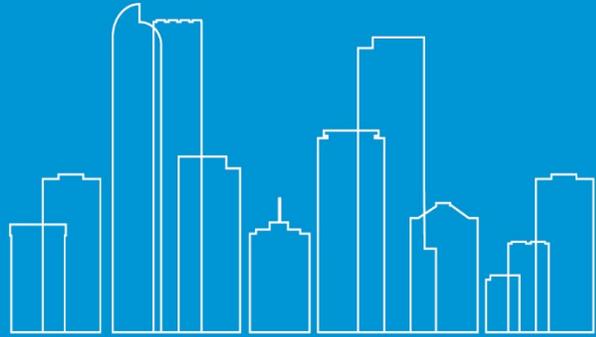


Tackling displacement in Denver: a discussion on solutions to prevent displacement of businesses, culture and housing

Abordar el Desplazamiento en Denver: Una Discusión Sobre Soluciones para Prevenir el Desplazamiento de Negocios, Cultura y Vivienda



Innovate!

A Solutions Forum on Housing



¡Innovar!

Un Foro de Soluciones para la Vivienda

Tackling displacement in Denver: a discussion on solutions to prevent displacement of businesses, culture and housing

Abordar el Desplazamiento en Denver: Una Discusión Sobre Soluciones para Prevenir el Desplazamiento de Negocios, Cultura y Vivienda

- Moderator: Irene Aguilar, Neighborhood Equity and Stabilization Program Director, Denver Economic Development and Opportunity, City and County of Denver
- Confirmed speakers:
 - Yessica Holguin, Director, Center for Community Wealth Building
 - Lori Pace, Broker Associate, Kentwood City Properties
 - Anna Cash, Associate Director of the Urban Displacement Project, University of California Berkeley



Center for

Community Wealth Building

An Inclusive Economy that Works for All in Metro Denver

A project of CNDC

Yessica Holguín

April 19, 2019

An Economy that Works for Everyone!



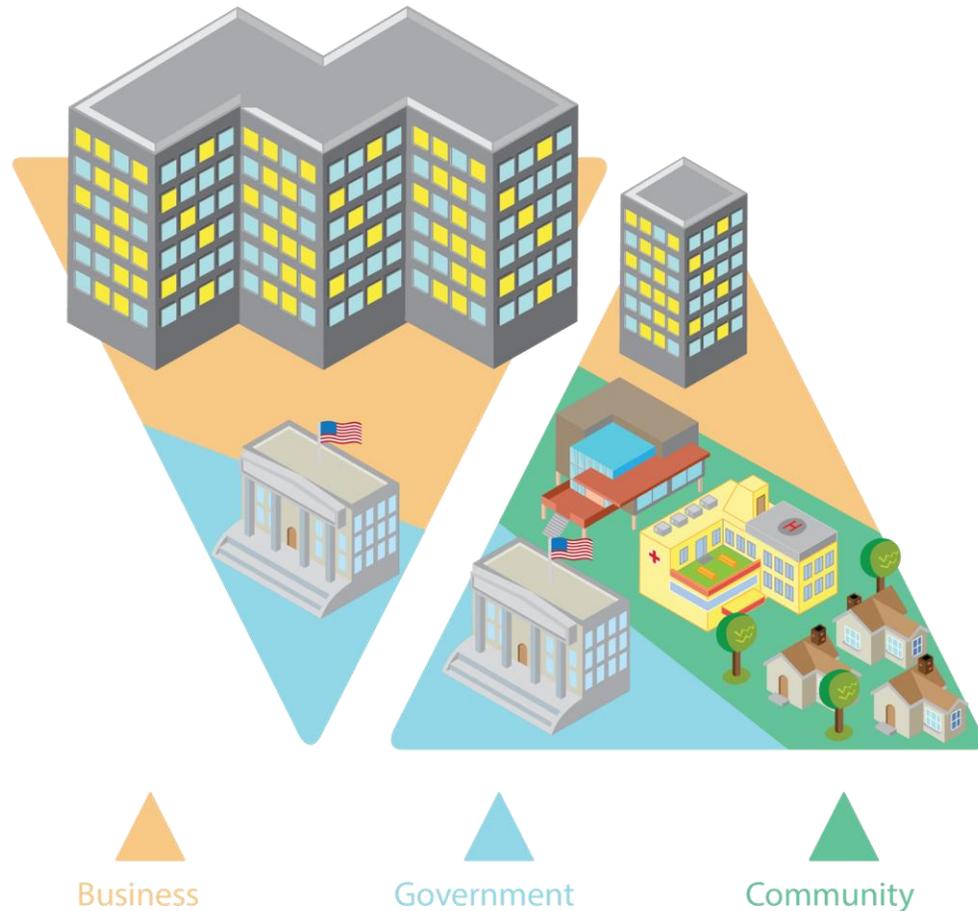
What is **Community Wealth Building**?

Strategies that challenge the traditional economic development models and aims to create an **inclusive economy where everyone thrives**.

By building on existing local talents and strengths, this approach **democratizes the ownership** of wealth to develop a more just and sustainable economic system.



Community Wealth Building in Denver



Vision: A people-owned, inclusive, and sustainable Metro Denver economy that catalyzes prosperous and resilient communities free from racism and injustice.

Traditionally, economic development involves two players: the city and the business community, in an arrangement where the city is often the subordinate partner, subject to the demands of business. The balance of power shifts when the community comes to the table demanding accountability, good jobs, and community benefits. In a potentially momentous shift, community wealth building brings a powerful “third force” to the table, in the combined, collaborative force of anchor institutions, resident groups, philanthropy, nonprofits, workers, unions, and locally owned businesses.



Did You Know?

- 611,495 small businesses in CO
- 99.5% of all CO businesses are small
 - less than 500 employees
- 98% of businesses in metro Denver are small



Did You Know?

- Small businesses employ more than 1.1 million workers
 - 48.6% of the private workforce
- 25% of employment base are proprietors (no employees)
- Small businesses drive our economy



Why Are Small Businesses Important?

- Offer culturally-appropriate products and services
- Meet the needs of surrounding communities
- Contribute to the unique fabric of each neighborhood
- Make communities authentic



