

Reconnecting Communities Pilot (RCP) Program FY24 Housing, Land Use, and Community Engagement Fact Sheet

81 Projects

66 Planning | 15 Capital

31 States

\$544.6 Million

\$89.5M Planning | \$455.1M Capital

The Reconnecting Communities Pilot (RCP) Program recognizes that while transportation projects can create significant value for a community, additional support systems and strategies must be in place to ensure that all residents benefit.

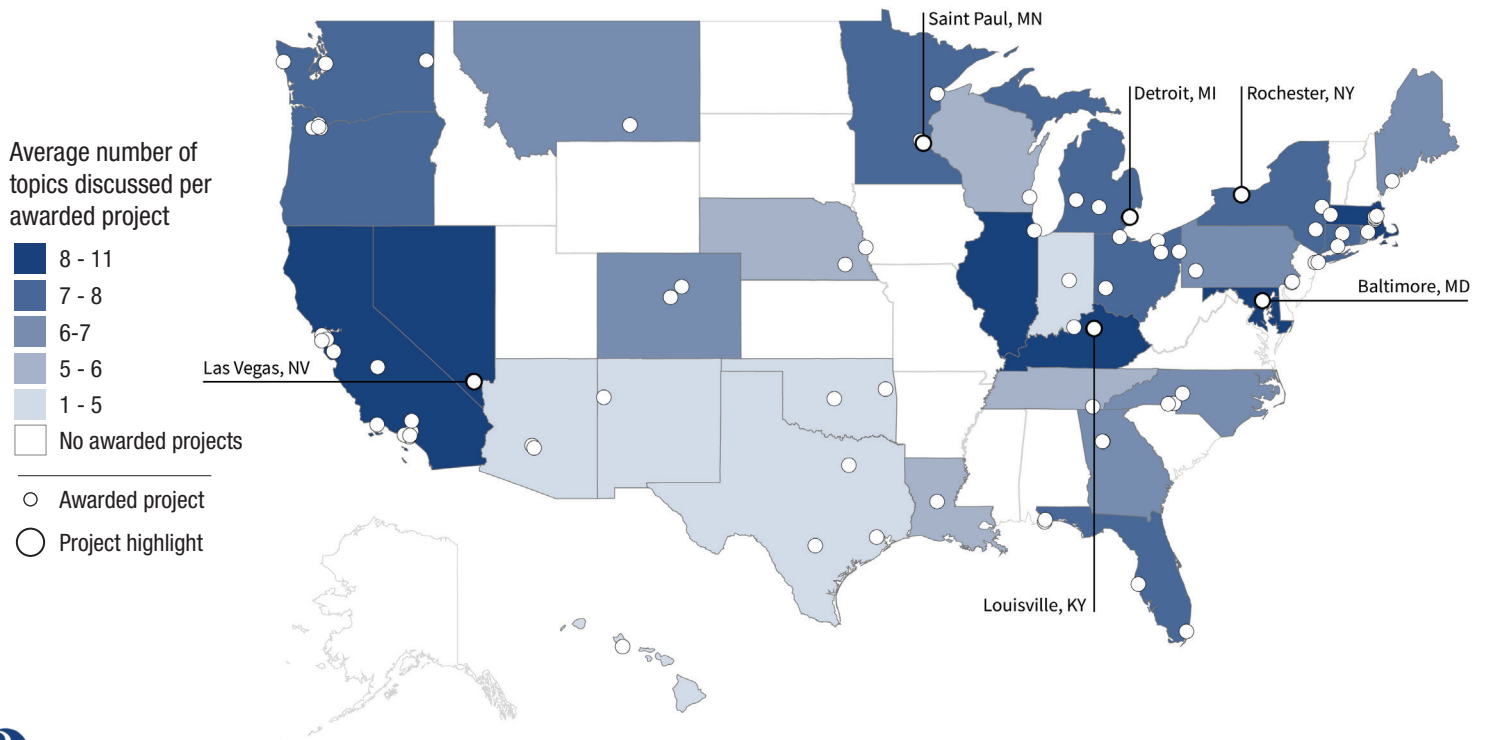
Transportation projects must be implemented in partnership with communities, not simply delivered to them, and measures to mitigate or avoid displacement are necessary to ensure that transportation investments ultimately benefit those most in need.

Innovative land use, housing, and community engagement strategies help to support balanced community development. This snapshot report provides insights into the strategies being put into action by communities awarded RCP funding.

