

## Equitable Development Principles & Scorecard: a tool for communities, planners, & more

<http://thealliancetc.org/equitable-development-scorecard/>

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## Alliance for Metropolitan Stability (The Alliance)

- The Alliance's mission is to advance justice and equity in economic growth and land development in the Twin Cities region. We are a coalition building shared power around the intersections of racial justice, economic justice, environmental justice, and health equity.
- Since 1994, the Alliance has united organizations across issues and geographies to advocate for racial equity and equitable development. Over the years, the Alliance evolved to center a race equity analysis, co-creating campaigns and coalitions addressing structural racism and centering BIPOC communities' visions and values.



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## Today's Objectives

- Affirm why equity is important in transportation.
- Understand importance of intentionality and planning.
- Walk through the elements of the Equitable Development Principles and Scorecard.



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How do you understand equity as it relates to transportation?



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## Equity understanding

### IS NOT

- Equality or Parity
- A synonym for Diversity or Inclusion
- A euphemism for People of Color
- A set of tweaks or isolated in a single action
- Time limited
- Justice

### CAN BE

- An outcome
- A process
- Human-centered
- Relative
- Reparative
- Regenerative



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Equity is...



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## EQUITY IS A HUMAN RIGHT.

- Equity is about **providing opportunities and creating positive outcomes for everyone**. Policies and practices that restrict or exclude certain communities in order to maintain the status quo violate this principle.
- Policies and practices must **assume communities have the right** to safe, healthy, and dignified housing, employment, and neighborhoods.
- Equity promotes practices that **support healing** from centuries of exploitive, disenfranchising and destructive policies and practices



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## EQUITY MUST BE CLAIMED AND DEFINED BY THOSE MOST HARMED BY SYSTEMS OF OPPRESSION.

The inequities in our region are rooted in an imbalance of power between white people and people of color, Indigenous, immigrant, and low-income communities. This imbalance of power occurs across systems and decision-making spheres, effectively omitting our communities from visions of a prosperous region. **It is about restorative and regenerative practices that undo that harm as defined by us.**



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## EQUITY MUST FUNDAMENTALLY BE ABOUT BUILDING POWER, CAPACITY & LEADERSHIP TO ANNUL STRUCTURAL AND INSTITUTIONAL RACISM.

Strategies must implicitly **center the engagement and inclusion of people** of color, Indigenous, immigrant, and low-income communities to assert power and mitigate further harm, while **promoting healing from past harm** with targeted strategies for our communities' well-being.



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## EQUITY EFFORTS MUST BE INTERSECTIONAL.

People's identities are made up of many overlapping pieces such as race, gender, class, sexual orientation, ability, and ethnicity. Thus, **patterns of oppression are interrelated and bound together.** To undo one form of oppression, we must fight all its forms.



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- **Human Right**
  - **Human Centered**
  - **Centered in Communities historically harmed**
  - **Intersectional**
  - **Shifts & Builds Power**
    - **Reparative**
    - **Regenerative**

Big concepts, some seemingly unrelated to transportation or your role and authority.

Reflections?



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## Example: LRT Station Area (Hypothetical)

- **Human Right** – Benefits are accessible to everyone and exclusionary
- **Human Centered** – community input and needs around livability define and drive the project
- **Centered in Communities historically harmed** – recognize the history of decision-making and unmitigated harm that provided unfair benefits or harm
- **Intersectional** – patterns of oppression are interrelated and bound together. Gender, Immigration status, Language, Race, etc.
- **Shifts & Builds Power** – engagement equals a commitment by process to implement what community decides
- **Reparative** – learn from history and repair the harm
- **Regenerative** – Investments in and along the line strengthens community today and for generations



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## Exercise: Your Road Project

- **Human Right**
- **Human Centered**
- **Centered in Communities historically harmed**
- **Intersectional**
- **Shifts & Builds Power**
- **Reparative**
- **Regenerative**



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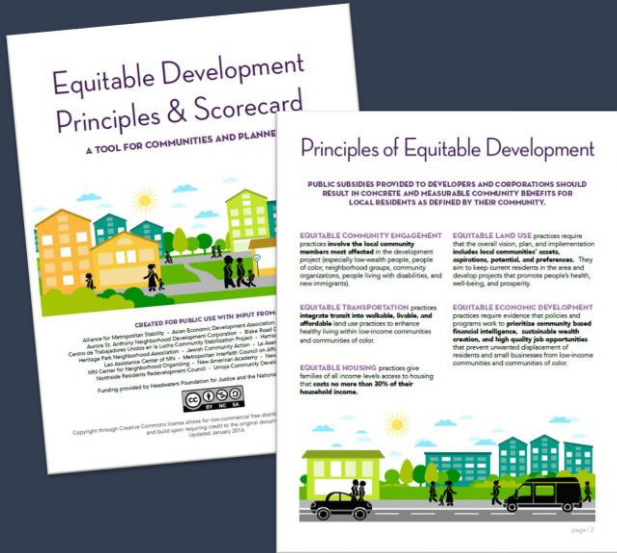
## The Equitable Development Principles & Scorecard

