

ANTI-DISPLACEMENT TASK FORCE AGENDA

MONDAY, JUNE 3, 2019

4:00 – 6:00 PM

FRESNO WESTSIDE SEVENTH-DAY ADVENTIST CHURCH
2750 MARTIN LUTHER KING, JR. BLVD, FRESNO, CA 93706

TASK FORCE MEMBERS

Ana Lilia DeAlba
Debbie Darden
Morgan Doizaki
Grecia Elenes
Robert Fuentes

Kathryn Forbes*
*Alternate: Artie Padilla
Sal Gonzales
Hilda Lopez
Patience Milrod, Chair

Eric Payne*, Vice Chair
*Alternate: Cherella Nicholson
Preston Prince

AGENDA

- I. Welcome and Introductions**
- II. Review of Agenda**
- III. Meeting Summary for 5/06/19 ([Attachment A](#))**
- IV. Task Force Input on Transform Fresno Displacement Avoidance Plan**
 - a. Summary of 5/15/19 Public Workshop ([Attachment B](#))
- V. Draft 2019 Downtown Displacement Report Input ([Attachment C](#))**
- VI. Follow-Up From Last Meeting**
 - a. Jensen Avenue Widening
- VII. Unscheduled Oral Communications**
- VIII. Adjournment**

GRUPO DE TRABAJO ANTI-DESPLAZAMIENTO

LUNES EL 3 DE JUNIO DEL 2019

4:00 – 6:00 PM

FRESNO WESTSIDE SEVENTH-DAY ADVENTIST CHURCH
2750 MARTIN LUTHER KING, JR. BLVD, FRESNO, CA 93706

MIEMBROS DEL GRUPO DE TRABAJO

Ana Lilia DeAlba
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Preston Prince

AGENDA

- I. Bienvenida y Presentaciones**
- II. Revisión de la Agenda**
- III. Resumen de la Reunión del 6 de mayo, 2019 ([Adjunto Archivo A](#))**
- IV. Transformar Fresno Plan de Evitación de Desplazamiento- Taller Input**
 - a. Resumen del Taller Comunitario del 15 de mayo, 2019 ([Adjunto Archivo B](#))
- V. 2019 Informe Sobre Desplazamiento en el Centro de Fresno, Borrador – Taller Input ([Adjunto Archivo C](#))**
- VI. Información Pendiente de la Reunión Anterior**
 - a. Ampliación de la Avenida Jensen
- VII. Comunicaciones No Programadas**
- VIII. Clausura**

Attachment A: Meeting Summary 5/06/19

ANTI-DISPLACEMENT TASK FORCE MEETING SUMMARY

MONDAY, MAY 6, 2019

4:00 – 6:00 PM

FRESNO WESTSIDE SEVENTH-DAY ADVENTIST CHURCH
2750 MARTIN LUTHER KING, JR. BLVD, FRESNO, CA 93706

TASK FORCE MEMBERS

Ana Lilia DeAlba -A
Debbie Darden - A
Morgan Doizaki -P
Grecia Elenes - P
Robert Fuentes - P

Kathryn Forbes* - P
*Alternate: Artie Padilla - P
Sal Gonzales - A
Hilda Lopez - A
Patience Milrod, Chair - P

Eric Payne*, Vice Chair - P
*Alternate: Cherella Nicholson
- P
Preston Prince - P

P = Present, A = Absent

Staff Present: H Spees, Director, Strategic Initiatives, Office of the Mayor & City Manager
Laura Merrill, Deputy City Manager, Office of the Mayor & City Manager
Courtney Espinoza, Business Manager, Office of the Mayor & City Manager
Raj Badhesha, Senior Deputy City Attorney, City Attorney's Department
Sophia Pagoulatos, Planning Manager, Development and Resource Management Department
Jackie Ryle, Facilitator/scribe

AGENDA

I. Welcome and Introductions

Chair Milrod opened the meeting, expressed appreciation to those present for their interest, cited the purpose of the Task Force, and thanked staff for their summary of the last meeting, which is more of a staff record and not an official record

II. Review of Agenda

Chair Milrod suggested moving the Transform Fresno Displacement Avoidance Plan Workshop Input up on the agenda to follow the structure and logistics item. There was no objection to that move.

