





# Bill Brewer

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NEVADA HOUSING COALITION &  
NEVADA RURAL HOUSING AUTHORITY

# FHLBank San Francisco





The mission of the Nevada Housing Coalition is to create sustainable solutions through community awareness, capacity building, and advocacy to ensure housing options for all Nevadans.



# Join the Mission

- Help continue to shape our Coalition goals, policies and activities
- Receive consistent, relevant housing information, data and updates
- Benefit from exclusive educational opportunities
- Network with those who share a passion for housing
- Help shape the housing landscape in Nevada!



FEDERAL RESERVE BANK  
OF SAN FRANCISCO

# Today's Program

- Renee Roy Elias, Center for Community Innovation
- Anna Cash, Urban Displacement Project
- Q&A
- Opportunity to join!

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# Gentrification & Displacement 101

Nevada Housing Coalition Lunch & Learn:  
Equitable Housing Development Strategies

November 20, 2019

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**Renee Roy Elias, PhD**  
Executive Director  
Center for Community  
Innovation

**Anna Cash, MCP**  
Program Director  
Urban Displacement  
Project



# Presentation Goals

- To provide a primer on gentrification and displacement and the evidence on their impacts
- To lift up anti-displacement strategies pertinent to the Nevada context
- To inspire new thinking about affordable housing solutions that minimize displacement in Nevada

# Who We Are

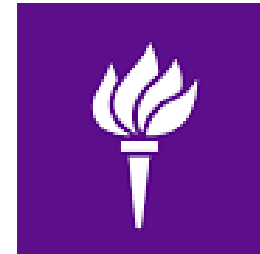


A **research and action initiative** at a research and action center at UC-Berkeley that conducts community-engaged, data-driven, policy-relevant research to help move cities toward more equitable and inclusive futures.



The **umbrella research center for UDP** which hosts community-engaged research and urban data analytics to understand the problems and identify solutions around pressing housing, land use, and urban sustainability issues.

# Our Academic Partners



NYU

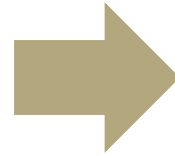
# Stable housing & neighborhoods matter for equitable development



# Demystifying Gentrification and Displacement

**Gentrification is a process of neighborhood change that involves:**

**New Investment**



**New Types of Residents**



Source: [Gentrification, Displacement, and the Role of Public Investment: A Literature Review. Journal of Planning Literature. \(Zuk et al. 2018\)](#)

## Displacement occurs...

when a household **is forced to move** from its residence - or **is prevented from moving** into a neighborhood that was previously accessible to them **because of conditions beyond their control.**

Sources: “Urban Displacement: A Reconnaissance.” (Grier and Grier 1978); [Urban Displacement Project Resources](#)

# Causes of Displacement

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

For more information, visit our Displacement explainer video produced in collaboration with the Federal Reserve Bank of San Francisco and the Great Communities Collaborative : <http://tinyurl.com/udp-video>



# Gentrification can improve neighborhoods for some but at the expense of others

- ↑ Neighborhood amenities (retail, schools, etc)
- ↑ Improved access to parks
- ↑ Improved access to transit
- ↑ Commercial & residential property values
- ↑ Commercial & residential property rents
- ↑ **Displacement of businesses and low-to moderate income individuals and families**

Source: [Gentrification, Displacement, and the Role of Public Investment: A Literature Review. Journal of Planning Literature. \(Zuk et al. 2018\)](#)

# The link between gentrification and displacement

## FINDINGS FROM RECENT STUDIES:

Displacement rates may not be higher in gentrifying neighborhoods compared to other low-income neighborhoods.

(Ellen et al. 2019, Brummet & Reed 2019)



## CAVEATS

## HOUSING INSTABILITY/HYPERMOBILITY in different kinds of poor neighborhoods.

Low-income renters in market-rate housing in gentrifying neighborhoods move more compared to those with housing subsidy.

