

EQUITY, ACCESS, AND CONNECTIVITY: COMMON THREADS IN TRANSPORTATION AND SMART & CONNECTED INFRASTRUCTURE

Grow Smart Maine Summit 2019

TODAY'S AGENDA

- Introduction & Review of Concepts
 - Kate O'Brien, Catalyst Collaboratives
- About the *Inclusive Transportation Planning* project
 - Zoe Miller, Greater Portland Council of Governments
 - Mireille Kabongo, Mobility Liaison
- About the *Smart Communities Maine* project
 - Andrew Butcher, Fourth Economy
 - Amy Smith, Healthy Homeworks
- Q&A/Discussion

WHAT DO WE MEAN
WHEN WE SAY
"EQUITY" AND
"INCLUSION"?

EQUALITY VERSUS EQUITY



In the first image, it is assumed that everyone will benefit from the same supports. They are being treated equally.



In the second image, individuals are given different supports to make it possible for them to have equal access to the game. They are being treated equitably.



In the third image, all three can see the game without any supports or accommodations because the cause of the inequity was addressed. The systemic barrier has been removed.

EQUITY = FAIRNESS

Equality

Everyone benefits from the same supports. (Assumes everyone starts in the same place.)

Equity

Everyone benefits from getting the supports they need. (Meet you where you are.)

Inclusion

Everyone benefits because the barrier(s) that cause the inequity have been removed.

INCLUSIVE TRANSPORTATION PLANNING PROJECT

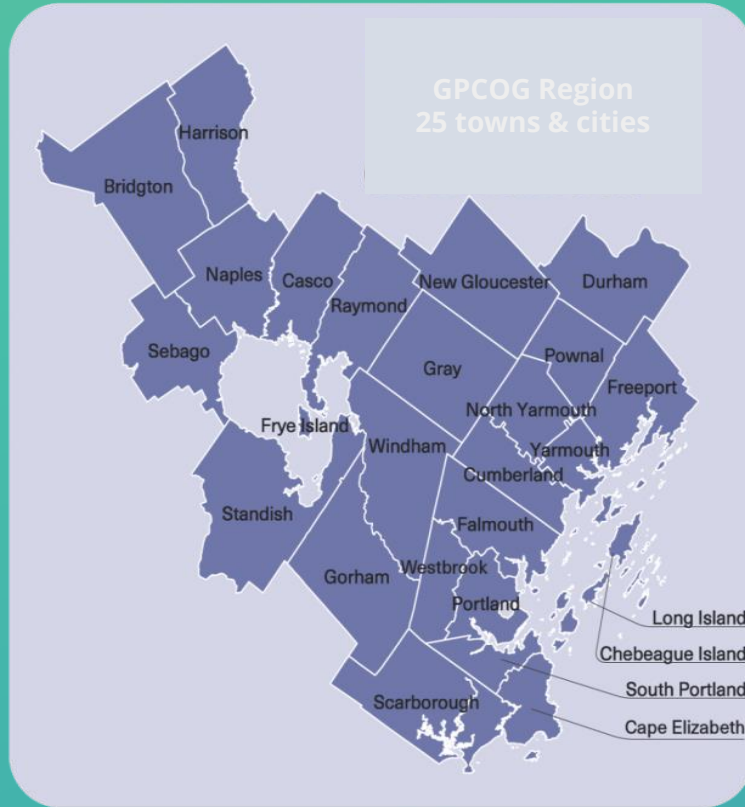
Engaging underrepresented
communities in building
a more inclusive transportation system

**GROW SMART MAINE
SUMMIT 2019**

**GPCOG
PACTS**

GPCOG PACTS

Serving
30 cities
and towns
in
Southern
Maine



- GPCOG is the regional planning council for most of Cumberland County
- PACTS is the federally-mandated metropolitan planning organization (MPO)
- GPCOG staffs PACTS and supports transportation planning in non-PACTS towns

ACCESS & MOBILITY INITIATIVE



Inclusive Transportation Planning Project



**Mobility
Liaisons**



SOUTHERN MAINE MOBILITY GUIDE

A Resource Guide for Transportation Options
in Cumberland and York County, Maine

Transportation & Community Well-Being Network

INCLUSIVE TRANSPORTATION PLANNING PROJECT

Phase I: Starting Off



- **Identify systemic ways to actively and consistently include older adults, people with disabilities, and people of color in the regional transportation planning and decision-making process.**
- **Secure support for Inclusive Transportation Planning strategies from MPO leadership.**

Inclusive Transportation Planning Project Phase I



Representative Steering Committee using inclusive practices



Focus groups, survey, and workshops engaged over 400 stakeholders



PACTS approved recommendations to inform Public Involvement Plan Update



Received \$75,000 in additional funding from Transit Planning 4 All

INCLUSIVE TRANSPORTATION PLANNING PROJECT

Phase II: Making Progress



Objective 1 - Develop and Disseminate an Inclusive Engagement Toolkit.

