

The Evolution of Community Planning in the US: Processes and Partners

**Second International Workshop- CLUD
Project**

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What is community planning?

- **What does the past teach us?**

Federal Urban Renewal program that begun with the Housing Act of 1949, was based on:

- 1) Top-down, bureaucratic, centralized planning processes tailored to the interests of “Growth Coalitions”
- 2) No community involvement: “The design of cities is too important to be left to the citizens” (Le Corbusier)

3) Modernist “Tower in the park” city planning principles



By the late 1960s Urban Renewal would evict one million people, most of them low-renters

- “The Federal Bulldozer”
- “Negro-removal”
- The “blight that is right”
- Herbert Gans’s :”*The Urban Villagers*” (Boston’s West End)
- “Grieving for a lost home”

Freeway construction also destroyed hundreds of thousand of low income units

1960.s

The war on Urban Renewal

- Advocacy planning. Paul Davidoff's "Advocacy and Pluralism in Planning."

Federal economic opportunity Act of 1964: Requirement that the program be administered by community action agencies "with maximum feasible participation of the residents ..."

Sherry Arnstein's "A Ladder of Citizen Participation" (1969)

- Eight steps, from Citizen Power to Tokenism and non-participation
- For Arnstein citizen participation entails the redistribution of power that enables citizens presently excluded from the political and economic arena to influence the planning process

Philanthropy and Community Planning

- Out of the Civil Rights Movement and from neighborhood-based advocacy and protests against Urban Renewal and proposed highway projects were born:
- *Community-Based Organizations (CBOs)*. They provide social services, job training, economic development, support for community groups, etc.

More specialized CBOs are the:

- *Community Development Corporations (CDCs)*. They are community-based developers of affordable housing

Financing for CBOs CDCs

- Originally from churches and the federal government, but as federal money dwindled, they began to receive a significant portion of their funding from family-funded, corporate and community foundations.
- Ford (largest), Rockefeller, E.Casey, Stewart Mott, and many, many others.
- Intermediaries such as the Local Initiatives Support Corporation and the Enterprise Foundation, which have regional and local offices

Evolution of strategies for Community Development in Communities of Concern

- Social services
- Physical rehabilitation
- Combined, place-based approach
- Linkages to regional employment markets
- TOD.s?

Foundations' recent emphasis on community participation, bottom-up planning.

This is probably the most distinctive difference between urban regeneration efforts in Europe and the U.S: The major role that foundations play in the U.S.

Types of Community Planning

- Equity Planning. Equity Planning was begun in Cleveland in the 1970s by its planning director, Norm Krumholz. The Cleveland planners main goal was to work on behalf of “those who had few, if any, choices”
- Environmental Justice, a social movement that seeks to protect powerless communities from continuing to serve as dumping sites for industry and society
- Health Planning, is a recent planning approach that measures – through Health Impact Assessments (HIAs) - the health impacts that urban plans have on residents. HP is growing quickly. It is also based on a healthy dose of citizen participation

Community planning with the experts

Shaping the Future of the Euclid-Market Neighborhoods: A Community-Based Plan For Equitable Development

Prepared for:
Euclid-Market Action Team

November 25, 2002

Prepared by:
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Estrada Land Planning, Inc.

