

TEN LAND-USE STRATEGIES TO CREATE SOCIALLY JUST, MULTIRACIAL SOCIETIES¹

Carl Anthony[©]

- (1) **Develop a widely shared**, long-range vision for social justice, and set targets. Advocates for climate-change policies have proposed CO₂ reduction targets by 2050. Social-justice advocates should set targets for poverty reduction for the same year.
- (2) **Find ways to meet** the short-term survival needs of marginalized communities while generating longer-term outcomes that benefit society as a whole. For example, invest in projects that meet the urgent transportation needs of low-income residents while building toward a world-class public transportation system for all.
- (3) **As an alternative to sprawl**, create public policies to stabilize, reinvest in, and redevelop older inner-ring suburban communities and encourage economic and racial diversity.
- (4) **Manage vacant properties** consistently with principles of social justice and CO₂ reduction. Transit-accessible vacant buildings can be acquired, held, and managed by nonprofit housing groups in ways that pre-empt speculation and promote community stability. Vacant buildings in newer suburbs can be adapted to community uses such as day-care centers, reducing local transportation needs.
- (5) **Replace aging or underutilized** commercial strips with revitalized corridors that link inner cities and older suburbs through public transportation. These sites, with pedestrian-friendly, tree-lined boulevards, are ideal for mixed-income housing, with opportunities for small, locally owned businesses and community organizations.
- (6) **Set aside 20 percent** of new residential development for affordable housing and promote transit-oriented development—residential or commercial projects that are high-density, walkable, and close to public transportation. A commitment to affordable housing and community services in these popular developments can dampen the effects of gentrification.
- (7) **Build and strengthen** social-justice institutions committed to regional equity, and link them all in powerful statewide and national networks.
- (8) **Reduce the patterns of concentrated wealth** and concentrated poverty in neighborhoods. Create opportunities for affordable housing in privileged and job-rich neighborhoods and, with the help of community-based organizations accountable to residents, develop middle- and upper-income housing in poorer neighborhoods.

¹ Yes! Magazine, March 04, 2010

- (9) **Advocate metropolitan growth strategies** that systematically reduce health disparities between vulnerable communities and middle- and upper-class society.
- (10) **Create opportunities** for communities of color and other marginalized populations to participate in new business-improvement districts, regional collaborations, and governance structures promoting sustainable metropolitan development.