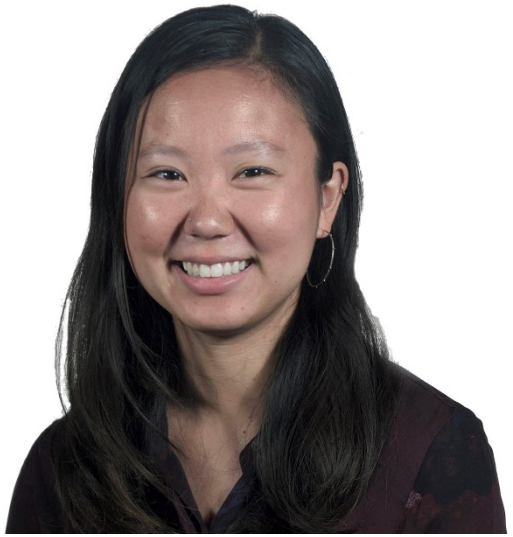
Green
Gentrification

Panel:



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Associate Professor & Chair
Dept. of Geography
DePaul University, Chicago

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Community Organizer
From Lot to Spot, Los Angeles

Emi Wang
Environmental Equity Program Manager
The Greenlining Institute, Oakland

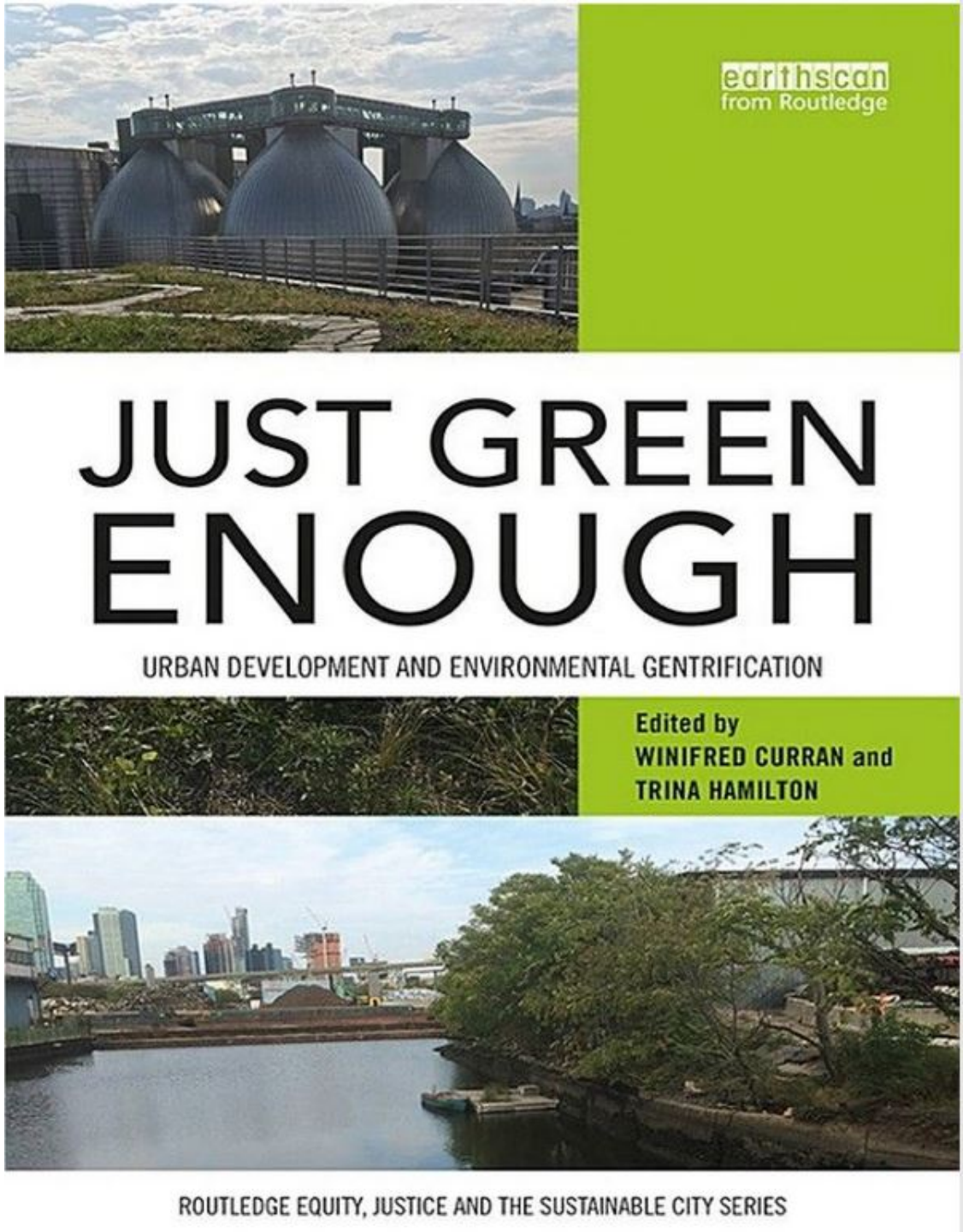
***Facilitator*: Cindy Blain**
Executive Director
California ReLeaf, Sacramento

