



Equity Principles for Community Empowerment In Land Use and Economic Development

1. Development without displacement. Investment without disenfranchisement.
2. Public action and public investment for public benefit.
3. City & public assets are the people's assets. Residents have a right to the City.
4. Equitable distribution of burdens, benefits and decision-making power
5. Housing is a human right
6. Community control of land use under resident leadership
7. Harness reinvestment as an engine for community health and development
8. Long-term community vision and stewardship of community assets



BEFORE IT'S TOO LATE!

COMMUNITY CONTROL & BENEFITS IN LAND USE

EXPANDED PRINCIPLES

- 1. Development without displacement. Investment without disenfranchisement.**
- 2. Public action and public investment for public benefit.**
- 3. City & public assets are the people's assets. Residents have a right to the City.**
- 4. Equitable distribution of burdens, benefits and decision-making power**
 - Regional justice and equity.
 - Density is not a dirty word. Elegant density makes public services work for all residents. "No density without amenities!"
 - Most developers don't consider their projects' potential costs and benefits to the community.
- 5. Housing is a human right**
- 6. Community control of land use under resident leadership.**
 - Residents should not only access decision makers, they should become decision makers.
 - In poor communities, public action is necessary to control land. In poor communities, private owners control smaller lots and so are unable to provide the "buffer" land found in wealthy communities. Also, absentee land owners often do not share residents' community vision.
- 7. Harness reinvestment as an engine for community health and development**
 - Community health and development are holistic goals that are broader than real estate development or city planning concepts. Community development is a positive change that benefits the community.
 - Development projects should be evaluated by asking: development of what, by whom, and to what end?
- 8. Long-term community vision and stewardship of community assets**
 - Work towards a long-term community vision and plan for stewardship of community assets. Work on "community time."
 - Adjust land control tools as contexts change so that they continue to serve the community.