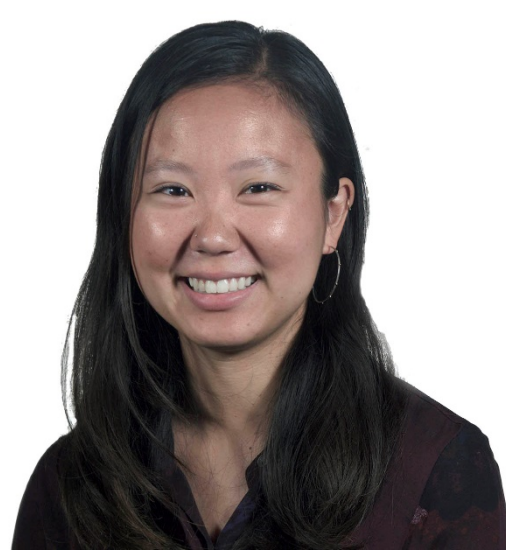


Green

Gentrification

Panel:



Winifred Curran

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

Emi Wang

Environmental Equity Program Manager
The Greenlining Institute, Oakland

Enrique Huerta

Community Organizer
From Lot to Spot, Los Angeles

Facilitator: Cindy Blain

Executive Director
California ReLeaf, Sacramento

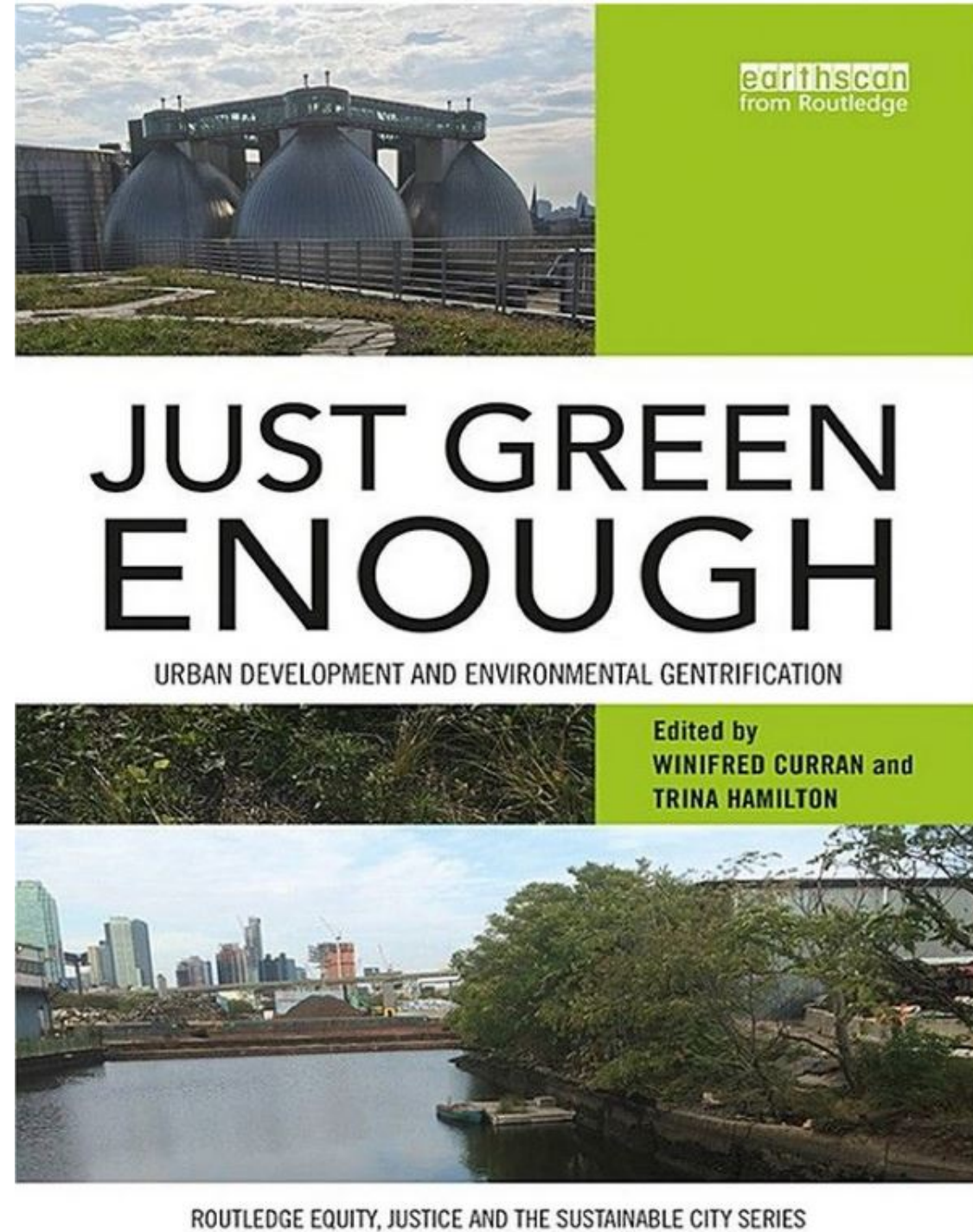
Understanding...

