**Intrenchment Creek One Water Management Task Force**

**Equitable Development Principles and Practices**

**Adopted June 26, 2019**

1. **Introduction**

The Intrenchment Creek One Water Management Task Force (ICOWMTF) purpose is to *“collaborate to plan, design, and restore the healthy hydrological function of the watershed by implementing* ***equitable*** *and integrated water management with the goals of building resilience and addressing persistent flooding and the threat of CSOs for current and future residents”*.

Towards the attainment of the stated purpose, we also agreed to pursue the following objectives:

• Develop a roadmap for water management

• **Seek opportunities to define and secure authentic community benefits**

• Seek solutions that address triple bottom line outcomes: economic, social, and environmental

• Attract, leverage, and secure resources for implementation and maintenance

Integral to the above stated purpose and objectives is a shared value and commitment to plan, design, implement, maintain, and restore the watershed in an equitable way and to seek opportunities to define and secure co-benefits to GSU/Carter and for neighborhood residents of Summerhill, Peoplestown, Mechanicsville and Pittsburgh.

Therefore, there is a need to integrate equity into on-going and proposed development and redevelopment projects in the Georgia State University (GSU)/Carter Development stadium communities of Summerhill, Peoplestown, Mechanicsville and Pittsburgh.

Towards this end and building on The Community Benefits Coalition’s Community Benefits Agreements (CBA) proposal, we make the following recommendations.

1. **Recommendations** 
   1. The Task Force will develop *principles of equitable development* to apply when engaging in planning, design, construction, and maintenance related to development and redevelopment in the GSU/Carter Development Stadium communities of Summerhill, Peoplestown, Mechanicsville and Pittsburgh.

The following principles have been sourced and adapted from Partnership for Southern Equity’s Just Growth Circle and the Jemez Principles.

**Principles of Equitable Development**:

1. **Projects must be transparent and ensure authentic community engagement\*, leadership and ownership**.
   * + What is being done to be transparent with your project planning or implementation process? How are you communicating with stakeholders and the community?
     + How do you plan to engage the community in your project and/or planning?
   1. **Projects must benefit surrounding communities that have felt the cost of poor infrastructure in the past**.
      * What priority community benefits (i.e., hire a certain % local residents) have been identified by the community that can be advanced through your projects?
   2. **Projects must consider and address the impact of increased property values and affordability of housing for the vulnerable communities.** 
      * How do we address the impact of increased property values and affordability for the vulnerable communities in an equitable way?
      * What types of mechanisms can make it possible for existing residents to continue residing in their communities? (for example, the City of Atlanta froze property taxes in the Proctor Creek watershed community to enable homeowners staying in their homes.)
      * How is your project or planning addressing the ability for existing residents to continue residing in the community?
   3. **The Task Force partners including community members of the GSU stadium communities will work together in solidarity and mutuality to advance equitable redevelopment and co-benefits for residents**.
      * How do we translate equitable redevelopment with co-benefits for developers and local residents?
   4. **The Task Force partners including community members will collaborate to secure funds from outside sources (e.g. NGOs, foundations, corporations, and Federal, State and local sources) to implement proposed projects.**
      * How are partners involved in this project and what are the opportunities to secure funding or resources to support the projects and/or planning?
   5. **The Task Force partners including community members will commit to self-transformation to bring about equitable transformational redevelopment (change) with tangible co-benefits to GSU/Carter and to GSU/Carter Development Stadium community residents.** 
      * In what ways are the partners advancing the project incorporating learning about equitable transformational development?
      * Specify the co-benefits for GSU/Carter (e.g., facilitate return on investment; GSU research and innovation to address flooding through the capturing stormwater to prevent it from entering the combined sewer system; and creation of a pathway for sustainable hiring of local residents by working with workforce development agencies to ensure that 29% jobs created by GSU/Carter development projects are filled by local residents from the Stadium communities following the model established by Carter Associates.
      * Adopt Atlanta Water Equity Task Force workforce development strategy and skill development training options where appropriate for local residents (in particular legacy residents) of Intrenchment Creek communities.
   6. **The Task Force partners including community members will put equitable integrated water management into practice through the use of green infrastructure, gray infrastructure, and stormwater capture/reuse in the design of projects.**
      * In designing this project, in what ways did you consider capturing, reusing or infiltrating stormwater in excess of the City’s ordinance requiring the management of the first 1” of stormwater?
      * In designing the project, in what ways did you incorporate the management of the 100- year storm/6-hour event to mitigate flooding and to capture stormwater so that it does not enter the combined sewer system?

**2.2**. The Task Force partners, Carter (David Nelson), Department of Watershed (TBD) and GSU (TBD) will develop a summary of community benefits, both delivered (i.e., equipment for playground) and proposed (i.e., grocery store, street grading, road structure improvement, MARTA to support rapid transit, and number permanent jobs with living wages) related to current and proposed GSU/Carter-related redevelopment projects in the stadium communities.

**2.3** The Task Force partners will put the equitable development principles into practice and develop an accountability process that is acceptable to ALL to facilitate implementation. To start, we encourage GSU/Carter/DWM to respond to the following questions at every phase of development or redevelopment in the GSU/Carter Development stadium communities.

1. What policy, structure and process do you have in place to enable you to put the Task Force’s principles of equitable development into practice in your ongoing or proposed redevelopment in the GSU/Carter stadium communities?
2. In the planning, design, construction and maintenance of redevelopment projects in the GSU/Carter stadium communities:

* What equitable measures did you take and what are the tangible and relevant community benefits to the residents of GSU/Carter stadium communities?
* What are the obstacles to securing authentic community engagement and how do you overcome them for GSU/Carter development of its equitable measures and tangible community benefit?

**2.4 Definitions**

As part of this work, the Task Force will create, adopt, and implement definitions for *equity and equitable development.*

* **Equity:** Is about creating policy and structure that will drive the conditions and create opportunities for low-income people and people of color, residing in GSU/Carter stadium communities to participate in and benefit from systems, decisions, development, and activities that shape their neighborhoods.
* **Equitable Development:** Equitable development creates healthy vibrant communities of opportunity where low-income people and people of color, residing in GSU/Carter stadium communities participate in and benefit from systems, decisions, development, and activities that shape their neighborhoods.
* **Task Force Partners:** Members of the Task Force include community leaders, private and public developers, non-profit organizations, City agencies, and State.

**\**Authentic community engagement* elements** defined for Intrenchment Creek redevelopment

Transparent communication and engagement with potential co-benefits to ALL. Each developer designates a community liaison that serves as POC for the community

Build upon available community engagement opportunities (i.e., Neighborhood organizations) to initiate and nurture relationships for community engagement

Practice a two-way communication process, not just report outs by the developer.

* Local agencies and developers (i.e., Department of Watershed Management, Carter Associates) will provide timely feedback/responses to input or requests made by stakeholders.