



2015 CA APA diversity summit  
**gentrification mosaic**



**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!





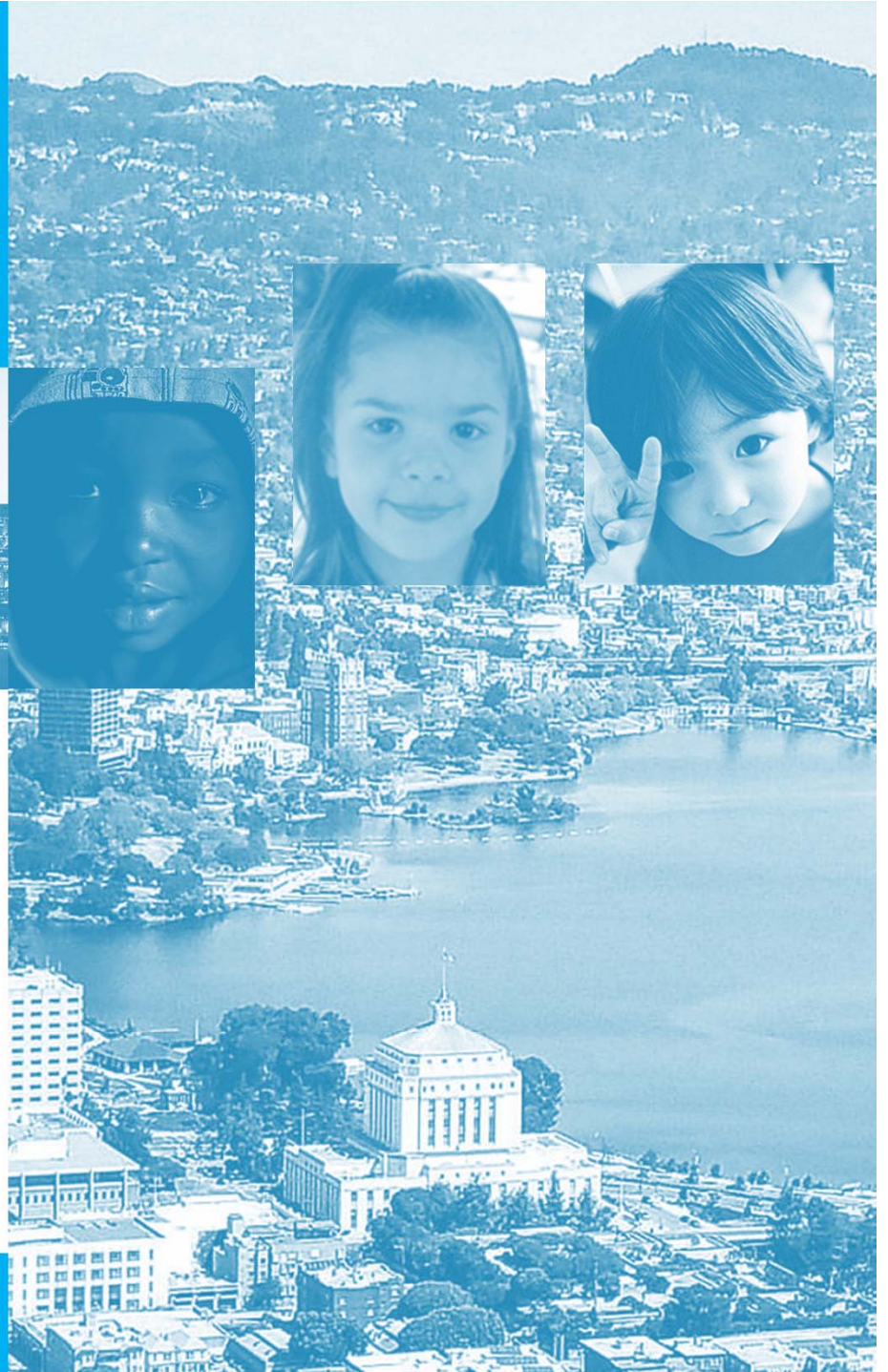


2015 CA APA diversity summit  
**gentrification mosaic**



**understanding  
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## Panelists

- Professor Karen Chapple, University of California Berkeley  
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  - Remy De La Peza, Planning Director, Little Tokyo Service Center  
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# Definitions

