Equitable Development 101: Social Equity by Design

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Topics to be Addressed

- What is Equitable Development
  - Concept, Principles, and Practice

- Why Encourage Equitable Development

- Equitable Development and American Innovation

- Conclusions
Caveat... This presentation is not about physical design.

Community Organizing 101

Creating the space for ordinary people—particularly those who are marginalized and/or most vulnerable—to take part in the decision-making processes that impact their lives.

- Values
“As professionals, our experience affects our process and manifests itself in the aesthetics.”

Kathryn Prigmore, FAIA, NOMA

- Environmental Justice Internship with the U.S. EPA (1994)
- MS Urban and Regional Planning (1998)
- EPA Smart Growth Program (2000 – 2009)
- PBCD member since 2005
Environmental Justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

EPA has this goal for all communities and persons across this Nation.
Bayview Citizens for Social Justice

$20K Environmental Justice Small Grant recipient from the U.S. EPA in 1997.

A grant that focused on improving water quality evolved into a public-interest design process and a $10 million rebuilding effort.

Working Together for Environmental Justice
Defining Equitable Development

Equitable development is an approach to meet the needs of underserved communities and individuals through projects, programs, and/or policies that reduce disparities while fostering places that are healthy, vibrant, and diverse.

(2006 Smart Growth Awards Application)
“Planning at its best takes account of the social implications of land use and economic development decisions.”

The Practice of Local Government Planning
As we look to the 21st Century, what endeavor could be more eminently worthy and necessary; more obviously logical and deserving of our national attention, expertise, and resources; or more meaningful and spiritually nourishing than that of revitalizing America’s urban areas and ensuring healthy and sustainable communities, both urban and rural.

National Environmental Justice Advisory Council (1996)
Timeline: Parallel Initiatives

- Advocacy Planning (1965)
- Equity Planning Practice (1969 – 1979)
- Equity Development (1983 – 1987)
- Fair Growth (2000)
- Equitable Development (2000)
An Abbreviated Chronology: Who is Talking about ‘Equity and Communities’?

2005

2015
Defining Equitable Development

Urban Redevelopment

Equitable Development

Needs of underserved communities

Needs of underserved communities

Urban Redevelopment

Equitable Development
## Comparing Approaches

### Smart Growth Principles
- Mix land uses
- Take advantage of compact building design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development towards existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair, and cost effective
- Encourage community and stakeholder collaboration in development decisions

Source: Smart Growth Network

### Equitable Development Principles
- Housing choice
- Transportation choice
- Personal responsibility
- Capacity building
- Healthy communities
- Heritage preservation
- Stewardship (environmental)
- Entrepreneurship
- Sustainable wealth creation
- Civic engagement
- From Good to Great Through Planning/Design, Standard of Excellence

Source: Carlton Eley, PBCD, NOMA
Rebuilding America’s Neighborhoods through **Housing Choice:**

Fall Creek Place in Indianapolis, IN
Rebuilding America’s Neighborhoods through Transportation Choice: Fruitvale Village in Oakland, CA
Rebuilding America’s Neighborhoods through Quality Planning/Design: 2008 Comprehensive Plan for King County, WA

News release
King County Executive Ron Sims

Oct. 6, 2008

Approved 2008 Comprehensive Plan promotes equity, predictability and environmental protections

King County Executive Ron Sims: 2008 Comprehensive Plan update was approved today by the King County Council. This is the first of King County’s Comprehensive Plan updates to address global issues such as climate change and equity and social justice.

Executive Sims said, “I would like to thank the King County Council for their support of these critical issues, and for working with me to improve the services and environmental protections we are delivering to the citizens of King County. The Comp Plan has worked well for several years. These new changes will further support smart growth in this region for future generations.”

The main policy changes approved today include:

Climate Change: This is one of the first comprehensive plans in the United States to fully integrate consideration of climate change into land use policies. A new policy giving King County authority to evaluate development proposals subject to the State Environmental Policy Act (SEPA) for their greenhouse gas emissions is included in this update.

Transportation Concurrency: This comprehensive plan update overhauls concurrency modeling practices, making the transportation concurrency process more streamlined and predictable. King County will no longer be conducting tests on individual development proposals. Instead, concurrency status is determined by broad geographic areas called travel sheds, which will be drawn to reflect where travel patterns share common characteristics. The concurrency status of all development proposals, including both residential and nonresidential, will be determined by looking at a single map which will be updated annually. This will result in greater certainty for prospective developers, they will now be able to simply consult an online map to determine whether or not their proposal will be able to obtain a concurrency certificate.

Equity and Social Justice: The King County Equity and Social Justice Initiative takes aim at inequities and injustices in King County. The King County Comprehensive Plan constitutes one of the first King County initiatives to overtly address equity issues through policy development. This program includes...
Why Encourage Equitable Development?

- Equitable development is profitable.
- Our problems don’t go away by ignoring them.
- It is a matter of ethics.

Ronald Grzywinski and Mary Houghton, Founders of ShoreBank Corporation (1973 – 2010)
“In the early years of HOPE VI, people were being whisked around ... It left a bad taste in people’s mouths in ways that I think were preventable.”

– Raphael Bostic, HUD Assistant Secretary

Memphis Daily News

June 9, 2010

The Washington Post

September 8, 2013

This man owed $134 in property taxes. The District sold the lien to an investor who foreclosed on his $197,000 house and sold it. He and many other homeowners like him were left with nothing.

LEFT WITH NOTHING.
American Innovation and Communities
Equitable Development and Preservation:
Jazz District in Kansas City, MO
Equitable Development and Healthy Communities: Westside Specific Plan in National City, CA
Equitable Development and the Environment: ReGenesis in Spartanburg, SC
Take Aways:
Pay It Forward

“Find a way to get in the way and get in good trouble, necessary trouble.”

Congressman John Lewis

On August 26, 2014, citizens in Spartanburg celebrated fourteen years of encouraging ‘good trouble, necessary trouble’ through the ReGenesis environmental justice partnership.
Take Aways:
Collaboration Requires 'Real-Talk'
Take Aways:
Environmental Justice and Planning
What Does This Have to do with Public Policy?
Equitable Development:
Shifting from Idea to Practice
How to Remain Informed on this Topic?

- **PolicyLink**
  - http://www.policylink.org

- **EPA’s Environmental Justice Collaborative Problem-Solving Model**

- **Equitable Development and Environmental Justice**

- **Attend national conferences**
  - National Organization of Minority Architects
    - October 12 – 14, 2017 in Houston, TX
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