



Montgomery Planning

Equity Agenda for Planning

Land Use and Racial Equity

09/16/2016

Montgomery County Council
PHED Committee Briefing



Introduction

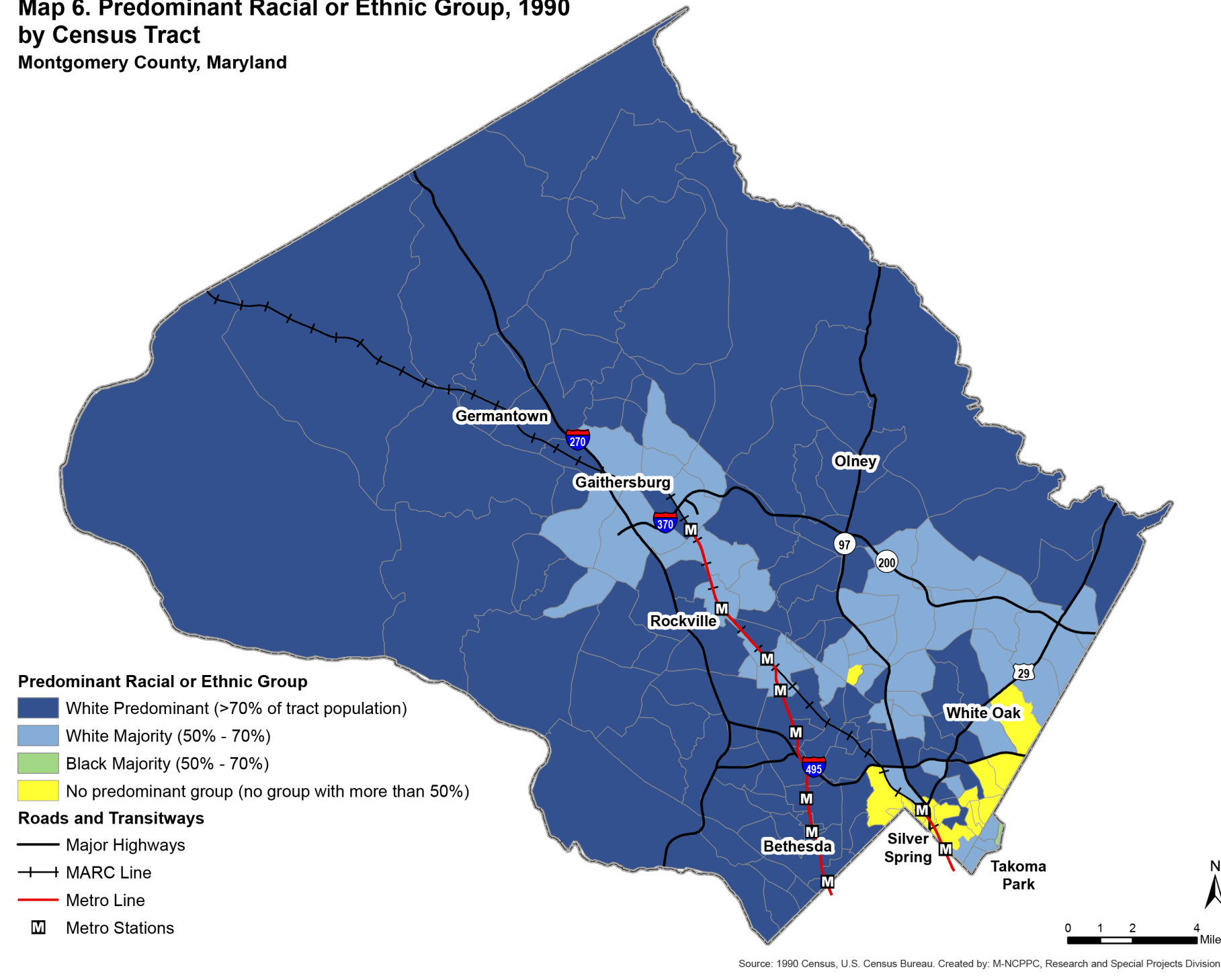
- We are developing an **Equity Agenda for Planning** that specifically tackles the issue of institutional racism.
- We recognize and **build on a long history of land use decisions** in Montgomery County that have historically created exclusionary neighborhoods and – in more recent years – have attempted to provide a greater number of housing opportunities for a diverse group of residents.
- Developing an Equity Agenda for Planning is ongoing and will be an effort that will require **constant attention** to the influence of institutional racism on planning and zoning processes.
- We are committed to confronting the legacy of racism and its ongoing effects and **addressing issues of racial equity** in all aspects of our work.

