

GUIDING PRINCIPLES OF Responsible Redevelopment

* Authentic Engagement

Incorporate a robust engagement process into redevelopment efforts involving stakeholders and community-based organizations in planning, design, implementation and evaluation activities. Empower residents with opportunities to voice their needs and concerns.

* Capacity-Building

Provide residents and community-based organizations with support and technical assistance to build their capacities to negotiate with developers, municipal officials and other stakeholders.

* Community Benefits

Use community benefits agreements and other legally binding arrangements to provide tangible benefits to residents (e.g., economic inclusion provisions, job opportunities, living wages, dedicated affordable housing).

Responsible Relocation

Minimize involuntary displacement of residents. If relocation is required, it should generate opportunities for residents, providing adequate relocation benefits, assistance in finding quality replacement housing, legal and social services, career development and employment support and the right to return to their revitalized community through purchase or rental of new or rehabbed affordable housing.

Responsible Demolition

Minimize potential health risks to residents, workers and the public during demolition and rehabilitation of older buildings that often contain unsafe amounts of lead, asbestos and other contaminants.

Building Mixed-Income Communities

Establish mixed-income, mixed-tenure developments to create diverse communities for residents of all income levels. Help build a sense of community among socially and economically diverse residents.

Hardwiring Affordability

To ensure that the community is accessible to low-income residents over the longterm, durable housing affordability should be "hardwired" through the creative use of tax credits, zoning policies, land trusts, shared appreciation mortgages and other shared equity mechanisms.

Schools and Integrated Services and Supports

Highlight high-quality schools and school-readiness programs to attract and retain families to mixed-income communities.

Transit-Oriented Development (TOD)

TOD not only helps reduce sprawl, mitigate negative environmental and health outcomes, and improve access to opportunities, but can catalyze the creation and sustainability of mixed-income communities benefiting moderate- and low-income families.

* Community Ownership and Wealth-Building

Develop programs to allow resident and community ownership of new businesses and commercial enterprises to help build assets for low-income individuals, their families and their broader community.

* Anchor Institutions

Encourage "anchor institutions" — hospitals, colleges, universities, businesses and other entities rooted in communities — to help catalyze and sustain *responsible redevelopment*.

* Sustainable Partnerships and the need for Champions

Build "public-private partnerships" among stakeholders with varying goals, interests and levels of power. Enlist public, private or philanthropic "champions" to influence and help ensure that stakeholders adhere to the core elements throughout the *responsible redevelopment* process.