Understanding…

1. Issues
2. Vocabulary
3. Emotions
4. Your Role

“There can be improved environmental benefits – without luxury development and high design”.

Win Curran



Gentrification:

The physical upgrading of an area resulting in the displacement of working class residents and other users

El Paseo, Chicago

Environmental Gentrification

Operating under the seemingly a-political rubric of sustainability, environmental gentrification builds on the material and discursive successes of the urban environmental justice movement and appropriates them to serve high-end redevelopment that displaces low income residents.

-Checker (2011)

Just Green Enough

- Intensive community outreach and involvement
- Respect for context/ history
- Smaller scale interventions
- Rethink what counts as “green” and “environmental” e.g. industrial

Newtown Creek Nature Walk, Brooklyn

Other Terms

- Displacement / Eviction
- Tenant Protections
- Anti-Displacement Policies
  - Rent control or stabilization*
  - Inclusionary zoning incentives*
  - Density Bonus Ordinance*
  - **Community Land Trusts**

* Policies requiring local municipal participation

Family Tickling Tree Roots, San Fernando Valley

Table 2: Example Policies to Avoid the Displacement of Very Low and Low-Income Households

Category	Policy
Production of Affordable Housing	• Incentives for inclusionary zoning* • Density bonus ordinance* • Community land trusts • Fee on new commercial or residential development that is dedicated to affordable housing • Land banking programs • Development of new accessory dwelling units • Neighborhood preference legislation that gives existing residents within a certain circumference preference for newly built affordable units* • Dedication of a certain percentage of a housing bond to building housing in the TCC Project Area • Site acquisition and fee deferrals to develop 100% affordable housing* • Production of family-sized rental and ownership affordable units • Allow affordable housing on a limited number of underutilized Production, Distribution and Repair (PDR) parcels with a ground floor requirements for PDR* • Housing bond to fund affordable unit development
Preservation of Affordable Housing	• Rent control, stabilization ordinances, and rent review boards* • No-net loss of affordable housing units / net gain of affordable units* • Preservation of existing affordable housing in the Project Area through the one-for-one

RESIDENT CONTROL OF BUILDINGS

SINGLE-FAMILY HOME

LIMITED EQUITY HOUSING COOPERATIVE [LEHC]

CONDOMINIUM

MULTIFAMILY RENTAL

99 YEAR GROUND LEASE

COMMUNITY OWNERSHIP OF LAND

Columbus United Cooperative

55 Columbus Avenue, Chinatown, San Francisco

San Francisco Community Land Trust

san francisco COMMUNITY LAND TRUST

LOS ANGELES NEIGHBORHOOD LAND TRUST

Los Angeles Neighborhood Land Trust is growing healthier, safer and stronger communities by creating small, accessible urban parks and gardens that help remedy the critical lack of green and recreational spaces in greater Los Angeles' underserved neighborhoods. The Trust engages the low-income residents of the communities in which it works as collaborators throughout the process of envisioning, building, and managing the parks and gardens it creates.