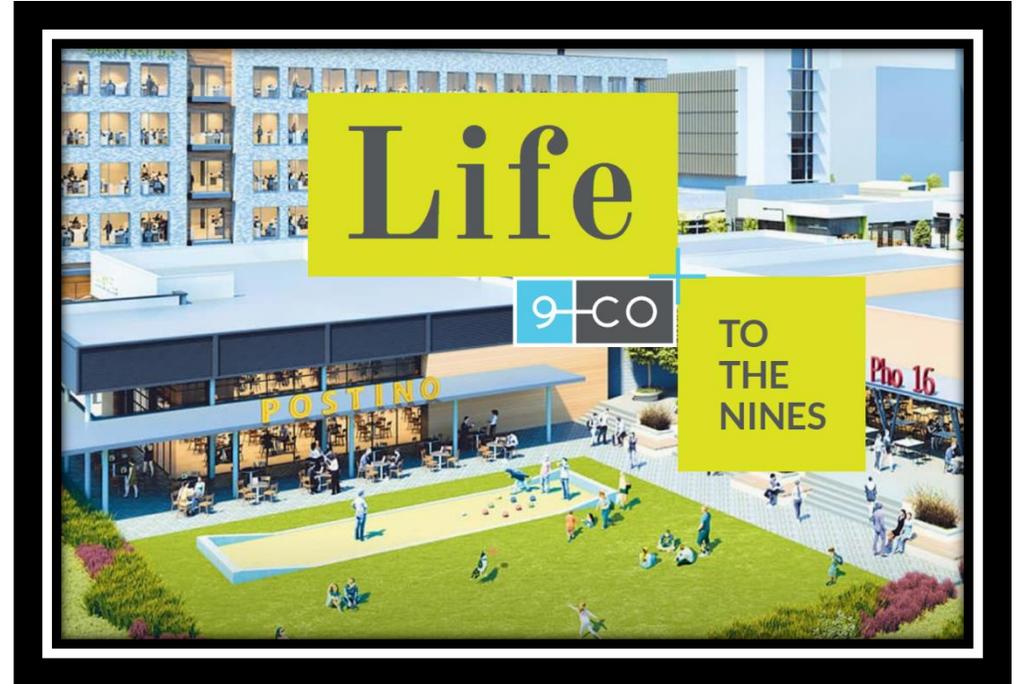
Small Business Challenges

- Overwhelming rent hikes
- Property taxes have doubled
- Lack of legal support has left owners vulnerable
 - Leases
 - Maintenance
- Eminent Domain
- Changing demographics from gentrification



Recommendations to Prevent Displacement

- Codify Community Benefit Agreements for New Developments
- In Addition to Affordable Housing, Require **Affordable Commercial Space**



Recommendations to Prevent Displacement

- Institute **Right of First Refusal Policies** to Increase Ownership
- Connect Business Owners to **Affordable Capital**
- Create a **Commercial Land Trust**



Recommendations to Prevent Displacement

- Re-Orient Economic Development **Incentives** to Prioritize Microenterprises
- **Align Policies** to Support Microenterprises
 - Gallagher Amendment





Center for
Community Wealth Building

An Inclusive Economy that Works for All in Metro Denver

A project of CNDC

Yessica Holguin

yessica@communitywealthbuilding.org

720-341-9391

**GREAT SALE OF
REAL ESTATE
AND**

SLAVES

The undersigned, Marshal of the City of Cape Girardeau, in pursuance of an order of the Cape Girardeau Court of Common Pleas, will sell, to the highest bidder, in front of the Court House, in the City of Cape Girardeau; in the county of Cape Girardeau, and State of Mis-

diversity- noun di·ver·si·ty \də-

'vər-sə-tē, dī-\

1:the condition of having or being composed of differing elements :

VARIETY; *especially* : the inclusion of different types of people (such as people of different races or cultures) in a group or organization programs intended to promote *diversity* in schools

2: an instance of being composed of differing elements or qualities

: an instance of being diverse a *diversity* of opinion

City Transformations - Then and Now



Identity Theft

- Get in where you fit in - Assimilation
- First Impression/Lasting Impression
- Code Switching - Compensating for your differences.
- Who is in the room? Are you the ONLY

Continuing Education

Denver Metro Association Board of Realtors



Blair Caldwell Library -Community Meeting



What is CULTURE?

Lifestyle how you live your life- Individuality, reflection of a heritage through activities or stories being told to memorialize a lifestyle: Art, clothing, Social Groups of people defining who they are and what they do collectively



Cultural Displacement

Modern Colonization by intentionally forcing relocation and spreading groups throughout the city and suburbs creates underrepresentation in new communities where residents have no roots because they have been uprooted to lose their home and cultural identity



There GROWS the Neighborhood Cotton Picking Mind -Them and Us



Five Points Then and Now



Planting Seeds and Growing Roots



Inclusions and Exclusions - Redlining

772
774
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846

an account specified by Seller, at Seller's expense, or _____ Closing Company's Trust Account.

11.7. Advisory: Tax Withholding. The Internal Revenue Service and the Colorado Department of Revenue may require closing company to withhold a substantial portion of the proceeds of this Sale when Seller either (1) is a foreign person or (2) will not be a Colorado resident after closing. Seller should inquire of Seller's tax advisor to determine if withholding applies or if an exemption exists.

12. DEPOSITS. Brokerage Firm is authorized to accept earnest money deposits received by Broker pursuant to a proposed Sale contract. Brokerage Firm is authorized to deliver the earnest money deposit to the closing agent, if any, at or before the closing of the Sale contract.

13. INCLUSIONS AND EXCLUSIONS.

13.1. Inclusions. The Purchase Price includes the following items (Inclusions):

13.1.1. Fixtures. The following items are included if attached to the Property on the date of this Seller Listing Contract, unless excluded under Exclusions (§ 13.2): lighting, heating, plumbing, ventilating, and air conditioning fixtures, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls, built-in vacuum systems (including accessories), garage door openers including n/a remote controls.

Other Fixtures:

n/a

 CLAUSES

If any fixtures are attached to the Property after the date of this Seller Listing Contract, such additional fixtures are also included in the Purchase Price.

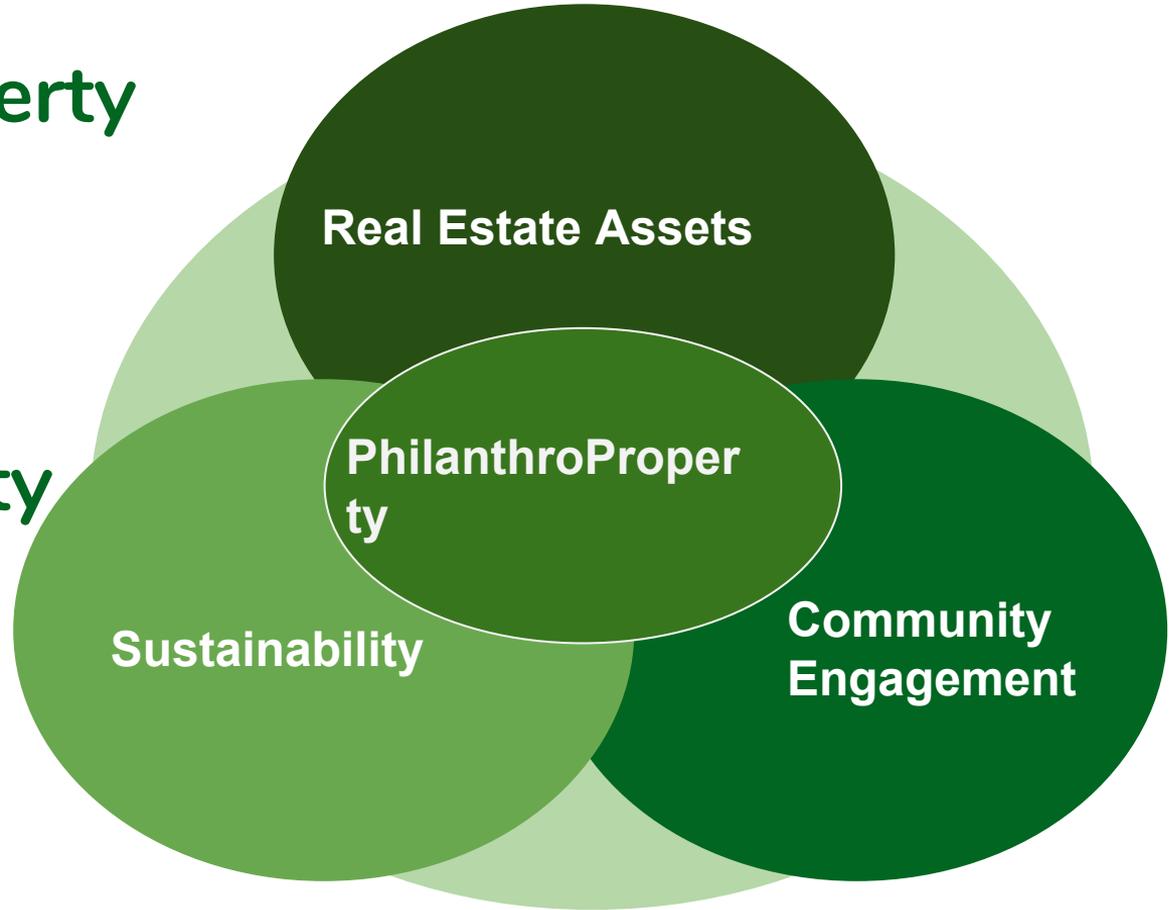
13.1.2. Personal Property. The following items are included if on the Property, whether attached or not, on the date of this Seller Listing Contract, unless excluded under Exclusions (§ 13.2): storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, and all keys. If checked, the following are included: **Water Softeners** **Smoke/Fire Detectors** **Carbon Monoxide Alarms** **Security Systems** **Satellite Systems** (including satellite dishes); and