III. Meeting Summary for 4/29/19 (Attachment A)

IV. Structure/Logistics

a. Operating Rules / Decision Making (Attachment B)

Chair Milrod referenced the organizational meeting held on April 29, 2019 which was lively, helpful, and emotionally powerful, and cited the need for some structure for the Task Force to meet its goal to make recommendations to prevent displacement and hear from the community as much as possible. It was agreed there is need and the following operating rules were developed by the Task Force and accepted by unanimous consensus. It was also agreed that in the course of moving forward, they can be adjusted by the Task Force.

- Public comment will be limited to the agenda item under discussion. The one exception is Unscheduled Oral Communications;
- Public Comment will be limited to three minutes. Allowance will be made in the event there is need for interpretation;
- There will be a limit of two public comments per person per agenda item
- Informal listening sessions will be scheduled in addition to regular task force meetings.

Process

- Those wishing to comment will be called upon by the Chair;
- There may be two opportunities to comment up to three minutes each; once before and once following Task Force discussion;
- At the suggestion of a representative of the City Attorney's office, the Task Force will review the Specific Plan of the West Area operating rules for possible use by Task Force.

b. Meeting Schedule/Work Plan (Attachment C)

This item was moved to after item V.

V. Transform Fresno Displacement Avoidance Plan Workshop Input

Councilmember Arias expressed appreciation to the members of the Task Force for their service, offered reassurance that he understands what the Task Force is charged to do and will support that effort; that sufficient time will be allowed for the work; that the TCC Committee will continue to work on the anti-displacement plan in order to meet the mandated deadline; and data will be supplied to the Task Force for its work. He reiterated the expectation that the Task Force will identify strategies and make recommendations, while allowing for community input. In response to question, Councilmember Arias indicated the TCC timeline which applies to the Task Force work does not require City Council approval; the Council will take up the Task Force recommendations at the appropriate time, depending upon the type of recommendation and legal requirements.

Chair Milrod gave an overview of the Task Force charge, illustrating her comments with a timeline chart and a chart of relationship to the Strategic Growth Council of the TCC, reflecting what the City is already doing. She indicated the TCC area on posted map, showing both the full TCC area and the focus of the Task Force, including both residential and commercial. She assured that the Task Force will do thorough data driven work overall, noting the TCC has special programs already defined in ways that other programs in the area are not, and suggested use of TCC proposals as specifics to identify data needed for the Task Force to make robust recommendations.

She outlined the timeline chart including opportunities for public comment, and stated this meeting is to consider strategies for public comment process. Staff cited the requirement to select policies, and to use process to include community involvement. There was discussion relative to communication with the TCC Oversight Committee, with reference that Task Force members Artie Padilla and Morgan Doizaki serve on the Committee which creates linkage. It was agreed to attend the TCC May 15 workshop, listen, participate, then follow up with recommendations.

Public Input Regarding Strategies

It was clarified that deadline for submission of recommendations is July 1; that funding for affordable housing is CDBG funding and housing is built by the City and partners; and that the Task Force is required to select at least one policy from at least three categories and input is sought on those. It was clarified that the Task Force does not make final selections, but does make recommendations. There were questions relative to state and federal funding, and statement of need for better explanations for the public.

In response to question, representative of the City Attorney's office indicated the charge of the Task Force is not to make amendment to the Consolidated Plan; rather, it is to gather information and make recommendations to the Council for action. Chair Milrod indicated the Task Force will not have recommendations in 30 days. There was additional discussion as to the purpose of the Task Force and what members need to know and understand about keeping people in their neighborhoods. Task Force Member Artie Padilla affirmed that funding is state, not federal, dollars.

In further discussion relative to displacement, Chair Milrod emphasized the importance of the public sharing their stories and added the ultimate answer is pressuring the City Council to act on recommendations.

Public comment included displacement of the African American community historically, stories of current personal investment in the area, the importance of saving small businesses, neighborhood stabilization, home ownership, questions about the tables in the materials, noting that none of the existing policies address ownership, request to reinstate the Home Buyer First Time Buyer Payment Assistance Process, importance of small business and residence stabilization, request to add facade and tenant improvement program, give first right of refusal to existing owners to come back to the location and access to the resources to do that, inclusion of language to support contracting with small locally owned businesses, and hire and contract with local businesses and refine with job training per census tracts affected.

