

# Displacement: The Achilles heel of “Smart Growth” Advocacy

## Questions

1. What is the role that lawyers and legal advocates play when tackling displacement and gentrification?
2. What existing policies or legal tools have been successfully leveraged to reduce the impacts related to “green/eco/environmental gentrification” as cities begin to adapt to climate change?
3. Do you believe that the things you say must be done can be done within a profit framework, just lower profit than now? Or do we need a different financing framework to improve housing quality and number of units in California?
4. Can the panelists identify any TOD example that address affordable housing needs and jobs/local commercial needs (i.e., mixed use)?
5. I would like the panelists to address the role of LAFCO and its membership's composition on these decisions. Do these agencies have any requirements to consider all communities and provide true representation of ALL?
6. Also, I’ve noticed a lot of luxury housing developments in the adaptive-reuse space. (lofts, etc). It’s framed as housing that is meant to reduce houselessness, but that then goes to wealthier residents. What do you see as a way to embrace adaptive reuse in a more equitable way?
7. With respect to community engagement, I'd be interested in more discussion about ways to provide additional resources to members of the public to better enable them to engage and participate in public decision-making processes, given obstacles such as financial, time, and other resource restrictions.
8. Public accessibility and translation for the public is critically important. Public agencies have said it is too costly to provide translators for all meetings. What are the lessons learned from covid pandemic and using technology to increase access? Also, how can Digital Divide in access be overcome?
9. How do we channel new workers into market-rate housing?
10. How do we incentivize or convince businesses to continue work-at-home or at least reduce commutes to work post-pandemic? I fear companies may want to resume "business as usual" mentality.
11. Thoughts on Community Land Trusts? And how local government can better support these efforts?
12. How are the panelists seeing water supply playing out in this conversation to addressing housing needs and protect against displacement?
13. I have come to believe that there is no such thing as “smart” growth. Over-population in all cities and towns in California should be the real concern. Our quality of life is declining day by day as “growth” continues. So how can we begin to find solutions that discourage future growth? With other species we would call the present situation as an infestation. We should be able to figure out how to balance human numbers with the environment. Increasing human “density” is just making our impact worse.

## Answered Questions

1. What was the title of the first publication/book that Sharon showed a slide of related to Climate (prior to Transit-Oriented Dividend or Community Dividends?)

A: Here is the link to that publication:

[https://www.urbandisplacement.org/sites/default/files/images/climate\\_and\\_displacement\\_-\\_lit\\_review\\_6.19.2020.pdf](https://www.urbandisplacement.org/sites/default/files/images/climate_and_displacement_-_lit_review_6.19.2020.pdf)

2. What would you recommend for resources/reading for cities doing this work?

A: Here is a good starting point. <https://www.federalreserve.gov/econres/feds/can-more-housing-supply-solve-the-affordability-crisis-evidence-from-a-neighborhood-choice-model.htm>

3. The public process the Air Pollution Control District in the San Joaquin Valley for the AB 617 process provides laptops, arranges wi-fi, provides child play areas during meetings, and even provides stipends for members of the citizen coordinating committee. Is this process working, and is it a good model?

A: Great question and I'll try and be short. It's a yes and no answer. First, I'll acknowledge that getting these basic services was an upward battle where community leaders and some of the organizations involved led. But so far, yes it's been helpful to ensure participation from the committee members b/c the time commitment is intense for anyone let alone a community member who has a day job & a family & everything else life throws at you.

However, the issue has been on the content and ensuring the agenda topics and conversations are decided by the committee. And not to mention the lack of transparency the committee/public has seen in requesting basic information in implementing the Emission Reduction Plan.

So all in all, yes it facilitates resident committee members' involvement, however, we're still hitting the wall of status quo where everything is guarded, not explained well, and the air district wants to revert back to business as usual.

## Chat Log

Will this or another webinar address the kinds of high-income areas that promote only further high-income, large single family homes in the area?

Not this year. We have in past assemblies... last year and previous years. We have focused in on displacement this year on the housing question. PCL is working diligently throughout the year both at the legislature and through other agencies like OPR to help curb sprawl.

## Before and After: Planning for the Growing Wildfire Threat

### Questions

1. Local fire staff review projects and say they can make any project safe- how can we change that wrong way of thinking?
2. What would a new state zoning overlay, which I believe Kate referred to, do to address the real dangers that Rick is talking about?
3. Can you provide any examples of a city that has done a good job of addressing risk assessment in General plan?

### Answered Questions

1. What about the fiscalization of natural resources? Can we quantify the ecosystem service value of wildfire?

A: Great idea. It could be based on ecosystem services.

<https://www.springer.com/gp/book/9783319683027>

2. I only recall one project in San Diego that was rejected because there was no safe evacuation. How can evacuation planning get addressed?

A: From my experience, the answer is no unfortunately.

### Chat Log

OPR's draft update to our Fire Hazard Planning Technical Advisory is posted here:

<https://opr.ca.gov/news/2020/11-09.html>

CCST's Costs of Wildfire in CA is here: <https://ccst.us/reports/the-costs-of-wildfire-in-california/>

How would the notion of rewarding good choices and penalizing bad choices work for established communities built with historical "bad choices"? Coming from a rural unincorporated community in a high wildfire risk area, I wonder what that would look like for such communities.

What do we do to change the mindset of CalFire re vegetation removal?

Do Rick's points also apply to the CZU fires that impacted Santa Cruz Mountains and destroyed much forested areas, with and without structures?

Our list of suggestions to Governor Newsom on how to successfully address wildfire risk:

<https://californiachaparral.org/fire/dear-governor-newsom/>

What can be done about PGE's indiscriminate cutting of trees after the fires?

Do you think private development home owners associations should have to create their own private fire departments as part of efforts to mitigate impacts of wildfires in WUI?

So happy to hear someone talk about nature and not only humancentric

Wind and drought exacerbated by PG&E and homeowner clear cutting and grinding

Can the risk reduction workshop information get posted here?

RiseGold attempting to reopen gold mining and draining our current underground "reservoir". Water security at increased risk!

What is the timing for the release of the insurance company mitigations?

When homes built to new codes burn, when evacuations fail, when people keep dying, how can you talk about budding 'fire safe' communities? What happened to smart growth?

Like solar requirements, building codes to require fire resistant building materials and streamlining alternative building code for use of straw bale, cob, rammed earth, metal, etc

The Feb 10 Fire Risk Reduction Communities workshop will be presented to the Board of Forestry and Fire Protection Resource Protection Committee on Feb 10. Details and materials are here:

<https://bof.fire.ca.gov/business/>

Western Sierra communities have a notable increase in population since Covid arrived. These are former city residents who have a different perspective. Could that change the nature of conversations and perspectives on community resilience. We are a different community today than a year ago.

Please restate Erik's examples of good general plans.

I encourage you all to look at the appendices in the Fire Hazard Technical Advisory, we have several examples there with short summaries.

Page 42 I believe -- great reading!

A similar program exists within the CA DOC, with regional watershed forest health coordinators based around CA