

# Displacement – Data, Trends & Solutions

Preconference Seminar

September 16, 2024



COMMUNITY  
DEVELOPMENT  
ALLIANCE





# Why are we here today?

1:00 – 1:40

**Elements of Displacement**

1:40 – 1:50

Breakout

1:50 – 2:00

Report Out

2:00 – 2:40

**Measuring Displacement**

2:40 – 2:50

Breakout

2:50 – 3:00

Report Out

3:00 – 3:40

**Policy Solutions**

3:40 – 3:50

Breakout

3:50 – 4:00

Report Out

# Elements of Displacement



COMMUNITY  
DEVELOPMENT  
ALLIANCE





# Why are we here today?



- ★ 2 uncomfortable questions
- ★ 5 lessons on displacement
- ★ 1 thing we can do about it



# Why is displacement bad?



**IMPROVE  
DROPOUT  
RATES BY 30%**



**REDUCE  
CRIME  
BY 20%**



**INCREASE  
EMPLOYMENT  
RATES BY 20%**



**IMPROVE  
HEALTH  
BY 18%**



# How do we address displacement?



- **Talking with residents for years**
- **Bring you in on that conversation**
- **Discussing and creating common definitions**
- **Developing a menu of policy options**
- **Be an accomplice to residents for policy change**



# Creating common definition



**DIVESTMENT**

**ABANDONMENT**

**DISPLACEMENT**

**GENTRIFICATION**

**GROWTH**

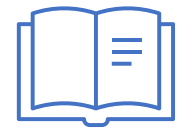
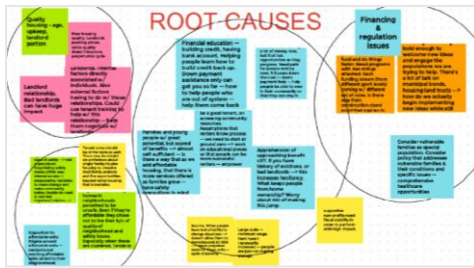
**POLICY**

**SEGREGATION**

**RACIAL EQUITY**



# Collective Objectives



Grow homebuyer counseling & down payment assistance (DPA)



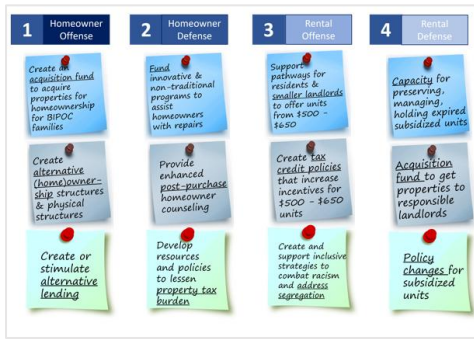
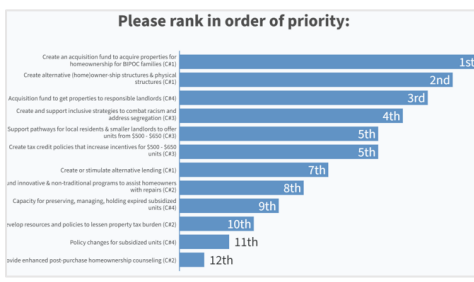
Acquisition Fund to combat predatory acquisition



Vacant Lots to 1<sup>st</sup> Generation Homes



Alternative lending based on rental history and 40 – 60% DTI





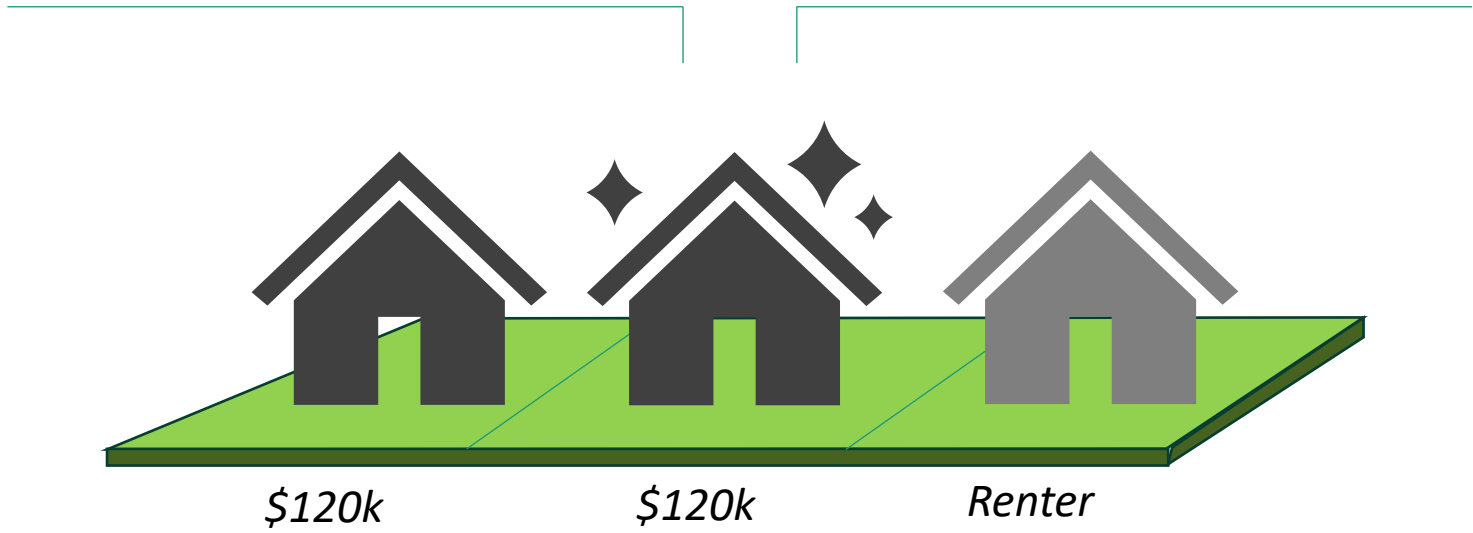


# Early understanding of displacement



Homes priced  
around \$120K

Deed restricted  
with lower  
assessment



Resident  
Preference

Target  
monthly  
payment  
below rent

Cohorts of  
existing  
residents in  
coaching



# Emerging understanding of displacement



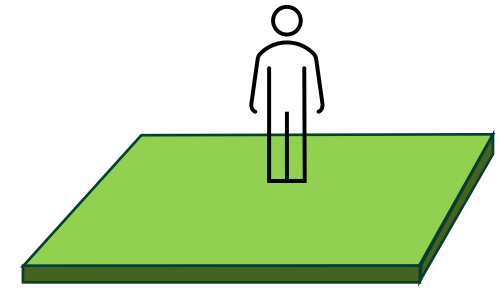
*\$400k*



*\$120k*



*Renter*



*Unhoused*

Drawing on the examples provided in Robinson, Nicole, PhD ["Recidivism Among Black Men Living in Racialized and Carceral Neighborhoods and the Role of Gentrification"](#) (2022). [Theses and Dissertations. 2935.](#)



# Uncomfortable Questions



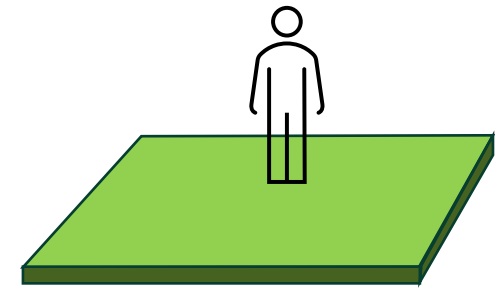
*\$120k*



*\$120k*



*Renter*



*Unhoused*



## ★ 2 uncomfortable questions

### Uncomfortable Question #1

Is a new \$120,000 homeowner, even if home is deed restricted, contributing to the displacement of other residents?

### Uncomfortable Question #2

Unrelated to our projects, displacement is transpiring. What is CDA's role in addressing that displacement?



