public positions on projects
				Make it as multilingual as possible
				Include info about financial institutions
				Include a feature that allows people to see property/parcel owners
				Should include updates on the phases of projects
4	8/26/21	Accountability and Transparency	2030 Development, Evaluation, and Technical Assistance Department	Expand existing departments to include these functions
				Needs to be properly funded
				Should not let developers run this
4	8/26/21	Accountability and Transparency	Unofficial Eviction Tracking	How will it work
				Needs to be a component of the open fresno portal
				patterns of illegal evictions should be investigated
				Use this to track root causes of displacement and eviction
4	8/26/21	Accountability and Transparency	Tenant Experience Portal	Include shelters and temporary housing
				Add this to the eviction tracking system
				A tenant number can follow tenants throughout the system and they could update the portal as they need to
4	8/26/21	Accountability and Transparency	Meeting Access portal	Strong support
				All meetings should be accessible by one link and page
				Searchable timelines/decision points
				searchable agendas
4	8/26/21	Socially responsible development practices	Special Business Certification and Inclusive Procurement/RFP process	Include/center LGBTQ community
				Prioritize those who meet multiple points of need
				Should include local and small businesses
				Expose more people to the RFP process
				Could include a reparative approach for neighborhoods impacted by redlining
4	8/26/21	Socially responsible development practices	Language Justice Clearinghouse	Strong support
4	8/26/21	Socially responsible development practices	Fresno-Specific Universal Design Standards	Include this in redeveloping areas
				Include a way to address existing development
4	8/26/21	Socially responsible development practices	Hostile architecture eradication ordinance (not included in survey)	Fine businesses for hostile infrastructure
				Need trash cans, restrooms, and water fountains
				Develop after hours spaces that feel safe to people
				Re-imagine responses to so-called crime
4	8/26/21	Socially responsible development practices	One-to-one affordable unit replacement action plan	Prioritize existing residents
				Consider increasing the ratio
				Ensure there are no loopholes and go back at least 5 years
				Reduce wait times for housing
4	8/26/21	Socially responsible development practices	Joint development priority permitting program	Strong support
				Prioritize mixed income and mixed use
				Community should be a part of determining the priority level
				Include/center CBOs
				Start with small developers
4	8/26/21	Socially responsible development practices	Public health impact reports	No comments

Meeting Date	Total registered	Total Attendees	Staff	Links to Sessions	
7/22/2021	76	61	10		https://reflect-vod-cmac.cablecast.tv/vod/11704-Here-to-Stay-Community-S-v1/vod.mp4
8/12/2021	105	56	9		https://reflect-vod-cmac.cablecast.tv/vod/11699-Here-to-Stay081221-v1/vod.mp4
8/19/2021	101	45	9		https://reflect-vod-cmac.cablecast.tv/vod/11698-Here-to-Stay-Community-S-v1/vod.mp4
8/26/21 (Rescheduled Session 2)	115	27	9		https://reflect-vod-cmac.cablecast.tv/vod/11893-Here-to-Stay-Community-S-v1/vod.mp4
		189	37	152	
		(including COF staff)		(without COF staff)	
7/29/2021 (rescheduled)	74	51	9	47 Meeting Average	https://reflect-vod-cmac.cablecast.tv/vod/11705-Here-to-Stay-Community-S-v1/vod.mp4

HERE TO STAY SURVEY INSTRUMENT

xli



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

1. What is your age? (circle)
Under 18 18-24 25-34 35-44 45-54 55-64; 65+
2. What is your gender? _____
3. What is your ethnicity? (Please select all that apply.)
 - a. **American Indian or Alaskan Native**
 - b. **Asian or Pacific Islander**
 - c. **Black or African American**
 - d. **Hispanic or Latino**
 - e. **White / Caucasian**
 - f. **Prefer not to answer**
 - g. **2 or more**
 - h. **Other (please specify)**
4. Place a checkmark next to the policies you agree should be implemented

<ul style="list-style-type: none"><input type="checkbox"/> 2030 Development, Evaluation, and Technical Assistance Department<input type="checkbox"/> Anchor Institution Protections<input type="checkbox"/> Automatic Anti-Displacement Zone<input type="checkbox"/> Cargo/Freight Prohibition and Revenue Tax<input type="checkbox"/> City of Fresno "Here to Stay" Community Land Trust<input type="checkbox"/> Civil Service Reclassification<input type="checkbox"/> Commercial Affordability Fund<input type="checkbox"/> Department of Anti-Displacement and Homelessness Intervention<input type="checkbox"/> Dignified Tiny House Villages and Scattered Site Housing<input type="checkbox"/> Displacement Burden Access Designation<input type="checkbox"/> Environmental Justice and Climate Resiliency Planning<input type="checkbox"/> Eviction Right-to-Counsel<input type="checkbox"/> Expanded Anti-Displacement Taskforce Oversight<input type="checkbox"/> Expanded Project Roomkey<input type="checkbox"/> Fair Chance Housing<input type="checkbox"/> Fresno Civic Engagement Fulfillment Center<input type="checkbox"/> Fresno-Specific Universal Design Standards<input type="checkbox"/> "Here to Stay" Affordability Index<input type="checkbox"/> "Here to Stay" Deposit Program<input type="checkbox"/> "Here to Stay" Homeowner and Renter Assistance Programs<input type="checkbox"/> Incentivised Eviction Mediation<input type="checkbox"/> Increase Local Hire and Living Wage Minimum on Local Contracts<input type="checkbox"/> Independent Youth Housing Coordination<input type="checkbox"/> Informed Livability	<ul style="list-style-type: none"><input type="checkbox"/> Joint Development Priority Permitting Program<input type="checkbox"/> Kinship Housing Permissions<input type="checkbox"/> Land Banks<input type="checkbox"/> Language Justice Clearinghouse<input type="checkbox"/> Mandatory Impact Area Notification System<input type="checkbox"/> Mandatory Inclusion of Displacement Analysis in all CEQA Analyses<input type="checkbox"/> Mobility Conditions Transportation Prioritization System<input type="checkbox"/> Moratorium on Encampment Sweeps<input type="checkbox"/> One-to-One Affordable Unit Replacement Action Plan<input type="checkbox"/> "OpenFresno" - Full Access to Data and Plans through a GeoHub Platform<input type="checkbox"/> Public Health Impact Reports<input type="checkbox"/> Public Service Lease Incentive<input type="checkbox"/> Public Works Prioritization and Mobility Justice<input type="checkbox"/> Rapid Rehousing Dispatch<input type="checkbox"/> Rent Stabilization, Conversion Restrictions, and "Affordable in Perpetuity" Designations<input type="checkbox"/> Rental Registration Program<input type="checkbox"/> Residential Eminent Domain Moratorium<input type="checkbox"/> Right To Return Home<input type="checkbox"/> Special Business Certifications and Inclusive Procurement and RFP Processes<input type="checkbox"/> Tax Increment Financing for Anti-Displacement Automatic Set-Aside<input type="checkbox"/> Tenant Buyout Regulation<input type="checkbox"/> Unofficial Eviction Tracking Program
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Here to Stay: A Policy Based Blueprint for Displacement Avoidance in Fresno
RESIDENT SURVEY

5. Which three policies would you like to see implemented first?

6. Which focus area is most important to you? (circle)

- a. Reduce harm and provide the most immediate relief
- b. Sustainable capacity for ongoing displacement avoidance
- c. Dignified civic engagement and housing

7. Is there a policy listed in the Here to Stay report that you disagree with?

8. Is there a type of support or policy that wasn't included in the document that you would like to see in Fresno? _____

9. Which three policies are you most interested in learning more about? _____

10. Have you moved in the past 10 years due to an eviction, foreclosure, natural disaster, condo conversion, rent increase, neighborhood violence, or because your home became uninhabitable for other reasons (also known as displacement)?

(circle) a. Yes b. no

11. What is the current/last neighborhood you lived in Fresno?

12. When did you move? (circle)

- | | |
|-------------------------|--------------------|
| a. Less than a year ago | d. 5 -10 years ago |
| b. 1 year - 3 years ago | e. Not applicable |
| c. 3 - 5 years ago | |

13. How long did you live in your previous neighborhood before you were displaced? (circle)

- | | |
|-------------------|--|
| a. 1 year or less | e. 20 years - 30 years |
| b. 2-5 years | f. 30 years or longer |
| c. 5-10 years | g. Still live in the same neighborhood |
| d. 10-15 years | |



**Here to Stay: A Policy Based Blueprint for Displacement Avoidance in Fresno
RESIDENT SURVEY**

14. How long did/have you or your family lived in Fresno? (circle)

- | | |
|-------------------|------------------------|
| a. 1 year or less | d. 10-15 years |
| b. 2-5 years | e. 20 years - 30 years |
| c. 5-10 years | f. 30 years or longer |

15. Why did you move? (circle)

- | | |
|--|--|
| a. I could not afford the rent | landlord moved back in |
| b. To be closer to my job | h. I lost my housing because my landlord no longer wanted to use it as a rental property |
| c. To be closer to family or friends | i. I lost my housing because I was evicted |
| d. To be closer to the schools my kids attend | j. I owned a home but it went into foreclosure |
| e. To be closer to my doctors or other service providers | k. Not applicable |
| f. I lost my housing to a fire or natural disaster | |
| g. I lost my housing because my | |

Other (please specify) _____

16. Would you like to move back to your previous neighborhood in Fresno in the future? (circle)

- | | | |
|--------|-------|-------------------|
| a. Yes | b. No | c. Not applicable |
|--------|-------|-------------------|

17. If yes, why would you like to move back to Fresno? If you would not, why not? (circle)

- | | |
|--|--|
| a. Yes, I would like to be closer to friends and family. | family where I live now. |
| b. Yes, I would like to be closer to work. | f. No, I am closer to work where I live now. |
| c. Yes, I would like to be closer to my doctor or other medical amenities not easily accessible to where I live now. | g. No, I am closer to my doctor or other medical amenities not easily accessible to where I lived in Fresno. |
| d. No, I prefer the lifestyle of where I live now compared to Fresno. | h. Yes, I prefer the lifestyle I had in Fresno. |
| e. No, I am closer to my friends and | i. Not applicable |

Other (please specify) _____

18. Do you rent or own your home? (circle)

- a. Rent
- b. I own my current home, but I used to rent in Fresno.
- c. Don't have stable housing (staying with family/friends, couch surfing)
- d. Homeless (living outside, shelter, car)



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

19. If you have stable housing, do you pay more for housing now, less, or the same as you did before your last move? (circle)

- | | |
|---------|-------------------|
| a. Same | c. Less |
| b. More | d. Not applicable |

20. Do your children attend school in Fresno? (circle)

- a. Yes, they attend school in Fresno
- b. No, they attend school outside of Fresno
- c. I don't have children

21. Do you work in Fresno? (circle)

- | | |
|--------|---------------|
| a. Yes | c. Unemployed |
| b. No | d. Retired |

22. How has displacement affected your quality of life in general?

23. What can the City and its residents do together to address the issue of displacement?

24. Anything else you would like us to know?

25. Would you like to stay up to date on the Here to Stay policies?

- a. Name _____
- b. Email _____
- c. Phone _____
- d. Address _____

26. Would you like to be included in a \$500 raffle for completed surveys? (must answer question 25 if 'yes'? (circle)

- | | |
|--------|-------|
| a. Yes | b. No |
|--------|-------|

**ORIGINAL HERE
TO STAY POLICY
RANKINGS**

xlvi

Original Thrivance Group Ranked HTS Policy List

COMBINED RANK	POLICY	SCORE
1	Moratorium on Encampment Sweeps	33
2	Fair Chance Housing	36
3	Expanded Anti-Displacement Taskforce Oversight	38
4	Fresno-Specific Universal Design Standards	44
4	Residential Eminent Domain Moratorium	44
6	Public Health Impact Reports	48
7	Eviction Right-to-Counsel	58
8	Displacement Burden Access Designation	59
9	Tenant Buyout Regulation	61
10	Civil Service Reclassification	62
11	Increase Local Hire and Living Wage Minimum on Local Contracts	65
12	Anchor Institution Protections	66
13	Rent Stabilization, Conversion Restrictions, and “Affordable in Perpetuity” Designations	68
14	Informed Livability	70
14	Special Business Certifications and Inclusive Procurement and RFP Processes	70
14	Environmental Justice and Climate Resiliency Planning	70
17	Rental Registration Program	72
18	Mandatory Inclusion of Displacement Analysis in all CEQA Analyses	73
19	“Here to Stay” Affordability Index	75
20	Joint Development Priority Permitting Program	76
20	Language Justice Clearinghouse	76
22	Kinship Housing Permissions	81
23	Fresno Civic Engagement Fulfillment Center	84
24	Public Service Lease Incentive	90

