

Link 21 Equity Advisory Council Office Hours #7

September 5, 2023

Office Hours Recap Link21 Equity Advisory Council (EAC) Office Hours #7 Anti-Displacement Approach

September 5, 2023

6:00 pm – 7:00 pm

I. Attendees

Present Members

Angela E. Hearing	Gracyna Mohabir	Beth Kenny
-------------------	-----------------	------------

Staff

Frank Ponciano, Link21 Facilitator	Stefania Diaz, Link21 Notetaker	Iris Osorio-Villatoro, Link21 Tech Support
Tim Lohrentz, BART Office of Civil Rights	Darin Ranelletti, Link21 Manager of Land Use Planning	

The Office Hours virtual meeting began at 6:00 p.m.

BART Office of Civil Rights Tim Lohrentz welcomed everyone to the Anti-Displacement Office Hours. Link21 Manager of Land Use Planning Darin Ranelletti provided a recap of the anti-displacement conversation at the June EAC meeting and Link21's anti-displacement toolkit, strategies, and timeline. EAC Facilitator Frank Ponciano defined the EAC anti-displacement "focus statement," explaining that it will guide how the EAC contributes to Link21's anti-displacement work.

Frank then explained to the EAC members that the Link21 team will be using the Miro Board to document and prioritize risks and strategies related to anti-displacement to eventually formulate the focus statement. Darin let the EAC members know that the information on the Miro Board was a compilation of the feedback that has been collected from the EAC so far.

The Miro Board can be found here: [Miro | Online Whiteboard for Visual Collaboration](#)

II. Comments

- A. **Beth Kenny:** One thing I don't see on the Miro Board is having affordable housing built around any new stations.
 - a. **Darin Ranelletti:** It is being added to the Miro Board as we speak. Thank you.
- B. **Frank Ponciano:** There is the first post-it here that says, groups to consider: people with disabilities, middle-income households and youth. Just to clarify, when we have this category of risks, not everything that is added here is explicitly framed as a risk but rather something to keep in mind as it relates to Anti-Displacement. Is that true?
 - a. **Darin Ranelletti:** Yea, a way to think about it is that this group will evaluate the Link21 concepts. So, what should we consider? What should we consider and how should we do it? The other section is the solutions and how to address them. If we are looking at six different choices as options, do we understand the potential risks across the different concepts?
 - b. **Beth Kenny:** I am wondering if we can change the wording to low- to middle-income because low-income people are very much impacted by this. Also, please add seniors to that group.
 - c. **Darin Ranelletti:** Yes, those are the kinds of comments that we are hoping to get from you all. We presented many things at the meeting and folks may have just added stuff that we didn't have, so if there is something that is not shown on the screen feel free to call it out.
 - d. **Angela E. Hearing:** Can homelessness be one? Because if you get displaced and have nowhere to go, you may end up becoming homeless.
 - e. **Frank Ponciano:** So, the risk of intensifying the homelessness crisis would be linked to this kind of displacement.
- C. **Angela E. Hearing:** I know that you guys want to stick to this section, but before I forget, I wanted to say that to prevent homelessness, you should work with a CBO that specializes credit repair. Many people have been living in their homes for 15 to 20 years and then they become displaced which impacts their credit. Helping people with resources like CBOs that provide financial literacy to prevent future situations like the one I stated is important.
 - a. **Frank Ponciano:** That makes sense.
 - b. **Darin Ranelletti:** That makes sense to me, thank you Angela.
- D. **Frank Ponciano:** I am going to continue going through the second sticky at the top row and go left to right. Assuming that this is just highlighting the importance of considering the negative impacts of the rail concepts, cultural displacement and other risks or considerations, systemic and historic inequities, in addition to the other priority groups that were brought up by the EAC. There are also effects in non-Bay Area counties. When people are displaced, they move out to areas out of the Bay Area, and we would like to know the impacts of that. Health impacts of displacement is also another one, whether that be mental or physical health. Displacement risk

metrics, which in my mind relates to the other sticky notes about the consideration of displacement risks and evaluating rail concepts. Can we think about any other items as it relates to anti-displacement that we can add to this list of risks or things to consider?

