

SPOTTING DISPLACEMENT RISKS BEFORE IT'S TOO LATE

HAVE YOU IDENTIFIED RISKS OF DISPLACEMENT?

NO OR NOT SURE

YES

LOOK AT THESE INDICATORS

NO

HAVE YOU LOOKED AT SOME OF THE KEY INDICATORS OF NEIGHBORHOOD CHANGE?

YES

IDENTIFY STRATEGIES TO REDUCE DISPLACEMENT RISKS

Note that a vacant site does not imply that there is no risk of displacement in the nearby community.

Economic:

- Median household income
- Housing values
- Median rent

Demographic:

- Non-white population
- Individuals with less than high school education
- Individuals with bachelor degrees

Housing & Infrastructure:

- Inadequate affordable housing
- Proximity to amenities
- Developable properties

- | Collective Ownership Models | Residents & Businesses Protection |
|--|--|
| <ul style="list-style-type: none"> • Community Benefits Agreement • Community Land Trust | <ul style="list-style-type: none"> • Inclusionary Zoning • Tax Abatement • Anti-eviction Policies |

MOST SUITABLE DISPLACEMENT PREVENTION POLICIES FOR AREAS WITH:

Low home-ownership

Tax abatement, inclusionary zoning, community land trusts

High % renters

Anti-eviction policies, rent control

Loss of small businesses

Tax abatement, rent control, community benefits agreements

BROWNFIELDS REVITALIZATION ANTI-DISPLACEMENT STRATEGIES (BRADS) CAN HELP BY:

Offering technical assistance to communities to identify and address gentrification and displacement concerns through in-depth analysis and tailored anti-displacement strategies.

For more information visit: <https://bradsprogram.sites.umassd.edu/>



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RECOGNIZING THE RISKS & WHO MAY BE AFFECTED

It's important to recognize that any infrastructure upgrade, including brownfields revitalization efforts, can lead to gentrification by disrupting current market conditions. It is also important to view displacement from racial/ethnic equity lens as historic disinvestment and racial segregation have left communities of color vulnerable to market conditions.

Public investments increase the potential of an area to receive more investments. As the municipality is improving the infrastructure, access to amenities, and creating a healthier environment, the desirability of the neighborhood increases.

HOW ARE GENTRIFICATION & DISPLACEMENT RELATED TO BROWNFIELDS REDEVELOPMENT?

Brownfields projects can bring significant environmental and community benefits while improving the local economy by attracting new investments and businesses and creating jobs. Some of these investments will also attract new residents to the surrounding area and could lead to gentrification and displacement. **Existing residents and businesses may face displacement pressures due to rising property values, increased rents, and shifting community dynamics.**

Many of the areas where brownfield sites are located are the remnants of an industrial past that have long experienced disinvestment. These areas often house lower-income households, immigrants, and people of color often live in these areas, and have experienced the burdens of the long-term disinvestment. **As neighborhood revitalize, it is important to ensure that these communities directly benefit from the redevelopment efforts.**

WHAT CAN YOU DO AS A PLANNER OR BROWNFIELDS PRACTICIONER



The major goal is to preserve your community. In order to accomplish that goal, you first need to start by understanding who (area and population groups) may be the most susceptible to neighborhood changes, and depending on the scale of the infrastructure upgrade, anticipate potential impacts on existing residents and businesses.

Ultimately, a plan that supports equitable development will bring new development without further impacting the existing residents. Understanding community impacts and working with community members to draft a strategy that ensures they benefit from the new development. Addressing housing needs and ensuring availability of affordable housing is key to prevent residential displacement. Additional development of policies such as inclusionary zoning or community benefits agreements may be needed especially when significant infrastructure upgrades are underway.