

## Link21 Equity Advisory Council Office Hours #8

September 12, 2023

### Office Hours Recap Link21 Equity Advisory Council Office Hours #8 Anti-Displacement #2

September 12, 2023

6:00 – 7:00 pm

#### I. Attendees

##### Present Members

Angela E. Herring	Gracyna Mohabir	Beth Kenny
Clarence R. Fischer	Linda Braak	Maya Amichai
Samia Zuber	Ameerah Thomas	

##### Staff

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

The Office Hours virtual meeting began at 6:00 pm.

BART Office of Civil Rights Tim Lohrentz welcomed everyone to the Anti-Displacement Office Hours #2. EAC Facilitator Frank Ponciano and team member Darin Ranelletti re-introduced themselves.

Frank and Darin then provided a quick summary of last week's Anti-Displacement Office Hours which included an explanation of the focus statement and the role the EAC could play in shaping Link21's Anti-Displacement strategies. Darin then explained how Link21's authority on Anti-Displacement strategies can be separated into three categories: physical space, funding, and advocacy strategies with other entities.

## II. Comments and Questions

- A. **Clarence R. Fischer:** I like the idea that we could have the ability to provide input and talk about land use at a given station, but it's hard to have this conversation when we do not know the specific locations of future stations. It is still nice to know that we have such an ability to report back to Link21.
  - a. **Darin Ranelletti:** The Anti-Displacement Toolkit that we are creating is using the feedback that we collect from folks over a long period of time. You are right Clarence; it is hard to have a conversation when we don't have specific station locations. The EAC is currently being asked to advise the program so when we do sit down with the community, we have the benefit of all the thought processes that have been had over the months, and then communities can fine tune them. This iterative process will allow us to hear from everyone.
  - b. **Tim Lohrentz:** I'd like to add that some of these may need to be flexible strategies. For example, if we were to select the building of affordable housing and our engineering team realizes that there is no room in the station footprint to build affordable housing, then the backup would be to look for funding along with other partners to work with local developers and build affordable housing on third-party land next to the station.
- B. **Clarence R. Fischer:** In case there is not enough room to build affordable housing, would the Link21 team consider building things such as a library or a job training center?
  - a. **Darin Ranelletti:** Yes, and those are some great examples of the types of things we could explore. There is going to be a back and forth with community members and stakeholders. If there is a recommendation from the design team, we will go back to the community and ask them if it is consistent with what their goals are.
- C. **Frank Ponciano:** I want to highlight that for today's exercise, we will be looking at these things through a bird's eye view to get a better understanding of what the priorities of the EAC are.
  - a. **Darin Ranelletti:** That is correct. We are not asking the EAC to select what the strategy should be for Link21 at each station area. What we are saying is that we have an opportunity with the EAC to dive into a topic and flesh it out. Over the next few months, we can take a topic or two and work through them so that when we present these strategies to other groups, we will be much more able to discuss how to implement the strategies. This will help us meet Link21's anti-displacement goals.

Frank then introduced the Mentimeter exercise that the EAC will be using to better understand the EAC members' priorities for the anti-displacement focus statement. Results of the Mentimeter exercise are attached at the end of the summary.

