

Stemming the Tide of Transit Oriented Displacement *Innovations in Analysis, Policy and Funding*

New Partners for Smart Growth
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The Urban Displacement Project

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UC BERKELEY

**GENTRIFICATION
IN PROGRESS**



**THERE'LL BE
CUPCAKES!**

BEYO



What is the relationship between TOD, gentrification and displacement?

- Extensive literature on proximity to transit and other amenities with increased housing prices
 - Emerging literature on transit proximity and neighborhood social change
 - Employment centers, historic housing stock, walkable neighborhoods, rail stations and strong real estate market linked to gentrification and displacement

Gentrification, Displacement and the Role of Public Investment: A Literature Review

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Working Paper 2015-05

<http://www.frbsf.org/community-development/>



Policy and Practice to Mitigate Displacement

LAW/DEVELOPMENT

POLICY

PLANNING



Short-term
Building by build
Tenant by tenant

Seek displacement remedies

- Tenant protections
 - Organizing
- Discrimination enforcement
- Tenant assistance
- Homeownership programs
- Asset building

Build new affordable housing

Berkeley
UNIVERSITY OF CALIFORNIA

Preserve and fund new affordable housing

- Section 8 preservation
- Rent control
- Rental building acquisition
- Condo conversion restrictions
- Foreclosure prevention
- Land acquisition funds/land banking/land trusts
- One-for-one replacement
- Mobile home park preservation
- Permit streamlining/fee reduction
- Demolition control

Long-term
City/regional

Stabilize neighborhoods and promote diversity

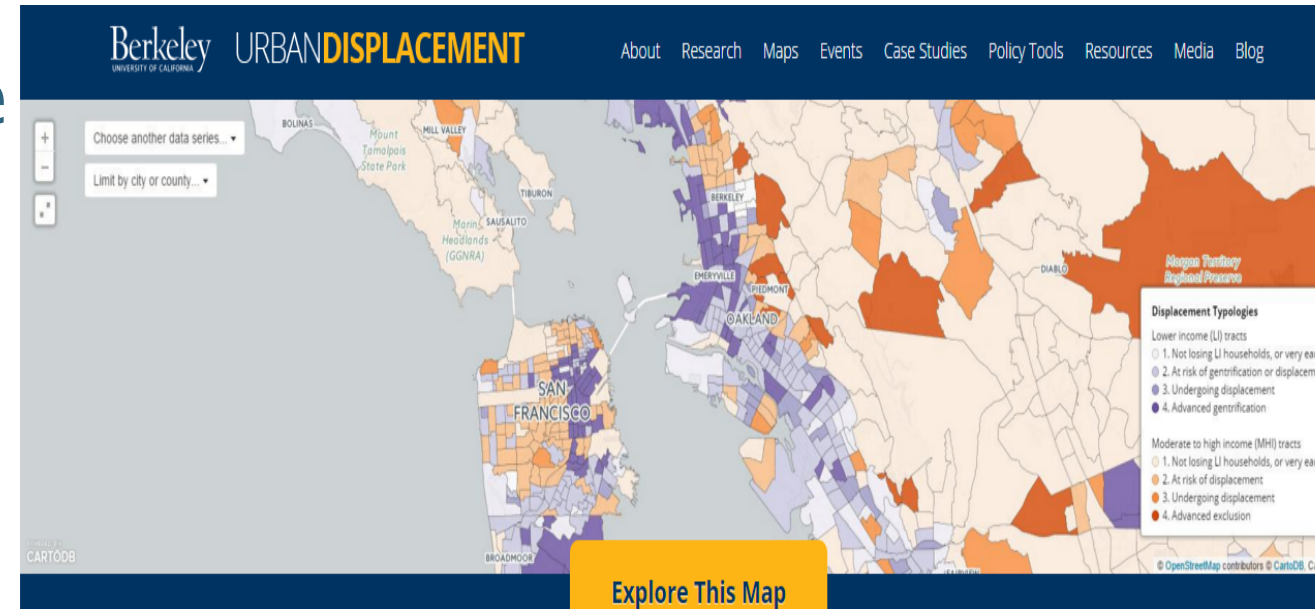
- Density bonuses/inclusionary housing
- Impact and linkage fees
- Community benefit districts, housing overlay zones
- Transportation investment

Session Themes

- What are the most useful indicators and methods for analyzing, monitoring and predicting gentrification and displacement?
- How can collaborations and coalitions help in preventing displacement associated with investment in TOD?
- What are some useful funding, planning and policy mechanisms for preventing displacement?

Urban Displacement Project

- Regional analysis and online interactive tool
- Funded CBO participation in tool development and case studies
- Policy analysis, inventory and case studies



WHAT IS THE NATURE OF GENTRIFICATION IN THE BAY AREA?

The Urban Displacement Project is a research and action initiative of UC Berkeley in collaboration with researchers at UCLA, community based organizations, regional planning agencies and the State of California's Air Resources Board. The project aims to understand the nature of gentrification and displacement in the Bay Area. It focuses on creating tools to help communities identify the pressures surrounding them and take more effective action. **Read an Executive Summary of our work.**

Speakers

Lisa Bates | Portland | Portland State University

Gretchen Nicholls | Twin Cities | LISC

Karina Milchman | Boston | Metropolitan Area Planning Council

Doug Smith | Los Angeles | Public Counsel

Question and Answer Session

What are the issues around data and analysis of gentrification and displacement in your community?

What kind of difficulties are you having in forming collaborations and coalitions to prevent displacement in your communities?

What are the challenges in funding or passing anti-displacement policies in your communities?