



DISPLACEMENT:

WHAT CAUSES IT AND HOW TO
PREVENT IT IN YOUR
BROWNFIELD REDEVELOPMENT
PROJECT

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“THE BEST LAID PLANS OF MICE AND MEN OFTEN GO AWRY”
– ROBERT BURNS, 1785





WHAT IS THE DIFFERENCE
BETWEEN
GENTRIFICATION AND
DISPLACEMENT?

WHAT IS DISPLACEMENT?

Displacement is the forced or involuntary relocation of residents, including departure from a home or neighborhood where a tenant would otherwise have wanted to remain if not for *socioeconomic* or *environmental* pressures making that infeasible or undesirable.





GENTRIFICATION

Gentrification refers to how a location is changing.

Examples:

- the influx of higher-income movers into historically divested neighborhoods
- changes to housing and consumer patterns
- an increase in property values





DISPLACEMENT

Displacement refers to anything that happens to specific individuals or communities in that place.

- Can be direct (forced relocation)
- Can be indirect (changes in WHO is moving into a neighborhood)
- Can be cultural (making communities feel unwelcome in their own neighborhoods)

Exhibit 1: Types and Example Causes of Residential Displacement (Including Exclusionary 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• Redevelopment or substantial renovation	<ul style="list-style-type: none">• Deterioration in housing quality• Neighborhood violence or disinvestment• Removing parking, utilities, or other basic amenities relied on by tenants that were available during lease-up etc.
Indirect or economic causes	<ul style="list-style-type: none">• Foreclosure• Condo conversion• Redevelopment or substantial renovation• Expiration of public subsidy	<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 (restriction on density, unit size, etc.)• Community opposition to development	<ul style="list-style-type: none">• Unaffordable housing• Cultural dissonance• Lack of social networks

Source: Adapted from Zuk et al. (2018)³




A DEEPER LOOK:

Defining the Three Different Types of Displacement


1. DIRECT DISPLACEMENT
2. INDIRECT DISPLACEMENT
3. CULTURAL DISPLACEMENT



HOW IS DISPLACEMENT MEASURED?



MEASURING DISPLACEMENT

- Housing cost burdens
 - Shortage in affordable housing
 - Available rental housing
 - Foreclosures
 - Construction permits
 - Increase in sale prices
- 



A DEEPER LOOK:

Overview of the Impacts of Displacement

1. Job loss/ forced change
2. Forced move/home
3. Increased homelessness
4. Education disruption
5. Loss of community anchors
6. Lose access to health care, after moving farther away from sources of primary care.
7. Overcrowded housing/unsanitary living conditions
8. Food insecurity
9. Affects mental health, including increased depression, anxiety, and post-traumatic stress disorder



OVERVIEW OF POLICIES TO PREVENT DISPLACEMENT



POLICIES TO PREVENT DISPLACEMENT: Inclusive Development

- Inclusive development refers to policies that foster community growth by providing equal access and opportunity.

Examples:

1. High-quality Training Programs
2. Local Hire Mandates
3. Project Labor Agreements



POLICIES TO PREVENT DISPLACEMENT: Neighborhood Stabilization

- Neighborhood stabilization refers to policies and strategies that change conditions to allow residents to remain in their neighborhoods.

Examples:

1. Community Land Trusts
2. Right of First Refusal
3. Renter Protections
4. Renter Controls



POLICIES TO PREVENT DISPLACEMENT: Production

- Production refers to policies and strategies that increase both market-rate and public housing supply.

Examples:

1. Inclusionary Zoning Regulations
2. Housing Trust Funds
3. Upzoning Policies





POLICIES TO PREVENT DISPLACEMENT: Preservation

- Preservation refers to policies and strategies that ensure current housing stock is not lost and remains of sound quality.

Examples:

1. Affordable Housing Rehabilitation
2. Preservation of Unsubsidized Affordable Housing
3. Measures to Strengthen Community Resilience



ANNIE E. CASEY UNIVERSITY AVE (PITTSBURGH YARDS)



Before and after of Pittsburgh Yard site



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EPA and HUD visit with AECF circa 2010 to see sites needing assessment



EPA and Congressman John Lewis staff with COA and AECF



ANNIE E. CASEY UNIVERSITY AVE (PITTSBURGH YARDS)

“It was an open discussion, and someone suggested the Kwanzaa principles. We thought, if we did that, it would be a learning experience when people heard the various names. It was almost a quick decision. I’m very proud when I pass by to see that I contributed to the naming.”

— Annette Samuels
a lifelong resident and active community member



Community members taking a guided tour of The Nia Building.



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“If you don’t trust the community, it won’t work. If you want someone to be a partner, you have to trust them. Getting to know them is key, and trust is the basis for human connections and progress.”

– James Harris
*member of the Pittsburgh Yards
development team*



THANK YOU



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