

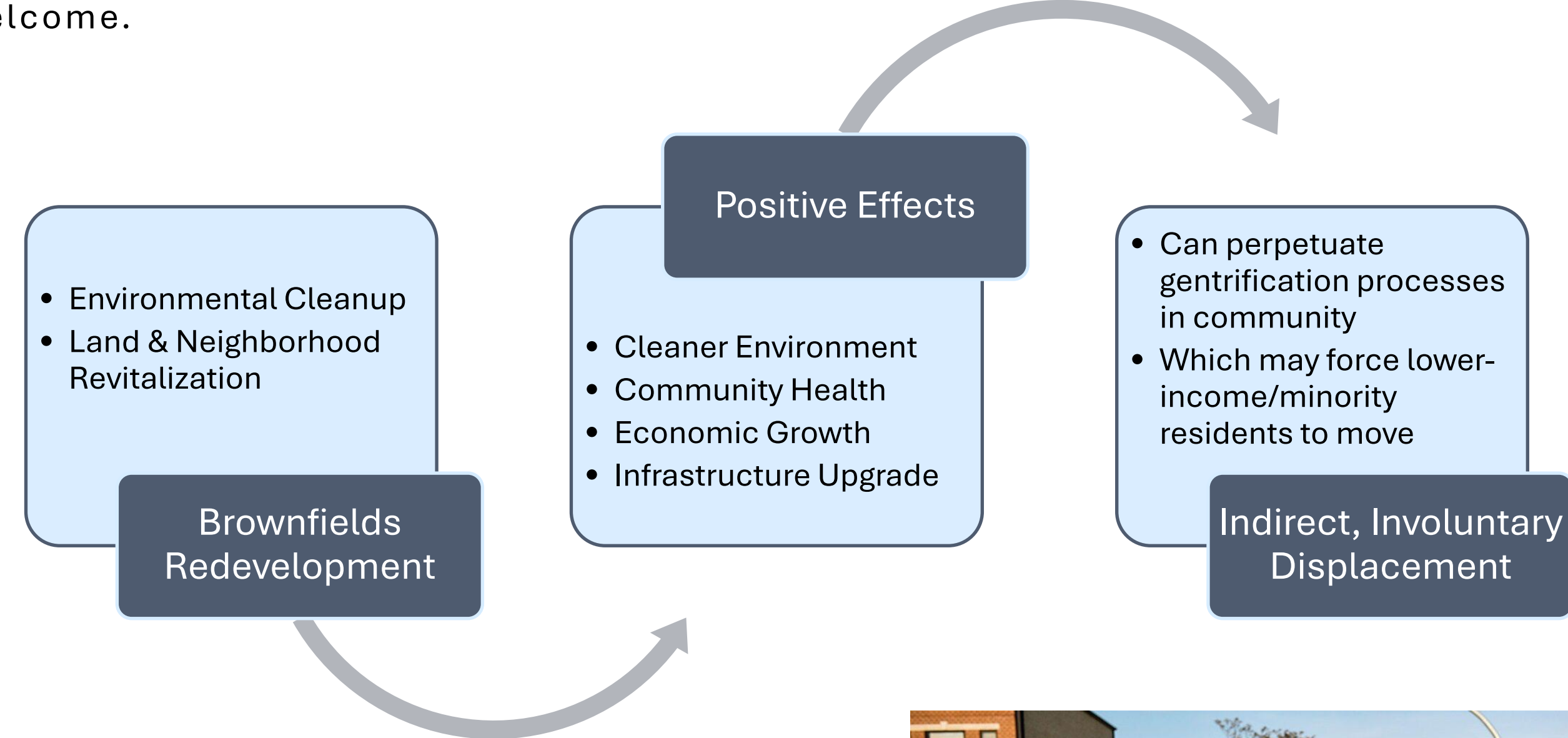
Brownfield Revitalization Anti-Displacement Strategies Program

