



# EQUITABLE TOD CENTERS BIPOC COMMUNITIES



## Equitable Transit Oriented Development (ETOD) Centers BIPOC Communities

The Strong, Prosperous, and Resilient Communities Challenge (SPARCC) is a multiyear initiative investing in and amplifying local efforts in six regions (Atlanta, Chicago, Denver, Los Angeles, Memphis, and San Francisco Bay Area) to ensure that public investments in the built environment reduce racial disparities, build a culture of health, and respond to the climate crisis. The initiative's long-term goal is to change the way metropolitan regions grow, invest, and build through integrated, cross-sector approaches that benefit low-income people and communities of color.

### WHAT IS EQUITABLE TRANSIT ORIENTED DEVELOPMENT (ETOD)?



ETOD is a policy, process and a development form that facilitates equitable community development serving the needs of existing residents, especially the most vulnerable, and of future residents and employers. ETOD is centered on the people who live, work, and create in communities of color and in low-income communities that are served by high-capacity transit service whether bus and/or rail. As our communities recover from the simultaneous racial justice, public health, housing, and climate crises we currently face, ETOD can be an important strategy to create a healthy, climate resilient, and equitable future for all while also generating economic value and providing public services more cost effectively.

### WHY MUST ETOD CENTER BIPOC COMMUNITIES?

"Inclusive investment" prioritizes a more equitable and healthy future for everyone. Inclusive investments are community centered. They engage the traditionally underserved and marginalized for which past investments have been largely extractive without benefits realized by existing residents. One of SPARCC's Principles of Inclusive Development is prioritizing racial inclusion processes and outcomes. This includes deciphering the power dynamics of who benefits, who pays, and who decides. Black, Indigenous, and other People of Color (BIPOC) are best positioned to speak to their own needs and develop solutions when public-sector led processes specifically require and resource their engagement. **SPARCC calls on public agencies to allocate at least 10% of project or planning budgets specifically for BIPOC community-based engagement and lived experience.** We advocate for this to become standard engagement practice. Inclusion of artists, storytellers, and other creative engagement practices all must be eligible activities valued as part of equitable community engagement.

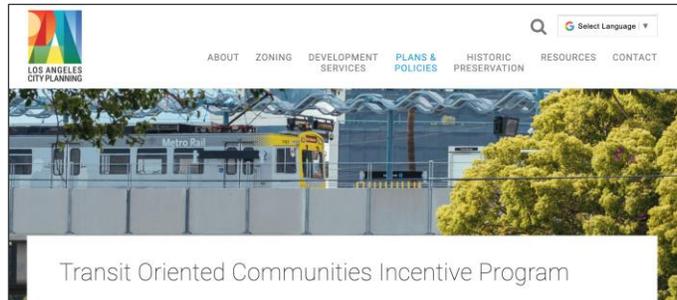


## LOCAL ETOD EFFORTS CENTERING BIPOC COMMUNITIES

### THE CITY OF LOS ANGELES' MEASURE JJJ & TRANSIT ORIENTED COMMUNITIES (TOC) PROGRAM

In 2016, a majority of Los Angeles voters approved affordable housing Measure JJJ. The measure created a citywide Transit Oriented Communities program to create more affordable housing and to support local construction workers. Developers are required to add affordable units to new residential buildings by public transit stations. The size of the project and the percentage of affordable housing units depends on the project's

proximity to transit stations. For example, projects within a half a mile of rail stations get a density increase of 70 percent if 10 percent of the housing units are affordable to households earning 30 percent or less of AMI. Local SPARCC partners, including ACT-LA, have helped to champion these policies.

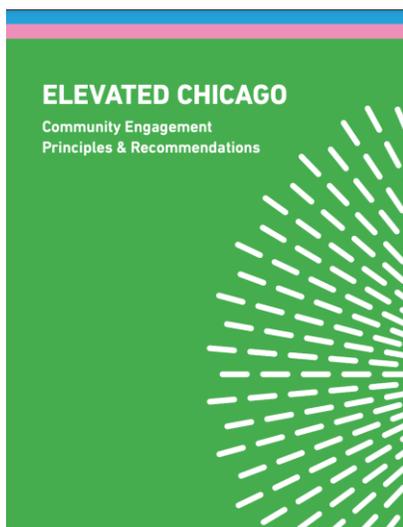


[Read more about L.A.'s Measure JJJ & TOC Program.](#)

Out of the project's construction workers, 30 percent must be L.A. residents, at least 10 percent need to be "transitional workers," which means they are single parents, veterans, on public assistance, or chronically unemployed, and they have to live within a 5-mile radius of the project. Since the launch of the City's TOC Program in 2017, nearly 20,000 new housing units have been added to the City's development pipeline and about 4,000 of those units are deed-restricted affordable housing units. This is more than the City had produced annually than in the past 30 years.

