



Legislation Details (With Text)

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Attachments: 1. RESOLUTION - Displacement Task Force

Date	Ver.	Action By	Action	Result
11/29/2018	1	City Council	approved as amended	Pass

REPORT TO THE CITY COUNCIL

November 15, 2018

FROM: JENNIFER CLARK, Director
Development and Resource Management Department

BY: SOPHIA PAGOULATOS, Planning Manager
Development and Resource Management Department

SUBJECT

RESOLUTION - Establishing an eleven (11) member Displacement Task Force

RECOMMENDATION

Approve the attached resolution establishing an eleven (11) member Displacement Task Force, including its purpose, composition, and term.

EXECUTIVE SUMMARY

Several recently adopted plans call for the establishment of a Displacement Task Force (Task Force). The proposed resolution specifies the purpose and intent of the Task Force, the appointing entity, the composition, and term.

BACKGROUND

The creation of the Displacement Task Force was called for in several planning documents that were adopted by the City Council in 2016 and 2017, specifically, the Downtown Neighborhoods Community Plan (Policy 7.12), the Housing Element of the Fresno General Plan (Program 12A), and the Southwest Fresno Specific Plan (Policy LU-4.8). Housing Element Program 12A requires the Task Force to be convened in 2018. This is of critical importance in maintaining good standing with the State Department of Housing and Development (HCD), as new housing legislation at the state level has now empowered HCD to revoke Housing Element certification of any city that fails to implement its Housing Element programs in a timely manner. Consequences of de-certification range from disqualification of grant funds for housing and transportation to referral to the State Attorney General.

Key elements of the Task Force are described below:

Purpose: To explore ways to provide opportunities for low income residents and merchants to remain in their neighborhoods if displacement is observed due to substantial and sustained increases in rent.

Number of members: Eleven (11)

Composition:

3 Residential Tenants, residing in each of (see attached map for reference):

- 1 residing in the Fulton Corridor Specific Plan Area
- 1 residing in the Downtown Neighborhoods Community Plan Area
- 1 residing in the Southwest Fresno Specific Plan Area

2 Commercial Tenants:

- 1 in Downtown
- 1 in Chinatown or Southwest Fresno

3 Developers:

- 1 affordable housing developer
- 1 market rate developer
- 1 Community Development Corporation (CDC) Developer

3 Advocates:

- 1 non-profit organization
- 1 neighborhood organization
- 1 individual/non-affiliate

Method of Member Selection: Mayoral Appointment

Term of Members: At the pleasure of the appointing authority

Term of Task Force: Until mission is complete.

ENVIRONMENTAL FINDINGS

The creation of a task force is not a project under the California Environmental Quality Act (CEQA)

Guidelines Section 15378.

LOCAL PREFERENCE

Not applicable as no procurement is being considered.

FISCAL IMPACT

The Task Force will be supported by existing Development and Resource Management Department staff, which are already funded in FY 2019 budget. No additional appropriations are required.

Attachment: RESOLUTION - Displacement Task Force