Goal of Program

- 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

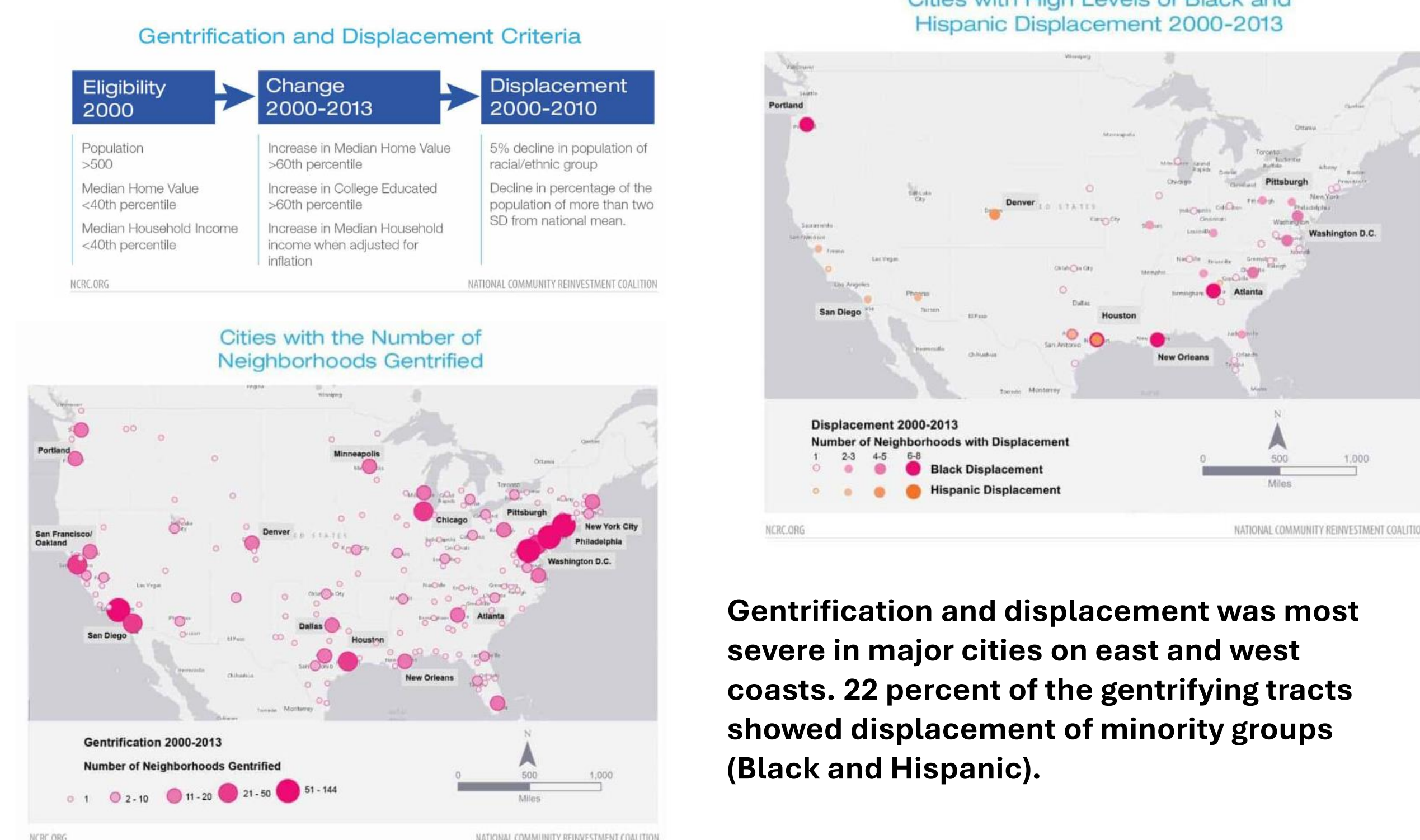
How is Displacement Related to Brownfields?

Brownfields are often located in minority and low-income communities. As the properties undergo redevelopment, market forces drive up property taxes, leading to the displacement of low-income residents and small businesses. The moving in of a different demographic can also create an environment where original residents no longer feel welcome.