Diversity in Montgomery County Today

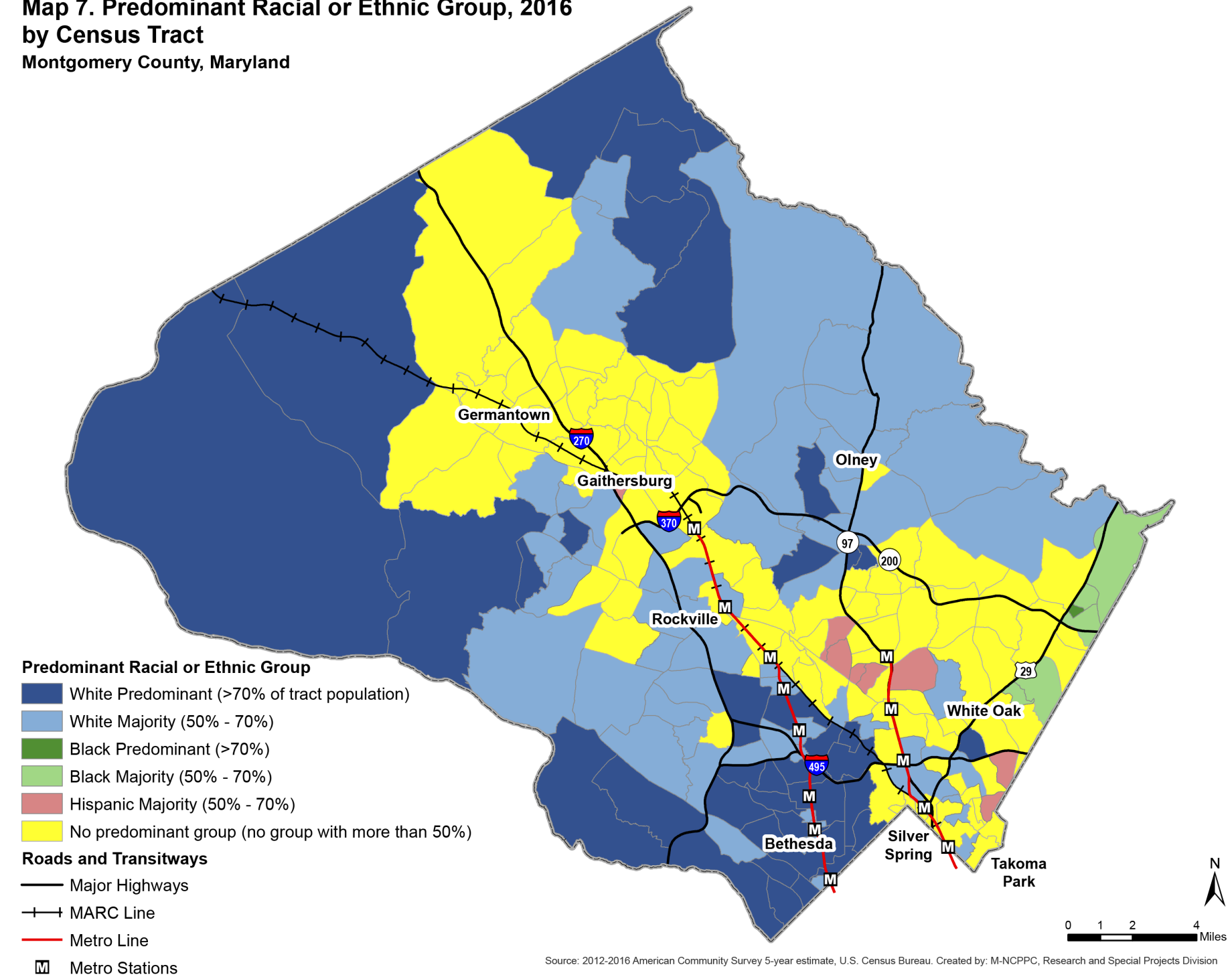
- Montgomery County is no longer a majority white county.
- **People of color** comprised **55.5% of the county's population** in 2016.
- Between 1990 and 2016:
 - Hispanic population increased 258% to 19.1% of county's population
 - Asian population increased 153% to 14.8 percent of county's population,
 - Black population grew by 108% to 17.8% of county's population

Diversity in Montgomery County Today

**Map 6. Predominant Racial or Ethnic Group, 1990
by Census Tract
Montgomery County, Maryland**



**Map 7. Predominant Racial or Ethnic Group, 2016
by Census Tract
Montgomery County, Maryland**



Background and History

- Montgomery County, like many late 19th and 20th century suburban communities, was developed in response to people who wanted to escape urban areas that had high populations of people of color (i.e. white flight).
- New suburban neighborhoods were often intended to create enclaves that would be exclusively developed for white, middle- and upper-class residents.
- Many of the early subdivisions included covenants that prohibited sales to homebuyers who were Black, Jewish, Catholic and other minority groups.
- The Supreme Court ruled against racially restrictive covenants in 1948, but it was only after the Fair Housing Act was passed in 1968 that these types of covenants were outlawed. Some of these covenants remain in the land records for communities in Montgomery County but they are illegal.

Background and History

Latter Half of 20th Century:

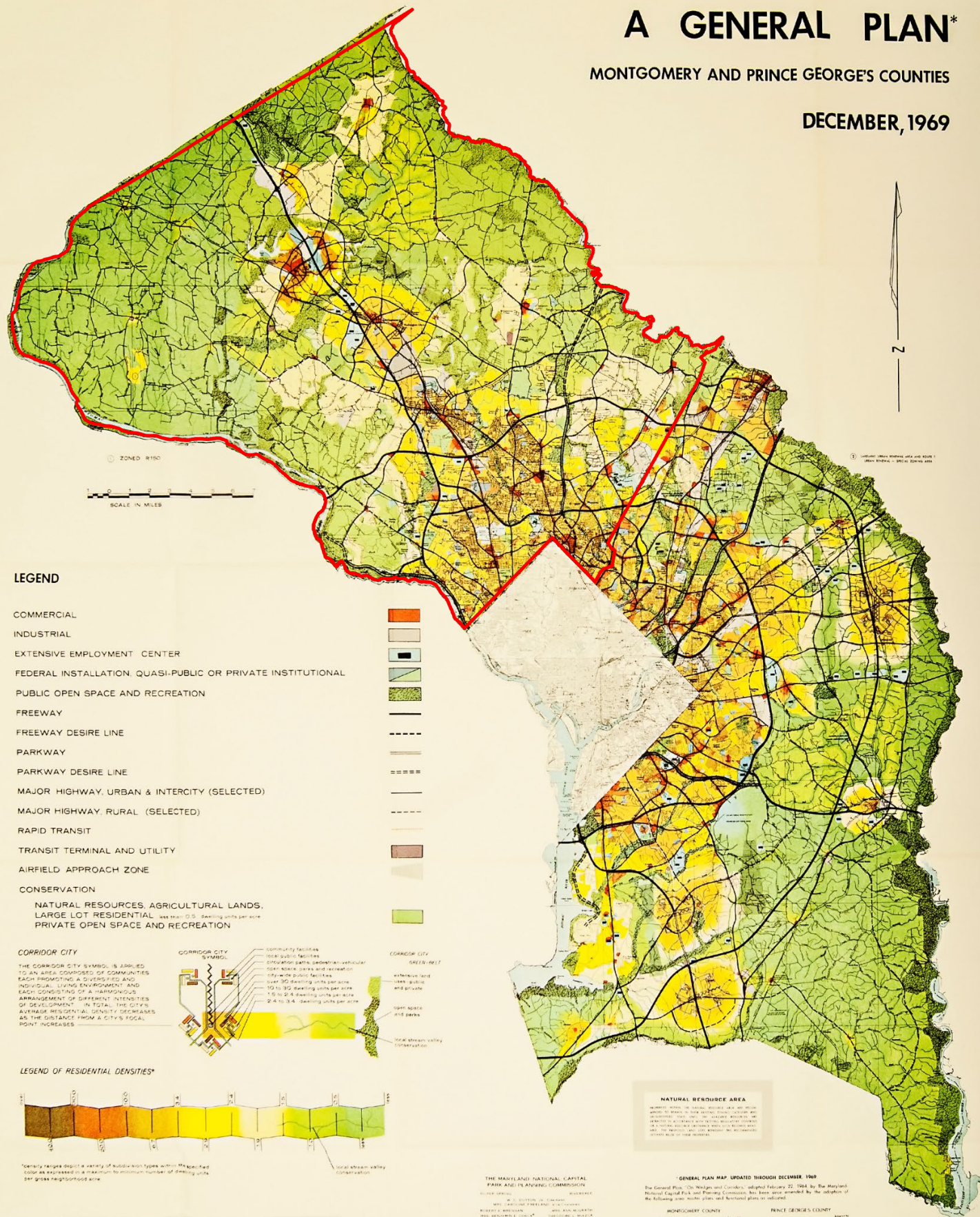
- **1960s: General Plan**—landmark in planning history: emphasis on open space, clustering, & need for affordable housing in the suburbs
- Racial equity was not directly addressed in the original General Plan for the county



