

FOR WHOSE BENEFIT? RISKS OF INVOLUNTARY DISPLACEMENT IN BROWNFIELDS REDEVELOPMENT

**Brownfields Revitalization Anti-Displacement Strategies (BRADS)
Program**

April 9th, 2024

WEBINAR OUTLINE

- Team Introductions
- Program Overview
- Research Observations & Preliminary Findings
- Technical Assistance Offered
- Q&A and Discussion

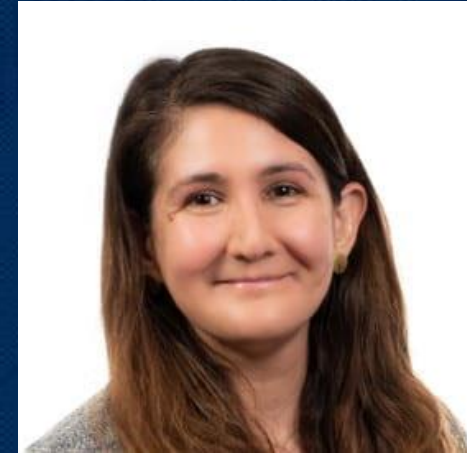
OUR TEAM



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BROWNFIELDS REVITALIZATION ANTI-DISPLACEMENT STRATEGIES (BRADS)



RESEARCH on gentrification issues and anti-displacement policies relevant to brownfields communities

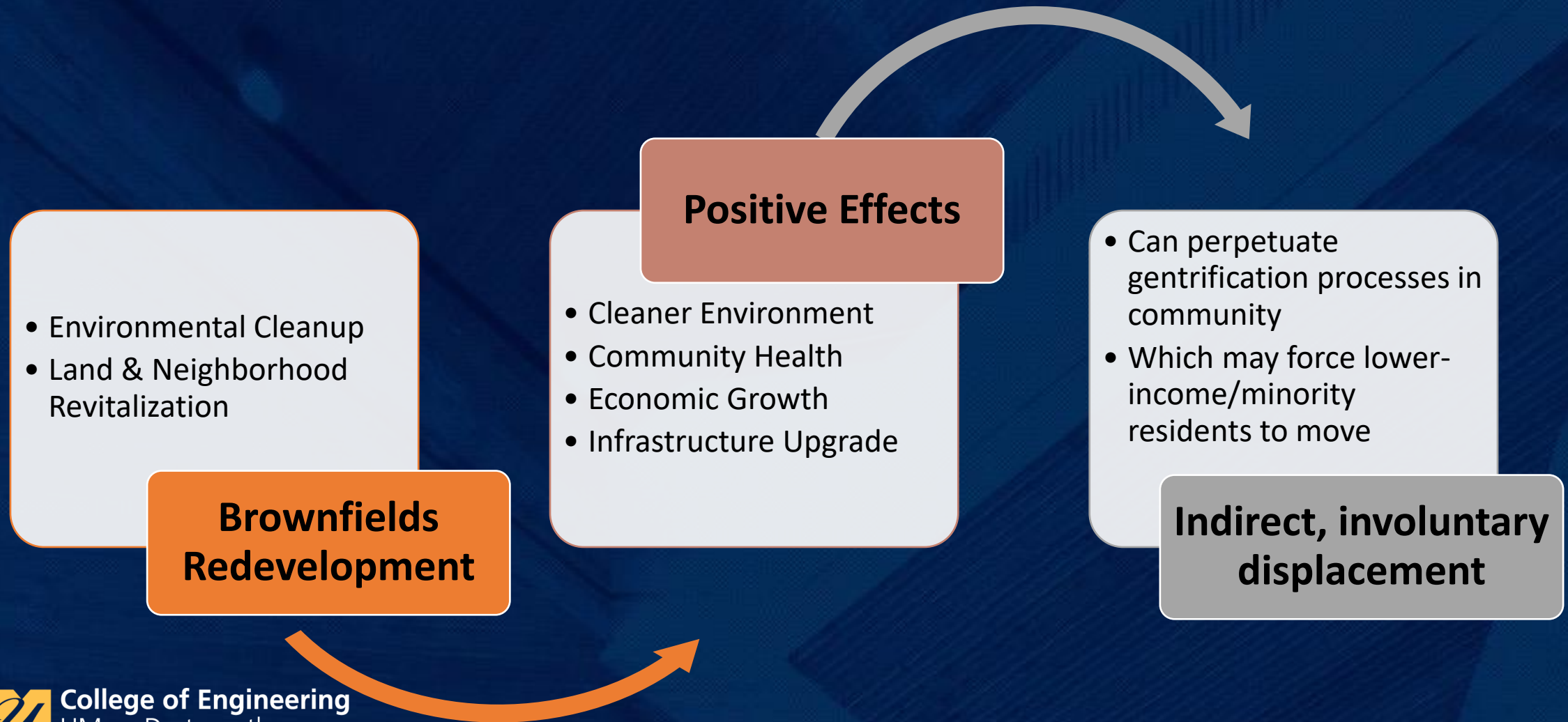
Develop GUIDANCE on anti-displacement strategies that takes local context into account