Original Thrivance Group Ranked HTS Policy List

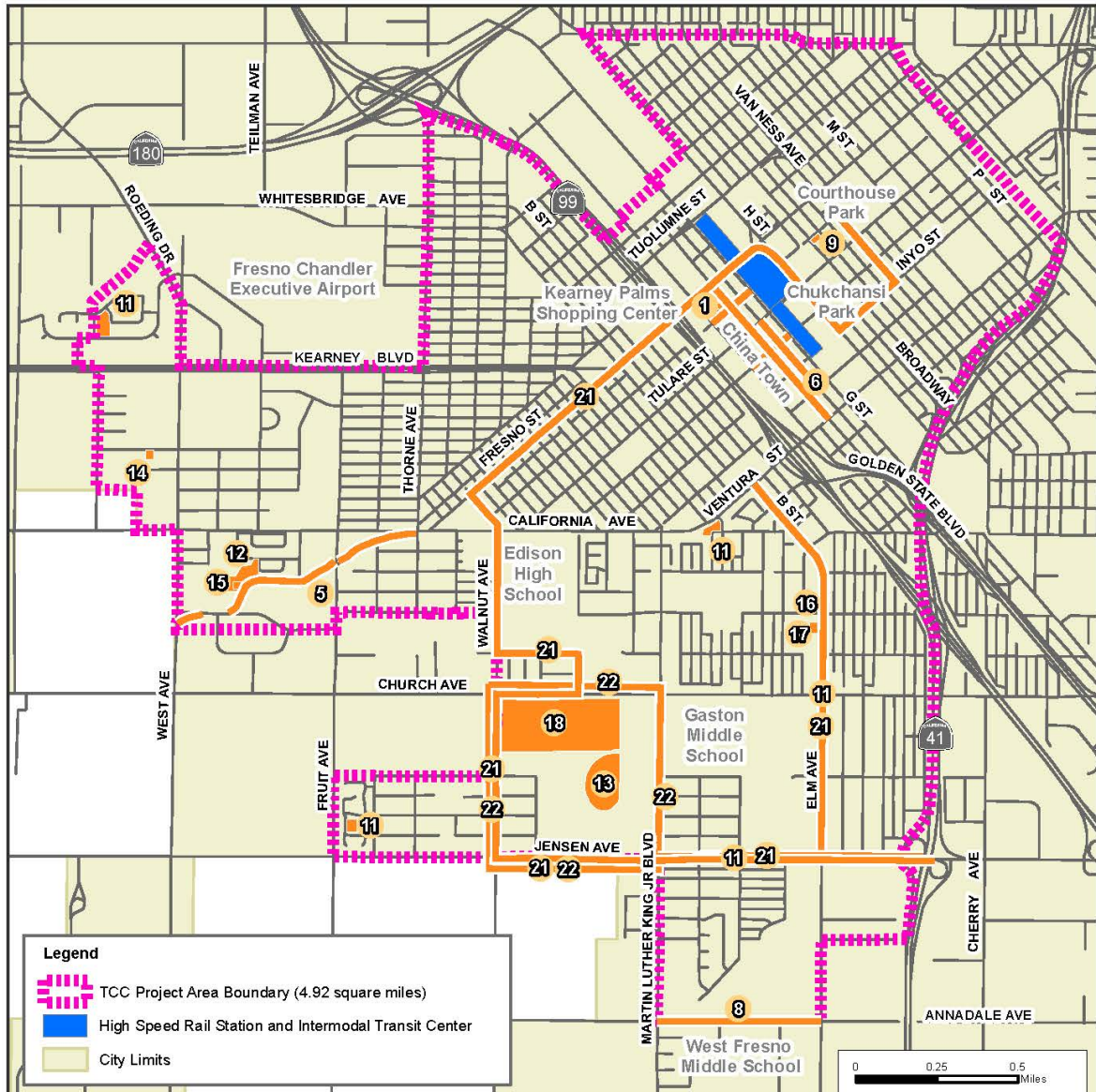
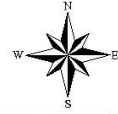
25	Mandatory Impact Area Notification System	91
26	Right To Return Home	98
27	Public Works Prioritization and Mobility Justice	99
28	Department of Anti-Displacement and Homelessness Intervention	101
29	City of Fresno "Here to Stay" Community Land Trust	102
30	"Here to Stay" Deposit Program	104
30	Dignified Tiny House Villages and Scattered Site Housing	104
32	Independent Youth Housing Coordination	105
33	One-to-One Affordable Unit Replacement Action Plan	113
34	Incentivised Eviction Mediation	114
34	Cargo/Freight Prohibition and Revenue Tax	114
34	Unofficial Eviction Tracking Program	114
37	"Here to Stay" Homeowner and Renter Assistance Programs	116
37	Land Banks	116
39	"OpenFresno" - Full Access to Data and Plans through a GeoHub Platform	121
40	2030 Development, Evaluation, and Technical Assistance Department	122
41	Tax Increment Financing for Anti-Displacement Automatic Set-Aside	126
42	Mobility Conditions Transportation Prioritization System	135
43	Expanded Project Roomkey	137
44	Automatic Anti-Displacement Zone	151
44	Commercial Affordability Fund	151
46	Rapid Rehousing Dispatch	157

**TRANSFORM
FRESNO
PROJECT MAP xlix**



Transform Fresno Plan Projects

November 2020



Disclaimer: This map is believed to be an accurate representation of the City of Fresno GIS data, however we make no warranties either expressed or implied for correctness of this data.

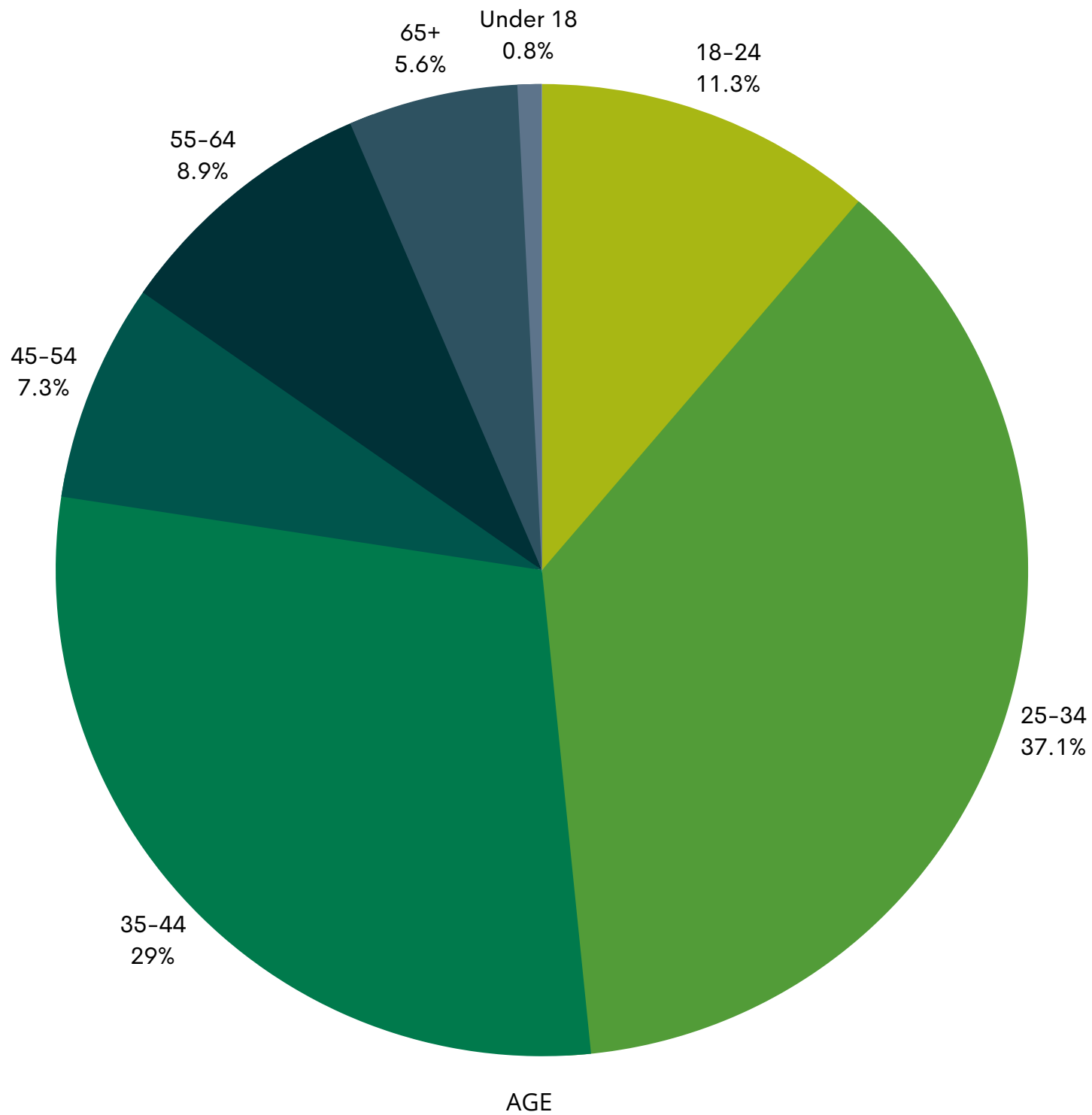
- 01 - Chinatown Housing Project
- 05 - Southwest Fresno Trail
- 06 - Chinatown Urban Greening- Pedestrian Pathways, Lighting and Tree Planting
- 08 - Annadale Mode Shift
- 09 - Mariposa Plaza
- 11 - Southwest Urban Forest Expansion-Tree Planting
- 12 - Yosemite Village Permaculture Community Garden and Urban Farm
- 13 - Park at MLK Magnet Core
- 14 - Inside Out Community Garden
- 15 - Yo 'Ville Community Orchard
- 16 & 17 - St. Rest and Food to Share Hub
- 18 - Fresno City College: West Fresno Satellite
- 21 - TCC Connector - Enhanced Bus Service
- 22 - Southwest Offsite Improvements

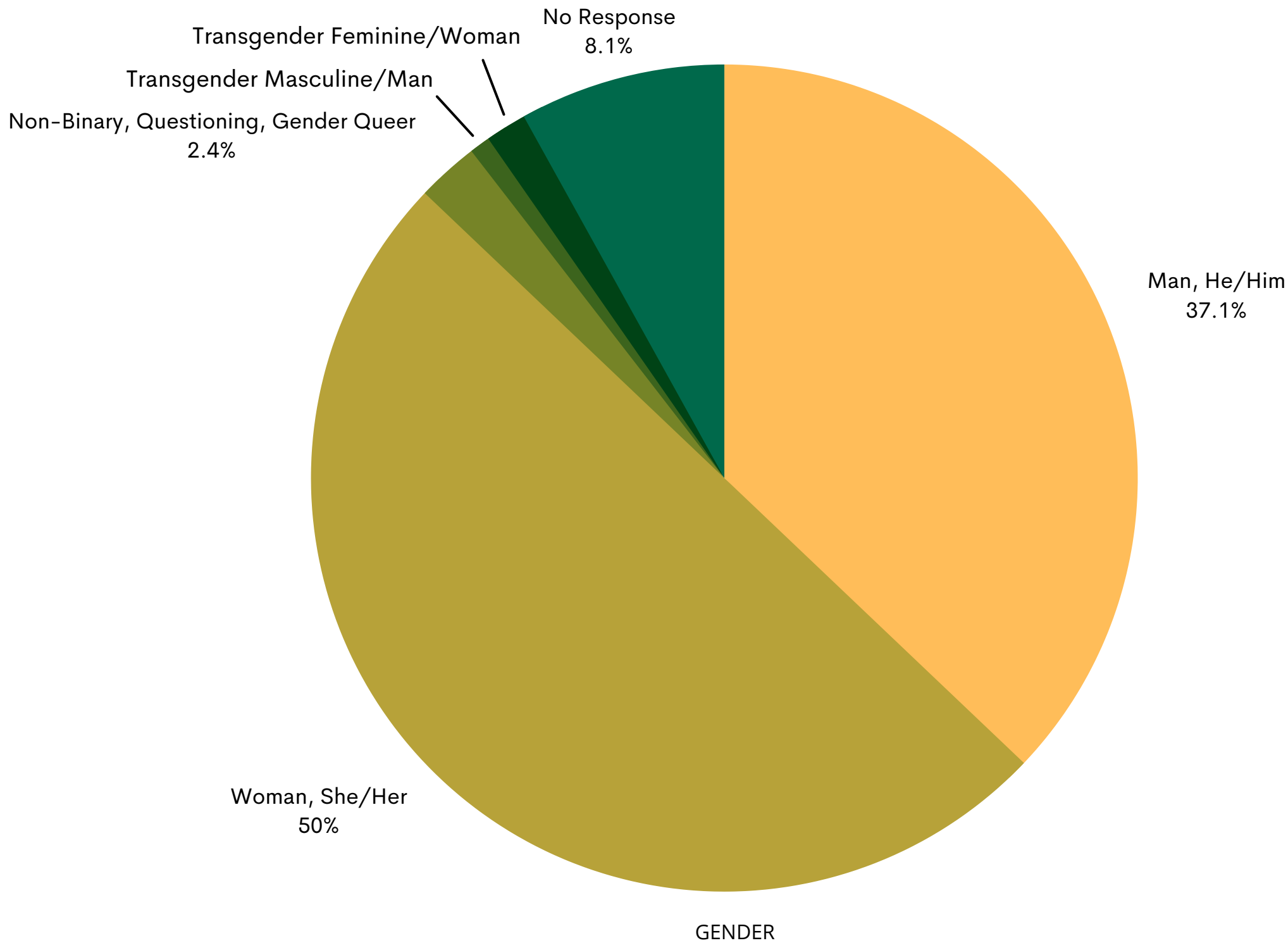
The projects below do not have a specific location and are not depicted on the map.

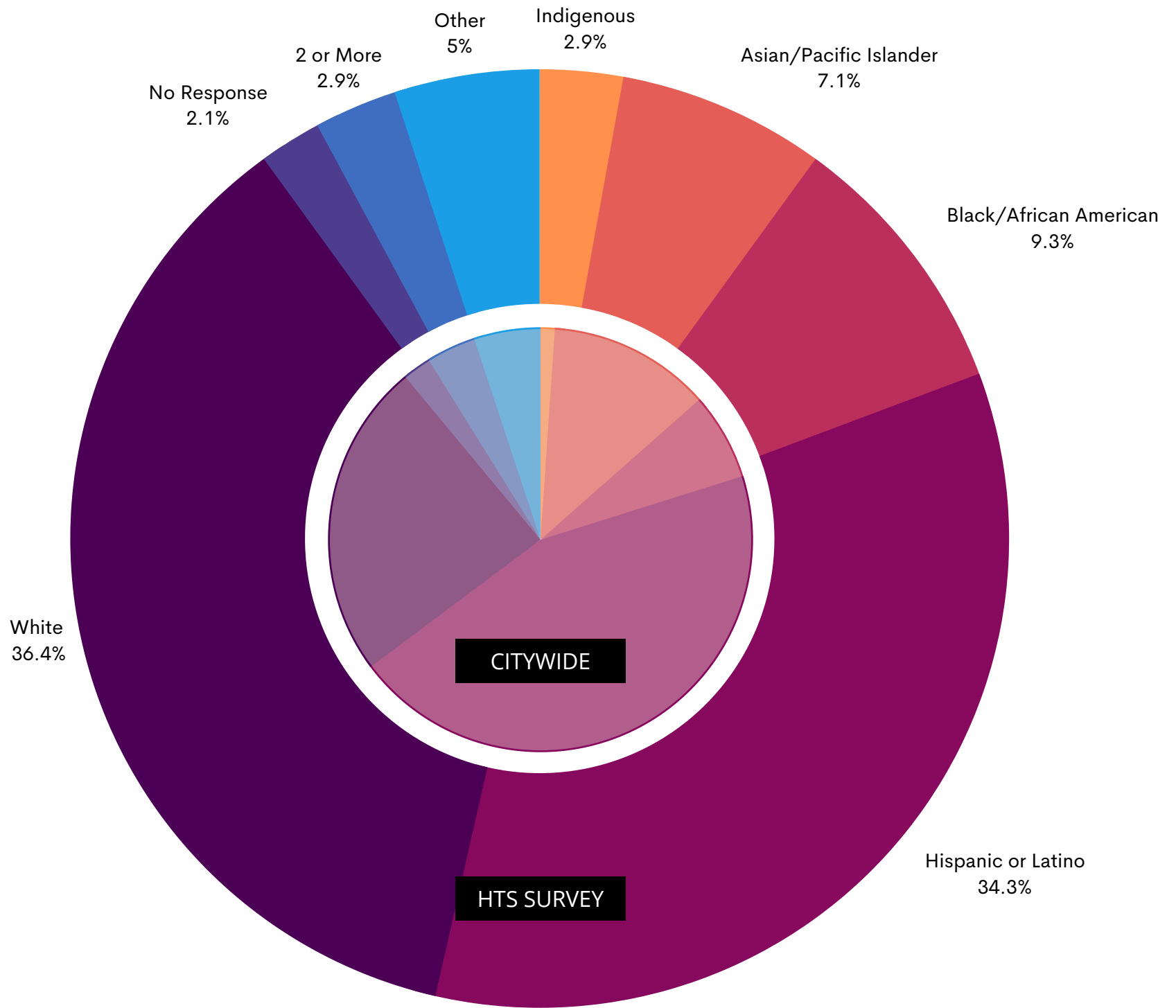
- 02 - EOC Partnership for Energy Savings and GHG Reductions in SW Fresno
- 03 - GRID Solar Collaborative Single-Family Partnership
- 04 - GRID Solar Collaborative Multi-Family Partnership
- 07 - Clean Shared Mobility Network
- 19 - Chinatown Property Based Improvement District
- 20 - EOC Partnership for Energy Savings and GHG Reductions in SW Fresno: EFMP Plus-Up Vehicle Replacement and Incentives
- WDP - Workforce Development: Welding Program
- WDP - Workforce Development: Low/Zero Emission Truck Driver Training

