

M E M O

To: Regional Planning Committee
From: Marisa Cravens, Regional Planner
Date: September 30, 2009
Subject: Development without Displacement TOD Program and Final Report

Executive Summary

Staff will present an overview and findings from the 18-month *Development Without Displacement* program, which has produced planning strategies, case studies, and recommendations for improving the social equity benefits of transit-oriented development. Included in the packet are a set of recommendations from consultant organization PolicyLink for strengthening the equity components of regional policies. Staff is seeking input from the Regional Planning Committee on these recommendations relative to their potential incorporation into the Sustainable Communities Strategy

Background

The purpose of *Development Without Displacement* was to identify ways to implement the FOCUS goal of “Support existing communities” by investigating the link between urban infill, changing real estate markets, and the indirect displacement of low-income residents due to rising rents, redevelopment, or loss of employment areas. Funded through a \$200,000 Caltrans Environmental Justice grant, *Development Without Displacement* also provided three grants to community-government partnerships in Priority Development Areas in Richmond, Oakland, and San Francisco. These grants supported engagement efforts around strategies to limit displacement in areas where significant new housing is planned.

This project has explored the following elements as a framework for equitable TOD planning and development:

1. Understand neighborhood change and displacement potential.
2. Engage residents in creating a vision for the future.
3. Preserve existing unsubsidized affordable units and secure land for development of new affordable housing.
4. Limit or manage upzoning in areas sensitive to displacement.
5. Retain and grow jobs for local workers.
6. Plan for neighborhood activity centers (“social seams”) to support integration
7. Secure community benefits for current residents.

The final report has been written by ABAG Planning and Research staff with assistance from consultants at the UC-Berkeley Center for Community Innovation and Policy Link, a national research and action institute advancing economic and social equity. The report includes an analysis of changing regional demographics and migration patterns, a summary of equity-building policies, and reports from the three PDA community engagement programs. An introduction and a set of recommendations for regional agencies by the consultants are attached. A full report will be available on October 7th.

Recommended Action

Staff request Regional Planning Committee input on PolicyLink’s recommendations for regional actions relative to thier potential incorporation into the Sustainable Communities Strategy.

Next Steps

Based on the Regional Planning Committee’s comments, staff will explore the feasibility of incorporating recommendations into the Sustainable Communities Strategy and will return to the Committee in the future with any proposed policy.