# Emerging Understanding of displacement



## ★ 5 lessons on displacement

1. Displacement harms all of us.
2. Climate, Policy & Economy impact displacement
3. Early elements hard to see
4. Not just homeowners
5. Displacement is not inevitable



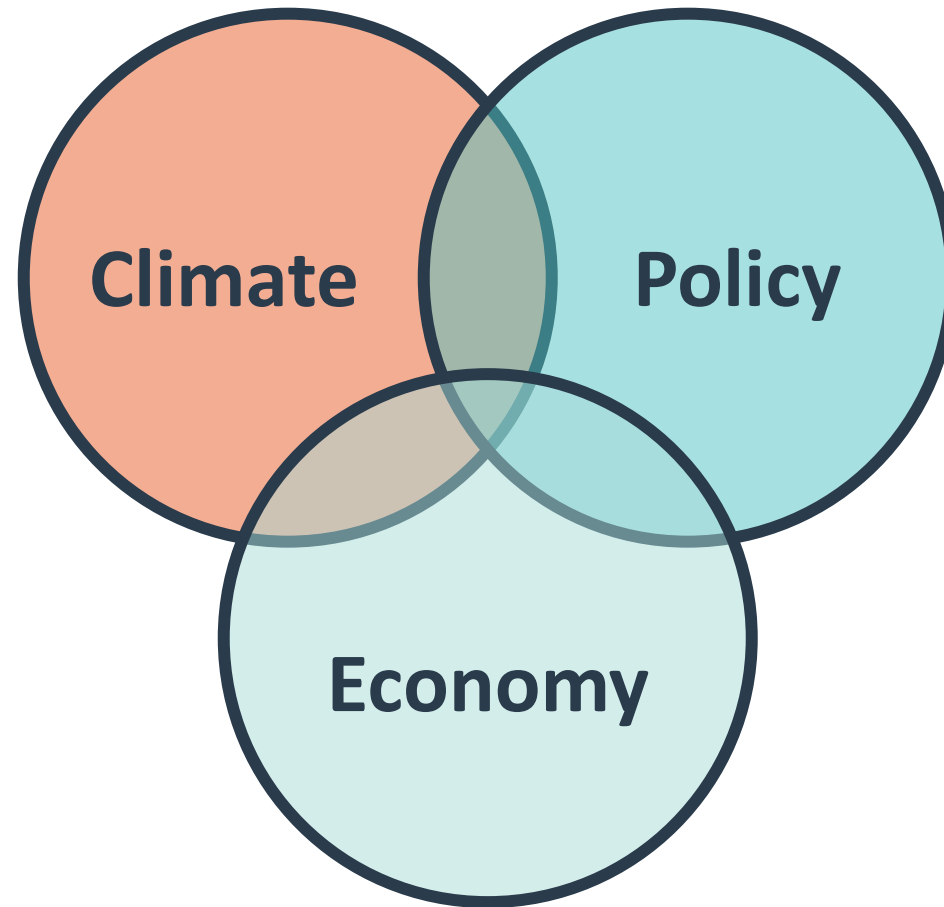
# 1. Displacement harms all of us



- Devastating impacts on the people displaced.
- Cities with unequal development and higher segregation have less prosperity for everyone
- Commute times and cost of public transit increase
- Loss of social networks of safety, childcare and eldercare increases can never be replaced with public services



## 2. Climate, Policy & Economy impact Displacement



Drawing on the information presented in the Bittle, Jake, The Great Displacement: Climate Change and the next American Migration (2023)



## 2. Climate, Policy & Economy impact Displacement







## 2. Climate, Policy & Economy impact Displacement



**Policy**



Over regulation restricts inventory of housing, displacing people



Under regulation favors investors, causing displacement





## 2. Climate, Policy & Economy impact Displacement



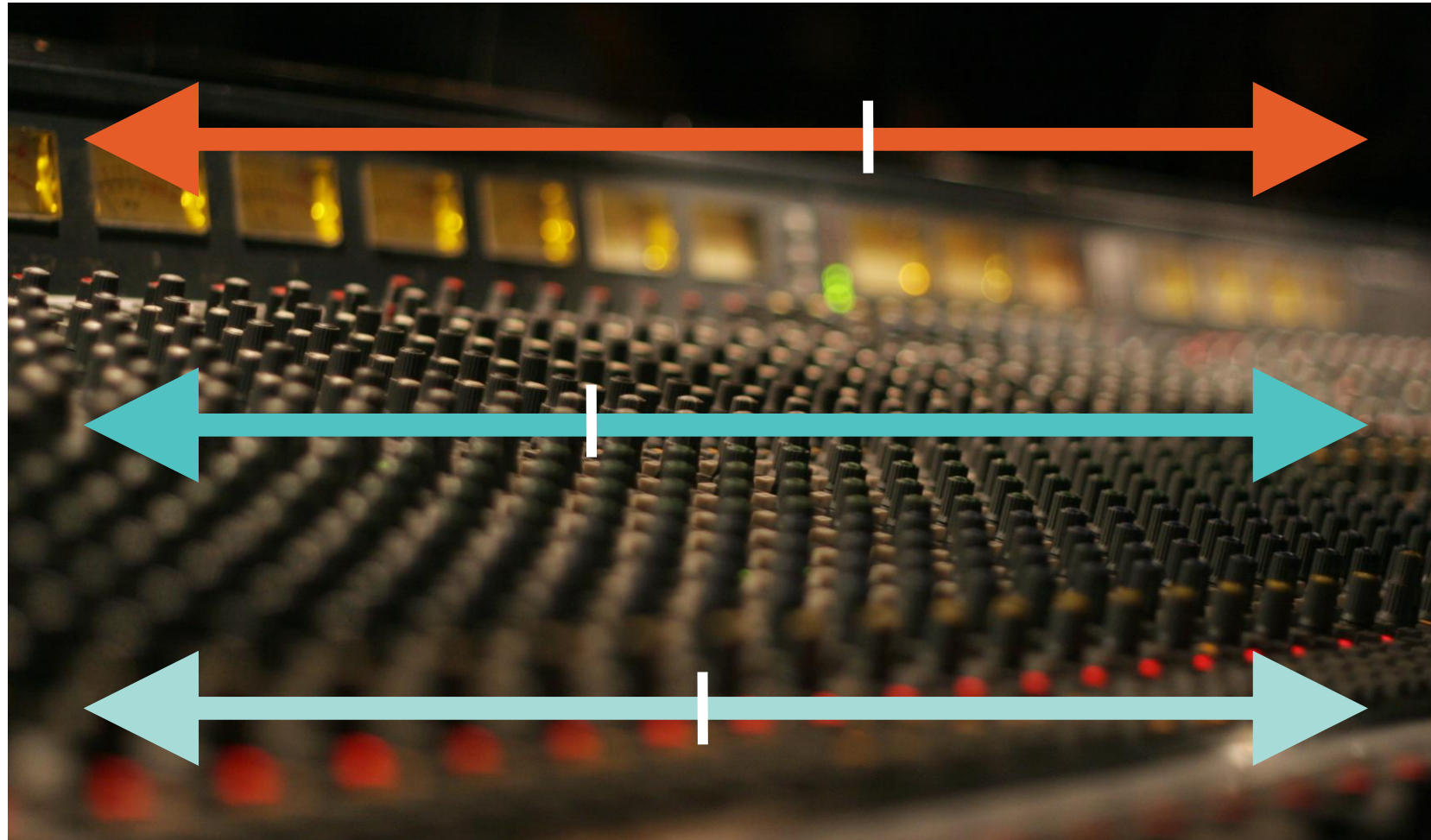
**Economy**



Photo Credit: artofabandonment.com (left), San Francisco Chronicle (right)