ALL GRAPHS

li

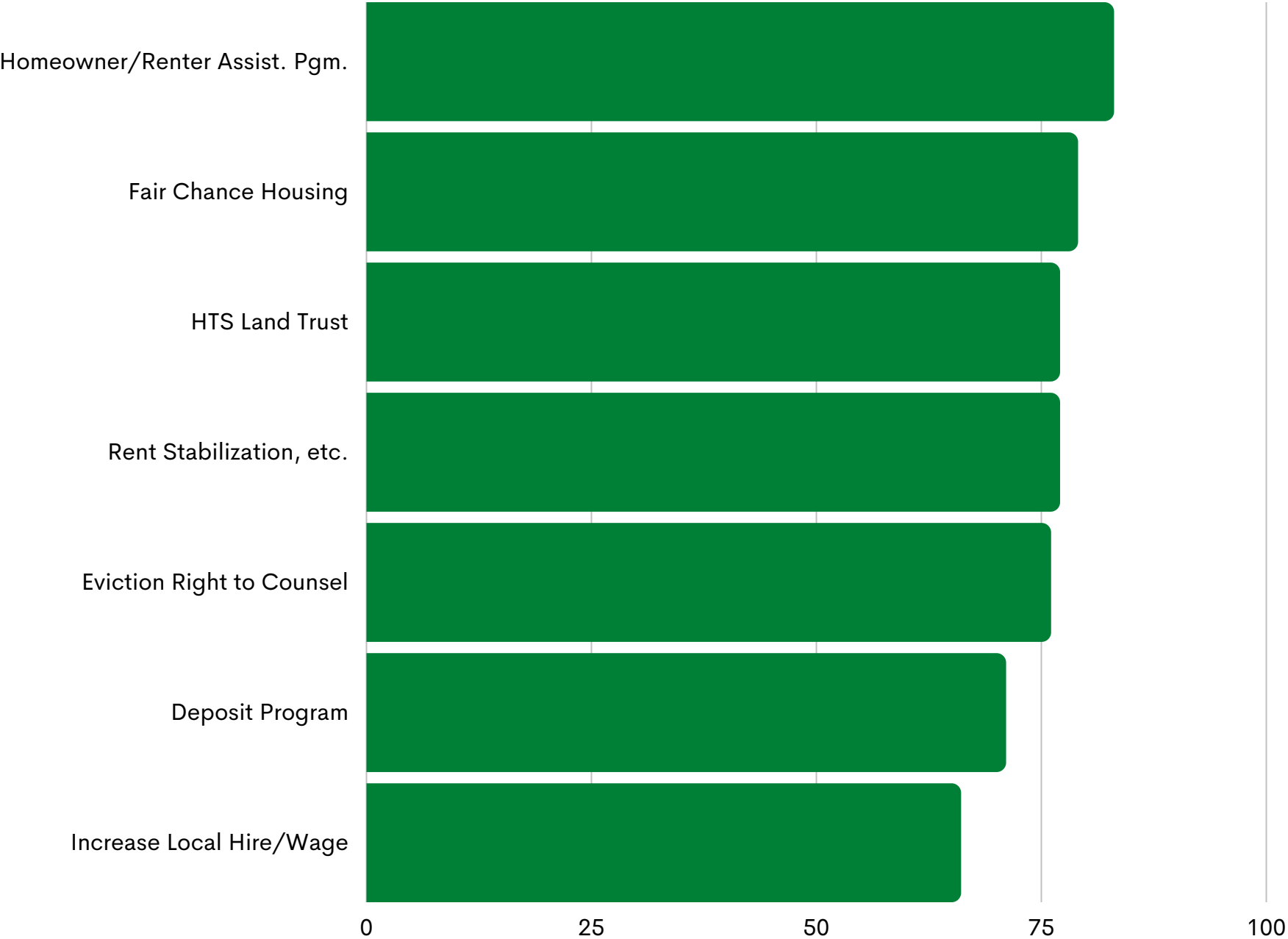




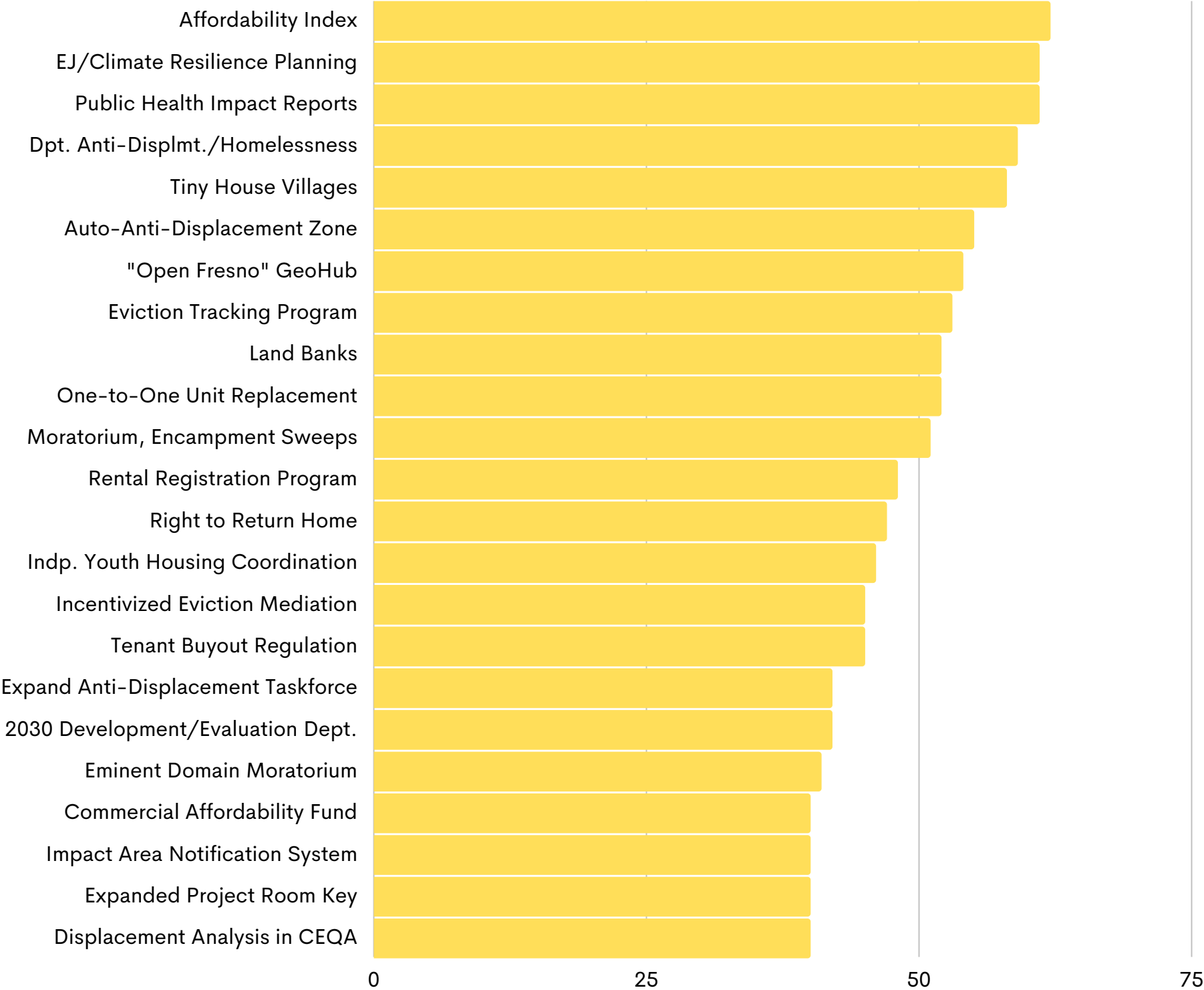


RACE AND ETHNICITY

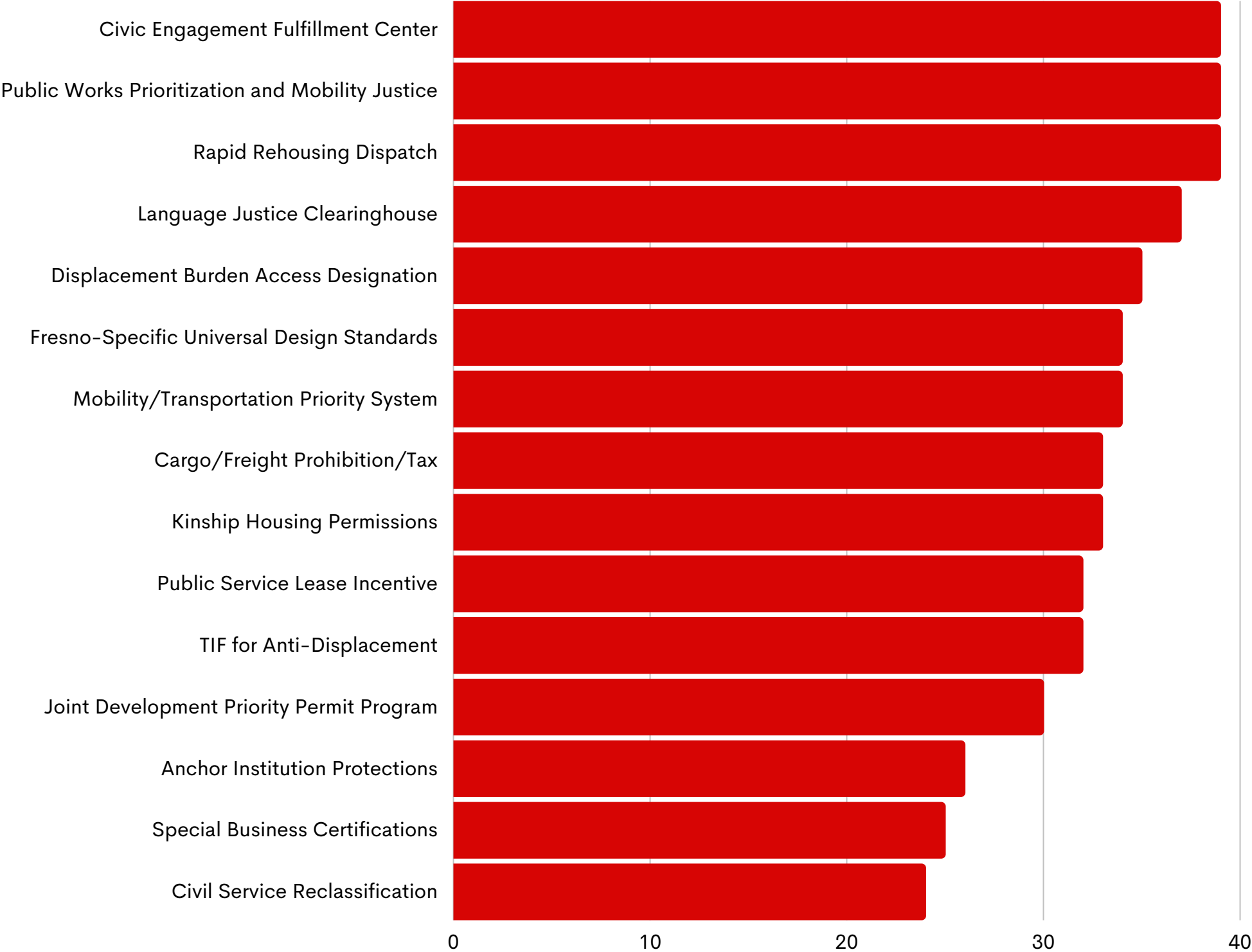
POLICIES SELECTED BY MORE THAN 50% OF THOSE SURVEYED



POLICIES SELECTED BY MORE THAN 33% OF THOSE SURVEYED



POLICIES SELECTED BY LESS THAN 33% OF THOSE SURVEYED

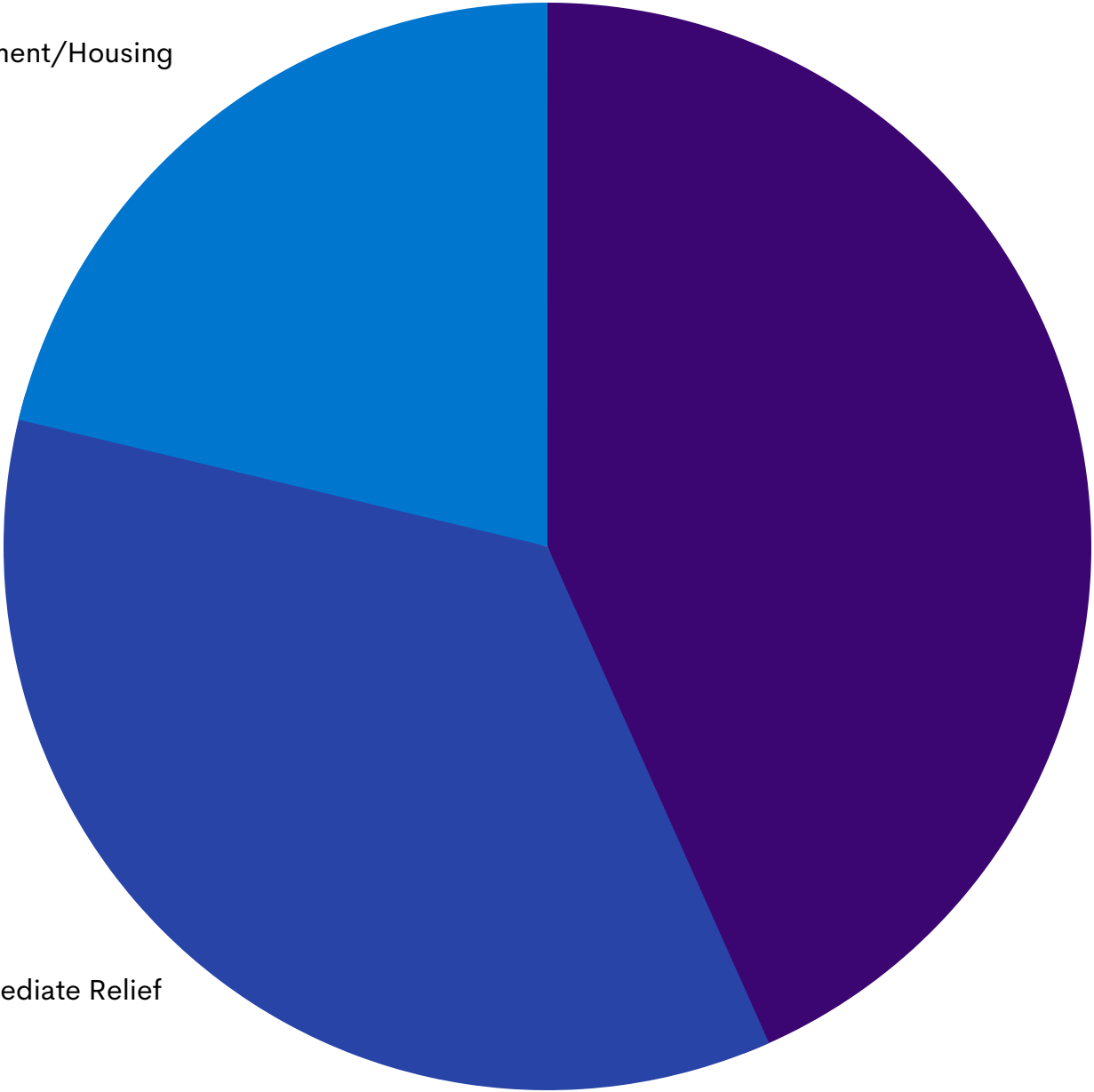


POLICY PACKAGES PREFERRED BY THOSE SURVEYED

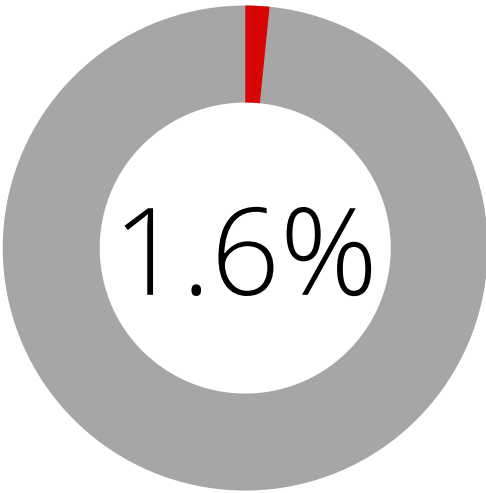
Dignified Civic Engagement/Housing
21.3%

Sustainable Capacity
43.3%

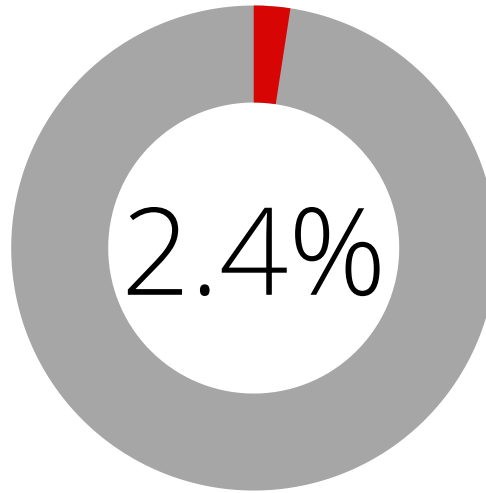
Reduce Harm/Immediate Relief
35.4%



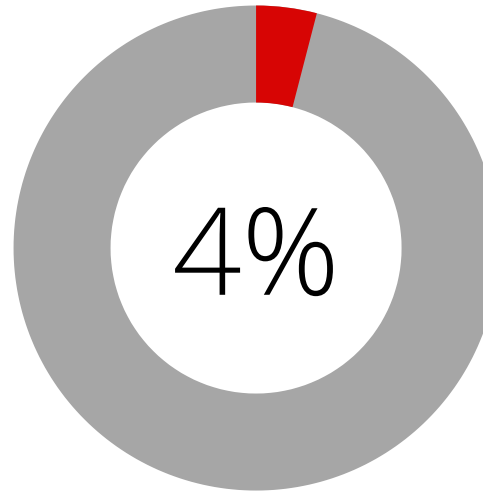
POLICIES THAT MORE THAN 1 PERSON SURVEYED DISAGREED WITH



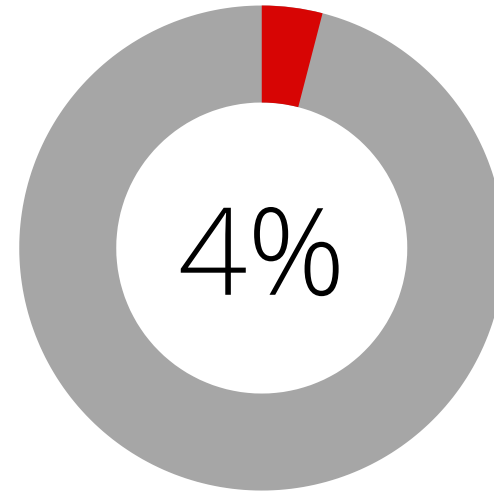
Cargo/Freight Tax



**Moratorium on
Encampment
Sweeps**



Rent Control



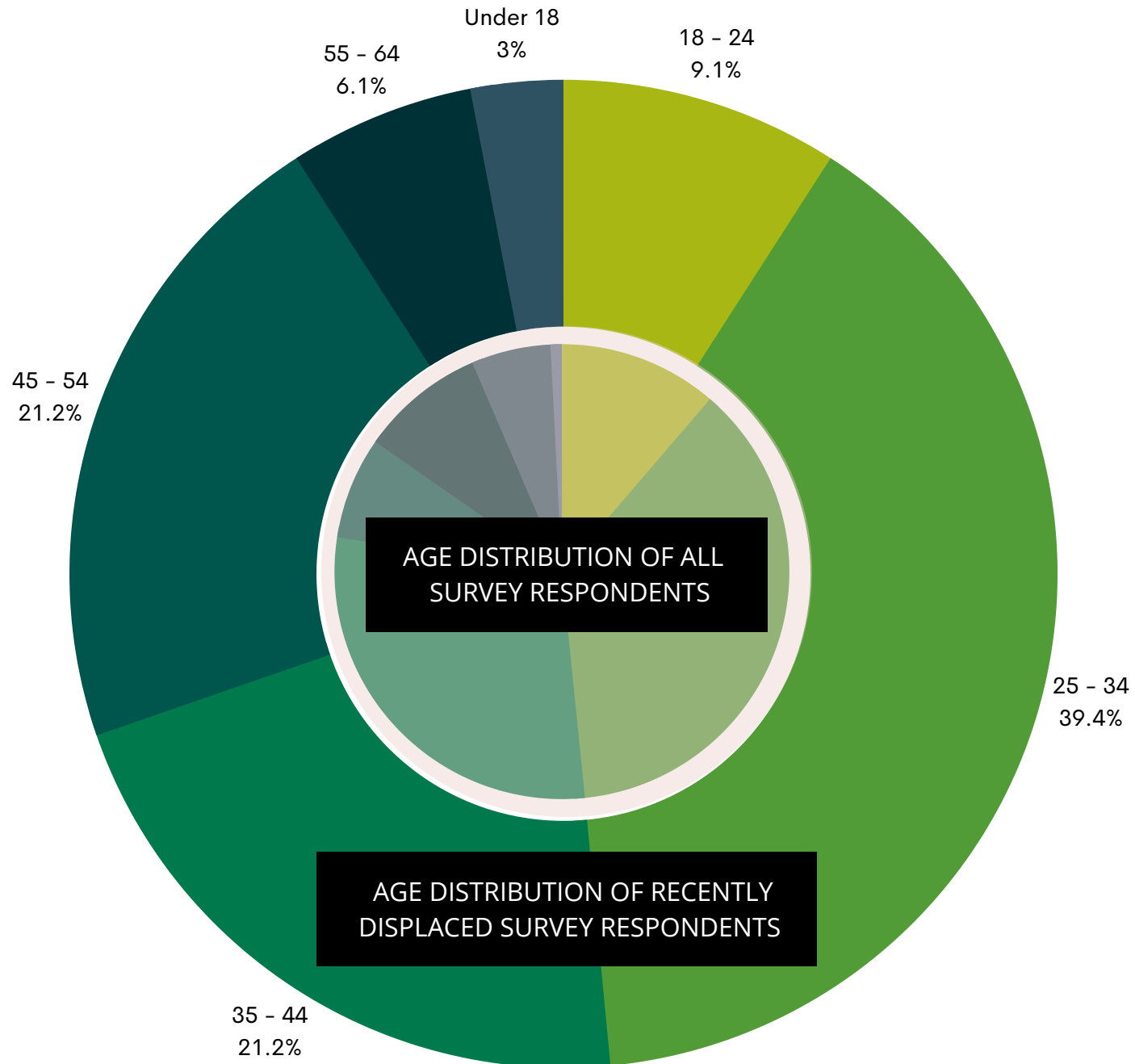
**General
Disagreement/All**

PERCENTAGE OF THOSE SURVEYED WHO'VE RECENTLY BEEN DISPLACED

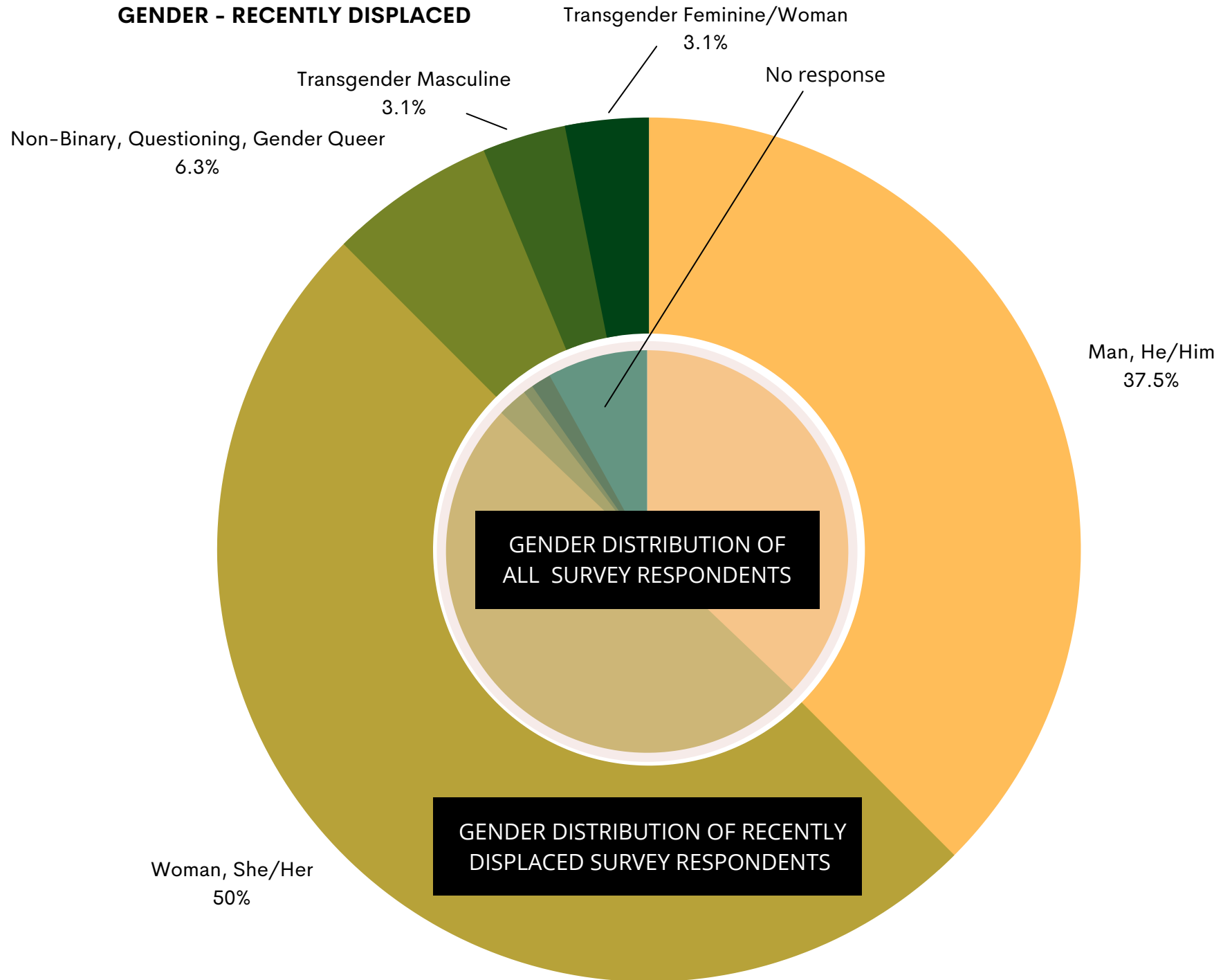
QUESTION: Have you moved in the past 10 years due to an eviction, foreclosure, natural disaster, condo conversion, rent increase, neighborhood violence, or because your home became uninhabitable for other reasons (also known as displacement)?