Objective 2 – Develop and Pilot the Community Transportation Leaders (CTL) training program.

INCLUSIVE TRANSPORTATION PLANNING PROJECT

Inclusive Planning Toolkit



- Guidance for more inclusive transportation plans, studies and projects.
- Soon-to-be adopted for use by PACTS.

INCLUSIVE TRANSPORTATION PLANNING PROJECT

Community Transportation Leaders (CTL) Training Program

GOALS OF THE TRAINING PROGRAM

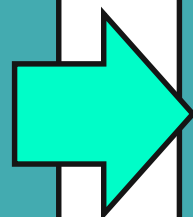
- 1. Support community members to gain knowledge and tools.**
- 2. Provide the ongoing support of a peer-to-peer network.**
- 3. Enable current decision-makers to hear directly from participants.**
- 4. Act as a gateway to participation in decision-making.**

**WHERE
PARTICIPANTS
START**

PASSION

IDEAS

LIVED
EXPERIENCE

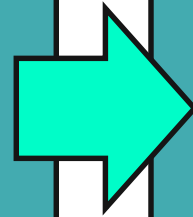


**CTL
TRAINING
CONTENT**

KNOWLEDGE

SKILLS &
TOOLS

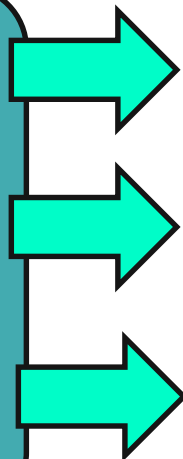
CONNECTIONS



**HANDS-ON
WORK W/
PEERS &
MENTORS**

FOCUS
ISSUE &
PROPOSED
SOLUTION

ACTION
PLAN



**ENGAGE-
MENT IN
AFFECTING
CHANGE
&
SUPPORT
SYSTEM**

CTL Training Pilot



Developed and
co-facilitated by
Mobility Liaisons
and staff.



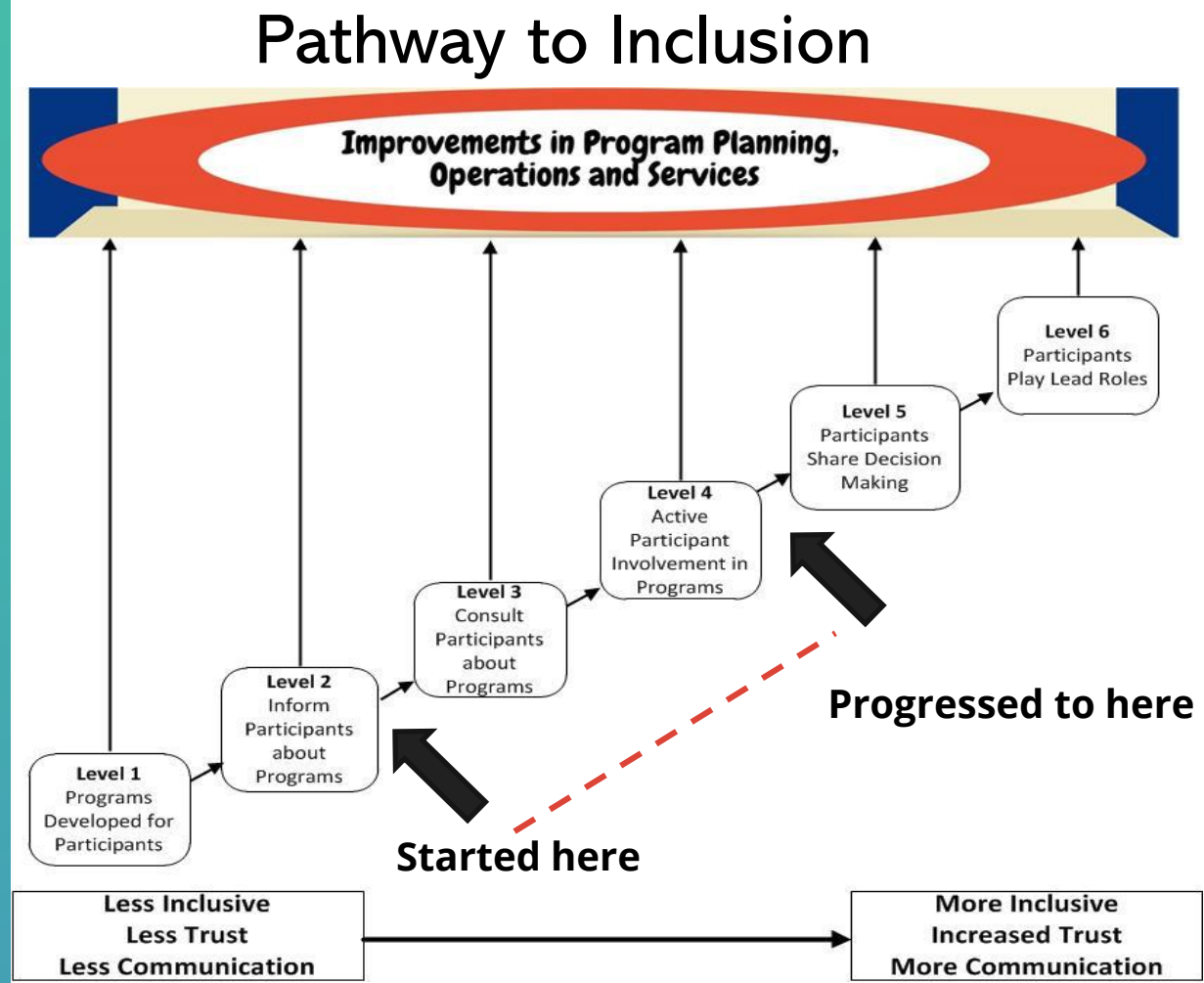
23 participants
attending 6 sessions,
with transportation
support and
stipends.