- E. **Frank Ponciano:** Circling back to what Angela brought up regarding homelessness, we are not focusing on homelessness at large, we are talking about prevention and what the risk factors are on a more granular level.
 - a. **Angela E. Hearing:** Yes. What is simple to us is not necessarily simple to someone who is scrambling on a 30-day notice and who has horrible credit and doesn't know how to navigate the system or have someone to co-sign for them or even advocate for them. If we set someone up for success by providing them with a relationship with a CBO for credit scores, I think that would be a positive move to help prevent homelessness.
- F. **Frank Ponciano:** Thank you for that context, Angela. What are some other things that pique your curiosity as it relates to anti-displacement and your role as a member of the EAC? Something that stood out to me during the EAC member reflection at the last EAC was how a few people felt like it was unclear what they were expected to do as members of the EAC. The truth is, to some extent, you can shape that. What are some things in your current role that you think we should implement as it relates to this anti-displacement conversation?
 - a. **Beth Kenny:** I can think big, and sometimes I am not sure what is realistic. Can we work with local cities and counties to create land use restrictions around areas where these stations will be built? For example, not allowing no-fault evictions or paying families a substantial amount when they are forced to move out, similar to relocation costs. Rent control is also another one. Can we try to push homeowner programs that can allow tenants to be the first ones to know about homes that are being sold so they can have a first shot at buying? I don't know what land use restrictions are feasible, or if it's feasible to put some sort of rent control in the areas that are going to be impacted.
 - b. **Frank Ponciano:** I know that right now we are not assessing feasibility, but the question really is, is the EAC interested in finding out what the level of feasibility is if they all agree that a topic is a worthwhile item to investigate?
 - c. **Darin Ranelletti:** I think that is a good way to frame it, Frank. I think the EAC can decide what it would like to dive into so it can contribute to shaping that. One example can be transit-oriented development. We know that it is likely feasible because BART does that now. Perhaps the EAC wants to help shape and guide what that is, which would be a great opportunity. We might also want to look at something that can have a very large impact like rent control. To be honest, it is a very tough political lift in some parts of the region. I think only 8 cities in the Bay have some kind of rent control. Maybe the EAC would like to dive into how Link21 can mobilize to support rent

control more broadly in the region. What kind of coalitions can it work with? What state or regional leverage does it have? I think that is a good way to think about it, in addition to what you want to pursue. Feel free to ask if you don't understand something.

- d. **Frank Ponciano:** It could be that in fact the EAC agrees that they would like to find out what Link21's leverage or position could be on pushing rent control policies in X jurisdictions where a new station will be built. This could mean that we bring in an elected official to talk about and think through the different kinds of city charters and how they work and what the process is to push something through. This would allow for the Link21 staff to be on the lookout for those people and bring them in for EAC conversations.
- e. **Darin Ranelletti:** Yes, I think that is a good way to frame it. If we have a topic like that, the EAC can then decide who they would like to invite or bring into the conversation or maybe the EAC would like to present their own experience or bring in community members and have a dialogue about it.
- G. **Gracyna Mohabir:** I would like to address a topic you just brought up. I would be really interested in the feasibility of anti-displacement strategies versus things that we are more interested in. Stuff like this is cool because many of us are invested in the long-term impacts and success of these strategies. One comment that I have regarding the anti-displacement conversation in general is about the Link21 internal process. What is the time frame for Link21 staff to get back to us regarding questions or comments that we have submitted? I sent over some questions in mid-July and the start of August because there are things I want more clarity on, and I have yet to hear back.
 - a. **Frank Ponciano:** I know that we do have a massive tracker of questions and things we need to follow up on. I am happy to make sure that we prioritize the questions and answers. My assumption is that there might be questions that the Link21 team may not have an answer to yet.
 - b. **Iris Osorio-Villatoro:** I just want to add that if there is a question you need answered to fully participate in these conversations, I think that it is appropriate for you to make those questions and comments now and Darin can answer them to the best of his ability.
 - c. **Gracyna Mohabir:** Some of the questions I have are in relation to the previous meeting and resources. I don't think we need to dive into them now, but I appreciate the reassurance of bringing them up now. Thank you.
 - d. **Frank Ponciano:** Okay, they are questions that are specific to the material. Let's go back to what we have and make sure that we get back to you as soon as possible.
 - e. **Tim Lohrentz:** I agree. We will go back and look at the tracker. I think we have gotten better at answering questions and I am sorry if some of them have slipped through. We will go back and respond to you as soon as we can.

