

**ANTI-DISPLACEMENT TASK FORCE
DRAFT MEETING SUMMARY**

THURSDAY, DECEMBER 16, 2021

6:00 – 8:00 PM

MEETING HELD VIA ZOOM; PUBLIC LINK:

[TINYURL.COM/5N8JRBC9](https://tinyurl.com/5N8JRBC9)

TASK FORCE MEMBERS

Amber Crowell
Ana Lilia DeAlba
Debbie Darden
Morgan Doizaki
Rick Ginder

Grecia Elenes, Vice Chair
Robert Fuentess
Kathryn Forbes*
*Alternate: Artie Padilla
Angelina Nguyen

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

1. **WELCOME, ROLL CALL, INTRODUCTIONS**

- Staff S. Pagoulatos opened the meeting and asked staff to review translation and public input logistics, 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. Doizak, E. Payne, A. Nguyen, R.Ginder, G.Elenes, K. Forbes, R. Fuentes, A. Padilla(Alternate to K. Forbes)
- **Members Absent:** A.L. DeAlba, D. Darden, H. Lopez

2. **APPROVE MEETING SUMMARY**

OCTOBER 28, 2021 DRAFT MEETING SUMMARY

- Task Force Member A. Nguyen moved, and Member R. Fuentes seconded the motion to approve the October 28, 2021 meeting summary. The motion carried unanimously.

3. **OVERVIEW OF AGENDA**

- Chair Payne asked staff S. Pagoulatos to review the agenda. A. Crowell moved to approve the agenda, G.

Elenes seconded. The agenda was approved by consensus.

4. **TASK FORCE BUISNESS/ANNOUNCEMENTS**

- S. Pagoulatos announced that Chair Payne's Alternate Cherella Nicholson resigned from the Task Force.

5. **CONTINUED ITEMS**

- No items.

6. **NEW MATTERS**

a. Consideration of Here to Stay Public Comment Report

- S. Pagoulatos presented the Anti Displacement Task Force status, and next steps.

1. Staff/Consultant Presentation

- Thrivance consultant Destany Thomas, Ph.D gave a presentation on the Here to Stay Public Comment report, including the results of the survey.

3. Task Force Questions

- Following the presentation, the Task Force asked Dr. Thomas questions regarding the details of the Here to Stay Report.
- Task Force Member R. Fuentes asked Dr. Thomas to describe rent stabilization programs other than rent control.
- D. Thomas answered that there are several other programs, including having parameters about how rent is increased. An example is in most markets an apartment is required to rent at a similar rate as the apartments in the area instead of landlords determining the market rent. More work is needed. Rent caps should be explored in Fresno and/ or regulating the rate at which rent is increased.
- Task Force Member A. Crowell asked if encampments sweeps are still occurring

- D. Thomas responded that it would be best to put the proposed policy in writing, and to not criminalize poverty or impose fines.
- Task Force Member G. Elenes thanked Dr. Thomas for the report, and resource table. She then asked if if just cause and inclusionary zoning could be included in the policies.
- D. Thomas responded that rent stabilization should have just cause included. Inclusionary zoning needs accountability and oversight in Fresno; it needs to benefit the right people.
- Task Force Member R. Ginder asked about the data from the survey restating that 6.6% have been impacted through displacement, extrapolated to the entire city in the 33,000 range. He asked why this was done even though the area of the study is higher than the rest of the city?
- D. Thomas responded that survey responses came from zip codes throughout the city so the assumption is reasonable.
- Task Force Member K. Forbes asked, regarding fair chance housing, if Dr. Thomas recommended a detailed policy or a general policy for City Council to narrow down?
- D. Thomas provided a Bay Area example, where Just Cities moved it forward. She said she could provide examples from other places.
- E. Payne then opened public comment at 7:18.