Presentation to
PACTS Decision-
Makers on
December 3rd

INCLUSIVE TRANSPORTATION PLANNING PROJECT

Progress
Toward
Inclusion





Smart Communities Maine

Grow Smart Maine Summit - 10.24.19

Goals & Objectives

01 Consider ONE Application of Broadband: The Public Sector Demand

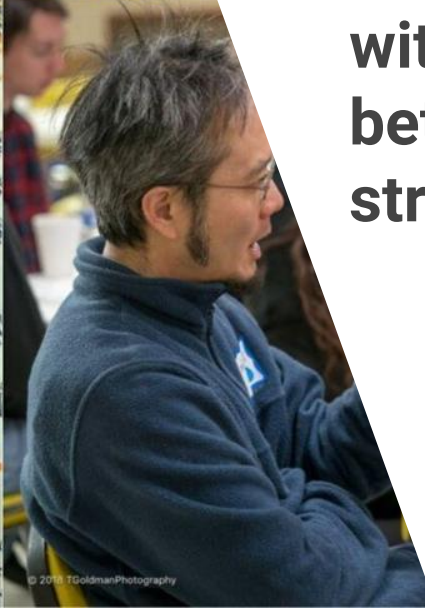
02 Define Elements of Smart Infrastructure

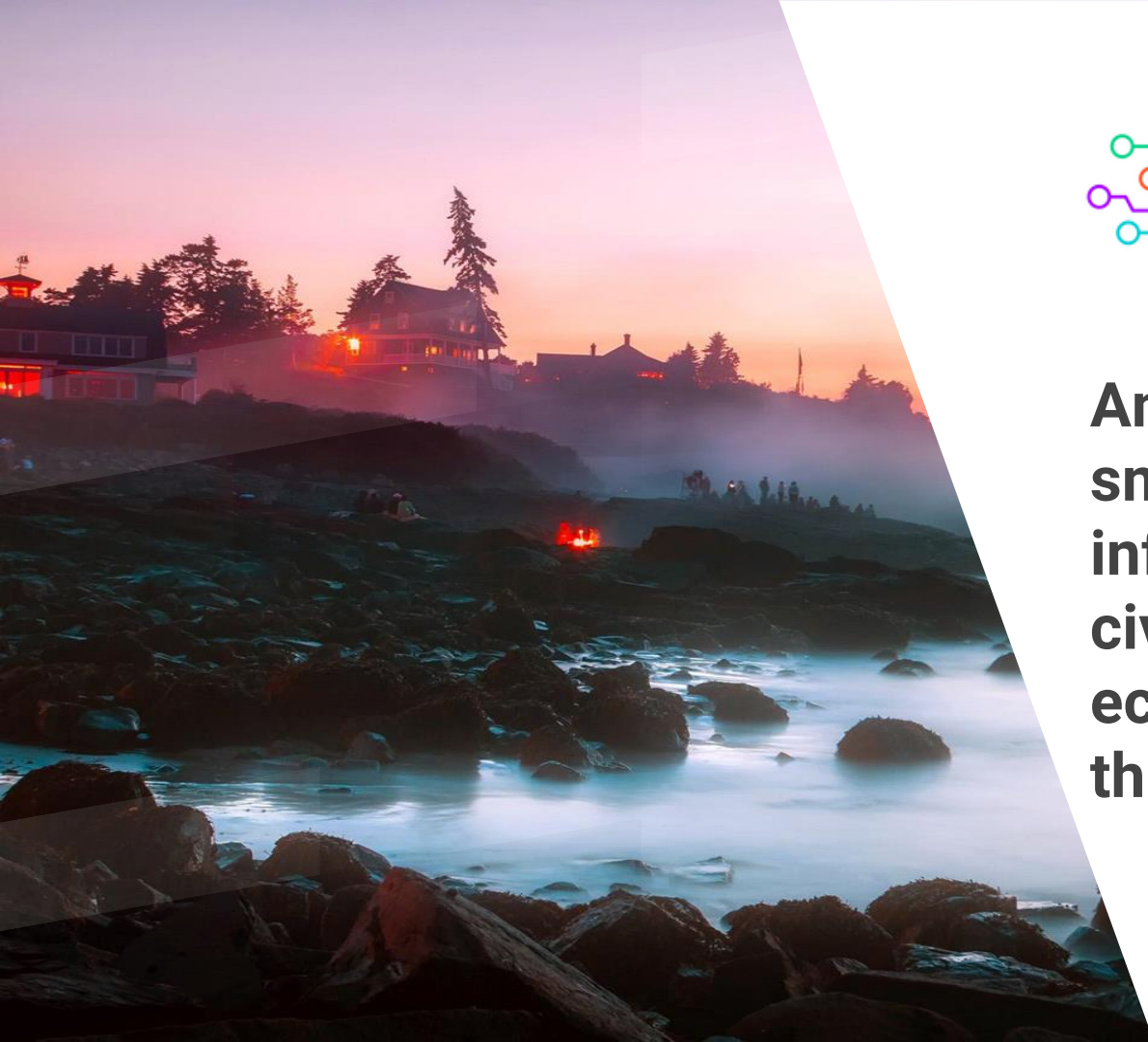
03 Share Insights on Smart Communities in Maine