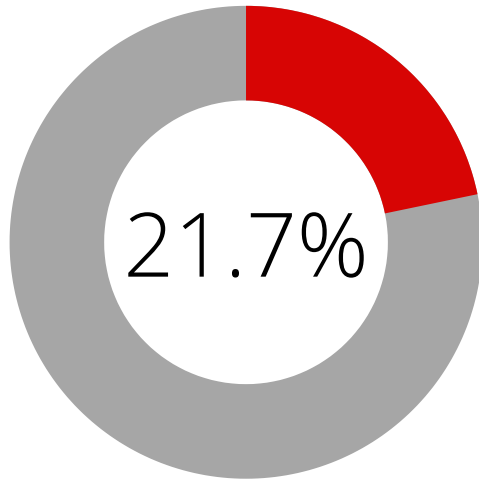
AGE - RECENTLY DISPLACED



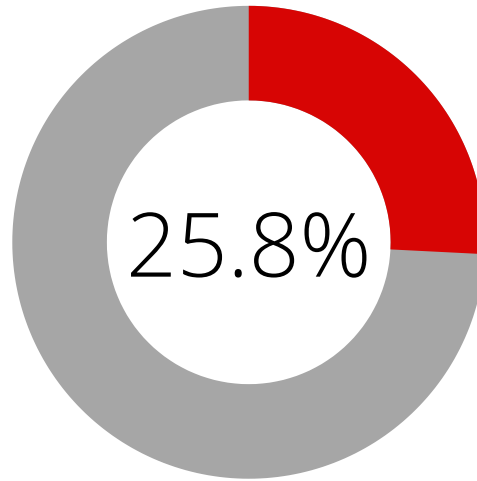
GENDER - RECENTLY DISPLACED



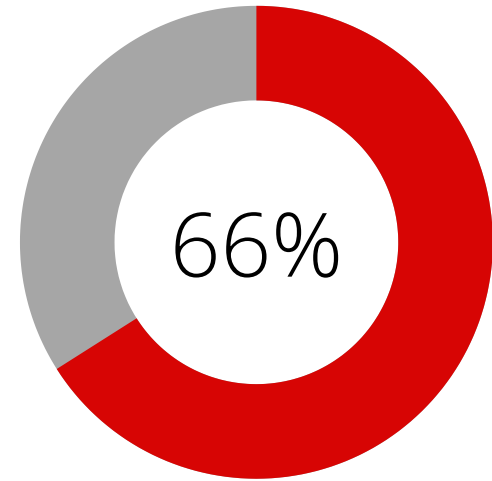
GENDER - PERCENTAGE OF THOSE SURVEYED RECENTLY DISPLACED (PROPORTIONALITY)