PhilanthroProperty

**Philanthropy+
Investing in
People+Property**

=

**Cultural
Preservation**



Philanthropy - PhilanthroProperty

Family Foundations

Estate Planning - Transferring Wealth

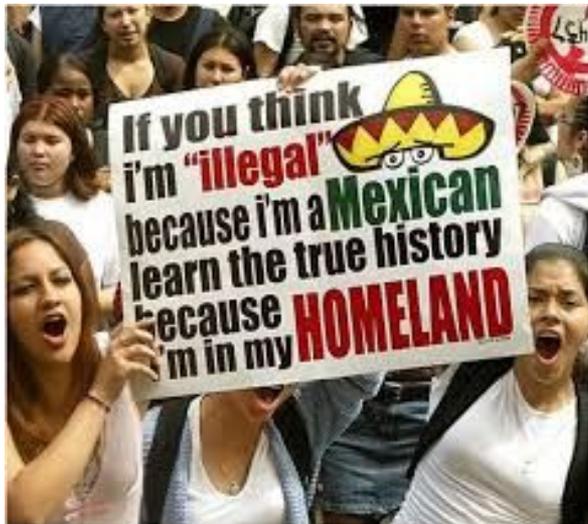
Kids Making Grants to local programs

Art Programs - Visual and Cultural Experiences

Wellness Programs - Health Initiatives and Education

Education - Early Childhood development , Elementary , College - Internships -
Apprectic Entrepreneurship





The U.S. Expands Further West: War against Mexico, 1846–1848



Map 9-4
© 2008 The McGraw-Hill Companies

“Inspired by the expansionist fervor of manifest destiny...” but really an attempt to acquire new territories for slavery (Foner)

This war was ‘one of the most unjust ever waged by a stronger nation against a weaker nation...’
General Ulysses S. Grant

Transforming Wealth Community/Family Roots

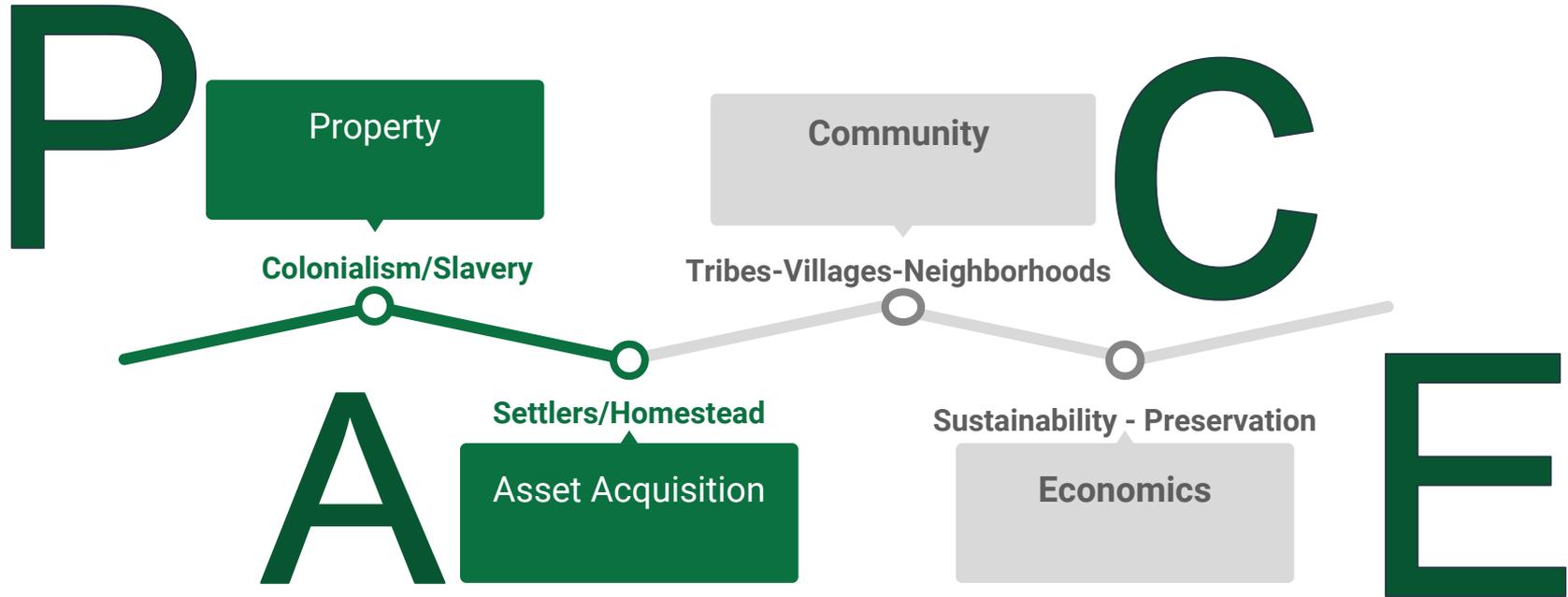


Slaves – People or Property?

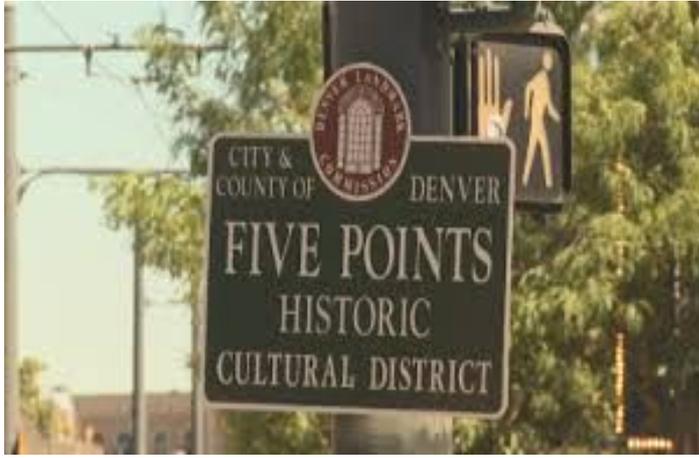


Under the laws of most southern states, slaves were property, not people. They had almost no legal rights and could be bought and sold at will. Although some southern states tried to prevent a child from being sold away from his mother, in practice slave families were broken up whenever an owner wished to sell the father or mother. This bothered many in the north – and in the south, where less than 5% of the white population owned any slaves at all.

