

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

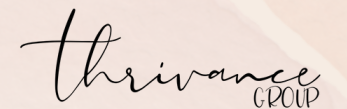
Policy Design Process

- 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 one 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

The Here to Stay report was commissioned by the City of Fresno as part of its displacement prevention efforts. Both the Transform Fresno program and the City's Housing Element call for the study of displacement and identification of actions to reduce or prevent it. The Thrivance Group, a consultant with experience in displacement prevention, authored the report after spending countless hours observing community conditions and listening to community members.

[Download the Full "Here to Stay" Report in English](#)

[Descargue el informe completo "Aquí para quedarse" en español](#)

[Nyem ntawm no rau tag nrho cov ntawv qhia "Here to Stay/Ntawm no Yuav Nyob" rau Lus Askiv](#)

Public comment period ended September 10, 2021.

Workshop Sessions

Want to dig deeper into the Here to Stay report recommendations? Please watch one of our Community Study Sessions. At each of these sessions, the policy bundles described in the report are explored and discussed in more detail. Each session focuses on a different set of policy recommendations. Click the videos below to watch!

Watch the recorded Session 1 meeting here:







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

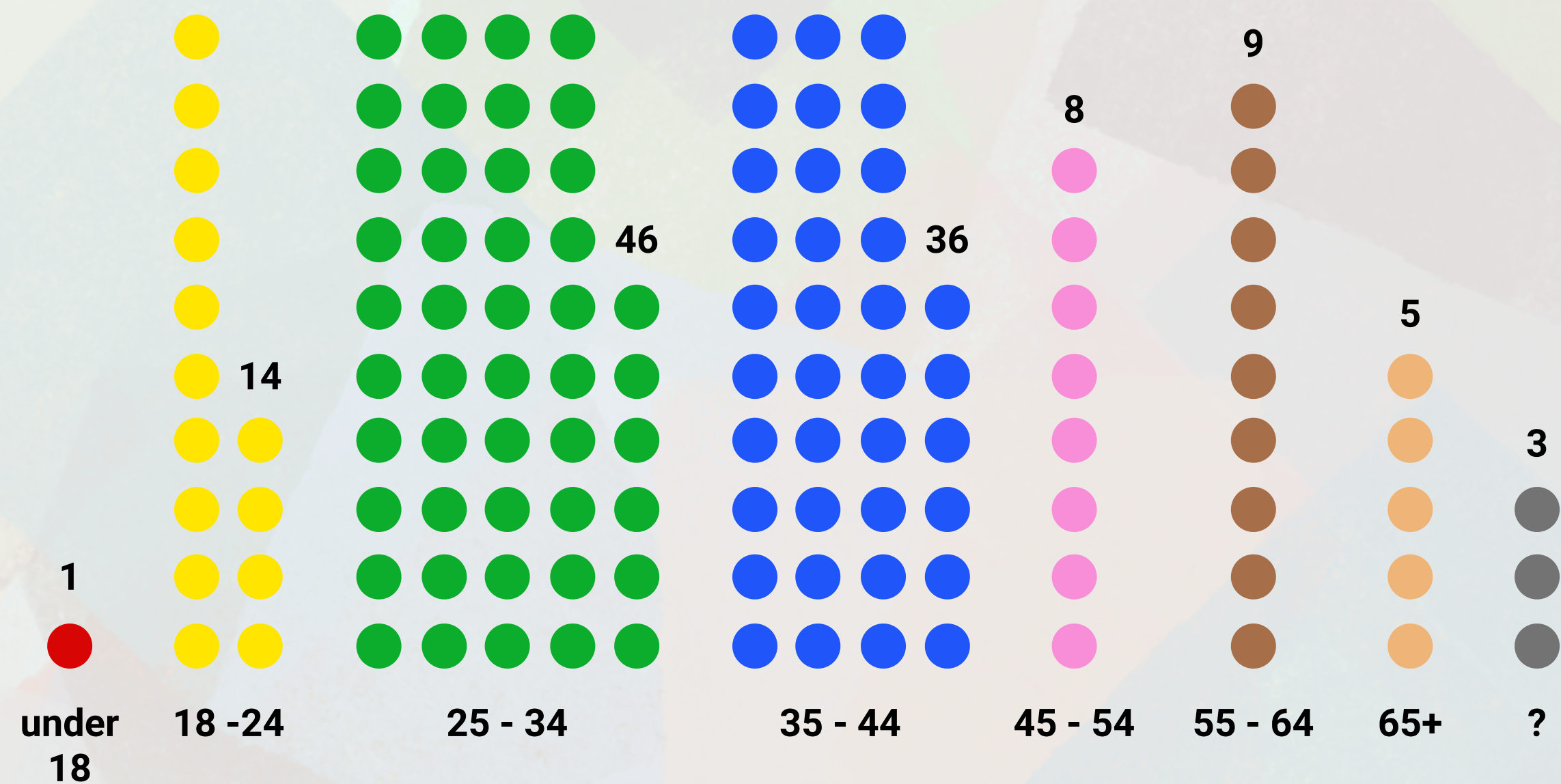
****An analysis of open-ended comments, letter submissions, and manual surveys will be included in the final report*



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Preliminary Data Analysis

Who responded?

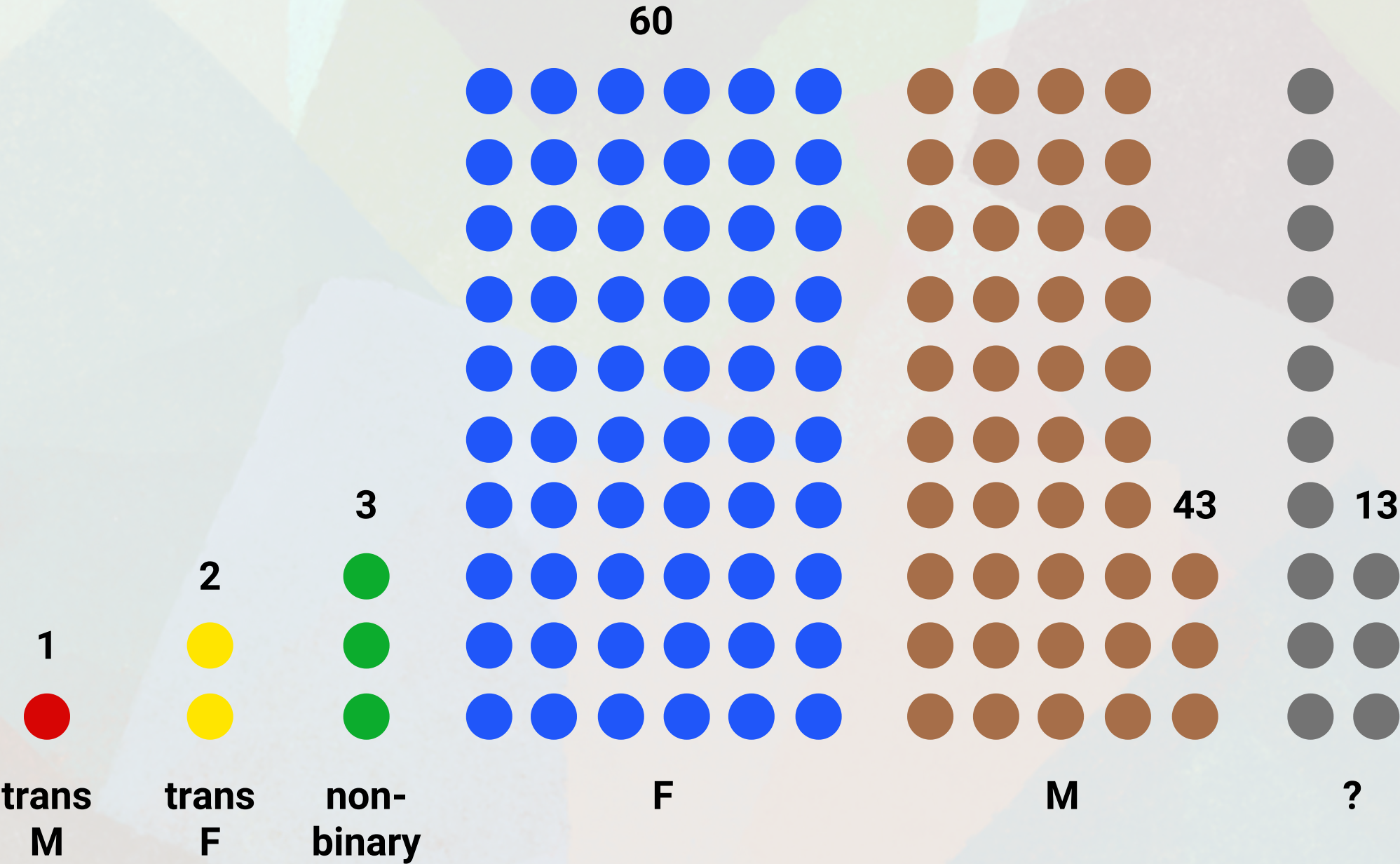


AGE



Preliminary Data Analysis

Who responded?