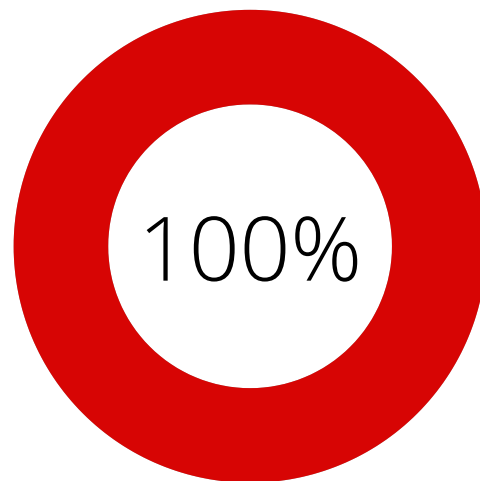
Man, He/Him



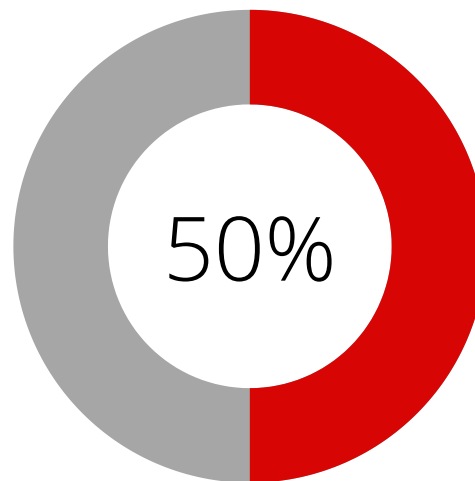
Woman, She/Her



**Nonbinary, Questioning,
Gender Queer**

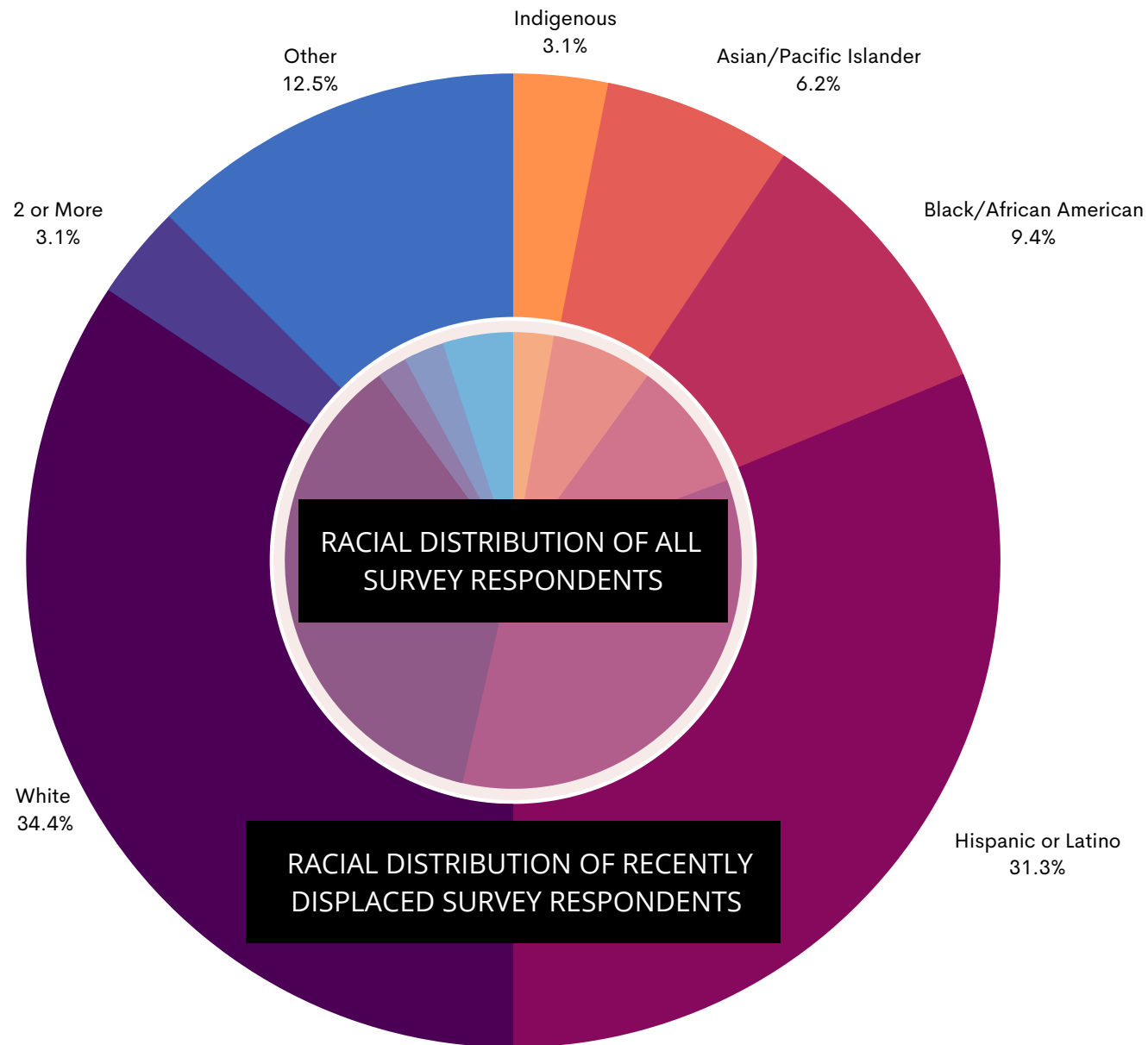


Trans Masc

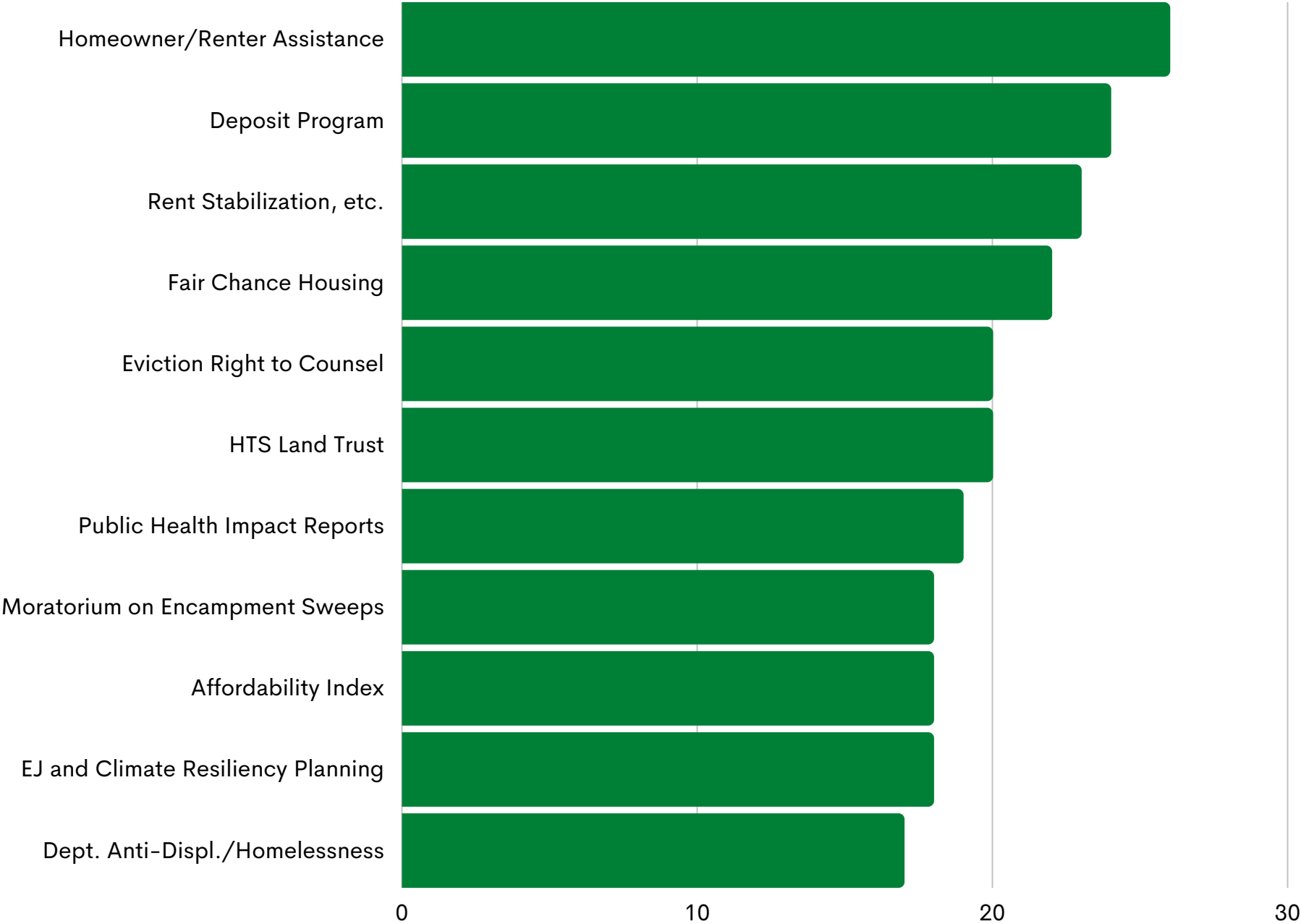


Trans Femme

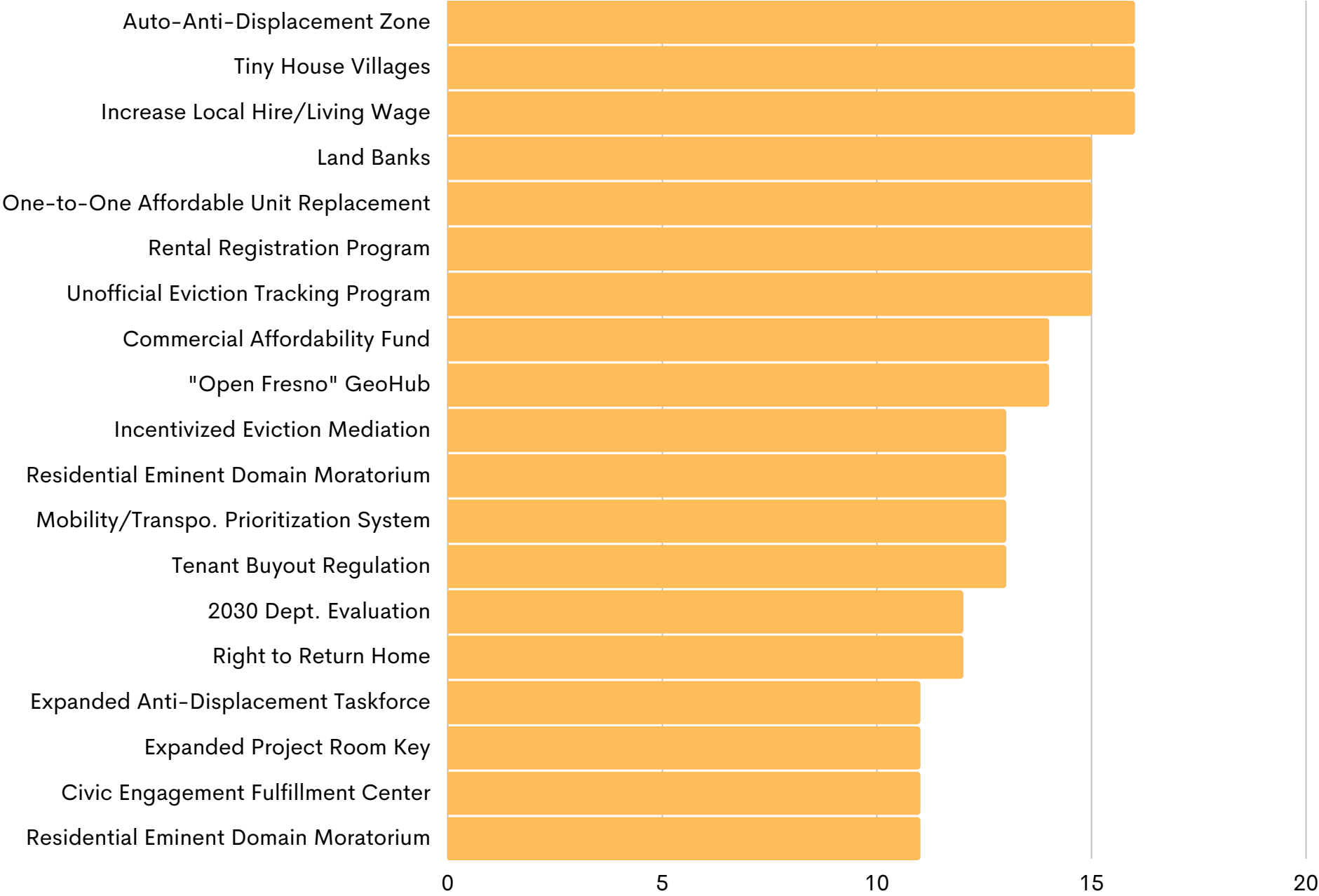
RACE - RECENTLY DISPLACED



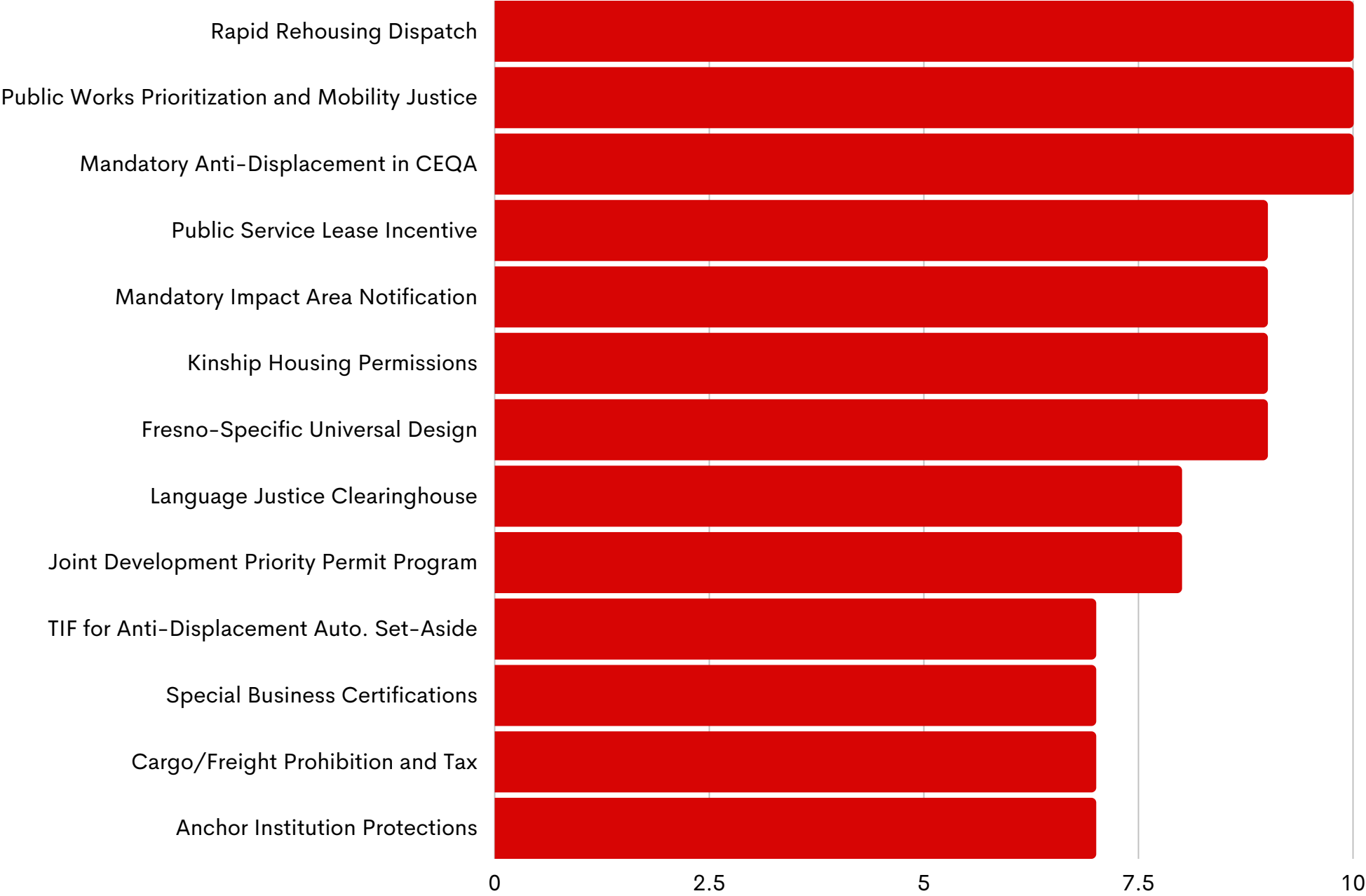
POLICIES SELECTED BY MORE THAN 50% OF THOSE WHO'VE BEEN DISPLACED