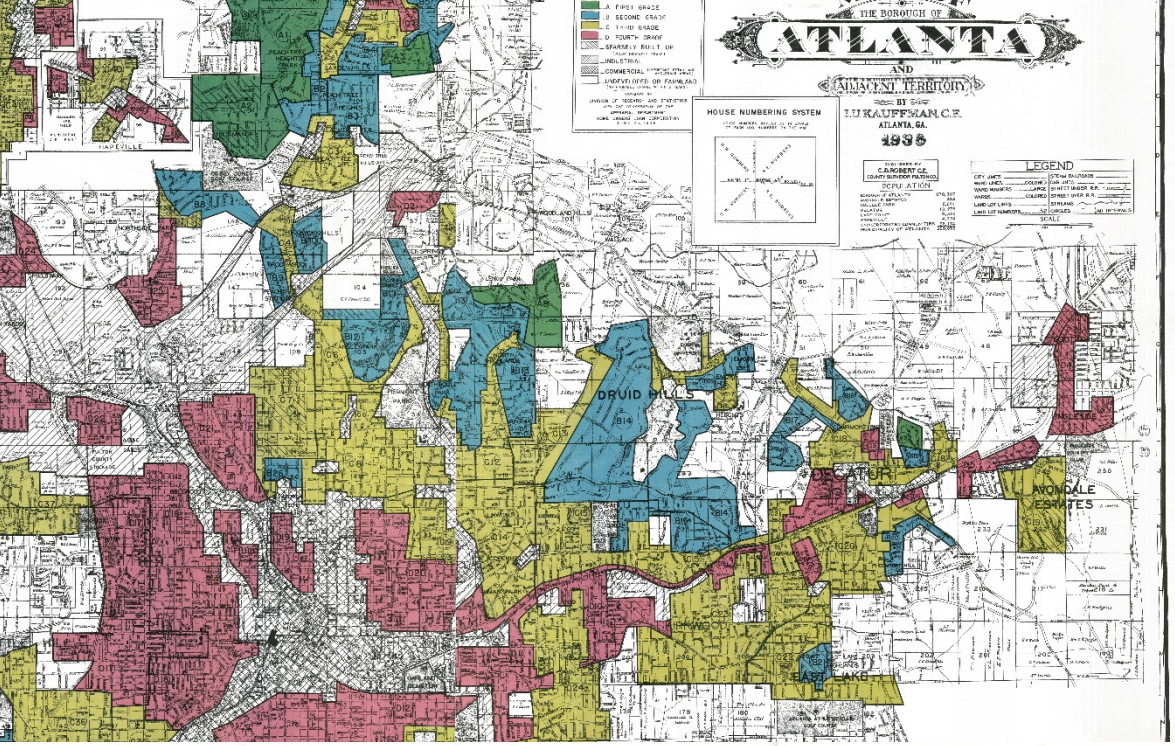
BUILDING A NATION WHERE COMMUNITIES OF COLOR THRIVE AND RACE IS NEVER A BARRIER TO OPPORTUNITY

