

MEMO

March 6, 2008

To: FOCUS Working Group

FR: Marisa Cravens, Regional Planner

RE: Development without Displacement – Grants Available to PDAs

Background

Recognizing that transit-oriented development has the potential to revitalize and remake communities, and that displacement and fears of the loss of home, work, and community are a concern for many residents, ABAG is launching a 12-month program called "Development without Displacement." The purpose is to increase regional and local understanding of an array of development-related displacement issues that are often described as gentrification related to rising property values in transit areas. We will be exploring ways to maximize the benefits of new development for existing residents and reduce the loss of affordable homes and workspaces. This spring, two grants will be available to Priority Development Areas to engage low-income residents in their planning efforts.

PolicyLink and the Center for Community Innovation at UC-Berkeley are consultants for this project. PolicyLink will create an *Equitable Development in TOD Toolkit*, which will be tailored to Bay Area cities. The toolkit will include a menu of policies and programs as well as examples from other cities. Tools will include affordable housing, economic development, and civic engagement strategies. CCI and ABAG will be doing some mapping and analysis of Bay Area communities where there is potential for low-income residents to face displacement as a result of transit investments and new development.

Using these resources as a springboard, ABAG will then offer two local grants of \$20,000 to \$60,000 for FOCUS Priority Development Area (PDA) communities to identify their own displacement concerns. Using the toolkit or their own strategies, the grant will provide funding for a city and community group to work jointly to adopt policies to help ensure that low-income residents benefit from neighborhood change. This effort would ideally accompany a larger effort, such as a Station Area Planning process, where cities are planning for substantial amounts of new housing near transit. ABAG, PolicyLink, and CCI staff will all be available to assist with this process and its implementation.

Because we want the grant to fund broad community participation, help city staff to understand equitable development, and yield an acceptable city strategy, ABAG intends to ask community-based organizations and cities to apply jointly for the funds. Cities and CBOs would then decide how to share the funds and administer the project. We expect the grant application to be available in mid-April 2008.

Questions for the FOCUS Working Group

Staff is seeking input from working group members regarding what equity issues are pressing at this time and/or are likely to be relevant in the future in the Priority Development Areas where they work. Preliminary discussions of social equity and development have shown the topic to be

very broad, potentially including any amenity that benefits the social fabric of the community. Staff is seeking comments on the scope of the project and the details of the grant application that will make it useful to local jurisdictions.

Some questions to think about prior to this discussion are as follows:

- What are the pressing concerns related to affordability, creating complete communities that benefit existing residents some of whom may be in lower income households, forestalling displacement, and other equity issues in PDA communities?
- Why would PDA community members perceive new development as threatening to their homes or jobs?
- Have PDA communities experienced unintended consequences of development?
- What current policies aim at creating benefits for existing and future community residents?
- How can a planning grant application be tailored to help city staff plan for development without displacement of existing communities?