## **Gentrification:**

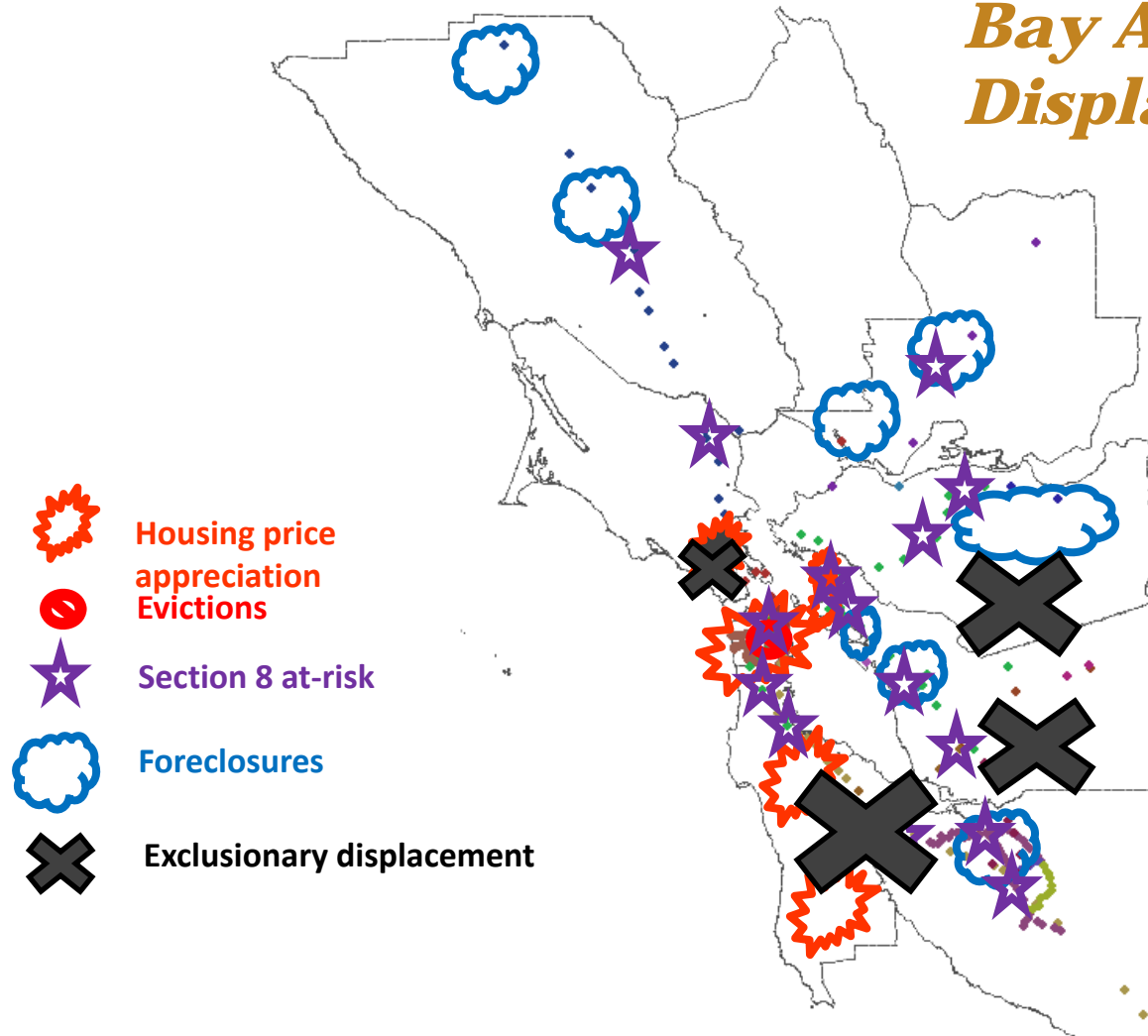
Transformation of historically disinvested urban neighborhoods of the working-class and communities of color into higher income residential and/or commercial uses.

## **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)

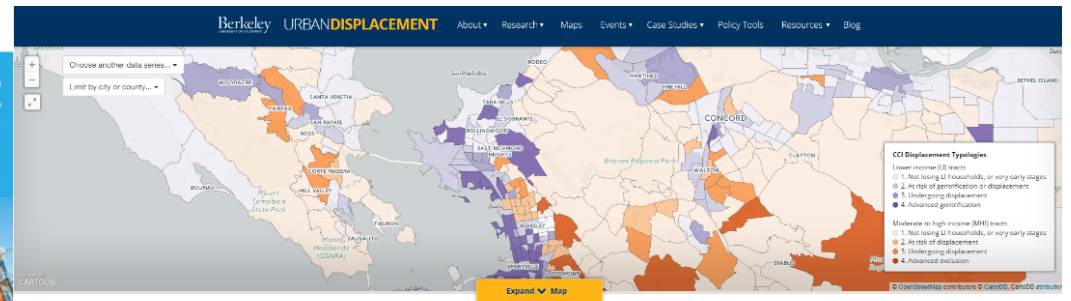


# case studies

## on Gentrification and Displacement in the San Francisco Bay Area



<http://www.urbandisplacement.org>



### Mapping Displacement and Gentrification in the San Francisco Bay Area

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

UC Berkeley analyzed regional data on housing, income and other demographics to better understand and predict 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 displacement and to stimulate action. The analysis behind these maps was validated through in-depth case studies [add link to case study page] of 9 Bay Area communities and with the support and advice of the Regional Prosperity Plan at the Metropolitan Transportation Commission. In developing 8 neighborhood displacement typologies, communities can better understand where they're at and develop actions to prevent from advancing in the stages of gentrification and displacement.