Chair Milrod indicated the Task Force is not ready to make recommendation in light of information just received and the need for additional information; that questions, suggestions and recommendations can be addressed at the next meeting of the Task Force in late May or early June with input of public comment. She added it will be helpful to attend the May 15 workshop.

It was emphasized that the examples cited in the stories shared today are what the Task Force is here to prevent in the future in both formal and legal ways.

VI. Structure and Logistics- continued

b. Meeting Schedule/Workplan (Attachment C)

There was discussion of establishing meeting schedule, and it was determined that to accommodate highest attendance, the next meeting be set for June 3 from 4:00 to 6:00 P.M. It was also requested that a proposed schedule for the task force be circulated at the next meeting, and it was suggested that the task force issue a comment letter on the TCC Displacement Avoidance Plan.

Facilitator Ryle will circulate these notes to all Task Force members to review for accuracy and they will be circulated well in advance of the next meeting.

It was also requested that the agenda and materials be provided one week ahead of the next meeting.

Chair Milrod noted that full information was requested on the Jensen Avenue widening for report at the next possible meeting.

Question was raised as to update of the Southwest Specific Plan, and staff indicated it has not been updated, it is in its original form, and is available on the City's website.

c. Other

VII. Follow-Up From Last Meeting

a. Map of Displacement Areas (Attachment D)

VIII. Unscheduled Oral Communications

Request made to define terms used by the Task Force and in the materials, with reference that the public does not always understand the terms; also, request made that the community be notified of meetings with circulation of flyers as many do not access the internet. Staff indicated a glossary and data will be prepared for the May 15 meeting and made available to the public. Chair Milrod requested that information also be made available for the next meeting of the Task Force. Upon question as to how those without email will be notified, staff indicated there will be mailing to all those who have addresses on file from prior meetings, including any added today; also, flyers will be put into packets for all meetings, for those receiving the packets to duplicate and circulate.

It was stated that the majority of the community do not know what's going on, and Chair Milrod indicated she or members of the Task Force will be available to meet anywhere with anyone to discuss, answer questions, explain, to be as responsive as possible.

It was indicated that staff will be available for an hour prior to the May 15 meeting at the Westside Church of God to provide information and answer questions.

The Task Force members were urged to read the Southwest Specific Plan and all related documents, with statement that it is not possible for the members to be fully informed with all the information that exists. It was stated that response to the update of the Southwest Specific update was not true; that this is all about gentrification; that it is not possible to put four lanes past Edison High School without displacement; and there is no way the community can be advised on all that in the short period of time allowed.

Chair Milrod emphasized that the Task Force will require civility in all discourse; that it is acceptable to disagree but not to make personal accusations and name call.

The Task Force discussed the issues, with indications that the TCC process is separate from that of the Task Force; that the dates posted are mandated by the TCC; that the Task Force is aware that the timelines set are too short; that the charge to the Task Force is a minimum

of four years and the Task Force will be able to obtain needed information and listen; and it will be possible to hold in depth discussions on experiences and policies. There was discussion on what is happening and the fact that there are issues not listed which must be explored.

IX. Adjournment

Chair Milrod thanked everyone for their attendance and participation. The Task Force scheduled the next meeting for June 3, 2019 4:00-6:00 P.M. at a location to be announced.

DRAFT

Attachment B1: Transform Fresno Workshop
Summary from 5/15/2019
Attachment B2: Transform Fresno Workshop Materials
from 5/15/2019

TRANSFORM FRESNO
Displacement Avoidance Plan
Community Workshop
May 15, 2019

Pre-Workshop Educational Session



H Spees, Community Outreach Coordinator, Mayor's Office, welcomed those present and noted the session was called to provide information in response to interest at the last meeting of the Anti-Displacement Task Force.

Question was raised as to use of eminent domain and previous commitment on the part of the City that no eminent domain would be used in the project.

