



Anti-Displacement Strategies: Environmental Restoration... Meet Housing

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We are a peer-to-peer network of people and organizations working to restore and revitalize urban waterways and the socioeconomically challenged communities that surround them

Today's Presenters



Matt Weber
Grounded Solutions
Ann Arbor, MI



Heather Benham
Athens Land Trust
Athens, GA

Anti-Displacement Tools & Strategies

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**GROUND
ED
SOLUTIONS
NETWORK**

strong communities
from the ground up

**Grounded Solutions Network cultivates communities
– equitable, inclusive and rich in opportunity –
by advancing affordable housing solutions
that last for generations.**

Agenda



1. Understanding Gentrification & Displacement

- Causes
- Processes
- Consequences

2. Anti-Displacement Strategies

- Protect
- Produce
- Preserve

3. Resources



Matt Weber

Understanding Gentrification



Gentrification --

The arrival of wealthy people to a lower-income urban neighborhood and the eventual displacement of the original residents and their culture.

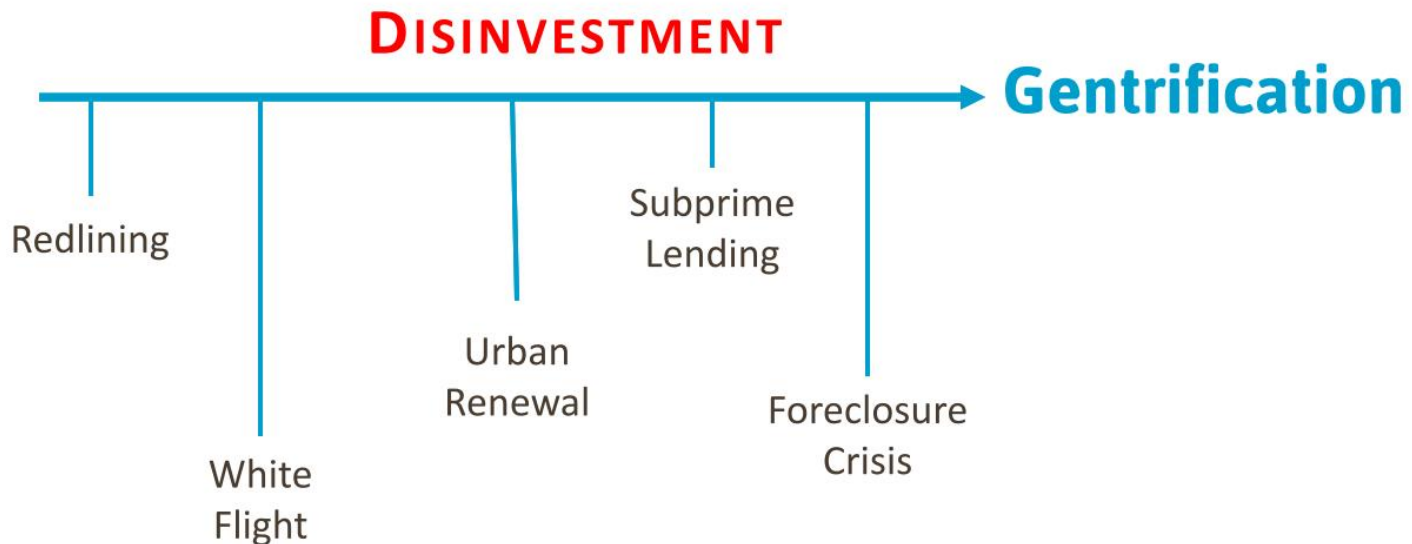


*Older home surrounded by new construction
Indianapolis, IN*

Gentrification - Causes



Gentrification is **racialized** not only when it happens, but before it even begins.



Gentrification - Causes



“The current rise in prices in central neighborhoods is part of a broader inversion of the demographics of U.S. metropolitan areas, whereby **the poor are pushed outward while the affluent are moving inward**. In general, gentrification is more likely to occur in places where the housing stock is much more affordable than other places in the same city and **where something has happened to change perception of the value of that location.**”

-University of Texas Report, Uprooted, p.15

Gentrification - Causes



Displacement Processes



Displacement's many forms

Direct – Current residents forced out.

- Rent/Tax Increases
- Eviction
- Non-renewal of Lease
- Eminent Domain
- Uninhabitable Units



Displacement Processes



Displacement's many forms

Indirect – Units being vacated by low-income residents are not affordable or available to other low-income occupants.

- Rents and home prices go up
- Vouchers no longer accepted
- Zoning and land use changes / redevelopment



Displacement Processes



Displacement's many forms

Cultural – Changes in the physical appearance, commercial activity, social and cultural life and demographics of the neighborhood leave some feeling unwelcome.

- Cultural and religious events, institutions leave
- Shops and services shift to serve new residents
- Language and race/ethnicity differences
- Policing



Gentrification Consequences



Positives

- Stabilizes distressed areas
- Jobs/economic boost
- Increased property value
- Better housing
- Better parks
- Better transit
- Less crime
- Increased tax revenue
- New stores/restaurants
- Less suburban sprawl
- Historic preservation
- Greater racial / income mix (?)

Negatives

- Rent goes up
- Displaces people of color
- Disrupts social networks
- Changes the culture
- Undermines Mom-and-Pop businesses
- Moving hurts the poor, and especially kids
- Community conflict
- Policing
- Loss of Social Services



Anti-Displacement Tools and Strategies

Tools and Strategies



3 Strategies

- **Protect** the current residents of the neighborhood from price increases or forced removal.
- **Preserve** the affordable housing units that already exist.
- **Produce** more affordable housing units.