04 Highlight Community Driven Efforts in Lewiston



**We equip change agents
with the tools to build
better communities and
stronger economies.**





An effort to define how smart and connected infrastructure can support civic innovation and economic development throughout Maine.

Smart Communities Maine Objectives/Activities

Inventory

Create an asset map /
inventory of activities
around the state



Implementation

Craft an implementation
plan



Strategy

Develop a strategy to
support communities



Partners

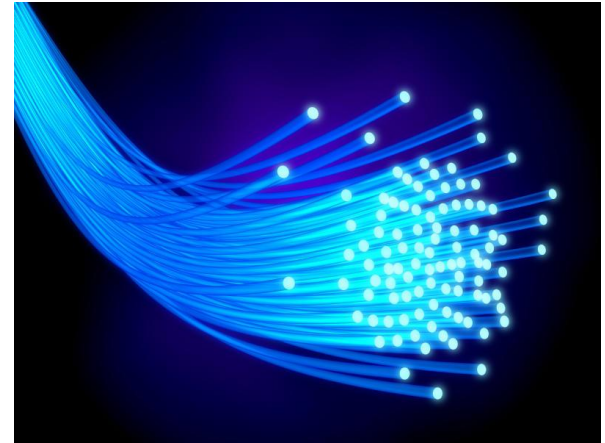


What is Smart & Connected Infrastructure?

Technology in the built environment that **generates and shares information** to improve public services - and ultimately quality of life in our communities.

Smart cities (communities) represent one big potential use of increased **broadband infrastructure**.

(**Public sector demand:** the more bandwidth, the more that can be done.)

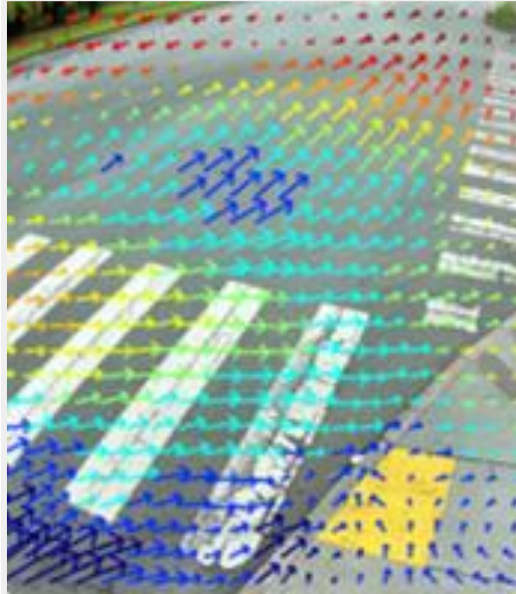


Some Examples of “Components”

**Adaptive Traffic Control
Signals**



Pedestrian Sensors



LED Street Lights



More Components...

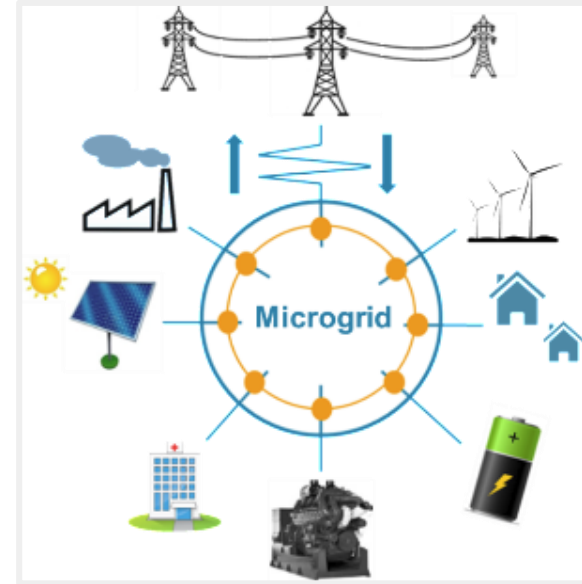
5G & White Space



Smart Trash Receptacles



Microgrids



Emerging Local Examples...