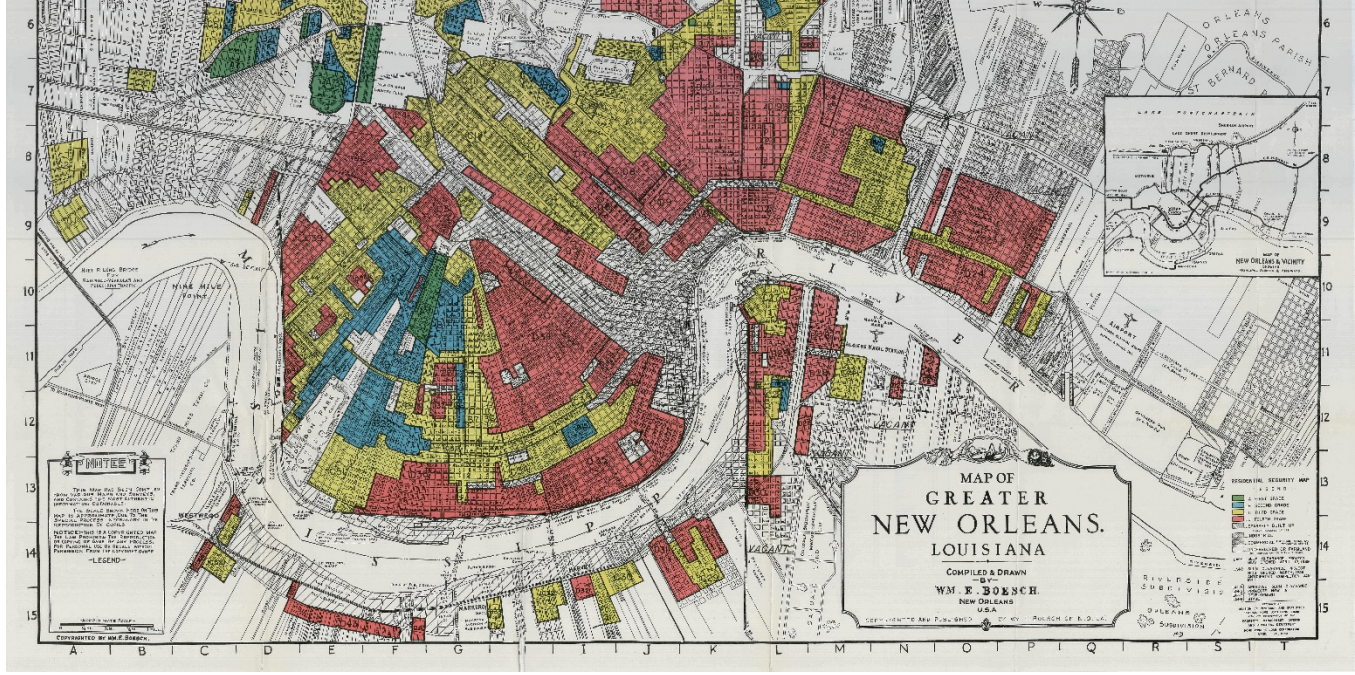
Learn more about our history and the values that guide our work.