Census Tract Typology Classification	
Lower Income Tracts (25% of 1990 and 20% of 2010 are considered low income)	Moderate to High Income Tracts (20% of 1990 and 20% of 2010 are considered low income)
<b>Not losing low income households or very early stages</b> Displacement risk is low in any of the below categories: <ul style="list-style-type: none"> <li>Strong market</li> <li>High LI</li> <li>Positive housing stock</li> <li>Low market rate affordable units</li> <li>Strong growth</li> </ul>	<b>Not losing low income households or very early stages</b> Displacement risk is low in any of the below categories: <ul style="list-style-type: none"> <li>Strong market</li> <li>High LI</li> <li>Positive housing stock</li> <li>Low market rate affordable units</li> <li>Strong growth</li> </ul>
<b>At risk of gentrification or displacement</b> Displacement risk is moderate in any of the below categories: <ul style="list-style-type: none"> <li>Strong market</li> <li>High LI</li> <li>Positive housing stock</li> <li>Low market rate affordable units</li> <li>Strong growth</li> </ul>	<b>At risk of displacement</b> Displacement risk is moderate in any of the below categories: <ul style="list-style-type: none"> <li>Strong market</li> <li>High LI</li> <li>Positive housing stock</li> <li>Low market rate affordable units</li> <li>Strong growth</li> </ul>
<b>Undergoing Displacement</b> Displacement risk is high in any of the below categories: <ul style="list-style-type: none"> <li>Strong market</li> <li>High LI</li> <li>Positive housing stock</li> <li>Low market rate affordable units</li> <li>Strong growth</li> </ul>	<b>Undergoing Displacement</b> Displacement risk is high in any of the below categories: <ul style="list-style-type: none"> <li>Strong market</li> <li>High LI</li> <li>Positive housing stock</li> <li>Low market rate affordable units</li> <li>Strong growth</li> </ul>
<b>Advanced Gentrification</b> Displacement risk is very high in any of the below categories: <ul style="list-style-type: none"> <li>Strong market</li> <li>High LI</li> <li>Positive housing stock</li> <li>Low market rate affordable units</li> <li>Strong growth</li> </ul>	<b>Undergoing Displacement</b> Displacement risk is very high in any of the below categories: <ul style="list-style-type: none"> <li>Strong market</li> <li>High LI</li> <li>Positive housing stock</li> <li>Low market rate affordable units</li> <li>Strong growth</li> </ul>

For More Information:

[Methodology & Results](#)

[Download data series from maps](#)

### Key Findings

- In 2013, 48 percent of census tracts and more than 53 percent of low income households lived in neighborhoods at risk of or already experiencing displacement and gentrification pressures.
- Neighborhoods with rail stations, historic housing stock, an abundance of market rate developments and rising housing prices are especially 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 low income households are also rapidly losing low income population.
- The number of tracts at risk of displacement are 50% higher than the numbers already experiencing them, indicating that the transformation of the Bay Area will continue to accelerate.



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The project aims to understand the nature of gentrification and displacement in the Bay Area. It focuses on creating tools to help communities identify the pressures surrounding them and to take more effective action.

#### Contact

[info@urbandisplacement.com](mailto:info@urbandisplacement.com)  
Other ways to contact go here

#### Sitemap

[About](#)  
[Research](#)  
[Events](#)  
[Case Studies](#)  
[Policy Tools](#)  
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## Case Studies – Key Findings

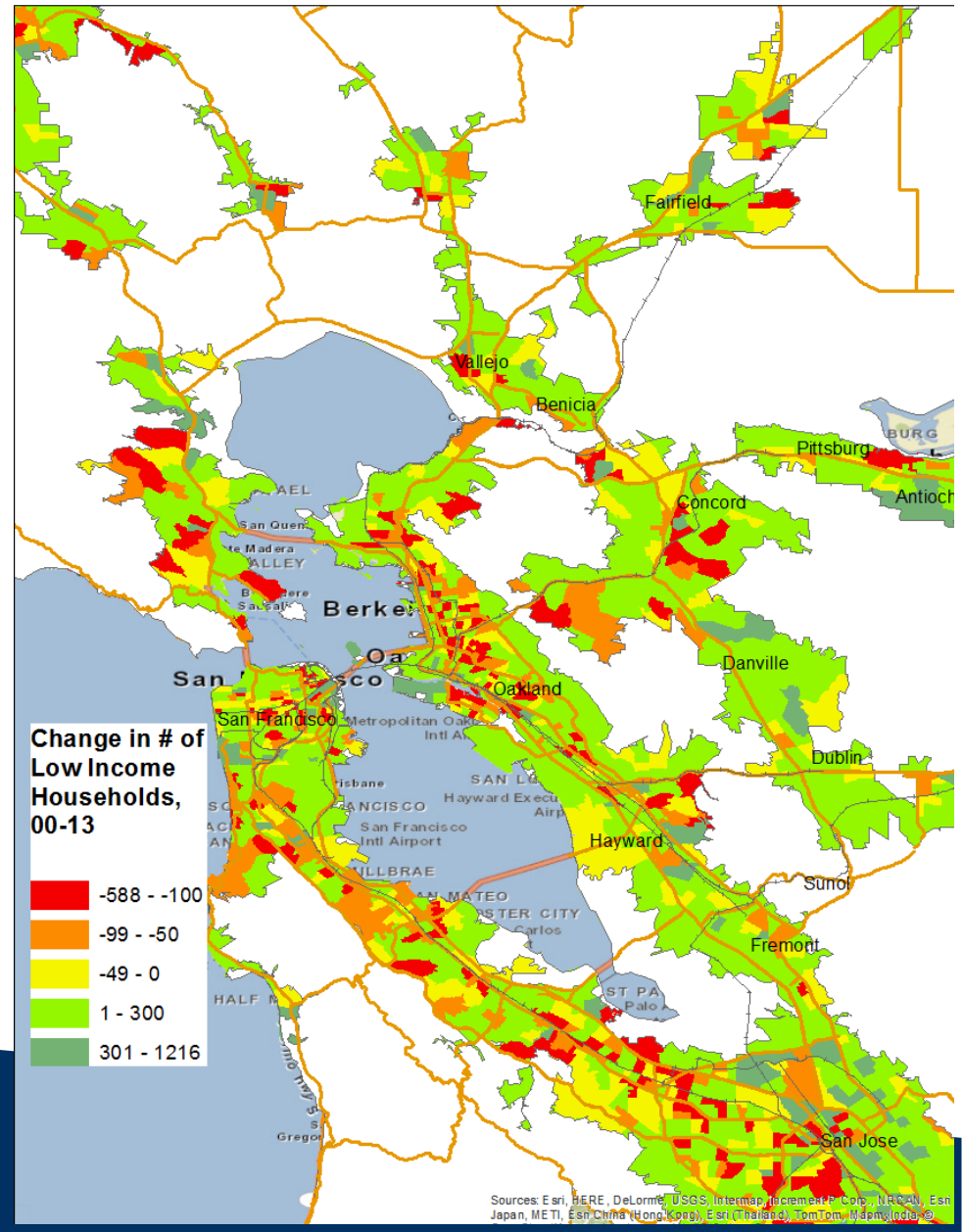
- Neighborhood change linked to shifts in the regional housing and job market
- Stable neighborhoods have strong housing policies, community organizing, and tenant protections.
- Not just the investments in transportation and infrastructure, but the planning of such investments that can accelerate gentrification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

