understanding displacement and dealing with its impacts . . .

a conversation with practitioners
Diversity Summit Program

- 2006  Adding Color to the Profession
- 2007  Crossing Borders and Breaking Barriers
- 2008  Top 10 Planning Issues for Communities of Color
- 2009  Diversity in Planning
- 2010  Plan to Thrive not just survive
- 2011  California’s Changing Face
- 2012  Census Trends for Policy and Planning
- 2013  Food Justice: Issues Impacting Urban & Rural Communities of Color
- 2014  Inclusionary Vacations: Tourism as a Job Center in Diverse Communities

- Today, marks our tenth summit!
understanding displacement and dealing with its impacts . . .

a conversation with practitioners
Panelists

- Professor Karen Chapple, University of California Berkeley  
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- Supervisor Cindy Chavez, Santa Clara County  
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- Pilar Lorenzana-Campo, Policy Director, Silicon Valley @ Home  
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- Laura Simpson, Planning Manager, City of Concord  
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- Remy De La Peza, Planning Director, Little Tokyo Service Center  
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Definitions

Gentrification:
Transformation of historically disinvested urban neighborhoods of the working-class and communities of color into higher income residential and/or commercial uses.

Displacement:
When households are forced to move or are prevented from moving into a neighborhood due to conditions which are beyond their ability to control or prevent (e.g., rent increases).
- Occurs in all types of neighborhoods
- May be physical, economic, or exclusionary
Bay Area Displacement
Which places are more at risk of gentrification and/or a loss of low income households?

- Employment centers
- Historic housing stock (pre-1950 buildings)
- Walkable neighborhoods
- Places with rail stations
- Strong real estate market (sales/rent growth or new market rate developments)
Mapping Displacement and Gentrification in the San Francisco Bay Area

The Bay Area’s booming jobs and housing market necessitate a careful look at the causes and consequences of neighborhood change to protect residents that are most vulnerable to potentially being displaced. Maps for the Bay Area’s low-income residents have not kept pace with the sky-reaching housing prices resulting in massive demographic shifts in the area.

UC Berkeley analyzed regional data on housing, income, and other demographic factors to better understand and predict areas where gentrification and displacement is happening and will likely occur in the future. This analysis, which is summarized in the interactive maps, will allow communities to better characterize their experience and risk of changes and understand how to react in the future. The analysis of the PRIO report was validated through in-depth case studies that link to case study pages of Bay Area communities and with the support of policies of the Regional Prosperity. Now at the Metropolitan Transportation Commission, in developing its neighborhood displacement guidelines, communities are better informed about threats and development actions to prevent from advancing the stages of gentrification and displacement.

Key Findings:

- In 2017, 40 percent of census tracts and more than 50 percent of low-income households lived in neighborhoods at risk of or already experiencing displacement and gentrification pressures.
- Neighborhoods with rail stations, higher housing stock, and a high number of residents in low- and moderate-income households are particularly at risk of losing low-income households.
- Low-income neighborhoods are not the only ones experiencing displacement pressures: Many higher income neighborhoods that still house many high-income households are also rapidly losing low-income populations.
- The number of cases at risk of displacement are four times higher than the numbers already experiencing them, indicating that the transformation of the Bay Area will continue to accelerate.

http://www.urbandisplacement.org
Case Studies – Key Findings

• Neighborhood change linked to shifts in the regional housing and job market
• Stable neighborhoods have strong housing policies, community organizing, and tenant protections.
• Not just the investments in transportation and infrastructure, but the planning of such investments that can accelerate gentrification and displacement
• Displacement as a precursor to gentrification
Change in Low Income Households

**2000:** 970,272 low income households

**2013:** 1,064,681 low income households

- **Net gain** of 94,408 low income households
- On average tracts gained 60 low income households.
Excluding low-income movers in the Bay Area
Loss of Naturally Affordable Housing

2000: 223,046 low income households lived in naturally affordable housing

2013: 117,149 low income households lived in naturally affordable housing

- Loss of 47% of naturally affordable units while
- Number of low income households grew by 10%
Increasing housing supply…but losing affordability
Key Findings

- > 53% of low-income households live in neighborhoods at risk of gentrification and displacement.
- ~ 50% of displacement is happening in moderate/high income neighborhoods.
- Low income households living in/near PDAs at higher risk of displacement.
- 56% of neighborhoods have lost low income Black households.
<table>
<thead>
<tr>
<th>Census Tract Typology Classification</th>
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<tr>
<td><strong>Lower Income Tracts (&gt; 39% of HH are considered Low Income)</strong></td>
</tr>
<tr>
<td><strong>Moderate to High Income Tracts (&lt;39% of HH are considered Low Income)</strong></td>
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| **Not losing low income households or very early stages** |
| Does not fall within any of the below categories |
| **Not losing low income households or very early stages** |
| Does not fall within any of the below categories |

| **At risk of gentrification or displacement** |
| - Strong market |
| - In TOD |
| - Historic housing stock |
| - Losing market rate affordable units |
| - Employment center |
| **At risk of displacement** |
| - Strong market |
| - In TOD |
| - Historic housing stock |
| - Losing market rate affordable units |
| - Employment center |

| **Undergoing displacement** |
| - Already losing low income households, naturally affordable units, and in-migration of low income residents has declined |
| - Stable or growing in size |
| **Undergoing displacement** |
| - Already losing low income households |
| - Decline in either naturally affordable units or in-migration of low income residents |
| - Stable or growing in size |

| **Advanced Gentrification** |
| - Gentrified between 1990 and 2000 or between 2000 and 2013 based on: |
| - Neighborhood vulnerability |
| - Demographic change |
| - Real estate investment |
| **Advanced Exclusion** |
| - Very low proportion of low income households |
| - Very low in-migration of low income households |
Ongoing research

- Policy tool for cities and advocates
- Commercial and industrial displacement
- Integrate study into regional plans
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Moderator: Vikrant Sood, Metropolitan Transportation Commission
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# Diversity Summit Program

**APA CA Membership Inclusion Director (Northern)**

Miroo Desai

**APA CA Membership Inclusion Director (Southern)**

Anna Vidal

**Section Membership Diversity Directors**

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<th>Director</th>
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<tbody>
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<td>Northern</td>
<td>Cindy Ma</td>
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<tr>
<td>Sacramento</td>
<td>Dan Amsden</td>
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<td>Central Coast</td>
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<td>San Diego</td>
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Diversity Summit Program

Conference Diversity Committee

Miroo Desai, Chair
Marcus Adams
Alice Chen
Anisha Gade
Jamillah Jordan
Cindy Ma
Saharnaz Mirzazad
Chelsea Phelgar
Jason Su
Diversity Summit Program

Harvest and Diversity Track Panels at the Conference

LOOK FOR THIS SYMBOL