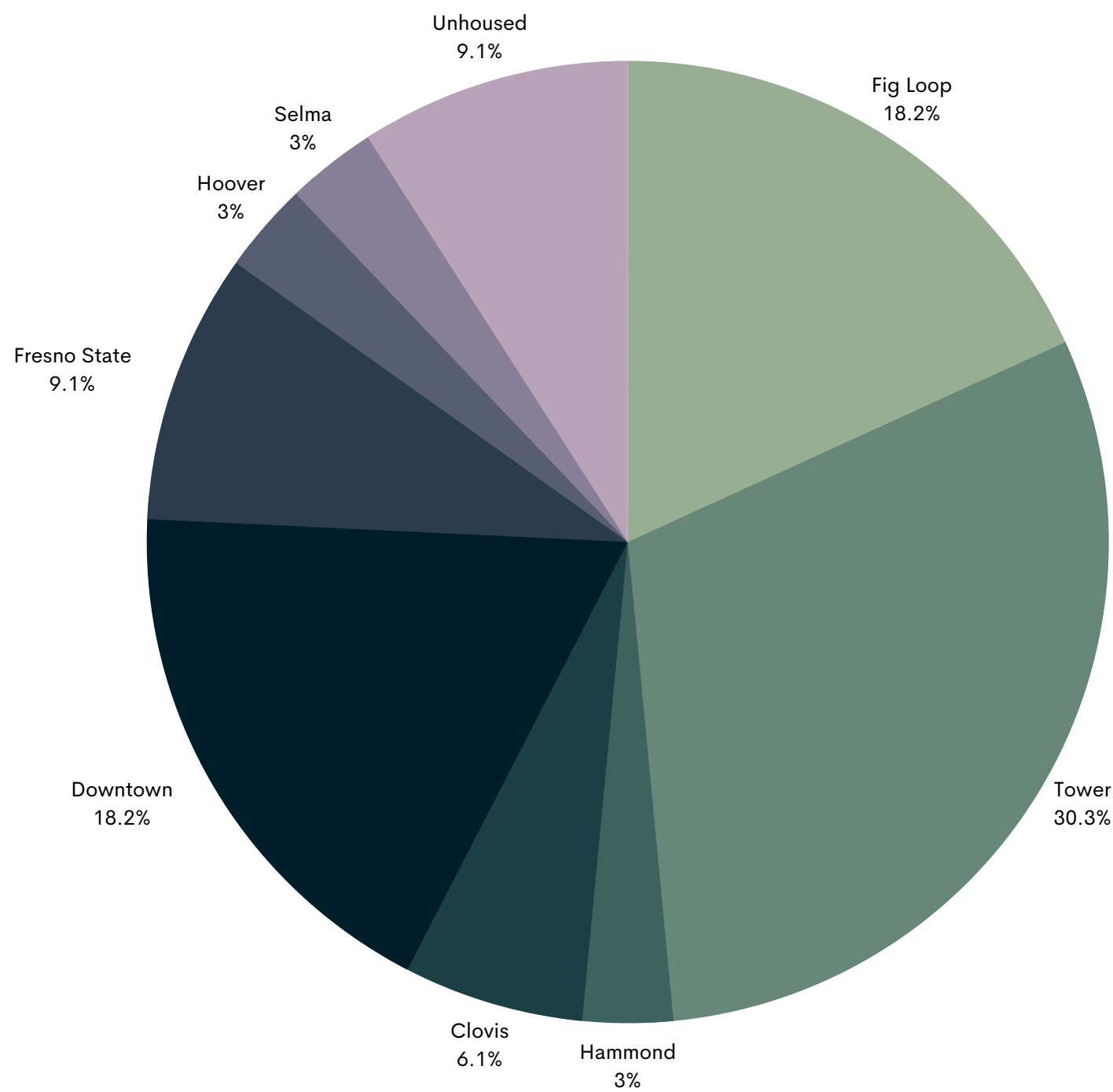
POLICIES SELECTED BY MORE THAN 33% OF THOSE WHO'VE BEEN DISPLACED



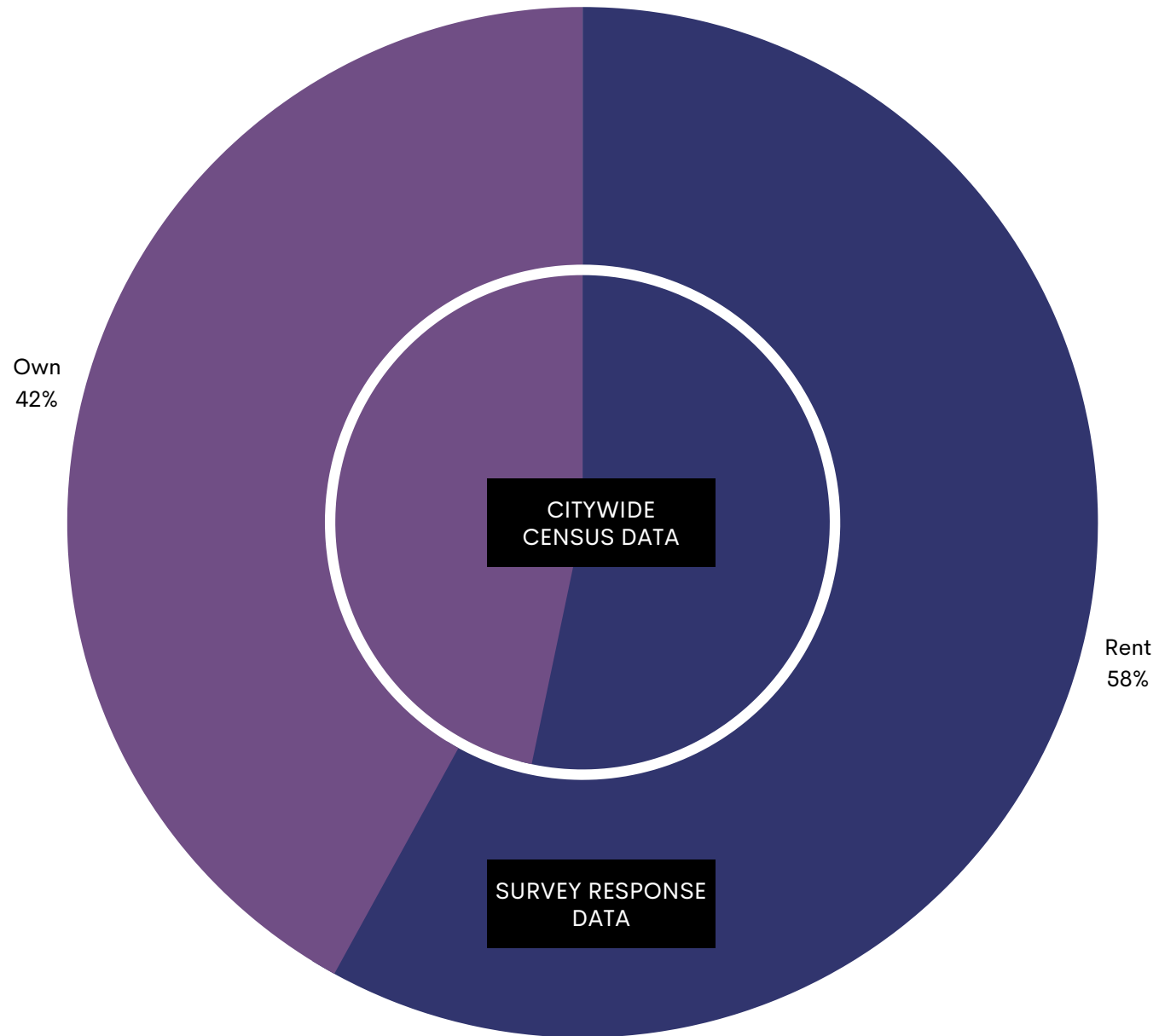
POLICIES SELECTED BY LESS THAN 33% OF THOSE WHO'VE BEEN DISPLACED



CURRENT COMMUNITY ZIP CODE DISTRIBUTION OF THOSE WHO'VE BEEN DISPLACED



DISPLACEMENT RISK INDICATORS - PERCENTAGE OF RENTERS



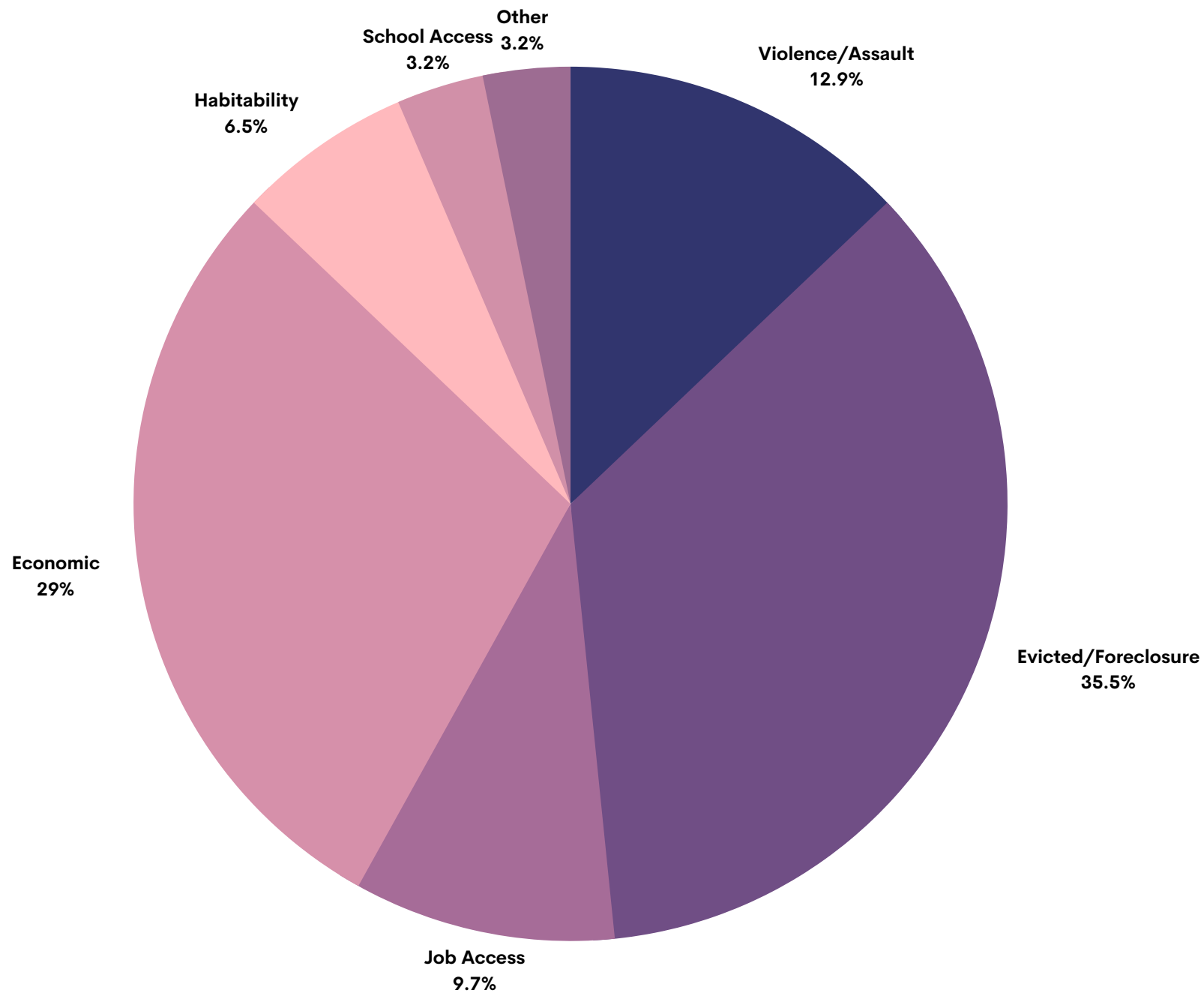
Percentage of Fresno Residents Likely
Displaced within the Last 10 Years