# Change in Low Income Households

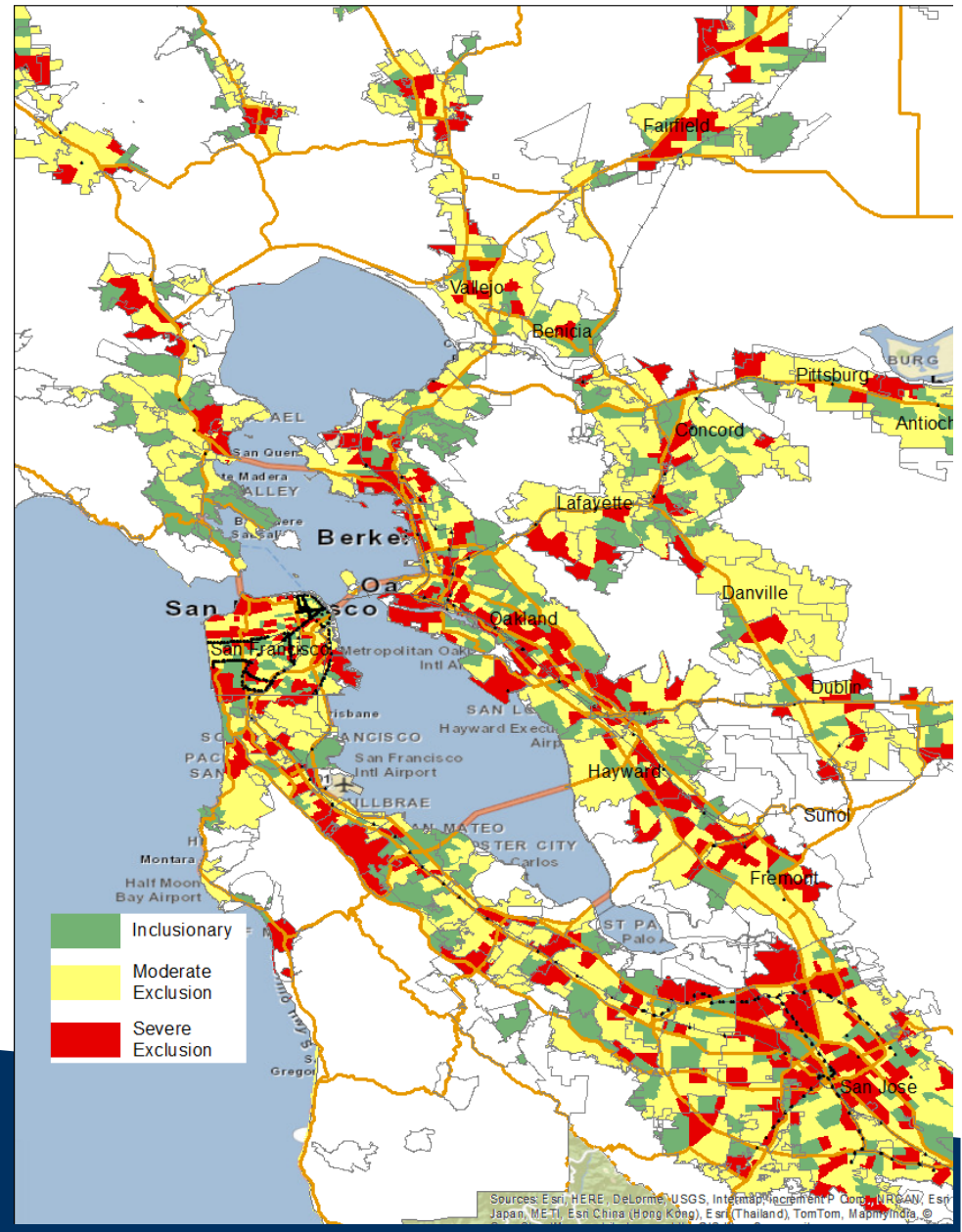
**2000:** 970,272 low income households

**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



