

DEVELOPMENT WITHOUT DISPLACEMENT

Background: Opportunities and Challenges

After years of underinvestment, your neighborhood is finally starting to see new jobs, housing, transit, parks, and other facilities.

However, many residents and businesses are concerned that the improvements will also lead to rent increases that price them out.

Creating an anti-displacement plan

A series of policy options has been prepared. We haven't pre-determined which policies might have the most impact—that's up to you decide in your groups. And you might not all be experts, but you live in this neighborhood and are part of determining what your community should look like.

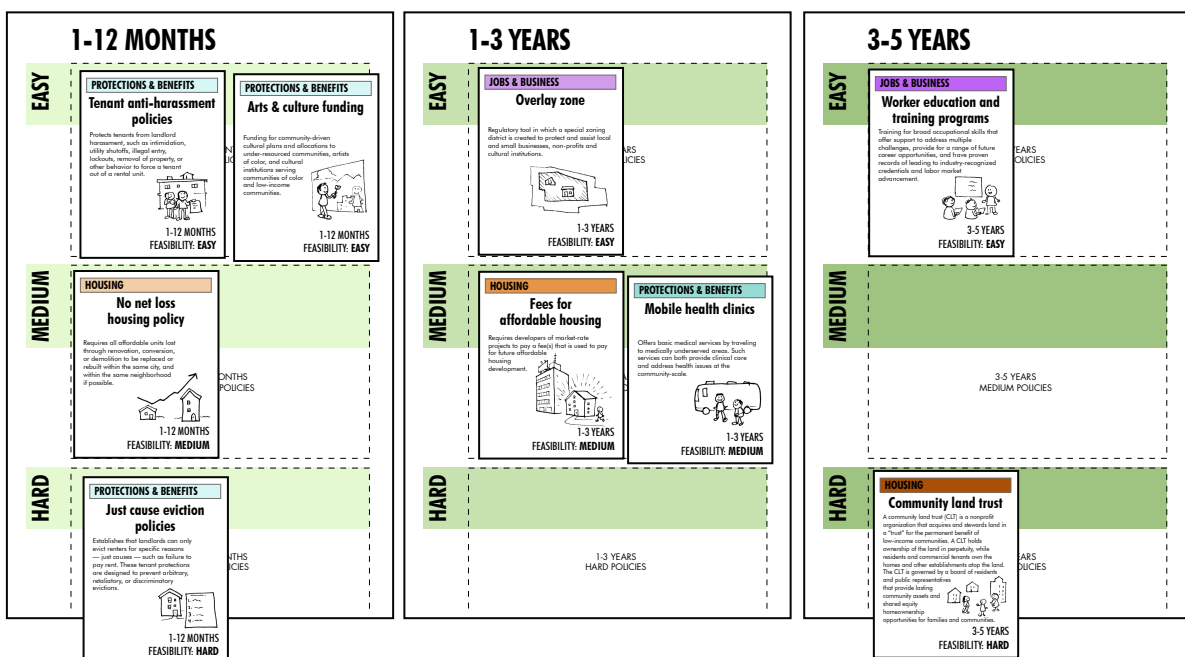
Work with your neighbors to come to a collective vision of how to prevent the displacement of residents, small businesses and cultural institutions in your community.

Choose 9 policies total

Easy policies - at least 2
Medium policies - max 7
Hard policies - max 2

Place on board

Sort policies by timeframe and difficulty. One example is shown below.



Anti-Displacement Policies Index

Policy Name	Time	Feasibility	Notes
Housing Production & Preservation (10)			
No net loss housing policy	1-12 months	Medium	
Affordable housing acquisition and rehab	1-3 years	Medium	
Fees on affordable housing	1-3 years	Medium	
Public land for the public good	1-3 years	Medium	
Inclusionary housing policy	1-3 years	Hard	
Right-to-return policies for existing households	1-3 years	Hard	
Long-term affordable housing development	3-5 years	Hard	
Community land trust	3-5 years	Hard	
Housing First policies for homelessness	3-5 years	Hard	
Permanent supportive housing for people experiencing homelessness	3-5 years	Hard	
Jobs & Business Development (8)			
Financial empowerment centers	1-3 years	Easy	
Overlay zone	1-3 years	Easy	
Small business incubators	3-5 years	Easy	
Worker education and training programs	3-5 years	Easy	
Equitable contracting policies	1-12 months	Medium	
Local and targeted hiring requirement	1-12 months	Medium	
Labor agreements / community workforce provisions	1-3 years	Medium	
Pre-apprenticeships programs tied to state-certified apprenticeships	3-5 years	Medium	
Neighborhood Protections & Benefits (13)			
Community organizing	1-12 months	Easy	
Tenant anti-harassment policies	1-12 months	Easy	
Arts & culture funding	1-12 months	Easy	
Homeownership counseling and education	1-3 years	Easy	
Ban the box	1-12 months	Medium	
Childcare and early education subsidies	1-12 months	Medium	
Tenant legal services	1-3 years	Medium	
Mobile health clinics	1-3 years	Medium	
Free transit	3-5 years	Medium	
Just cause eviction policies	1-12 months	Hard	
Living wage ordinances	1-12 months	Hard	
Rent stabilization ordinances and rent review boards	1-3 years	Hard	
Healthy food business development	1-3 years	Hard	

Resources

The story of our neighborhoods -- from massive disinvestment and racial exclusion, to investment, gentrification and displacement -- is far from new. We have looked to a range of voices to help us think through disinvestment, displacement and how we might be able to build equitable, thriving communities. Here are just a few resources we think are worth digging into:

All-In Cities

<http://allincities.org/>

Toolkits, case studies and reports to build equitable, thriving cities for all.

SPARCC: Investment Without Displacement

<http://www.sparcchub.org/displacement/displacement-resources/>

Resources to make sure that we achieve equitable, inclusive growth informed by the voices, needs, and interests of those communities most threatened by growing displacement pressures.

"Do Parks Push People Out?" by Pendarvis Harshaw

<https://baynature.org/article/do-parks-push-people-out/>

Article on "green gentrification," looking at environmental developments in Bayview-Hunters Point and Pogo Park in the Bay Area.

"Development without Displacement: An Interview with Isela Gracian" by Loren Berlin

<https://next50.urban.org/article/development-without-displacement-interview-isela-gracian>

An interview with East LA Community Corporation, highlighting strategies in housing, land ownership and financing to forward community development without displacement.

The Color of Law by Richard Rothstein

To understand gentrification and displacement, we first have to understand how our neighborhoods got to be so segregated and disinvested in in the first place. Richard Rothstein explores how explicit federal, state and local policies created -- often brutally -- our segregated neighborhoods and excluded African Americans from residential and economic opportunities.

Gentrifier by John Joe Schlichtman, Jason Patch and Marc Lamont Hill

Drawing on their first-hand experiences as gentrifiers (as middle-class folks moving into disinvested neighborhoods at the same that a critical mass of other middle-class people did the same), the authors examine the processes of structural disinvestment, reinvestment and personal decision-making that shapes our communities today.