



Bay Area Regional Prosperity Plan Project

Steering Committee #6 Meeting Summary

Meeting Date: Friday, July 12, 2013

Introduction

The sixth meeting of the Regional Prosperity Plan Steering Committee was held on Friday, July 12, 2013, in the Claremont Conference Room, Joseph P. Bort MetroCenter, 101 Eighth Street, Oakland, CA 94607-4700. The meeting was attended by the following Steering Committee members:

<i>Seat</i>	<i>Name</i>	<i>Organization / Agency</i>
ABAG Board Member	Scott Haggerty	Alameda County
ABAG Board Member	Julie Pierce	City of Clayton
ABAG Board Member	Eric Mar	City and County of San Francisco
Prosperity Co-Chair (CBO)	Lily Wong (Proxy for Christina Canaveral)	Coleman Advocates
Prosperity Co-Chair (Public)	Laurel Prevetti	City of San Jose
Housing Co-Chair (CBO)	Carlos Romero	Urban Ecology
Housing Co-Chair (NPO)	James Pappas	California Housing Partnership Corporation (CHPC)
Housing Co-Chair (Public)	Duane Bay	County of San Mateo
Equity Collaborative Co-Chair (CBO)	Jane Martin	People Organized to Win Employment Rights
Equity Collaborative Co-Chair (NPO)	Gen Fujioka	Chinatown Community Development Center, San Francisco
Community Foundation	Kate White	San Francisco Foundation
City / County At-Large	Margot Lederer Prado	City of Oakland

In addition to MTC and ABAG staff, the following members of the public attended the meeting: Elizabeth Wampler, Reconnecting America; Tram Nguyen, Alameda County Public Health Department (ACPHD); Jane Kramer; Belen Seara and Kirsten Spaulding, San Mateo County Union Community Alliance (SMCUCA); Egon Terplan, SPUR; Derecka Mehrens, Working Partnerships USA; Dawn Phillips, Just Cause; and Kara Douglas, Contra Costa County.

The agenda for the Steering Committee meeting included the following items:

1. Nominations for Steering Committee Co-Chairs and At-Large Seats
2. Economic Prosperity Strategy Outreach
3. Round 1 Housing Sub-Grant Projects

The following handouts were distributed at the meeting:

- May 10, 2013, Steering Committee #5 Meeting Summary
- Concept Paper on Development Without Displacement by Causa Justa::Just Cause

Meeting Summary

Comments from the Steering Committee meeting are summarized below by agenda topic.

Announcements

Margot Lederer Prado announced that the Urban Manufacturing Alliance, a national collaborative concerned with manufacturing jobs in inner cities, will host its next national conference in Oakland on October 3 and 4, 2013.

Nominations for Steering Committee Co-Chairs and At-Large Seats.

The Committee nominated Carlos Romero, Urban Ecology, and Margot Lederer Prado, City of Oakland, as co-chairs starting in September 2013. The Committee requested the Joint Projects Team to nominate members to the at-large seats.

Economic Prosperity Strategy Outreach

Therese Trivedi, MTC, and Kirsten Spaulding, SMCUCA, provided a status update on the Economic Prosperity Strategy project and presented preliminary findings from the first two rounds of sub-regional workshops.

Steering Committee members provided the following comments:

- The lack of work experience is a major barrier for low- and moderate-income workers to access middle-wage jobs in communities like East Palo Alto. On-the-job training opportunities can provide pathways for advancement while improving skills for lower-wage workers. But employers are not always able to provide the training opportunities, nor are they always able to pay more than a minimum wage. Programs that provide incentives to employers and contribute a portion of the wages on behalf of the employers may be effective in addressing this issue. The Strategy should identify models and best practices for such programs.
- Concerns of undocumented immigrants must be addressed through this project. Many suburban areas now have large concentrations of undocumented immigrant workers who face poor living conditions and low access to economic opportunities.
- Address language barriers and vocations English-learning programs in the project.
- Provide the Committee members with a complete list of upcoming workshops for the project.
- Conduct additional outreach to engage the business community in the process.
- Provide additional opportunities to Committee members for substantive discussions on barriers and solutions that are being identified through the outreach activities and technical analysis. These discussions should inform the sub-grant program for pilot projects. MTC staff invited Committee members to participate in the next Economic Prosperity Working Group meeting on Thursday, July 25, 2013.

Round 1 Housing Sub-Grant Projects

Dawn Phillips, Just Cause, and Tram Nguyen, ACPHD, provided an overview of the Development without Displacement project, which was funded through round one of the Housing the Workforce Sub-Grant Program.

Steering Committee members provided the following comments:

- Clarify whether the project will conduct a quantitative assessment of factors that are commonly understood by the public to be associated with health outcomes, such as air quality. Tram clarified that the project is analyzing upstream determinants of health based on current research and evidence. Dawn clarified that the project will collect qualitative feedback from residents on health impacts.

Elizabeth Wampler, Reconnecting America, and James Pappas, CHPC, provided an overview of the Preserving Affordable Housing Near Transit project, which was also funded through round one of the Housing the Workforce Sub-Grant Program.

Steering Committee members provided the following comments:

- In the analysis, distinguish between properties that are at risk of losing affordable housing protections from those that may have their protection renewed or reauthorized.
- A potential opportunity is to work with Redevelopment Successor Agencies in the region and create an inventory of their land assets. These parcels can potentially be dedicated to affordable housing development. The Greater Communities Collaborative is funding Non-Profit Housing of Northern California to conduct some analysis. There is urgency to collect this data since some cities like the City of San Jose have been directed by the state to sell its land assets to generate revenue.
- Clarify whether a similar assessment is being conducted for light industrial and manufacturing parcels. Protecting industrial land is critical for the advanced manufacturing sector. Vacancy rates for industrial land in the City of San Jose are less than 1% already, and there is pressure from developers to build market rate housing on industrial zoned parcels.
- Think regionally about industrial land protection and economic development. There is a shortage of industrial land in the South Bay but there is surplus industrial-zoned land in the East Bay, an area that is also looking for economic development opportunities.

Next Steps

The next meeting of the Steering Committee is scheduled for Friday, September 13, 2013, from 12 noon to 2 pm in the Claremont Conference Room at MTC.

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