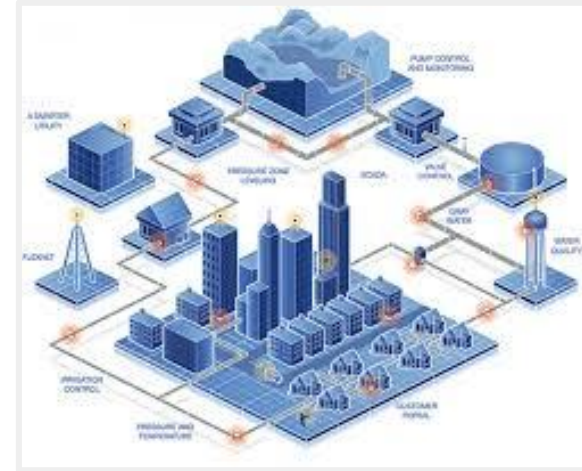
Portland Area Air Quality Sensors



Rumery's Water Quality Sensors



Lewiston Water Meters



Smart & Connected Infrastructure in Maine



Water & Waste

- Advanced meter infrastructure
- Smart trash



Mobility & Transportation

- Adaptive traffic control signals
- Pedestrian sensors



Energy & Electricity

- LED street lights
- Microgrids
- Distributed energy generation



Health & Safety

- Air quality sensors
- Water quality sensors
- Active shooter



Information & Communications

- 5G
- Whitespace
- Municipal broadband

Opportunities to Plug-In



Annual Summit - **October 28 & 29** - Waterville

Info @ www.mainebroadbandcoalition.org



Help create the asset inventory!

Take the survey: www.smartcommunitiesmaine.org

Insights

- *Why smart stuff?* - **Perform better** to **save \$ + add value**
- *It's not about the tech* - Not the product but the **process**
- *Process is about people* - **Enabling** the best in people is key

