Here to Stay
A Policy Blueprint for Anti-Displacement in Fresno
Public Comment Preliminary Findings | October 12, 2021
Recap of the Here to Stay Process

Transform Fresno Displacement Avoidance Consultant

- 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.
Recap of the Here to Stay Process

Our Method

- Define the issue and acknowledge the limitations → COVID19, Rapid Renewal, History
- Shared framework for what we mean when we say "displacement"
  - Direct Displacement vs. Indirect Displacement
  - Phases of Displacement (Pioneering, Speculation, Settling, Multilateral Gentrification)
- Archival and historical research
- Social Climate Analysis
- Community Engagement
  - Public meetings, canvassing, transformative justice sessions, and stakeholder interviews
Recap of the Here to Stay Process

Policy Design Process

The key elements of a harm-reduction strategy for policies rooted in displacement intervention include:

- The policy, on its own or in combination with another policy, **addresses a specific element of harm** identified through research and stakeholder perspectives.
- The policy or the implementation plan strives to **identify a specific and intentional recipient of issue-specific, direct intervention**.
- The eligibility/qualifying factor **does not pose an additional burden** or barrier that would contribute to new or additional displacement.
- The policy and the people who implement the policy **intend to create a permanent redress** for the impacts of past harmful planning practices.
Recap of the Here to Stay Process

Policy Design Process

- Priority focus areas informed by community feedback as well as an industry scan
  - Community Ownership
  - Accountability and Transparency
  - Socially Responsible Development Practices
  - Transportation and Connectivity
  - Regulations and Protections
  - Direct Services and Alternatives to Eviction
  - Dignified Housing and Legacy Considerations

- Policies inspired by community policy design labs
Recap of the Here to Stay Process

Policy Recommendation Formula

- Who is most at-risk?
  - Based on our Social Climate Analysis and Resident Interviews, we 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
Recap of the Here to Stay Process

Policy Recommendation Formula

- How soon can we take action?
  - We 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.

- Will the policy fix more than on issue?
  - 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, we ranked policies that could be expressed as direct and intentional acts of atonement higher than the other possible functions of the policies.
Recap of the Here to Stay Process

Policy Recommendation Formula

- How much funding potential does the 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.
Recap of the Here to Stay Process

Here to Stay Public Comment Period

- A four-part virtual public workshop series
- Canvassing
- Hardcopy pickup locations
- Phone banking
- Multiple comment deadline extensions
- Mailers
- General public comment and letter submissions
- Digital and hardcopy survey submissions
Public Comment Response

Total Responses

- Manual surveys - Approximately 50
- Digital surveys - 122 submitted through the Here to Stay portal
- Community Based Organization letter submissions - Approximately 7
  - Membership bases and direct service networks impacting nearly 3500 residents
- Corporate letter submissions - 2
  - Representing approximately 200 individuals with private interest in the subject matter
Preliminary Data Analysis
Quantitative Summary of Digital Surveys Only

***An analysis of open-ended comments, letter submissions, and manual surveys will be included in the final report
Preliminary Data Analysis

Who responded?

AGE

- Under 18: 1
- 18 - 24: 14
- 25 - 34: 46
- 35 - 44: 36
- 45 - 54: 8
- 55 - 64: 9
- 65+: 5
- ? 3

Total responses: 104
Preliminary Data Analysis

Who responded?

<table>
<thead>
<tr>
<th>Trans</th>
<th>M</th>
<th>F</th>
<th>Non-binary</th>
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<tbody>
<tr>
<td>Total</td>
<td>60</td>
<td>43</td>
<td>13</td>
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GENDER
Preliminary Data Analysis
Quantitative Summary of Digital Surveys Only

RACIAL REPRESENTATION
Preliminary Data Analysis
Who responded?

- American Indian or Alaskan Native: 4
- Asian or Pacific Islander: 10
- Black or African American: 11
- Hispanic or Latino: 46
- White or Caucasian: 50
- 2 or more: 4
- Other: 7
- ?: 3

RACE (incl. multiple responses per person)
Preliminary Data Analysis

Who responded?

RACIAL REPRESENTATION ANALYSIS

White or Caucasian: 37%
Hispanic or Latino: 34.1%
Black or African American: 8.1%
Asian or Pacific Islander: 7.4%
Other: 5.2%
American Indian or Alaskan Native: 3%
2 or More: 3%

CITYWIDE CENSUS DATA
SURVEY RESPONSE DATA
Preliminary Data Analysis
Quantitative Summary of Digital Surveys Only

POLICY PRIORITIZATION
RACIALIZED ANALYSIS
Preliminary Data Analysis

Policy Preferences
Selected by Majority of Respondents
(raw total)

- Homeowner and Renter Programs
- Community Land Trust
- Fair Chance Housing
- Eviction Right to Counsel
- Stabilization/Affordable in Perpetuity
- Deposit Program
- Local Hire and Living Wage on Contracts
Preliminary Data Analysis