Direct TECHNICAL ASSISTANCE and capacity building on anti-displacement gentrification practices to brownfields communities of practice



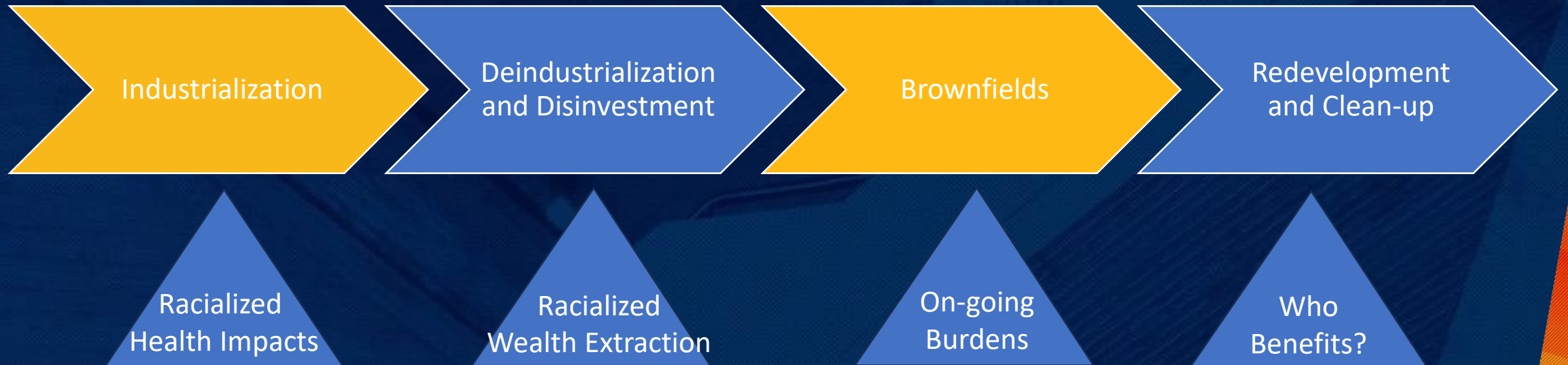
SO, WHAT IS THE PROBLEM?



GENTRIFICATION AND DISPLACEMENT



A MATTER OF ENVIRONMENTAL INJUSTICE



LESSONS OF THE PAST

78-acre site in Kendal Yards, Spokane Washington

- Rerouted the railroads away from the downtown riverfront in 1970s
- Buried foundations, railroad timbers, asphalt, asbestos, heavy metal, black ash, contaminated soils

Redevelopment Efforts

- 10 years as abandoned, then a mixed-development plan proposed in 90's but abandoned with minimal cleanup
- In 2006 mixed use development with 2,600 housing units & 1,000,000 sf of retail and commercial space, which promised to insert 4,000 new upper income professionals