GENDER

Preliminary Data Analysis

Quantitative Summary of Digital Surveys Only

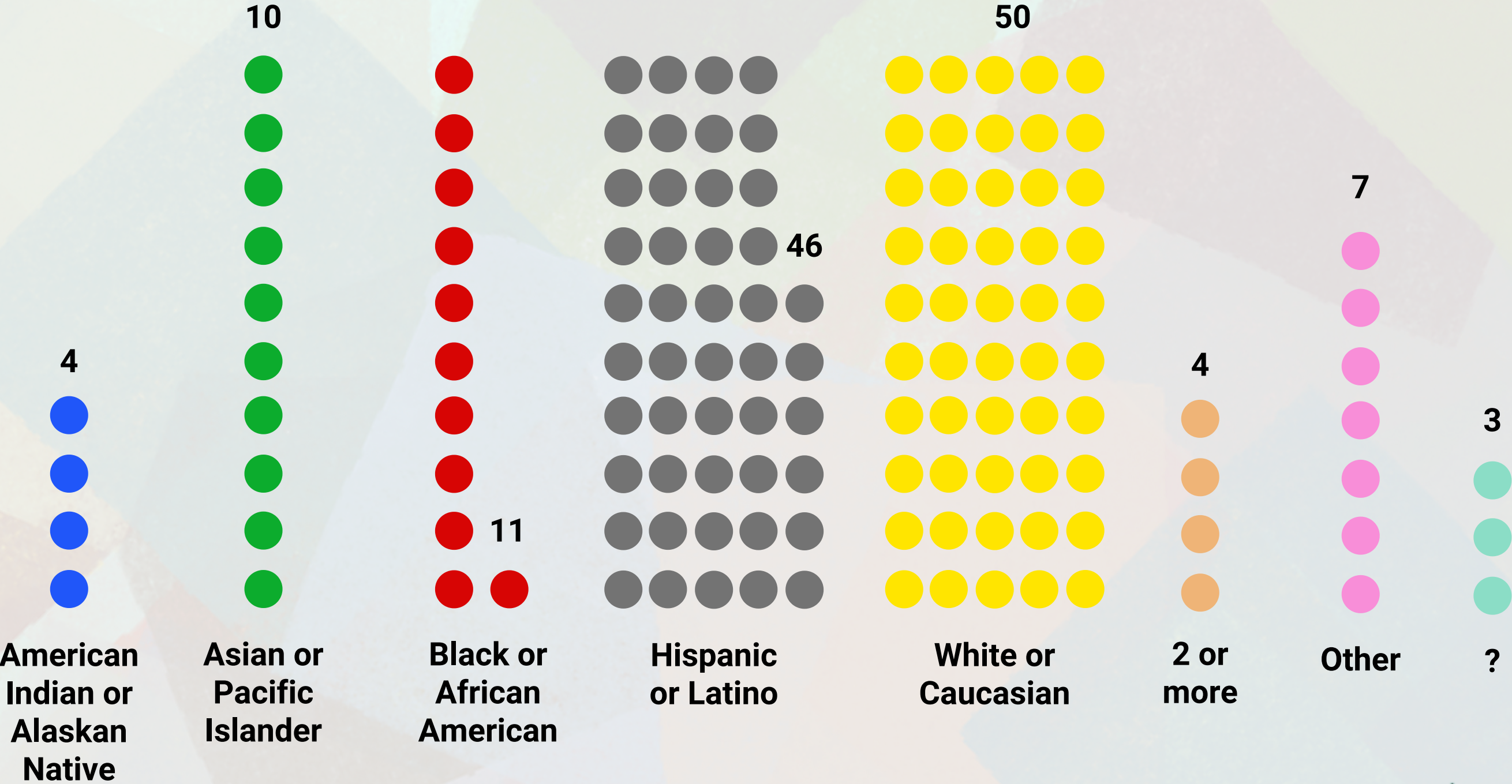
RACIAL REPRESENTATION



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Preliminary Data Analysis

Who responded?

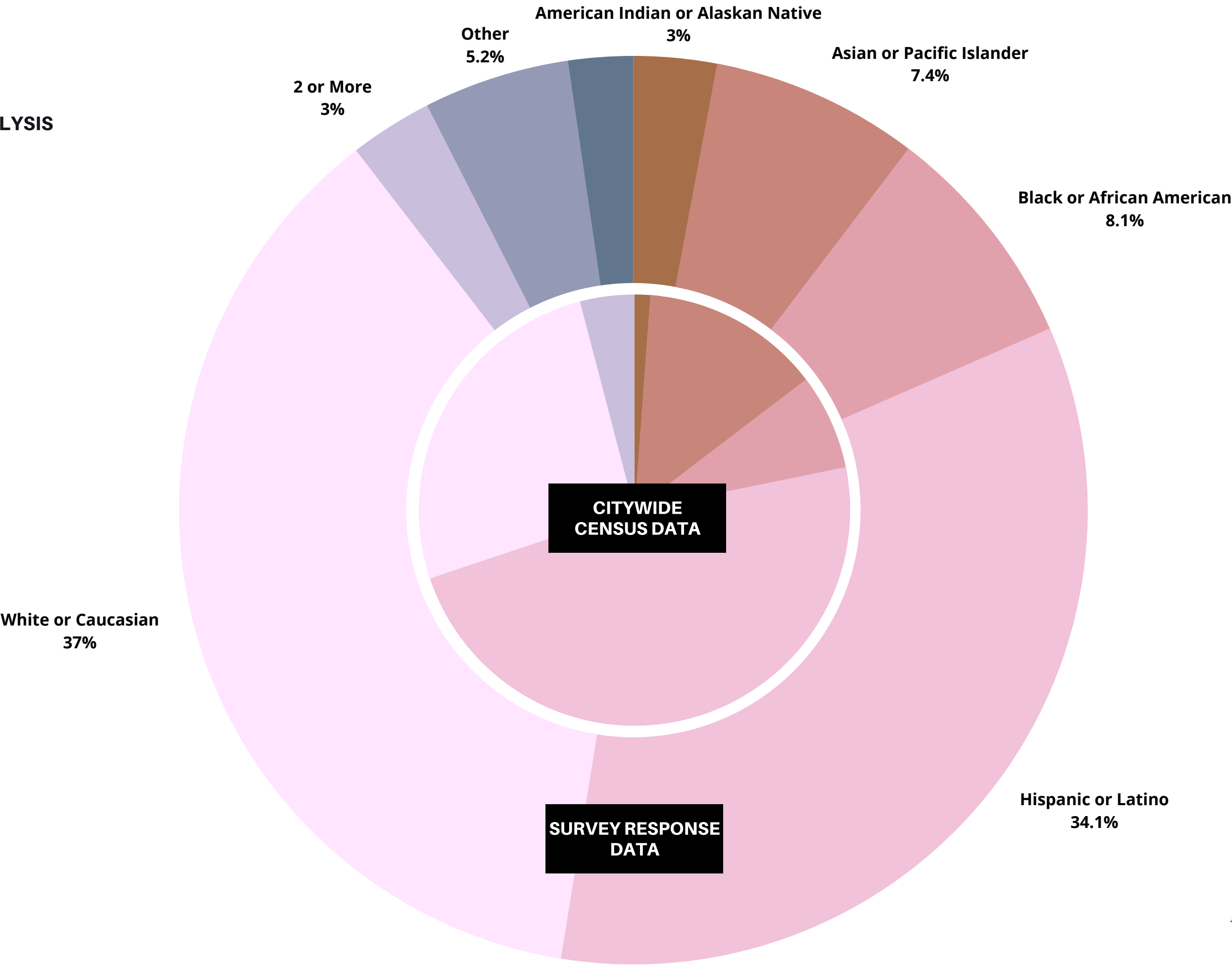


RACE (incl. multiple responses per person)