A TOOL TO SHIFT POWER AND SUPPORT ANSWERING THE QUESTION  
"HOW EQUITY RELATES TO *THIS* PROJECT" WITH COMMUNITY



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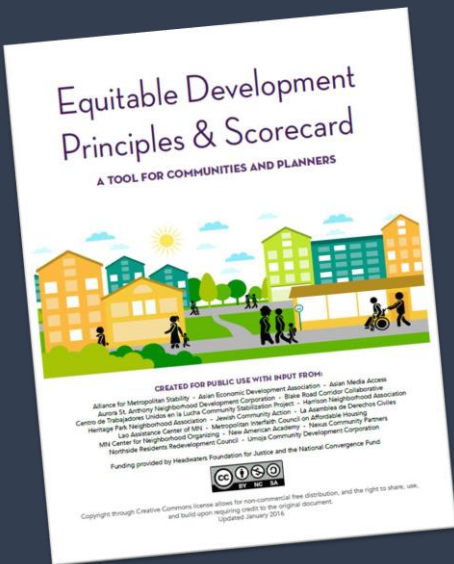
# The Equitable Development Principles & Scorecard



- Developed by community over several years
- Creates shared definitions, framework, and vision
- Enforces intersectionality and comprehensive approach across principles
- Tool for conversations that puts community at center – NOT to be just used “off the shelf”



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- It's only as good as its users. The Scorecard is reliant on community engagement and strong equity lens
- Scores are not final, rather facilitate discussion
- It's about shifting how development happens
- Creates intentionality and centers community in the purpose and mission of the project



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Equitable

**EQUITABLE COMMUNITY ENGAGEMENT**

practices **involve the local community members most affected** in the development project (especially low-wealth people, people of color, neighborhood groups, community organizations, people living with disabilities, and new immigrants).

**EQUITABLE LAND USE** practices require that the overall vision, plan, and implementation **includes local communities' assets, aspirations, potential, and preferences.** They aim to keep current residents in the area and develop projects that promote people's health, well-being, and prosperity.

**EQUITABLE TRANSPORTATION** practices **integrate transit into walkable, livable, and affordable** land use practices to enhance healthy living within low-income communities and communities of color.

**EQUITABLE ECONOMIC DEVELOPMENT** practices require evidence that policies and programs work to **prioritize community based financial intelligence, sustainable wealth creation, and high quality job opportunities** that prevent unwanted displacement of residents and small businesses from low-income communities and communities of color.

**EQUITABLE HOUSING** practices give families of all income levels access to housing that **costs no more than 30% of their household income.**

**Coming Soon: Livability Principle**

Equitable  
**Community Engagement Practices**

Equitable Community Engagement practices require evidence that local community members most affected, especially low-wealth people, people of color, neighborhood groups, community organizations, people living with disabilities, and new immigrants are involved in the development project.

Fill out the criteria below. Feel free to take notes in the empty space and add, change, or cross out criteria that do not apply to your community or project.

\_\_\_/\_\_\_ Add up scores below for Equitable Community Engagement Practices Score

Score	Give each criterion on a scale of 1 (low) to 5 (high)	Responsible Sector (Developer/Community/Govt)
___/5	Project was initiated by the community.	
___/5	Planning requires community engagement to establish priorities and criteria for land use and economic development to guide future development and growth.	
___/5	Community Engagement involves local community members within the first 6 months of the planning process.	
___/5	Community has authority in the decision-making process, such as community representation on project advisory team/task force/committee.	

**Using the Scorecard**

- STEP #1:** Fill out the Project Information on the previous page. Then turn to page 5.
- STEP #2:** Customize each Equitable Development Principle's scoring criteria according to your community's priorities. (Not all criteria may apply to your community or project. You should tailor this Scorecard to be relevant to your specific purpose(s) and area.)
- STEP #3:** Use the "Helpful Materials" section to clear up any questions of content or definition.
- STEP #4:** Hold conversations with your group around each criterion, and give each one a score.
- STEP #5:** Add up all of the scores below for the Final Score, and you have completed the Scorecard!

