

Making Your Planning Dollars Stretch

Why and How to Partner with Residents of Disadvantaged Neighborhoods



Introduction

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A Simulation

“The Real Deal”

Simulation Questions

- What did you think about the Sim?
- What were your findings?
- What did you need to do to get the results?
- Were you satisfied about the results you got?



Why Do We Partner?

- Stop Short sighted, inefficient waste of time, effort and budget drains
- Accomplish Road and Highway Mandates and or projects
- To help educate people and communities about potential impacts and options about how to mitigate those impacts for the benefit of their communities
- Love getting out of the office
- We want to make a difference

Two Sides of Partnership

- **DOT/Organization Side**
- Need Participation
- Need Compliance of regulations & Processes
- Need win/win scenario with stakeholders
 - ◆ Project Managers/Planners/CIA and Environmental
 - ◆ City & Government Officials
 - ◆ Private Business and land owners
 - ◆ Residents of effected communities

Two sides of the partnership (cont)

■ Disadvantaged Neighborhood Side

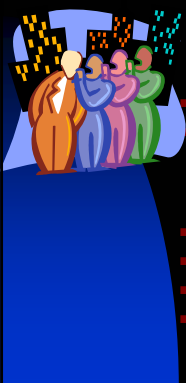
- ◆ Needs Government to Understanding that this is not a project, but their "home"
- ◆ Needs to understand who you are and what the heck you're planning on doing to their "home"
- ◆ Needs you to understand that all your good intentions and talk do not mean anything if they cannot keep/be sustained in their "home" while the "project" process is taking place.
 - Pay the Rent
 - Pay the Telephone Bill
 - Put food on the table

The Reason Why we partner is for win/win situations

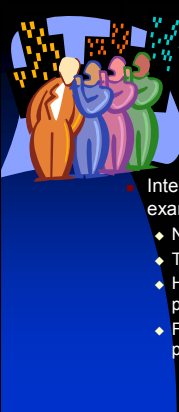


- We are All heading toward a Crisis
- Government Gets
 - ◆ Participation
 - ◆ Compliance & regs for project completion
- Neighborhood Gets
 - ◆ Understanding that we are talking about their home
 - ◆ Understanding of what the government is trying to do
 - ◆ Resources needed to stay at the table long enough to be a true partner.

Challenges in the partnership



- The issue is who gets what first ? In the partnership do we typically get what we want first and then expect the Neighborhood to wait for what they need and want?
- We want participation ---
- What do they need and want?
- We want compliance-
- Do they get understanding?



How do We Partner ?

By doing our homework !

Internal & External Analysis is needed to examine:

- ◆ Number of current projects/affect partnership
- ◆ Time to do those projects/affect partnership
- ◆ Human Resources/time to spend with partnership
- ◆ Financial Resources/ in order to help in the partnership



How do We Partner ?

By Taking the Time to Business Process Out:
Your own Internal Process/and Organization


- ◆ How many and how will we handle our projects for maximum partnership?
- ◆ How will we coordinate between our agency, other stakeholders and the community ?
- ◆ What will the process be by which we financially aid our partners in a timely manner ?



How do We Partner ?


By Looking out for the long-term benefit of your partner.

- ◆ Proverbial Paradigm for Social Infrastructure




What is the Proverbial Paradigm for Social Infrastructure

- 1) Economic/Financial Pillar
- 2) Spiritual and Moral Pillar
- 3) Educational Pillar
- 4) Social Pillar
- 5) Political Pillar
- 6) Housing Pillar
- 7) Health and Environmental Pillar




Financial Layer

- > What are the financial Institutions within a given community ?
- > Are there banks, Credit Unions ?
- > Are their living wage jobs ?
- > Investment Organizations ?
- > Mortgage Companies ?
- > Are the people educated in how to manage and invest their financial resources ?
- > The importance of the financial Pillar is that is cost money, just to exist.



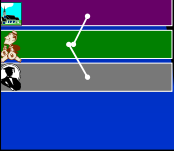
Spiritual Layer


- > Are their places of worship within the community ?
- > Is there a diversity of religious institutions that meet the needs of residents ?
- > Does the current changes in roads and infrastructure make it feasible for religious institutions to grow to meet the needs of the community.
- > The importance of this pillar is that it provides moral and ethical foundation for any healthy community. Basis for respect, value. Most of our laws have their basis in the Judeo Christian ethos. Laws provide the basis for order, equity and prosperity.