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)

High Line, NYC



Prices up 103%

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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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



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

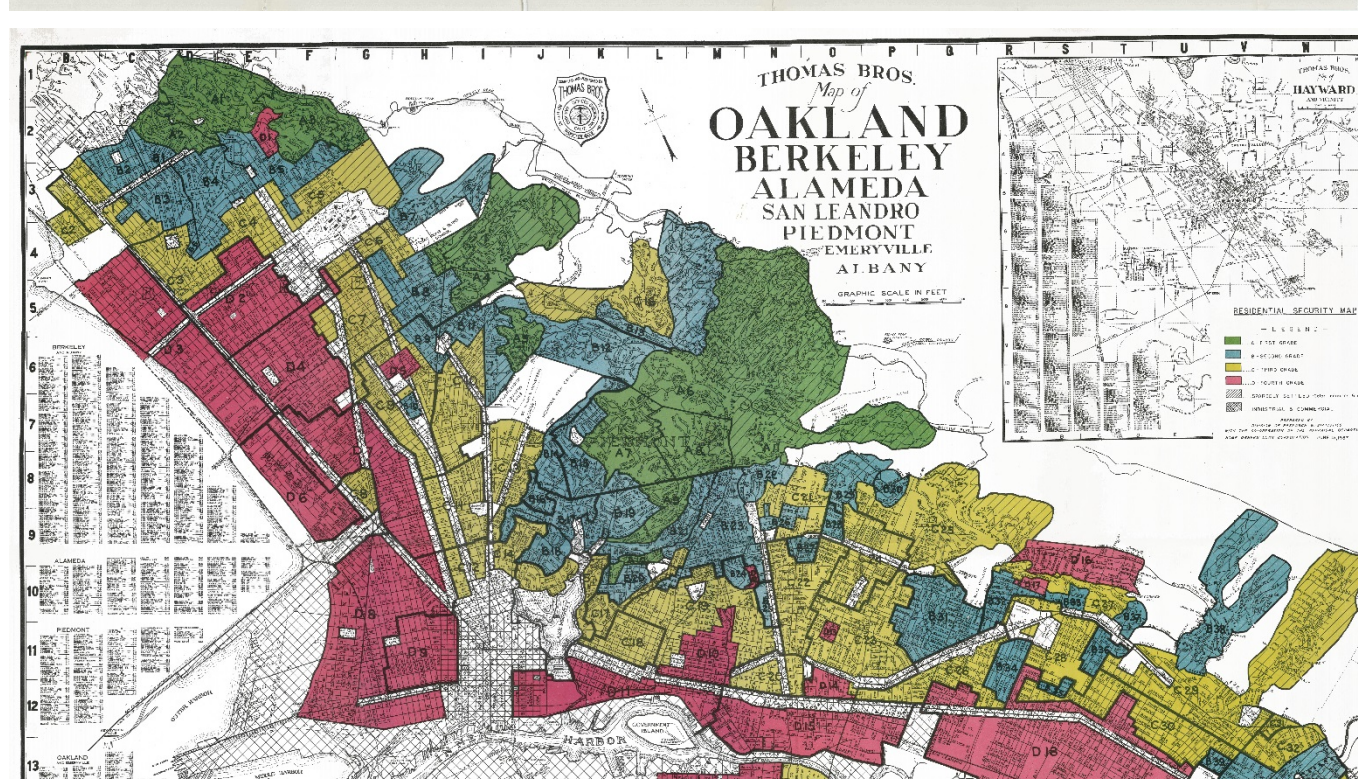
