

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

**Charles Lee**  
**Office of Environmental Justice**  
**US Environmental Protection**  
**Agency**



# 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**



THE MISSION

OF THE UNITY COUNCIL IS TO HELP BUILD THE

# Unity Council Mission

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**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

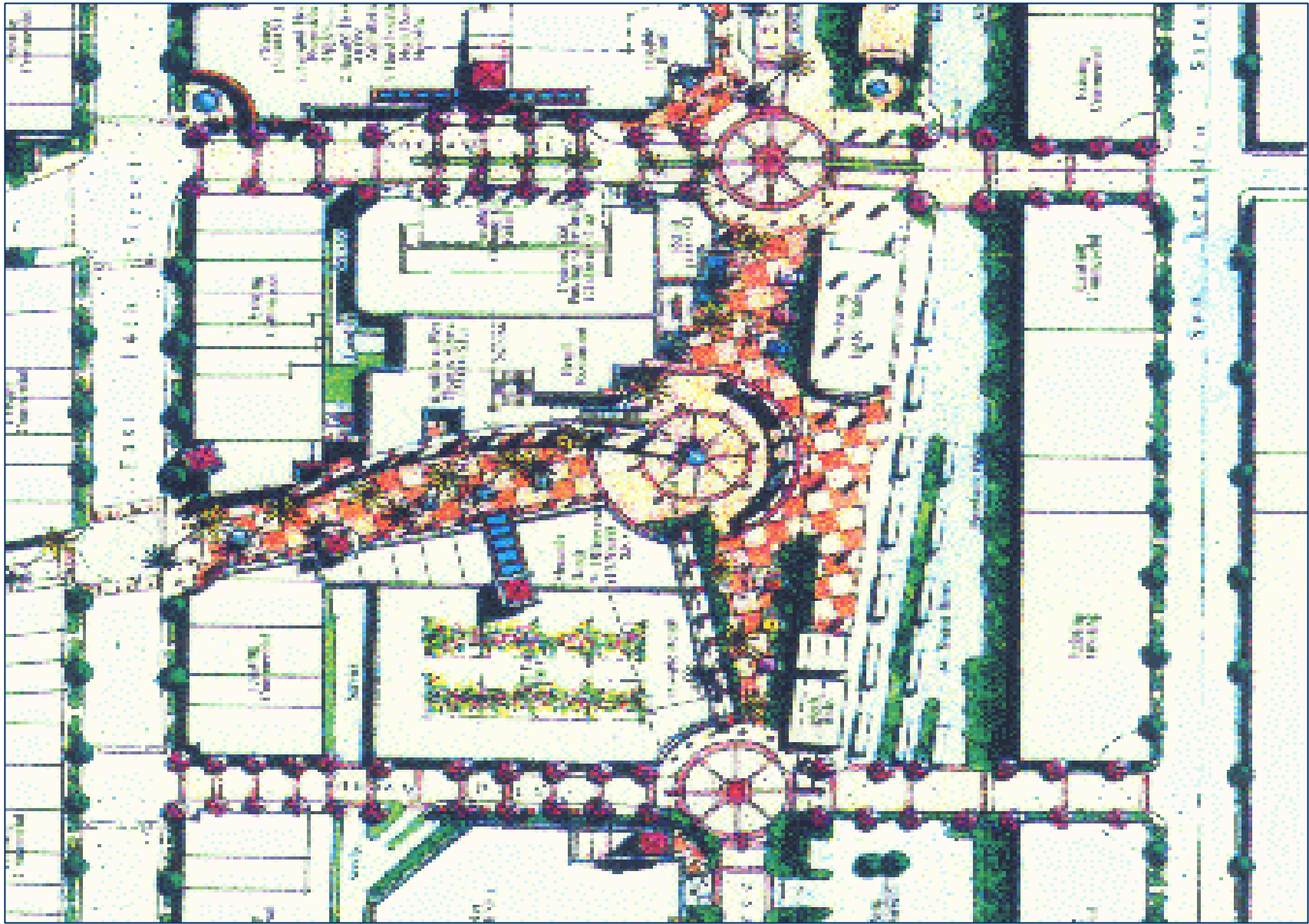
- **1991 BART announces plans/Fruitvale community protests**
- **February 1992: Unity Council receives \$185,000**
- **April 1993: Unity Council awarded \$470,000 FTA planning grant**
- **May 1993: National Transit Access Center/UC Berkeley holds community design symposium**
- **July 1994: Unity Council,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

# Project Chronology - II

- **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





Chronicle / Mike Kepka



Chronicle / Mike Kepka



Photo By Evelyn Johnson



# 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**