

**ANTI-DISPLACEMENT TASK FORCE  
MEETING SUMMARY**

TUESDAY, OCTOBER 12, 2021  
6:00 – 8:00 PM

MEETING WAS HELD VIA ZOOM; PUBLIC LINK:  
[tinyurl.com/ce5appny](https://tinyurl.com/ce5appny) (pre-registration required)

**TASK FORCE MEMBERS**

Amber Crowell  
Ana Lilia DeAlba  
Debbie Darden  
Morgan Doizaki  
Vacancy

Grecia Elenes, Vice Chair  
Robert Fuentes  
Kathryn Forbes\*  
\*Alternate: Artie Padilla  
Vacancy

Hilda Lopez  
Eric Payne\*, Chair  
\*Alternate: Cherella Nicholson

**1. Welcome, Roll Call:** Staff S. Pagoulatos opened the meeting and asked staff to review translation and public input logistic, which was done. Spanish, Hmong and Punjabi interpreters were present and provided participation instructions. E. Payne, Chair, officially opened the meeting at approximately 6:05 p.m. He asked that staff S. Pagoulatos conduct the Roll Call.

**Members Present:** A. Crowell, M. Doizake, R. Fuentes, A. Padilla (Alternate to K. Forbes), E. Payne, C. Nicholson (Alternate to E. Payne)

**Members Absent:** A.de Alba, D. Darden, G.Elenes, K. Forbes, H. Lopez

**2. Overview of Agenda** Chair Payne asked staff S.Pagoulatos to review the agenda. The agenda was approved by consensus.

**3. Approval of Feb 23, 2021 Meeting Summary** – Chair Payne asked for any comments or questions on the meeting summary from the February 23, 2021 meeting of the task force. Hearing none, R. Fuentes moved and A. Crowell seconded a motion to approve the meeting summary.

**4. Background and Recap of Here to Stay Community Study Sessions-** S. Pagoulatos presented a powerpoint describing the purpose of the Anti-Displacement Task Force

and its current work reviewing the Here to Stay report by the Thrivance Group. She reviewed the outreach that was done from June through September, during the public comment period.

**5. Summary of Public Comment on Here to Stay Report (Thrivance Group)**- Dr. Destiny Thomas, author of the Here to Stay report, provided a powerpoint presentation about the public comment received on the report, specifically focusing on the 122 surveys completed. The powerpoint is attached as Exhibit A. Several questions were asked by task force members and members of the public.

### **Task Force Member Questions**

- A. Crowell asked how the Eviction Right to Counsel compared to the City's existing program. Dr. Thomas replied that the proposed program would ensure that all people have a right to counsel.
- R. Fuentes asked how the priorities were determined. Dr. Thomas explained the equity weighting system that she used to arrive at the top 10 priorities. It was noted that these preliminary results do not include the comment letters received; only the surveys, but that she didn't expect the results to change much.
- A. Padilla asked how the priorities align with recently enacted state legislation. Dr. Thomas replied that the list of priorities is not finalized, and the next steps include the task force determining which priorities it wants to recommend to the City Council. She also noted that the ability to resource things quickly should be a factor in the final weighting
- Chair E. Payne asked staff to include the preliminary recommendations presented by the Thrivance Group in the public record, as Exhibit A to the meeting summary.

### **Questions from the Public**

- M. Lewis asked if the age demographics will change once all of the surveys are counted. Dr. Thomas said she didn't think so.

- N. Monaco questioned the validity of 122 surveys, considering the hundreds of thousands of the Fresno population. Dr. Thomas responded that the survey goal of 200-220 responses is valid for the project area. She noted that there are still approximately 70 surveys to be counted and responses from the community study sessions will be included. All responses will be included. She stated that 10% response is statistically valid, and she noted that the demographics responses from the survey lined up with the city as a whole. She concluded by stating that the Here to Stay survey has a higher response rate than other surveys conducted in Fresno.
- M. Lewis pursued further questions about age demographics and response. She stated that many aging adults want to keep their housing in the family, and that the next generation needs access to homeowner education. She noted that technology can be a hurdle. Dr. Thomas responded by stating that while she didn't think analysis by age group would be productive in this case, she did note that aging adults did support policies that included programs to assist in teaching next generations how to manage and keep properties.
- Chair E. Payne asked if segregation was measured with a divergence index. Dr. Thomas responded that we weren't able to include that, however she noted that there were stark differences between what different ethnicities favored, and stated that different ethnicities live in different societies.