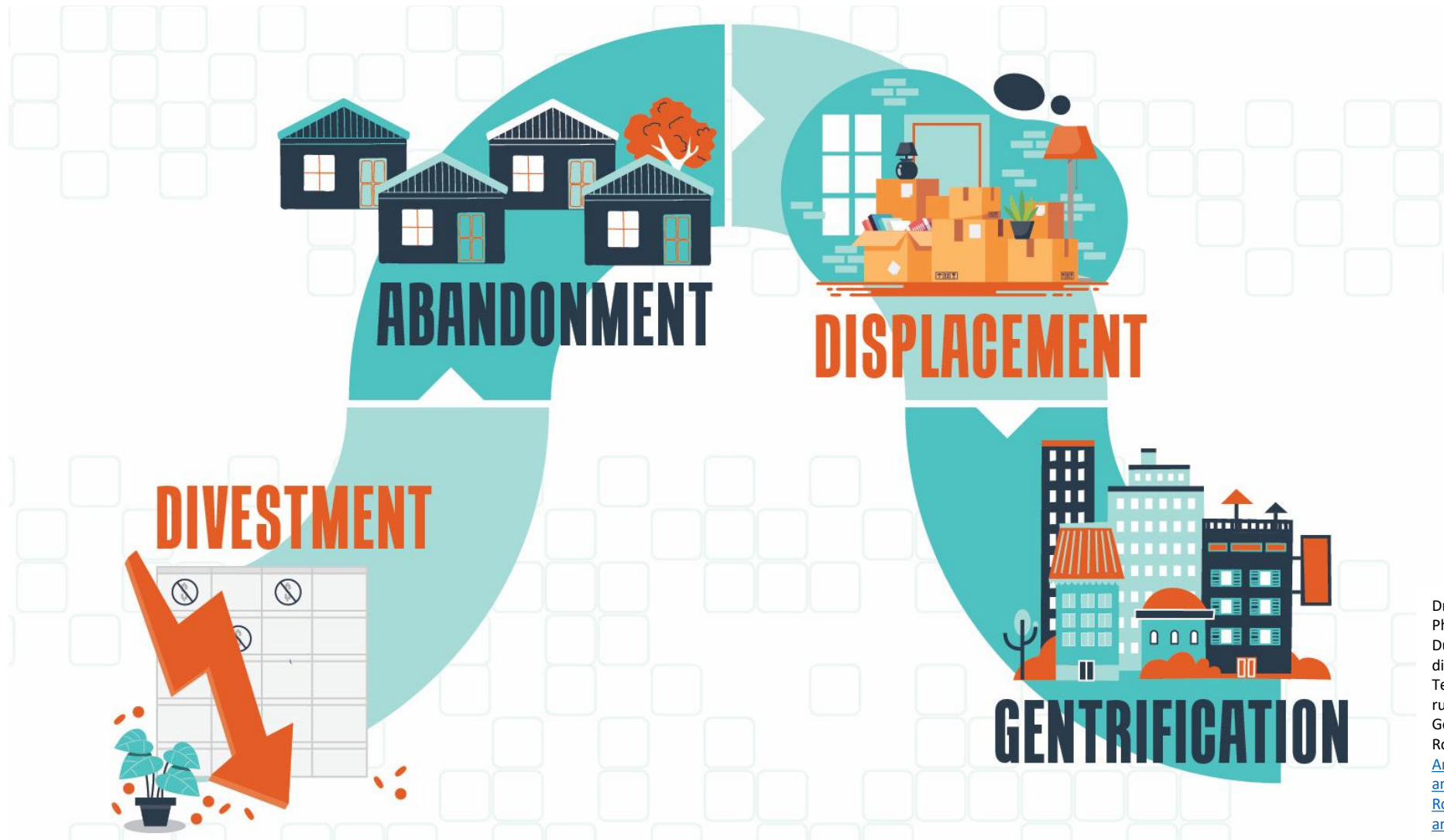


## 2. Climate, Policy & Economy impact Displacement





# 3. Early elements hard to see



Drawing on the definition provided in Phillips, M., Smith, D., Brooking, H., & Duer, M. (2021). Re-placing displacement in gentrification studies: Temporality and multi-dimensionality in rural gentrification displacement. *Geoforum*, 118, 66–82. (cited by Robinson, Nicole, PhD "[Recidivism Among Black Men Living in Racialized and Carceral Neighborhoods and the Role of Gentrification](#)" (2022). [Theses and Dissertations. 2935.](#))



COMMUNITY  
DEVELOPMENT  
ALLIANCE



# 4. Not just homeowners



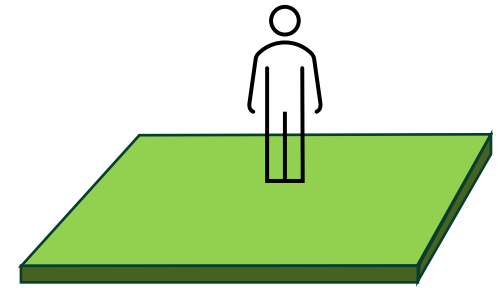
*\$400k*



*\$120k*



*Renter*



*Unhoused*





# Next Steps for tomorrow



- 10:30 – 10:45      **Wellness Break**
- 10:45 – 11:30      **Gallery Walk.** Part of working together is creating common definitions, with a recognition that all terms are nuanced. Participants will rotate through eight gallery stations to express their perspective on core terms
- 11:30– 11:45      **Grab Lunch**
- 11:45 – 12:15      **What options might be on the Menu?** Overview of potential policy options that could be included in a Homeowner & Future Homeowner Bill of Rights.
- 12:15 – 1:00      **Developing the Menu.** Exercise to develop what participants believe should be in a Homeowner & Future Homeowner Bill of Rights.
- 1:00 – 1:45      **Alliance Panel.** Reflections on the days discussion will be highlighted by representatives of each sector of the alliance: residents, neighborhood organizations, implementors, policy organizations, philanthropy, and public/private funders.
- 1:45 – 2:00      **Closing.** Ex Fabula Storytellers, RACH, and CDA Staff will close the event with next steps on prioritizing and implementing a Homeowner & Future Homeowner Bill of Rights.



COMMUNITY  
DEVELOPMENT  
ALLIANCE



# Questions



What is your perspective on the two uncomfortable questions?

What do you think of the 5 Lessons of Displacement?  
Is it what you expected? Are there others you think should be included?



# Measuring Displacement





# Where we are at now



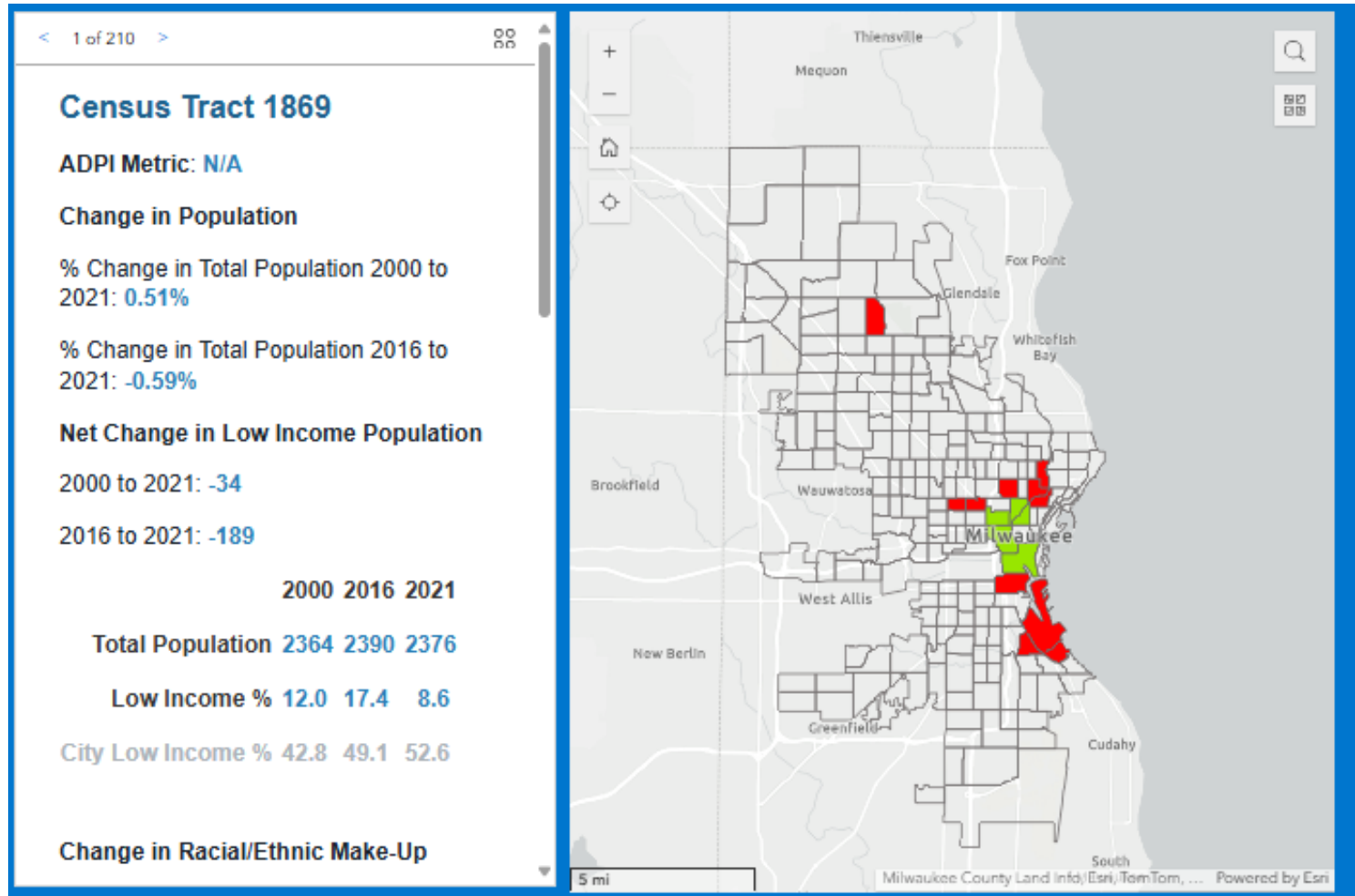
## A Place in the Neighborhood

An Anti-Displacement Plan for Neighborhoods Surrounding Downtown Milwaukee



City of Milwaukee  
Department of City Development

February 2018





# Where we are at now



## A Place in the Neighborhood

An Anti-Displacement Plan for Neighborhoods Surrounding Downtown Milwaukee



**Growth Neighborhoods.** These are neighborhoods where the middle- and high-income populations are growing, but where that growth has not been accompanied by a decline in the total number of low-income individuals. In Growth Neighborhoods, the number of low-income individuals grew alongside the growth of the number of middle- and high-income individuals between 2000-2021. While the low-income population may not have declined, these neighborhoods should be monitored for future displacement risk.