- D. **Angela E. Herring (in chat):** I would like to suggest SIWD (Sacramento Investment Without Displacement). It will help give a blueprint in regard to this very topic. I am giving the Cliff Notes version: residents, advocates and non-profits got together, held meetings, developed a platform and presented a 'Community Benefits Agreement' before the City of Sacramento in regard to the building of Aggie Square (Construction project) that would cause displacement.
- a. **Frank Ponciano:** Angela, are you referring to last week's office hours focus we had when you say this could be a blueprint?
  - b. **Angela E. Herring:** Yes, to the previous conversation and to the one we are having now. If the Link21 team looks at how SIWD put everything together and how they prioritized things, they could learn a lot. Their methods were very successful, and it forced the City and UC Davis to agree to at least 85% of the asks.
  - c. **Frank Ponciano:** Thank you Angela, we will make sure to take a look.
- E. **Frank Ponciano:** Currently, we are dealing with the "A" part of the focus statement. The Link21 team has compiled the list of topics raised by the EAC related to displacement risks specifically and we want you, the EAC, to allocate 100 points to what you think is most important and what you think should be a part of the focus statement.
- F. **Samia Zuber:** Is it 100 points per question or is it 100 points across all the questions?
- a. **Frank Ponciano:** It is 100 points per question. You will have 100 points to distribute amongst all the choices. When we move on to the next question, you will have 100 points to distribute once again.
  - b. **Samia Zuber:** Okay, thank you.
  - c. **Darin Ranelletti:** If you wanted to, for example, you could put all 100 points into one choice, or you could put 50 points in one and 50 points in another.
- G. **Clarence R. Fischer:** Can you explain what it would mean to focus on "displacement risk metrics"?
- a. **Darin Ranelletti:** The Link21 program has created measurements that it calls "metrics" to assess potential displacement risks of the various rail concepts. Selecting that option would mean you want the EAC to talk about how Link21 develops those metrics that quantify the potential displacement risks of the rail concepts being studied.
  - b. **Clarence R. Fischer:** For example, would these metrics be comparing an electric concept to a diesel concept?
  - c. **Darin Ranelletti:** Only as it relates to displacement risks. For example, the EAC members could say that they think that the metrics should focus on the income of the neighborhood by the station area, or the racial demographics, or both.
  - d. **Frank Ponciano:** Darin, are you essentially saying that the EAC would discuss how to measure and track displacement?

- e. **Darin Ranelletti:** It is more along the lines of how we would try to predict displacement. Lets say we are thinking about a station in locations A, B, and C, we would want to run it through this model so that we can identify what the displacement risk level is for each station and based off the data, prioritize the one that makes more sense and has less displacement outcomes.
- H. **Frank Ponciano:** Based on the responses we have received to question one, we are hearing that the three highest priorities as it relates to displacement risks are seniors, people with disabilities, and low-income households. Based on what we have received for question two, the three highest priorities for strategies around new development/space are exploring homeownership programs, transit-oriented development, and affordable housing construction. Any questions?
- I. **Beth Kenny:** I had trouble distinguishing what the difference is between affordable housing construction versus affordable housing occupant preference versus inclusionary zoning. I feel like those all overlap. I am not sure if affordable housing is on site or if affordable housing occupant preference means rent control.
  - a. **Darin Ranelletti:** There is a lot of overlap, so I understand how it may be confusing. Affordable housing construction is building new subsidized affordable housing that would be restricted to households or tenants who earn a certain income. Occupant preferences are when those units then become available, there would be a preference system for specific groups or people for those units, for example, a preference for residents who have previously been displaced. Inclusionary zoning is when you build new market rate developments and you include lower-priced affordable units in conjunction with the pricier units.
- J. **Darin Ranelletti:** Are EAC members able to go back and modify their responses?
  - a. **Frank Ponciano:** Once you submit you may have the option to go back and modify. Can one of the EAC members attempt to go back and see if you can modify responses?
  - b. **Beth Kenny:** I tried to go back on my phone, but it didn't let me.
  - c. **Frank Ponciano:** In the absence of not having the ability to do that, Beth, would you be comfortable sharing with the team how you would have changed your response?
  - d. **Beth Kenny:** I would have gone more heavily on affordable housing occupant preferences and affordable housing construction and not worry as much on inclusionary zoning.
  - e. **Frank Ponciano:** Thank you for that. We will implement your changes in the conversations that the Link21 team will have after this meeting. Even if we are prioritizing, we still have room for integration on any topic that you feel strongly about.
- K. **Frank Ponciano:** Based on what we have received for question three as it relates to strategies around protecting and empowering people, the top priorities to explore are homeownership programs, coordination with organizations that work on credit repair

and financial literacy, coordination with human services agencies, and eviction protections. Based on question four results, the priorities as they relate to design and implementation methods are coordination with community-based organizations, community engagement, and coordination with other government entities (e.g. local jurisdictions, regional, state).

