



Bay Area Regional Prosperity Plan Project

Steering Committee #12 Meeting Summary

Meeting Date: Friday, July 11, 2014

Introduction

The twelfth meeting of the Regional Prosperity Plan Steering Committee was held on Friday, July 11, 2014, 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)	Belen Seara	San Mateo County Union Community Alliance
Prosperity Co-Chair (NPO)	Egon Terplan	SPUR
Housing Co-Chair (NPO)	Pilar Lorenzana-Campo	Non Profit Housing Association of Northern California
Housing Co-Chair (Public)	Wayne Chen	City of San Jose

In addition to MTC and ABAG staff, the following members of the public attended the meeting: Louise Auerhahn, Working Partnerships, USA; Nati Flores, Monument Impact; Elizabeth Wampler, The San Francisco Foundation; David Levin, Bay Area Legal Aid; Oravanh Thammasen, Bay Area Legal Aid.

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

1. Presentation on the Fair Housing and Equity Assessment Project
2. Presentations by Sub-Grantees of the Regional Early Warning System for Displacement Project
3. Prosperity Plan Project Final Deliverable Process Update
4. Award Recommendation for the Facilitator/Researcher Position

The following handouts were distributed at the meeting:

- May 9, 2014, Steering Committee #11 Meeting Summary
- Preliminary Draft Findings Report – Fair Housing and Equity Assessment
- Memo – Prosperity Plan Project Capstone Deliverable Process
- Memo – Recommendation for Award – Facilitator/Researcher Position (\$40,000)

Meeting Summary

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

Fair Housing and Equity Assessment

Johnny Jaramillo, ABAG, provided an overview of the Preliminary Draft Findings of the Fair Housing and Equity Assessment (FHEA). Steering Committee members provided the following feedback:

- Clarify why the Tri-Valley is not highlighted as an impacted community. Air pollution along the I-580 and from the San Joaquin Valley impacts air quality in Tri-Valley.
- Clarify whether only tax-credit properties are included in calculating affordable housing numbers.
 - Staff clarified that affordable housing data includes Section 8 and public housing, in addition to tax-credit properties.
- Clarify whether permits for low-income housing equate to actual units built.
 - Staff clarified that permits do not equate to units built.
- Present housing production data by income categories, including market rate housing.
- Clarify why there are higher incidents of reported fair housing violations in Alameda, Contra Costa and San Francisco counties.
- Articulate the high level findings and policy implications of the analysis.
 - Staff clarified that there were two key opportunities identified through the analysis: one, to build more low-income housing in “opportunity areas”; and two, to mitigate displacement risks in low-income neighborhoods that are in proximity to high opportunity areas.
 - Staff also clarified that the regional agencies do not have jurisdiction over local land use. Therefore, the policies identified through this process will be geared towards supporting local jurisdictions to address the issues. A preliminary set of potential strategies will be presented to the Steering Committee for review at the November 2014 meeting.
 - Staff elaborated that recent research suggests that unequal regions eventually lose economic competitiveness.
- Recognize that providing affordable housing in high opportunity areas is challenging due to higher costs and community opposition.
- Recognize that factors such as school quality are important but beyond the purview of regional agencies leading this effort.
- Evaluate the type of transportation accessible to Racially Concentrated Areas of Poverty. Explore how the One Bay Area Grant program can expand transit access.
- Consider trends in neighboring counties and how that might be impacting the 9-county Bay Area.

Regional Early Warning System for Displacement Presentations

Three community-based organizations being funded through the Prosperity Plan Project, including Monument Impact in the City of Concord, Working Partnerships USA in the City of San Jose, and the San Francisco Organizing Project/Peninsula Interfaith Action in the City of East Palo Alto, made presentations on displacement risks in their respective communities.

Nati Flores, Monument Impact, provided an overview of the Monument Corridor in the City of Concord, Louise Auerhahn, Working Partnerships USA, of the Downtown San Jose neighborhood, and Jennifer Martinez, San Francisco Organizing Project/Peninsula Interfaith Action, of the East Palo Alto and Redwood City neighborhoods. Steering Committee members provided the following feedback:

- Consider conducting a more fine-grained analysis of market rents in the Monument Corridor. For example, determine which parts of the neighborhood are experiencing the largest rent increases.
- Clarify the effectiveness of specific anti-displacement policies adopted by various jurisdictions in the Bay Area.
- Clarify the effectiveness of the rent stabilization ordinance in moderating rent increases in East Palo Alto.
- Recognize that a growing number of displaced residents are becoming homeless.
- Explore methodology to measure displacement.

Prosperity Plan Project Final Deliverable Process

Vikrant Sood, MTC, provided a brief update on the Regional Prosperity Plan project and an overview of the proposed process for developing the Capstone Deliverable.

Facilitator/Researcher Position Award Recommendation

Vikrant Sood, MTC, provided an overview of the Facilitator/Researcher position and informed the Steering Committee that the Joint Projects Team (JPT) has recommended hiring Paul Peninger for the position. Vikrant informed the Steering Committee that the JPT will reconcile the difference in the overall budget for this position and proceed with executing the funding agreement. While the JPT had recommended a total budget of \$60,000 for this position, the Steering Committee memo identified a total budget of \$40,000.

Next Steps

The next meeting of the Steering Committee is scheduled for Friday, September 12, 2014 from 12 noon to 2 pm in the Claremont Conference Room at MTC.

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