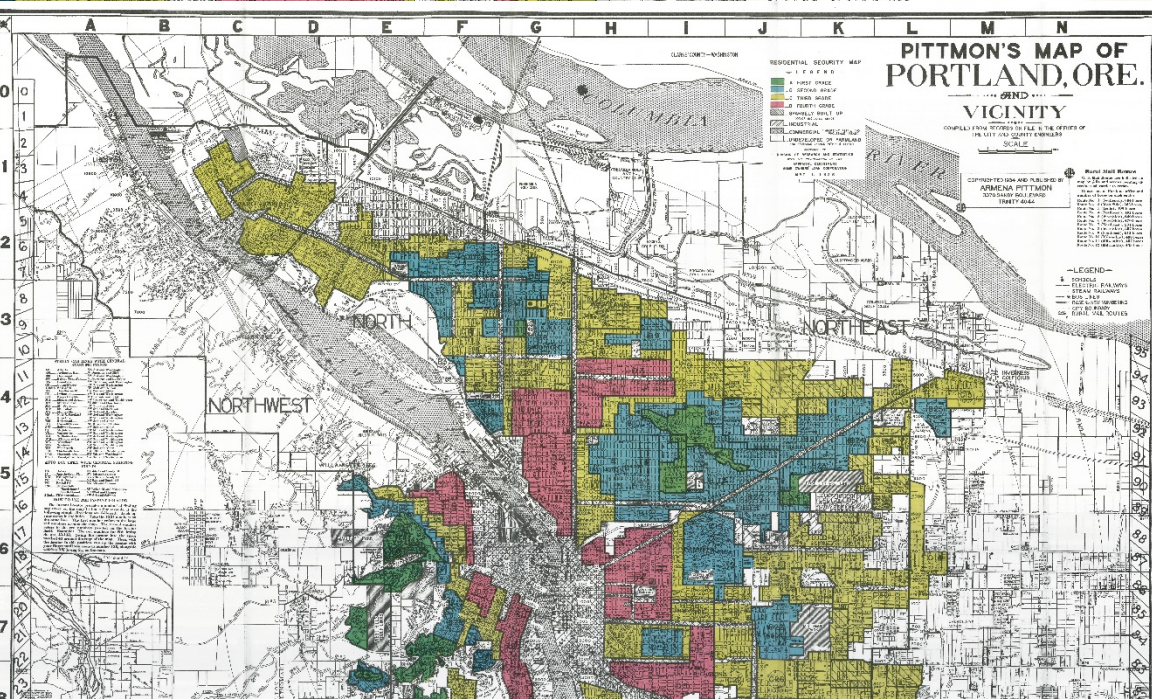
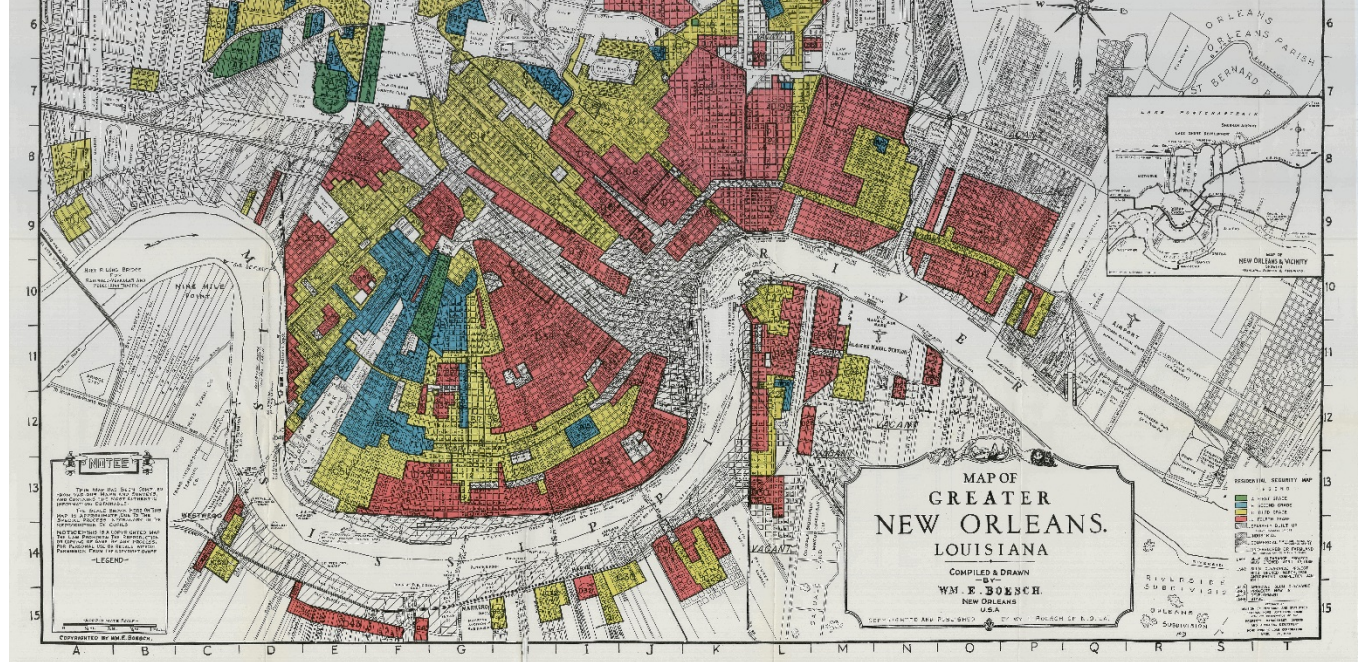
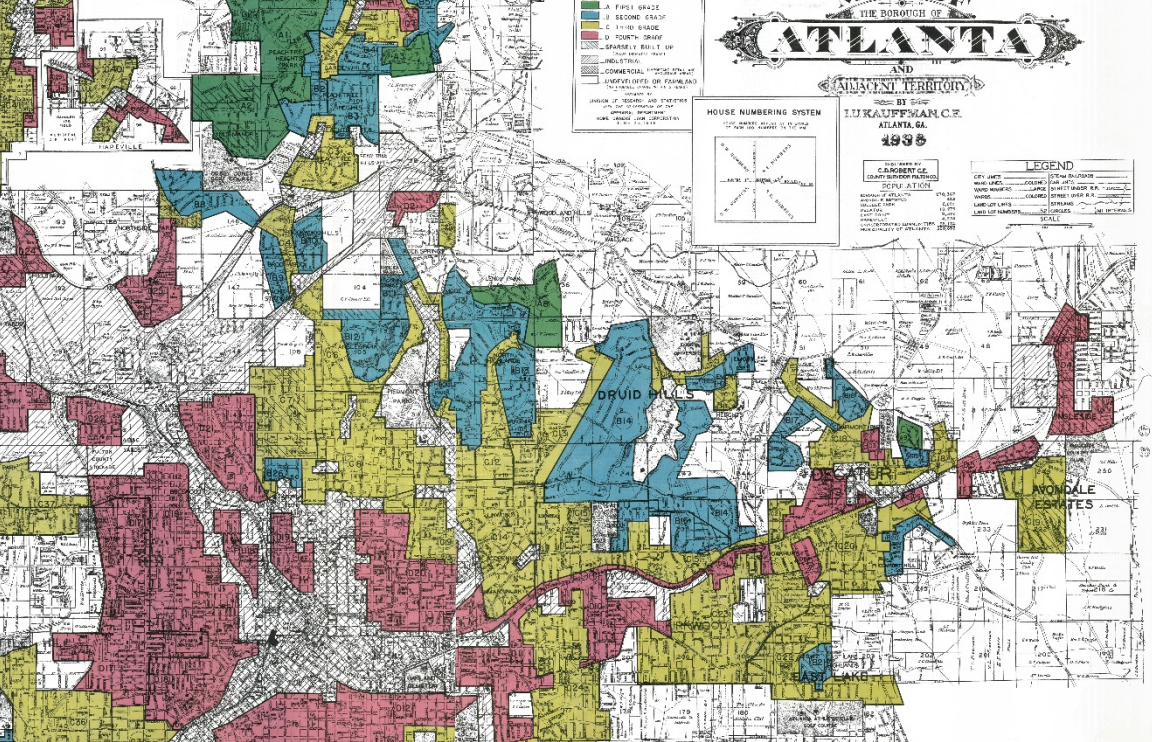
Learn more about our history and the values that guide our work.

