



## Welcome

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Social Equity Committee

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## Committee Members

- Robert Davis, AICP
- Margaret Dewar
- Keith Hernandez, AICP
- Robert Johnson
- Rex LaMore
- June Manning Thomas, FAICP
- Heather Seyfarth, AICP
- Maria Sinishtaj, Associate AIA
- Alana White

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## Committee History and Activities

- Committee Created following 2008 Annual Conference, inspired by conference sessions about equity
- Committee hosted national equity expert Mitchell Silver, FAICP, at 2009 MAP Spring Institute
- Created mission statement and draft workplan
- Created social equity policy draft

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## Introduction and Overview of Equity Issues

Heather Seyfarth, AICP  
Chair, MAP Social Equity Committee  
LIAA

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## MAP Social Equity Goals

- To increase awareness about social equity and planning fairness among planners and other land use stakeholders
- To provide the research, tools, resources and policies that promote equity solutions
- To encourage planners to create and implement plans and regulations which integrate equity solutions
- Provide safe forums to discuss equity challenges

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## AICP Code of Ethics

*The Michigan Association of Planning recognizes the responsibility and . . . "obligation of community planners to seek social justice by working to expand choice and opportunity for all persons, recognizing a special responsibility to plan for the needs of the disadvantaged and to promote racial and economic integration. We urge the alteration of policies, institutions, and decisions that oppose such needs" (AICP Code of Ethics).*

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## Purpose of Today's Session

- Introduce attendees to social equity issues facing community planners
- Lay the ground work for strategies for planners to successfully integrate equity policies into local and regional decision making processes
- Engage attendees to better ascertain local issues that should be included in MAP equity policy

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## Regional Aspects of Disinvestment and Urban Sprawl, and the Effects on Our Cities

Robert Davis, AICP

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## Social Equity

What are the global and specific social equity issues?

- notion that sprawl is partly responsible for decaying central cities
- How are planners in central city, inner and outer ring suburbs expected to deal with urban sprawl?

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### What is Urban Sprawl?

- Traffic congestion
- job sprawl" - larger metros like Detroit, Chicago and Dallas locate half of all jobs more than 10 miles away from the city center
- air pollution
- large-scale absorption of open space

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### What is Urban Sprawl?

- extensive use of energy for movement
- inability to provide adequate infrastructures
- an impact on school enrollments

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### What is Urban Sprawl?

- inability to locate region-serving facilities that produce negative local impacts or externalities (such as airports)
- Pressures to develop new-open space



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## The Costs of Sprawl

It has been estimated that continuing to grow via sprawl will cost about 20 percent more for roads and land, and lesser additional percentages for schools, housing, and public services, than adopting more compact forms of growth.

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## Anti Sprawl Argument: Too Many Governments

- unlimited outward extension of development
- low-density residential and commercial settlements
- leapfrog development
- **fragmentation** of powers over land use among many small localities



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## Anti Sprawl Argument: Too Many Governments

Fragmentation can be defined as an integrated system of production and provision units where a wide variety of local units of government make decisions as per the Tiebout model where government crafts governmental arrangements to provide services from the bottom up.

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## Anti Sprawl Argument: Too Many Governments

The suburbs are typically fragmented into multiple towns and small cities and mini school systems. This very fragmentation of local government reinforces racial and economic segregation. The income gap between city residents and suburbanites is wide and typically widening.



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## Anti Sprawl Argument: Too Many Governments

- The income gap between city residents and suburbanites is wide and typically widening.
- Unable to tap the areas of greater economic growth (its suburbs) the city becomes increasingly reliant on federal and state aid.
- Rivalry among jurisdictions often inhibits the whole area's ability to respond to economic challenges.



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## Anti Sprawl Argument – Government Party to Blame

- Extreme segregation of America's housing markets was not the result of some natural process of self segregation
- As a result of FHA and VA processes, a vast majority of loans went to new, white middle class suburbs and very few was awarded to black neighborhoods in central cities

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## Anti Sprawl Argument – Government Partly to Blame

Other factors include highway construction, urban renewal, municipal land use regulation which aided suburban expansion while trapping the poor and racial minorities in central cities.



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## Urban Growth Boundaries

- Public provision of key infrastructures, which should not be publicly provided outside the boundary
- An urban growth boundary that is the “accidental” sum of many
- Separate boundaries adopted by individual communities is not likely to work

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## CAN Sprawl Be Controlled?

