The Promise and Challenge of Equitable Transit-Oriented Development in Diverse Suburbs

Willow Lung-Amam, Rolf Pendall, Molly Scott, & Eli Knaap

Transit, Development, and Forme Urbaine: Washington et Paris
October 17, 2014
Panel III
The Changing Context of TOD
Battles for Equitable TOD in the Capital City

Residents of Kenyon Yes We Can Co-op, Columbia Heights, DC

Photo Source: Coalition for Nonprofit Housing & Economic Development
Suburbanization of Poverty & Immigration

Race & Poverty in the DC Metro

One dot represents 20 people with income below the poverty line.

- White
- Black
- Hispanic
- Asian/Pacific Islander

Image Source: Metrodata.com
New Battle Lines

Housing Justice Press Conference, Prince George’s County, MD

Photo Source: CASA de Maryland
The Fight for Equity along the Purple Line

Purple Line Transit Corridor Subareas

<table>
<thead>
<tr>
<th>Bethesda</th>
<th>Silver Spring</th>
<th>Langley Park</th>
<th>New Carrollton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Area (Sqmi)</td>
<td>13.1</td>
<td>9.42</td>
<td>0.82</td>
</tr>
<tr>
<td>Population</td>
<td>60,858</td>
<td>71,452</td>
<td>18,755</td>
</tr>
<tr>
<td>Population Density (person/sqmi)</td>
<td>4,630</td>
<td>7,584</td>
<td>22,763</td>
</tr>
<tr>
<td>Median Age</td>
<td>43</td>
<td>34</td>
<td>25</td>
</tr>
<tr>
<td>White alone</td>
<td>78%</td>
<td>36%</td>
<td>4%</td>
</tr>
<tr>
<td>Black alone</td>
<td>3%</td>
<td>27%</td>
<td>12%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>8%</td>
<td>26%</td>
<td>80%</td>
</tr>
<tr>
<td>Asian alone</td>
<td>9%</td>
<td>8%</td>
<td>3%</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$138,863</td>
<td>$71,797</td>
<td>$50,361</td>
</tr>
<tr>
<td>Median Housing Value</td>
<td>$779,025</td>
<td>$455,000</td>
<td>$194,725</td>
</tr>
<tr>
<td>Households w/ No Vehicle</td>
<td>8%</td>
<td>17%</td>
<td>25%</td>
</tr>
</tbody>
</table>

Image Source: PLCC
The Movement Equitable TOD
Building a Community

The McCormick-Goodhart Mansion

1920s

2000s
An Arrival Suburb

Foreign Born Percentage

<table>
<thead>
<tr>
<th>Year</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>15.80%</td>
</tr>
<tr>
<td>1980</td>
<td>25.80%</td>
</tr>
<tr>
<td>1990</td>
<td>59.72%</td>
</tr>
<tr>
<td>2000</td>
<td>64.54%</td>
</tr>
<tr>
<td>2008-2012</td>
<td>67.60%</td>
</tr>
</tbody>
</table>

Race and Ethnicity in Langley Park

- White, Non-Hispanic
- Black, Non-Hispanic
- Total Hispanic (All Races)
- Asian, Non-Hispanic
- Other
A Community at the Crossroads

Image Source: M-NCPPC
Petition in Favor of the Purple Line / Petición a favor de la línea morada

A petition of CASA de Maryland Addressed to Maryland Transit Administration

WE THE UNDERSIGNED AGREE THAT WE DESERVE THE PURPLE LINE AS A LIGHT RAIL LINE TO GET US TO SILVER SPRING, BETHESDA, COLLEGE PARK AND NEW CARROLLTON FASTER AND MORE RELIABLY.

We also demand that the State of Maryland and the County ensure that Langley Park remains an affordable place to live and offers small business opportunities to residents. We need affordable housing preservation funds, expanded tenants’ rights laws and new affordable housing opportunities.

NOSOTROS QUE HEMOS FIRMADO ESTE DOCUMENTO ESTAMOS DE ACUERDO QUE SÍ MERECEMOS LA LÍNEA PURPURA COMO UNA LÍNEA DE CARRIL LIGERA PARA PODER VIAJAR A SILVER SPRING, A BETHESDA, A COLLEGE PARK Y A NEW CARROLLTON EN UNA MANERA MÁS RÁPIDA Y MÁS CONFIABLE.

También exigimos que el estado de Maryland y el condado se aseguren de que el Langley Park siga siendo un lugar económico a vivir y que se ofrezcan oportunidades de la pequeña empresa a los residentes. Necesitamos fondos para la preservación de los hogares en el vecindario, mejores leyes para la protección de los inquilinos y nuevas oportunidades para la vivienda accesible.

<table>
<thead>
<tr>
<th>NAME/NOMBRE</th>
<th>ADDRESS/DIRECCIÓN</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Mario Menéndez</td>
<td>8142 15TH #8 Hyattsville MD 20783</td>
</tr>
<tr>
<td>2. Gilberto Rodríguez</td>
<td>3607 Lindendale DR, Laurel MD 20707</td>
</tr>
<tr>
<td>3. José Salazar</td>
<td>3608 Lindendale Dr, Laurel MD 20707</td>
</tr>
<tr>
<td>4. Jose R. Sierra</td>
<td>8109 Taftona Dr, Hyattsville, MD 20783</td>
</tr>
<tr>
<td>5. Walter Martín</td>
<td>8109 Taftona Dr, Hyattsville, MD 20783</td>
</tr>
<tr>
<td>6. Jorge Ramos</td>
<td>8109 Taftona Dr, Hyattsville, MD 20783</td>
</tr>
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</table>
Challenges for Equitable TOD

Interjurisdictional Issues and the Complex Suburban Policy-Making Context
Challenges for Equitable TOD

Maintaining Affordable Housing Where Commitment is Low
Challenges for Equitable TOD

Maintaining Affordability for Small Businesses & Helping Them Adjust
Challenges for Equitable TOD

Meaningfully Engaging Diverse Constituents in the Process

Purple Line AA/DEIS Comment Form

Only comments received by January 14, 2009 will be included in the Public Hearing Record for the Purple Line Transit Study.

PLEASE PRINT
Name: Carlos Lopez
Address: 1018 Terrace Place
City: MD
State: MD
Zip Code: 20903

I/We wish to submit the following comments on this project:

Linea necesitamos para tener mas fluidos a dia, nuestros trabajos y conocer mas alla de donde estamos.
Equitable Suburban TOD Redux

Objectives
Maximize Choices
Corridors to Opportunity
Increase Access

Requirements
Regional
Collaborative
Participatory
Holistic
Targeted
Timely
Committed
Equitable TOD in Langley Park and Beyond

One Community, Two Futures
Thank You!

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Molly Scott
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