

Community Connectors Anti-Displacement Session

Definitions

Forced Displacement

Circumstances where a move is spurred by physical or legal force that compels a household to vacate their home or business. It may be carried out through eviction, acquisition, rehabilitation, expiration of or demolition of property, including demolition caused by natural disasters. Forced-displacement predominantly falls into two categories:

1. Just-Cause Removal: Eviction of a tenant on the basis of allowable grounds, such as nonpayment of rent, sale of building, or termination of lease due to building conditions. This category may also include tenants who are forced to leave due to other property damage or demolition of the property.
2. No-cause removal: Eviction of a tenant where the landlord does not cite a reason for removal.

Pressured Displacement

Circumstances where a household leaves their home because remaining is untenable. This includes:

1. Economic Displacement: Displacement due to inability to afford rising rents or costs of homeownership like property taxes. This may include the inability to afford rising rents due to the expiration of affordability covenants on properties.
2. Cultural Displacement: Residents feel compelled to move because the people, businesses and/or institutions that make up their cultural community have left the area.
3. Environmental Displacement: Displacement due to extreme natural event or climate-related circumstances.

Gentrification

A process of neighborhood change where higher-income residents move into a historically marginalized or underinvested neighborhood and attract new amenities, creating displacement risk for lower-income and pre-existing residents. Building and infrastructure upgrades, along with higher rental and purchasing costs for residents and business owners, result in wholesale change to the neighborhood's character.

Anti-Displacement Tools and Definitions

This list includes some (but not all) of the tools or mechanisms that can be employed to mitigate displacement.

Land Use Tools are municipal regulations (i.e., zoning) that govern what can be built where. These tools can help to mitigate displacement by directing where development occurs, allowing for greater housing supply, or requiring affordable housing production. These tools assist with supply, but do not necessarily mitigate displacement.	
Small Area Plans <i>Target: residents and businesses</i>	Neighborhood level plans developed by the local government in collaboration with residents, neighborhood organizations, and other local stakeholders, to provide guidelines for land use, development, and investment to ensure alignment with community priorities. Small area plans are typically a sub-component of a master or comprehensive plans, which are high-level and strategic documents that provides a broad framework for guiding the growth and development of a city or region.
Zoning Changes in Communities of High Opportunity <i>Target: residents and businesses</i>	Zoning changes involve alterations to land use regulations and development standards that allow for greater density, which is important for developing affordable housing. High-opportunity communities are areas with greater access to resources and amenities.
Inclusionary Zoning <i>Target group: renters</i>	Incentives or requirements that provide a certain set-aside of regulated affordable units in new developments. These incentives might include density bonuses, tax reductions, or expedited review for permits and approvals.
Middle Density Zoning and Accessory Dwelling Units (ADUs) <i>Target: renters, owners</i>	Accessory Dwelling Units (ADUs) are secondary units on single-family property lots, independent from the primary home. Middle Density Zoning is a land use tool that increases the types of housing permitted in single-family districts to include townhomes, duplexes, triplexes, quads, and accessory dwelling units.
Redevelopment Requirements <i>Target: residents and businesses</i>	Regulations and guidelines established by local governments to guide the transformation and revitalization of specific areas or districts within a community.