A GENERAL PLAN*

MONTGOMERY AND PRINCE GEORGE'S COUNTIES

DECEMBER, 1969



Increase
Affordable
Housing

MPDU Law

Protect Farmland

TDRs

Provide Timely
Infrastructure

APFO

Background and History

Latter Half of 20th Century:

- Creation of **Montgomery County's Moderately Priced Dwelling Unit law** (1973) aimed to:
 - *provide affordable housing in every sizable new development*
 - *create mixed income communities*
- **Urban renewal** – some historically Black communities displaced by light industrial uses and/or further isolated
- **Result** – lack of trust and disconnect between developers, county, communities of color

New Direction for Planning

Long history of land use planning in US using regulatory power for:

- Racial segregation
- Displacement of residents of color from established neighborhoods
- No or limited access by residents of color to high quality community amenities

- ❖ **More recently: multiple efforts within planning profession nationwide to advance equity in planning**
- ❖ Montgomery Planning's focus & approach on racial equity influenced by these efforts
- ❖ Aligns with County efforts to advance racial equity in government decision-making

New Direction for Planning

AGENDA ITEM #3D
April 24, 2018
Action

Resolution No.:
Introduced: April 17, 2018
Adopted:

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsors: Council Vice President Navarro and Councilmember Elrich
Cosponsors: Councilmembers Floreen, Leventhal, Katz, Berliner, Council President Riemer, Huckler, and Rice

SUBJECT: Resolution to Develop an Equity Policy Framework in County Government

Background

1. Montgomery County is a community with a strong economy and public services that embraces its residents and the future. Our strong public services include awarding-winning public schools, community college, and park systems, vibrant performing and fine arts, and essential safety net programs in housing, public health, and other social services.
2. Montgomery County is a diverse and welcoming community. No one race or origin is a majority of Montgomery County's population. Almost one-third of the population is foreign-born. Our diversity is our strength and is key to our continued success as a community.
3. While we embrace our diversity, disparities exist by ethnicity, income, disability, gender, sexual identity, and other factors that can impede our future prosperity. These disparities in education, employment, health, and housing result from institutional and individual biases that undermine opportunities for vital members of our community.
4. Furthermore, the aforementioned disparities can be exacerbated by **racial** and **linguistic diversity** that intersect with and compound the effects of additional disparities and inequities based on racial background and limited English language proficiency.
5. Eliminating disparities by promoting equity - the fair treatment of individuals and diverse groups - is an economic imperative. The Urban Institute's *Racial Inequities in Montgomery County, 2011-15* report shows that a more equitable Montgomery County would increase the number of immigrants, Latinos, African Americans, and Asians with some college education, and would also increase employment and homeownership rates among people of color. A more equitable Montgomery County would enhance opportunities for all residents, thereby improving the economy.

Montgomery County Government
Community Conversation on Racial Equity &
Social Justice hosted by Council President Navarro
and County Executive Elrich

Join Us
Wednesday, March 13 at 7:30 P.M.
Silver Spring Civic Building
1 Veterans Plaza, Silver Spring, MD

➡ Why does racial equity matter?
➡ Are you impacted by racial inequity?
➡ What changes do you want to see to promote racial equity & social justice?

