We are a peer-to-peer network of people and organizations working to restore and revitalize urban waterways and the socioeconomically challenged communities that surround them
Today’s Presenters

Paulina Lopez  
Duwamish River Cleanup Coalition/TAG, Seattle, WA

Robin Schwartz  
Duwamish River Cleanup Coalition/TAG, Seattle, WA

Chris Schildt  
PolicyLink, Oakland, CA

Tony DeFalco  
Verde, Portland, OR
Seattle, WA - Duwamish River Cleanup Coalition/TAG
Understanding Gentrification and Displacement
The Path to Equitable Development

Urban Waters Learning Network
May 15, 2019

Chris Schildt
Senior Associate
PolicyLink
All-In Cities Anti-Displacement Policy Network
Displacement v. Gentrification

“Displacement is about power. Power over the market, over policy, over the meaning of place. Displacement is the erasure of cultural meaning.”

-- Manuel Pastor, University of Southern California
Drivers of displacement

**Direct**
Who has been forced to leave?
- Eminent domain
- Eviction, foreclosure, habitability
- Incarceration

**Economic**
Who can afford to live here?
- Rent gaps/rising land values
- Outside investments
- Speculation

**Cultural**
Who belongs?
- Cultural and religious events, institutions
- Local businesses, goods, services
- Policing and gentrification

**Climate**
Who is at risk from climate events?
- Green infrastructure investments
- Extreme events readiness and response
- Resilience and recovery
Polling question

Which drivers of displacement are impacting your communities? (select all that apply)

A. Direct
B. Economic
C. Cultural
D. Climate
E. Other (please tell us what!)
F. I don’t know/am not sure
When Renters Rise, Cities Thrive

The United States is increasingly a renter nation, especially since the foreclosure crisis. Today, 107 million people live in renter households, and renters are contributing ever more to the economic, social, and cultural vitality of neighborhoods and cities. They could be contributing even more if it were not for skyrocketing rents and stagnant wages. When the rent is too high, little is left over for basics like food, transportation, health care, and education. Millions of families are increasingly at risk of eviction and homelessness.

Renters are the majority in the largest 100 cities...

...but renters nationwide are burdened by rising rents and low wages.

51% pay too much for housing*

- Renters already contribute about $1.5 trillion each year to the national economy.**
- If rents were more affordable, renters and the nation would be much better off.

Nationally, they are 35% of the population, an increase of 27% since 2000.
When Renters Rise, Cities Thrive

As incomes drop, cost burdens rise. Since 2000, renters have seen:

11% decline in median income

57% increase in cost-burdened households

Women of color continue to face the steepest burdens.

Share of renters paying more than 30% of income on housing by race and gender

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>White women</td>
<td>45%</td>
<td>52%</td>
</tr>
<tr>
<td>Men of color</td>
<td>36%</td>
<td>49%</td>
</tr>
<tr>
<td>Women of color</td>
<td>50%</td>
<td>61%</td>
</tr>
<tr>
<td>White men</td>
<td>29%</td>
<td>41%</td>
</tr>
</tbody>
</table>

Notes: Data analysis from the National Equity Atlas, a partnership between PolicyLink and the USC Program for Environmental and Regional Equity (PERE). Sources: 2015 5-Year American Community Survey and 2000 Decennial Census microdata from the Integrated Public Use Microdata Series (IPUMS), USDA, Care.Com, BLS, and the College Board.
Strategies to address displacement

1. Center those most impacted
2. Acknowledge and amend past wrongs (reparations)
3. Advance housing as a human right
4. Build community wealth and ownership
1. Center those most impacted
2. Acknowledge and amend past wrongs (reparations)
3. Advance housing as a human right

OUR HOMES, OUR FUTURE
HOW RENT CONTROL CAN BUILD STABLE, HEALTHY COMMUNITIES
4. Build community wealth and ownership

Buffalo Green Development Zone

Buffalo Fruit Belt Community Land Trust

Photo credits: PUSH Buffalo and Open Buffalo
Where to start

1. **Timing is everything!** Put protections in place before projects start.

2. Partner with housing/tenant organizations active in your community.

Thank you

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Verde serves communities by building environmental wealth through Social Enterprise, Outreach & Advocacy.
Verde Landscape

• Workforce training program
• 15 years in operation
• Currently $1.3 million in revenues
• Wages, training, full benefits for trainees
• Scopes: stormwater facility installation and maintenance, tree planting, habitat restoration
Verde Builds

- Increasing minority- and woman-owned business and social enterprise contracting in green infrastructure sector.
- Completed projects: 78 kwh solar installation, 25 acre park
- Pipeline: 300 kwh solar installation, EV charging stations,
• 5.5 acres of land purchased, 240 affordable homes in production
• 2 mobile home parks protected from eviction
• City’s first mobile home park zoning designation to protect additional parks
Cully Park

• 76% - Minority- owned contractors
• 2,356 – Total Shrubs planted
• 255 – total trees planted
• 25 – acres of brownfields restored
• 400 – households with new access to a park within ¼ mile of their house
www.verdenw.org
www.verdelandscape.org
www.livingcully.org
Questions? Thank You!

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• Gentrification & Displacement theme:
  • Wed. June 5 - Monitoring Neighborhood Change: Using Data to Track and Prevent Displacement (session #2)

• Community & Climate Resilience theme:
  • Wed. June 12 - Building Community Resilience: Climate Change Education as a First Step (session #1)

• Drinking Water theme:
  • Tues. June 4 – Drinking Water Guide: A Resource of Advocates
  • Tues. June 18 - Understanding how the Money is Supposed to Flow: Water Infrastructure Funding and Finance 101

Plus see more resources and blog posts on displacement & gentrification @ www.urbanwaterslearningnetwork.org
BEFORE YOU GO...

Thanks in advance for completing the evaluation survey!

Other opportunities:

• Fri. 6/21– Urban Waters Learning Network Learning Forum at River Rally *(EARLY BIRD RATES END TODAY)*
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