



*If We Are All Tied Together in an Inescapable  
Garment of Destiny,  
Then Why Can't We All Just Live Together?*

**Presented by:**

Vernice Miller-Travis

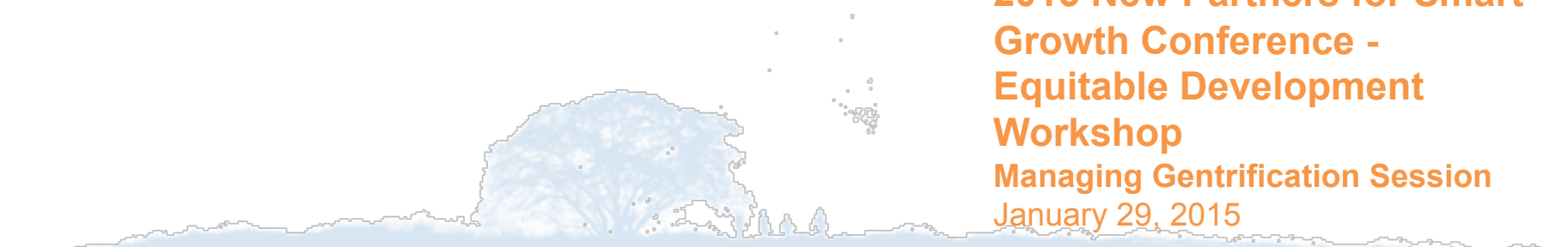
Senior Associate, Skeo Solutions

**2015 New Partners for Smart  
Growth Conference -**

**Equitable Development  
Workshop**

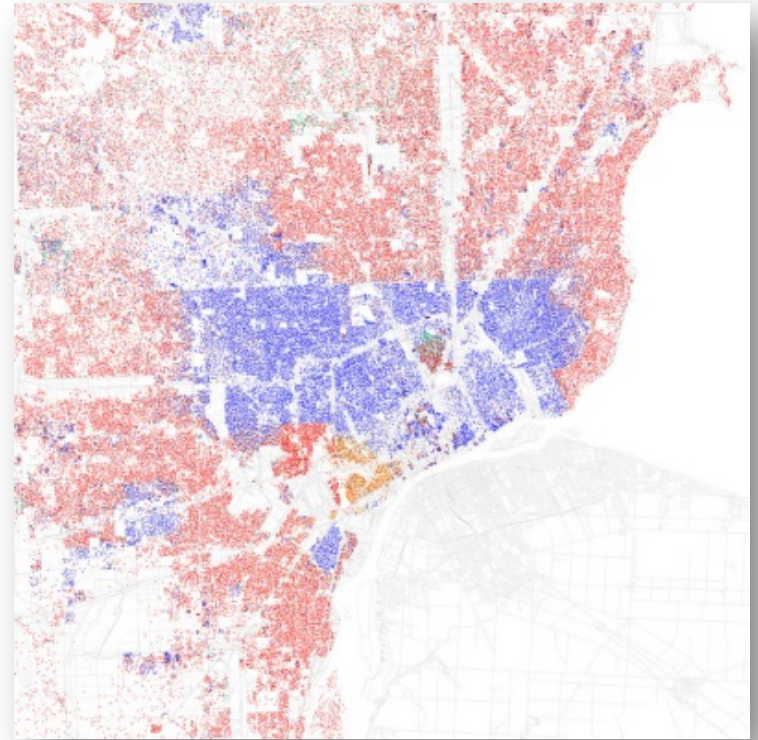
**Managing Gentrification Session**

**January 29, 2015**



# Segregation in the United States

- Historic inequality and segregation based on race, religion or country of origin
- Inequity baked into public policy and local practices makes it difficult to overcome
- Results in significant ongoing challenges for people of color and low-income and immigrant communities



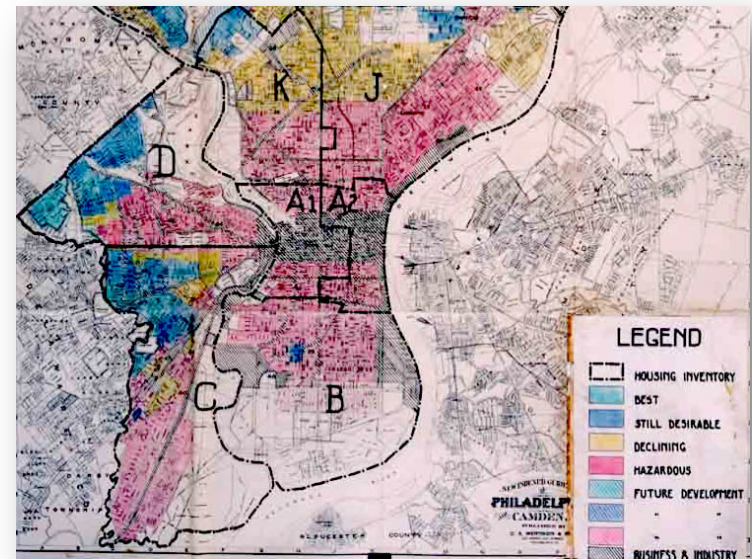
# How Did We Get Here?