Preliminary Data Analysis

Who responded?
RACIAL REPRESENTATION ANALYSIS



Preliminary Data Analysis

Quantitative Summary of Digital Surveys Only

POLICY PRIORITIZATION

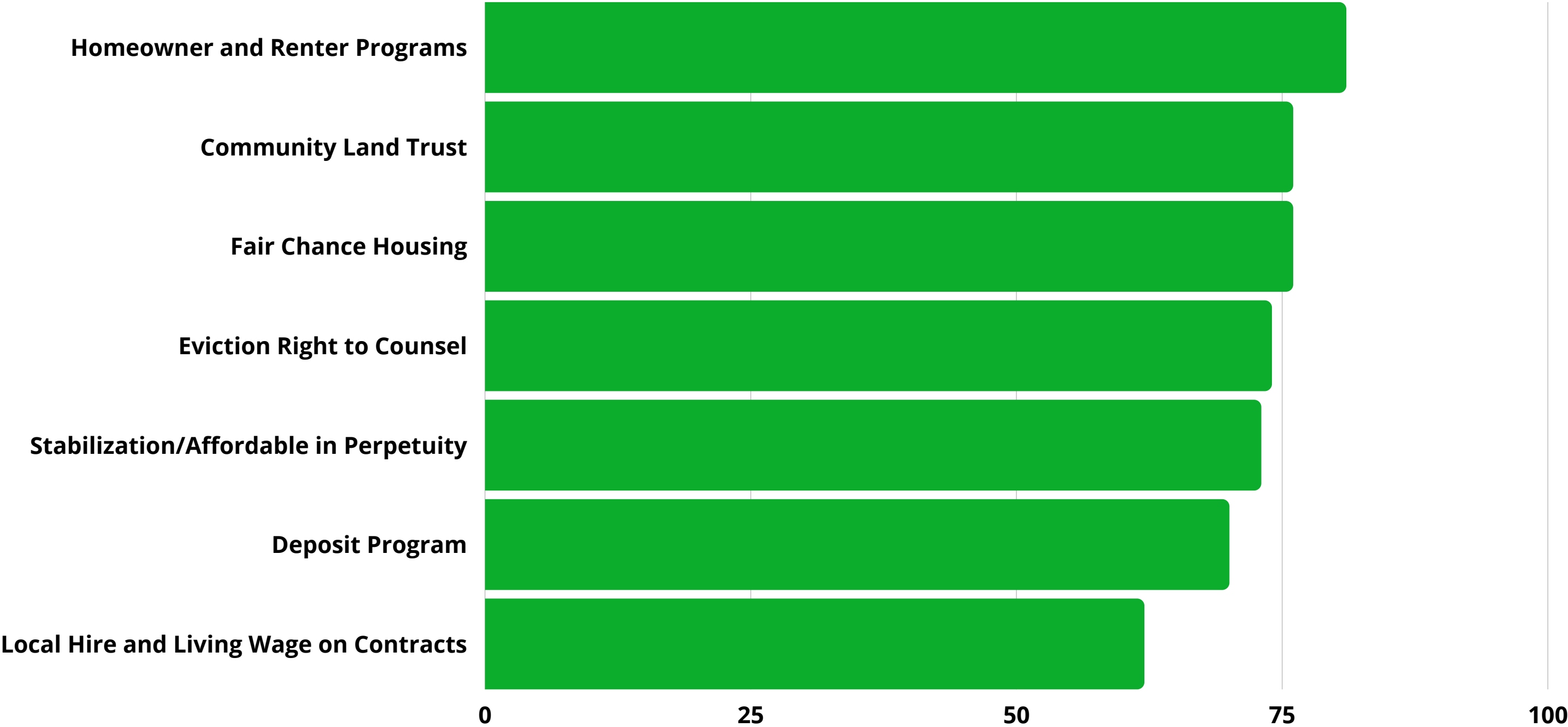
RACIALIZED ANALYSIS



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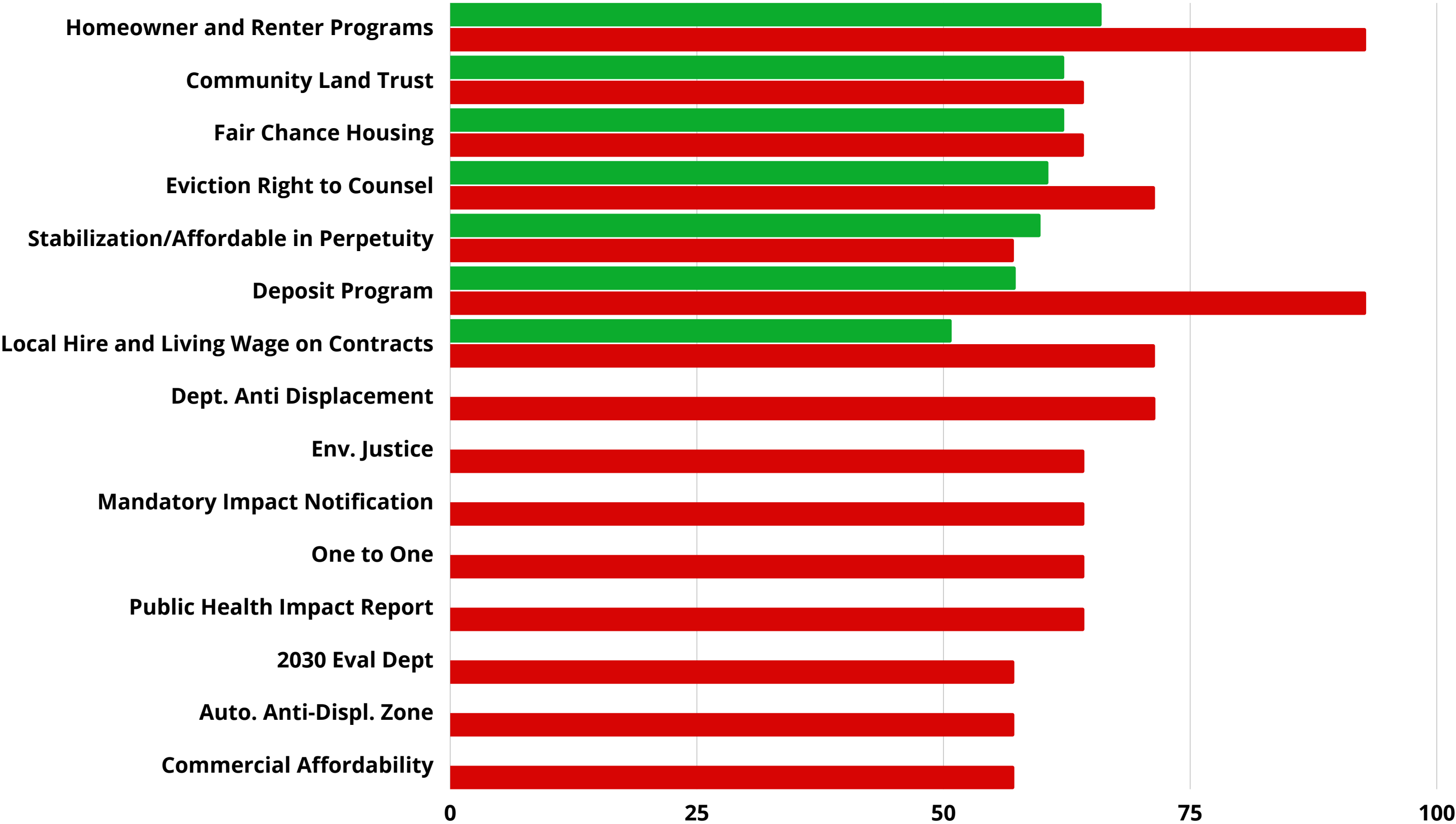
Preliminary Data Analysis

Policy Preferences
Selected by Majority of Respondents
(raw total)