Changing the PACE



The more things change, the more they
SHOULD/COULD stay the same



Policy-Denver Economic Development

Good jobs

Economic security

Homegrown talent

Healthy neighborhoods

Housing / anti-displacement

Democracy and justice



Cultural Tool Kit - Live -Work -Play

Technological Innovations - Business Partnership

Community Gathering Places - Developing Relationships

Access to Recreational opportunities in the neighborhood

Public Transportation - Community Responsibility

Industry Opportunities - Past - Present -Future

Co-ops and Shared Facilities

Multi-Purpose Buildings

Financial Literacy for all generations



5 Points - Cultural Preservation





Collaborations

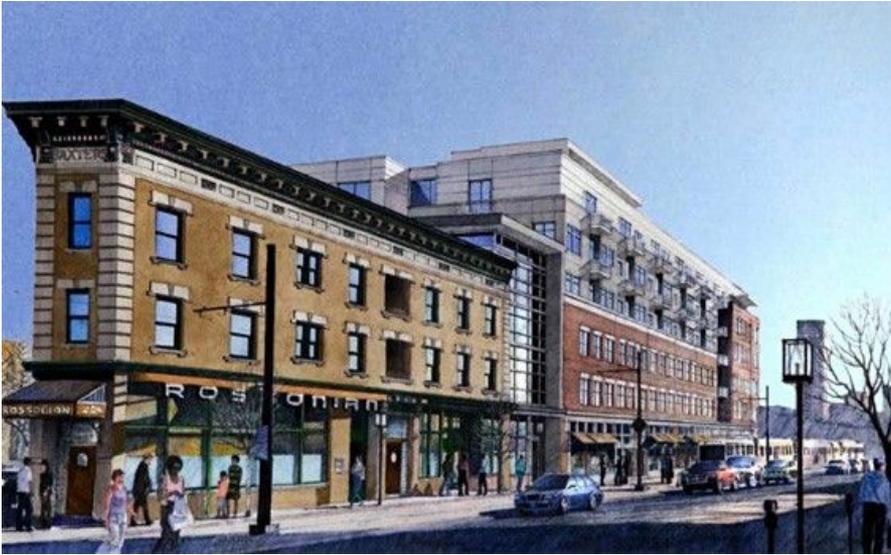


FIX-IT UP
DON'T TEAR DOWN
DON'T KILL
GREEN

Federal
1-800-250-8301

STOP THE WAR
PEOPLE IN PUBLIC
HOUSING
STOP the SWARMS, BITE
RATS
THE DEMOLITIONS!

The “N” Word = Net Proceeds



Cultural Sustainability

Real Estate - Appreciation

Taxes- Tax Increment Financing/ Grants

Creating Districts-

Master Associations- Maintain Standards Covenants

Economics - Banks - Seed Money (Loan Programs)

Wealth Transformation through Real Estate - Community Land Ownership



Cultural Sustainability

Preserve History- Library, Museums , Parks, Architecture,ASrt

Religious- Spiritual Wellness - Generational Stories

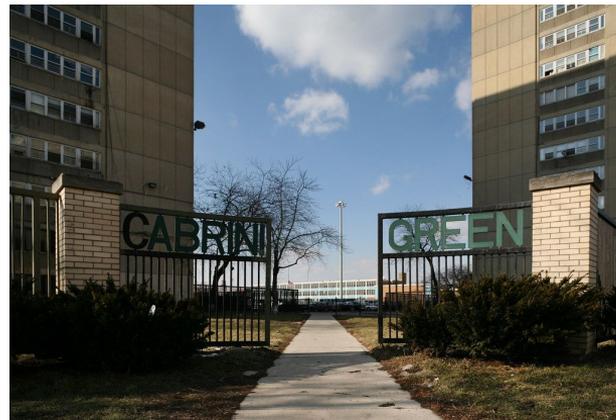
Business - Small Business and Big Business Collaborations

Private/ Public Collaborations

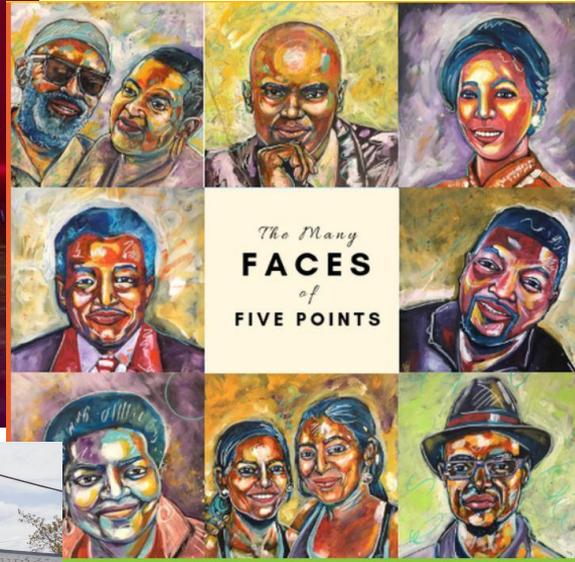
Historical Reflections - Namesakes -Images- Seeing yourself

Education- Tools for prosperity and understanding historical relevance

Cabrini Green









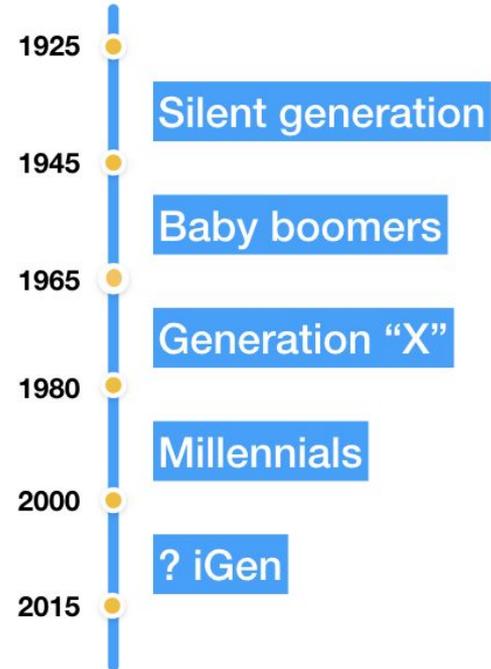


Multi-Generational
Collaboration is
storytelling and nurturing
what has been planted so
roots grow strong and are not
easily uprooted or destroyed.

The Generations



Year of birth



1840
**VALUABLE GANG OF YOUNG
NEGROES**

By JOS. A. BEARD.

Will be sold at Auction,
ON WEDNESDAY, 25TH INST.

At 12 o'clock, at Banks' Arcade,
**17 Valuable Young Negroes,
Men and Women, Field Hands.**
Sold for no fault; with the best
city guarantees.

**Sale Positive
and without reserve!**

TERMS CASH.

New Orleans, March 24, 1840.

**LAND AND NEGROES
FOR SALE!**



Under an order of the late Court
of Equity, held for the county of
Stokes, I will sell on the first day
of December next, at

FROST'S IRON-WORKS,

the following Tracts of Land, be-
longing to the heirs of James B.
Frost, dec'd, to wit:



One called the **HOMESTEAD TRACT**, on Nectman's Creek, including the
Dwelling House, Tan-Yard, Grist Mill and Forge, containing

183 Acres, more or less.

Also a Tract adjoining, containing **50 acres**; another Tract of **75 acres**.
Also a Tract on Nectman's Creek, containing

100 Acres.

Also two Tracts on the north side of Dan river, one containing **25** and the oth-
er **70** acres, called the

IRON ORE BANK TRACTS.

