

CID Framework and Implementation Plan

Workgroup 1 - Community Development and Stabilization

Meeting Summary,

November 8, 2017

Work Group Members present

Shanti Breznau	Leslie Morishita	Pradeepta Upadhyay	Sunshine Monastrial
Tammy Deets	Marlon Herrera	Brien Chow	

Staff present

Gary Johnson	Michael Wells (OED)	Vinita Goyal (OPCD)	Ubax Gardheere (OPCD)
(OPCD)			
Janet Shull (OPCD)			

Additional Attendees

NOTES:

Co-chairs Marlon Herrera and Pradeepta Upadhyay opened the meeting.

1. Workgroup members reviewed the City Council's MHA Resolution. It was noted that formula retail and other ideas discussed under the ISRD can also be included in our discussion. There were some suggestions that regulation through ISRD was better suited to hold that analysis. It was decided that OPCD and OED will include this topic in the deep dive study of commercial affordability issues.

Co-chairs reactions:

Pradeepta highlighted the priorities for the working group: commercial affordability, housing stability, Unreinforced Masonry (URM) buildings and Landmark project

Marlon invited a discussion on community ownership models both for residential and commercial uses as democratic ownership is a theme that is important to some community members.

City staff

OED: Michael suggested defining the goals for community ownership and then identifying tactics to achieve that. He shared that OED has a consulting budget that can be used to provide technical expertise in identified areas. OED can also discuss other possibilities and provide models for consideration in terms of commercial affordability. The forthcoming conversation on the next phase of the Mandatory Housing Affordability (MHA) program will potentially also have a bearing on stabilization of commercial rents through incentives. There are limitations within the State constitution regarding laws for gifting to businesses. We need to strike a balance of incentives and regulatory measures. There are ongoing conversations about incentives in collaboration with OPCD's MHA proposal.

OPCD-EDI- Ubox shared how the Landmark Project includes elements of capacity building, project development, feasibility, site control and entrepreneurship focused on commercial affordability. The EDI Advisory Committee shares membership with the Advisory Group on the Chinatown International District Framework and Implementation Plan. With \$6.5 million funding allocated for the first five projects, this Advisory group on Chinatown/International District can help inform selection of projects for the next round of funding.

OPCD-Gary called attention to a conversation towards a potential pilot on URM. OPCD-Gary identified a concern for commercial affordable spaces not just from retail perspective but also from the perspective of non-profit office space. Examples of SAGE and Helping Link were mentioned.

Community perspectives:

A couple of people inquired about a possibility of technical assistance resources related to URM.

There was also mention of starting research on potential housing stabilization strategies and a follow up on their prioritization.

There was a broader interest in finding out about how the Rental Registration & Inspection Ordinance impacts neighborhood.

There was a concern about Chinatown/ International District being referred to as its current name. An alternative was put forward to include the names of Japantown and Little Saigon as well. This idea will be taken up with the Advisory Group.

There was interest in studying best practices/primer on commercial affordability and affordable housing.

There was interest in exploring the idea of vouchers that would allow more people to move and relocate within the neighborhood- as suggested within the MHA Resolution.

A question was raised to understand locations in the neighborhood where displacement was happening. Projects such as Tai Binh, Plymouth and Republic and the associated business and residential displacement as well as a broader anxiety in the community toward the issue were mentioned.

There was a mention of a current gap on discussing broader community stabilization such as social services. This would be taken up with the Advisory Group.

2. OPCD shared a work plan for 2018 and there was general agreement on the proposal. Staff will work with Workgroup members on a deeper dive into the different topics for the first quarter of 2018. The following months will include development of recommendations and priorities for implementation.
3. OPCD staff shared an update on the Racial Equity Toolkit process that will occur in parallel with the effort. There was some discussion on the concerns/merits of such a process.

NEXT STEPS:

There was consensus on moving the meeting date to the first Wednesday of every month. For the December 6 meeting, OPCD agreed to bring updates on the RRIO, URM, and retail size and use restrictions for discussion to the group.