(Ellen et al. 2019)

# Gentrification can also negatively impact children's health and perpetuate segregation

## FINDINGS FROM RECENT STUDIES:

Displacement rates may not be higher in gentrifying neighborhoods compared to other low-income neighborhoods.

(Ellen et al. 2019, Brummet & Reed 2019)

## CAVEATS



**HEALTH.** Reported higher rates of anxiety and depression among children growing up in gentrifying neighborhoods.  
(Ellen et al. 2019)

**SEGREGATION.** Gentrification without preservation and affordable housing production can lead to exclusionary, segregated neighborhoods.  
(Ellen and Torrats-Espinosa 2018)

# Measuring Gentrification and Displacement

# Gentrification and displacement typology maps (1990 – 2015)

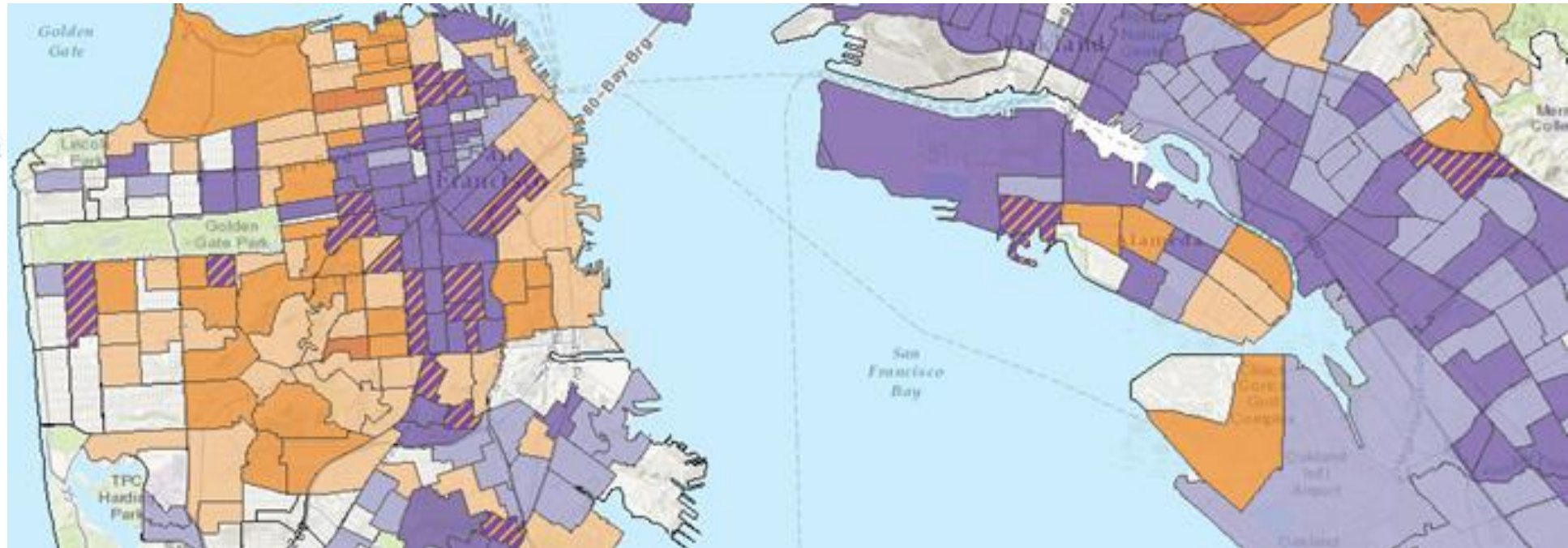
## Displacement Typologies

### 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



# Gentrification and Displacement in the Bay Area

62% -or- 900,000

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

Low-income households, half of which live in neighborhoods at risk

Source: [Urban Displacement Project, Mapping Displacement and Gentrification in the SF Bay Area \(2015\)](#)

# Evidence on Impacts of Displacement



# Survey of displaced households from Silicon Valley counties

## SAN MATEO

- 1/3 of household respondents left the county
- Respondents were 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)



