Green Gentrification
Panel:

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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
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

<table>
<thead>
<tr>
<th>Category</th>
<th>Policy</th>
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| 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 rehabilitation model  |
Resident Control of Buildings

- Single-Family Home
- Limited Equity Housing Cooperative (LEHC)
- Condominium
- Multifamily Rental

99 Year Ground Lease

Community Ownership of Land

Community Land Trust
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.
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

Mission
Vision
Values

Planning Process

Projects
Programs
Services

Measurement
Analysis

SCALE
REPLICATION
ADAPTIVE MANAGEMENT
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
Learning More

Anti-Displacement Plans

Articles

How this Philly Neighborhood is Gentrifying without Displacement - [https://nextcity.org/features/view/how-this-philadelphia-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](https://www.preventioninstitute.org/publications/healthy-development-without-displacement-realizing-vision-healthy-communities-all)

Community Land Trusts

Displacement Concerns
[http://www.sacclt.org/fearing-displacement.html](http://www.sacclt.org/fearing-displacement.html)

UC Berkeley: The Urban Displacement Project
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