A Community-University Partnership for Safe, Decent, and Affordable Housing

Janine Nkosi, Ed.D
California State University, Fresno
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Vacant Property Registry

New Vacant, Blighted Residential Enforcement Team (4 staff + supervisor)

New Community Revitalization Technician

No plywood from sidewalk/street view

30 days to comply

$250 per violation, per day

Criminal Citation & Receivership

Blighted Vacant Building Ordinance

Effective 6/19/15
The Process

{ How did we get there? }
What is community-based participatory action research?

- Community-based participatory research is research conducted by and for those most directly affected by the issue, condition, situation, or intervention being studied or evaluated.
Production of scholarly research can reflect the status quo and reproduce inequities in society. Those with more education, resources, and power are inherently given the right to explain why the world functions in the way that it does. However, these explanations may be biased or even incorrect because they lack other needed viewpoints.

Why CBPAR?
How to do community-based PAR

• You recruit a community research team.
• You orient and train the research team.
• The team determines the questions the research or evaluation will try to answer.
• The team plans and structures the research activity.
• As a team, you carry out your plan.
The team prepares and presents a report and recommendations on its work.

You take, or try to bring about, appropriate action.

You evaluate the process.

You provide an opportunity for team members to reflect on and discuss their learning and the effects of the experience of being involved in a p.a.r. process.

You maintain gains by keeping team members involved.

Cont...
Community Based Participatory Action Research
Blight to Light

Local Organizing Committee
Blight to Light: Causes, Consequences, and Solutions
Comparative Analysis of Municipal Codes
Fresno’s Blight: Perspectives of Property Owners
Technology to Fight Blight
Silence of Tenants
Neighborhood Blight and Identity Development
Quality Housing in Fresno
Cost of Blight

20+ Research Briefs
Blight to Light

Vacant Blighted Property (Public Nuisance)

FMC 19-603. C BLIGHTED BUILDING
(1) Maintain Yards, life and healthy
(2) Maintain exterior of building including paint and finishes
(3) Remove trash within 72 hours
(4) Maintain building with all state and city codes, regulations and permits
(5) take all reasonable steps to prevent illegal or criminal activity on premises
(6) Secure the property: replacing broken windows or doors. Boarding up is a “disfavored technique”
(7) Remove all Graffiti within 48 hours

By Clayton Whited, Omar Ruiz, Juanita Perez and Patricia Sifuentes
Canvassed 1,000+

400

Vacant Blighted
90 Vacant Property Fires in 2014

Est. $350,000+
Center for Community Progress: Vacant Spaces into Vibrant Places
Change Lab Solutions: Law and policy innovation for common good
Produced 20+ white papers on causes, consequences and solutions to vacant and blighted properties and substandard rental properties

Canvassed neighborhoods in South Fresno

Interviewed residents

Organized community forums at schools and churches

Organized tenants to hold problem landlords accountable

Raised awareness about code enforcement services, and tenant and landlord rights and responsibilities

Mayor-Council Code Enforcement Task Force formed

Reformed Fresno’s municipal code on vacant blighted properties

City of Fresno conducted initial windshield survey

Mayor-Council Code Enforcement Task Force addressing substandard rental properties
Mayor-Council Code Enforcement Task Force

City Council

Action
Janine Nkosi, Ed.D
Lecturer
Department of Sociology
California State University, Fresno
jnkosi@csufresno.edu

Contact
Getting Started

Suggestions for establishing partnerships
Strategic Partnerships

Research University Partnership Opportunities
Strategic Partnerships:
Reach out to community groups.

Lowell Community Development Corporation

Building Healthy Communities Fresno

Tenants Together

Fresno State Sociology
Phase I: Community Participatory Action Research & Coalition Building Model

1. Community Entry
   - Community Dialogue
     - Problem Definition
       - Community Involvement

2. Coalition Formation
   - Orientation
     - Strengthening
       - Establishing Com. Action coalition

3. Capacity-Building (Training)
   - Topic Area
     - Applied Research
       - Focus Groups
         - Interviews

4. Assessment, Data Collection & Analysis
   - Examples: Community Mapping
     - Walkability Audit
       - Committee formations

5. Dissemination
   - Community Forums/Town Meetings
     - Committee Formations

6. Finalize ACTION PLAN (logic Model)
   - Values Goals & Objectives
     - Strategies
       - Strengths & Limitations
         - Resources Needed

On-going

Giachello et al. 2003
Addressing Blight: Overview of Activities (Logic Model)

**Phase I**
- Understanding Context, Causes and Solutions of housing crisis
- Coalition formation
  - Training &
  - Nurturing members
  - Intergroup Relations
- Action Planning & Community Assessment
- Blight to Light Coalition
- Building Community Capacity
- Community & System Change
- Enforcement
- Community Interventions
- Community Awareness & Education
- Vacant Blighted Properties Ordinance
- Community Forums Code Enforcement Blight Hotline

**Phase II**
- Community Action Plan Implementation
- Reporting Blight

**Incremental reduction in vacant blighted properties**
Windshield and Walking Surveys