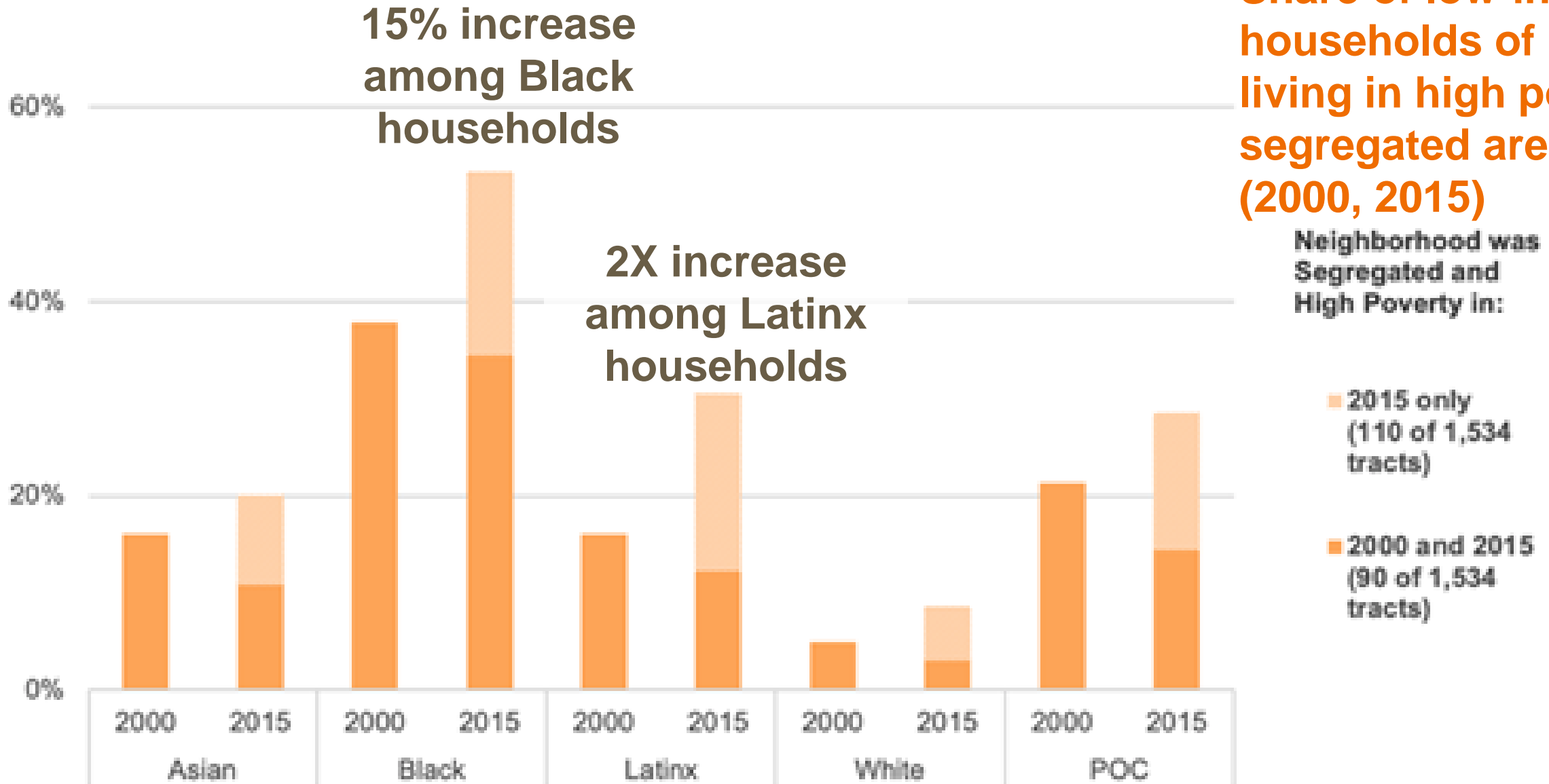
Collaboration between UDP, CLSEPA, Bay Legal, and the Law Foundation of Silicon Valley. Funded by The Silicon Valley Community Foundation.