At the same time and place, I will sell, as Executor of James B. Frost,
A QUANTITY OF

Corn, Wheat, Rye and Oats.

The **LANDS** will be sold on a credit of one and two years, on bond and se-
curity with interest from the date. The terms of the Executor's sale will be
made known on the day of sale.

Under the same decree, I will sell, at the
Court-House door in Germanton, on the 26th day of November (instant,)

SEVEN NEGROES,

consisting of Men, Women and Children. A credit of six months will be given,
with note and security with interest from the date.

John H. Winston,
Commissioner.

Stokes County, N. C., Oct. 31, 1836.

Printed at the Chronicle office—Salisbury, N. C.



GEM

GAINFULLY EARNING MOMS
STAPLETON, COLORADO

Soulfully Stapleton

Cultural Grassroots Movement







URBAN
DISPLACEMENT
PROJECT
UNIVERSITY OF CALIFORNIA BERKELEY

Gentrification, Displacement, and Equitable Development Policy Strategies

April 19, 2019
Denver 2019 Housing Forum

Anna Cash, Associate Director
Urban Displacement Project, UC-Berkeley

About the Urban Displacement Project

The Urban Displacement Project (UDP) is a research and action initiative at UC Berkeley. UDP conducts community-engaged, data-driven, applied research to help move cities towards more equitable and inclusive futures.

The goal of UDP is to produce rigorous research to reframe conversations, empower advocates and policymakers, and to train and inspire the next generation of leaders in equitable development.

Agenda

Gentrification and Displacement

- Defining and Mapping Gentrification
- Defining Displacement
- Consequences: on Renters, on Regions

Anti-Displacement Policy Strategies

- Frameworks
- 3 P's Case Studies

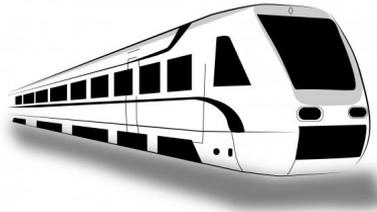
Understanding Gentrification and Displacement



Gentrification:

a process of neighborhood change that includes:

new investment
in a neighborhood



new types of
residents

(higher-income, higher
educational attainment,
more white people)





Gentrification typology maps (1990 – 2015)

62 percent of low-income households across the Bay Area live in neighborhoods at risk of, or undergoing, displacement

- Purple = **Low-income (<80% AMI)**
- Orange = **Moderate/High-income**

Displacement Typologies

Lower income (LI) tracts

- 1. Not losing LI households
- 2. At risk of gentrification and displacement
- 3. Ongoing Gentrification/Displacement

Moderate to high income (MHI) tracts

- 1. Advanced gentrification
- 2. Not losing LI households
- 3. At risk of exclusion
- 4. Ongoing Exclusion/Displacement
- 5. Advanced exclusion



Multi-method Approach

- Redefine gentrification as a process, not an event
- Non-linear relationship between gentrification and displacement
- Regional, rather than a local lens
- Incorporate exclusion

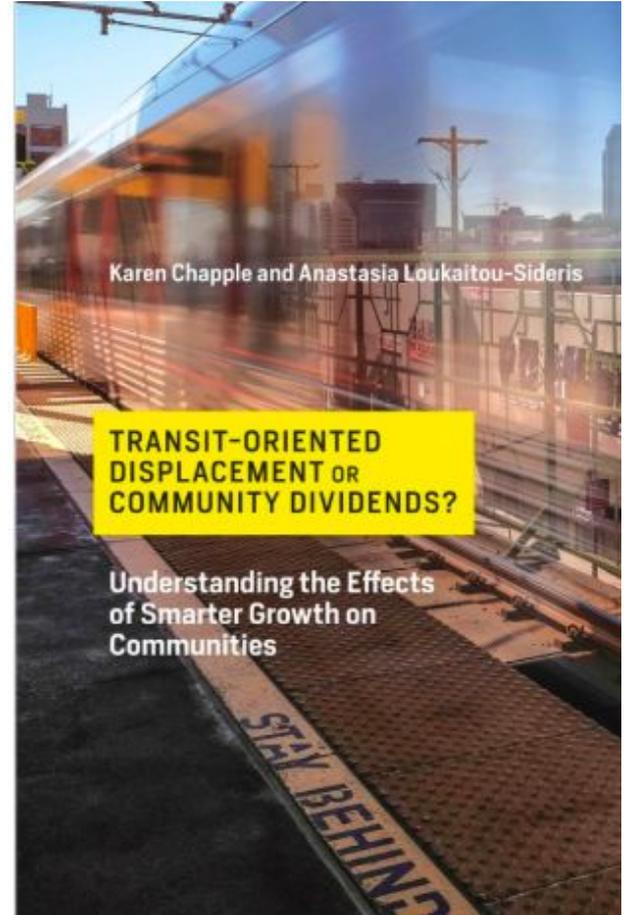


Transit-induced gentrification

Our research shows -- rail station areas more likely to experience gentrification and displacement than areas without a transit stop.

Does transit-induced gentrification lead to displacement?

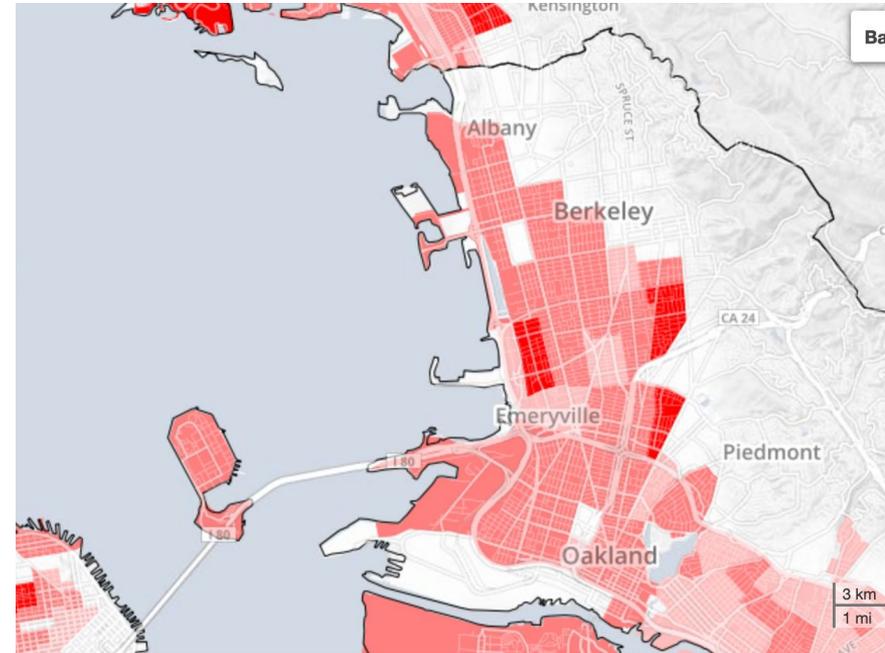
- Transit neighborhoods tend to have higher concentrations of renters
- Transit investments shown to increase property values and rents
- Reason for displacement concern