Policy Preferences Selected by Majority of Black Respondents (percentage)

- Homeowner and Renter Programs
- Community Land Trust
- Fair Chance Housing
- Eviction Right to Counsel
- Stabilization/Affordable in Perpetuity
- Deposit Program
- Local Hire and Living Wage on Contracts
- Dept. Anti Displacement
- Env. Justice
- Mandatory Impact Notification
- One to One
- Public Health Impact Report
- 2030 Eval Dept
- Auto. Anti-Displ. Zone
- Commercial Affordability
Preliminary Data Analysis

Policy Preferences Selected by Majority of American Indian Respondents (percentage)

- Homeowner and Renter Programs
- Community Land Trust
- Fair Chance Housing
- Eviction Right to Counsel
- Stabilization/Affordable in Perpetuity
- Deposit Program
- Local Hire and Living Wage on Contracts
- Affordability Index
Preliminary Data Analysis

Policy Preferences Selected by Majority of Hispanic/Latino Respondents (percentage)

- Homeowner and Renter Programs
- Community Land Trust
- Fair Chance Housing
- Eviction Right to Counsel
- Stabilization/Affordable in Perpetuity
- Deposit Program
- Local Hire and Living Wage on Contracts
- Affordability Index
- Public Health Impact Report
Preliminary Data Analysis

Policy Preferences Selected by Majority of White Respondents (percentage)

- Homeowner and Renter Programs
- Community Land Trust
- Fair Chance Housing
- Eviction Right to Counsel
- Stabilization/Affordable in Perpetuity
- Deposit Program
- Local Hire and Living Wage on Contracts
- Dept. Anti Displacement
- Env. Justice
- Auto. Anti-Displ. Zone
- Tiny Houses
- Affordability Index
- Open Fresno
- Eviction Tracking
Policy Preferences
Selected by Majority of Asian/Pacific Islander Respondents
(percentage)

- Homeowner and Renter Programs
- Community Land Trust
- Fair Chance Housing
- Eviction Right to Counsel
- Stabilization/Affordable in Perpetuity
- Deposit Program
- Local Hire and Living Wage on Contracts
Preliminary Data Analysis
Quantitative Summary of Digital Surveys Only

POLICY PRIORITIZATION
GENERAL ANALYSIS
Preliminary Data Analysis

Policy Preferences
Selected by Majority of Respondents
(raw total)

- Homeowner and Renter Programs
- Community Land Trust
- Fair Chance Housing
- Eviction Right to Counsel
- Stabilization/Affordable in Perpetuity
- Deposit Program
- Local Hire and Living Wage on Contracts
Preliminary Data Analysis

Policy Preferences
Selected by 33-50% of Respondents

- Affordability Index
- Public Health Impact Reports
- Anti-Displacement Zone
- Open Access
- Eviction Tracking
- One to One Units
- Right to Return
- Ind. Youth Housing
- Expanded Anti-Displacement Task Force
- Commercial Affordability Fund
Preliminary Data Analysis

Priority Focus Area

- Sustainable capacity: 44.3%
- Dignified civic engagement/housing: 20.5%
- Reduce harm/immediate relief: 35.2%
### Preliminary Data Analysis

#### Sustainable Capacity for Ongoing Displacement Avoidance

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<tbody>
<tr>
<td>1.</td>
<td>Expanded Anti-Displacement Taskforce Oversight</td>
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<td>2.</td>
<td>Civil Service Reclassification</td>
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<td>3.</td>
<td>Special Business Certifications and Inclusive Procurement and RFP Processes</td>
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<td>4.</td>
<td>Environmental Justice and Climate Resiliency Planning</td>
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<td>5.</td>
<td>Rental Registration Program</td>
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<td>6.</td>
<td>Joint Development Priority Permitting Program</td>
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<td>7.</td>
<td>Language Justice Clearinghouse</td>
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<td>8.</td>
<td>Fresno Civic Engagement Fulfillment Center</td>
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<td>9.</td>
<td>Public Service Lease Incentive</td>
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<td>10.</td>
<td>Department of Anti-Displacement and Homelessness Intervention</td>
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<td>11.</td>
<td>One-to-One Affordable Unit Replacement Action Plan</td>
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<td>12.</td>
<td>Cargo/Freight Prohibition and Revenue Tax</td>
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<td>13.</td>
<td>Unofficial Eviction Tracking Program</td>
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<td>14.</td>
<td>Land Banks</td>
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<td>15.</td>
<td>&quot;OpenFresno&quot; - Full Access to Data and Plans through a GeoHub Platform</td>
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<td>16.</td>
<td>2030 Development, Evaluation, and Technical Assistance Department</td>
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<td>17.</td>
<td>Tax Increment Financing for Anti-Displacement Automatic Set-Aside</td>
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<td>18.</td>
<td>Mobility Conditions Transportation Prioritization System</td>
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Preliminary Data Analysis

Reduce harm and provide the most immediate relief.