**Low-Income Displacement Risk Neighborhoods.** These are neighborhoods where the middle- and high-income populations are growing, the number of low-income individuals is falling. For a neighborhood to be classified as Low-Income Displacement risk, the median assessed value of homes is greater than 50% of the City-wide average. These are neighborhoods where low-income residents may already be experiencing displacement due to rising housing costs and rents.

City of Milwaukee  
Department of City Development

February 2018





# Where we are at now



## Milwaukee County Homeowner Displacement Risk

Municipality

All



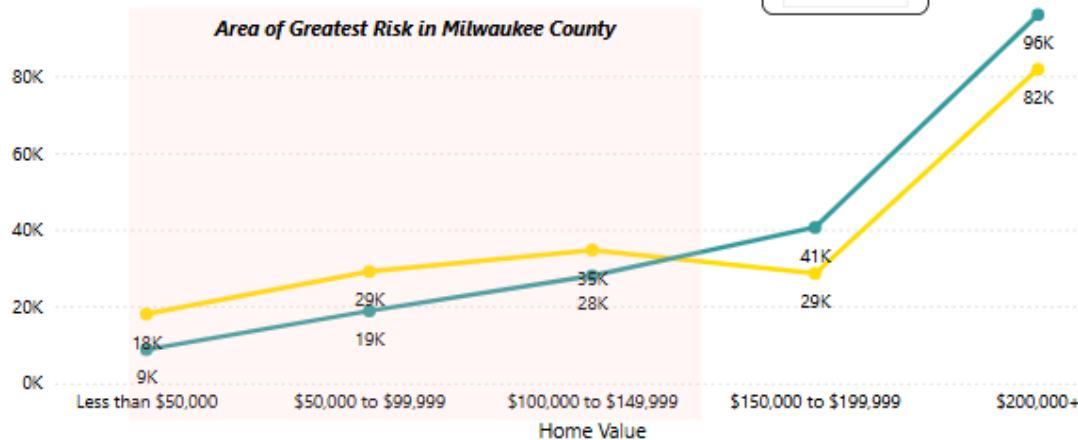
HOMEOWNERSHIP

HOMEOWNER DISPLACEMENT RISK

AVAILABLE RENTALS

### Current Displacement Risk by Income Bracket

Families Who Can Afford Owner Occupied Homes



Home Value	Income Bracket	Families Who Can Afford	Owner Occupied Homes	Families at Risk of Displacement
Less than \$50,000	Less than \$24,999	18,004	8,725	-9,279
\$50,000 to \$99,999	\$25,000 to \$49,999	29,081	18,808	-10,273
\$100,000 to \$149,999	\$50,000 to \$74,999	34,679	27,999	-6,680
<b>Totals</b>		<b>81,764</b>	<b>55,532</b>	<b>-26,232</b>

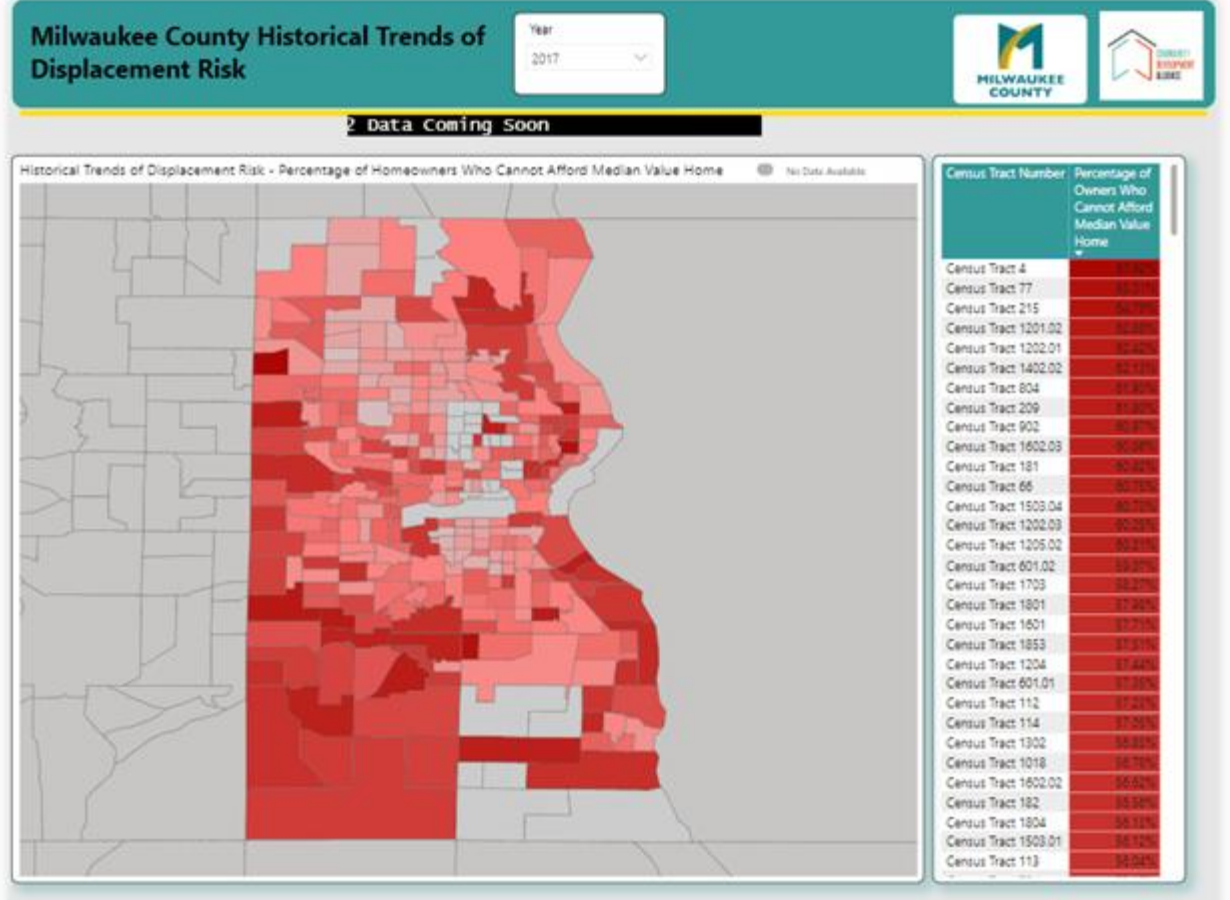
This page explores displacement risk for homeowners resulting from a mismatch between their incomes and their home values. This mismatch is often hidden unless you look at different income brackets.

In the graph to the left, when the yellow line (Families) is above the green line (Owner Occupied Homes), there are families living in homes they cannot afford, leading to unsustainable property taxes and maintenance. This increases risk of displacement. In Milwaukee County, the greatest displacement risk is for families living in homes valued at \$150,000 or less.

In the table above, negative numbers indicate there are families at risk of displacement.



# Where we are stuck



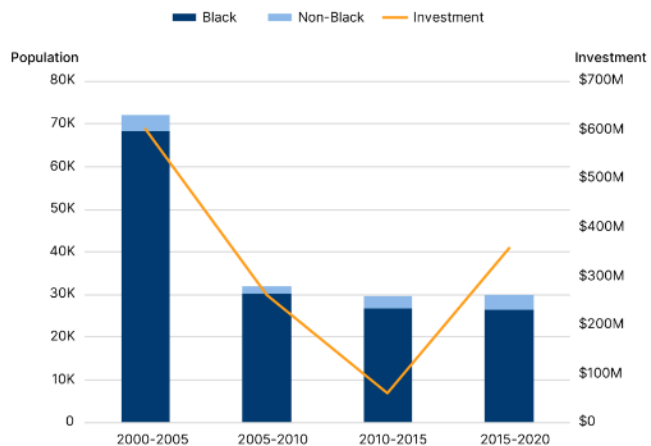


# How others measure



FIGURE 3

Racial demographics and total investment in Livernois-6 Mile from 2000 to 2020

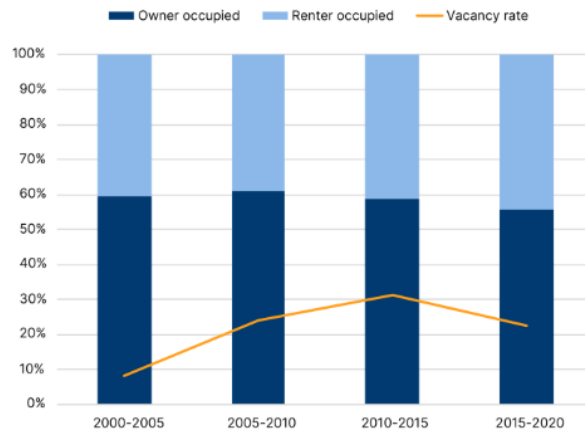


Source: Brookings Institution analysis of American Community Survey Data, Community Development Financial Institution, Home Mortgage Disclosure Act, Federal Reserve Institutions