Environmental Justice Concern

Brownfields, resulting from past industrial practices, have disproportionately burdened Black, brown, and low-income populations with pollution and health risks. The deindustrialization and disinvestment that followed left these communities to bear the legacy of contamination. If brownfield redevelopment does not directly benefit these affected communities, it perpetuates environmental injustice and leads to displacement. Therefore, brownfield developers must consider mitigating both direct and indirect displacement as part of their cleanup and redevelopment plans to address environmental justice.



Richardson, J., Mitchell, B., & Franco, J. (2019, March 19). *Shifting neighborhoods: Gentrification and cultural displacement in American cities*. National Community Reinvestment Coalition. <https://ncrc.org/gentrification/>

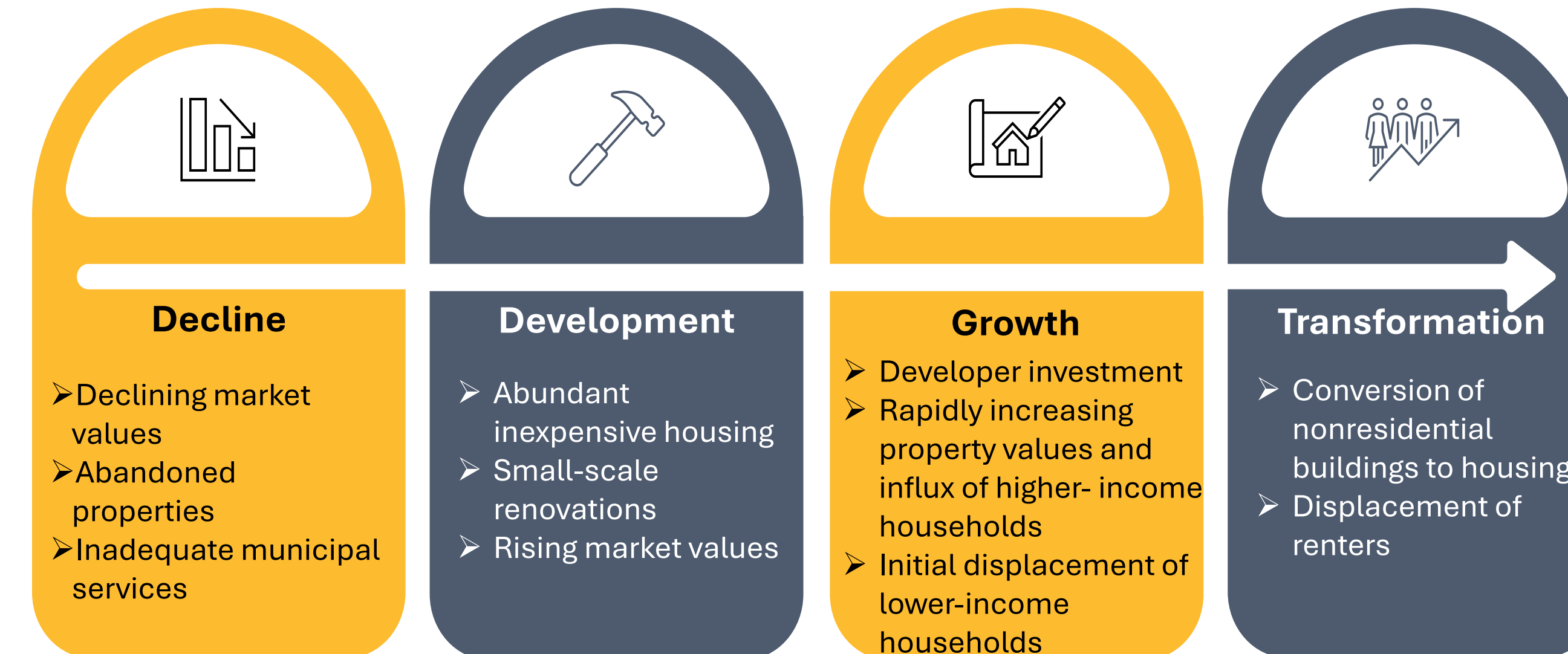
Gentrification and Displacement

Gentrification: Neighborhood improvement characterized by an influx of new residents or businesses into an area by those with more wealth and/or a different racial or ethnic identity than the pre-existing residents.

