Addressing Environmental Justice in Public and Multi-Sector Decision-Making

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Context

- Disadvantaged Group
- Disproportionate/Adverse Impacts
- Lack of Services
- Capacity Deficiencies
- Cultural Differences
- Controversy
EJ Collaborative Problem-Solving

- Community Organization and Leadership/Builds on community assets
- Develop Vision and Plan
- Responsive Government and/or Business
- Benefits of Collaborations:
  - Provision of technical support
  - Leverage resources
- Ability to resolve differences
- Ability to manage partnership
Fruitvale Transit Village
Oakland, California

- $100 million mixed-use development
- Brainchild of The Unity Council
- Bay Area Rapid Transit District planned to build multi-layered parking facility
- Concerns about increased traffic and pollution & failure to meet community needs
- The Unity Council galvanized opposition; Proposed a broad-based community planning process
Unity Council Mission

The mission of The Unity Council is to help build the assets of families and low-income communities through comprehensive programs of sustainable physical, economic, and social development.
Fruitvale Transit Village
Oakland, California

- BART withdrew proposal and agreed to work with Unity Council on plan for area
- The Unity Council conducted comprehensive vision and planning process
- Plans included mixture of housing, shops, offices, library, child care center, pedestrian plaza
- Traffic and pollution expected to be reduced
The Community

- Latino  52 percent
- Asian/Pacific Islanders  23 percent
- African American  16 percent
- White  7 percent
- Native American  2 percent
- Other  1 percent
Partners

- The Unity Council
- National Transit Access Center/UC Berkeley
- Bay Area Rapid Transit District (BART)
- City of Oakland
- Metropolitan Transportation Commission
- Federal Transit Administration
- US Department of Housing & Urban Development
- US Environmental Protection Agency
Project Chronology - I

- 1991 BART announces plans/Fruitvale community protests
- February 1992: Unity Council receives $185,000
- April 1993: Unity Council awarded $470,000 FTA planning grant
- May 1993: National Transit Access Center/UC Berkeley holds community design symposium
- July 1994: Unity Council, BART, & City of Oakland sign MOA to form Fruitvale Policy Committee
- Spring/Summer 1995: Unity Council holds community site planning meetings
1996: City of Oakland passes zoning ordinance capping parking space construction

1997: Unity Council creates Fruitvale Development Corporation (FDC)

1998: Unity Council gains control of Village through land swap with BART

September 1999: BART receives $3.7 million from FTA to build replacement parking

September 1999: Groundbreaking for construction of Fruitvale Transit Village begins
Components of Fruitvale Transit Village

- 45,000 sq ft Retail/Restaurant Use
- 54,000 sq ft Nonprofit Health-Care Clinic
- 55,000 sq ft Child Care Facility
- 15,000 sq ft Executive Offices
- 68 Units of HUD Housing
- 220 Units of Mixed-Income Housing
- 2 Parking Garages for 1,500 Cars
Lessons Learned

- Sustainable development must address social equity issues
- Stable community-based organizations are key to provide leadership and vision
- Partnerships, particularly responsive government and business, are critical to success
- Ability to work through differences by negotiating win-win solutions and achieve mutual gains