



METROPOLITAN
TRANSPORTATION
COMMISSION

Joseph P. Bort MetroCenter
101 Eighth Street
Oakland, CA 94607-4700
TEL 510.817.5700
TDD/TTY 510.817.5769
FAX 510.817.5848
E-MAIL info@mtc.ca.gov
WEB www.mtc.ca.gov

Memorandum

TO: Minority Citizens Advisory Committee

DATE: May 5, 2009

FR: Marisa Cravens, ABAG

W.I. 1114

RE: Update on FOCUS Development without Displacement Program

FOCUS is a joint regional agency program to direct resources to local Priority Development Areas. Priority Development Areas are existing communities served by public transit that have been nominated by cities as areas that are planned for more housing. The FOCUS Program is committed to ensuring that FOCUS-related investments are distributed throughout the region in an equitable way. A goal of FOCUS is to reduce household cost burdens by creating more opportunities for residents to live in walkable areas near high-quality transit service. However, staff also recognizes that in some neighborhoods, new development has been associated with gentrification and displacement.

When major transit investments spur new development, low-income residents can face rising rents, loss of community or cultural centers, or pressure to sell their homes. In February 2008, through an Environmental Justice Grant from Caltrans, ABAG began the Development without Displacement program to increase regional and local understanding of gentrification and displacement, and, in particular, increase awareness of equitable development policies that jurisdictions can use to capture the benefits of new growth for their current residents. This program concludes in summer 2009.

Development without Displacement funded the creation of resources to track changing demographics in FOCUS Priority Development Areas, recognize areas where displacement may occur, and educate planners on equitable development policies. Through this program, FOCUS is also funding three Priority Development Area cities to partner with community-based organizations on strategies to create inclusive infill development in redeveloping neighborhoods. These projects include working with congregations in Richmond to plan new affordable housing, assisting small businesses and preserving cultural character in San Francisco's Mission District, and engaging the Lake Merritt Community in Oakland on strategies to prevent displacement as part of their Station Area Plan. **To learn more about these cities and their efforts, please join us for a FOCUS Forum on "Development with Diversity" on June 25th, 2009, 9:30 am to 11:30 am, at the Library at SPUR's Urban Center at 654 Mission Street.**

I will be at your May MCAC meeting to discuss the Development without Displacement program and answer any questions you may have.