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
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
  - ¼ 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

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

Resident speaking to Councilwoman Montero
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!