## Race & Income

Homeowner-to-renter ratio of Livernois-6 Mile population and concurrent vacancy rates from 2000 to 2020



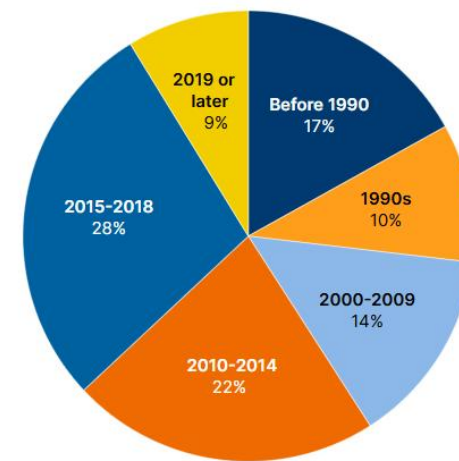
Source: Brookings Institution analysis of American Community Survey Data



## Homeownership Rate & Vacancy

Livernois-6 Mile household move-in years as of 2020

Legend: Before 1990 (Dark Blue), 1990s (Orange), 2000-2009 (Light Blue), 2010-2014 (Dark Orange), 2015-2018 (Medium Blue), 2019 or later (Yellow)



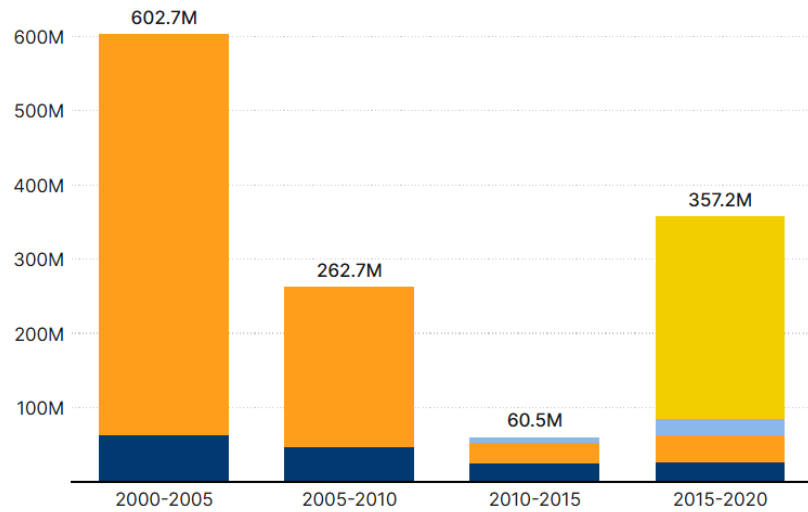
Source: Brookings analysis of American Community Survey Data



## Legacy Residents



# How others measure

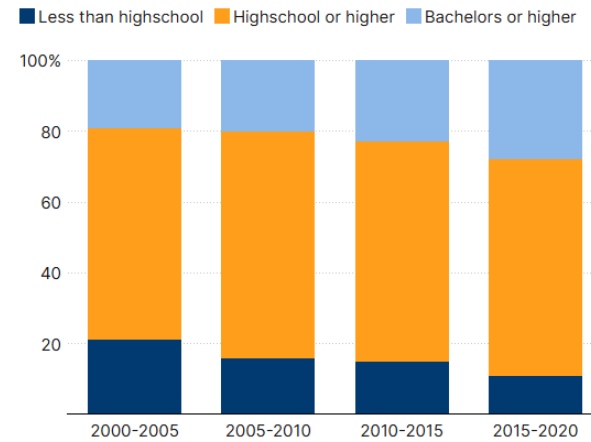


Source: Brookings Institution analysis of Community Development Financial Institution, Home Mortgage Disclosure Act, Federal Financial Institutions Examination Council, and originally compiled data

**B** | Brookings Metro

## Investment

Educational attainment for residents age 25 and older in Livernois-6 Mile from 2000 to 2020



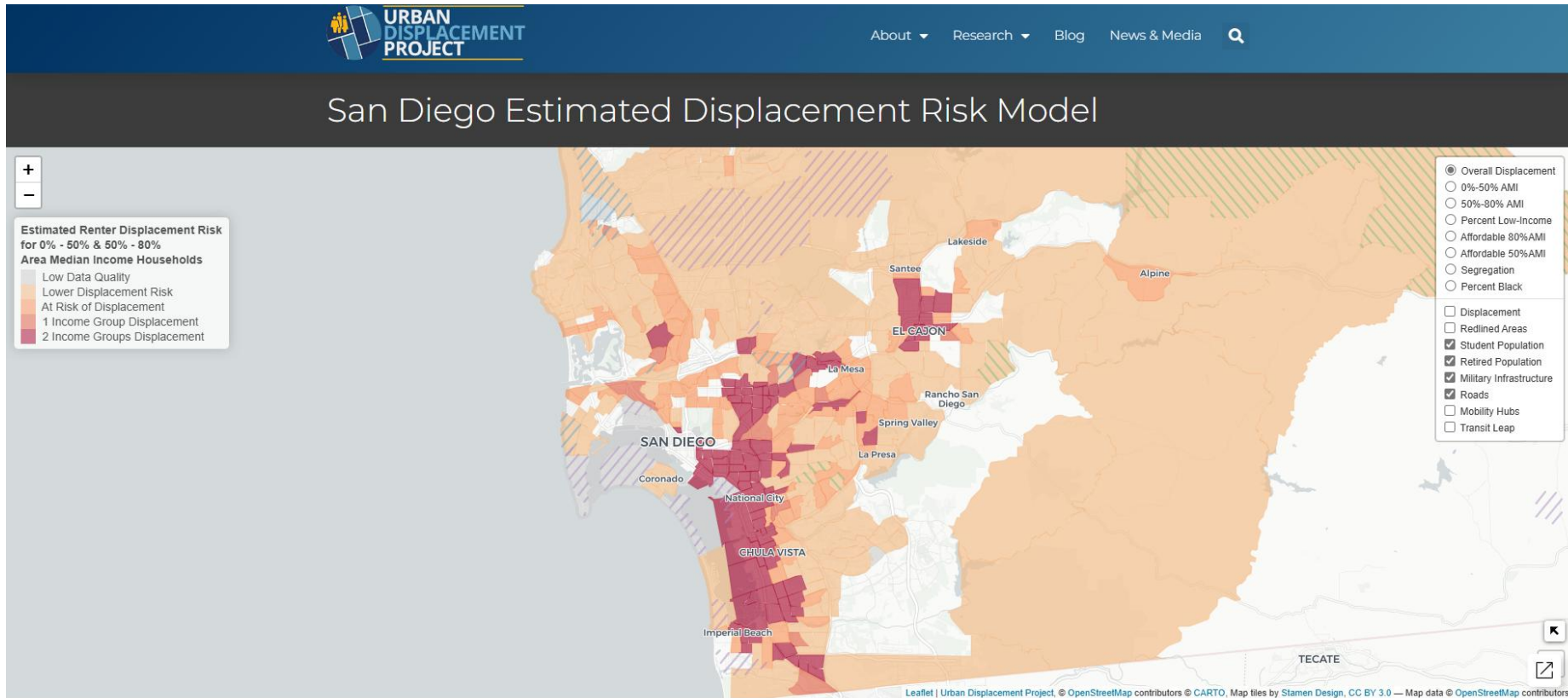
Source: Brookings Institution analysis of American Community Survey Data