- L. **Clarence R. Fischer:** Are next Tuesday's office hours when we are going to focus on developing the statement? If not, when will we do that?
  - a. **Frank Ponciano:** The office hours for next Tuesday will have the environmental team and will not be about anti-displacement. The next conversation that we will have on anti-displacement will be during the October EAC meeting, which will include all EAC members. The hope is that we will use that October EAC meeting to narrow down the statement and come to an agreement.
  - b. **Darin Ranelletti:** We will bring your input to the full EAC.
  - c. **Frank Ponciano:** We can host a similar conversation like this one, if need be, but we will not dive into statements until the October meeting.
- M. **Tim Lohrentz:** Thank you everyone for your participation. See you at the October EAC meeting and the EAC Office Hours for next Tuesday.

### Next EAC Meeting Date:

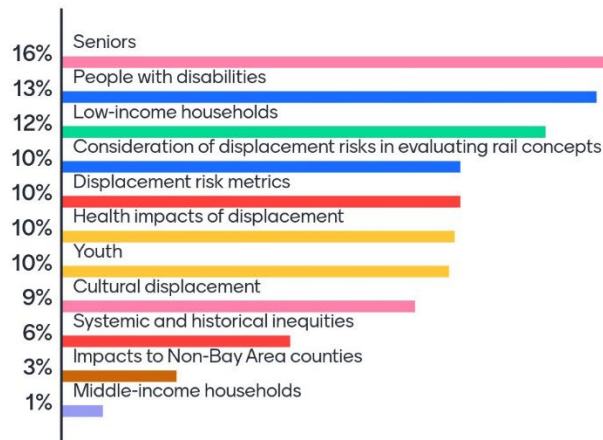
The Office Hours virtual meeting ended at 7:00 pm. Tim Lohrentz closed the meeting.

## Mentimeter Exercise Results

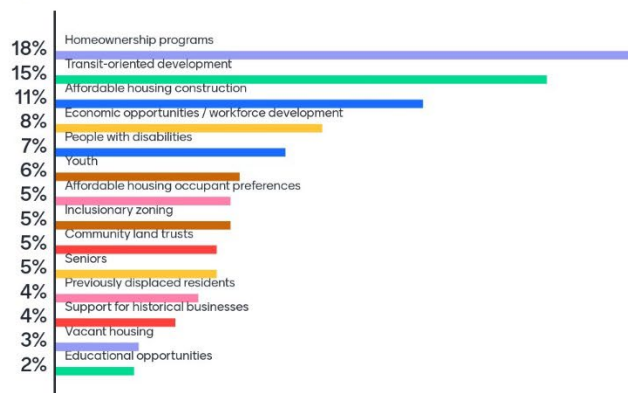
The following Mentimeter results reflect an exercise in which EAC office hours attendees were given 100 points per slide to distribute across topics as they see fit to reflect what they would like to see in the EAC's Anti-Displacement Focus Statement. These are the composite results.

 Mentimeter

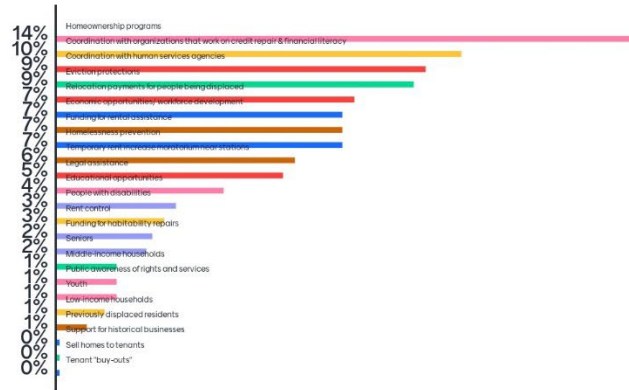
### What should we focus on as an EAC re: displacement risks?


 Mentimeter

### What should we focus on re: strategies around new development/space?



## What should we as an EAC focus on re: strategies around protecting and empowering people?



Mentimeter

## What should we as an EAC focus on re: design and implementation methods?