Displacement: The movement of existing residents and/or businesses because of investments and/or development. It is often involuntary, and driven by economic, social, political, and cultural factors.

Gentrification often leads to involuntary displacement as the neighborhood transforms and becomes less affordable for its original residents. Displacement can also occur before gentrification or as an independent process because of degrading infrastructure, deteriorating housing quality and an increase in crime.

Stages of Displacement



Adapted from Melchert, D., & Naroff, J. L. (1987). *Central City Revitalization: A Predictive Model*, 15(1), 664-683

Research Findings

From Literature: Risks & Indicators

Housing Stability Indicators

- Eviction rates
- Foreclosure rates

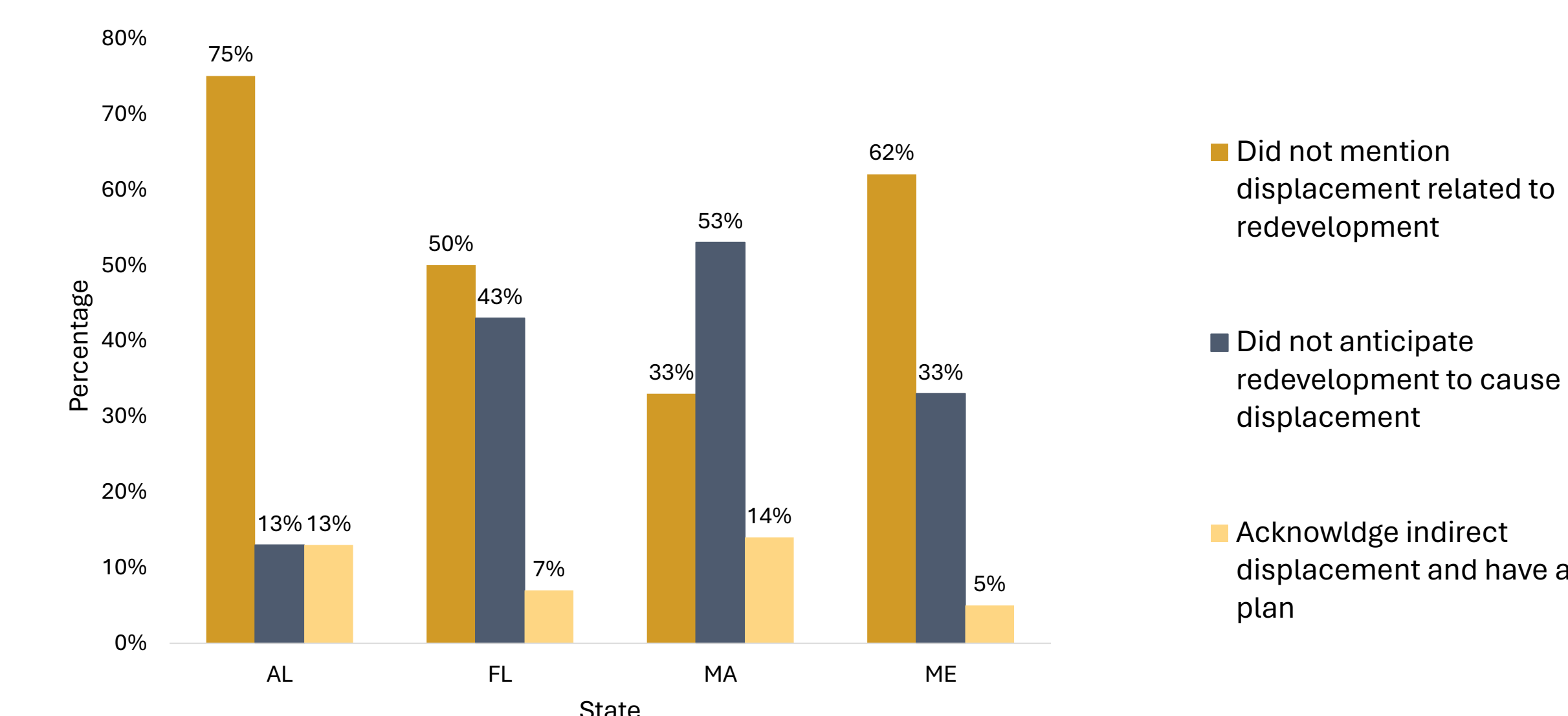
Housing Burdens

- Housing cost increases (rent & property taxes)
- High rates of residential mobility among marginalized households