Sophia Pagoulatos, representing the Planning Department, responded that two kinds of displacement are under discussion; direct is when structures are moved as a result of roadways or development; the other is indirect where development causes values and rents to increase. With regard to eminent domain, she indicated she has spoken with the City Attorney's office and neither Planning nor the Attorney is aware of that specific prohibitive policy. She stated the City does not like to use eminent domain. Referring to the Southwest Fresno Specific Plan relating to the widening of Jensen Avenue, she indicated that will happen down the line in the future, but is not contemplated in the near future. She stated that typically the process is to look for available land when land is needed.

Question was raised as to expenditure of funds beyond the areas designated in the Southwest Fresno Specific Plan, and request made for hard copy of the Southwest Fresno Specific Plan. Sophia indicated anti-displacement will apply throughout the designated areas and beyond; stated hard copies can be made available; and responded to questions referencing the glossary which was developed for this session; the starred items will require City Council approval; staff will research and provide information on how many vacant, abandoned and blighted properties are in the TCC area; and the hoped for outcome of this workshop is to have a better idea of what the community wants in terms of policy. It was noted that anti-displacement applies to both residential and commercial properties; that community input on priorities is being sought; and that an Anti-Displacement Task Force

has been formed to meet over the next five years to explore and monitor in depth and ongoing to address community concerns and prevent displacement; that based on the information generated at this workshop and from the Task Force's deliberation, an anti-displacement plan will be drafted, circulated for input, and adopted by July 1 to meet the requirements of the funder.

Request was made that materials furnished for review always have numbered pages.

Additional questions were posed and concerns expressed relative to what constitutes affordable housing rent in West Fresno, concern that maps used are correct, opportunity for current residents to get jobs, and ways to bridge the gap to educate and train residents in the area for employment. Staff responses indicated the maps included in the materials are the most current and are correct as approved by SGC, the funder; that the City has applied for Local Purchasing Policy similar to the one used for airport construction, which will be addressed in the main workshop; that the Southwest area plan does contain demographics; that there is educational data and the State Center Community College District plan to locate a campus in the area, together with two work programs, represent that the TCC is about investment in West Fresno; that the workshop scheduled following this session is about all ways to avoid displacement; and numerous references to the glossary relative to issues such as accountability for affordable housing, jobs and housing linkage; visibility for small business; and how sustainability for senior residents is achieved.

Representative of Self Help Housing outlined what Self Help does and has underway in the area, noting that affordable housing is considered to be 30% of gross income. Self Help is working with the City on a homeowner rehabilitation and repair program, as well as homeowner education and counseling services; and their relocation process.

Summarized that the expressed interests in the information session focus on protection for the elderly in the area in terms of housing and financial in the DAP area; assurance that residents get jobs; and incentives to build.

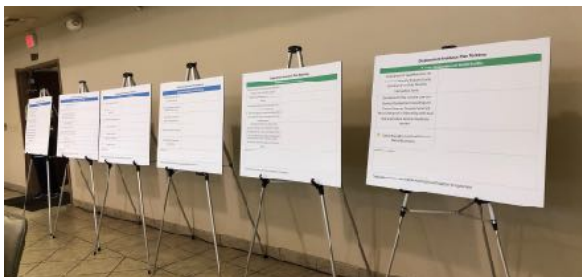
COMMUNITY WORKSHOP

Pastor Willie Moore opened with welcome and prayer.

Courtney Espinoza, TCC Program Implementation Manager, reviewed the handouts attached to the agenda, including TCC Program Guidelines, Displacement Avoidance Plan Requirements, Displacement Avoidance Plan Glossary, Ontario Displacement Avoidance Plan model, Watts Displacement Avoidance Plan model, Fresno Displacement Avoidance Plan Timeline, and map of TCC Project Area. She showed PowerPoint, referenced boards on display where participants could reflect their priorities, and responded to questions. With regard to who benefits from sale of condos, there was discussion as to what is taking place in the downtown area and the value for restriction from conversion of units to condos. There was explanation of the City's ordinance in this respect, with reference that it may not go far enough and indication that for more specificity, it might be necessary to research the details and report back.

Courtney continued the power point overview, stating the focus for this workshop is prioritizing the policy areas posted on easels, citing the specific number needed for each category. She indicated the overall process is to use the data generated at this workshop to draft a plan, circulate that draft for review and feedback, finalize the plan, and submit by the July 1 deadline. The TCC Oversight Committee will meet on June 12, and the Anti-Displacement Committee is scheduled to meet on June 3. Final approval of the plan will be by SGC.