Green gentrification

- Green infrastructure can attract higher income households and is sometimes linked to rising prices
- Can lead to displacement and/or exclusion - increasing affluence, decreasing diversity
- Climate impacts may be an additional contributor to gentrification and displacement

BAY AREA GREENPRINT

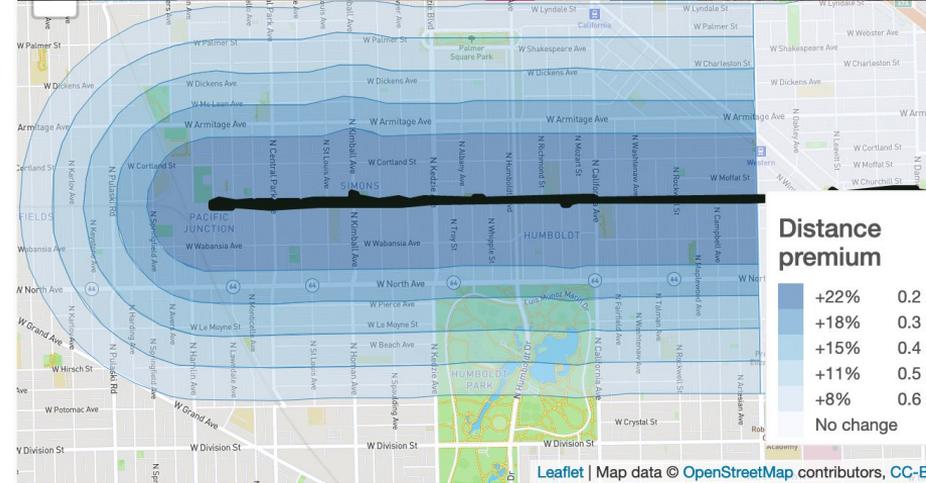


Displacement Typologies

-  MHI - Advanced Gentrification
-  LI - Ongoing Gentrification and/or Displacement
-  LI - At Risk of Gentrification and/or Displacement

Case study: Chicago 606 Beltway Project

- 3 mile “rail to trail” project in NW side of Chicago, opened in 2015
- Catalyst for significant neighborhood change: in the low income neighborhood adjacent to the park, house prices increased nearly 50% in the 3 years following the projects’s groundbreaking in 2013.
- Key lessons: neighborhood characteristics and the timing of interventions matter



Source: Institute for Housing Studies at DePaul University

Displacement

Displacement occurs when any household is forced to move from its residence by conditions outside of its control



Reviewing the literature

Types/Causes of Displacement

	Forced	Responsive
Direct or physical causes	<ul style="list-style-type: none"> Formal eviction Informal eviction (e.g., landlord harassment) Landlord foreclosure Eminent domain Natural disaster Building condemnation 	<ul style="list-style-type: none"> Deterioration in housing quality Neighborhood violence or disinvestment Removing parking, utilities, etc.
Indirect or economic causes	<ul style="list-style-type: none"> Foreclosure Condo conversion 	<ul style="list-style-type: none"> Rent increases Increased taxes Loss of social networks or cultural significance of a place
Exclusionary	<ul style="list-style-type: none"> Section 8 discrimination Zoning policies (restriction on density, unit size, etc.) NIMBY resistance to development 	<ul style="list-style-type: none"> Unaffordable housing Cultural dissonance Lack of network

Article

Gentrification, Displacement, and the Role of Public Investment

Miriam Zuk¹, Ariel H. Bierbaum², Karen Chapple¹, Karolina Gorska² and Anastasia Loukaitou-Sideris⁴

Journal of Planning Literature
2018, Vol. 23(1) 31-44
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DOI: 10.1177/0885412217716679
journals.sagepub.com/home/jpl



Abstract

Scholarly interest in the relationship between public investments and residential displacement dates back to the 1970s and the aftermath of displacement related to urban renewal. A new wave of scholarship examines the relationship of gentrification and displacement to public investment in transit infrastructure. Scholarship has generally conflated gentrification and displacement; however, this review argues for a clearer analytical distinction between the two. Although the displacement discussion in the United States began with the role of the public sector and now has returned to the same focus, it will be necessary to overcome methodological shortcomings to arrive at more definitive conclusions about the relationship.

Keywords

gentrification, displacement, neighborhood change, transportation, demographic analysis, gender/race/ethnicity, real estate, infrastructure and capital facilities

In the United States, the ever-changing economies, demographics, and physical forms of metropolitan areas have fostered opportunity for some and hardship for others. These differential experiences “land” in place and specifically in neighborhoods. Scholars have devoted volumes to analyzing neighborhood decline, subsequent revitalization, and gentrification as a result of government, market, and individual interventions. Today, with increasing attention to millennial and baby boomer migration to central city neighborhoods, popular and scholarly conversations about gentrification have returned to the fore.

The definitions and impacts of gentrification have been debated for at least fifty years. Central to these debates are the differential impacts on incumbent and new residents and questions of who bears the burden and who reaps the benefits of change. Consistently, activists, residents, and community groups identify displacement as a pressing concern. Anxieties about residential, cultural, and job displacement reflect the lived experiences of neighborhood change and the social memory of displacements past. These changes stem not just from individual action and market forces but also government intervention. The public sector makes investments to stimulate and respond to renewed interest in urban living; these investments put government at risk of becoming an agent of gentrification and displacement. However, the extent to which public investments catalyze residential displacement is not well-defined or quantified in the social science research.

In this article, we review the body of research on residential displacement related to gentrification and public investment. Public investment encompasses a wide array of direct activities (e.g., urban redevelopment, open space revitalization, and construction of infrastructure) and indirect policy actions (e.g.,

land assembly, subsidies, and zoning). In this article, we narrow the focus to investments in transportation infrastructure, specifically rail transit. In recent years, public spending in transit has grown, while other public spending has stagnated.¹ By tracing attempts to define and measure residential displacement, we highlight significant methodological limitations including data availability and the timing of displacement, which potentially mask the impacts of public investments on communities.

Given renewed public investment in the urban core, and in particular the great popularity of transit-oriented development as a municipal smart growth strategy, the time is ripe to review the concepts and literature to inform policy and practice surrounding gentrification, residential displacement, and the role of public transportation investments. This literature review brings together extensive bodies of scholarship that have sought to examine these issues. First, we review definitions and approaches to studying gentrification and residential displacement. We argue that residential displacement is often a key characteristic of gentrification, yet is also analytically distinct. Second, we examine the range of studies that have tried to measure the magnitude of gentrification and residential

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² University of Maryland, College Park, Georgia, USA

³ Los Angeles Department of City Planning, Los Angeles, CA, USA

⁴ University of California, Los Angeles, CA, USA

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Email: mizuk@berkeley.edu

Survey of Displaced Households from Silicon Valley Counties

Collaboration between UDP, CLSEPA, Bay Legal, and the Law Foundation of Silicon Valley. Funded by The Silicon Valley Community Foundation.