+ OUR MISSION

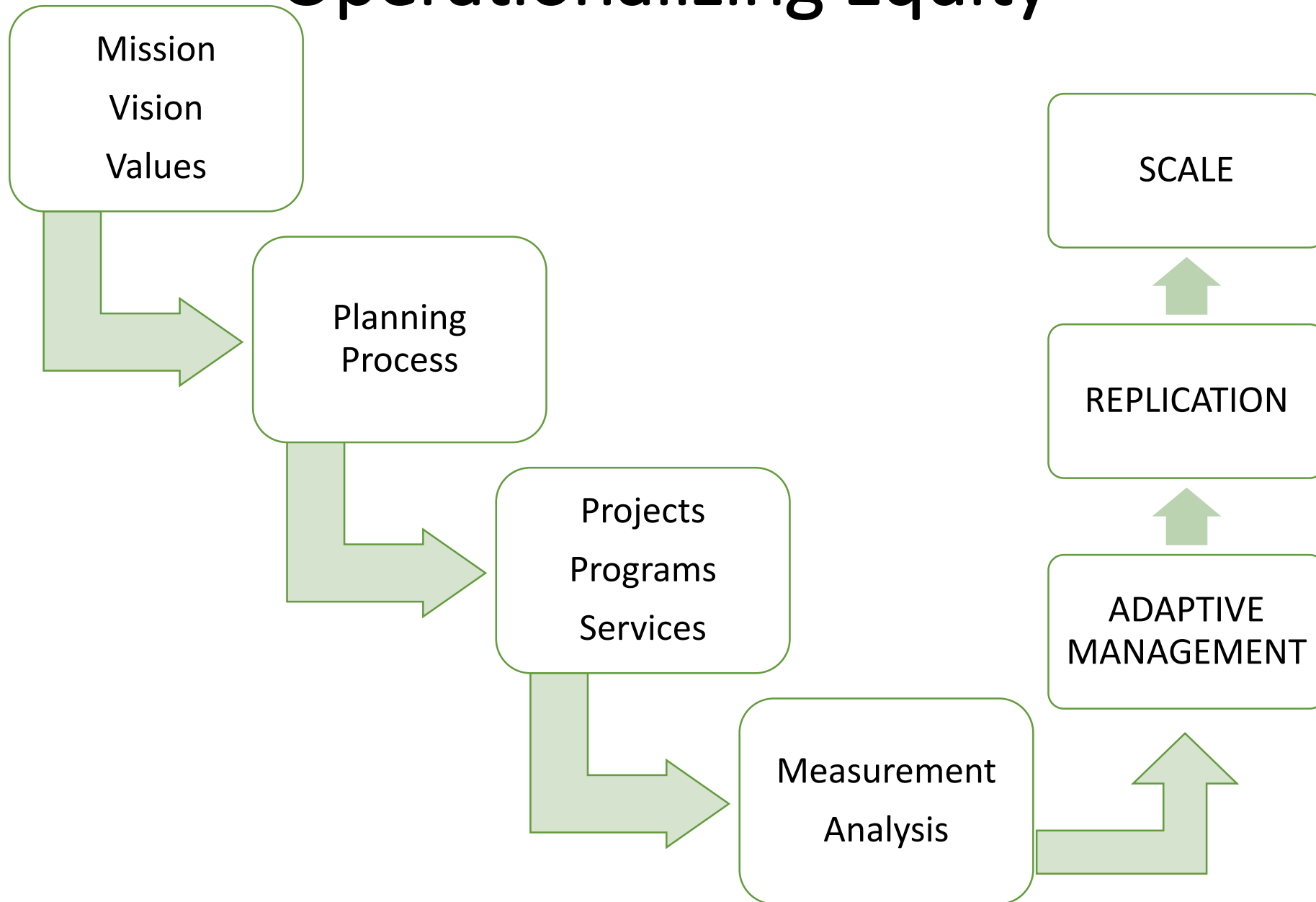


Greenlining is the solution to redlining.
We advance economic opportunity and empowerment for people of color through advocacy, community and coalition building, research, and leadership development.