**Scoring**

1. Write the score from each section below, along with the maximum possible score for the section (Points Earned/Max Possible)
  - \_\_\_/\_\_\_ Equitable Community Engagement Score
  - \_\_\_/\_\_\_ Equitable Land Use Score
  - \_\_\_/\_\_\_ Equitable Economic Development Score
  - \_\_\_/\_\_\_ Equitable Transportation Score
  - \_\_\_/\_\_\_ Equitable Housing Score
2. Add up all of the above scores to get a Total.
  - \_\_\_/\_\_\_ Total (Points Earned/Max Possible)
3. Turn the Total into a Final Score.
  - a. Divide the total Points Earned by the Max Possible
  - b. Write the Final Score here: \_\_\_/100
4. Copy the Final Score into the "score" box on the Scorecard cover page (previous).

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**Glossary of Development Terms**

- AFFORDABLE HOUSING:** In general, housing for which the occupants (a) are paying no more than 30 percent of his or her income for gross housing costs, including utilities. (U. S. Dept. of Housing and Urban Development, 2015)
- AIR QUALITY:** The amount that divides the area's income distribution into three equal groups, half low income < 30% area median income, and half having income below that amount. Income categories include: Extremely low income < 20% area median income; Low income < 40% area median income; Moderate income < 60% area median income; High income > 60% area median income.
- COMPLETE STREETS:** Transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient, and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. (CONNECT, 2015)
- COMMUNITY:** When federal, state or county governments use the word community they are most often referring to cities and municipalities. In this document when we use the term community we are referring a group of families and individuals who are in a relationship to each other either by culture or geography. (Wikipedia, 2015)
- COMMUNITY BENEFITS AGREEMENT:** Contract signed by community groups, government and developer that requires the developer to provide specific amenities and/or job opportunities to the local community or neighborhood. (Wikipedia, 2015)
- COMMUNITY LAND TRUST:** Nonprofit corporations that develop and steward affordable housing, community gardens, civic buildings, commercial spaces, and other community assets on behalf of a community. (Wikipedia, 2015)
- COMPREHENSIVE PLAN:** A geographic specific plan that includes all aspects necessary to guide future growth such as land use, transportation, natural resources, parks and green space, housing, and economic development. Comprehensive plans are created for metropolitan regions, counties, and cities. A comprehensive plan may also include smaller neighborhood and site specific plans such as: small area plan, master plan, and development plan. (Wikipedia, 2015)
- ENVIRONMENTAL JUSTICE:** 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. (Environmental Protection Agency, 2015)
- ENVIRONMENTAL STANDARDS:** State and federal laws that regulate pollution. See EPA <http://www2.epa.gov/laws-regulations> for Minnesota see <http://www.pca.state.mn.us/>
- EQUITY:** Just and fair inclusion where all can participate and prosper. (Policymix, 2015)
- EQUITABLE DEVELOPMENT:** A process for creating healthy, vibrant communities of opportunity. Equitable development results when strategies are put in place to ensure that low-income communities and communities of color participate in and benefit from investments that shape their neighborhoods and regions. (Policymix, 2015)
- LIVABILITY:** is the sum of the factors that add up to a community's quality of life—including the built and natural environments, economic prosperity, social stability, equity, and capital, educational opportunity, and cultural, entertainment and recreation possibilities. (Partners for Livable Communities, 2015)
- LIVING WAGE:** affords the earner and her or his family the most basic costs of living without need for government support or poverty programs. A living wage is a complete consideration of the cost of living without need for government support or poverty programs. (Living Wage Action Coalition, 2015)

# PRINCIPLES

Equitable Development Principles & Scorecard  
A tool for communities & planners

**TRANSPORTATION edition**  
Ensuring streets and public spaces are safe and accessible for people who bike, walk, roll and use public transit

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Summer 2018

### Local Vision

Safe and inclusive communities respect the vision and culture of all neighbors. Bicycle, pedestrian and transit infrastructure takes into account all priorities of a community, especially those that are more urgent and immediate. Plans enhance and complement a community's vision and public subsidies result in concrete and measurable benefits for residents as defined by the community.

### Community Power

True decision-making power is given to communities that live, work, or have cultural connections to the land that will be impacted by the project. Planners and developers center and value the visions of indigenous people, people of color, working class, low wealth, low-income communities, youth and elders, immigrants, refugees, people with disabilities, and caregivers.

