

MEMORANDUM

FROM: Darin Ranelletti, Manager of Land Use Planning, Link21 Program, BART
TO: Equity Advisory Council (EAC)
CC: Link21 Equity Team (Staff and Consultants)
DATE: November 1, 2024

SUBJECT: REVISIONS TO DRAFT COMMUNITY STABILIZATION AND ANTI-DISPLACEMENT PRINCIPLES

At the Equity Advisory Council (EAC) meeting on May 21, 2024, the Link21 team presented the Draft Community Stabilization and Anti-Displacement Principles developed by the Link21 team and the EAC's Anti-Displacement Working Group.

On May 24, 2024, the Link21 team distributed the Draft Community Stabilization and Anti-Displacement Principles to the EAC for review and feedback. There was also an opportunity to discuss the draft principles at the EAC office hours on June 11, 2024. The Link21 team distributed revised draft principles to the EAC on July 9, 2024, and presented them at the July 16, 2024, EAC meeting.

Based on the discussion at the July EAC meeting and the responses to the July Post-Meeting Survey, the Link21 team made further revisions to the draft principles, which are contained below (additions shown with underline; deletions shown with ~~strike-though~~).

If you have any additional questions, comments, or recommended edits for the principles, please submit them via email to darin.ranelletti@bart.gov by **November 15, 2024**.

The Link21 team will make any necessary further revisions to the draft principles based on written feedback received from EAC members by November 15, 2024, and then distribute the final draft to the EAC prior to the December 3, 2024, EAC meeting. The EAC will be asked to take an action to formally approve the principles at the December 3rd meeting. Based on the discussion at the July EAC meeting, it is not expected that each individual principle will be presented for review and discussion at the December 3rd meeting. Therefore, it is important to provide feedback via email by November 15th.

Revised Draft Community Stabilization and Anti-Displacement Principles

Introduction

The Link21 Equity Advisory Council recommends that the Link21 Program incorporate these Community Stabilization and Anti-Displacement Principles into the program as commitments to guide Link21 planning and delivery activities. The principles will assist the Link21 Program in meeting one of the program’s stated objectives, to “Advance equity and protect against community instability and displacement,” and will be considered in conjunction with other program goals, objectives, and principles. Each principle contains two parts – an initial statement of values that documents what is important to the EAC, and a corresponding recommended action for how Link21 should incorporate the values into Link21’s planning and delivery activities.

Principles

1. Address Past Harms

Value Statement: History is important, especially harm caused to Priority Populations by past transportation projects. Although Link21 on its own cannot address all harm caused by past transportation projects, Link21 is an opportunity to acknowledge history and address past harms by advancing equitable outcomes.

Recommended Action: Link21 should learn from the past, identify harms created by past transportation projects, and strive not to repeat the prior harms of past transportation projects. Link21 should identify and pursue opportunities to address past harms by advancing equitable outcomes.

2. Strengthen Communities

Value Statement: Communities, including communities where Link21 infrastructure is located, should be better off after Link21 is implemented.

In addition to improved transportation access, communities where Link21 infrastructure is located should be stronger and more stable.

Recommended Action: Link21 should identify and pursue opportunities to strengthen and stabilize communities, including communities where Link21 infrastructure is located, beyond improved transportation access.

3. Avoid Displacement

Value Statement: Physical displacement – both direct and indirect – can cause substantial, long-lasting harm at the individual and community level, and can disproportionately impact Priority Populations and groups that face additional systemic barriers including, but not limited to, people of color, low-income households, seniors, people with disabilities, women, the LGBTQ+ community, [youth](#), Transitional Aged Youth, immigrants, people with limited English proficiency, and formerly incarcerated individuals.

Commented [DR1]: Added "youth" per EAC input.

Recommended Action: Link21 should strive to avoid direct and indirect displacement and disruptions to community cohesion, especially in Priority Populations and groups that face additional systemic barriers including, but not limited to, people of color, low-income households, seniors, people with disabilities, women, the LGBTQ+ community, [youth](#), Transitional Aged Youth, immigrants, people with limited English proficiency, and formerly incarcerated individuals.

4. Develop Local Strategies

Value Statement: Every community is unique, with its own unique circumstances. Local community members are the experts of their community, and anti-displacement outcomes at the local level are important.

Recommended Action: Local anti-displacement strategies should be developed and prioritized in areas where there is the greatest risk of displacement associated with Link21. Anti-displacement strategies should

be informed by data and based on local conditions, in consultation with local communities, including local government, community-based organizations, and community members, and should identify SMARTIE goals to the extent desirable and feasible. ~~SMARTIE goals are Specific, Measurable, Achievable, Relevant, Timebound, Inclusive, and Equitable.~~

Commented [DR2]: SMARTIE goals explanation moved to appendix with other definitions.