- Individual local governments can stop growth within their own boundaries by limiting new development there
- Each locality’s success at reducing future growth within its own boundaries merely shifts that growth to some other part of the region and most likely the edge of the region.

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Resource inequity impacts the good life of the region as a whole, and the ethical life of society which has an affect on economic development.

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### CAN Sprawl Be Controlled?

"Smart growth" policies aimed at concentrating development in existing urban areas have not gained the political support necessary to cause meaningful changes in existing land use patterns.

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### Tiebout' Theory of Local Expenditures

- Developed in 1956, Tiebout describes municipalities within a region as offering varying baskets of goods (government services) at a variety of prices (tax rates).
- Individuals effectively reveal their preferences by "voting with their feet."
- The sorting into communities is called preference aggregation

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## Tiebout' Theory of Local Expenditures

- Competition among jurisdictions results in homogeneous communities
- The model explains why zoning laws are a pervasive tool as communities attempt to prevent free riding by citizens who buy small homes in communities with high property wealth and low tax rates.

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## Support for Sprawl?

- Larger units of governments generally realize diseconomies of scale
- Smaller units, generally through production and provision of service arrangements, generally realize economy of scale.
- Lower levels of government expenditure are found to be associated with higher levels of fragmentation and overlap

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## Challenges of Urban Sprawl for Urban Cores and Inner and Outer Ring Suburbs

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**“Big Box Governments”**

- Ending or reducing fiscal imbalance through revenue sharing. By taxing a larger share of a regions’ wealth.
- Diminish Racial and Economic Segregation through affordable housing metro-wide.

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**“Big Box Governments”**

- Promote metro-wide economic development that goes across all jurisdictional boundaries, suburb and city.
- Implement regional growth management policies that support economic development.

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**There have only been five successful passages of city – county consolidation since 1990**

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## City – County Consolidations

- There is evidence that consolidated governments do not enhance economic development and in specific cases have led to increased expenditures and taxes. use city county consolidation graph
- An examination of metro Miami found that found expenditures rising directly as those services were consolidated

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- Combining governments may reduce the cost per capita of producing services, but increase overall transaction costs (coordinating, contracting and contacting).
- Consolidation could result in an intense political struggle to write the governing rules of the new governmental structure.

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Alternatives to city-county consolidation include municipal annexation, contracting for services through interlocal agreements with other municipalities and the creation of special district governments

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Selective consolidation of specific service functions with scale economies in excess of coordination cost is more effective in achieving cost savings than city-county consolidation.

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## Social Justice in Housing and Community Development

Julie Hales Smith  
Michigan State Housing Development Authority

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## Overview

- What is “social justice” where housing and community development are concerned? (that’s a trick question)
- HUD programs that try really hard
- How are we doing?

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### What is Social Justice?

- Justice is a set of universal principles that guide people in judging what is right and what is wrong
- One of the cardinal virtues of classical moral philosophy, along with courage, temperance (self control) and prudence
- Social Justice deals with the substance and rules for guiding ordinary, everyday human interactions

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### Inclusive, Diverse Communities and Neighborhoods

When the Fair Housing Act was first passed, racially and ethnically diverse neighborhoods were generally discussed only in terms of benefits to racial or ethnic minorities. Today, many recognize that diverse neighborhoods have tangible benefits for all people who live in them.

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### What is Social Justice in Housing and Community Development?

- Equal housing and economic opportunity for all persons regardless of race, color, national origin, religion, age, sex, familial status, or disability
- Inclusive diverse communities and neighborhoods

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## Inclusive, Diverse Communities

Incorporate accessible design and housing options that maximize inclusion of person with disabilities in the built environment and in communications



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Successfully resist sprawl and its negative social and environmental impacts by consolidating growth for a mixed income, diverse population along efficient transportation corridors and by bringing workers closer to regional job centers



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## Inclusive, Diverse Communities

- Have healthy robust housing markets that compete for buyers and renters from all racial and ethnic groups and are not easily targeted by predatory lenders
- Contribute to regional economy with a range of housing choices for worker of all income ranges



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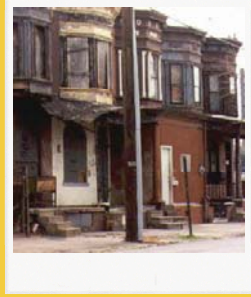
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- Help to prevent the harmful concentration of racially isolated poverty at the core