Protect Residents



How do we keep existing residents in their homes?

Just Cause Eviction Protection

Laws that prevent owners from evicting tenants for reasons other than those listed in the statute.



*Palmers Dock Apartments,
Brooklyn, NY*

Protect Residents



How do we keep existing residents in their homes?

Tenant Opportunity to Purchase

Laws that give tenants the right to purchase a unit or building before the owner puts it on the market.



*Palmers Dock Apartments,
Brooklyn, NY*

Protect Residents



How do we keep existing residents in their homes?

Property Tax Freeze

Laws that freeze or limit the increase in property tax assessments for long-term residents



*Palmers Dock Apartments,
Brooklyn, NY*

Preserve Affordable Housing



How do we keep low-cost housing options from disappearing?

Focus on At-Risk Housing

At-risk stock includes privately-owned but low-priced housing in areas of rising rents, subsidized housing near the end of its affordability term, manufactured home parks, low-cost single-family homes.



Preserve Affordable Housing



How do we keep low-cost housing options from disappearing?

Housing Preservation Networks

A coalition of local, state and federal government and nonprofit leaders that monitor affordable housing stock and deploy resources for strategic preservation



Produce Affordable Units



How do we increase the number of affordable units in the neighborhood?

Leverage Public Land

Localities can make publicly-owned land available at reduced or no cost to facilitate affordable housing.



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Indianapolis, IN*

Produce Affordable Units



How do we Increase the number of affordable units in the neighborhood?

Inclusionary Housing Policies

Policies that require or incentivize the creation of affordable housing when new development occurs, either within the same development or off-site



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Produce Affordable Units



How do we Increase the number of affordable units in the neighborhood?

Community Land Trusts

Nonprofits that retain land in trust on behalf of the community, ensuring that homes remain affordable in perpetuity.



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Resources



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What About Housing?

A Policy Toolkit for Inclusive Growth



What About Housing?



Policies in the Toolkit:

- Just Cause Eviction Protection
- Rent/Price Control
- Tenant Right of First Refusal
- Code Enforcement
- Acquisition & Rehabilitation
- Term Extension of Affordability Restrictions
- Need-Based Rehabilitation
- Foreclosure Intervention
- Land Banks
- Housing Counseling and Homeownership Education
- Down Payment Assistance
- Limited Equity Cooperatives
- Community Land Trusts
- Inclusionary Housing Policies
- Assessment of Fair Housing
- Source of Income Protection
- Public Land
- Commercial/Residential Linkage Fees
- Community Benefit Agreements / Development Agreements
- Housing Trust Funds
- Housing First
- Tax Increment Financing



Resources



See our website:

<https://groundedsolutions.org/>

Email me:

Matt Weber

mweber@groundedsolutions.org





Q&A – If there's time



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Contact: Matt Weber
mweber@groundedsolutions.org



Athens Land Trust

***Conserving, empowering and sustaining
communities through responsible and
visionary land use.***

The Basics of Community Land Trusts

Community Land Trusts (CLTs) are non-profit organizations formed to keep land available for affordable housing and other community uses.

CLTs:

- provide access to land and housing to people who are otherwise priced out the market
- increase long-term community control of neighborhood resources
- empower residents through involvement and leadership roles in the organization
- preserve the affordability of housing permanently

Athens Land Trust (ALT) is one of the few organizations in the country that is both a conservation land trust, protecting natural resources for environmental and economic sustainability, and a community land trust, protecting land for affordable housing, community agriculture, and other community-identified needs.





ALT:

- **Develops permanently affordable homes**
- **Provides financial literacy, housing counseling, and homebuyer education**
- **Increases food system support and food security**
- **Creates opportunities for economic development**
- **Provides youth employment and leadership development**
- **Works toward land access and protection**

The West Broad Neighborhood



Community Engagement

- Charrettes
- Dinners
- Learning Trips
- Voting Priorities
- Advisory Board
- And most importantly delivering resources



Neighborhood Revitalization

- 40 homeowners
- 16 lease purchasers preparing for home ownership
- 60 permanently affordable homes built or substantially rehabbed for single family ownership
- 102 units of affordable rental housing
- 15 low-income homeowners served through home repairs and rehabilitation services



Neighborhood Revitalization

- Developing community-based resources for education, job training, commercial infrastructure, and financing.
- Incentivizing wealth-building for those who have been excluded from traditional systems
- Creating place-based economic development that meets local needs and preserves the cultural fabric of neighborhoods



YOUTH PROGRAMMING





Youth Programming



Athens Land Trust
Celebrating 25 Years

Heather Benham: heather@athenslandtrust.org

**685 N. Pope St.
Athens, GA 30601
(706) 613-0122**

Questions and Thank You!



Matt Weber

Grounded Solutions

MWeber@groundedsolutions.org



Heather Benham

Athens Land Trust

heather@athenslandtrust.org

BEFORE YOU GO...

Thanks in advance for completing the evaluation survey!

Register for our upcoming webinars:

- Wed. 10/9—***After the Storm: Equitable Recovery and Resilient Adaptation (3rd in climate resilience series)***



Blogs and resources on climate resilience:
www.urbanwaterslearningnetwork.org

Diana Toledo, River Network
dtoledo@rivernetwork.org

Maria Brodine, Groundwork USA
maria@groundworkusa.org