Questions? Contact Sonya.Healy@montgomerycountymd.gov or call 240-777-7832

Report Number 2018-8

September 25, 2018



Racial Equity in Government Decision-Making: Lessons from the Field

Elaine Bonner-Tompkins
Victoria H. Hall

OFFICE OF LEGISLATIVE OVERSIGHT

Equity in Planning—

Major focus in
**planning profession
nationally**



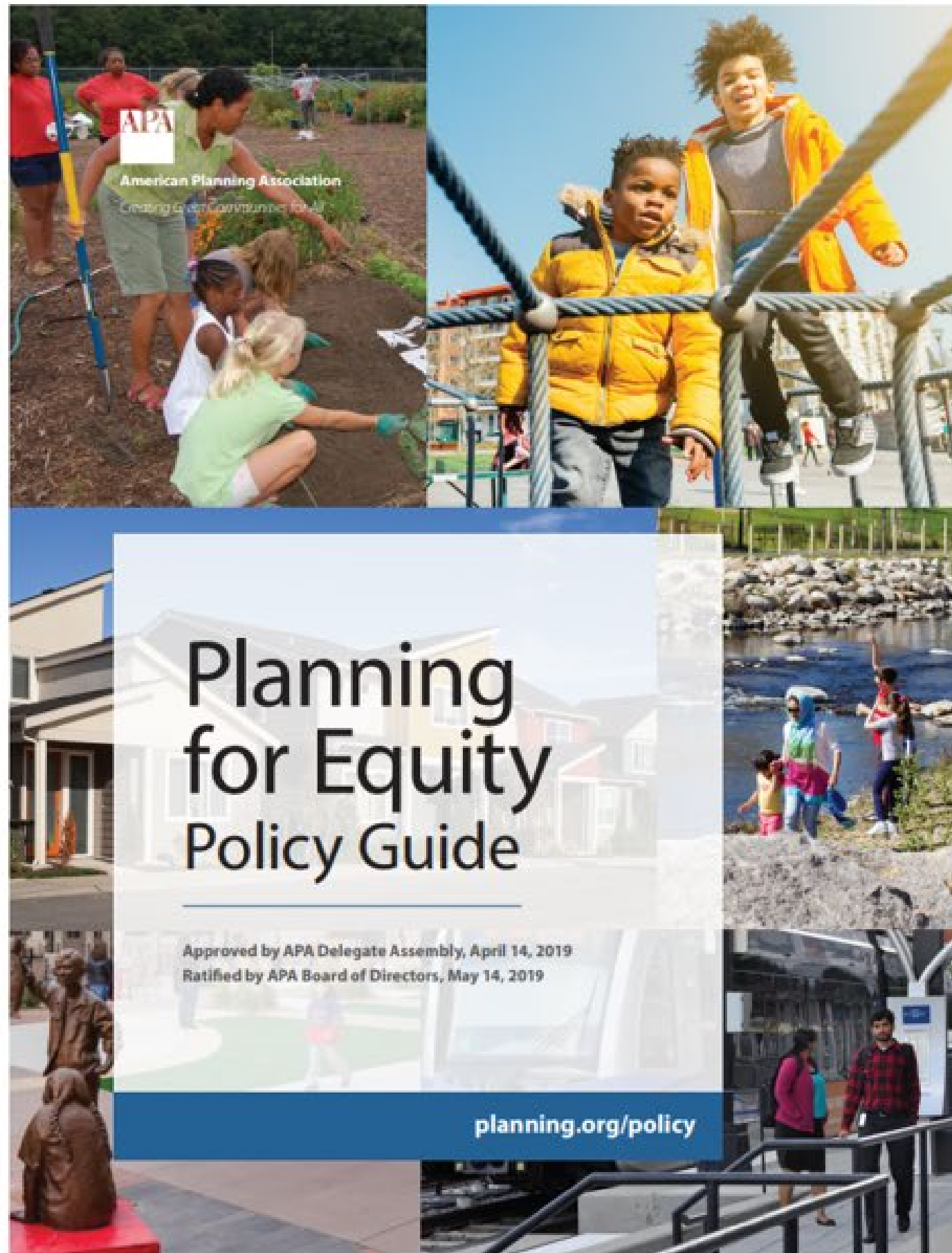
American Planning Association

Creating Great Communities for All

APA Statement of Ethical Principles in Planning (1992):

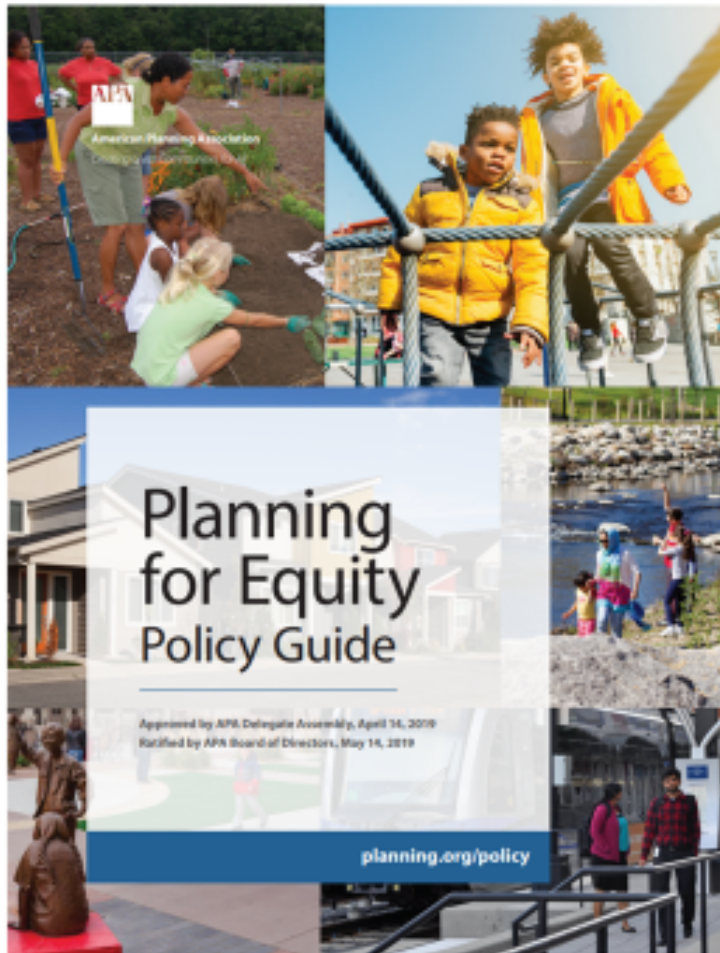
“The planning process must continuously pursue and faithfully **serve the public interest.**”