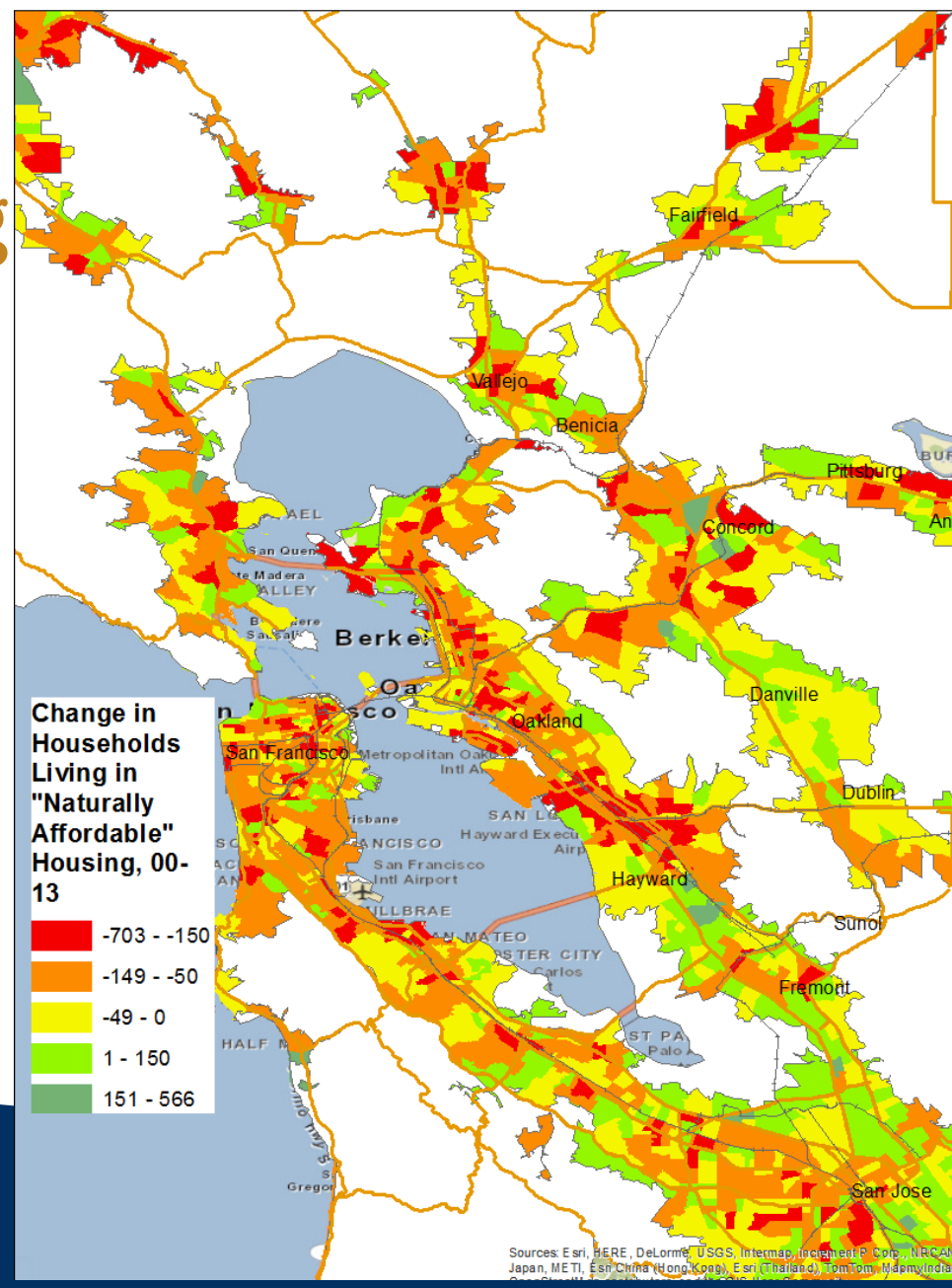


# Loss of Naturally Affordable Housing

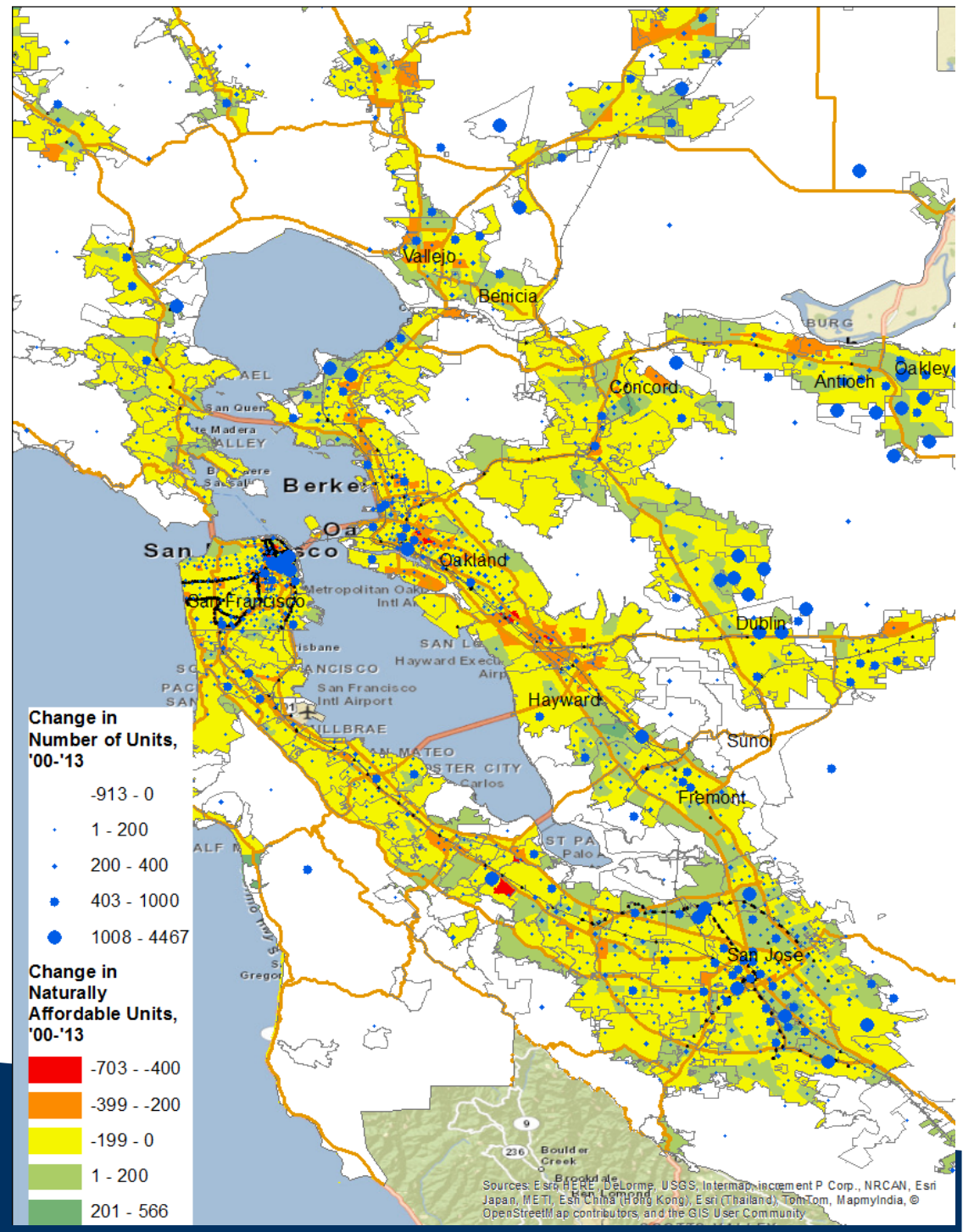
**2000:** 223,046 low income households lived in naturally affordable housing