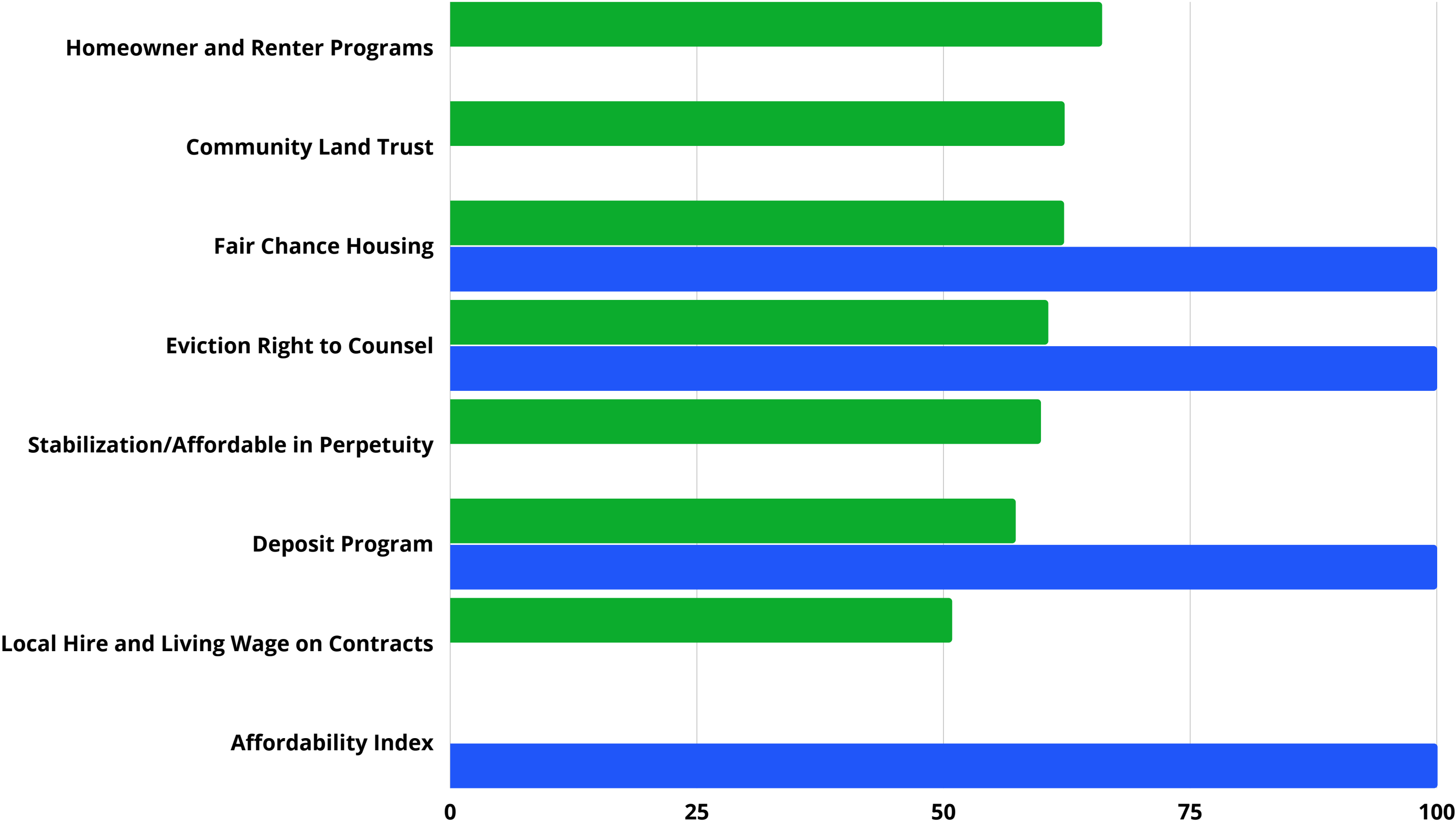
Preliminary Data Analysis

Policy Preferences
Selected by Majority of
Black Respondents
(percentage)