## **6. Preparation for Recommending Priorities on October**

**28** S. Pagoulatos used slides to communicate that a final memo from Thrivance containing all of the survey results and a final recommendation will be available at the October 28 meeting, so that the task force can make a recommendation for the City Council to consider. Pagoulatos recommended that the task force consider the resolution that created the Anti-Displacement Task Force (Resolution No. 2018-277) and the purpose and values within the resolution to help determine final priorities in the Here to Stay report.

- Chair E. Payne stated that from first meeting, we wanted to create a safety net program for displacement avoidance so people aren't priced out of the market.

- Dr. Thomas stated that aging adult population was prime population analyzed in report; the report contains a threshold of supporting aging adults; and a list of bundled policies specifically lends itself to aging adults.
- Chair E. Payne asked about micro businesses and how do we keep doors open in this area?
- Dr. Thomas stated that there is only one policy and that there was no data available about how many micro businesses completed the survey.
- Sabrina Kelley asked if there were conditions for support of recommendations, and expressed concern about city enforcement of policies. S. Pagoulatos clarified that the current process is for the Anti-Displacement Task Force to make it's recommendation based on community priorities, and that will be forwarded to the City Council, who will consider final recommendation from task force and decide how to implement. The Transform Fresno Displacement Avoidance Plan calls for a good faith effort at implementing 3 policies by the end of the grant period in 2024.
- Chair E. Payne requested that staff provide an indexed summary of questions and responses for the next meeting.
- Steven Martinez asked how many survey responses were in Spanish? He was concerned that participants could have misunderstood questions, and that could have skewed the results.
- Dr. Thomas responded that both Hmong and Spanish responses are indicated in the report. Hispanic population was highly represented in results; she agrees that we may have received more Spanish responses if we had in-person survey collection. She also noted that mistrust of government was encountered, and the team worked hard to overcome it. There were some areas where groups were to strained to complete the Thrivance work. There was, however, a strong representation overall in survey results. Homeowners and renters as well as ethnicities were surveyed and responses were valid.

**7. Next Steps** – S. Pagoulatos presented the next steps and reminded the group that the Here to Stay report and other related materials are available at [www.transformfresno.com/Here-to-Stay](http://www.transformfresno.com/Here-to-Stay).

## **8. Questions, Comments**

- An anonymous member of the public asked when the Here to Stay priorities would be presented to the City Council?
- S. Pagoulatos replied that they are scheduled to go in December 2021.
- S. Pagoulatos also reminded the task force that two task force vacancies are being filled by Mayoral and Council appointment at the October 14 City Council meeting and if approved, the new appointees would participate in the next Anti-Displacement Task Force meeting.
- Chair Payne called for any comments from task force members.
- A. Crowell thanked Dr. Thomas for all of her hard work.
- Dr. Thomas asked that if task force members has requests for how they would like to see data aggregated, to email her.
- M. Doizake asked if task force members will receive the public comment report prior to the next meeting?
- S. Pagoulatos stated that yes, the agenda would be posted 72 hours in advance.
- R. Fuentes thanked staff for putting the meetings together. He stated that he is looking forward to tying the policy recommendations to the mandates of the task force.
- Chair Payne thanked Dr. Thomas and staff for the work during the curveball over the last 17 months and that he looks forward to a new normal – he thanked S.

Pagoulatos, C. Espinoza, and other planners and tech help. He also thanked the public for their participation. In closing, he noted that the next Anti-Displacement Task Force is scheduled for Thursday, October 28, 2021 at 6:00 p.m. via zoom.

**9. Close** – The meeting adjourned at 7:42 p.m.

**Exhibit A: Thrivance Presentation from October 12, 2021 meeting:** [www.transformfresno.com/Here-to-Stay](http://www.transformfresno.com/Here-to-Stay)