

# EQUITY AND TRANSIT ORIENTED DEVELOPMENT

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# What is Equity?

- **Transit with TOD has the potential to capture:**
  - Greater mobility for transit-dependent populations (elderly, disabled, youth)
  - Household transportation savings
- **Community Benefits can additionally capture:**
  - Resident Voice in the process and outcomes
  - Good (economically sustainable) construction jobs
  - Good permanent jobs
  - Expanded economic opportunity for vulnerable populations in need of employment to access new training and pathways into these jobs

# Policy Campaigns

- RTD (Denver Metro) Housing Policy
  - Drafted TOD Affordable Housing Policy passed by RTD Board
  - Sets process for RTD and municipality to evaluate, set goals and develop affordable housing at 0-50% AMI



*RTD's FasTracks includes 122 miles build out new track*

# Policy Campaigns



## □ Atlanta BeltLine

- Atlanta City Council resolution detailing twelve Community Benefits Principles to be included in all developments using TAD in the forty-five neighborhoods along the Atlanta BeltLine

# Community Benefits Campaigns

- ❑ Leverage: public investment (land/money), zoning, etc
- ❑ Coalition Model addresses community benefits: job standards, environmental sustainability/remediation, and affordable housing
- ❑ Community negotiates agreements with Developers and other decision-makers



# Construction Careers



- L.A.'s Expo Metro Line
  - \$1.63 billion worth of work; 6,700 construction jobs
  - Construction Careers Policy: combines a targeted hire program with a Project Labor Agreement, ensuring that local residents have opportunities for middle-class careers in the construction trades

# Construction Careers

- Denver Union Station Training Pilot
  - 15% workforce hours done by apprentice/trainee
  - 1/4 new trainees
  - Emphasis on people of color, women
  - Monthly progress reports to project authority (on which FRESC sits)
  - Applies to public construction (1,000 jobs/year)



# Site Specific Resident Organizing

- ❑ **La Alma/Lincoln Park neighborhood**
- ❑ 270 Public Housing units (Denver Housing Authority) adjacent to existing light rail stop
- ❑ Hope VI-style mixed income redevelopment
- ❑ City initiated visioning planning process for what redevelopment could look like





# TOD Site Specific Organizing and Advocacy



*Resident speaking to Councilwoman  
Montero*

- Partnered with CBO's, local funders
  - ▣ Approach included organizing as well as agency level advocacy
- Organizing: Canvassing, community meetings
  - ▣ Residents identified Community Benefits Principles

# TOD Site Specific Organizing and Advocacy

- Outcome: Piloted a new planning process geared towards socio-economic issues/lower-income/public housing residents
- Outcome: Identified and codified community vision which served as Housing Authority's starting point for Master Planning Process
- Commitment 1:1 Replacement of Public Housing Units
- Use of phasing as a way to reduce displacement
- Community and Supportive Services



# Lessons Learned and Challenges

- Importance of raising social and economic issues as a part of planning
- Outside organizing can supplement inside participation on planning
- Identify leverage such as taxpayer incentives to developers/subsidies, and zoning
- Get involved early!