Measure JJJ influences other TOC programs within the region. In 2018, the L.A. Metro transit agency adopted a TOC Policy with five goals focused on assisting communities to capture the positive benefits associated with new transit investments while proactively mitigating potential negative impacts including displacement of low-income and BIPOC riders. In 2020, L.A. Metro adopted a TOC Implementation Plan to carry out the TOC policy and track progress over time.

### CHICAGO'S COMMUNITY ENGAGEMENT PRINCIPLES & RECOMMENDATIONS



[Read the Full Report.](#)

Many recognize the importance of engaging community in decisions about the built environment but struggle to do so effectively. In 2018, Elevated Chicago, a SPARCC partner, developed a set of *Community Engagement Principles and Recommendations* designed to create more meaningful and mutually beneficial opportunities for BIPOC residents to participate in decision making processes.

Elevated Chicago's 8 Community Engagement Principles are:

- 1) Shift our Mindset,
- 2) Co-Design Community Engagement With Community,
- 3) Enable Two-Way Communication and Learning,
- 4) Promote Cultural Competency and Empathy,
- 5) Value Community Knowledge & Capital,
- 6) Seek & Embrace Multiple Viewpoints,
- 7) Cultivate Leadership & Advocacy, and
- 8) Foster Ownership & Identity in Community.

These principles focus on acknowledging past mistakes that have negatively impacted communities to build and rebuild trust. This requires using inclusive and appropriate terms and language, meeting people where they are and respecting their space, seeking local knowledge and compensating people for the expertise and time. Achieving this requires offering different formats of participation and engagement and amplifying or celebrating community identity to build on a strong sense of place and ownership.

Elevated Chicago is working with community leaders and ETOD practitioners on the front lines of community engagement to apply these principles in a variety of policy and investment contexts from participatory budgeting to planning a community garden or mural project to updating Chicago's zoning and comprehensive planning and developing the City's first ETOD policy plan. City agencies including the Departments of Planning and Development and Department; Housing; and Public Health have adopted these principles in their recent equitable development initiatives.

### **A FURTHER LOOK AT CHICAGO'S PRINCIPLE OF VALUING COMMUNITY KNOWLEDGE & CAPITAL**

Elevated Chicago is committed to providing proper compensation and support to community residents and leaders, and community-based organizations (CBOs) engaged in ETOD processes. Valuing lived experiences and local knowledge occurs through financial compensation when people serve as bridges and connectors to share expertise and to ensure that justice, equity, diversity, and inclusion principles are integrated in development processes.



Each year, Elevated Chicago sets aside a pool of roughly \$300,000 to provide Racial Equity grants and Community Table grants to CBOs and BIPOC community leaders involved in its Steering Committee. This practice compensates the time neighborhood leaders spend in strategic decision making and convening their community stakeholders, respectively. Elevated also provides stipends to its members and partners when they host meetings and events in their community spaces and when they participate in panels and conferences on behalf of the coalition. Elevated covers travel to convenings, conferences, and other opportunities to advance the ETOD agenda. Additionally, Elevated advocates that government, developers, engineering firms, and anchor institutions all properly compensate community engagement. The Chicago Department of Planning and Development, the Chicago Metropolitan Agency for Planning (CMAP), and developers like The Community Builders have started to integrate these types of grants and stipends into their own budgets and processes.

### **FOR MORE INFORMATION ON LOCAL ETOD EFFORTS & EQUITABLE ENGAGEMENT**

- » SPARCC Report – [Inclusive Investment Starts with Equitable Engagement](#)
- » Los Angeles – [L.A. Metro's TOC Policy and Implementation Plan](#)
- » Chicago – [Community Engagement Principles and Recommendations](#)
- » SPARCC ETOD Resources: <http://www.sparcchub.org/pathways-to-prosperity/etod/>