- Early 20th-century policies to keep African Americans who were migrating from the south, and immigrants from other countries away from the general “white” population
- The first comprehensive racial zoning ordinance in the United States appeared in the quasi-southern metropolis of Baltimore in December 1910
- Racially restrictive zoning ordinances followed in many other cities across the country



# Using Zoning to Grow Inequality: Bottoms, Barrios, Chinatowns and Floodplains

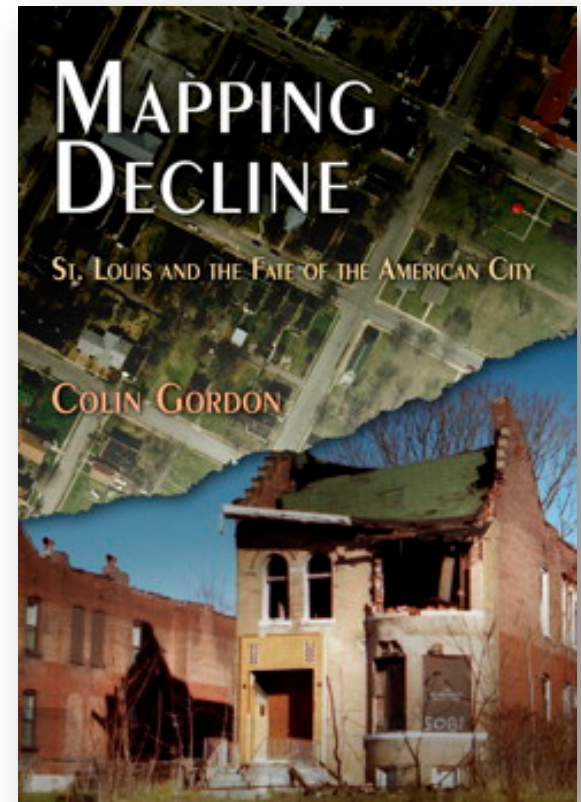
- Rise of redlining
- Institutionalization of redlining and related practices by various federal agencies
- Pressure to move “undesirable” people into the least desirable places
- Expulsive zoning often used in lieu of racially restrictive covenants after passage of the 1968 Fair Housing Act declared residential segregation illegal



# Mapping Decline: St. Louis and the Fate of an American City

Mapping Decline by Prof. Colin Gordon, of the University of Iowa – “demonstrates how current national and state policies and governmental fragmentation continue to undermine the recovery of American cities at the precise moment when they matter again – economically, environmentally, and socially”

– Bruce Katz,  
Brookings Institution,  
Metropolitan Policy Program



# *Dr. King's Call for Equitable Communities*

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- Dr. King told us “that we are all tied together in an inescapable garment of destiny, and that we are not going nowhere so we have got to learn to live together. Our white brothers have got to learn to live with us.” ... he talked about “the creation of a society where all men will learn to live together as brothers.”
- Dr. King also said that “the clock of destiny is ticking out, and if America is to live out its true destiny we can not continue to allow inequity because it is morally wrong and repellant.”
- So why is it still so hard for us to try to learn to live together?

# The Move Toward Equitable Communities

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- There have been only modest efforts to build equitable, racially diverse communities in the 47 years since Dr. King's death
- Building income-diverse communities is now a strong focus of current federal public policy and the national community development agenda
- Advancing truly sustainable community development for the 21st century will require that we build inclusive, multi-racial, mixed-income communities using the tools of *inclusionary zoning*



# Overcoming Today's Barriers to Equitable Communities

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- “Legislation and policy can’t change the hearts of people but it can change their habits.” – Dr. King
- Are smart growth policies and sustainable development practices enough to undo past inequities?
  - Does the framework of Equitable Development and the tool of Inclusionary Zoning speak clearly enough to structural, institutional arrangements that largely perpetuate disadvantage and inequality?
- Where do our current policies and practices fall on the urban growth and development continuum?
  - [50 Years of Gentrification Timeline](#)



# *Imperatives for Building Equitable Communities and Managing Gentrification*

- Acknowledge that redevelopment and revitalization are not interchangeable
- Recognize that “good development” is not merely “swapping populations”
- Develop more inclusive, comprehensive and effective policies
- Bring affected communities to the table very early in the planning and development process
- Recognize that this is difficult, long-term work that will require substantial trust-building and innovative thinking



# Contact

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**Vernice Miller-Travis**

Senior Associate

[vmiller-travis@skeo.com](mailto:vmiller-travis@skeo.com)

[www.skeo.com](http://www.skeo.com)

(301) 537-2115

# How Did We Get Here?

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“Blacks should be quarantined in isolated slums in order to reduce the incidents of civil disturbance, to prevent the spread of communicable disease into the nearby White neighborhoods, and to protect property values among the White majority.”