### Inclusive Design

Inclusive design ensures streets work for all people, promoting safe, inviting and accessible ways for communities to get where they need to go. Equitable, rooted design respects neighborhood history and culture and includes public space for community members. It is beautiful, functional, uses good materials and is well maintained.

### Priority and Connectivity

The travel needs of youth, the elderly, people with disabilities, those without cars or unable to get driver's licenses are prioritized first. A connected network of transportation options safely and efficiently links community members to the resources, opportunities, and neighborhoods important in their lives.

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**TRANSPORTATION edition**  
Ensuring streets and public spaces are safe and accessible for people who bike, walk, roll and use public transit

## GENTRIFICATION

When new developments add safe and accessible places to bike, walk and roll, transit stations, green spaces for play and gardening, public art, and/or connections to important community resources – it seems like a benefit for our neighborhoods. And it can be. But if we don't address the social and economic impacts of this development, we risk losing our neighborhoods to gentrification. What does that mean? Some key features of gentrification are:

**Disinvestment:** Gentrification happens in neighborhoods that governments, banks, and businesses have failed to support with funds, investment, and development opportunities.

**Property value:** Because of this lack of institutional support, neighborhoods may be considered "undervalued," "undervalued," and property values in these neighborhoods are lower than in other neighborhoods.

**Location:** Many of these neighborhoods are located in core urban areas and becoming desirable as wealthier households look to move into the city.

**Displacement:** Developers, banks, and government start to re-invest in these neighborhoods, new and different businesses open, and higher income households move in and the current, lower income residents can no longer afford housing and/or lose businesses and cultural resources that were important to the character and social networks of their communities.

**Disparate impact:** New, lower income people can no longer afford to move into these neighborhoods, something known as exclusionary displacement. Gentrification often has a racial component – the new residents are higher income whites and they are displacing lower income people of color.

**When we talk about gentrification we need to ask:**

- Which neighborhood is that?
- Do communities with longstanding historical ties and connections to neighborhoods – communities who have shared despite displacement – have a claim of belonging to the space?
- What are government's and developer's responsibilities to indigenous people, communities of color, seniors, people with disabilities, and low-income / low wealth communities?

**ANTI-GENTRIFICATION STRATEGIES:**

Historic preservation districts regulated by a citizens' board and focused on cultural, residential, and commercial preservation

Property tax relief for developers that commit to significant percentage of housing units that are affordable to those in the neighborhood

Requiring mitigation funds or capturing value from developments to fund anti-displacement tools that are determined by community liaisons

Strong and effective Community Benefits Agreements signed by community groups and a real estate developer to require the developer to provide specific amenities and/or mitigations to the local community or neighborhood, for instance ensuring that the projects create opportunities for local workers

Creation of land banks, community-owned entities created to acquire, manage, maintain, and re-purpose vacant, abandoned, and foreclosed properties

Overlay zones that establish additional or stricter standards and criteria to protect special features such as historic buildings and can also be used to promote specific projects, such as affordable housing

- Requiring office space be used by businesses serving the local neighborhood, merchants and residents
- Requiring the one-for-one replacement of housing units for any demolished housing
- Instituting tenant protections such as just cause eviction and rent control
- Providing micro-grants and training to community entrepreneurs in addition to maintaining affordable housing

### \*IMPORTANT TERMS\*

**COMMUNITY:** When governments use the word community they are often referring to cities and municipalities. We use the term to refer to a group of families and individuals who are in relationship to each other either by culture or geography.

**PUBLIC TRANSIT:** Public transportation in the form of buses, bus rapid transit, streetcars, light rail trains, and commuter rail.

### \*IMPORTANT TERMS\* LOCAL VISION

**AFFORDABILITY:** When a household can pay for something without having to sacrifice other needs, like groceries or medical care. Housing is affordable, for example, when it requires no more than 30% of a family's monthly income.

**CULTURALLY ACCESSIBLE:** Addressing barriers created by differences related to issues like language, visual design, and cultural norms.

**EQUITY:** Just and fair inclusion allowing all to participate and prosper.

**EQUITABLE DEVELOPMENT:** When low-income communities and communities of color participate in and benefit from investments that shape their neighborhoods and regions, creating healthy, vibrant communities of opportunity.

**LIVABILITY:** Measure of a community's quality of life – including the built and natural environments; economic prosperity; social stability; educational opportunity; and cultural, entertainment and recreation possibilities.

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# Scorecard Enthusiasm!

- Scorecard Enthusiasts – Community of Practice learning table
- Government Scorecard Enthusiasts – partnership Met Council & The Alliance
- Case Studies - <http://thealliancetc.org/equitable-development-scorecard/>



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# Thank you!

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