Kendal Yards, Spokane Washington on 1930s



LESSONS OF THE PAST



West Central & Kendal Yards, Spokane
Washington

- Low-income community bounding Kendal Yards
- Per capita income < 2/3 of the city's average income
- 20% lower house values
- More renters than homeowners

The residents still had concerns and they challenged the project's Environmental Impact Statement for its failure to address affordable housing and displacement issues. The Spokane City Hearing Examiner's decision was that ***"because no residents would be directly displaced on the development site itself, no provisions were needed for indirect displacement either. And that the environmental impact statement did not have to address affordable housing at all because it is a socioeconomic issue."***

REVIEWING INDICATORS OF DISPLACEMENT RISKS

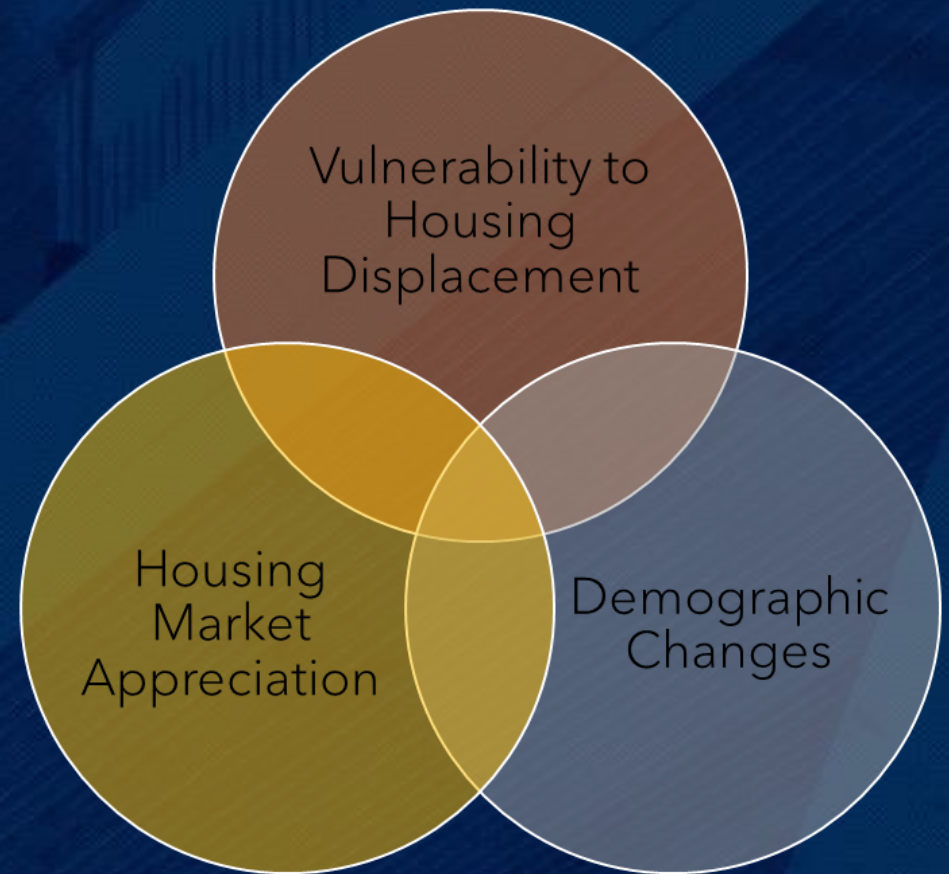
Indicators of Displacement Risk:

Eviction, foreclosure rates

Share of housing cost-burdened households

Change in share of non-white and college-educated population

Multi-Dimensional Typologies:



EXAMPLES OF ANTI-DISPLACEMENT POLICIES

Expanding
affordable housing
opportunities

Inclusionary Zoning

Tenants' rights and
protections

Just Cause Eviction, Risk Mitigation Funds for
Displaced

Collective
ownership models

Community Land Trusts & Limited Equity
Cooperatives



College of Engineering
UMass Dartmouth

OBSERVATIONS & RELEVANCE TO EPA'S BROWNFIELDS PROGRAM

In FY23 MARC Grant Guidelines

1. Project Area Description and Plans for Revitalization/ 1.b. Revitalization of the Target Areas/ 1.b.ii. Outcomes and Benefits of Reuse Strategy

When the proposed project or revitalization plans may potentially cause the displacement of residents and/or businesses, the extent to which strategies and/or policies will be implemented to minimize the displacement of residents and/or businesses.