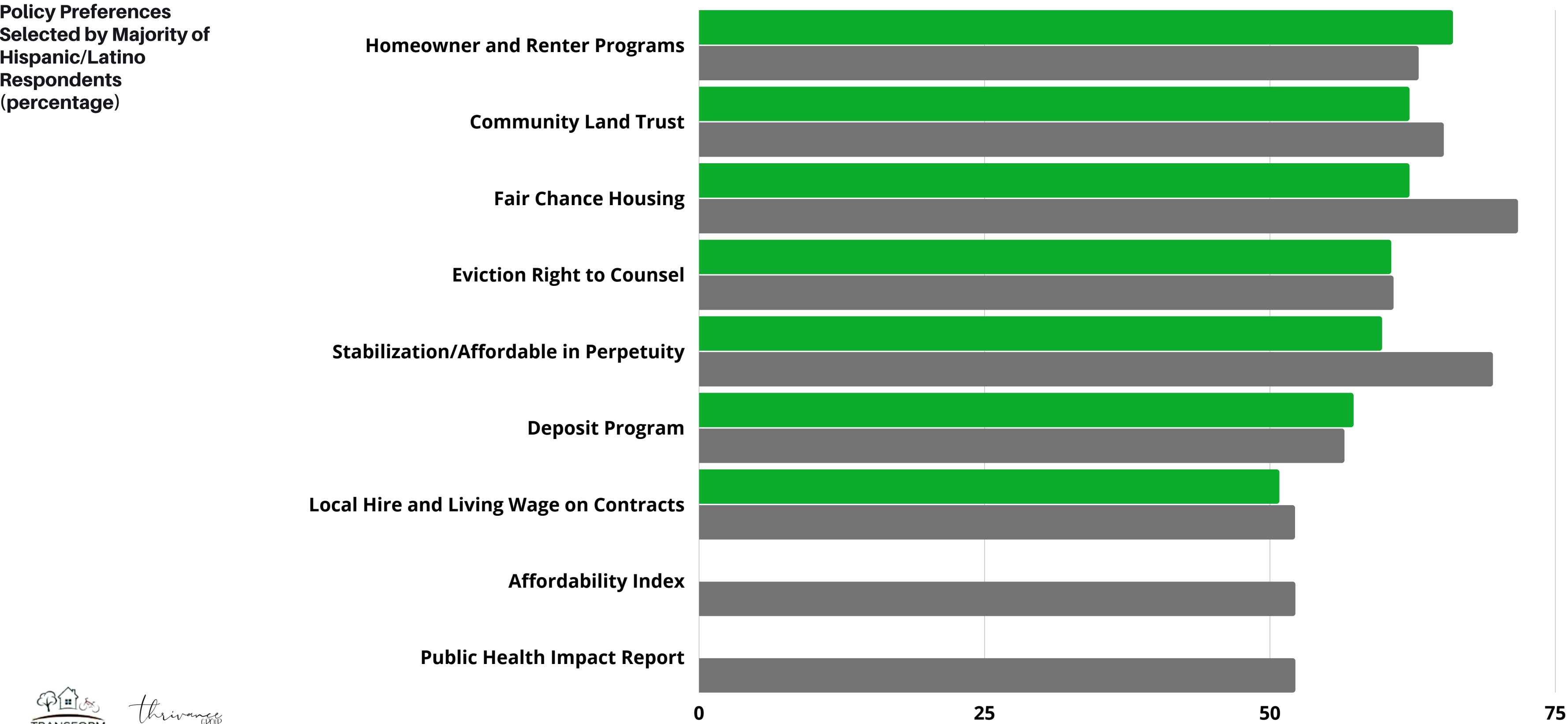
Preliminary Data Analysis

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



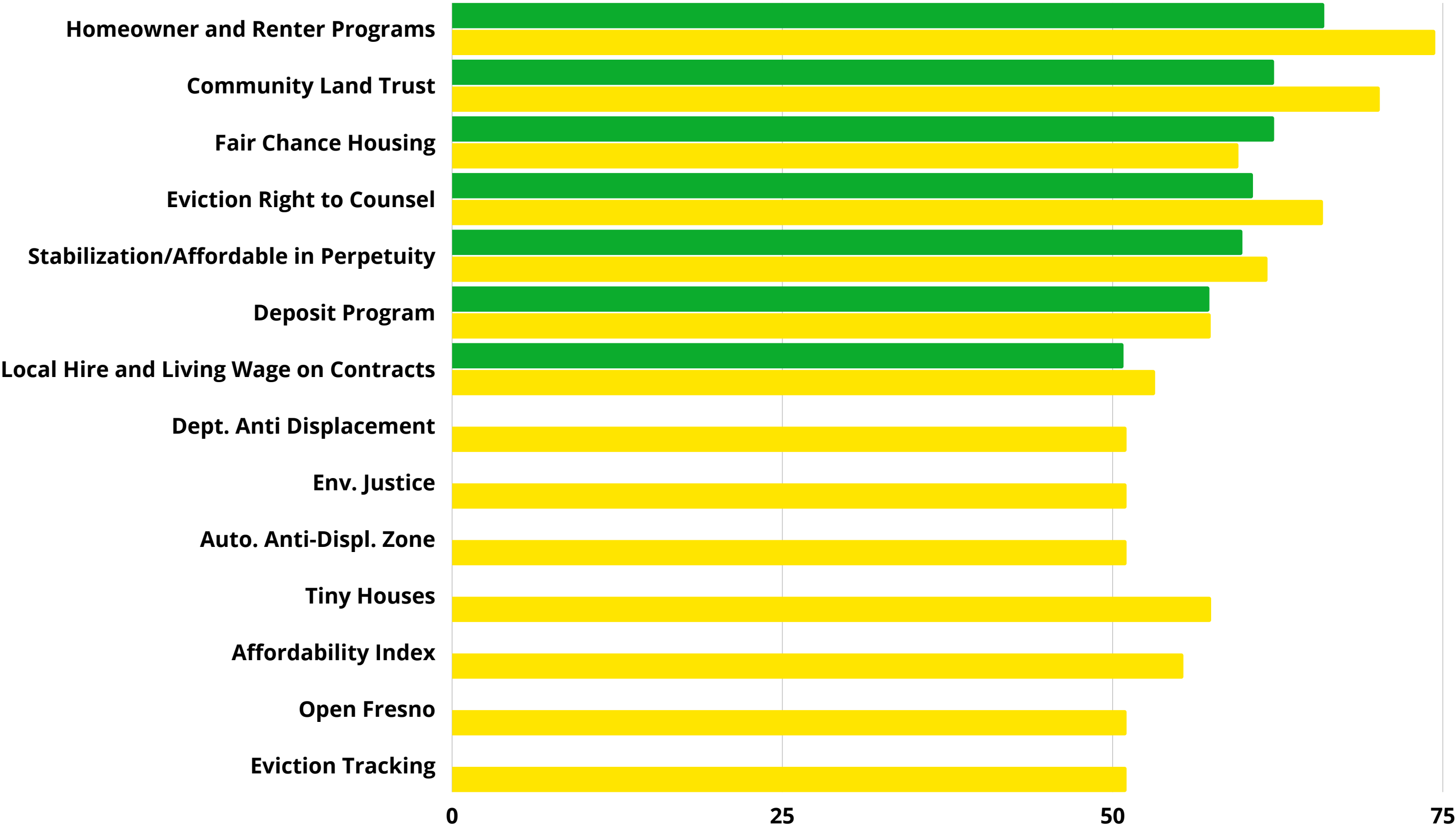
Preliminary Data Analysis

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



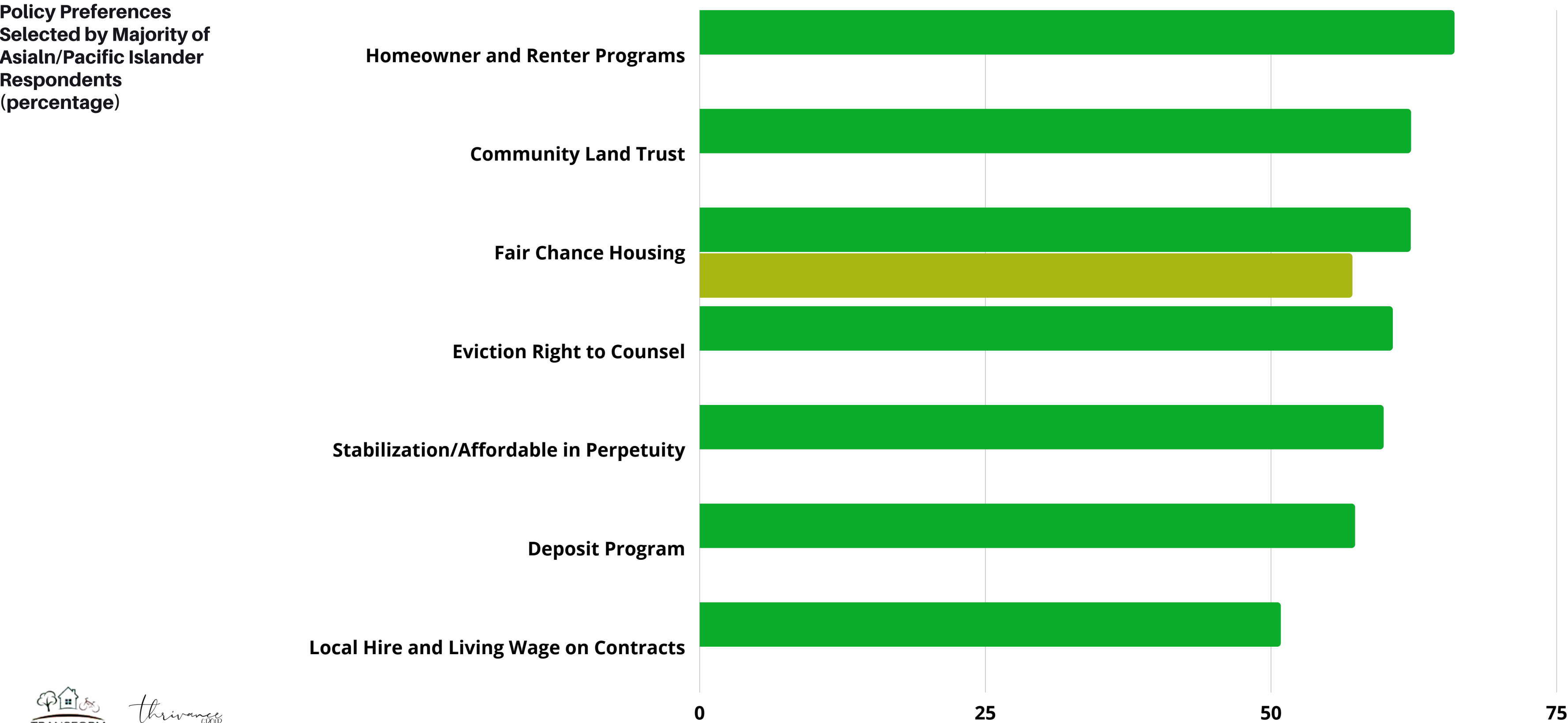
Preliminary Data Analysis

Policy Preferences
Selected by Majority of
White Respondents
(percentage)



Preliminary Data Analysis

Policy Preferences
Selected by Majority of
Asian/Pacific Islander
Respondents
(percentage)



