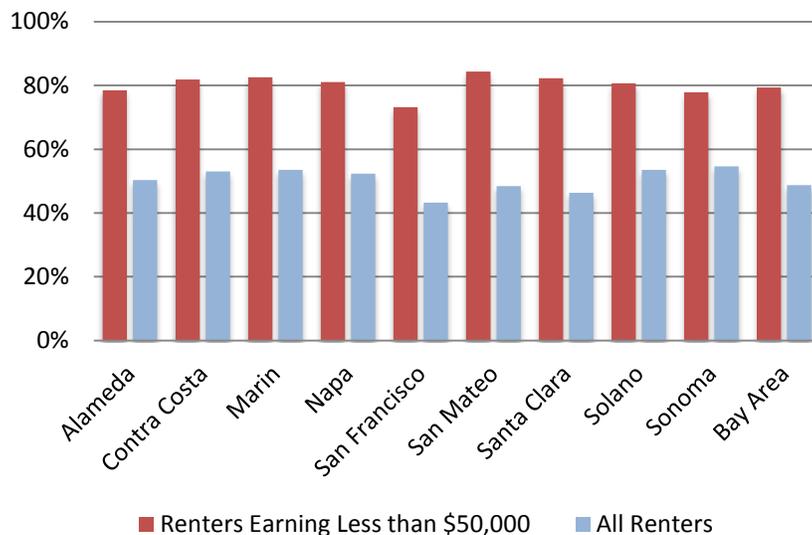


# Displacement: A Regional Crisis

*6 Wins for Social Equity Network*

Low-income communities and residents of color are being driven from their homes in every corner of the Bay Area by rising rents, evictions, and demolition – the result of both private sector forces and public investments and policies. Displacement destroys community networks, separates people from their jobs and schools, forces low-income transit riders to switch to polluting cars, contributes to homelessness, and causes a host of health problems. The crisis disproportionately impacts renters. Since people of color are far more likely than white households to rent, they face the greatest risk. Around **80%** of renters earning less than \$50,000 are paying too much for rent – in every Bay Area county:

**"Rent Burden": Percentage of Renters Spending More than 30% of Income on Rent**



Plan Bay Area 2013 recognized the “potential for market-based displacement due to rising rents” as investment and development in “communities of concern” increases.

## **Bay Area Displacement Facts**

- More than half of low-income households, all over the nine-county region, live in neighborhoods at risk of or already experiencing displacement and gentrification pressures.
- Displacement extends far beyond gentrifying neighborhoods: The Bay Area’s affluent neighborhoods have lost slightly more low-income households than have more inexpensive neighborhoods – a story of exclusion.
- There is no clear relationship or correlation between building new housing and keeping housing affordable in a particular neighborhood.
- Subsidized housing and tenant protections such as rent control and just-cause eviction ordinances are effective tools for stabilizing communities.

*Quotations from 2015 MTC-commissioned Study by UC Berkeley Researchers. [urbandisplacement.org](http://urbandisplacement.org).*

## **A Positive Community Vision for Investment Without Displacement**

Low-income communities deserve a fair share of public and private investment. But that investment is good for communities only if it actually meets the needs of low-income residents and workers. The 6 Wins Network has a positive vision for preventing and reversing displacement. It requires us to:

- Ensure Meaningful Resident Leadership and Influence in Planning Processes and Outcomes
- Invest in Community Assets to Meet the Needs of Low-Income Families
- Protect Tenants and Preserve Existing Affordable Housing
- Promote New Affordable Housing to Meet Existing and Future Needs
- Tailor Economic Investments to Local Workforce and Community Needs
- Improve Transportation Access & Affordability
- Respond Urgently: Safeguard Low-Income Families NOW while Investing Immediately to Meet Their Current and Future Needs

# Displacement: Regional Solutions

Achieving investment without displacement will require coordinated local and regional actions – something that *requires strong leadership from MTC and ABAG*. These actions must be grounded in the localized neighborhood needs

“Gentrification and displacement are regional. Although gentrification and displacement are often seen as a neighborhood or local phenomenon, our cases show that they are inherently linked to shifts in the regional housing and job market.”

*2015 MTC-commissioned Study*

of low-income communities and households as identified by the residents of those communities, because they are the experts on what they need to thrive. **Well-funded neighborhood engagement and community assets mapping should inform all stages of regional and local plans for low-income communities, from development through implementation.** Local government policies play a critical role in preventing gentrification and displacement, and it is

essential that the regional agencies use their money and influence to promote and reward strong local policies. **Regional agencies should fully leverage the funding they distribute, the data and mapping they provide, and the priorities they set, to incentivize local government policies that promote investment without displacement.**

“Transportation investment shapes displacement. Our research suggests that it’s not just the investments in transportation and infrastructure that can accelerate the processes of gentrification and displacement, but the planning of such investments as well.”

*2015 MTC-commissioned Study*

## MTC Can and *Must* Act NOW

### 1. Link One Bay Area Grant Funding and Other Funding Decisions to Anti-Displacement Policies and Affordable Housing Production

The One Bay Area Grant (OBAG) Program is one of the most important and innovative elements of Plan Bay Area, creating a vital link between regional goals and local policies necessary to achieve them. In 2013, MTC promised to create “performance and accountability policies” so that all OBAG recipients have key land use, housing, and anti-displacement policies necessary for the Bay Area to thrive. The time to do so is *now*. MTC must prioritize OBAG funding for jurisdictions that have 1) strong, locally appropriate anti-displacement policies and 2) a strong track record of building affordable housing. These criteria should also be used to evaluate all other MTC and CMA funding decisions.

See: [www.bit.ly/1Qvzpc2](http://www.bit.ly/1Qvzpc2)

### 2. Fund Community-Driven Planning and Community-Identified Priorities

MTC and ABAG are asking low-income communities to shoulder the majority of the region’s new growth. The existing residents of those communities deserve a meaningful decision-making role over the future of their neighborhoods. To accomplish this, MTC should 1) provide robust funding to organizations with strong membership bases in low-income communities around the Bay – \$2 million in 2016 and 2) spend 25% of discretionary revenues over the next 4 years on the transportation and other priorities identified by this planning process.

See: [www.bit.ly/1T7wN1S](http://www.bit.ly/1T7wN1S)

### 3. Study a Plan Bay Area Scenario that Minimizes Displacement

Preventing and reversing displacement requires a coordinated set of strategies, including tenant protections, affordable housing preservation and creation, creating quality jobs and career pathways, and increasing affordable local public transit. The Equity, Environment & Jobs Scenario in Plan Bay Area 2013 recognized the synergies that result from equity-first policies, and demonstrated the environmental and economic benefits of those same policies. MTC & ABAG should again include one scenario designed to maximize social equity.

See: [www.bit.ly/1QVHd2J](http://www.bit.ly/1QVHd2J)