# Household impacts of residential displacement

- **Education:** Children in displaced households have more absences, a lower likelihood of finishing school, and a greater risk of educational delays or behavior problems (Bay Area Regional Health Inequities Initiative 2016).
- **Job & Commute:** People who have been evicted are more likely to experience job loss. Moving further away can also impact commute time and cost (Desmond & Gershenson 2015).
- **Mental Health:** Mothers who experienced an eviction were more likely to report depression, even two years after the eviction (Desmond & Kimbro 2015).
- **Neighborhoods of Fewer Opportunities:** Following an eviction, people are more likely to move into communities with higher rates of poverty and crime (Desmond, Michael et al. 2015).

**Share of low-income households of color living in high poverty, segregated areas (2000, 2015)**



Source: [Rising Housing Costs and Re-Segregation in the San Francisco Bay Area \(Urban Displacement Project and California Housing Partnership 2018\)](#).

# Less segregation = more societal benefits (Chicago research findings)

**\$4.4B**  
additional income

**30%**  
lower homicide rate

**83k**  
more Bachelor's  
degrees

Source: [Cost of Segregation: Lost Income, Lost Lives, Lost Potential \(Metropolitan Planning Council 2017\)](#).

# Anti-Displacement Policy Frameworks

# Anti-displacement strategies across the 3 P's

## SELECTED STRATEGIES

### PROTECTION

- Expanding rent stabilization and Just Cause
- Right to Counsel

### PRESERVATION

- Small sites acquisition/rehab
- Tenant Opportunity to Purchase

### PRODUCTION

- Preference policies
- Affordable housing production near transit



Learn more about proactive and responsive 3 P's policies: [Investment Without Displacement: From Slogan to Strategy. Shelterforce. \(Cash and Zuk 2019\)](#)

# Building more market-rate housing does not automatically improve affordability for low-income tenants

- 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
- At the local block group level neither market-rate nor subsidized housing had the protective power they do at the regional scale