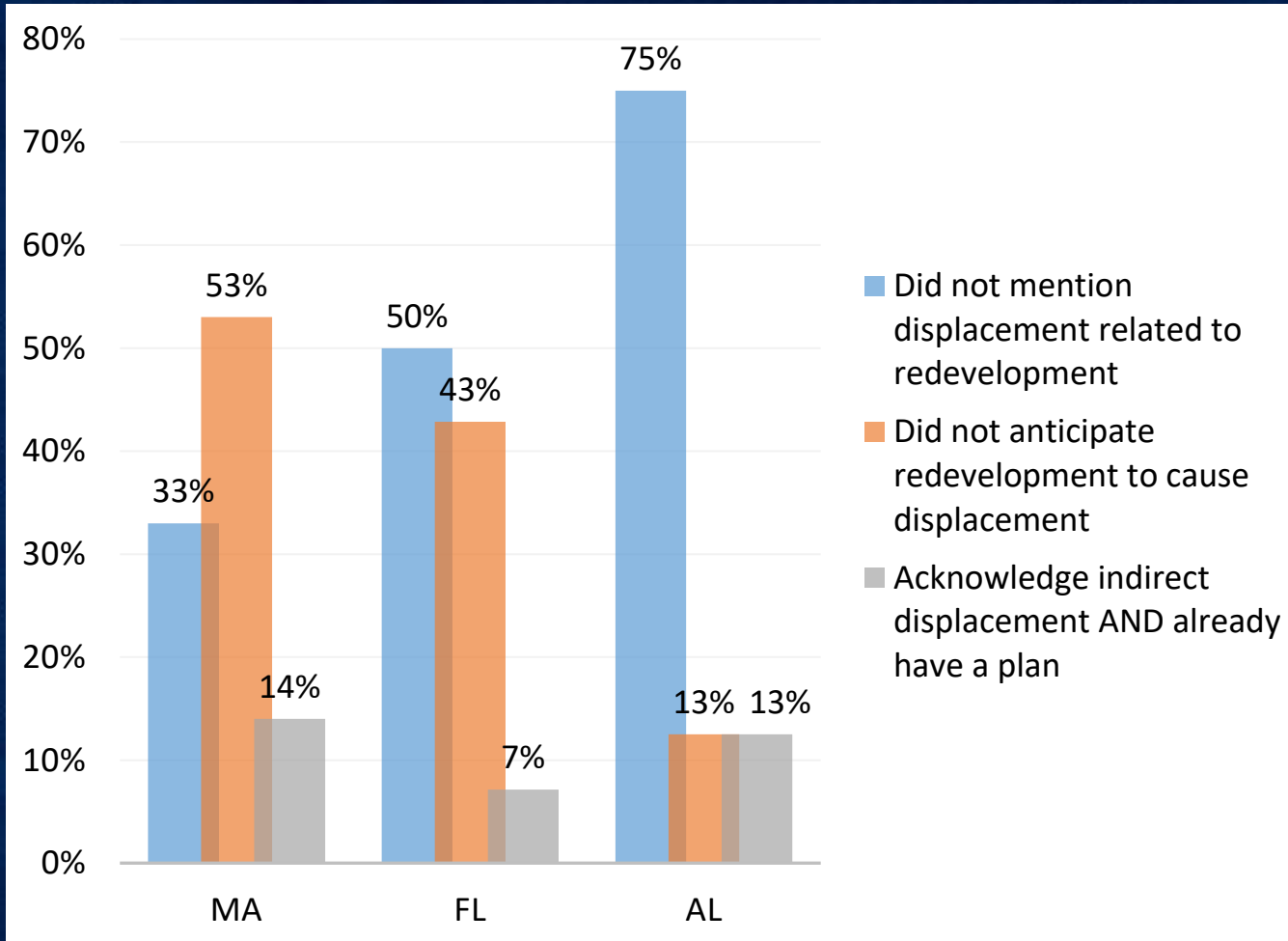
In FY24 MARC Grant Guidelines

2. Community Need and Community Engagement/a. Community Need (3) Environmental Justice/ (b) Advancing Environmental Justice

Discuss how this grant and reuse strategy/projected site reuse(s) will advance environmental justice and minimize the displacement of residents and/or businesses among the underserved community(ies) in the target areas.



OBSERVATIONS & RELEVANCE TO EPA'S BROWNFIELDS PROGRAM



Assessment of current practitioner knowledge through content analysis of FY23 brownfields grant applications

Preliminary Findings for MA, FL, and AL
Number of Grant Applications

MA (21)

FL (14)

AL (8)

TECHNICAL ASSISTANCE

3 Pilot
Communities

In-depth assessment of current practitioner knowledge, identify gentrification and displacement concerns in their community, review existing anti-displacement policies

5 EPA
Brownfields grant
recipients/sub-
recipients

