CLSEPA TEAM B
Final Presentation

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Criteria

Case Studies

Lessons for EPA
Criteria

- **What constitutes gentrification?**
  - Influx of capital
  - Housing cost increase
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- **What constitutes gentrification?**
  - Influx of capital
  - Housing cost increase

- **What indicates a community that’s resisted displacement?**
  - Maintaining diversity
  - Preserving culture
  - Business retention
  - Local political engagement
  - Community engagement & grassroots activism
Case Studies
Case Study: Cully, Portland
Cully Neighborhood

- Incorporated in 1985 into the city of Portland
- Diverse neighborhood
- Cully Boulevard
Cully Neighborhood - Policies

- Community contributions to Comprehensive Plan
- Community Impact Reports
Cully Neighborhood - Current Community

- 51% of residents represent communities of color, 21% city average
- Median income is on average $10,000 less than city of Portland
Cully Neighborhood - Relevance to EPA

- Accountability for developers
- Integrated participatory processes in General Plan
Case Study: LA Figueroa Corridor
LA Figueroa Corridor

- Redevelopment efforts in 2001
- FCCEJ
LA Figueroa Corridor - Policies

- Community Benefits Agreement (CBA)
LA Figueroa Corridor - Policies

- Community Benefits Agreement (CBA)

CBA:
- Affordable Housing
- Jobs
- Amenities
LA Figueroa Corridor - Current Community

- Displacement has continued
- Businesses have changed
- Local political engagement was weak
- Community engagement remains strong
LA Figueroa Corridor - Relevance to EPA

● CBAs insufficient to stop gentrification?
  ○ From big developments
  ○ Benefits
LA Figueroa Corridor - Relevance to EPA

- CBAs insufficient to stop gentrification?
  - From big developments
  - Benefits

- Theory: local political actors must be involved
Case Study: Uptown, Chicago
Uptown, Chicago - intro/background

- A hub of diversity
- Uniquely affordable housing stock
- Gentrification pressures
Uptown, Chicago - Policies

- Progressive Alderman Shiller: “gentrification without displacement”
- Investment in widespread affordable housing and inclusionary zoning policies
- Grassroots activism
Uptown, Chicago - Current Community

- 4000 units of affordable housing built under Shiller
  - Criteria: Preserved original residents
- Increase in gentrification after Shiller’s term ended
Uptown, Chicago - Relevance to EPA

- Similar context: a diverse pocket within a homogenous area
- Affordable housing/inclusionary zoning as a strategy
- Importance of a progressive local government official
Case Study: Atlanta BeltLine
BeltLine - Atlanta, GA

- $2.8 billion project
- Increase transit access
- Focus on community engagement in planning
Atlanta BeltLine - Policies

- Tax allocation districts
- Affordable housing trust fund
- Open community planning meetings
- Adopting mixed-income oriented transit development strategy
Atlanta BeltLine - Current Community

- New businesses and people continually moving in
- Strong black community presence
- Growth in community organizations & events
Atlanta BeltLine - Relevance to East Palo Alto

- Participatory planning & community engagement
- Tax-allocation districts
- Trust fund and community land trust
- Transit-oriented planning
Case Study: Trinity Plaza Apartments, San Francisco
Trinity Plaza

- 360 rent-controlled units in SoMa
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- 2003: proposal to demolish and replace with 1900 units
Trinity Plaza

- 360 rent-controlled units in SoMa
- 2003: proposal to demolish and replace with 1900 units
- 2005: new deal finalized
  - 360 original rent-controlled units
  - 160 affordable units
Trinity Plaza - Strategy

- Community orgs encourage SFDPH to conduct health impact assessment
Trinity Plaza - Strategy

● Community orgs encourage SFDPH to conduct health impact assessment
● Department of City Planning requires environmental impact report to analyze effect of displacement on health
Trinity Plaza - Strategy

- Community orgs encourage SFDPH to conduct health impact assessment
- Department of City Planning requires environmental impact report to analyze effect of displacement on health
- Developer agrees to negotiate due to mounting pressures
Trinity Plaza - Current Community

- 2010: Phase I (440 units) of project completed
  - Current residents given first choice of units
Trinity Plaza - Current Community

- 2010: Phase I (440 units) of project completed
  - Current residents given first choice of units
- 2015: 23 rent-controlled units misused for short-term tourists rentals
Trinity Plaza - Relevance to EPA

- California Environmental Quality Act
  - Mandates EIR whenever a project will cause “substantial adverse effect on human beings”
- Community orgs can work with public health professionals to influence policy decisions
Application: East Palo Alto
East Palo Alto

- **Cully, Portland**: Integrated community involvement and developer accountability
- **Figueroa Corridor**: Community benefits agreements to shape communities, but local policies may be necessary to successfully overcome gentrification
- **Uptown, Chicago**: Affordable housing/inclusionary zoning and the importance of a progressive local government official
- **BeltLine, Atlanta**: Transit planning and redevelopment as a tool in increasing affordability and avoiding displacement
- **Trinity Plaza, San Francisco**: Working with public health professionals to challenge development projects