...“strive to **expand choice and opportunity for all persons**, recognizing a special responsibility to **plan for the needs of disadvantaged groups and persons.**”



- Adopted by American Planning Association in spring 2019
- Guidance for planners serving **urban, suburban & rural communities** across US

“[t]o serve the public interest, all planners must **ensure that proposed policies and regulations will serve and benefit all residents of a community in ways that reduce or eliminate inequity.**”



Equity In All Policies approach



Applying holistic “equity lens” to planning practices



Address existing inequities & prevent creation of new inequities

Provides policy guidance on:

Cross-Cutting Equity Issues:

- Gentrification
- Environmental Justice
- Community Engagement & Empowerment

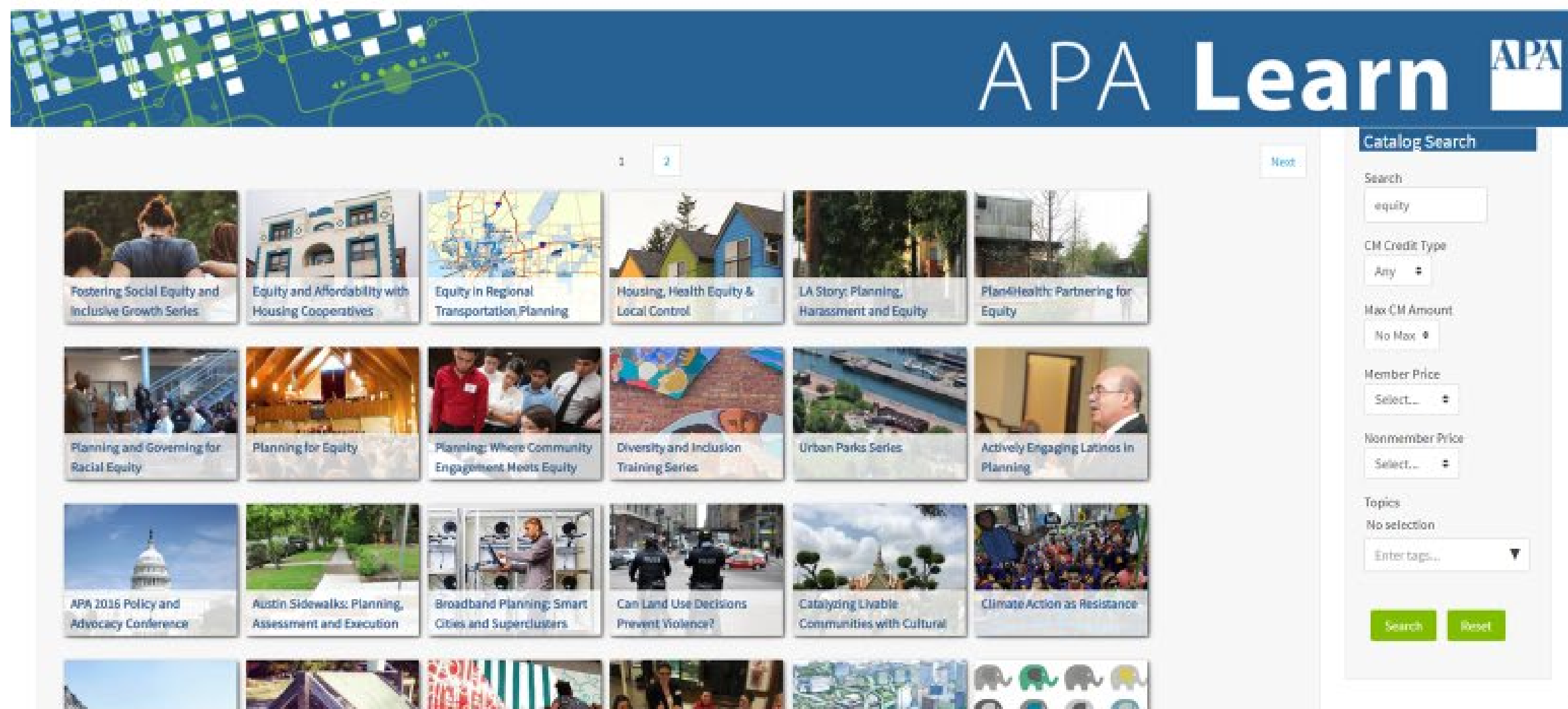
Equity In All Policies in Practice:

- Climate Change & Resilience
- Education
- Energy & Resource Consumption
- Health Equity
- Heritage Preservation
- Housing
- Mobility & Transportation
- Public Spaces & Places

National planning focus on equity— Professional education & training

2019 APA National Planning Conference:

- Planning for Inclusiveness & Social Justice track (30 sessions)
- 70 sessions on topics related to equity (*multiple tracks*)



More and Better: Increasing Diversity, Equity, and Inclusion in Planning

By Kendra L. Smith, PhD

Urban planners carry an important responsibility to society and communities. They influence how space is used and ultimately experienced. Those designs are not always equitable and inclusive, however. Intentional institutional and structural forces that stretch far beyond planning have made and place of exclusion just as important as inclusion, income, and family background is quality of life.

For example, data show that zip codes matter more to one's health than genetic code; people's overall health and longevity are greatly influenced by where they live (Gishen 2018). One street can divide an affluent community from a severely distressed and underserved neighborhood, as is demonstrated by the difference between the area north and south of Delmar Boulevard in St. Louis named by a history of segregation (Fig. 1). Where and how people live—and how that contributes to their overall health and wellness—is not just a medical issue but a societal issue. The ways in which cities have been and will be designed play a critical role in this.

Overcoming old-school institutional and structural practices within design cities requires new approaches to urban planning with intentional approaches to seeking diversity, equity, and inclusion (DEI). There are many ways to approach this work, but the primary—and perhaps the most critical—is within the profession.