Identify risks of gentrification, provide guidance on anti-displacement policies and strategies using the roadmaps and resources developed by BRADS

2 Future EPA
Brownfields grant
applicants

Guidance on anti-displacement policies through guides and resources developed by the BRADS team

TECHNICAL ASSISTANCE

Online form to apply for technical assistance available at <https://bradsprogram.sites.umassd.edu/>

If you are requesting technical assistance in your community, please fill out the following form:

Name

First Last

Email

Organization

EPA Brownfields Grant Recipient

☐ Yes

☐ No

☐ Future EPA Brownfields Grant Applicant

Type of Technical Assistance Requested

☐ Identification of potential gentrification concerns

☐ Assessment of existing anti-displacement policies

☐ Guidance on Anti-Displacement Policies

Provide additional information on technical assistance request

This form is protected by reCAPTCHA and the Google Privacy Policy and Terms of Service apply.

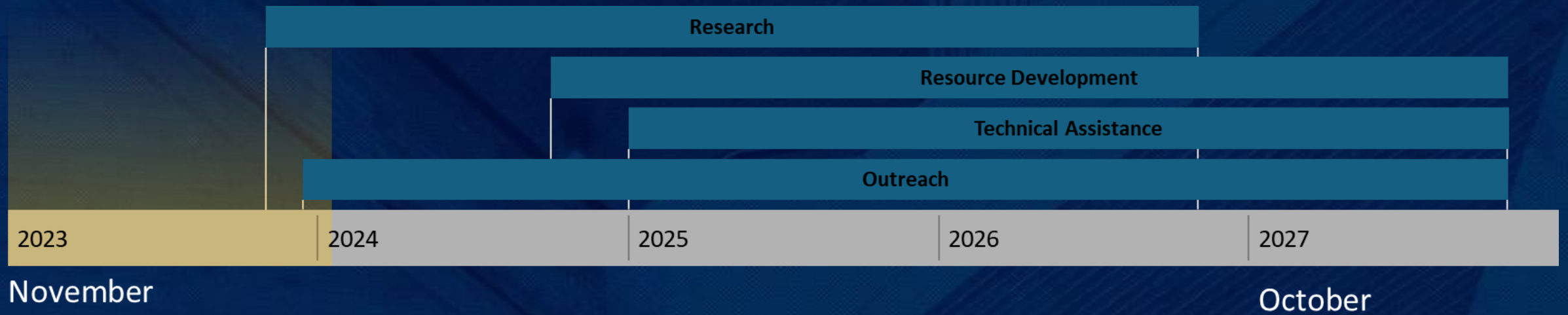
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