Cross-Cutting Themes to Enable Smart Communities



Performance Management - Setting goals and counting what matters



Data Governance - Considering how information is relevant and related

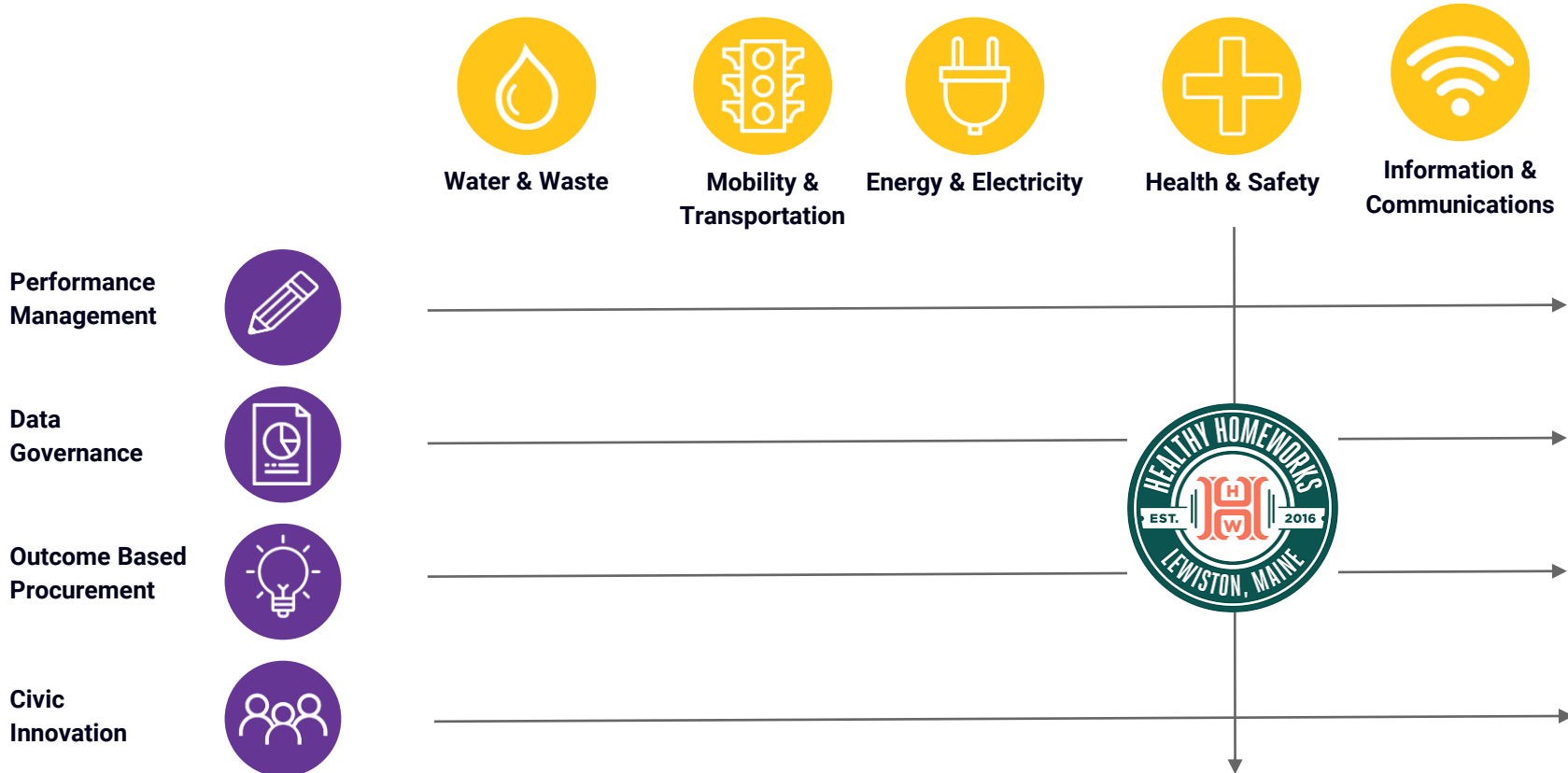


Outcome Based Procurement - Focusing on what you want to achieve



Civic Innovation - Unleashing the wisdom of the crowd

Elements + Insights



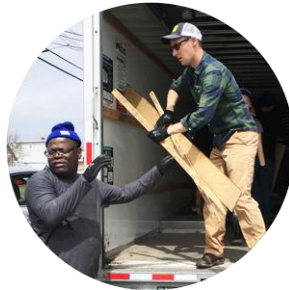
Data Driven Civic Innovation in Lewiston