4. Public Comment

- Public comment was taken and discussed. The comments are summarized below. Further details can be found in the recording.
- Public Commenters summary:

- M. Garcia -asked about composition of task force and weighed in on land trusts
- Y. Paulos-stated that he survived an encampment sweep
- D. Martinez -indicated that encampment sweeps are still happening
- J. Ramirez – says she was evicted
- Brandi N – supports top recommendations and added concerns about how the homeless population is being treated, supports policy that calls for a Department of Anti-Displacement/Homelessness
- G. Terzakis-spoke on behalf of California Apt Association (CAA), confirming the existence of a housing crisis, and explaining that purpose of form letter was to keep communications respectful. He asked a series of questions about how the CAA letters were counted and why not all of them were counted.
- R McCloskey- agrees with Mayor’s recommendations, and tiny homes; he believes outreach teams have not been enlarged and encampment sweeps are happening.
- A. Alvarado-supports implementing the recommended policies in 4 years.
- D. Martinez-stated that encampment sweeps are happening, and housing of homeless individuals could be improved
- Janice _ asked if staff has considered how the policies could disincentivize displacement
- MJ Williams-asked if moratorium on encampment sweeps was intended for public or private property. Dr. Thomas answered both.
- J. Nikosi-Fresno State Professor, recommended that task force fight to implement all of the policies in the HTS report, and emphasized right to counsel, fair chance housing
- J. Schaefer-landlord/owner of a historic building. suggested that a small landowner should be included on the task force
- M. Williams – Identified herself as a city employee, transitionally homeless, and advocate, mom, and small developer. Cited data about number of rental units registered and not registered in the City’s registry
- L. Juarez-Identified herself as a reporter from GVWire and asked process questions, mentioned potential benefits of federal infrastructure package, and noted some of Thrivance’s activities in other areas.

- J. Ramirez-Faith in Valley advocate, mother of 5, has been evicted. Advocated for rent control and right to counsel.
- E. and L. Kruse -suggested implementing all 46 policies in the next 4 years. Advocates for rent stabilization, fair chance housing, and right to counsel.
- J. Nikosi
- As well as Anonymous Attendees
- Public comment was closed at 8:35

5. Task Force Deliberation and Recommendation

Action 1:

Task Force Member A. Crowell moved and Member R. Fuentes seconded a motion to recommend the following ten priorities in the Here to Stay report, with the acknowledgement that the City Council will receive both the Here to Stay Report [dated June of 2021] and the Public Comment Report [dated October 2021] in their entirety:

1. Eviction Right-to Counsel-expanding on the City's Eviction Protection Program
2. "Here to Stay" Homeowner and Renter Assistance Programs- continue ERAP after COVID funds expire
3. Increase Local Hire and Living Wage Minimum on Local Contracts
4. "Here to Stay" Community Land Trust
5. Fair Chance Housing
6. Moratorium on Encampment Sweeps
7. Rent Stabilization, Conversion Restrictions and "Affordable in Perpetuity" Designations, with the understanding that rent stabilization is meant broadly speaking - including developer incentives to build affordable housing
8. Environmental Justice and Climate Resiliency Planning
9. Dignified Tiny House Villages and Scattered Site Housing
10. "Here to Stay" Affordability Index

Task Force Member G. Elenes proposed, and Member A. Crowell accepted the following friendly amendment to the motion:

- That Just Cause be included in the rent stabilization item.

After discussion, the motion passed 5-0-1, with M. Doizake abstaining.

Action 2:

Task Force Member G. Elenes moved and Member A. Crowell seconded a motion to add inclusionary zoning to the list of priorities to be recommended to the City Council

The motion passed unanimously, 6-0.

Action 3:

Task Force Member R. Fuentes moved and Member G. Elenes seconded a motion that the task force, working with staff, and if appropriate, consultants, develop at least five (5) policy recommendations to support businesses staying in their locations.

The motion passed unanimously, 6-0.

7. NEXT MEETING

- S. Pagoulatos asked the task force members when they would like to meet next year.
- The task force deliberated on when to hold the next meeting and decided to meet at a date in late January to discuss the Planning Commission's recommendation on the Polices recommended by the Task Force. It was also requested by Member G. Elenes that the Council items be scheduled as late in the day as possible; 5:00 or later was requested.

8. UNSCHEDULED ITEMS

- Kimberly Tapcsott-Munson, the community engagement consultant to Council member Miguel Arias in District 3 wanted the constituents that spoke to know that they were heard. She provided her phone number at 559-243-6007 for anyone who wanted to discuss housing issues further.

9. ADJOURNMENT

- Task Force Member G. Elenes motioned and Member M. Doizake seconded a motion to adjourn the meeting, at 9:32pm. The motion passed unanimously.

