

BROWNFIELDS & DISPLACEMENT

How is Displacement Related to Brownfields?

Brownfields are the result of disinvestment and property abandonment. They are often found in minoritized and under-resourced communities. When properties are remediated and redeveloped, those improvements lead to increases in property values and taxes, rents, and other associated costs such as insurance. This can make the area unaffordable for existing residents and small businesses. When new businesses and residents different from the current racialized and economic demographics move to the area, they can create an environment where original residents no longer feel welcome.



Some Solutions to Displacement

Displacement related to brownfields revitalization can be mitigated by prioritizing the creation of benefits from redevelopment that accrue to existing residents and local businesses.

Collective Ownership Models



Cooperative Housing and Businesses



Community Land Trust



Community Owned Non-Profits

Tenant's and Homeowners' Protection



Inclusionary Zoning



Tax Abatement



Anti-Eviction Policies



Involuntary VS Voluntary Displacement

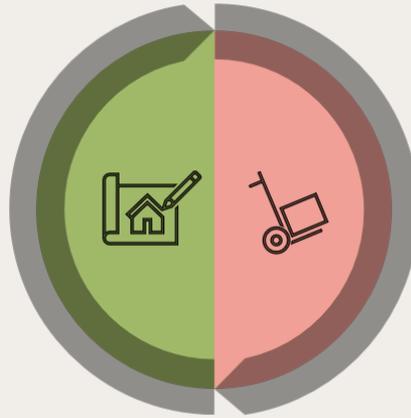
Involuntary displacement is the forced relocation of individuals from their homes due to factors beyond their control. Examples of these factors include **rising rents** and **property taxes**, eminent domain, **loss of local employment opportunities**, and natural disasters.

Voluntary displacement occurs when individuals choose to move for personal reasons, such as seeking better job and housing opportunities. Voluntary moves are **initiated by the individuals**, rather than being forced by external pressures.

Gentrification VS Displacement

GENTRIFICATION

Gentrification is the process by which wealthier individuals move into **historically disadvantaged neighborhoods**, bringing an influx of capital and higher socioeconomic status.



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. As neighborhoods improve and attract new businesses, the cost-of-living increases, forcing many long-time residents, particularly from marginalized and racialized communities, to leave. Displacement can also occur before gentrification or as an independent process because of degrading infrastructure, deteriorating housing quality and an increase in crime.

How Can BRADS Help?

BRADS assists communities in tackling the challenges of brownfields redevelopment, particularly involuntary displacement. With a focus on equity-centered strategies, BRADS empowers communities to address gentrification. As a national resource hub, BRADS provides technical assistance to guide communities in achieving equitable outcomes in brownfields revitalization. Through BRADS, communities gain the support needed to ensure that the benefits of redevelopment are shared fairly among all residents.



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



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