Healthy Homeworks

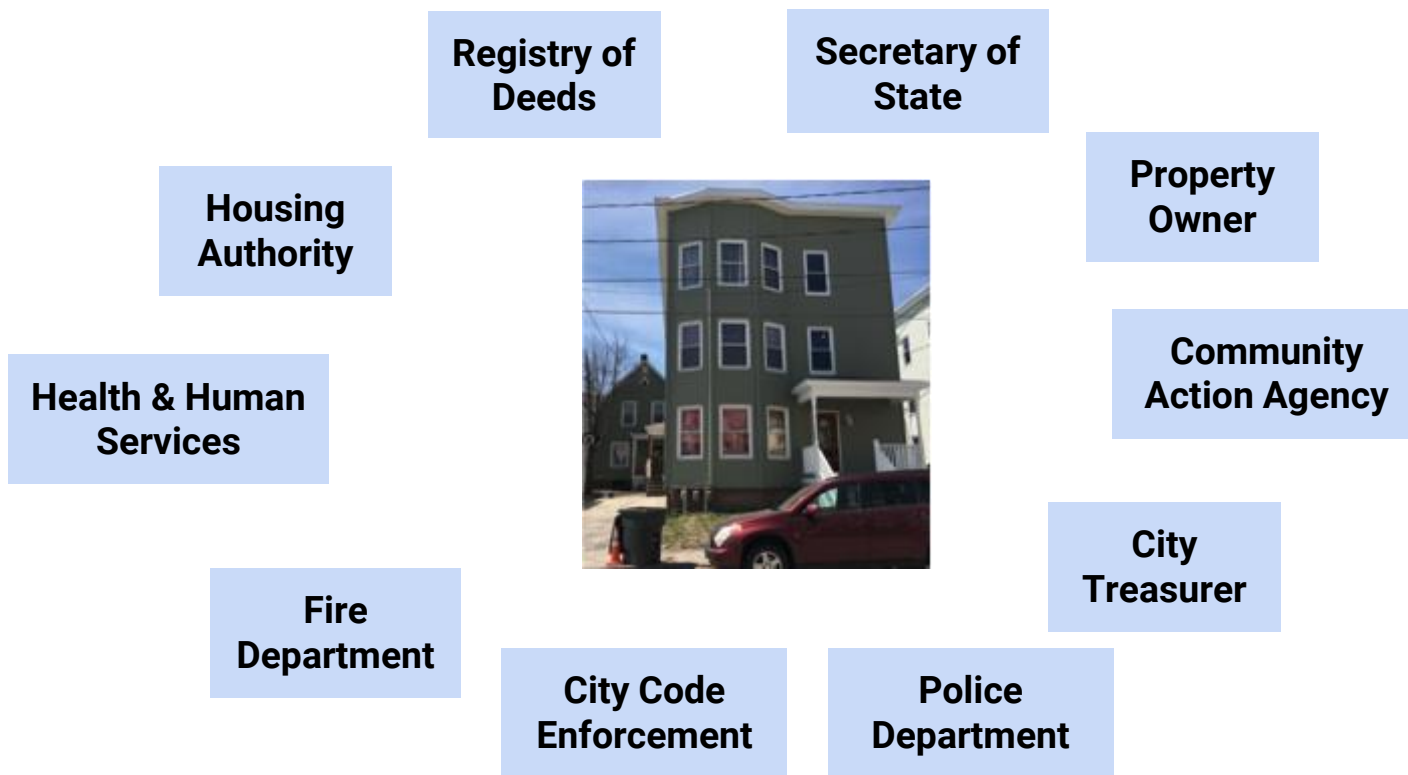


Helping property owners, renters, and community stakeholders collaborate as shared stewards of Lewiston's aging housing stock.



Multi-family properties are a mystery

■ *There's plenty of public data, but each siloed entity has limited pieces of the puzzle*



Even diligent detective work yields poor results

- You might know the right questions to ask of the right entities, but getting accurate and timely data in time to inform rental or buying decisions is nearly impossible.

MAINE
Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Fri Dec 07 2018 06:00:55. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
JLW PROPERTY STEWARDS, LLC	201852190C	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
03/28/2018	N/A	MAINE

Other Names (A=Assumed ; F=Former)
NONE

Clerk/Registered Agent
NATHANIEL R. HUCKEL-BAUER
C/O DRUMMOND & DRUMMOND
ONE MONUMENT WAY
PORTLAND, ME 04101

Lewiston
ASSESSING

Home Property Search Contact Us

Address Advanced Real Property Parcel ID Owner

PARID: RE00007343 51 HOWARD ST

Parcel

Parcel ID: RE00007343
Map/Lot: 195/000/253
Property Location: 51 HOWARD ST
Property Class: Apartments - 4 To 8 Units
Land Area (acreage): .11

Owners

Owner: J L W PROPERTY STEWARDS LLC

ANDROSCOGGIN COUNTY REGISTRY OF DEEDS

Search Terms

Search name: JLW PROPERTY STEWARDS LLC
Town: 1A0
Date Range: Land Document Index from Jan 1, 1967 to Dec 31, 2018 07:14:08 (0:02:52)

Modify Search New Search

To print or check the print cart, click on the Documents in Cart (x) located in the upper right corner of

Previous Next

Home Cart Year 12 Mo Index 60 to date Real List Plans

Name	Reverse Party	Town	Date Received	Document Type
JLW PROPERTY STEWARDS LLC (Owner)	GADBOIS, THOMAS A	Lewiston	04-11-2018	DEEDS
JLW PROPERTY STEWARDS LLC (Owner)	OLD PORT INNOVATIONS L	Lewiston	04-19-2018	DEEDS




Home Layout Tables Charts SmartArt Formulas Data Review				
Font:Calibri (Body) 11 Alignment:abc Wrap Text Date Number:0.00 Conditional Formatting				
D25 7/7/2017				
A	B	C	D	E
1 Case ID	Dwelling address	Dwelling Mailing City	Violation Date (Int)	Environmental Discharge
2 15-026E	90 Ash Street Apt#5	Lewiston	3/3/17	5/8/17
3 17-353	256 USBON ST #307	LEWISTON	1/16/18	9/24/18
4 17-094E	194-196 Park St. Apt#194-3	Lewiston	1/26/18	1/14/19
5 18-221	69 LINCOLN ST APT 12	LEWISTON	10/23/18	
6 15-033B	172 BLAKE ST APT 3	Lewiston	11/19/15	8/1/17
7 16-024E	275 Bates Street/ 48 Birch Street, #48-2	Lewiston	8/26/16	5/30/17
8 16-032B	68 BIRCH ST 1ST FL	LEWISTON	11/23/16	6/13/18

Procuring, aggregating, and democratizing data

- Collaborate with data owners - MOUs
- Receive timely, reliable, regular updates
- Aggregate, grade, organize, and display so non-experts can make highly informed decisions

Renters & buyers make better decisions


Data owners get fewer data inquiries



Property Health Report


Informing housing decisions in Lewiston since 2019


**51 Howard St.
Lewiston, ME 04240**




Built: 1904
SF: 5,050
Type: Multi-Family
Units: 3 @ 2BR, 1BA
1 @ 4BR, 1BA

Parcel: RE00007343
Map-Lot: 195-253
Land SF: 5,000
Zoning: DR


 **Current Condition: No Known Issues as of 10/24/2019**
Registered with the City, No active violations, No back taxes owed, No liens