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<td>1.</td>
<td>Moratorium on Encampment Sweeps</td>
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<td>2.</td>
<td>Fresno-Specific Universal Design Standards</td>
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<td>3.</td>
<td>Residential Eminent Domain Moratorium</td>
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<td>Public Health Impact Reports</td>
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<td>Eviction Right-to-Counsel</td>
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<td>Displacement Burden Access Designation</td>
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<td>7.</td>
<td>Tenant Buyout Regulation</td>
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<td>8.</td>
<td>Mandatory Inclusion of Displacement Analysis in all CEQA Analyses</td>
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<td>9.</td>
<td>“Here to Stay” Affordability Index</td>
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<td>10.</td>
<td>Mandatory Impact Area Notification System</td>
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<td>11.</td>
<td>Right To Return Home</td>
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<td>Public Works Prioritization and Mobility Justice</td>
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<td>13.</td>
<td>“Here to Stay” Deposit Program</td>
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<td>14.</td>
<td>Dignified Tiny House Villages and Scattered Site Housing</td>
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<td>15.</td>
<td>Independent Youth Housing Coordination</td>
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<td>16.</td>
<td>Incentivised Eviction Mediation</td>
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<td>17.</td>
<td>“Here to Stay” Homeowner and Renter Assistance Programs</td>
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<td>18.</td>
<td>Expanded Project Roomkey</td>
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<td>19.</td>
<td>Automatic Anti-Displacement Zone</td>
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<td>20.</td>
<td>Commercial Affordability Fund</td>
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<td>21.</td>
<td>Rapid Rehousing Dispatch</td>
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Preliminary Data Analysis

Responses indicating disagreement

- Rent control: 4%
- All: 4%
- Freight Taxes: 1.6%
- Moratorium on Encampment Sweeps: 2.4%
Preliminary Data Analysis
Quantitative Summary of Digital Surveys Only

DISPLACEMENT RISK INDICATORS
GENERAL ANALYSIS
Preliminary Data Analysis

Displacement Risk Indicators
Percentage of Renters

- Own: 42%
- Rent: 58%

CITYWIDE CENSUS DATA

SURVEY RESPONSE DATA
Preliminary Data Analysis
Displacement Risk Indicators

Percentage of Fresno Residents Likely Displaced within the Last 10 Years: 27% (approx) 38,350
Preliminary Data Analysis

Displacement Risk Indicators

- Evicted/Foreclosure: 35.5%
- Economic: 29%
- Violence/Assault: 12.9%
- Job Access: 9.7%
- Habitability: 6.5%
- School Access: 3.2%
- Other: 3.2%

Displacement Causes

- Economic: 29%
- Evicted/Foreclosure: 35.5%
- Violence/Assault: 12.9%
- Job Access: 9.7%
- Habitability: 6.5%
- School Access: 3.2%
- Other: 3.2%
Preliminary Data Analysis

Displacement Risk Indicators

PARENT RESPONSES: How has displacement affected your quality of life in general?

- Negative Emotional, Mental Impacts, Stress: 38.2%
- Economic pressure/Rent burden: 28.6%
- General Negative Impacts: 14.3%
- Negative Environmental Impacts: 9.5%
- Commute/Access to Education: 4.7%
- Social Isolation: 4.7%

(Top 5 categories with percentages)
Preliminary Data Analysis
Quantitative Summary of Digital Surveys Only

PRELIMINARY RECOMMENDATIONS
BASED ON GENERAL ANALYSIS
Thrivance Group's Top 10 Preliminary Recommendations

Policy Selection based on Equitable Analysis

Top Three:
- Homeowner and Renter Assistance Programs
- Deposit Program
- Fair Chance Housing

Additional Necessary to Respond to Displacement Risks:
- Eviction Right to Counsel
- Youth Housing Coordination
- Environmental Justice Planning
- Land Trust
- Local Hire and Living Wage Mandates
- Anti-Displacement Designation Zone
- Rent Stabilization Initiatives
Recommended Next Step

Path to Implementation

1. Final/complete analysis
2. Determine/revisit task force core objectives and conduct a prioritization analysis that weighs the results of public comments against those objectives, as well as Thrivance’s recommendations (publish prioritization formula/process)
3. Rank all policy recommendations that achieved aggregate and disaggregate prioritization through public comment
4. Develop an implementation and resource plan for the top ten
5. Present top ten policies and implementation plan to City Council
6. Produce and publish a report that outlines an implementation plan for the remaining policy recommendations that achieved aggregate and disaggregate prioritization through public comment
7. Final decision at City Council
8. Implementation
THANK YOU