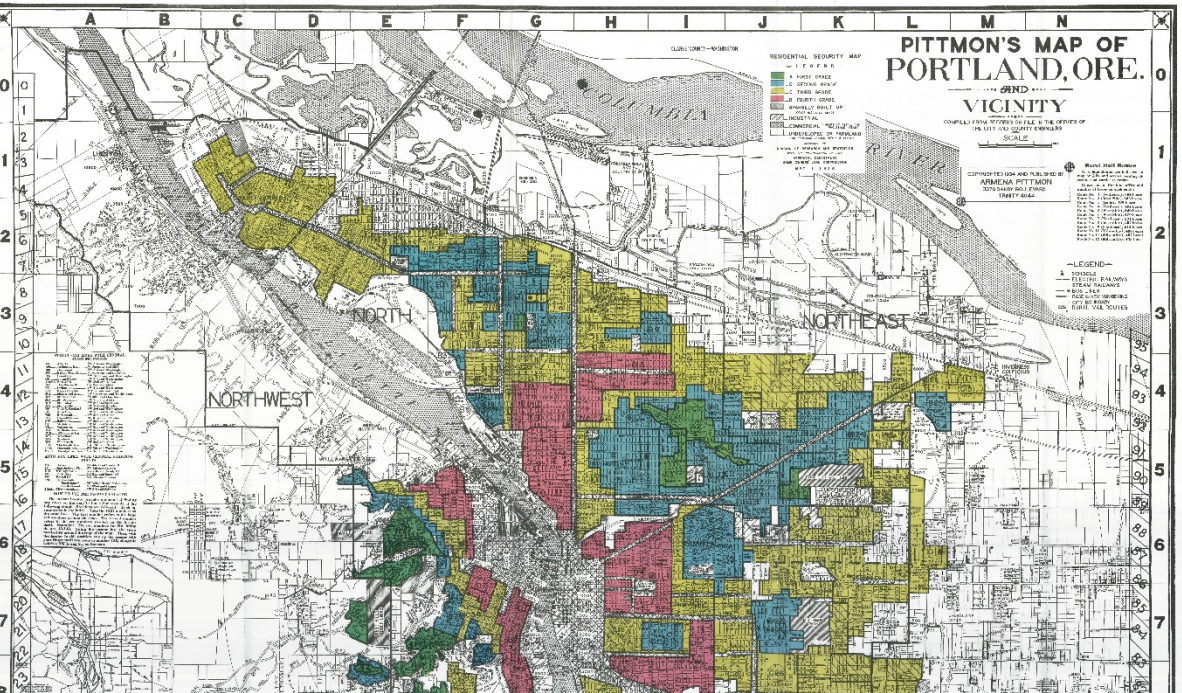
+ OUR MISSION

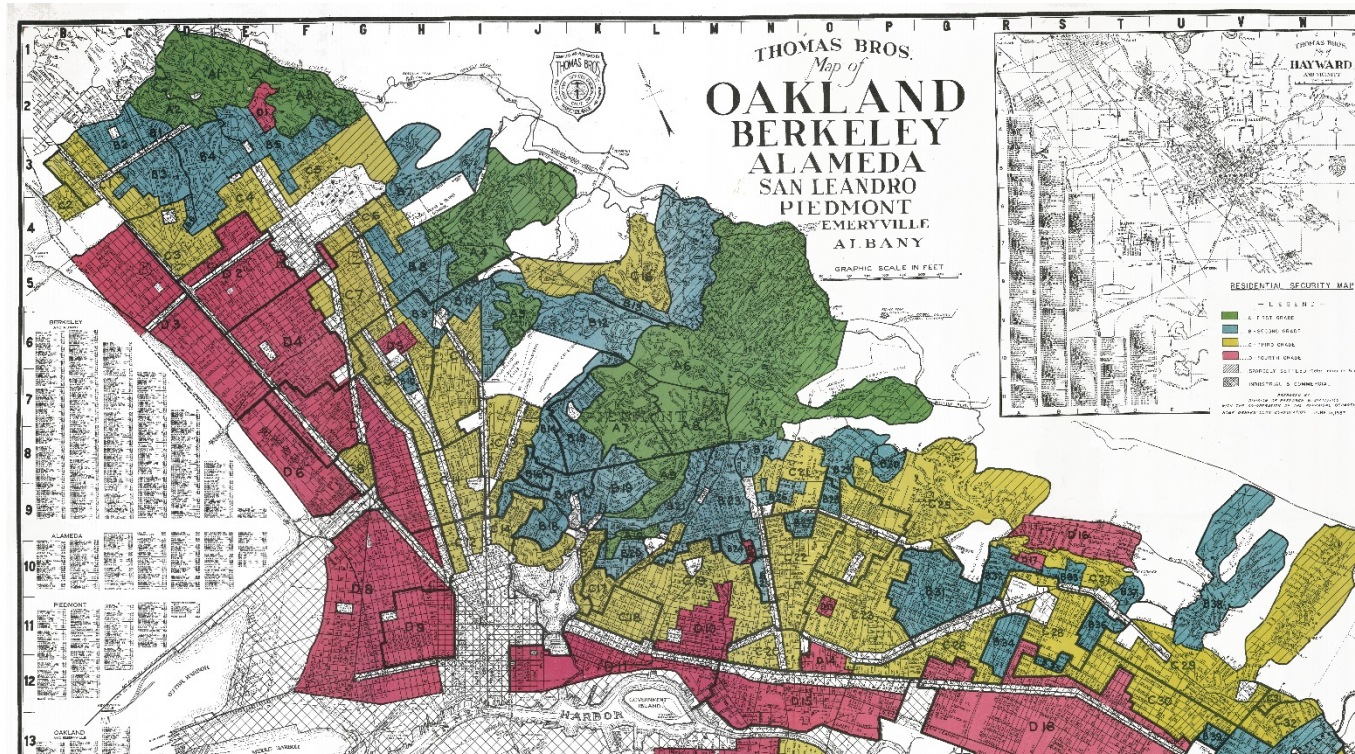
Greenlining is the solution to redlining.
We advance economic opportunity and empowerment for people of color through advocacy, community and coalition building, research, and leadership development.