San Mateo

- 33% of household respondents left the county
- Displaced to worse-off neighborhoods

Santa Clara

- Only 9% were able to move within a mile of previous home
- 20% ended up in “precarious” housing (hotel, doubling up, couch-surfing)



Research Brief

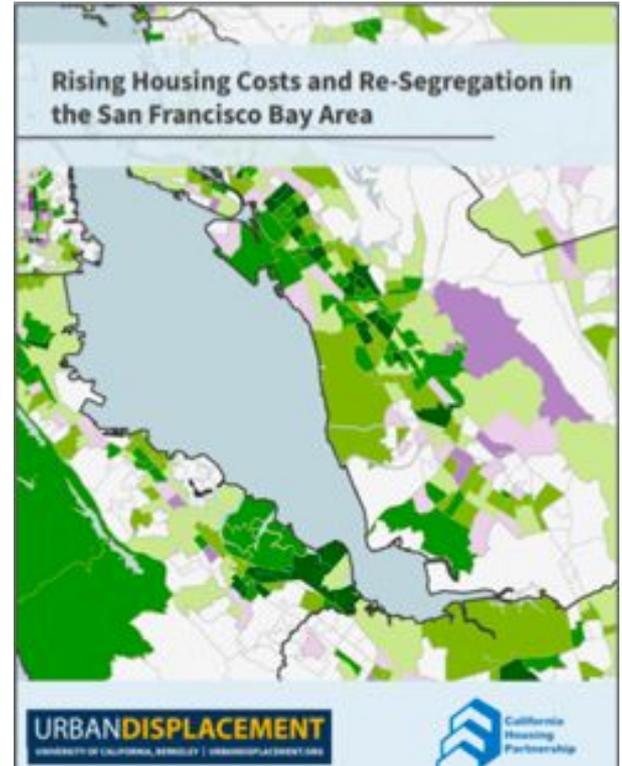
Displacement in San Mateo County, California:
Consequences for Housing, Neighborhoods, Quality of Life, and Health

Justine Marcus
Miriam Zuk



Rising Housing Costs and Regional Resegregation

- Historically Black cities and neighborhoods across the Bay Area losing 1000s of low-income Black households
- Large increases in number of low-income people of color living in newly segregated and high-poverty areas



Anti-Displacement and Equitable Development Policy Strategies

What is the goal?

Stable housing – when residents are able to stay by choice, they get to benefit from new investment.

Stable neighborhoods – characterized by low turnover where residents can stay in place by choice in quality housing, contributing to family and community wellbeing, civic engagement, and the formation of social capital.

Anti-Displacement Strategies

Framework for Neighborhood Stabilization / Tenant Protections

3 P's:

- Tenant **P**rotections
- **P**reservation of existing affordable housing
- **P**roduction of new housing

People-based strategies

Preventive

- Landlord anti-harassment protections
- Just cause for evictions ordinances
- Rental assistance
- Tenant counseling

Responsive

- Relocation benefits
- Right to return policies
- Evictee or neighborhood preference policies in housing subsidies
- Tenant right to counsel

Place / housing unit-based strategies

- Condominium conversion restrictions
- Rent regulation
- Right of first refusal
- Community land trusts
- Proactive code enforcement

- Vacancy control in rent regulations
- No net loss and one for one replacement

CASA Compact - 3 P's at the Regional Scale



<p>Tenant Protections</p> <ol style="list-style-type: none">1. Just Cause Eviction Policy2. Rent Cap3. Rent Assistance and Access to Legal Counsel	<p>Housing Inclusion & Capacity</p> <ol style="list-style-type: none">1. Remove Regulatory Barriers to ADUs2. Minimum Zoning Near Transit3. Good Governance Reforms to Housing Approval Process
<p>Approval Process & Timeline</p> <ol style="list-style-type: none">1. Expedited Approvals and Financing Incentives for Select Housing2. Unlock Public Land for Affordable Housing	<p>Funding & Coordination</p> <ol style="list-style-type: none">1. Funding and Financing the CASA Compact2. Regional Housing Enterprise

Protect tenants today while addressing supply

Protect tenants from unfair evictions

- Just cause for evictions
- Strengthen anti-retaliation
- Reasonable procedures

Shield tenants from rent hikes

- Rent stabilization
- Anti-gouging

Ensure access to representation

- Right to counsel
- Resources for undocumented immigrants

Improve substandard housing

- Proactive code enforcement without displacement
- Strengthen anti-retaliation

Preserve housing affordability

- Raise funds to take units off of the speculative market
- Expand voucher programs

How can we stabilize neighborhoods while developing to accommodate future growth?

1. **Link production + protections**, production happens in profitable places, let's make sure tenants are protected from rising rents
2. **Require affordability** without hindering development
3. **No net loss** of affordable units in the vicinity of new development
4. **Facilitate inclusive and diverse communities** via fair housing and attention to local context/history

Subsidized housing is more effective at preventing displacement

- Market rate housing production in 90s resulted in lower median rent today, but also higher cost burden for low-income renters
- Subsidized affordable housing produced in 90s had twice the impact as market rate housing in mitigating displacement

BERKELEY IGS Research Brief

Housing Production, Filtering and Displacement: Untangling the Relationships

Miriam Zuk
Karen Chapple



EXECUTIVE SUMMARY:

Research Implies the Importance of Increasing Production of Subsidized and Market-Rate Housing

Debate over the relative importance of subsidized and market-rate housing production in alleviating the current housing crisis continues to preoccupy policymakers, developers, and advocates. This research brief adds to the discussion by providing a nuanced analysis of the relationship between housing production, affordability, and displacement in the San Francisco Bay Area, finding that:

- At the regional level, both market-rate and subsidized housing reduce displacement pressures, but subsidized housing has over double the impact of market-rate units.
- Market-rate production is associated with higher housing cost burden for low-income households, but lower median rents in subsequent decades.
- At the local, block group level in San Francisco, neither market-rate nor subsidized housing production has the protective power they do at the regional scale, likely due to the extreme mismatch between demand and supply.

Although more detailed analysis is needed to clarify the complex relationship between development, affordability,

and displacement at the local scale, this research implies the importance of not only increasing production of subsidized and market-rate housing in California's coastal communities, but also investing in the preservation of housing affordability and stabilizing vulnerable communities.

About IGS

The Institute of Governmental Studies is California's oldest public policy research center. As an Organized Research Unit of the University of California, Berkeley, IGS expands the understanding of governmental institutions and the political process through a vigorous program of research, education, public service, and publishing.

Source: Zuk and Chapple, 2016

Protections - Rent Stabilization

- Protect tenants from rent hikes
- Slow displacement
- Increase residential stability

Who benefits? Older, lower-income, single mothers, people of color.

What about supply?

- Research suggests 2nd gen regulations do not impact housing production
- Need to address condo conversion and redevelopment exemptions



Keep Families Home -- CA package of bills to expand state preemptive legislation on rent stabilization, and make Just Cause and anti-gouging uniform across the state.