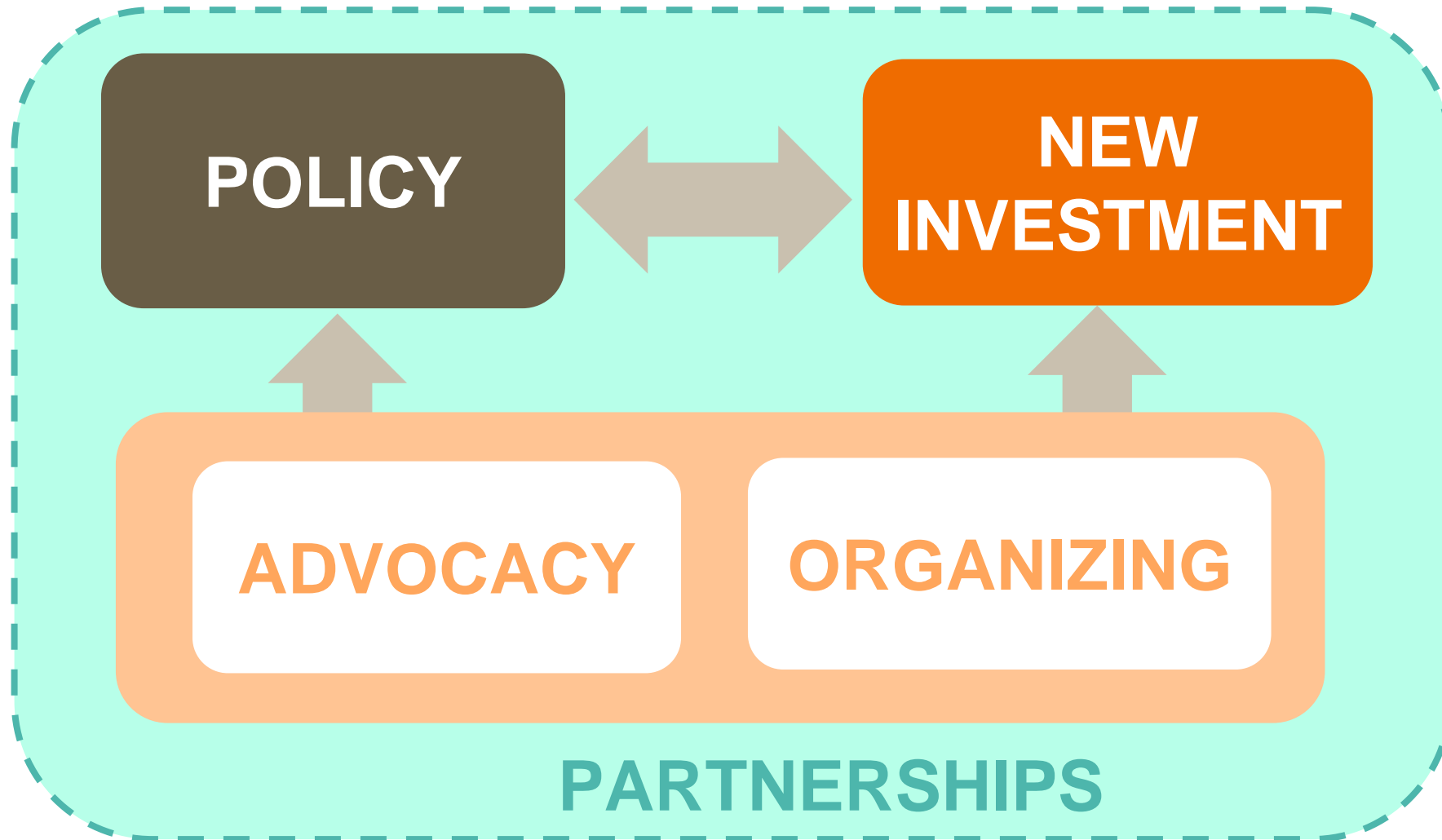
# How can we stabilize neighborhoods while developing to accommodate future growth?

1. **Require affordability** without hindering development
2. **No net loss** of affordable units in the vicinity of new development
3. **Facilitate inclusive and diverse communities** via fair housing and attention to local context/history
4. **Proactively plan** to stabilize before investments announced