There was additional discussion and response to questions, with emphasis that policy selection is what best serves the designated area and is aligned with funding streams. Question was raised as to the possibility of sending electronic ballot of the lists on display and under consideration, and staff indicated that is possible and will be done. It was emphasized by staff that the overall issue of displacement should not be tied to a project, but considered overall and needs to be considered apart from the projects.




There was discussion at tables among the participants, they then were given colored dots to place by their areas of first, second and third place choices. The charts will be analyzed and together with the electronic votes, used in development of the draft plan.

Next steps:


- Electronic survey will be sent out to full list of TCC participants
- Staff will compile data from this workshop and that survey to identify expressed priorities
- Draft plan will be developed and circulated
- Feedback to that draft will be used in developing final plan
- Final plan submitted by July 1 deadline



FIRST CHOICE








SECOND CHOICE




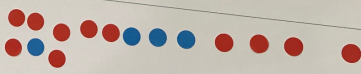


THIRD CHOICE

Displacement Avoidance Plan Workshop	
Production of Affordable Housing	
Incentives for Inclusionary Zoning*	
★ Density Bonus Ordinance*	
Community Land Trusts	
Jobs-Housing Linkage Fee or Affordable Housing Linkage Fee*	
Land Banking Programs	
★ Demonstration of application to local, state and federal programs to fund affordable housing production*	
★ Development of new accessory dwelling units	
Additional Input:	
*Indicates policies that require municipal participation to implement	

Displacement Avoidance Plan Workshop	
Preservation of Affordable Housing	
★ Rent Control, Stabilization, Ordinances, and Rent Review Boards*	
★ No Net Loss of Affordable Housing Units*	
Preservation of Existing Affordable Housing in the Project Area through the One-for-One Redevelopment of Distressed Public Housing*	
★ Policies to Preserve Single-Room Occupancy and/or Mobile Home Parks*	
★ Condominium Conversion Restrictions*	
Demonstration of application to local, state and federal programs to fund preservation of affordable	
Preservation of Affordable Housing via Acquisition and Rehabilitation Programs	
Covenants to Maintain Affordability in Perpetuity	
Community Land Trusts	
Additional Input:	
*Indicates policies that require municipal participation to implement	

Displacement Avoidance Plan Workshop	
Protections For Small Businesses	
Implementation of an Overlay Zone Designed to Protect and Assist Small Businesses*	
★ Creation and Maintenance of a Small Business Alliance	
● Increased Visibility of the Jurisdiction's Small Business Assistance Programs	
★ Formal Programs to Ensure that Some Fraction of a Jurisdiction's Good and Services Come from Local Businesses*	
● Development of No-Cost and Low-Cost Business Development and Retention Programs with Established Local, State and Federal Partners such as the California Small Business Development Center Network, Women's Business Centers, Procurement Technical Assistance Centers and others.	
Additional Input:	
<p>*Indicates policies that require municipal participation to implement</p>	

Displacement Avoidance Plan Workshop	
Business Stabilization and Wealth Building	
Development of Layoff Aversion and Business Continuity Programs During Construction or Other Business Interruption Events	
Development of No-Cost and Low-Cost Business Development Consulting and Training Programs Targeting Small and Micro-Enterprises in Partnership with Local, State and Federal Technical Assistance Partners	
★ Contracting with Local/Small/Diversely-Owned Businesses	
Additional Input:	
<p>Rental Subsidies for local, minority owned, small (under X employees and/or revenue or net gain) <i>schools, lease w/ EDC, FANCC, or other entities to get #s</i></p> 	
<p>*Indicates policies that require municipal participation to implement</p>	