27%

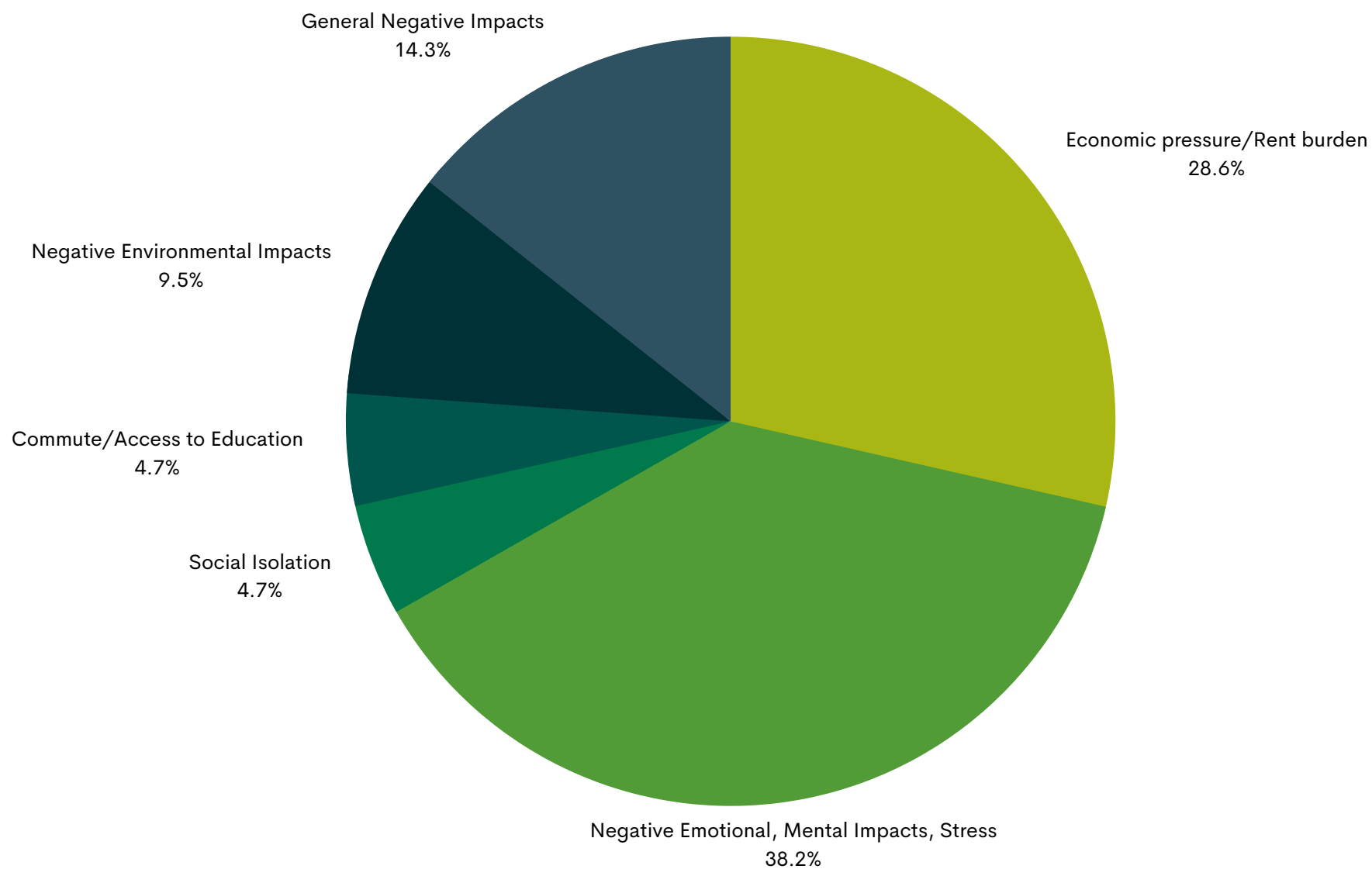
38,350
(apprx)



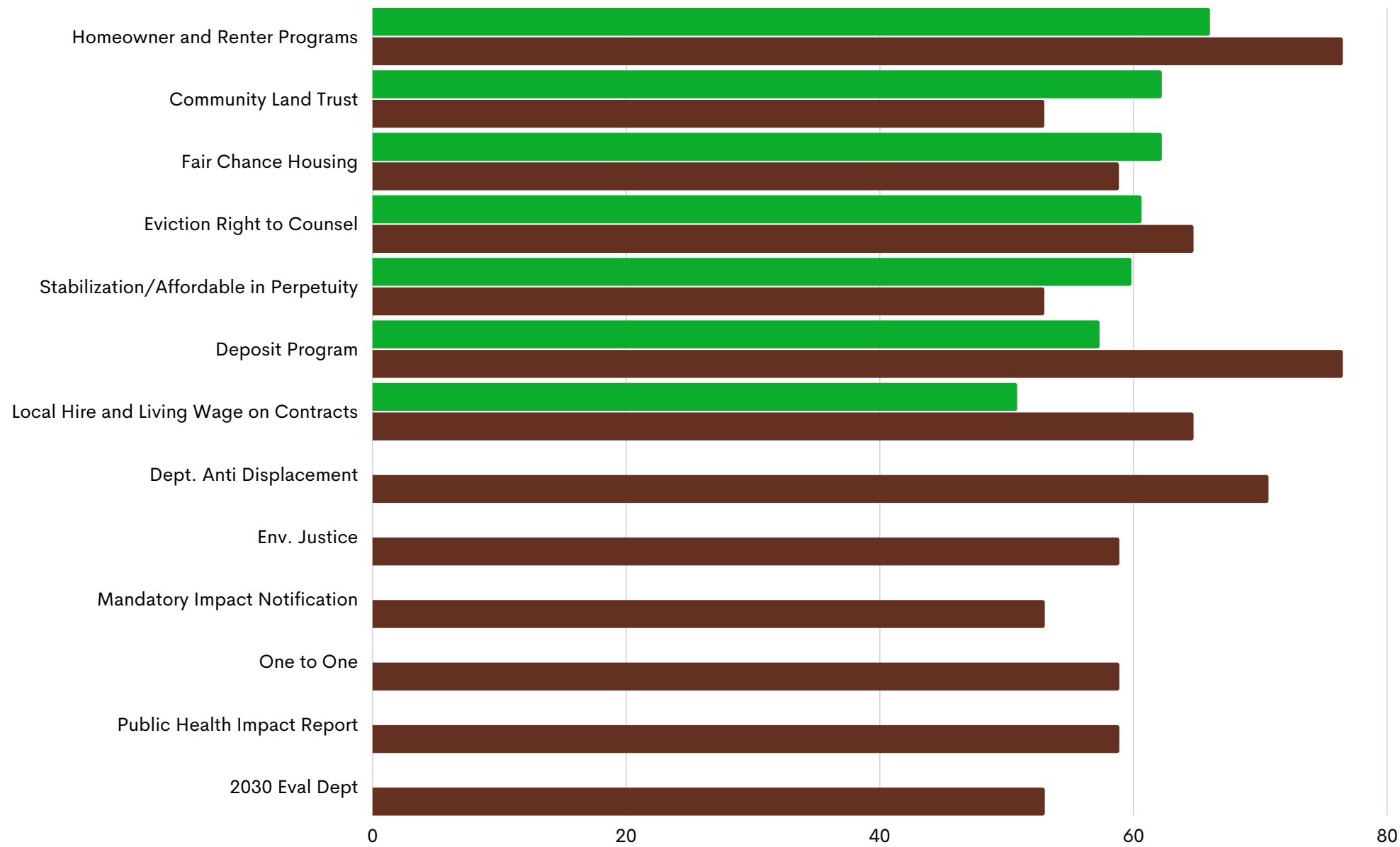
DISPLACEMENT RISK INDICATORS - DISPLACEMENT CAUSES



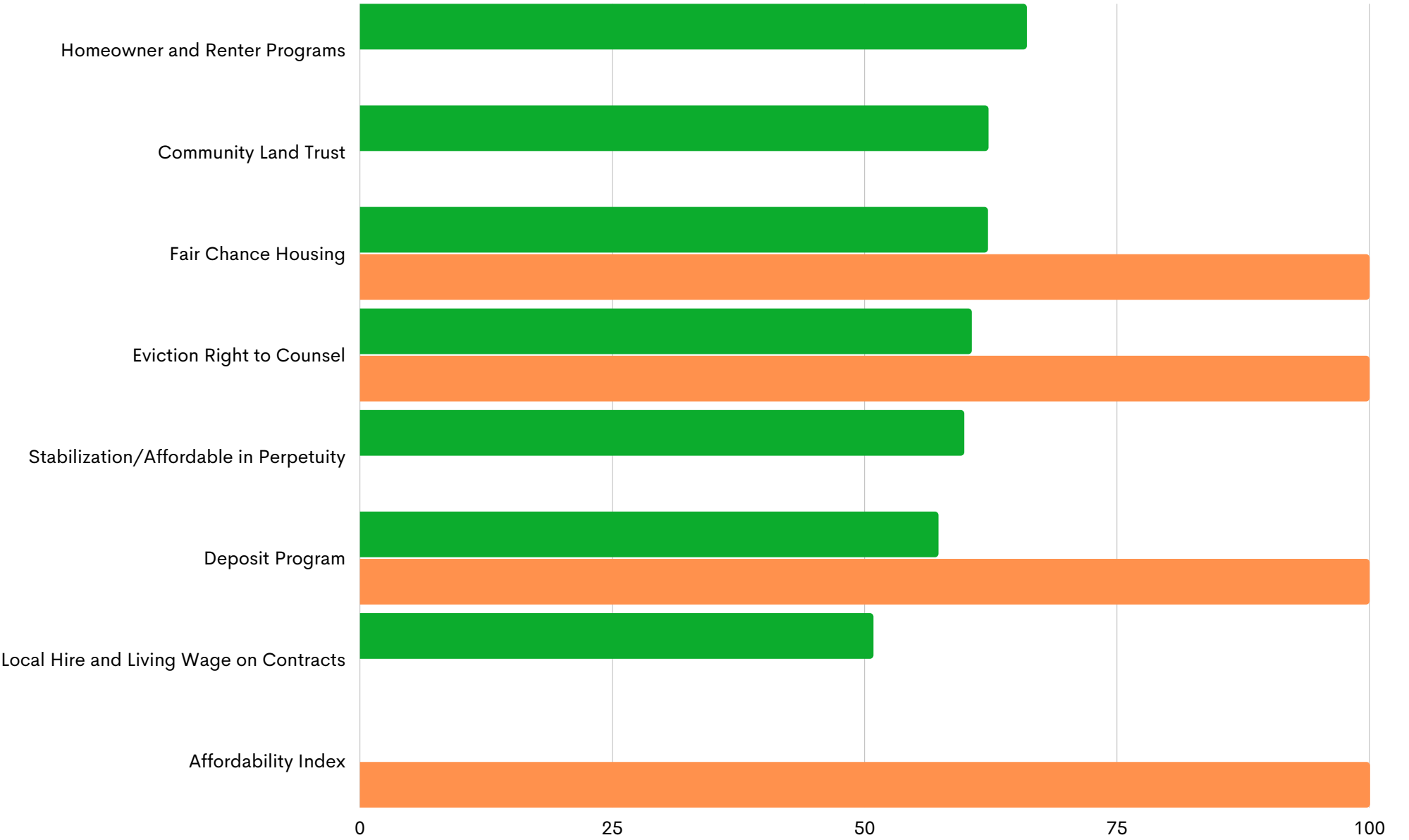
**PARENT RESPONSES:
HOW HAS DISPLACEMENT AFFECTED YOUR QUALITY OF LIFE IN GENERAL?**