**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

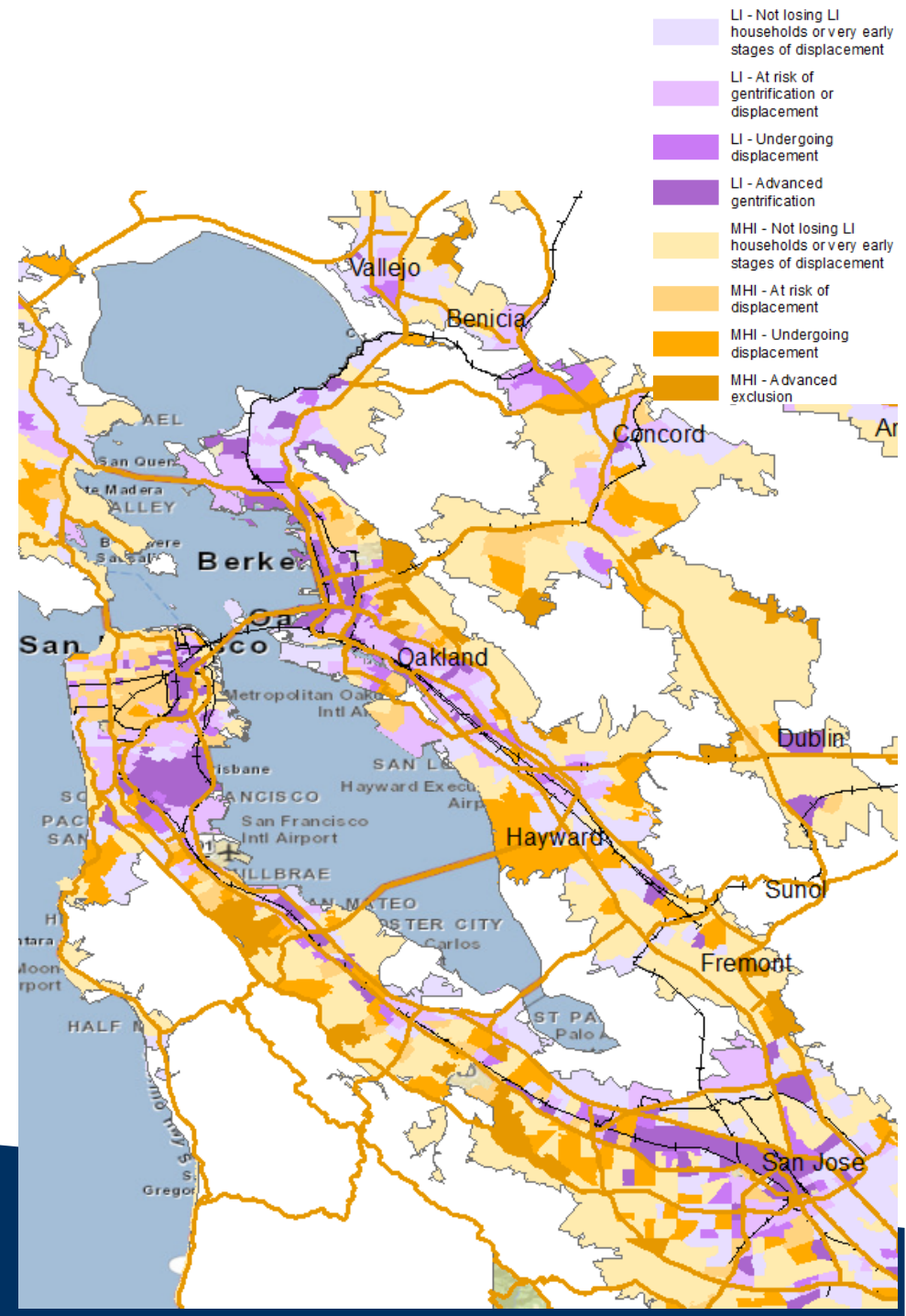


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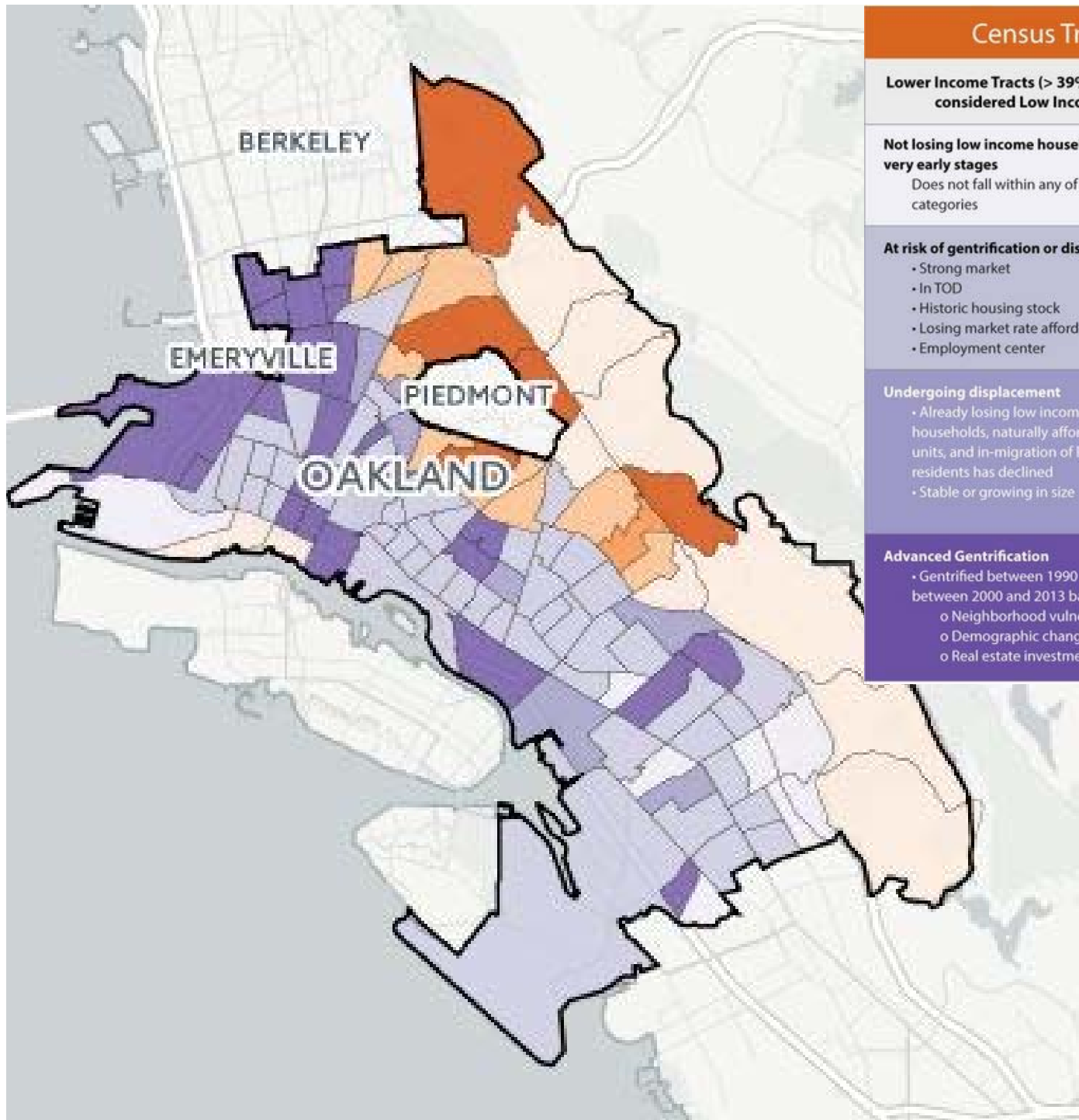
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# Key Findings

- > 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.







## Census Tract Typology Classification

Lower Income Tracts (> 39% of HH are considered Low Income)	Moderate to High Income Tracts (<39% of HH are considered Low Income)
<b>Not losing low income households or very early stages</b> Does not fall within any of the below categories	<b>Not losing low income households or very early stages</b> Does not fall within any of the below categories
<b>At risk of gentrification or displacement</b> <ul style="list-style-type: none"> <li>• Strong market</li> <li>• In TOD</li> <li>• Historic housing stock</li> <li>• Losing market rate affordable units</li> <li>• Employment center</li> </ul>	<b>At risk of displacement</b> <ul style="list-style-type: none"> <li>• Strong market</li> <li>• In TOD</li> <li>• Historic housing stock</li> <li>• Losing market rate affordable units</li> <li>• Employment center</li> </ul>
<b>Undergoing displacement</b> <ul style="list-style-type: none"> <li>• Already losing low income households, naturally affordable units, and in-migration of low income residents has declined</li> <li>• Stable or growing in size</li> </ul>	<b>Undergoing displacement</b> <ul style="list-style-type: none"> <li>• Already losing low income households</li> <li>• Decline in either naturally affordable units or in-migration of low income residents</li> <li>• Stable or growing in size</li> </ul>
<b>Advanced Gentrification</b> <ul style="list-style-type: none"> <li>• Gentrified between 1990 and 2000 or between 2000 and 2013 based on:               <ul style="list-style-type: none"> <li>◦ Neighborhood vulnerability</li> <li>◦ Demographic change</li> <li>◦ Real estate investment</li> </ul> </li> </ul>	<b>Advanced Exclusion</b> <ul style="list-style-type: none"> <li>• Very low proportion of low income households</li> <li>• Very low in-migration of low income households</li> </ul>