TRANSFORM FRESNO

DISPLACEMENT AVOIDANCE PLAN COMMUNITY WORKSHOP

PLAN DE EVITACIÓN DE DESPLAZAMIENTO TALLER COMUNITARIO



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

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

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

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

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

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

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

**SESIÓN EDUCATIVA
5:00 - 6:00 PM**

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





TRANSFORM FRESNO

DISPLACEMENT AVOIDANCE PLAN WORKSHOP AGENDA

Wednesday, May 15, 2019

Westside Church of God

1424 W. California Ave., Fresno, CA 93706

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



Transformative Climate Communities Program Guidelines

Displacement Avoidance Plan Requirements

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

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

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

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

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

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

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

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

Note: *Indicates policies that require municipal participation to implement

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

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

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

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

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

Tenant legal services	Legal services available to tenants.	The Housing Element provides the City of Fresno with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents. <u>Program 26 –Fair Housing Services</u> (Page 6-26)
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Neighborhood Stabilization and Wealth Building		
Policy	Description	Current policies in place, where to find them, and examples
Asset building opportunities for low-income residents	Programs that assist with financial skills and behaviors (budgeting, saving, use of credit, reducing debt).	
Contracting with local/small/diversely-owned businesses	Policies or programs that give favor to local firms in the procurement process.	Fresno Municipal Code 4-108 Local Preference in Contracts Requiring Competitive Bidding Fresno Municipal Code 4-109 Local Preference in Contracts for Consultant Services and other Contracts
Development and promotion of micro-lending opportunities	Micro-lending involves granting very small loans to entrepreneurs wanting to start or expand a business.	
Development of worker cooperatives	Worker cooperative businesses are owned and managed by their members.	
Non-speculative homeownership opportunities		

Protections for Small Business		
Policy	Description	Current policies in place, where to find them, and examples
Implementation of an overlay zone designed to protect and assist small businesses*	An overlay zone is a special zoning district, placed over an existing base zone, which identifies special provisions in addition to those in the underlying base zone.	
Creation and maintenance of a small business alliance	An arrangement or relationship among independent businesses with corresponding goals, established for a specific purpose.	The Chinatown Foundation is studying the feasibility of a Property Based Improvement District (PBID) through leverage funding in the Transform Fresno Plan.
Increased visibility of the jurisdiction's small business assistance programs	Programs or policies which increase visibility of the jurisdiction's small business assistance programs.	
Formal programs to ensure that some fraction of a jurisdiction's good and services come from local businesses*	Programs that require the use of local businesses for goods and services.	Fresno Municipal Code 4-108 Local Preference in Contracts Requiring Competitive Bidding Fresno Municipal Code 4-109 Local Preference in Contracts for Consultant Services and other Contracts
Development of no-cost and low-cost business development and retention programs with established local, state and federal partners such as the California Small Business Development Center Network, Women's Business Centers, Procurement Technical Assistance Centers and others	Programs or policies that provide for the development of no-cost and low-cost business development and retention programs with established local, state and federal partners such as the California Small Business Development Center Network, Women's Business Centers, Procurement Technical Assistance Centers and others	