5. Develop Strategies to be Effective

Value Statement: Anti-displacement strategies are only effective if they are implemented and enforced. In some cases, Link21 may not be responsible for implementation and enforcement of certain elements of local anti-displacement strategies; other entities may be responsible. It is important for these anti-displacement strategies to be implemented and enforced.

Recommended Action: Local anti-displacement strategies should be designed to be implemented and enforced effectively. If Link21 is not responsible for implementation and enforcement of certain elements of local anti-displacement strategies, Link21 should work closely with responsible entities in the development of local anti-displacement strategies and seek ways to support their implementation and enforcement.

6. Preserve Existing Culture

Value Statement: Existing community members who remain in neighborhoods can experience cultural displacement and feelings of exclusion and non-belonging as neighborhoods change.

Recommended Action: Link21 should identify and pursue opportunities to preserve and enhance cultural assets and strengthen social connections to promote a sense of belonging as neighborhoods change so that existing residents feel welcomed, included, and connected to the community. Link21 should consider cultural preservation opportunities at stations and in the surrounding station area, in consultation with local communities, including local government, community-based organizations, and community members.

7. Support Those Displaced

Value Statement: If direct displacement is unavoidable, displaced residents and businesses should be better off after Link21 is implemented.

Recommended Action: During local station and infrastructure planning, Link21 should engage early with residents and businesses that may be directly displaced or impacted by Link21 and provide timely support and services during the planning and implementation phases to address those impacts.

8. Evolve Strategies as Needed

Value Statement: Displacement pressures can change over time. It is important to understand and respond to [changing/evolving](#) pressures.

Commented [DR3]: Replaced "changing" with "evolving" per EAC input.

Recommended Action: Local anti-displacement strategies should evolve as needed in response to changing conditions. Link21, in consultation with local communities, including local government, community-based organizations, and community members, should assess and monitor displacement pressures before, during, and after Link21 construction, and take [parallel steps as soon as feasible](#) to address [changing/evolving](#) pressures.

Commented [DR4]: Replaced "parallel steps" with "steps as soon as feasible" based on EAC input.

[Definitions](#)

Commented [DR5]: New "Definitions" section added based on EAC input.

[The Community Stabilization and Anti-Displacement Principles contain terms with specific meanings. These terms are defined below.](#)

[Priority Populations \(Principle #1 and Principle #3\)](#)

["Priority Populations" are geographic areas \(census tracts\) in the Northern California Megaregion defined by the Link21 program where people are most impacted by negative economic, mobility, community, and health and safety outcomes, as defined below.](#)

- Economic burdens tied to income, unemployment, low wages, family size, working multiple jobs, and housing cost.
- Mobility burdens tied to transportation cost, households without a car, car to worker mismatch, commute times, and access to transit.
- Community burdens tied to disconnected youth, miles of highway, access to parks, access to groceries, low educational attainment, displacement, older adults, and Internet access. Disabilities will be added in the next iteration of Priority Populations.
- Health and safety burdens tied to medically underserved areas, asthma rates, heart disease rates, air quality, collisions, overcrowded homes, and low employment benefits.

Transitional Aged Youth (Principle #3)

“Transitional Aged Youth” refers to youth and young adults aged 16 to 25. Transitional Aged Youth are at greater risk of serious mental illness and serious emotional disturbance. In many cases, youth turning 18 are no longer eligible for pediatric health care services or children’s mental health services. In addition, foster youth are at greater risk of developmental, behavioral, or mental health concerns, age out of foster care at age 18, and are at greater risk of homelessness.

SMARTIE Goals (Principle #4)

“SMARTIE goals” are program or project goals designed to be more effective in achieving results by answering the following questions:

- Specific: What will be accomplished?
- Measurable: What data will measure progress towards the goal?
- Achievable: Is the goal realistic?
- Relevant: Does the goal align with broader goals?
- Time-Bound: What is the time frame for accomplishing the goal?
- Inclusive: How will disproportionately impacted people be involved?
- Equitable: Does the goal help overcome disparate impacts to vulnerable groups?

Other responsible entities (Principle #5)

“Other responsible entities” means other governmental and non-governmental organizations besides Link21 that are responsible for implementing or enforcing local anti-displacement strategies. Examples include, but are not limited to, local jurisdictions (e.g., cities, counties), community-based organizations, and other program partners.

Support and services (Principle #7)

Examples of “support and services” to residents and businesses that may be directly displaced or impacted by Link21 include, but are not limited to, robust and transparent communication, relocation assistance, temporary housing and commercial space, financial support, and support for accessing resources from local, state, and federal government agencies and non-governmental organizations.