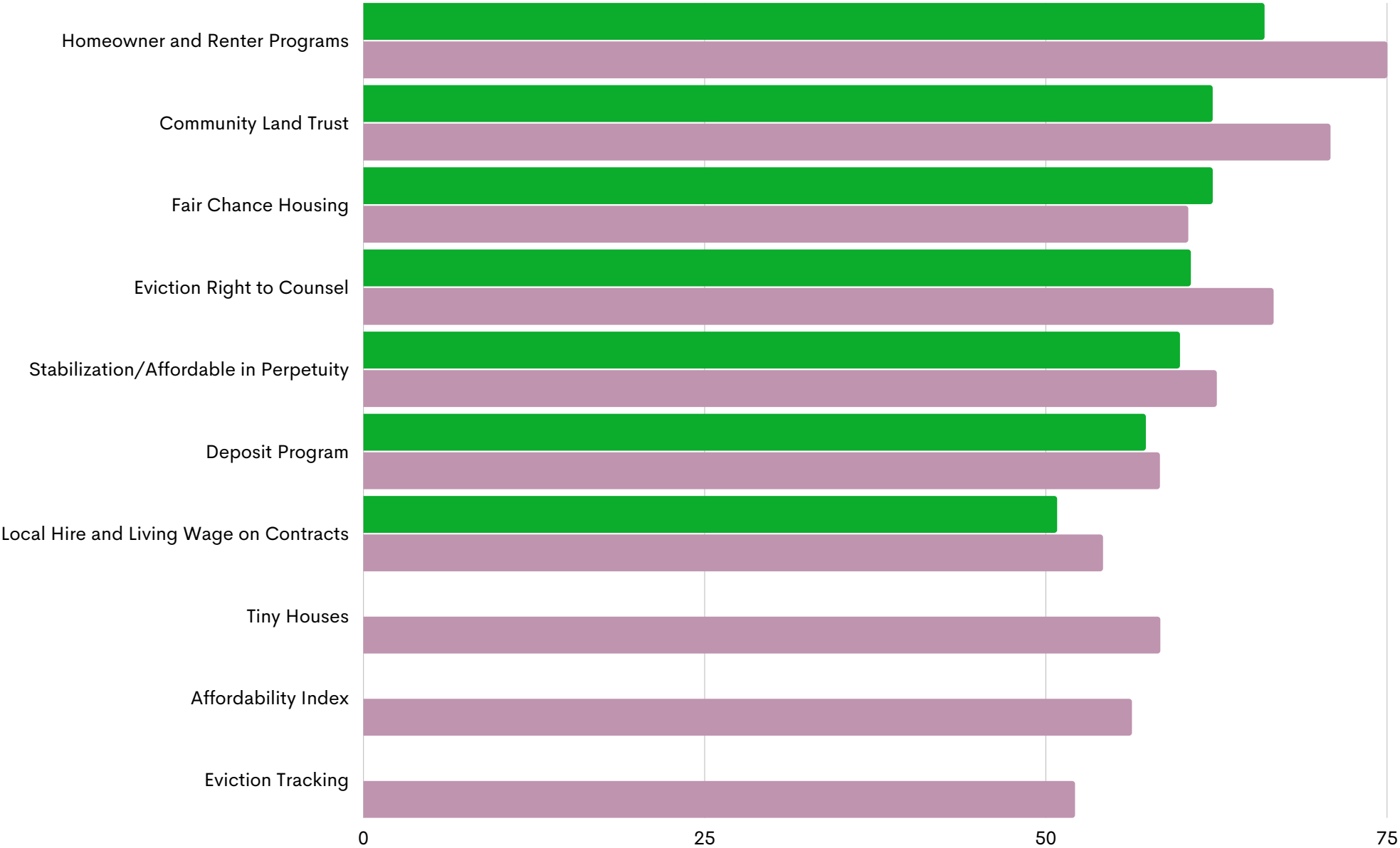
POLICY PREFERENCES: SELECTED BY MAJORITY OF BLACK RESPONDENTS (PERCENTAGE)



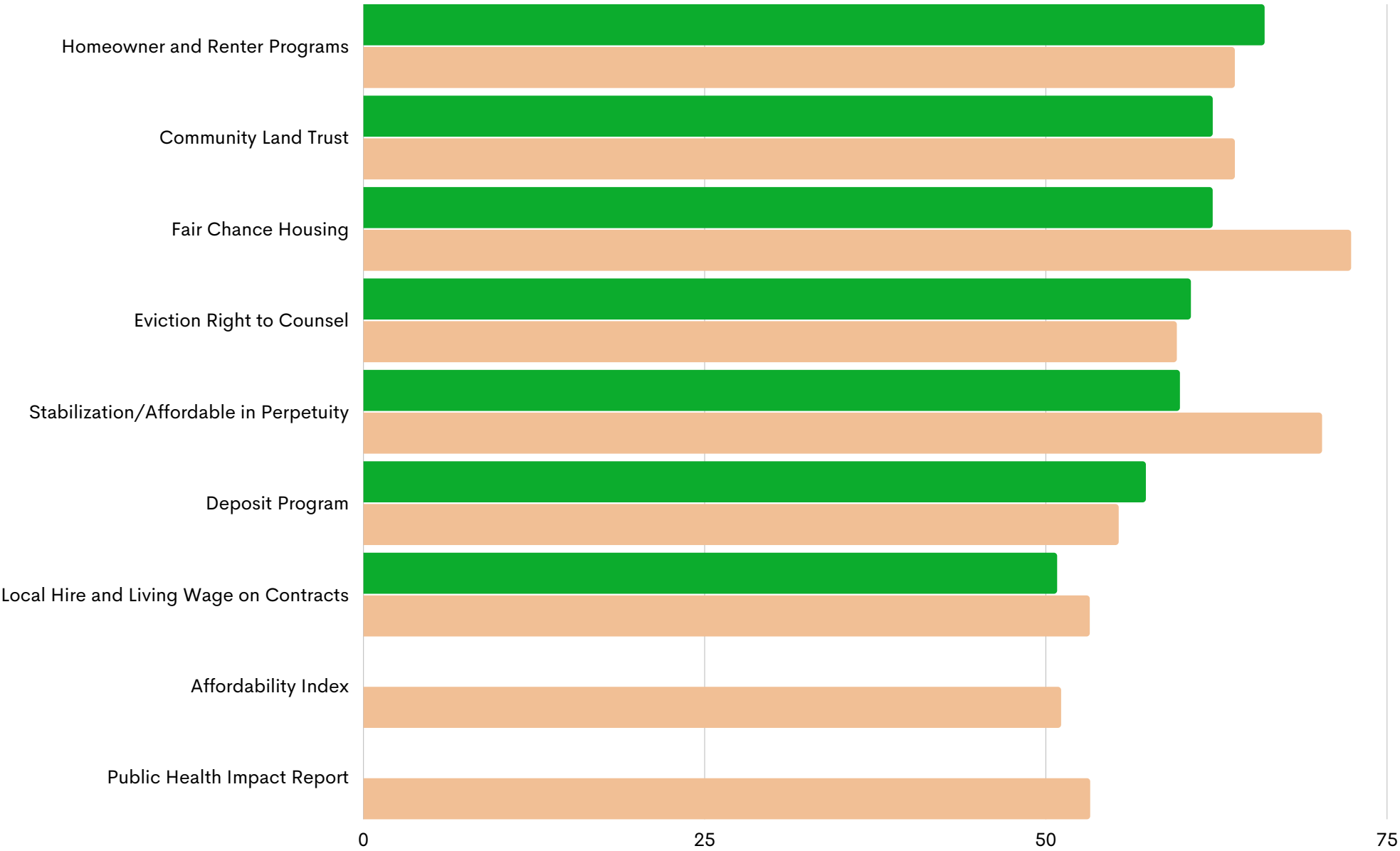
POLICY PREFERENCES: SELECTED BY MAJORITY OF INDIGENOUS RESPONDENTS (PERCENTAGE)



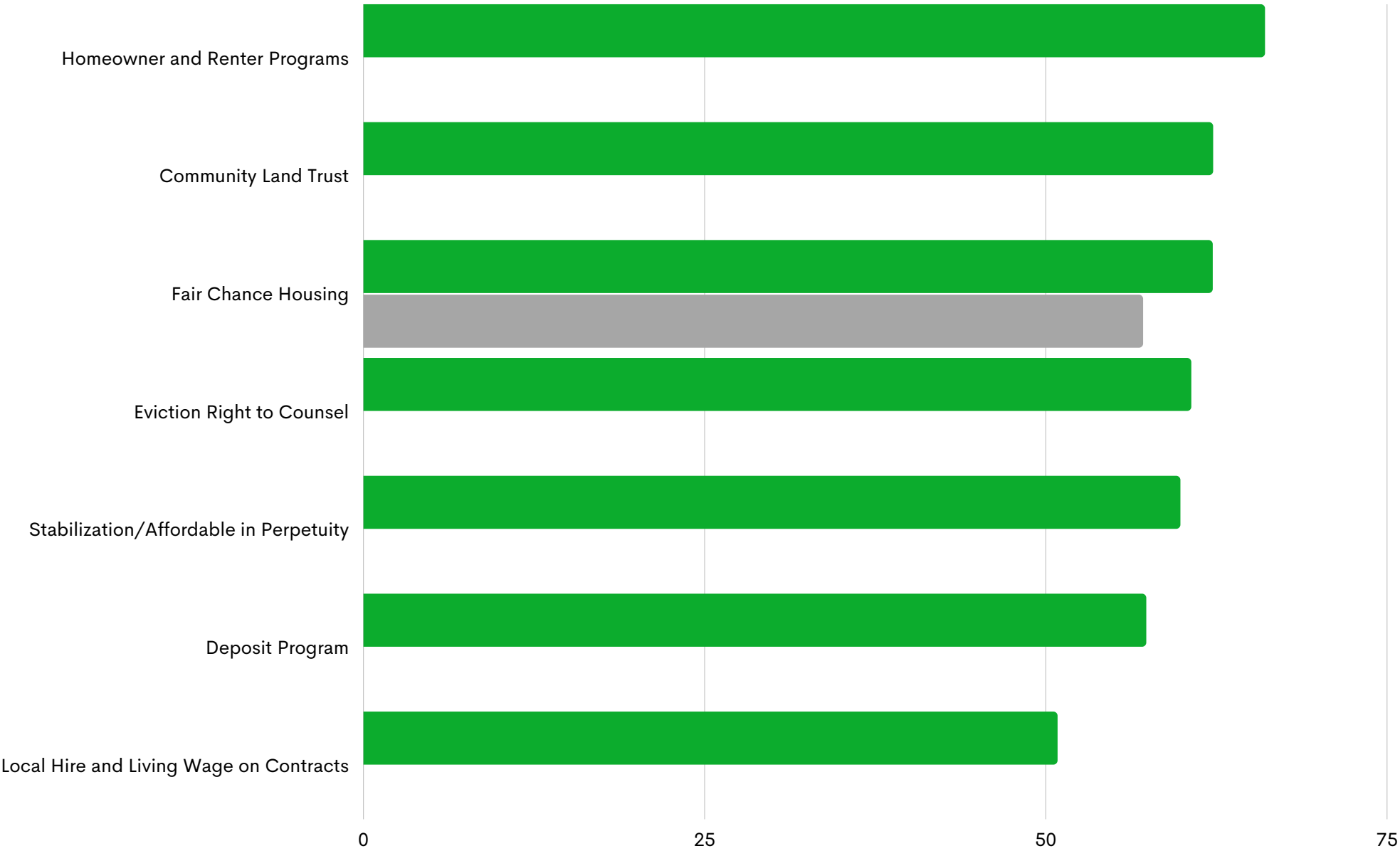
POLICY PREFERENCES: SELECTED BY MAJORITY OF WHITE RESPONDENTS (PERCENTAGE)



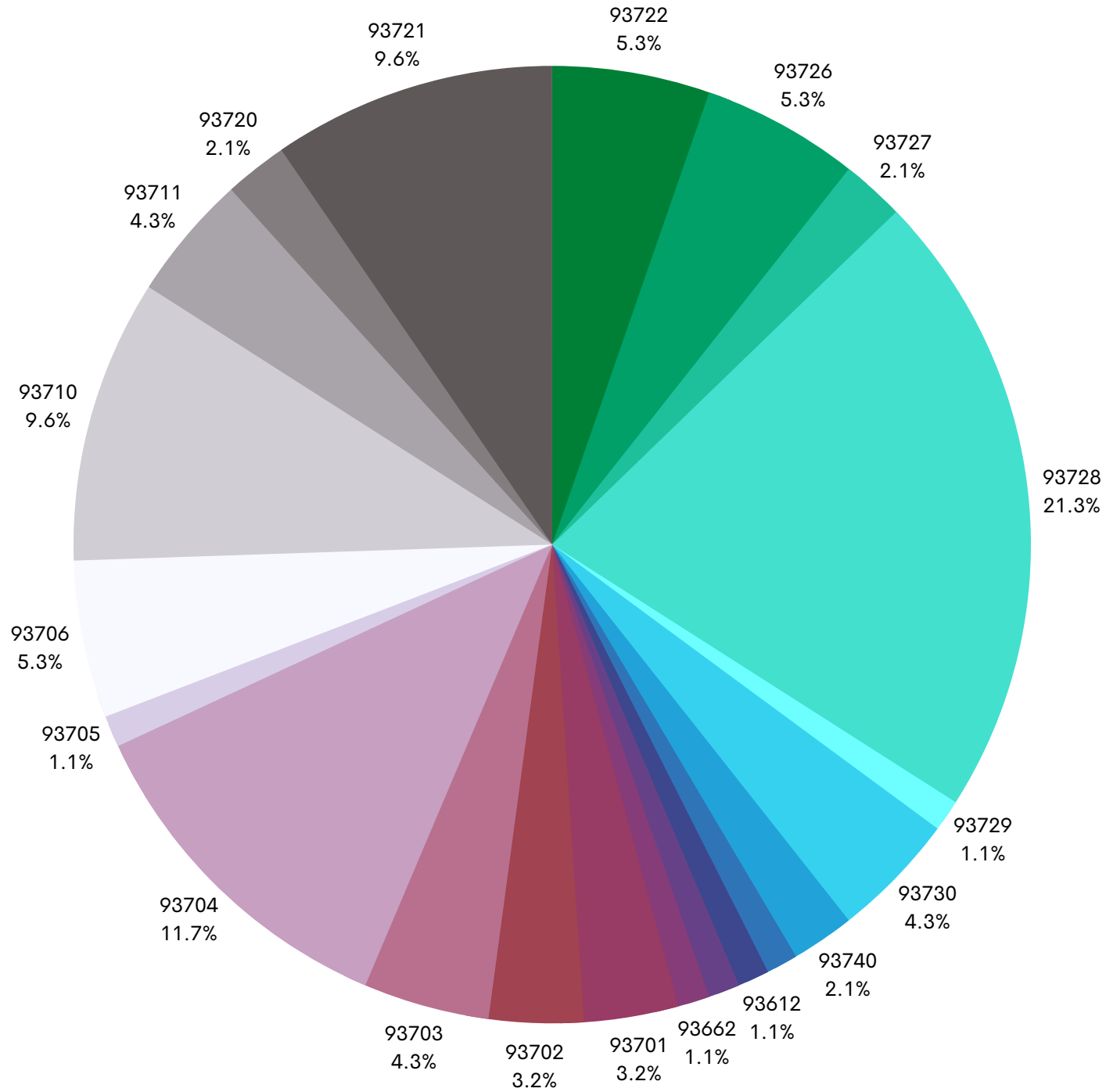
POLICY PREFERENCES: SELECTED BY MAJORITY OF HISPANIC/LATINO RESPONDENTS (PERCENTAGE)



POLICY PREFERENCES: SELECTED BY MAJORITY OF ASIAN/PI RESPONDENTS (PERCENTAGE)



PERCENTAGE OF SURVEY RESPONSES BY ZIP CODE



PERCENTAGE OF SURVEY RESPONSES WITHIN/ADJACENT THE TRANSFORM FRESNO PROJECT AREA

