Stemming the Tide of Transit Oriented Displacement

Innovations in Analysis, Policy and Funding

New Partners for Smart Growth
Portland, OR
February 13, 2016
The Urban Displacement Project

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UC BERKELEY
GENTRIFICATION IN PROGRESS

THERE’LL BE CUPCAKES!
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
Policy and Practice to Mitigate Displacement

**LAW/DEVELOPMENT**

Short-term
Building by build
Tenant by tenant

Seek displacement remedies
- Tenant protections
- Organizing
- Discrimination enforcement
- Tenant assistance
- Homeownership programs
- Asset building

**POLICY**

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

**PLANNING**

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

Build new affordable housing
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
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?