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

ONTARIO DISPLACEMENT AVOIDANCE PLAN

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

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

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

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

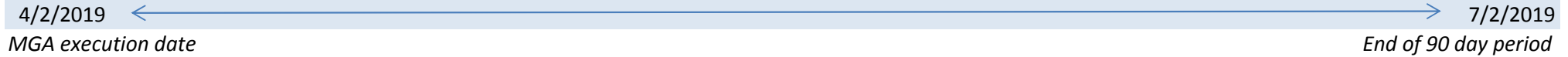
WATTS DISPLACEMENT AVOIDANCE PLAN

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

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

Transform Fresno Displacement Avoidance Plan (DAP) Timeline

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



Anti-Displacement Task Force Meeting

4/29/2019

Introduction of DAP

*Community Workshop

5/15/2019

Community Engagement

*Draft DAP released for Public Comment Period

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

Outreach & Oversight Committee Meeting

6/12/2019

Overview of DAP development to date

Finalize Plan

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

Finalize feedback and comments

Plan due to SGC

7/1/2019

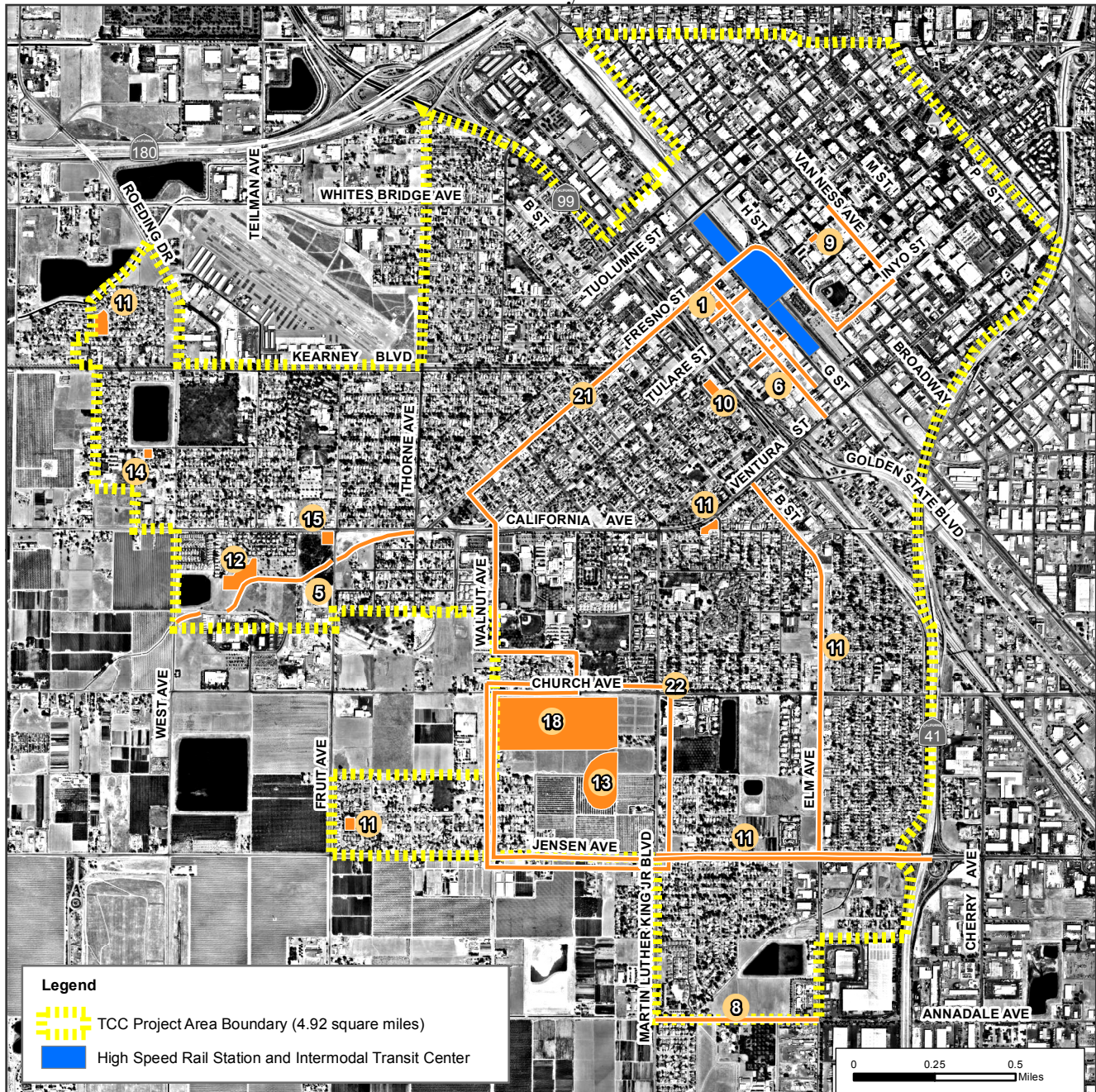
City Staff to submit DAP to SGC

*Requirements per SGC



TCC Project Area

January 2019



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
- 08 - Annadale Mode Shift
- 09 - Mariposa Plaza
- 10 - ERP Green Toddler Park
- 11 - Southwest Urban Forest Expansion
- 12 - Yosemite Village Permaculture Community Garden and Urban Farm
- 13 - Park at MLK Magnet Core
- 14 - Inside Out Community Garden
- 15,16,17- Southwest Fresno Community Food Hub
- 18 - Fresno City College: West Fresno Satellite
- 21 - TCC Connector
- 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

Attachment C: Draft 2019 Downtown Displacement
Report see [https://www.fresno.gov/darm/wp-content/
uploads/sites/10/2019/04/2019-Downtown-Displacement-
Report-Draft_english.pdf](https://www.fresno.gov/darm/wp-content/uploads/sites/10/2019/04/2019-Downtown-Displacement-Report-Draft_english.pdf)