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## Inclusive and Diverse Communities

- Diversity in communities leads to diversity in schools
- Can break down social divisions
- Provide a base for family economic success
- Provide access to opportunity for lower income families
- Support smart growth and environmental values
- Support regional and global competitiveness



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## HUD Programs that Try REALLY Hard

- Fair Housing
- Community Reinvestment Act (CRE)
- HOPE VI



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## How Does it Work, REALLY

- Fair Housing
  - Housing discrimination complaints at record numbers
  - 10,552 (get more data)
  - Community Reinvestment Act
  - Hope VI



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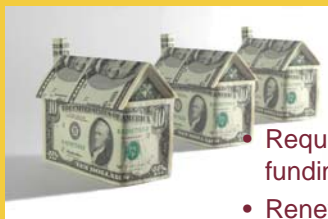
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## Latest News



- Request for increased funding
- Renewed interest in accountability
- Additional monitoring/oversight

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## Resources

- HUD Office of Fair Housing [www.hud.gov/offices/fheo](http://www.hud.gov/offices/fheo)
- National Fair Housing Alliance [www.fairhousing.com](http://www.fairhousing.com)
- Leadership Conference on Civil Rights [www.civilrights.org](http://www.civilrights.org)
- Policy Link [www.policylink.org](http://www.policylink.org)
- Environmental Justice Resource Center <http://www.ejrc.cau.edu/Welcome.html>
- Center for Community Change <http://www.communitychange.org/>
- Fair Housing Center of Western Michigan <http://www.fhccwm.org/>

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## Established Planning Tools for Social Equity

Keith Hernandez, AICP  
City of Kalamazoo

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## Social Equity Opportunities

- **Federal (HUD)**  
HOPE VI  
Section 8  
Good Neighbor Program
- **State**  
Neighborhood Enterprise Zones
- **Local**  
Inclusionary Zoning/Housing  
Modified Good Neighbor Incentives

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## Public Housing Related

- Hope VI  
Mainly in Traditional  
Urban Cores  
Mixed Income  
Developments  
Transform Former  
Public Housing
- Section 8  
Lower Income Are Not  
Concentrated In One  
Area  
Rent Vouchers  
Diversity Throughout  
the City

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## Hope VI

- Pleasant View Gardens (Baltimore)
- Henson Ridge (Washington D.C.)
- Matthew Henson Homes (Phoenix)
- Parkside (Chicago)

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## Pleasant View Gardens, Baltimore



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### Henson Ridge (Washington D.C.)



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### Matthew Henson Homes (Phoenix)



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### Parkside (Chicago)



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## Criticisms

- Hope VI  
Gentrification tool
- Disrupts communities
- Return rates are low
- Spillover benefits exaggerated
- Section 8  
Bureaucratic nightmare for landlords
- City/Housing Agency needs inspectors for property certification

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## Good Neighbor Next Door

- 50% off list price of homes in designated revitalization areas
- Police, Firefighters, Emergency Medical Technicians, and Teachers are eligible



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## Neighborhood Enterprise Zones (NEZs)

- Homestead – Homebuyers with intent to occupy benefit from exemption
- Rehabilitation – Tax breaks for owner occupied rehab in designated NEZs
- New Construction – Developers use tax breaks as an incentive

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## Neighborhood Enterprise Zones

- Kalamazoo (Vine Neighborhood)
- Grand Rapids, Battle Creek, Holland, Owosso, Muskegon
- Lansing (Stadium Lofts)

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## Lansing (Stadium Lofts)



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## Locally Initiated Tools

- Inclusionary zoning  
Density bonus for developers to build workforce housing
- “Good Neighbor” type program  
Down payment assistance from school system; chamber of commerce; other business for certain types of homesteaders.

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# Integrating Social Equity Principles to Community Involvement

Darryl Daniels, AIA  
jacobsendaniels associates, llc.

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# Value in Diversity

- Sell importance of “whole” community involvement
- Planning process net



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# Tools of Engagement

- Community Participation Toolbox
  - Successful outreach
  - Community specific participation options
  - Meaningful meetings
  - Measurement



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## JDA Projects

- Economic Development Initiative – Idlewild, MI
- Master Plan – Yates Township, MI
- Neighborhood and Community Revitalization – Galveston, TX
- Kansas City Vine St District – Economic Development Plan



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## Equity Exercise

Group Breakouts

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