Preliminary Data Analysis

Quantitative Summary of Digital Surveys Only

POLICY PRIORITIZATION

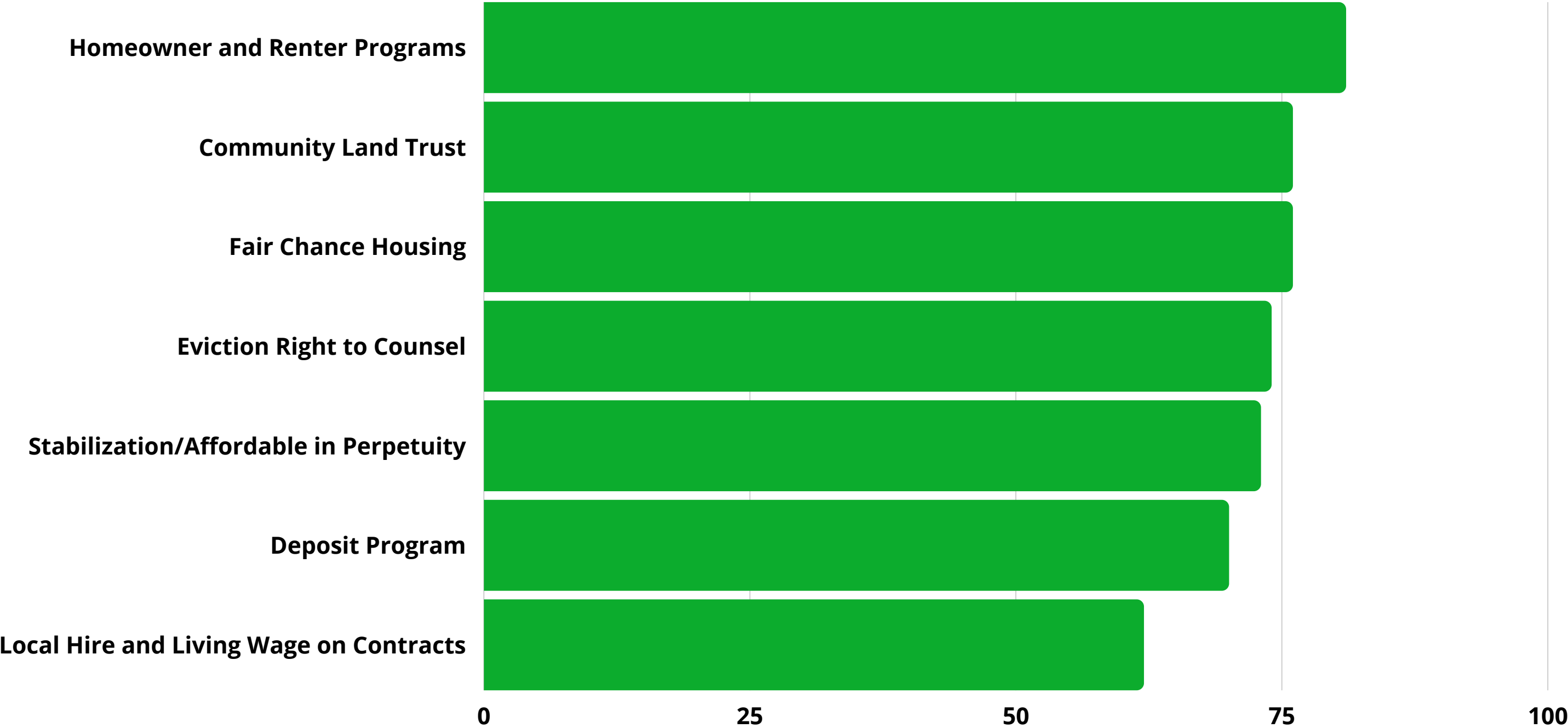
GENERAL ANALYSIS



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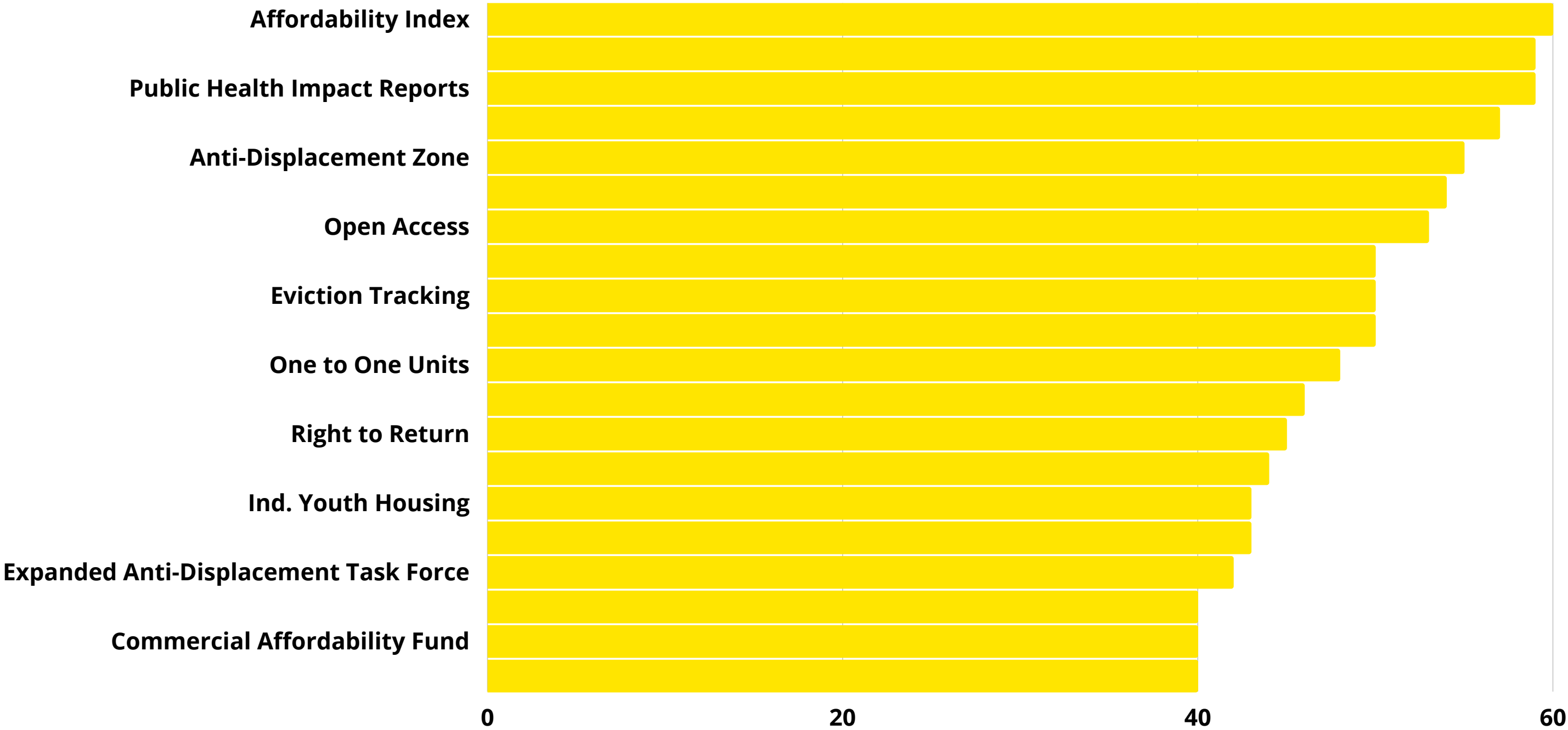
Preliminary Data Analysis

Policy Preferences
Selected by Majority of Respondents
(raw total)