Demographic Changes

- Change in racial makeup
- Change of college-education population

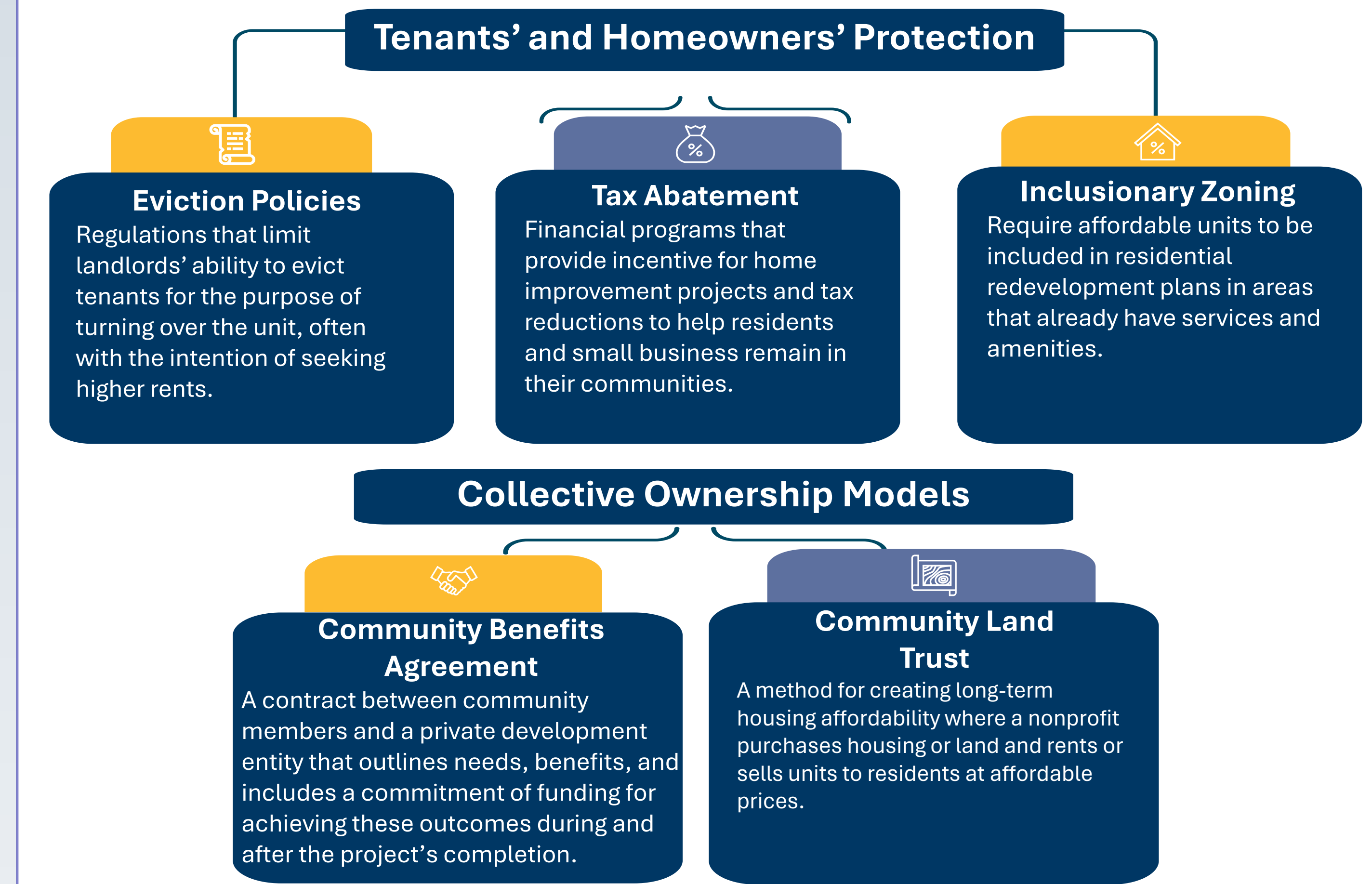
From Applications: Practitioner Knowledge