**B** | Brookings Metro

## Educational Attainment



# How others measure

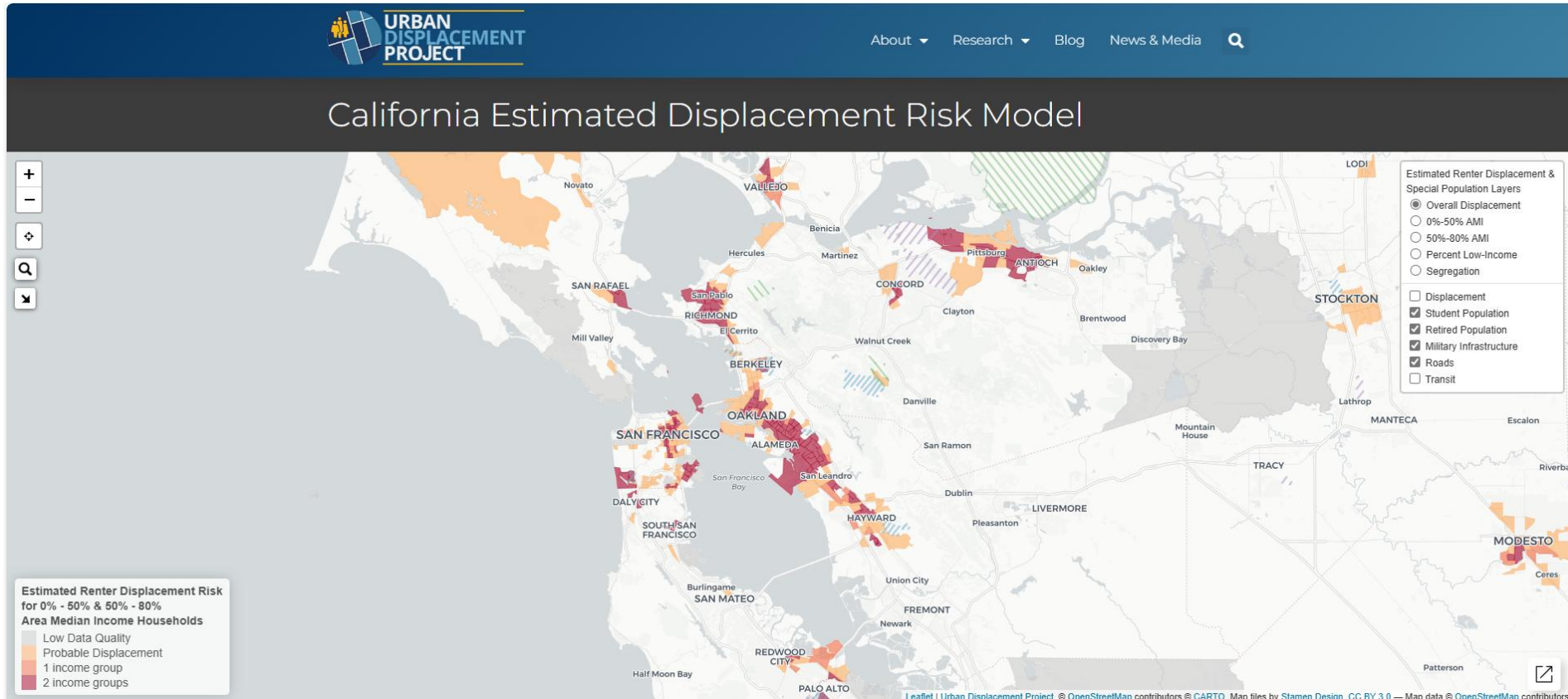


Using an algorithm with consumer data and census data to estimate risk.