72%
Of funding awarded to low-capacity communities

89%
Of awarded projects are located in areas above the 50th percentile nationally for housing cost burden*

Project Map with Housing, Land Use, and Community Engagement Topics and Project Highlights



All photos are from application materials, unless otherwise noted. Data is based primarily on a review of project narratives received.

*Note: Based on USDOT data. Housing cost burden is defined as the share of households that are both earning less than 80 percent of the Housing and Urban Development's Area Median Family Income and are spending more than 30 percent of their income on housing costs.



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Land Use and Housing

Appropriate land use and housing strategies can be used to mitigate or avoid displacement, reduce housing costs, and incentivize new housing supply. Projects awarded under the FY24 Reconnecting Communities Pilot (RCP) program identified various such strategies, providing confidence that transportation investments would not generate unnecessary displacement or housing stress. These strategies include:

- Zoning or land use adjustments,
- Mixed-use, infill, multifamily, and transit-oriented development,
- Policies that incentivize affordable housing, like inclusionary zoning,
- Missing middle housing, including accessory dwelling units (ADU),
- Reduced parking requirements,
- Community land trusts, and
- Access to or expanded greenspace.



Rowhomes in Baltimore, MD. Source: Adobe Stock

Of all awarded projects...

100%

Mention **at least one** land use or housing supply strategy

51%

Mention **at least five** land use or housing supply strategies.

70% Mention **policies that incentivize affordable housing**

43% Mention **transit-oriented development**

14% Mention **by-right development of missing middle housing**

7% Mention **community land trusts**

A significant body of research highlights how low-capacity communities tend to have less access to and lower quality park systems.*

96%

Mention plans to improve access to or expand **green space**

PROJECT HIGHLIGHTS



LOUISVILLE, KY

Reconnecting Central Portland to the Riverfront

- ▶ Aligns with Louisville Housing Strategy which calls for increased density by right. Plans are proposed to increase missing middle housing in the project area.
- ▶ All residentially zoned land in the project area permits ADUs; duplexes allowed with permit. No minimum parking requirements apply.



LAS VEGAS, NV

Re-Thinking the Historic Westside: Washington and H Complete Streets

- ▶ Project supports the redevelopment of Marble Manor, a Section 8 public housing development.
- ▶ Planned redevelopment will result in multiplexes, townhomes, and multigenerational homes, including 400 affordable units.



SAINT PAUL, MN

Rondo African American Cultural Enterprise District and Community Land Bridge

- ▶ Anti-Displacement Study explores land use options. Current community preference is high-density mixed-use with over 500 new homes.
- ▶ Rondo Community Investment Trust and Community Reinvestment Fund will generate returns for Rondo residents and may be used to support affordable housing.



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Community Participation & Support

In stark contrast to historical investment decisions that often did not involve the input of or result in benefits to impacted communities, the RCP program is committed to funding and implementing projects that support and lift up communities. Projects awarded under the FY24 RCP program identified several topics that provide evidence of a strong community focus and support.



Community engagement board. Source: City of Phoenix, Arizona

Of all awarded projects...

98%

Mention **at least one** community participation and support topic

74%

Mention **at least two** community participation and support topic

91% Mention **robust community engagement strategies** to solicit input on the project.

41% Mention **anti-displacement or community restoration strategies** intended to preserve community stability.

40% Mention a **Community Advisory Board**, a representative, community-based organization that oversees a project.

14% Mention a **Community Participation Plan**, a plan that facilitates meaningful engagement in planning, design, operations, and related land use decisions.

PROJECT HIGHLIGHTS



DETROIT, MI

The I-75 Cap 100% Design Engineering Project

- ▶ I-75 Cap Stakeholder Committee established.
- ▶ The City of Detroit's Community Benefits Ordinance guided the project's community engagement and participation process.
- ▶ The District Neighborhood Advisory Council, comprised of community residents, voted for a community benefits package.



ROCHESTER, NY

Inner Loop Transformation Project

- ▶ Developed a flexible Public Involvement Plan, including outreach to minority and low-income communities.
- ▶ Formed a Community Advisory Committee and a Technical Advisory Committee, including local residents, community organizations, and property owners.
- ▶ Prior public involvement solicited via a website, social media, mailing and email lists, stakeholder meetings, public meetings, and pop-up events.



BALTIMORE, MD

West Baltimore United Construction Phase 1

- ▶ Established a Community Engagement Plan to seek public input and gain broad public support.
- ▶ Stakeholder workgroup established, comprising diverse representation from local communities and organizations. Participation is incentivized with a stipend.