DEI in the urban planning profession is a conscious approach toward creating meaningful diversity and understanding and actively working toward equity and inclusion within the planning field. How this looks in practice will vary, but the desired outcome is a workforce empowered to drive planning practices that help reduce the disparities that exist across communities.

This PAS MEMO discusses the opportunities and challenges of making DEI a regular and critical component of the urban planning profession. It explores the significance of DEI in urban planning, shares the perspectives of planners on the subject, and offers practical ideas for planners to implement, including efforts by the American Planning Association (APA) to support this work. This MEMO is not meant to serve as an exhaustive detailing of the challenges facing the profession, but rather as an invitation to a larger discussion.

The Challenges of Diversity, Equity, and Inclusion
Over the years several terms have been used to describe efforts to prevent discrimination and provide an equitable playing field for underrepresented groups who have experienced historical mistreatment and denial of opportunities. In the 1960s, "equal opportunity" and "affirmative action" emerged as efforts representing fair treatment and favor for those from current and historically oppressed groups. In the 1980s, organizational leaders moved away from approaches like affirmative action and began to refocus their attention on "diversity management," a more focused integration and as-

Discusses need & recommendations for diversifying the planning profession

Montgomery Planning—Current Equity Efforts

Equity—
one of 3 pillars
for General Plan
Update



THRIVE
MONTGOMERY 2050
Let's Plan Our Future. Together.



General Plan Update Strategic Framework



Montgomery Planning—Current Equity Efforts

- Engaging diverse communities typically under-represented in planning efforts.
- ***Outreach initiatives:***
 - Materials/presentations in Spanish & English
 - Targeted outreach to churches & other community organizations
 - Information easily accessible to commuters on Metrorail, bus shelters & buses
 - Distribution of information at schools
 - Unique tools such as visual recording artists



Montgomery Planning—Current Equity Efforts



- *Vision Zero Studies* – **Veirs Mill Plan, Aspen Hill Vision Zero Study**
- *Provision of multiple modes of safe travel* – **Bicycle Master Plan, Pedestrian Master Plan**
- *Provision of additional transit options* – **Purple Line, BRT**
- *Affordable housing initiatives*– **2017 Rental Housing Study, new Preservation of Affordable Housing Study, update to MPDU laws, Accessory Dwelling Unit reform**
- *Upcoming study*—**Preserving Community Value of Ethnically Diverse Retail Centers**
- Support to the Purple Line Corridor Coalition (PLCC)
- Through our Historic Preservation Section, significant work to recognize, educate and celebrate the history of African American communities and historic sites throughout the county.



Diversity Focus – Internal as well as External

In addition to an intentional focus on more equitable planning, we are actively engaging in a wide variety of training activities for staff at all levels of the organization. This has included:

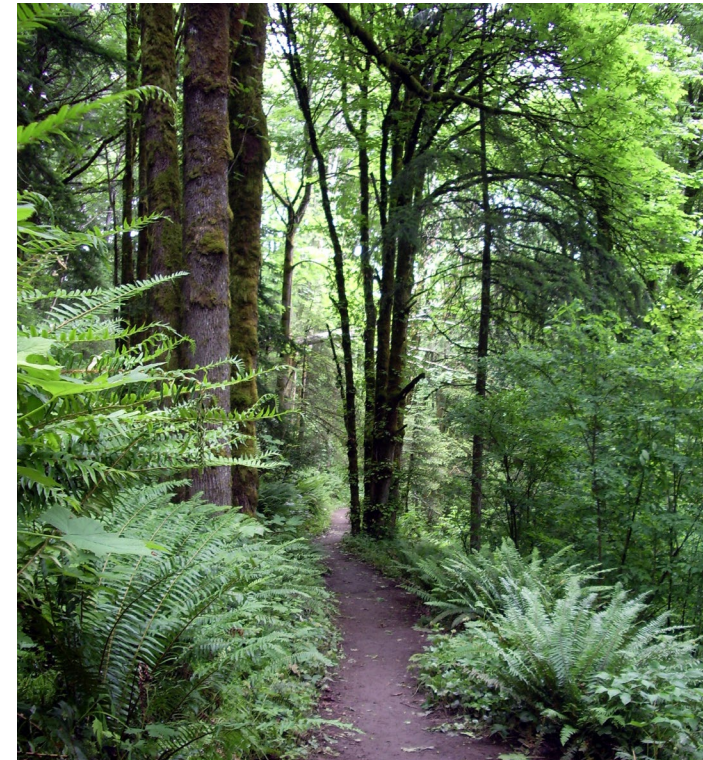
- Presentations and professional speakers focused on racial equity, social justice, diversity and inclusion.
- Leadership Montgomery's Racial Equity Workshop.
- Road Trip to Baltimore (2019), which focused on a racial equity lens applied to our work program.
- Mandatory professional trainings/workshops that foster a more inclusive and diverse work environment.
- Participants in GARE monthly meetings, training, and online resources.

Racial Equity in Parks

Role of Parks in combating racial inequity

Studies have shown that living close to quality parks:

- leads to increased physical activity and positive health impacts
- Strengthens emotional bonds to nearby communities
- Encourages community engagement
- Increases economic opportunity
- Lowers crime rates



Role of Parks in combating racial inequity

- There have been important correlations found nationwide between the quality and access to urban parks and the income and racial diversity of the surrounding community
- For that reason, many major urban park systems have developed equity plans