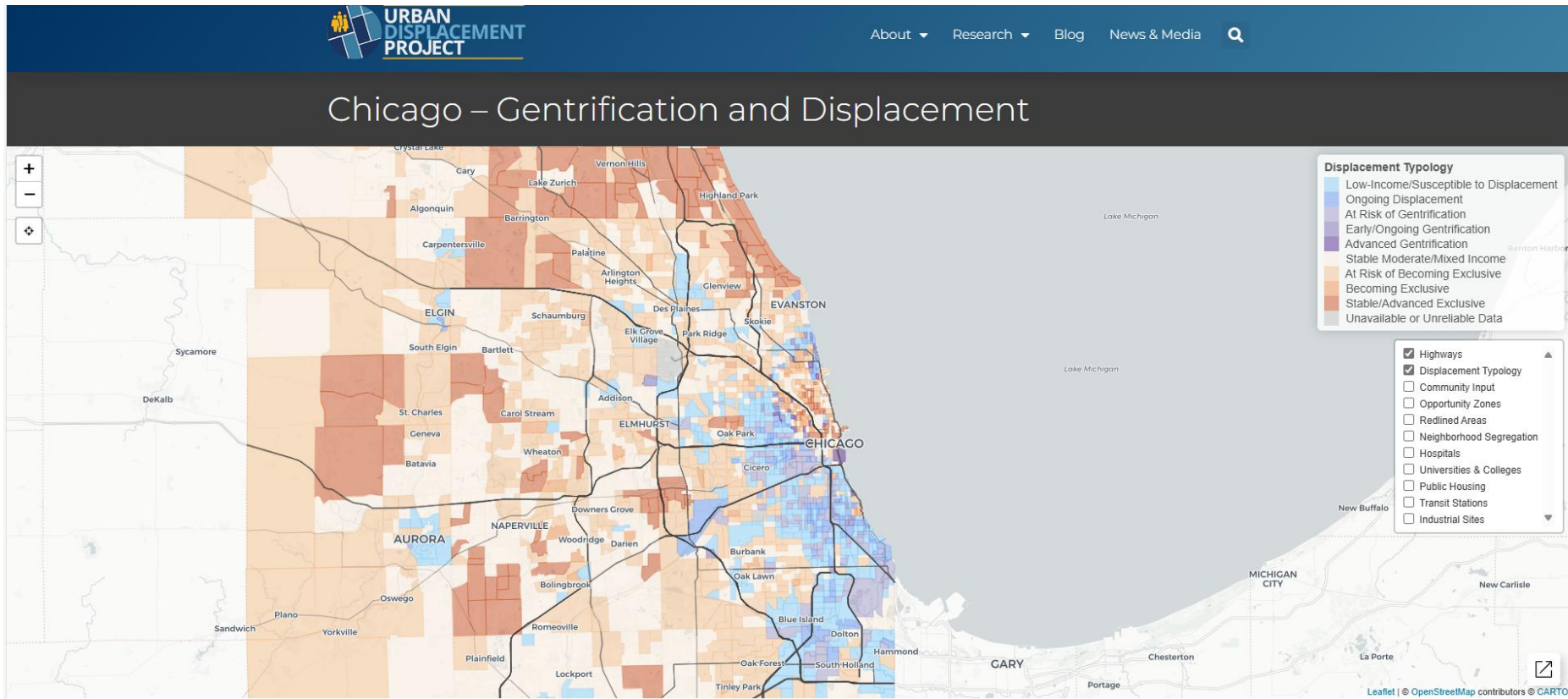
# How others measure



Measuring displacement by income groups



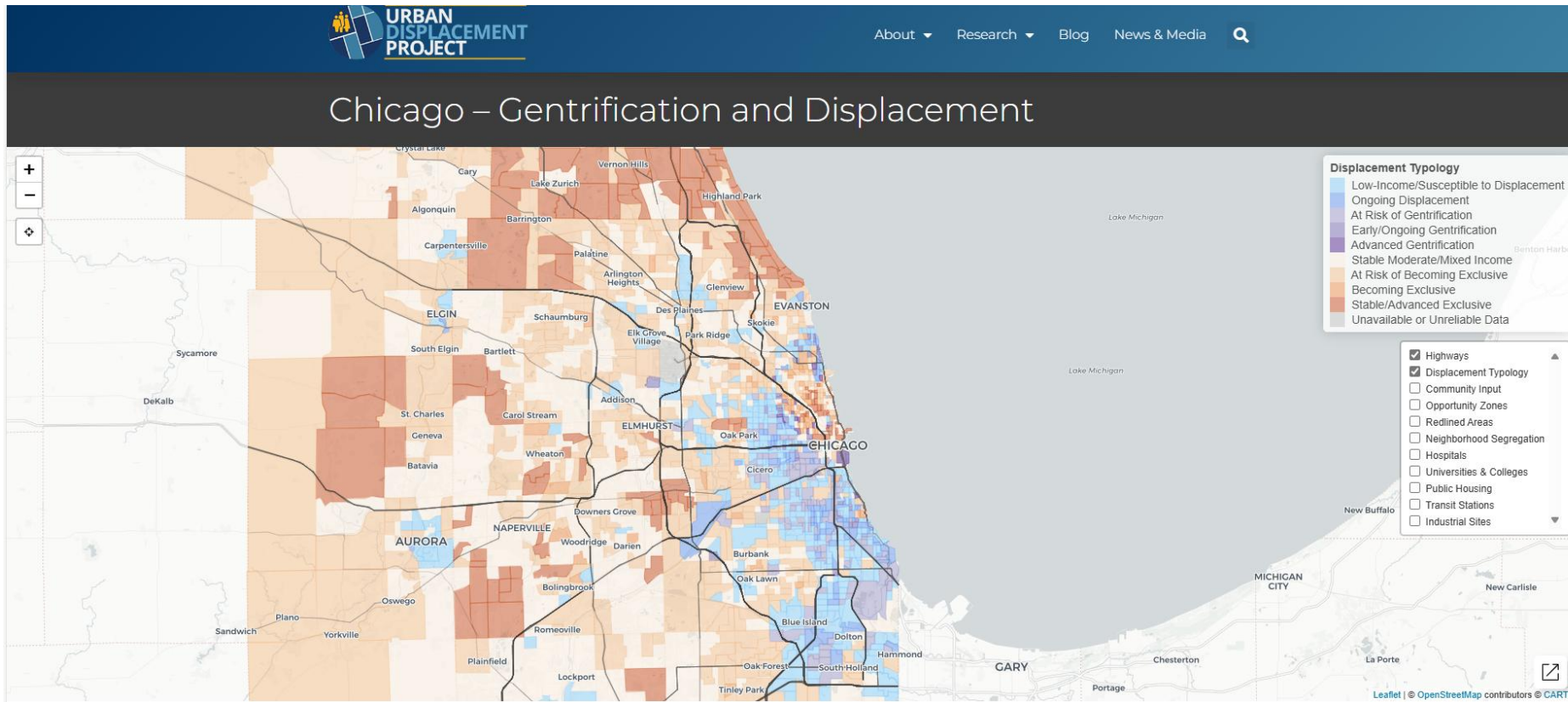
# How others measure



Measuring stages of displacement



# How others measure



Measuring stages of displacement



# How others measure



- Makati Boundary
- Quezon City Boundary
- Draft 2015 Displacement Risk
  - DISASTER-INDUCED DISPLACEMENT RISK
  - INFRASTRUCTURE-INDUCED DISPLACEMENT RISK
  - GENTRIFICATION-INDUCED DISPLACEMENT RISK
- Draft 2010-2015 Typologies
  - RECEIVING COMMUNITIES
  - DISPLACEMENT WITHOUT GENTRIFICATION
  - GENTRIFICATION AND DISPLACEMENT
  - EXCLUSION
- Draft 2000-10 Typology
  - RECEIVING COMMUNITIES
  - DISPLACEMENT WITHOUT GENTRIFICATION
  - GENTRIFICATION AND DISPLACEMENT
  - EXCLUSION

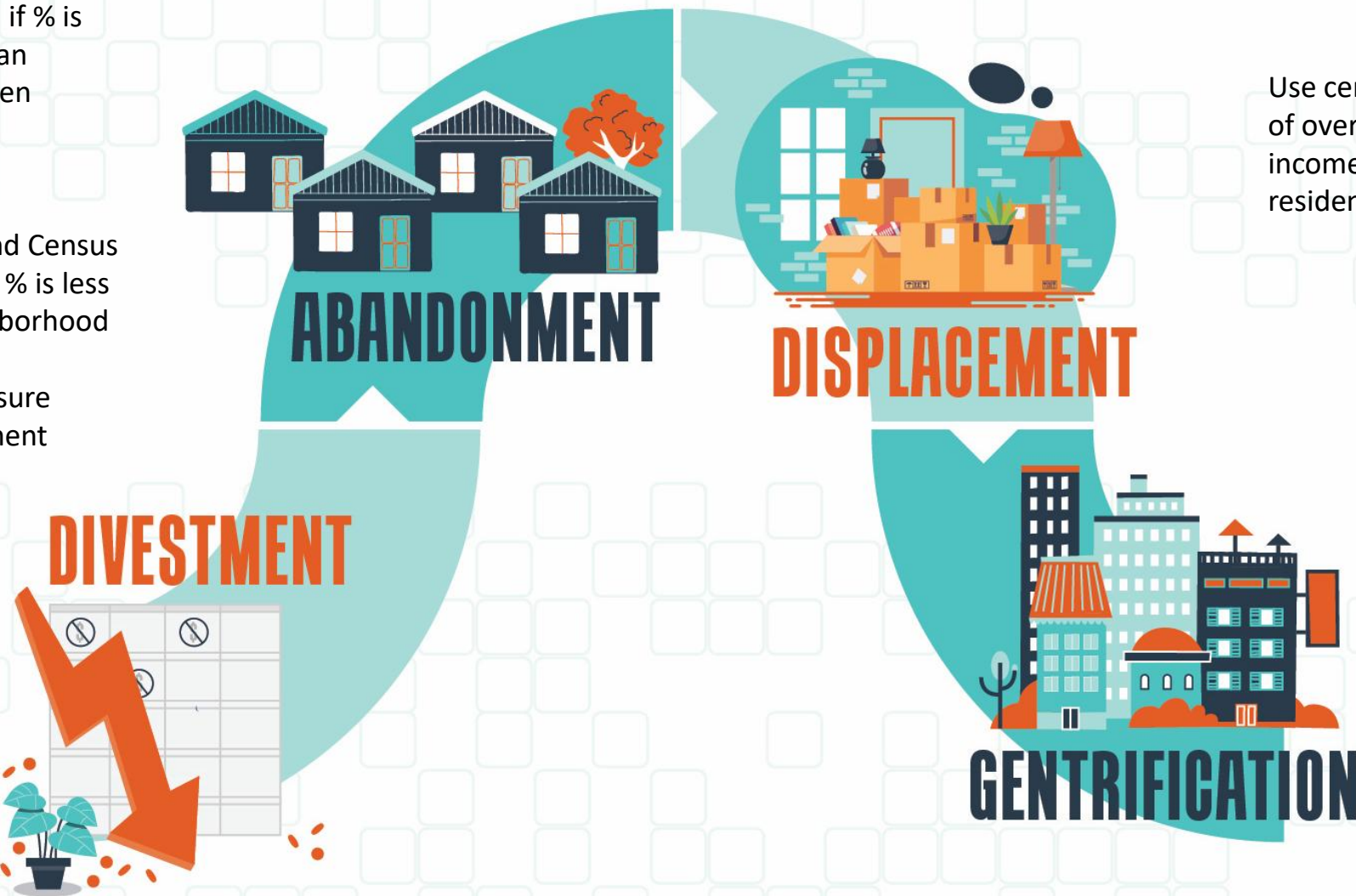


# A Potential Way to Measure



- Use HMDA/SBA and if % is substantially less than regional average, then neighborhood is in abandonment.  
AND/OR
- Use MPROP Data and Census vacancy data, and if % is less than average, neighborhood is in abandonment.
- Use MPROP to measure length of abandonment

Use HMDA & SBA data to identify if home and business loans are going down in an area. If the rate is going down less than regional average, neighborhood is in divestment.



Use census data to look at loss of overall population by race, income band and legacy residents.

Use census data to look at race, education, income, home value



# If we know stage, we can intervene

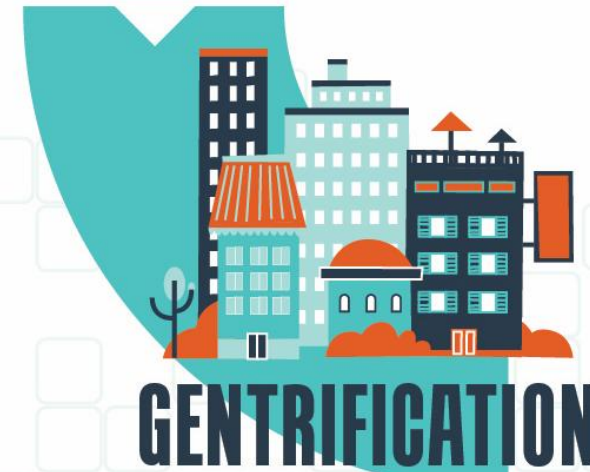


- Provide support to homeowners
- Build new/rehab subsidized homeownership
- Tenant Opportunity to Purchase



- Provide support to homeowners
- Build new/rehab subsidized homeownership
- Eviction Protection

- Increase public investment into infrastructure for existing residents (e.g. replace lead laterals)
- Special loan and DPA products



Provide subsidized rental  
Land Trust Homes



# Questions



What would be the dream state for being able to measure displacement risk and actual displacement in Milwaukee?

What is the next best step that would provide the most value?

What options might be  
on the menu?







# 5 Important Studies



White Paper on Anti-Displacement Strategy Effectiveness

Karen Chapple (UC Berkeley) and Anastasia Loukaitou-Sideris (UCLA)

February 28, 2021

Prepared for the California Air Resources Board

Agreement 19RD018



The statements and conclusions in this report are those of the contractor and do not necessarily reflect those of the California Air Resources Board. The mention of commercial products, their source, or their use in connection with material reported herein is not to be construed as actual or implied endorsement of such products.