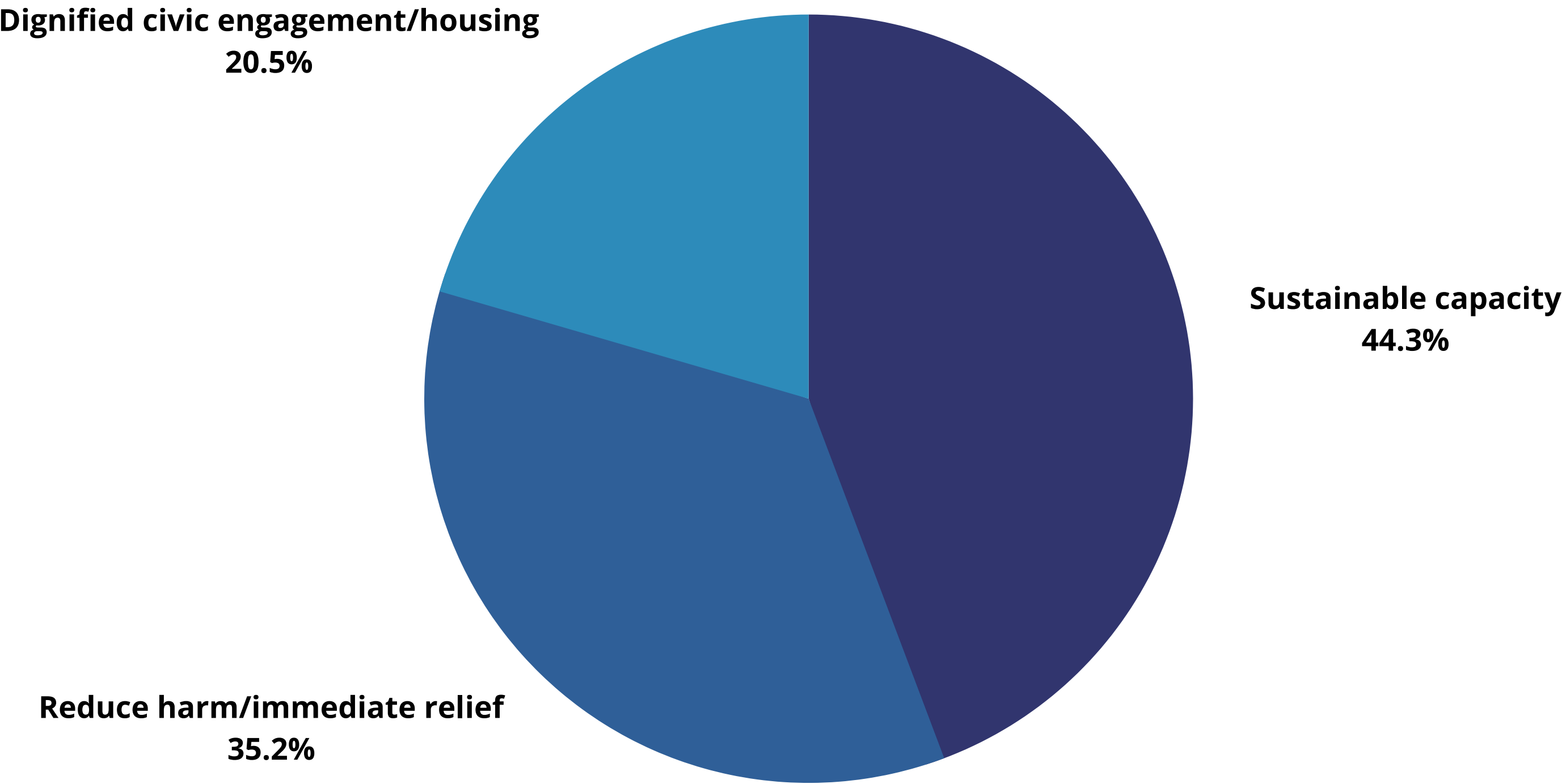
Preliminary Data Analysis

Policy Preferences
Selected by 33-50% of Respondents



Preliminary Data Analysis

Priority Focus Area



Preliminary Data Analysis

Sustainable Capacity for Ongoing
Displacement Avoidance

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



Preliminary Data Analysis

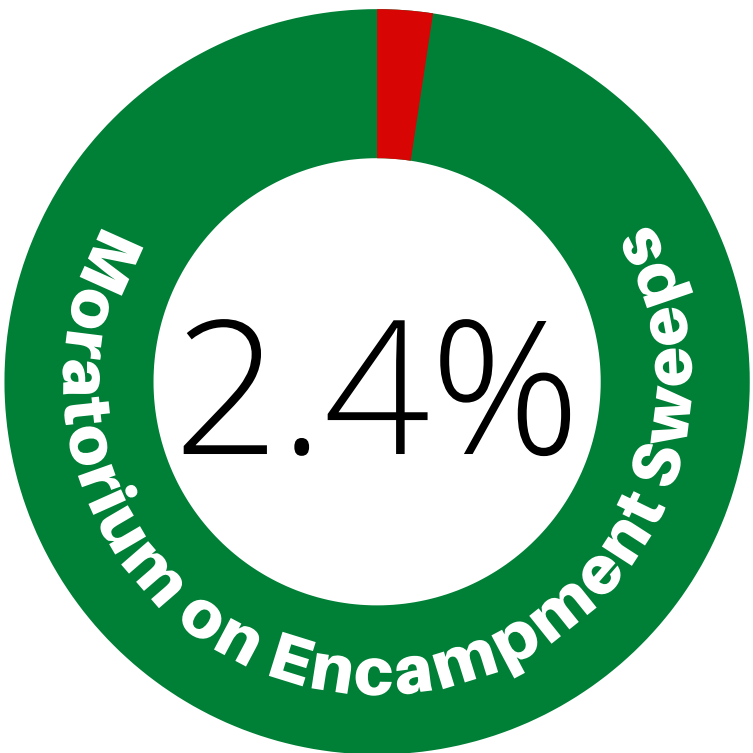
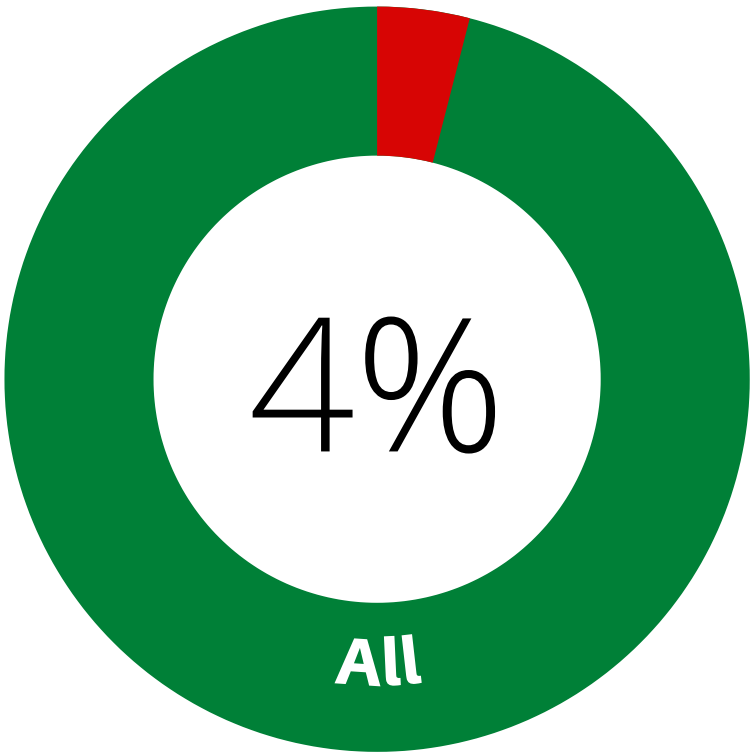
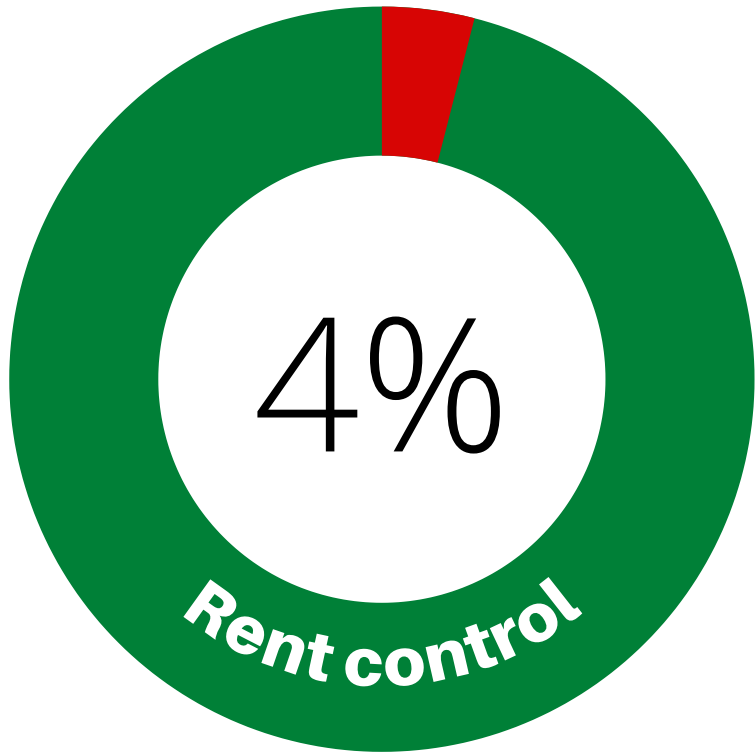
Reduce harm and provide the most immediate relief,