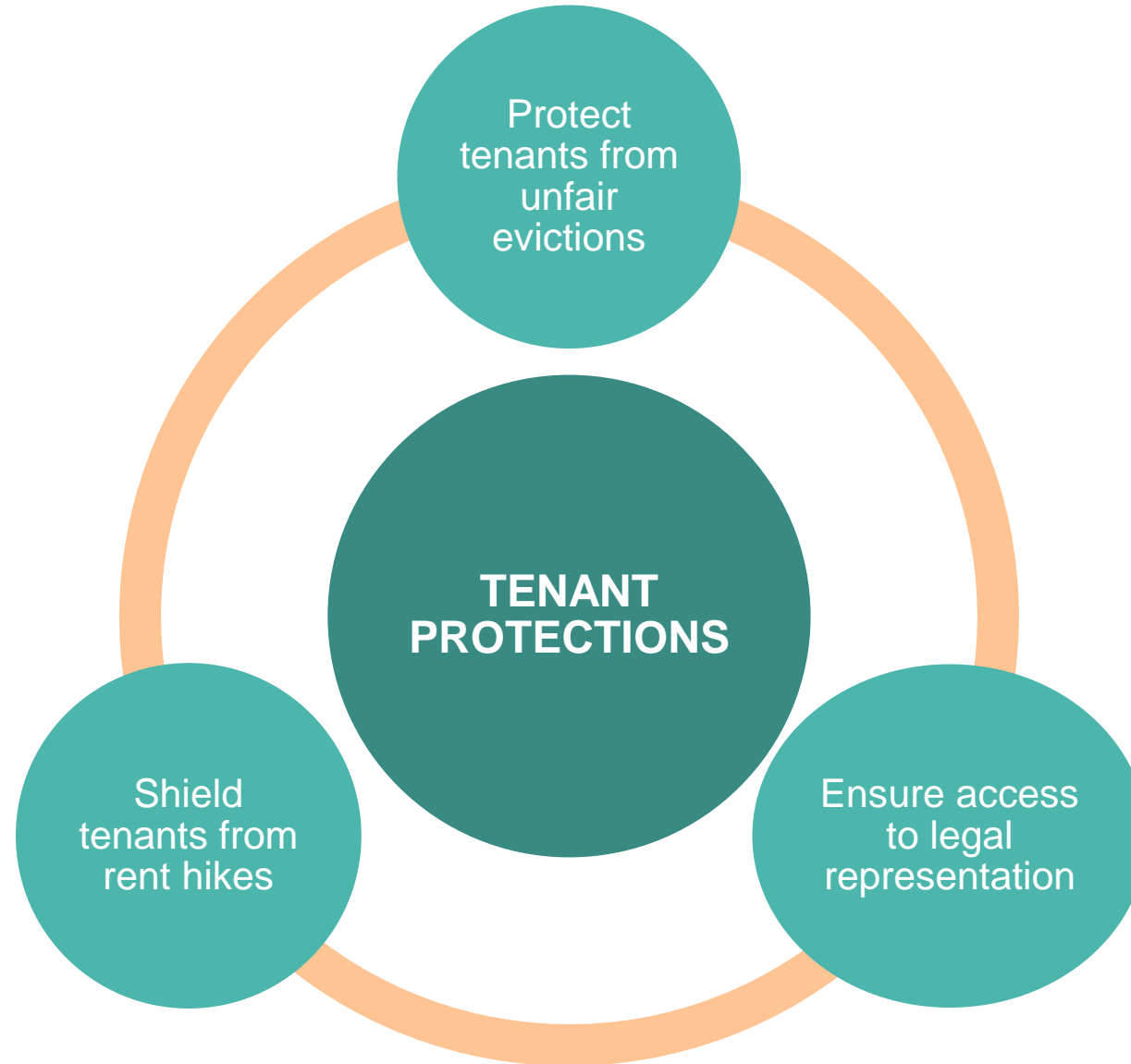
# Anti-Displacement Strategies: Case Studies