## Oakland Housing

▲ Rail Stations

### Housing Units Built 2007-2013 (Assessor Data)

- 1-9
- 10-24
- 25-49
- 50-99
- >100

### Affordable Housing Units Built 2007-2013 (CHPC Data)

- 1-9
- 10-24
- 25-49
- 50-99
- >100

Major Roads and  
Highways

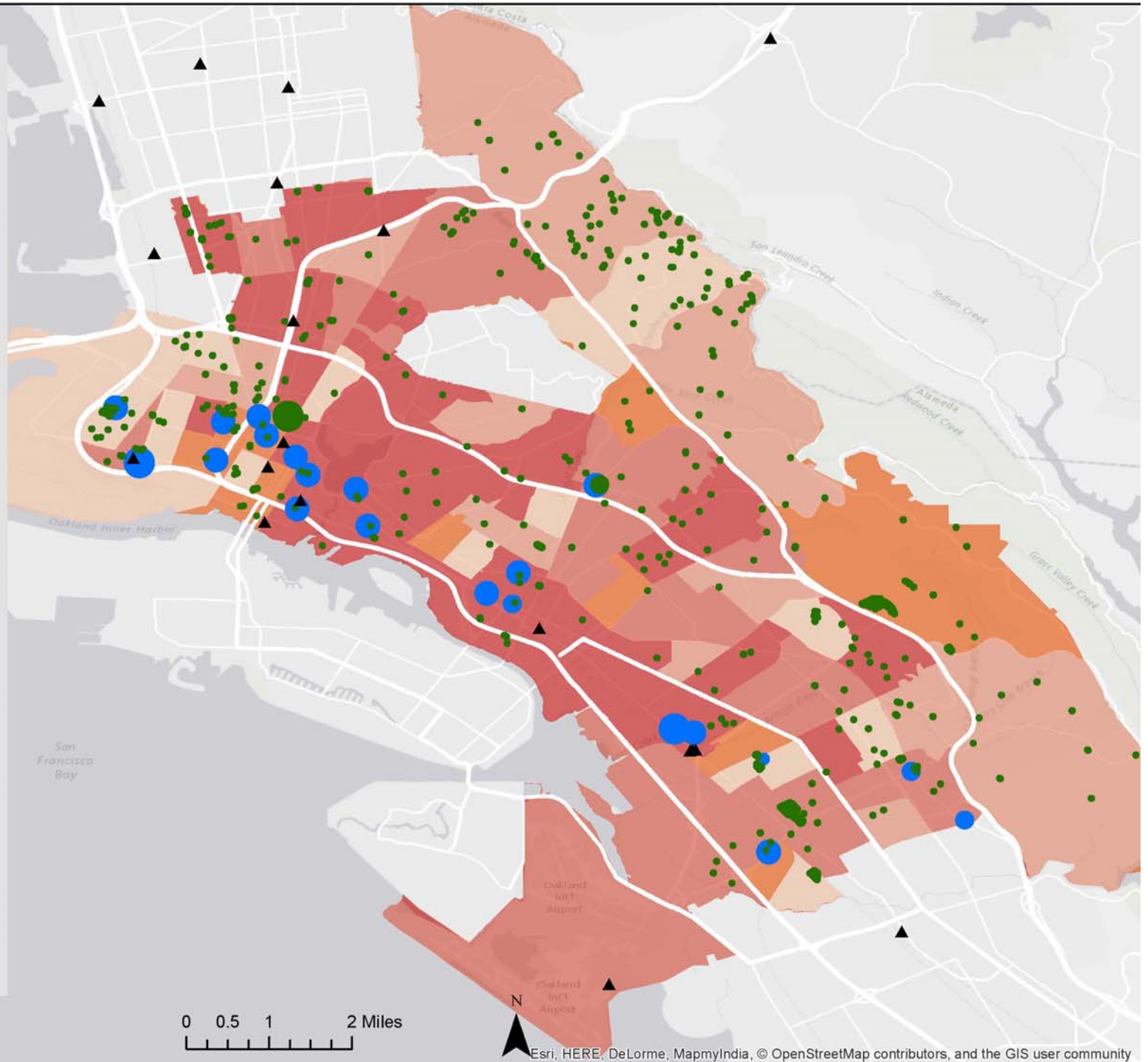
### Change in Number of Naturally Affordable Units, 2000-2013, by Census Tract (US Census)

- Lost more than 100
- Lost 50-99
- Lost 25-49
- Lost 1-24
- Gained 0 or more

0 0.5 1 2 Miles



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



## Ongoing research

- Policy tool for cities and advocates
- Commercial and industrial displacement
- Integrate study into regional plans



## Panelists

- Professor Karen Chapple, University of California Berkeley  
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- Supervisor Cindy Chavez, Santa Clara County  
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- Laura Simpson, Planning Manager, City of Concord  
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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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Cindy Ma

Sacramento

Dan Amsden

Central Coast

Tess Harris

Central

Vacant

Los Angeles

Lisette Covarribius

Inland Empire

Miguel Vasquez

San Diego

Marcus Brush



# 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