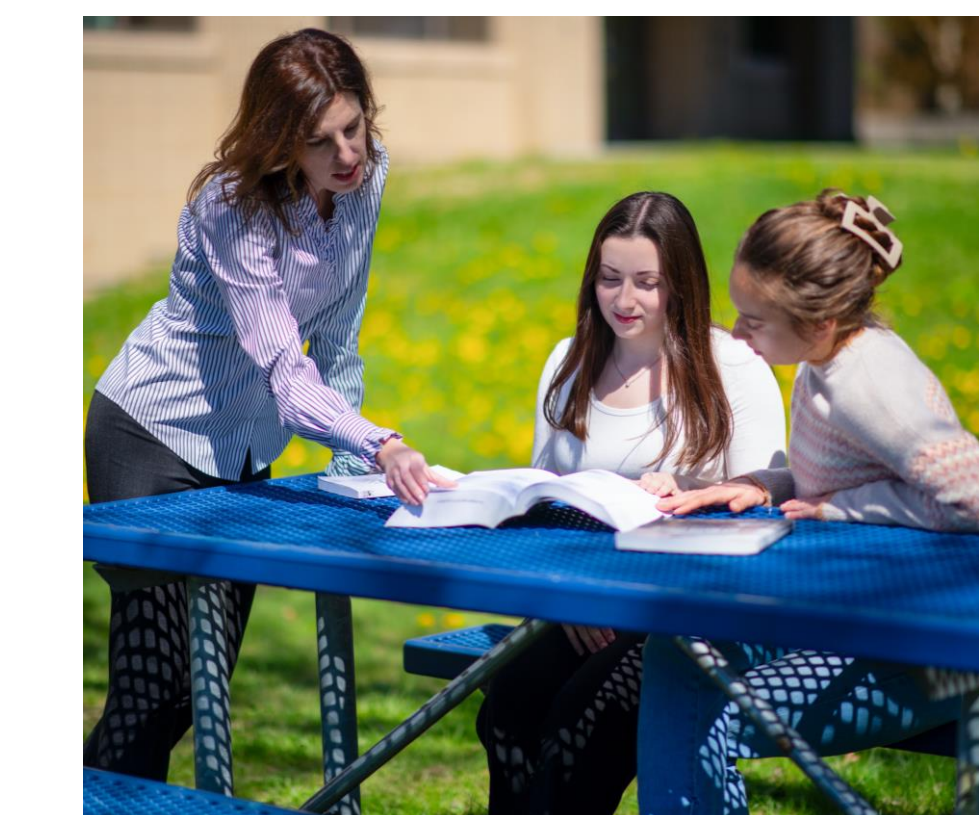
Assessment of practitioner knowledge related to displacement from redevelopment is being analyzed. The preliminary findings are of applications from Alabama (8), Florida (14), Massachusetts (21) and Maine (21).

How can Displacement Related to Brownfields be Prevented?

This type of displacement can be achieved through the implementation of various measures. These measures are designed to ensure that residents and businesses in affected communities benefit from the revitalization efforts.



How Can BRADS Help?



BRADS is a resource and technical assistance hub dedicated to supporting communities impacted by historic and discriminatory land use practices. We believe in the transformative power of brownfields redevelopment to create cleaner environments, and sustainable economic growth while ensuring that everyone benefits from these revitalization efforts.

With a focus on equity-centered strategies, BRADS empowers communities to address gentrification. Through BRADS, communities gain the support needed to ensure that the benefits of redevelopment are shared fairly among all residents.

BRADS 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.

Contact

Visit the website to gain insights, ask questions, and be part of the conversation on creating vibrant, equitable communities through brownfields revitalization.

<https://bradsprogram.sites.umassd.edu/>



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