NYC Parks



Minneapolis
Park & Recreation Board



DEPARTMENT of RECREATION and PARKS

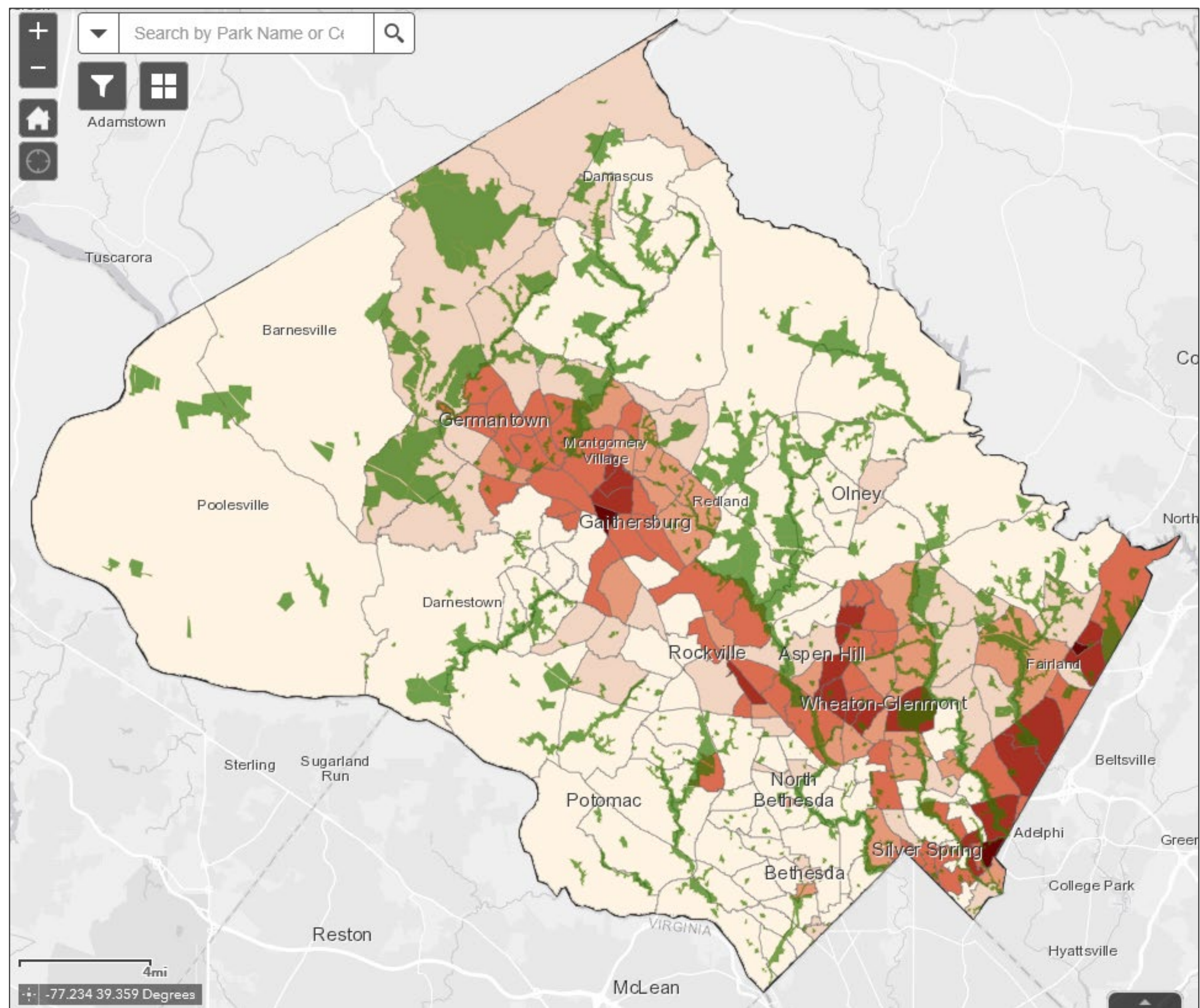


Seattle
Parks & Recreation

Parks' Equity tool for CIP

We created an Equity GIS analytical tool that includes:

- Percent Area Median Household Income
- Predominant Race and Ethnicity

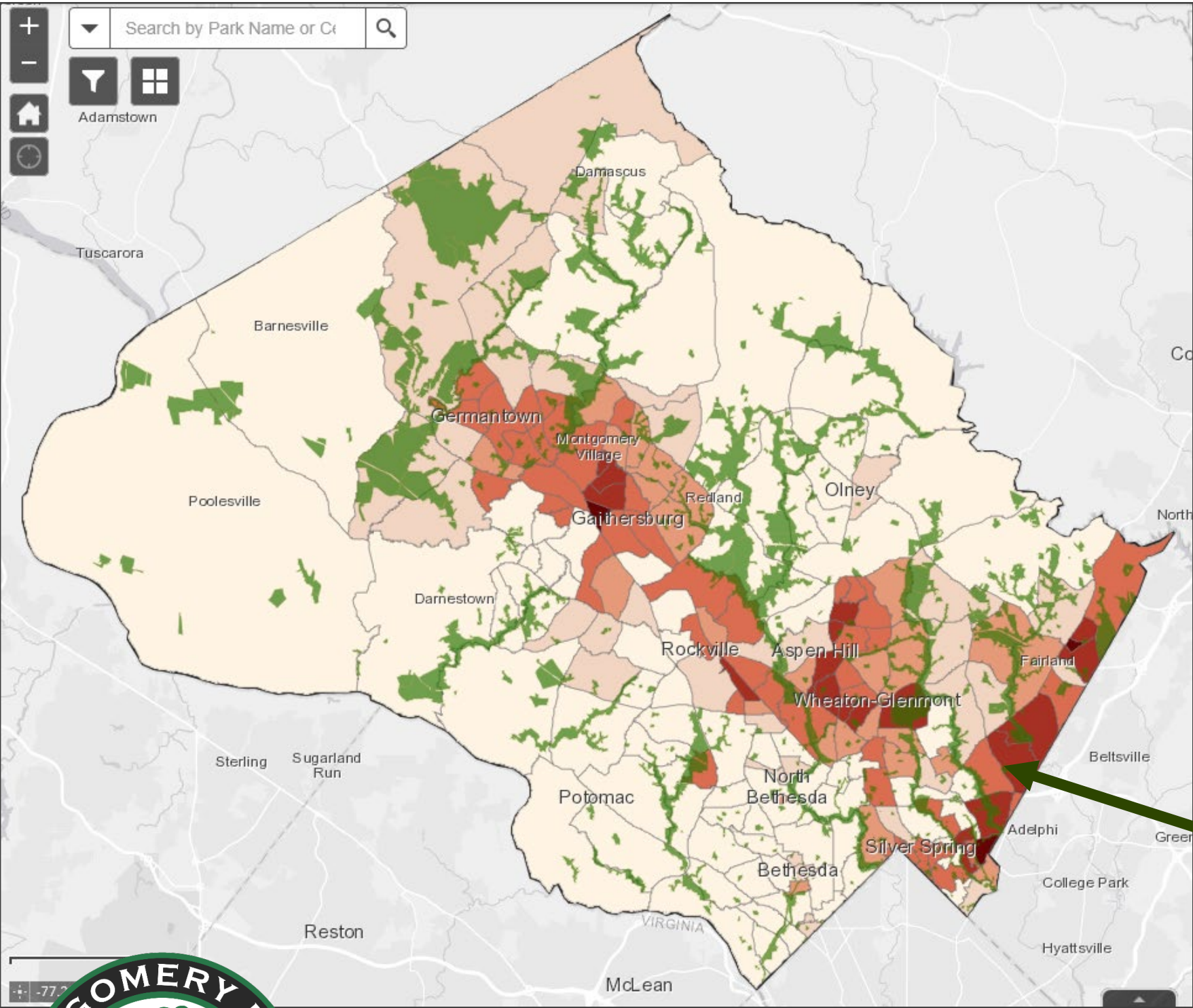


Other Factors We Consider:

- Equity Amenities
- Programming
- Public Transportation
- Park Condition
- Countywide vs. Community Use



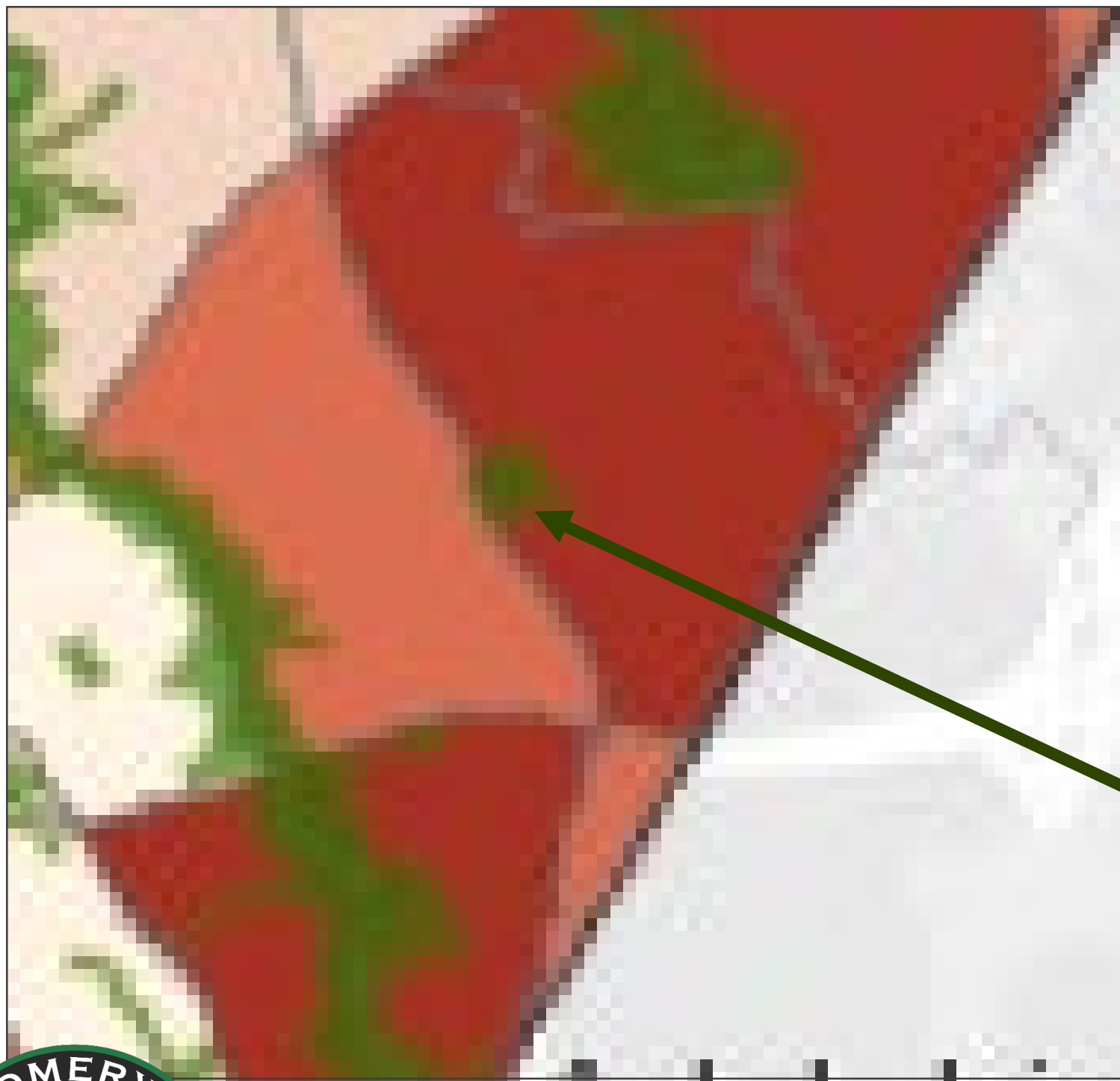
Parks are Hyperlocal!



HILLDALE LOCAL PARK
FACILITY PLAN



Parks are Hyperlocal!



HILLDALE LOCAL PARK
FACILITY PLAN