Preservation - DC Tenant Opportunity to Purchase

Critical program elements:

- Technical Assistance and CBO tenant organizing
- Financing that can accommodate TOPA timelines and low-income rent levels
- Need an affordable housing funding source for acquisition and rehabilitation
- Consider a framework to prioritize properties at risk of affordability loss

Stats

Over 1,400 units in 26 projects since 2015

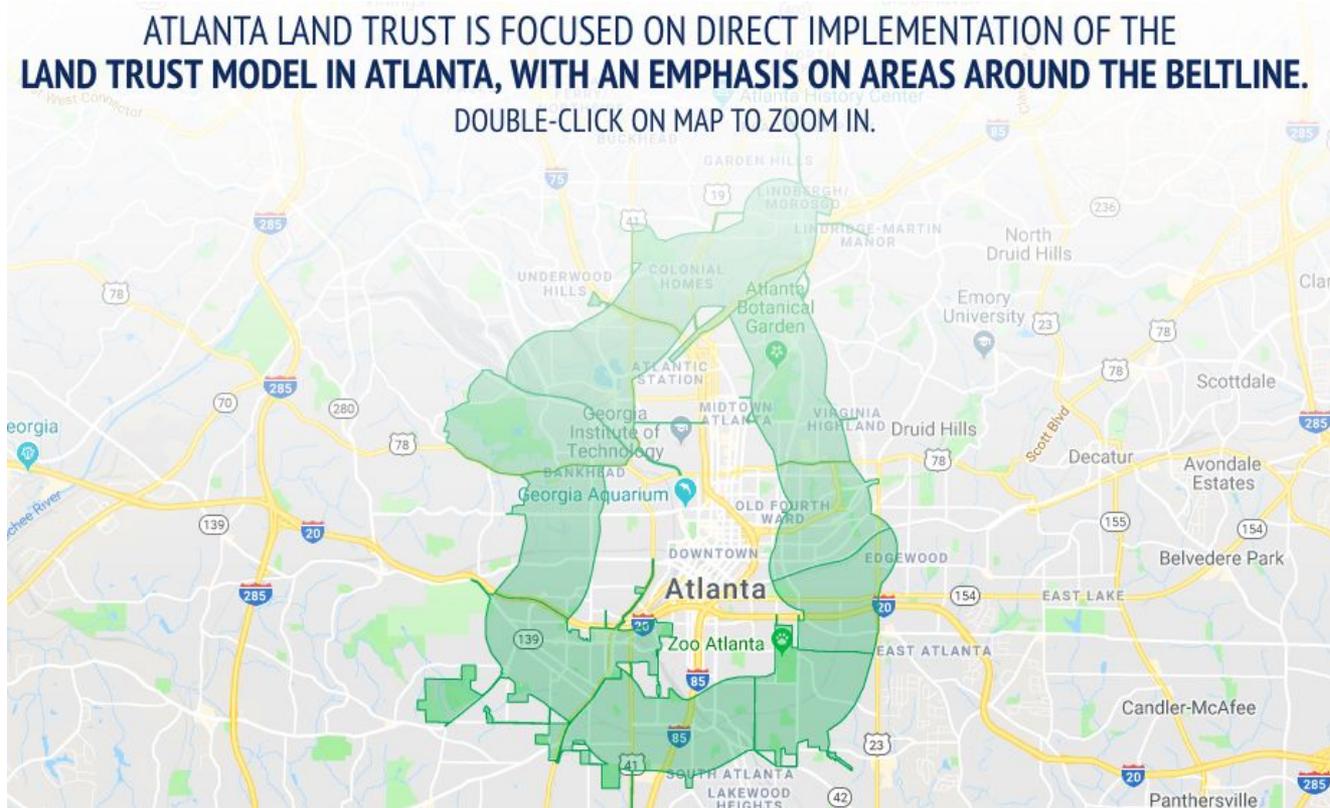
•10 Limited Equity Cooperatives 247 units

•16 projects where tenants assigned rights 1,172 units

Preservation - Community Land Trusts

ATLANTA LAND TRUST IS FOCUSED ON DIRECT IMPLEMENTATION OF THE
LAND TRUST MODEL IN ATLANTA, WITH AN EMPHASIS ON AREAS AROUND THE BELTLINE.

DOUBLE-CLICK ON MAP TO ZOOM IN.



Preservation - Small Sites SF



Ani Rivera in front of her apartment building on Fair Avenue on Friday. The building was purchased by the nonprofit MEDA through San Francisco's Small Sites program. (Kevin N. Hume/S.F. Examiner)

"Even if they get a rent increase, they're like 'man, I won the jackpot because I'm not going to get evicted since my building is off the speculative market'..

If those evictions had gone through, no way those people could have stayed in San Francisco... People are at risk of homelessness. This is how homelessness happens." -

Kate Hartley, SF Mayor's Office of Housing and Community Development

Production - Land banking for affordable housing near transit



Patton Park apartments - Portland, OR



Evans Stations Lofts - Denver, CO

Displacement-Responsive - Preference Policy

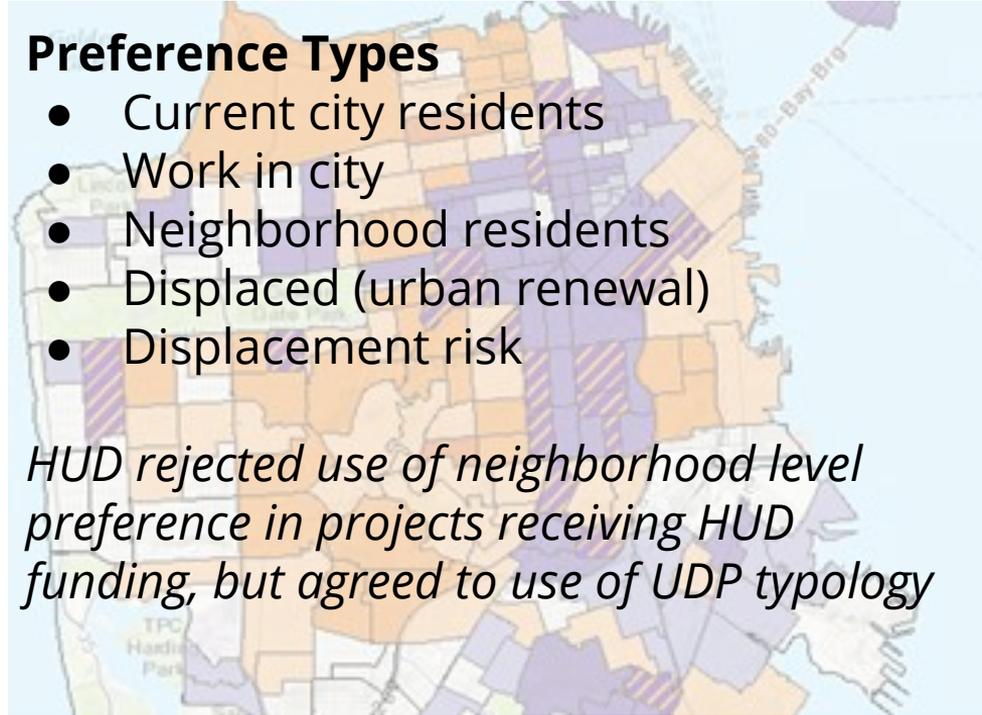
San Francisco Tenant Housing Preference

- 90% of about 1000 spots in San Francisco were filled with preference policy
- DAHLIA - centralized place to apply for affordable housing

Preference Types

- Current city residents
- Work in city
- Neighborhood residents
- Displaced (urban renewal)
- Displacement risk

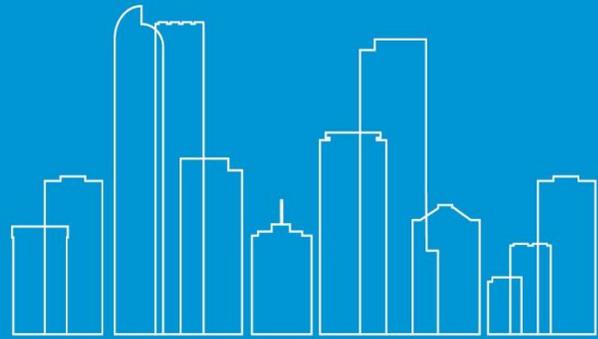
HUD rejected use of neighborhood level preference in projects receiving HUD funding, but agreed to use of UDP typology



Thank you!

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Thank you!
¡Gracias!



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