 **Ownership: Not for Sale**
JLW Property Stewards, LLC since 2016; primary contact Amy Smith

 **Financial Profile**
Assessed value \$118,000, annual taxes \$3,328.78, last purchased \$72,000 (\$14/SF)

 **Rental Property Details**
Multi-Family with 4 units; 3@2BR/1BA, 1@4BR/1BA

 **Inspection History: 12 records**
Last inspected 2/22/2018. Lead clearance 4/4/2016

 **Maintenance History: 2 records**
Renovated 6/1/2016, Porch 7/1/2016
















Put into context and tracked over time

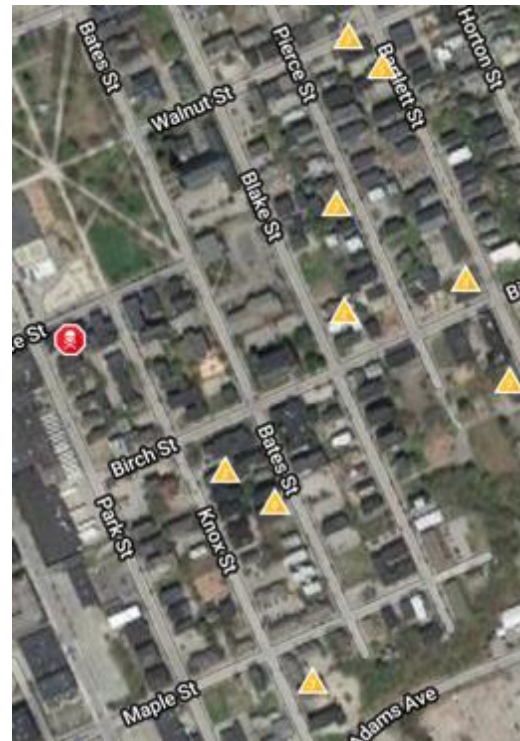


Property Health Report

Informing housing decisions in Lewiston since 2018

[Logout](#)

Address ↑	Owner	Units	Year Built	Square Feet	Assessed	Last Sold	Per Square Foot	For Sale?	Condition	Map
 135 Bartlett Street	Solis Corp.	9	1891	10664	\$131,340	\$0	\$0.00			
 199-215 Bartlett Street	199-215 Bartlett Street LLC	3	1950	7631	\$213,300	\$175,000	\$22.93			
 299-301 Bates Street	Yassin Moussa	6	1901	8536	\$118,260	\$135,000	\$15.82			
 96 Birch Street	LPL LLC	6	1906	7068	\$77,140	\$77,000	\$10.89			
 104 Blake Street	Umbria LLC	6	1891	6000	\$115,920	\$79,000	\$13.17			



How does this data inequity affect our neighbors?

- *A tiny percentage of people have the knowledge, time, and access to data owners to perform comprehensive due diligence and get timely, accurate data.*
 - *Renters sign leases and only discover the reality of unsafe, unhealthy housing and unresponsive owners after they are living there and exposed to risks*
 - *Investors accept owner-financing from unethical sellers and don't understand the deep research needed to protect themselves*
 - *Investors new to the market or multi-family properties assume they're protected by the standard Seller's disclosures and title search*
 - *Owners entrust their properties to professional Property Managers, who may allow the property to deteriorate without the Owner's knowledge*

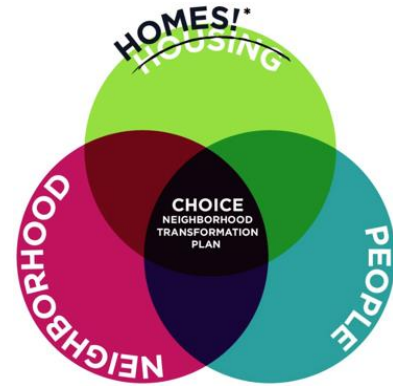
When multi-family properties fail, the entire community suffers.



Lewiston: Challenge Accepted

Choice Neighborhood Transformation Plan

<https://www.lewistonmaine.gov/933/Choice-Neighborhood-Grant>



CROSS-CUTTING PRINCIPLES FOR LEADING INCLUSIVE & EQUITABLE PLANNING

EQUITY & INCLUSION: HOW DOES THE WORK GET DONE?

- **Practice proactive leadership** (nonprofit, government, individual)
- Bring to the work a **personal commitment to equity**
- **Manage across departments, organizations, systems, sectors**
- Practice **shared leadership** / develop a **shared vision**
- **Use universal / user-centered design principles** (what works for the least able among us will work for all)
- **Invest time and care in relationships**

EQUITY & INCLUSION: WHAT'S THE NATURE OF THE WORK?

- **Will-building work**; “change management”
- **Cultural brokers & code-switchers** connecting, building bridges
- **Decision-making guided by values, informed by data**
- **Re-thinking, re-configuring old procedures** in new ways
(procurement, committee structures, meeting norms)
- **Addressing & eliminating barriers** in real time

LET'S DISCUSS!