THE GREENLINING INSTITUTE

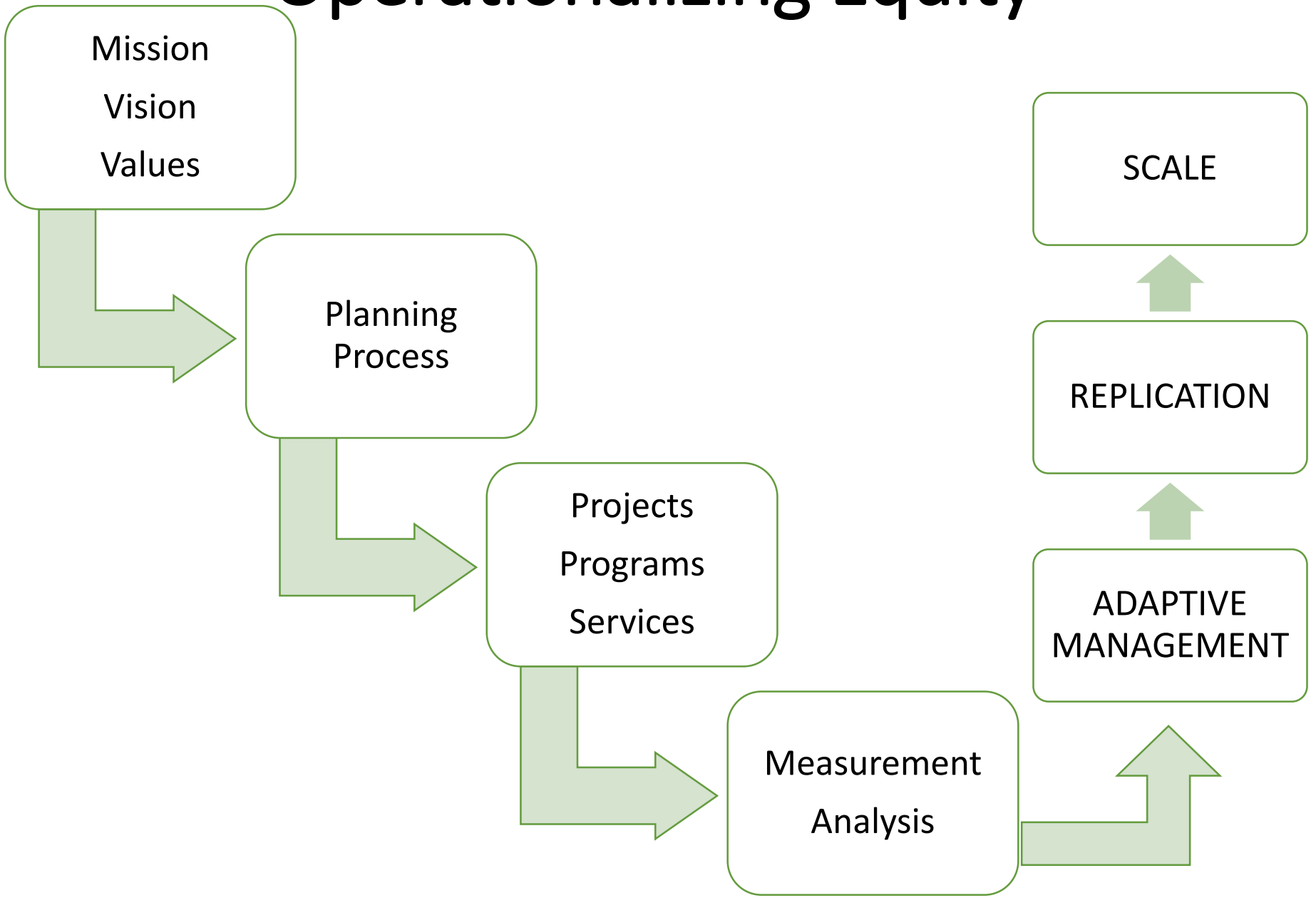

THE BOROUGH OF
ATLANTA
AND
ADJACENT TERRITORY
BY
I.U.KAUFFMAN, C.E.
ATLANTA, GA.
1935
HOUSE NUMBERING SYSTEM
LEGEND
DRUID HILLS
DECATUR
AVONDALE ESTATES
EAST LAKE


MAP OF
GREATER
NEW ORLEANS.
LOUISIANA
COMPILED & DRAWN
BY
WM. E. BOESCH.
NEW ORLEANS
U.S.A.
NEW ORLEANS & VICINITY
RIVERSIDE SUBDIVISION
ORLEANS SUBDIVISION


PITTMON'S MAP OF
PORTLAND, ORE.
AND
VICINITY
COMPILED FROM RECORDS ON FILE IN THE OFFICES OF THE CITY AND COUNTY ENGINEERS
SCALE
COPYRIGHTED 1934 AND PUBLISHED BY
ARMENA PITTMON
TRINITY 4044
RESIDENTIAL SECURITY MAP
LEGEND
NORTH
NORTHEAST
NORTHWEST


THOMAS BROS.
Map of
OAKLAND
BERKELEY
ALAMEDA
SAN LEANDRO
PIEDMONT
EMERYVILLE
ALBANY
GRAPHIC SCALE IN FEET
HAYWARD
RESIDENTIAL SECURITY MAP
LEGEND
HARBOR