Operationalizing Equity

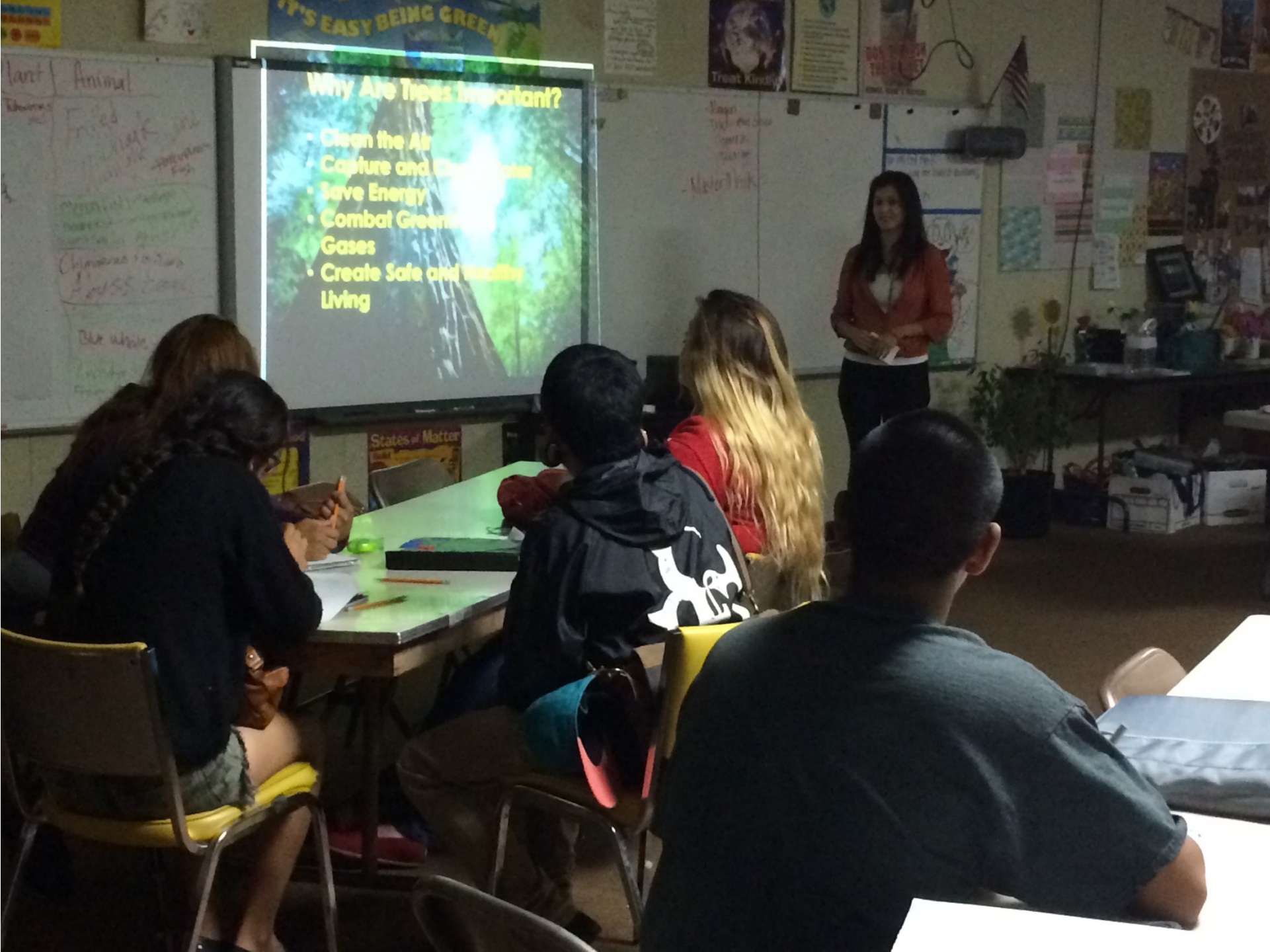


California Climate Equity Coalition:

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.**





Why Are Trees Important?

- Clean the Air
- Capture and Store Carbon
- Save Energy
- Combat Greenhouse Gases
- Create Safe and Healthy Living





Photos from 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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