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



Preliminary Data Analysis

Responses indicating disagreement



Preliminary Data Analysis

Quantitative Summary of Digital Surveys Only

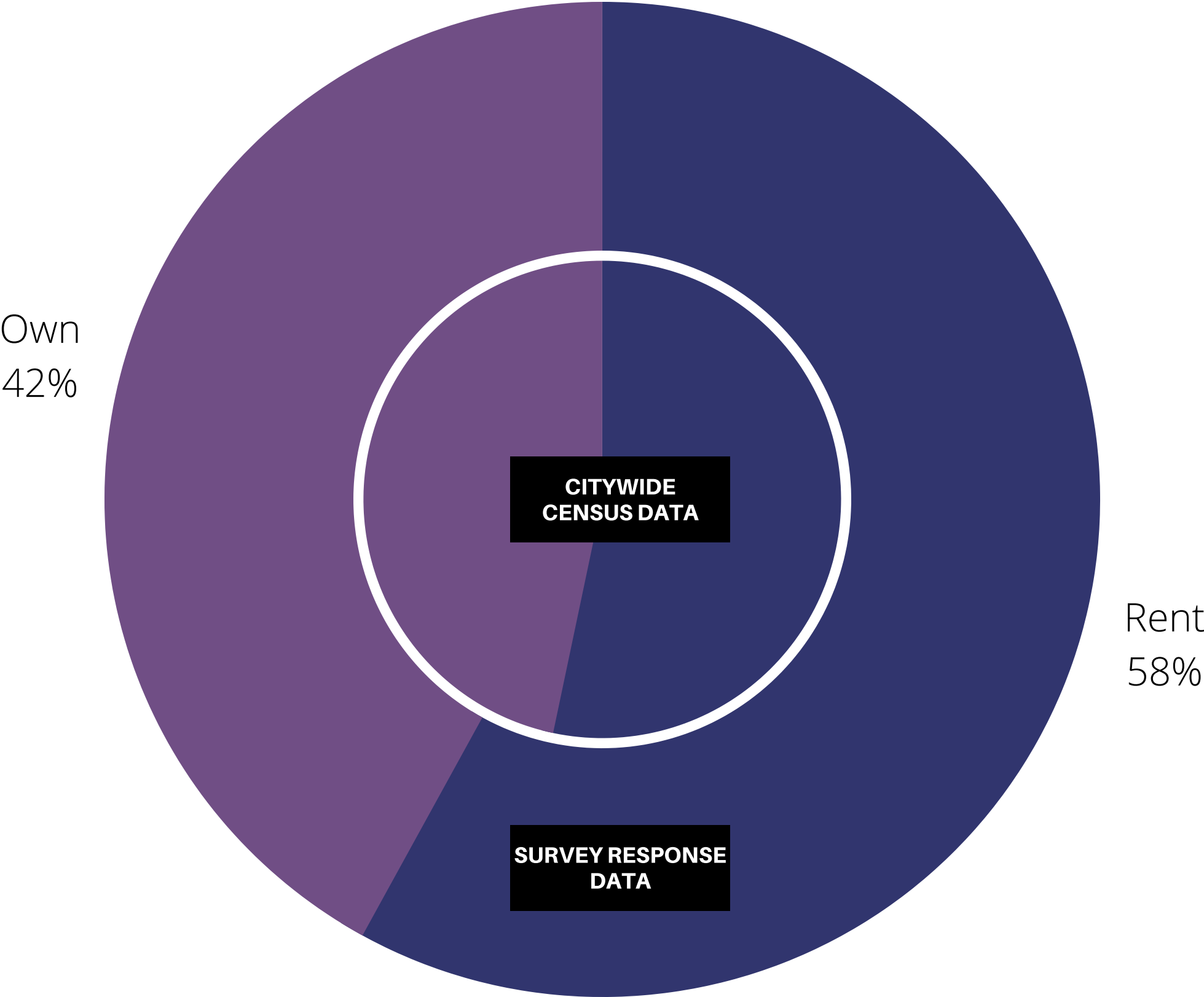
DISPLACEMENT RISK INDICATORS

GENERAL ANALYSIS



Preliminary Data Analysis

Displacement Risk Indicators
Percentage of Renters



Preliminary Data Analysis

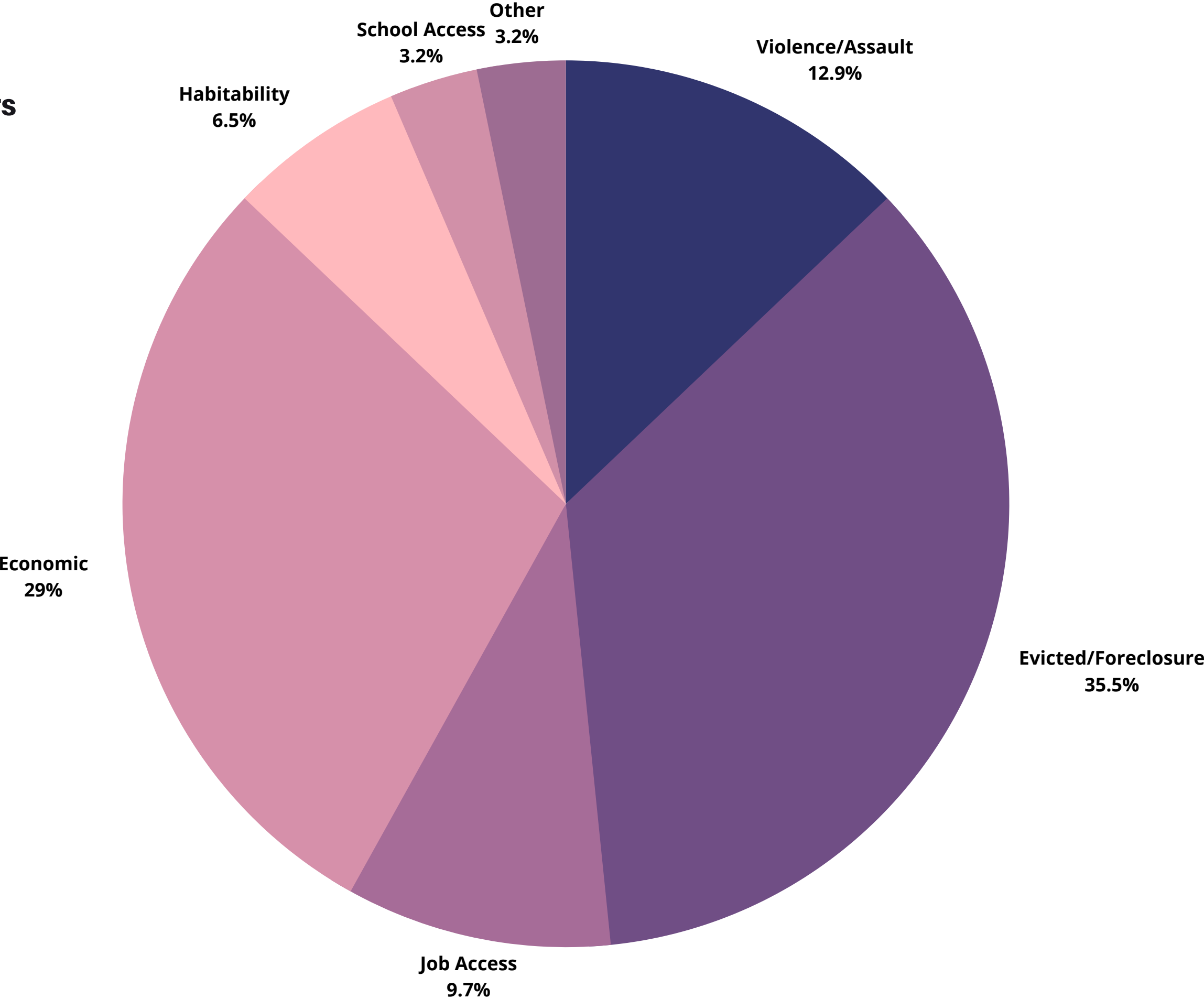
Displacement Risk Indicators

Percentage of Fresno Residents Likely
Displaced within the Last 10 Years | **27%** | **38,350**
(apprx)



Preliminary Data Analysis

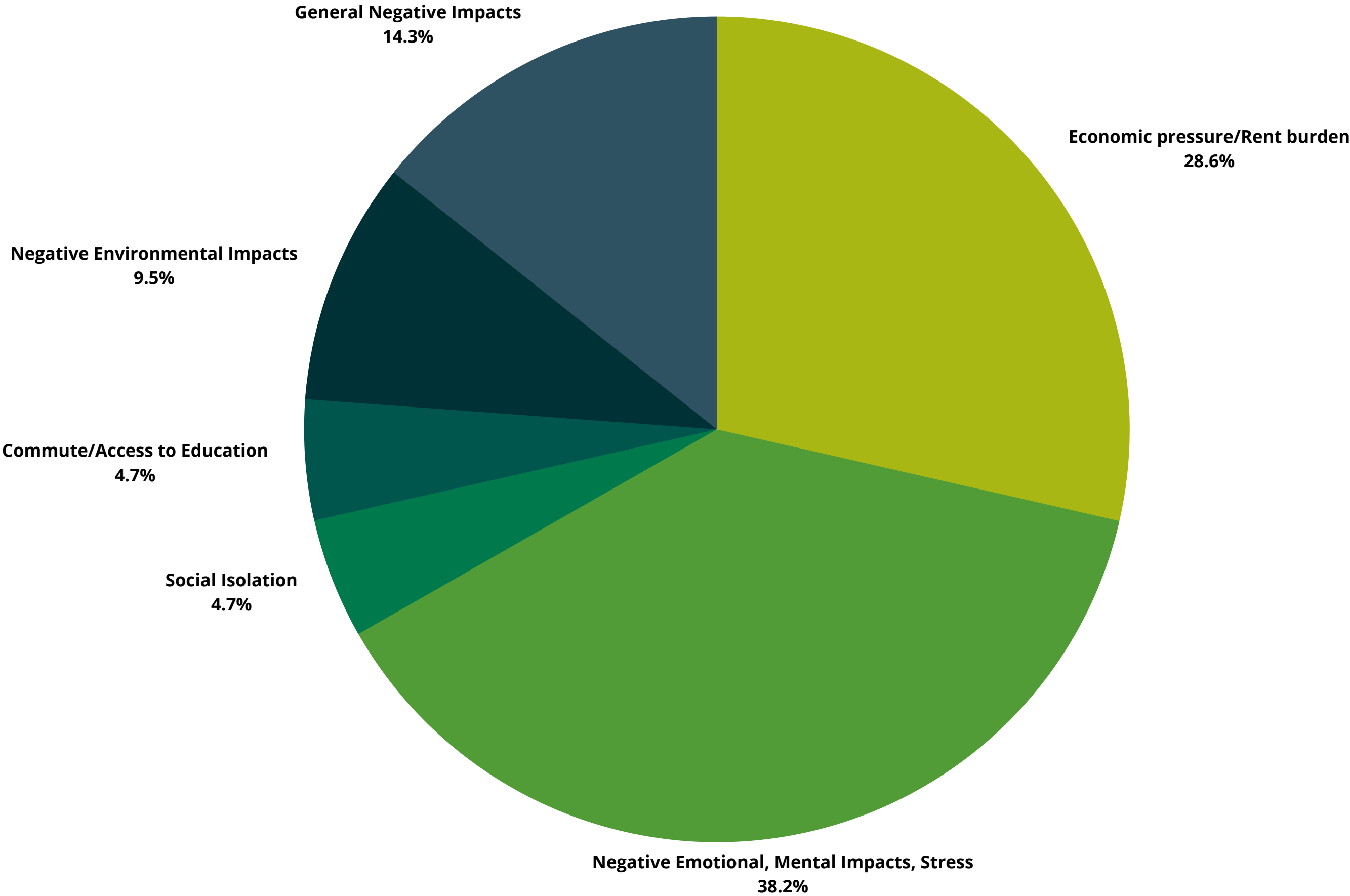
Displacement Risk Indicators
Displacement Causes



Preliminary Data Analysis

Displacement Risk Indicators

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



Preliminary Data Analysis

Quantitative Summary of Digital Surveys Only

PRELIMINARY RECOMMENDATIONS BASED ON GENERAL ANALYSIS



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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