Educational Layer

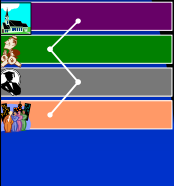
- > Are there quality educational opportunities for children, adults, senior citizens and infants.
- > Is this education accessible to residents from a fiscal standpoint.
- > Education is a crucial structural layer in the health of any community.
- > Indicator of employment
- > Indicator of criminal activity
- > Indicator of rental/ownership
- > Indicator of welfare and poverty rates
- > The importance of this pillar is that education non- negotiable investment if communities are to be healthy.






Social Layer

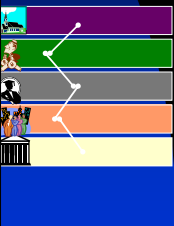
- What are the structural elements for social interactions
- Are there places for Adults ?
- Are there places for youth ?
- Are there places for seniors ?
- DOT have the opportunities to structure their roads in such a way that movie theaters, senior centers, multi-recreational buildings can be established.
- The importance of this pillar is that this pillar provides positive outlets for people to interact and communicate. This has a catalyst effect in developing vibrant communities.

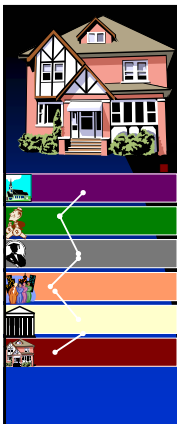




The Political Layer

- What political infrastructure is in place that gives residents political voice ?
- Is there a place for town Hall meetings?
- Are the people educated about the political process ?
- Do the people have the time, due to economics to engage in the political process ?
- The importance of this pillar is that it allows a community to be active participants in the political process and thus be a co-determinate of their communal destiny.






Housing Layer

Is their adequate housing for residents within a given community ?

Is the housing diverse (apartments-single-family homes) and of quality construction


Is the cost of housing in line with the economic status, i.e.. Job rate of people in the community ?

The importance of the housing pillar is the housing provides the physical structure needed to engage all the other structural pillars.



Health and Environment Layer

- Are there adequate clinics that serve the different residents within a community ?
- Are there any environmental toxins that are or will be effecting the community because of road or transportation infrastructure changes.
- Are there places for exercise and healthy interaction with nature.
- The importance of this pillar is that this pillar is the heartbeat of the next generation.



How do We Partner ?

By understanding the bottom line for both partners

- It may not be all about the money, but financial resources for both partners must be considered ahead of time !




Making Your Dollars Stretch

- When you examine the TCOB
- Doing your
 - ◆ Analysis
 - ◆ Business Processes
 - ◆ Strategic Planning
 - ◆ Est. Neighborhood as vital business partnership
 - ◆ **Help to stretch your dollars**



Making Your Dollars Stretch

- Instead of DOT and relating agencies being the main/sole players, making the economically challenged community vital players saves you money!!!



Making Your Dollars Stretch

- How Does it save you money
- Reducing bottle neck issues in the pipeline
 - ◆ Doing our homework
 - ◆ Understanding Economically Challenged Communities and parameters of that partnership
 - ◆ Actual engagement of the project goes 70% smoother/on time



Making Your Dollars Stretch

- How Does it save you money
- Reducing cost of overall project by vital partnerships.
 - ◆ Communities & Residents
 - ◆ Government
 - ◆ Social Service
 - ◆ Business/Private Sector
 - ◆ **Everyone Shares the cost**



Making Your Dollars Stretch

How Does it save you money
 Tapping the unrealized potential of economically Challenged communities
 On the surface- they are poor and powerless
 Deeper in the spirit and infrastructure they are rich and full of power

Access

- HUD & Urban Development
- Dep. of Education
- Dep. of Commerce
- Dep. of Health and Human Services
- Dep. of Transportation-DBE



Making Your Dollars Stretch

How Does it save you money

Investing in Economically Challenged Communities saves you money

Typical Project Cost: 16 million
 10% investment –1.6 Million

How many people could you employ at livable wages?
 How many business could we help capitalize?