Operationalizing Equity

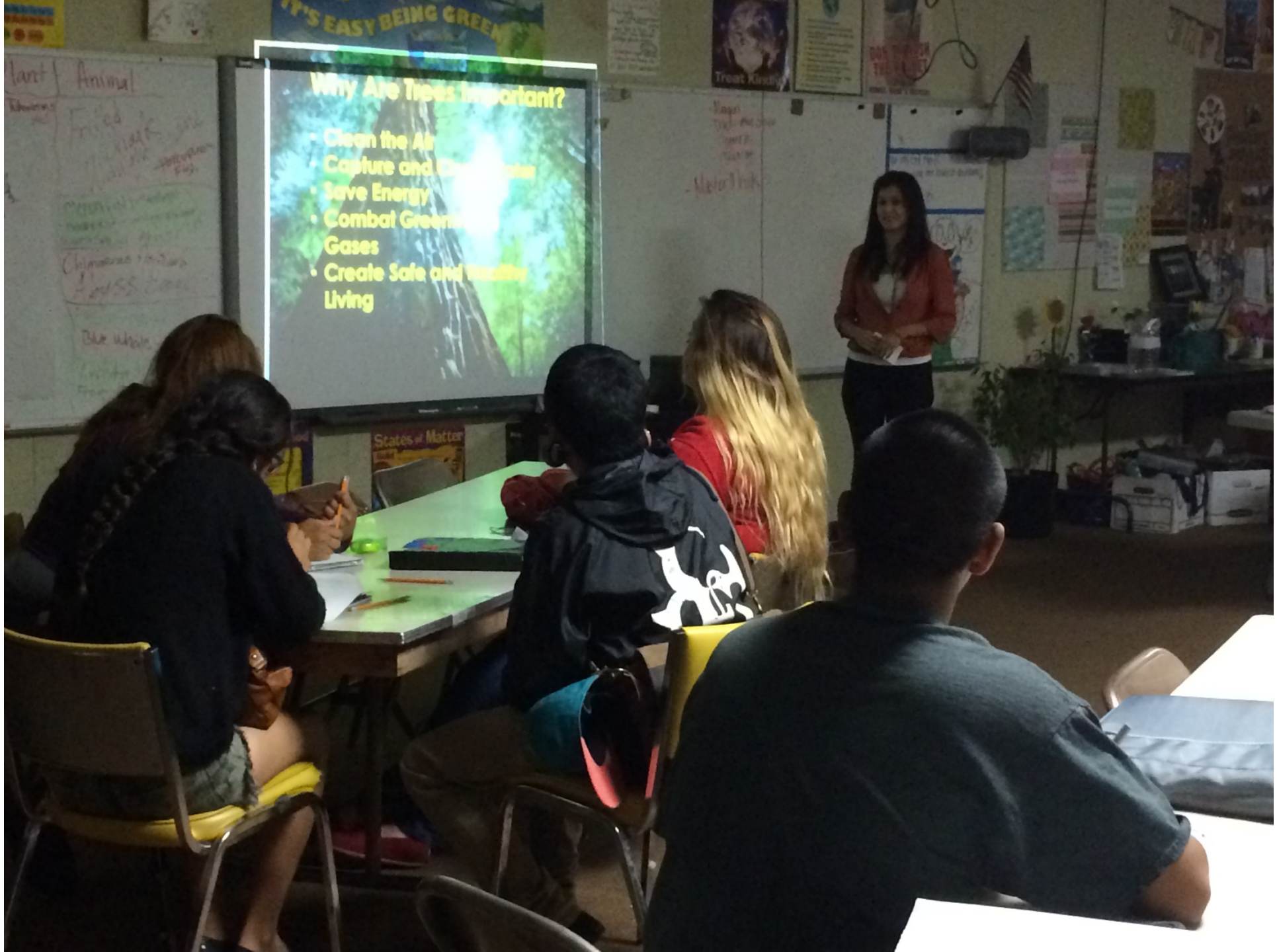


California Climate Equity Coalition:

Climate Investment Guiding Principles

- Investments must be community-driven.
- Low-income residents or households should be the primary beneficiaries of investments.
- Investments must significantly address priority needs of DACs, low-income households and low-income communities.
- Investments & their benefits must be reported in a transparent & accountable manner.
- **All investments must avoid substantial burdens.**

888-2-RESCUE
RESCUE ROOTER


Why Are Trees Important?
Clean the Air
Save Energy
Gases
Living
States of Matter

CLINICA DENTAL
672-6720
FROM LOT TO SPOT
FROM LOT TO SPOT

Learning More

Anti-Displacement Plans
California Transformative Climate Communities- http://sgc.ca.gov/programs/tcc/docs/20180815-TCC_Final_GUIDELINES_07-31-2018.pdf

Articles
Jon Christensen: Can L.A. build new parks and public spaces without gentrifying away low-income residents?
http://www.latimes.com/opinion/livable-city/la-oe-christensen-parks-green-gentrification-20181012-story.html

How this Philly Neighborhood is Gentrifying without Displacement - **https://nextcity.org/features/view/how-this-philadelphia-neighborhood-is-gentrifying-without-displacement**

Reports
Prevention Institute **-** https://www.preventioninstitute.org/publications/healthy-development-without-displacement-realizing-vision-healthy-communities-all

Community Land Trusts
Sacramento Community Land Trust - http://www.sacclt.org/
Los Angeles Neighborhood Land Trust - http://www.lanlt.org/

Displacement Concerns
http://www.sacclt.org/fearing-displacement.html

UC Berkeley: The Urban Displacement Project
http://www.urbandisplacement.org/

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