



**SUSTAINABLE
COMMUNITY
DEVELOPMENT
GROUP**

EQUITABLE DEVELOPMENT

DEEOWN FERRIS, PRESIDENT

www.sustainablecommunitydevelopmentgroup.org

**National Association of Local Government
Environmental Professionals**

**Philadelphia, Pennsylvania
October 8, 2014**



SUSTAINABLE COMMUNITY DEVELOPMENT GROUP

Sustainable Community Development Group (SCDG) is a not-for-profit innovator working in the community with the public, private, philanthropic, academic and corporate sectors to advance sustainability, equitable development, environmental justice and smart growth.

SCDG's mission is inclusive, healthy and green economic revitalization of rural, suburban and urban communities. Our win-win is sustainable community building that delivers benefits, opportunities and prosperity for all.

We help local, regional and federal leaders and stakeholders to engage in the process of sustainable development tackling the legacies of sprawl, economic and social inequities, environmental and health disparities.

www.sustainablecommunitydevelopmentgroup.org



WHY EQUITABLE DEVELOPMENT?

IT'S A MATTER OF SUSTAINABILITY

“*Sustainability* creates and maintains the conditions under which humans and nature can exist in productive *harmony*, that permit fulfilling the social, economic and other requirements of present and future generations.” US EPA

THERE IS A GROWTH-EQUITY CORRELATION

Strategies addressing social, geographic and other disparities result in broader *economic success*.

THE BUSINESS CASE FOR RACIAL EQUITY

Economic and social disparities burden the economy.

www.sustainablecommunitydevelopmentgroup.org



Equitable Development

GENTRIFICATION

SCDG Definition: “Redevelopment, investment, renewal and rebuilding accompanied by the influx of more affluent newcomers into lower wealth urban, suburban and rural communities”

ANTI-DISPLACEMENT

Revitalization and redevelopment renews neighborhoods **BUT**

Involuntary displacement of residents, workers, renters, homeowners and extant businesses and inaction on key community stressors often results

Elevated property values promote conversion of commercial properties and subsidized and more affordable housing to higher-end units

Lower income owners, residents and workers will be affected and likely displaced by sharp increases in property taxes, rent and the cost of living



Equitable Development Tools & Strategies

HOUSING

Land Trusts
Housing Trust Funds
Inclusionary Zoning
Tax Abatement
Low Income HTCs
Grants and Loans
Rent Control

PUBLIC HEALTH

Health Clinics
Healthy Food/Retail
Urban Gardens
Aquaculture
Climate Adaptation
Parks and Trails
Walkability

TRANSPORTATION

Public Transit
Transit Hubs
Transit Subsidy
Suburban Connector
Transit Amenities
Pedestrian Safety
Bicycle Rental

ECONOMIC RESILIENCY

First Source Hiring
Workforce Development
Worker Cooperatives
Small/Local Contracting
CDFIs and CRA Compliance
Renewable Energy

VALUING PLACE

Historic Preservation
Cultural Preservation
Code Enforcement
Energy Efficiency
Community Benefits
Equity Mapping



Equitable Development Case Studies

1. Revive Oakland + West Oakland
Army Base, CA
2. Prairie View Clinic - Providence
Community Health Centers, RI
3. Bethel New Life Community
Development Corporation, IL

www.sustainablecommunitydevelopmentgroup.org



DEEOHN FERRIS, PRESIDENT

SUSTAINABLE COMMUNITY DEVELOPMENT GROUP

EMAIL US

info@sustainablecommunitydevelopmentgroup.org

CHECK US OUT ON FACEBOOK AND TWITTER

7059 Blair Road NW, Suite 102

Washington, DC 20012

Telephone (202) 637-2467

www.sustainablecommunitydevelopmentgroup.org