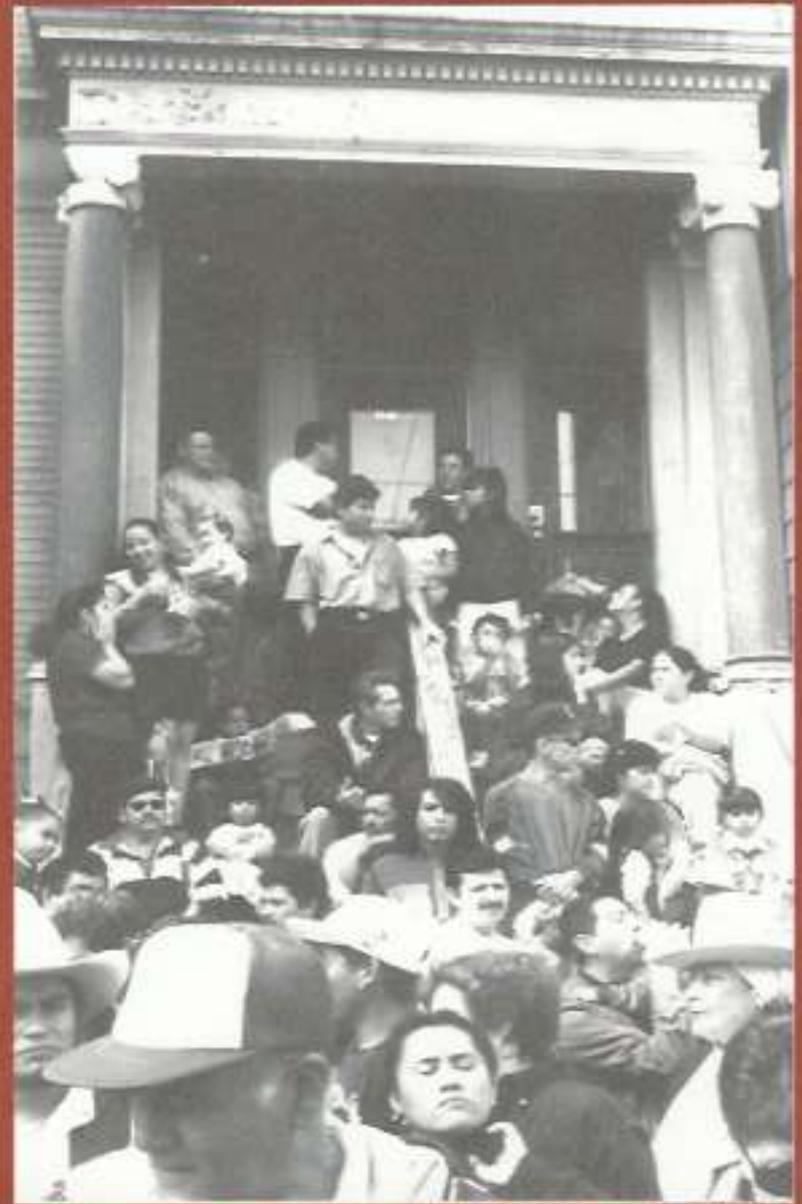


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COMMUNITY PLANNING WITHOUT the PLANNERS



The People's Plan
for Jobs, Housing, and Community

The Mission Anti-Displacement Partnership

(Appendix from *The People's Plan*)

Appendix: Public Benefits Incentive Zoning

The purpose of Public Benefits Incentive Zoning is to ensure that any increased development potential resulting from a rezoning of the Mission District helps to develop a diverse, balanced, and healthy neighborhood. Where the rezoning allows an increase in density or buildable square footage, it not only confers greater development potential, but also creates greater land value for property owners and sales or rental value for developers. Increased private value is thereby conferred by a public act, but without gaining advantages for the local community. This program creates a mechanism to capture a portion of this increased land value in the form of Public Benefits that will mitigate the impact of the additional development rather than allow it to become windfall profit to the landowner. Public Benefits may take the form of affordable family and senior housing units above the required inclusionary zoning, community serving spaces, publicly accessible open space, and light industrial space where appropriate. For the purpose of this program, “rezoning” includes increases in height, bulk, buildable square footage, or density, major changes in allowed uses, or rezoning of P-district sites with height or density greater than surrounding zoning.

Menu of Public Benefits

Eventually, much of the *People's Plan* was incorporated in the official plan of the City of San Francisco for that area, the so-called Eastern Neighborhoods Plan, INCLUDING land value recapture mechanisms.

What is happening today?

Many localities, states and regions make community and equity planning an integral part of their planning processes

Federal Level Regulations

- Avoid , minimize, or mitigate disproportionately high and adverse human health and environmental effects, including social and economic effects, on minority and low-income populations;
- Ensure the full and fair participation by all potentially affected communities in the transportation decision-making process; and
- Prevent the denial of, reduction in, or significant delay in the receipt of benefits by minority and low-income populations.

Announcement for the 13th Annual

New Partners for
Smart Growth Conference

Building Safe, Healthy, Equitable and Prosperous
Communities Denver Feb. 15 2014

(Instructions for Conference sessions organizers)

C. Equity: Use the “Yes” or “No” boxes to indicate whether or not equity issues will be discussed or covered as part of this session.

...Conference Organizers believe that equitable development and environmental justice issues are important to integrate into conference sessions throughout the program, including those that fall outside the Equitable Development and Environmental Justice thematic category. Etc.

Regional Planning – One Bay Area Plan (San Francisco)

Equity Analysis Overview

The Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) conducted an Equity Analysis of alternative land use and transportation scenarios to help answer questions such as:

- What are the differences in the region for Communities of Concern now and looking into the future?
- Do the alternative scenarios improve conditions for identified Communities of Concern relative to the base year (2005)?
- Which scenario(s) provide similar or better results for the Bay Area's Communities of Concern compared to the rest of the region?

Equity, Environment & Jobs (EEJ) EIR Alternative

- Land Use: More affordable housing in all transit-rich and/or job-rich places & stronger anti-displacement policies
- Transportation: More funding for bus service, BART service and free youth bus passes
- Health: Prioritize transportation projects that improve health & reduce disparities

Equity performance measures were analyzed for the five alternative scenarios (including EEJ) selected by ABAG and MTC.:

RECENTLY RELEASED RESULTS: EEJ wins hands down

- So, San Francisco Bay Area Plan praised for analysis of community impacts, but criticized for how the plan addresses the risks for the communities of concern

Article in the *SF Bay Guardian*: **PLANNING FOR DISPLACEMENT**

“Regional planners want to put 280,000 more people into San Francisco — and they admit that many current residents will have to leave”

It remains to be seen....

A Golden Age for Community Planning?

- Huge improvements from the pre-1960s era, but...
- The ladder of participation (Political Power)
- Declining public resources

Community/Equity Planning we cannot ignore the global political and economic changes that outweigh regeneration efforts in the US and Europe

- Unemployment. Workers displaced from assembly-line and routine service jobs, skilled jobs replicated by software
- Economic gains going to the top
- Percentage of GNP going to wages continue to decline
- Middle class shrinking
- Race to the bottom to attract business
- Student debt more than \$1 trillion
- Political power of the financial sector
- Decline of unions

What to do?

- Yes, think globally, act locally, but...