- f. **Angela E. Herring:** If someone like Gracyna sends an email, even if there is not an answer to be given, I think it should be a policy for the Link21 team to acknowledge that they have received the email. This will reassure the EAC members that they are not being ignored.
- g. **Gracyna Mohabir:** I will add that I did get a response letting me know that someone would get back to me. Thank you for that.
- h. **Frank Ponciano:** It would be great, Gracyna, if you could forward that email to us. This might make the process faster on our end to identify the question and get back to you in a timely fashion.
- i. **Gracyna Mohabir:** I will do that.
- j. **Darin Ranelletti:** Thank you for bringing this issue up, Gracyna.
- H. **Angela E. Herring:** When we come back next week, can you include what is the scope and capabilities of BART and Capitol Corridor? Can they do anything when it comes to zoning? If they can't, be honest with us. This way it will give us an idea of what we can and cannot do. Will we be kept in the loop to still be advocates for us 2-3 years down the road? Will this eventually be developed into a community agreement and if so with what community?
 - a. **Frank Ponciano:** So, you are looking for clarity on what is realistic within the scope of the program.
 - b. **Darin Ranelletti:** I am wondering about that question, if some of these things are in BART's authority and others are not. Do you have an opinion as to whether the EAC should dive into things that it does have authority or it doesn't? Are you saying we should do one or the other?
 - c. **Angela E. Herring:** I want both. I would like to see what is in your scope because I don't know everything. I would like to know realistically what the goals are. This way when you come back and give us more detail, then you can help make them decide what can and cannot be done and what we should realistically advocate for. Our voices are powerful, and you would be surprised who knows who. If we all advocate for one thing, this can make a change and a difference. It all comes down to commitment and advocating for things that the community will benefit from.
 - d. **Frank Ponciano:** Can the post it notes indicate where there is authority and where there is advocacy? I know that this is one of the topics the EAC would like to dive deeper into. Maybe this is the conversation that we should be having in the October meeting and will help us define the approach the EAC would like to make. Iris, can you explain what purple stickies refer to?
 - e. **Iris Osorio-Villatoro:** "B" is exactly what you just said, which are strategies that we will be getting into. The case studies one comes up from previous conversations. For example, we want to explore rent control by inviting a rent control subject matter expert or, we want to explore rent control by inviting a community member that has benefited from rent control in the past. These are the methods by which we would explore things as an EAC. For the

strategies themselves, I am trying to group them into areas that make more sense.

- I. **Frank Ponciano:** On the question of community engagement, do people think this is something to study or a method by which we can find out more about a particular item or both?
 - a. **Beth Kenny:** I am not sure I fully understand but I do think that community engagement is important. There are many tenant organizations and housing organizations out there that we can learn from. This Miro format is a little hard for me to follow because it is making me a little dizzy. There are things on the board that on the initial level make a lot of difference. When we were talking about the first set of stickies, I think that systematic and historical, and cultural inequities are at the heart of the conversation. This is what we are trying to stop so knowing more about what we can do will help us.
 - b. **Frank Ponciano:** I want to acknowledge the comment about the board, and we will think about this for next week so we can make it more accessible. I also appreciate the comment about the systematic, historic, and cultural inequities because it will help us have a conversation about the specific inequities.
- J. **Frank Ponciano:** We are at the two-minute mark. We will come back next week and have a cleaner way to digest the information. If you are connected to any other EAC members who you think should be a part of this conversation, please let them know.
 - a. **Darin Ranelletti:** Thank you everyone for your time.
 - b. **Frank Ponciano:** When we come together next week, we will look at a version of this board and work to prioritize and finalize the components of this board including the statement for Anti Displacement. Additionally, we will want the EAC members to help guide us for the October meeting.
 - c. **Tim Lohrentz:** Thank you everyone for your participation. We look forward to hearing from you next Tuesday.

The Office Hours virtual meeting ended at 7:00 pm. Tim Lohrentz closed the meeting.