# Equitable development requires multi-faceted strategies



# Protect tenants today while addressing supply



# *Preservation: Oregon Housing Preservation Project*





# *Preservation:* Nonprofit acquisition/rehab triggered by threat of displacement

Small Sites SF



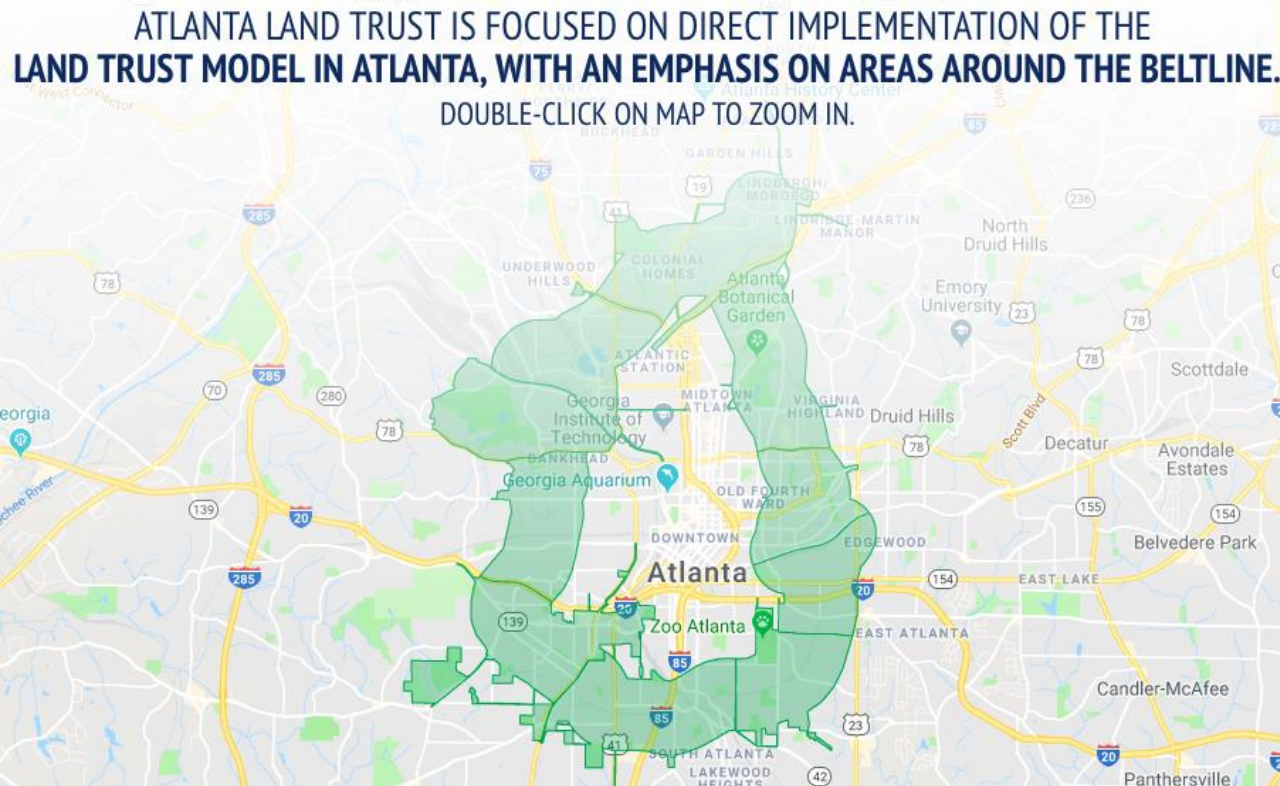
Tenant Opportunity to Purchase DC





# Preservation: Community Land Trusts proactively preserving before investment

## Atlanta BeltLine



## Denver I-70





# *Production:* Land banking for affordable housing near transit

Patton Park Apartments - Portland, OR



Evans Stations Lofts - Denver, CO





# Advocacy/Organizing: One Hill Coalition Community Benefits Agreement, Pittsburgh, PA





# *Partnerships:* Nationwide Children's Hospital & Community Devt For All People, Columbus, OH



Before



After





# Concluding Thoughts

1. **Organizing and partnerships** are the first step to anti-displacement policy changes and new investment frameworks for equitable development
2. **Context matters** when determining the appropriate strategies for action
3. **Stabilize housing early on** (e.g., land-banking) and strategize new investment accordingly
4. **Leverage anchor institutions** (e.g., eds and meds) as policy advocates and investment partners

# Questions for the Group

1. What examples resonate the most with you?
2. What are the barriers for implementing affordable housing policy in Nevada?
3. How can these barriers be overcome?

# Additional Resources

## VIDEOS

- [Urban Displacement Project Explainer, “Gentrification Explained”](#)
- [Urban Displacement Project Explainer, “Pushed Out”](#)
- [Urban Displacement Project “The Legacy of Redlining”](#)

## ARTICLES/BOOKS

- [Gentrification, Displacement, and the Role of Public Investment: A Literature Review. Journal of Planning Literature. \(Zuk et al. 2018\)](#)
- [Transit-Oriented Displacement or Community Dividends? Understanding the Effects of Smarter Growth on Communities \(Chapple & Loukaitou-Sideris 2019\)](#)
- [“Investment Without Displacement: From Slogan to Strategy” \(Cash and Zuk 2019\)](#)

# Thank you!

## Contact us:

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## Learn more at:

[urbandisplacement.org](http://urbandisplacement.org)  
[communityinnovation.berkeley.edu](http://communityinnovation.berkeley.edu)



# Q&A

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