**TABLE 1: LITERATURE REVIEW SUMMARY TABLE**

Category	Policy Name	Literature Coverage Level	Potential to Prevent Displacement*	Market Type**	Implementation Scale	Timeframe to Prevent Displacement
Production	Housing Production	HIGH	HIGH+	Strong	Local, State	Long-term
Production	Inclusionary Zoning + Developer Incentives	MEDIUM	MEDIUM	Strong	Local, State	Long-term
Production	Accessory Dwelling Units	LOW	MEDIUM	Neutral	Local, State	Long-term
Production	Impact + Linkage Fees	MEDIUM	LOW	Strong	Local	Long-term
Production	Housing Overlay Zones	LOW	MEDIUM	Strong	Neighborhood, Local	Long-term
Production	Land Value Recapture	LOW	LOW	Strong	Local, State	Long-term
Preservation	Unsubsidized Affordable Housing	LOW	HIGH	Neutral	Local, State	Short-term
Preservation	Federally-Funded Housing Developments	MEDIUM	MEDIUM	N/A	Local, Federal	Short-term
Preservation	Housing Rehabilitation	MEDIUM	LOW	N/A	Local, State, Federal	Short-term



# 5 Important Studies



Category	Policy Name	Literature Coverage Level	Potential to Prevent Displacement*	Market Type**	Implementation Scale	Timeframe to Prevent Displacement
Production	Housing Production	HIGH	HIGH+	Strong	Local, State	Long-term
Production	Inclusionary Zoning + Developer Incentives	MEDIUM	MEDIUM	Strong	Local, State	Long-term
Production	Accessory Dwelling Units	LOW	MEDIUM	Neutral	Local, State	Long-term
Production	Impact + Linkage Fees	MEDIUM	LOW	Strong	Local	Long-term
Production	Housing Overlay Zones	LOW	MEDIUM	Strong	Neighborhood, Local	Long-term
Production	Land Value Recapture	LOW	LOW	Strong	Local, State	Long-term



# 5 Important Studies



Category	Policy Name	Literature Coverage Level	Potential to Prevent Displacement*	Market Type**	Implementation Scale	Timeframe to Prevent Displacement
Preservation	Unsubsidized Affordable Housing	LOW	HIGH	Neutral	Local, State	Short-term
Preservation	Federally-Funded Housing Developments	MEDIUM	MEDIUM	N/A	Local, Federal	Short-term
Preservation	Housing Rehabilitation	MEDIUM	LOW	N/A	Local, State, Federal	Short-term
Preservation	Condominium Conversion Restrictions + Tenant Opportunity to Purchase	MEDIUM	MEDIUM	Strong	Local	Short-term



# 5 Important Studies



Category	Policy Name	Literature Coverage Level	Potential to Prevent Displacement*	Market Type**	Implementation Scale	Timeframe to Prevent Displacement
Preservation	Community Control of Land	LOW	HIGH	Neutral	Neighborhood, Local	Short-term
Neighborhood Stabilization	Rent Control	HIGH	MEDIUM	Strong	Local, State	Short-term
Neighborhood Stabilization	Community Benefits Agreements	MEDIUM	LOW	Strong	Neighborhood, Local, State	Long-term
Neighborhood Stabilization	Rental Assistance Programs	MEDIUM	HIGH	Neutral	Local	Short-term
Neighborhood Stabilization	Foreclosure Assistance	MEDIUM	HIGH	Neutral	Local, State, Federal	Short-term
Neighborhood Stabilization	Tenant Right to Counsel	MEDIUM	HIGH	Strong	Local	Short-term
Neighborhood Stabilization	"Just Cause" Evictions	MEDIUM	HIGH	Strong	Local	Short-term



# 5 Important Studies



## BERKELEY IGS Research Brief

### Housing Production, Filtering and Displacement: Untangling the Relationships

Miriam Zuk  
Karen Chapple



#### EXECUTIVE SUMMARY:

#### Research Implies the Importance of Increasing Production of Subsidized and Market-Rate Housing

Debate over the relative importance of subsidized and market-rate housing production in alleviating the current housing crisis continues to preoccupy policymakers, developers, and advocates. This research brief adds to the discussion by providing a nuanced analysis of the relationship between housing production, affordability, and displacement in the San Francisco Bay Area, finding that:

- At the regional level, both market-rate and subsidized housing reduce displacement pressures, but subsidized housing has over double the impact of market-rate units.
- Market-rate production is associated with higher housing cost burden for low-income households, but lower median rents in subsequent decades.
- At the local, block group level in San Francisco, neither market-rate nor subsidized housing production has the protective power they do at the regional scale, likely due to the extreme mismatch between demand and supply.

Although more detailed analysis is needed to clarify the complex relationship between development, affordability,

and displacement at the local scale, this research implies the importance of not only increasing production of subsidized and market-rate housing in California's coastal communities, but also investing in the preservation of housing affordability and stabilizing vulnerable communities.

#### About IGS

The Institute of Governmental Studies is California's oldest public policy research center. As an Organized Research Unit of the University of California, Berkeley, IGS expands the understanding of governmental institutions and the political process through a vigorous program of research, education, public service, and publishing.

“... we found that both market-rate and subsidized housing development can reduce displacement pressures, but **subsidized housing is twice as effective as market-rate development at the regional level.**”



# 3 Important Studies



## BERKELEY IGS Research Brief

### Housing Production, Filtering and Displacement: Untangling the Relationships

Miriam Zuk  
Karen Chapple



#### EXECUTIVE SUMMARY:

#### Research Implies the Importance of Increasing Production of Subsidized and Market-Rate Housing

Debate over the relative importance of subsidized and market-rate housing production in alleviating the current housing crisis continues to preoccupy policymakers, developers, and advocates. This research brief adds to the discussion by providing a nuanced analysis of the relationship between housing production, affordability, and displacement in the San Francisco Bay Area, finding that:

- At the regional level, both market-rate and subsidized housing reduce displacement pressures, but subsidized housing has over double the impact of market-rate units.
- Market-rate production is associated with higher housing cost burden for low-income households, but lower median rents in subsequent decades.
- At the local, block group level in San Francisco, neither market-rate nor subsidized housing production has the protective power they do at the regional scale, likely due to the extreme mismatch between demand and supply.

Although more detailed analysis is needed to clarify the complex relationship between development, affordability,

and displacement at the local scale, this research implies the importance of not only increasing production of subsidized and market-rate housing in California's coastal communities, but also investing in the preservation of housing affordability and stabilizing vulnerable communities.

#### About IGS

The Institute of Governmental Studies is California's oldest public policy research center. As an Organized Research Unit of the University of California, Berkeley, IGS expands the understanding of governmental institutions and the political process through a vigorous program of research, education, public service, and publishing.

“Market-rate production is associated with higher housing cost burden for low-income households, but lower median rents in subsequent decades.”



# 5 Important Studies



## BERKELEY IGS Research Brief

### Housing Production, Filtering and Displacement: Untangling the Relationships

Miriam Zuk  
Karen Chapple



#### EXECUTIVE SUMMARY:

#### Research Implies the Importance of Increasing Production of Subsidized and Market-Rate Housing

Debate over the relative importance of subsidized and market-rate housing production in alleviating the current housing crisis continues to preoccupy policymakers, developers, and advocates. This research brief adds to the discussion by providing a nuanced analysis of the relationship between housing production, affordability, and displacement in the San Francisco Bay Area, finding that:

- At the regional level, both market-rate and subsidized housing reduce displacement pressures, but subsidized housing has over double the impact of market-rate units.
- Market-rate production is associated with higher housing cost burden for low-income households, but lower median rents in subsequent decades.
- At the local, block group level in San Francisco, neither market-rate nor subsidized housing production has the protective power they do at the regional scale, likely due to the extreme mismatch between demand and supply.

Although more detailed analysis is needed to clarify the complex relationship between development, affordability,

and displacement at the local scale, this research implies the importance of not only increasing production of subsidized and market-rate housing in California's coastal communities, but also investing in the preservation of housing affordability and stabilizing vulnerable communities.

#### About IGS

The Institute of Governmental Studies is California's oldest public policy research center. As an Organized Research Unit of the University of California, Berkeley, IGS expands the understanding of governmental institutions and the political process through a vigorous program of research, education, public service, and publishing.

“... because market mechanisms work differently at different geographic scales, market-rate construction can simultaneously alleviate housing pressures across the region while also exacerbating them at the neighborhood level.”



# 5 Important Studies



## BERKELEY IGS Research Brief

### Housing Production, Filtering and Displacement: Untangling the Relationships

Miriam Zuk  
Karen Chapple



#### EXECUTIVE SUMMARY:

#### Research Implies the Importance of Increasing Production of Subsidized and Market-Rate Housing

Debate over the relative importance of subsidized and market-rate housing production in alleviating the current housing crisis continues to preoccupy policymakers, developers, and advocates. This research brief adds to the discussion by providing a nuanced analysis of the relationship between housing production, affordability, and displacement in the San Francisco Bay Area, finding that:

- At the regional level, both market-rate and subsidized housing reduce displacement pressures, but subsidized housing has over double the impact of market-rate units.
- Market-rate production is associated with higher housing cost burden for low-income households, but lower median rents in subsequent decades.
- At the local, block group level in San Francisco, neither market-rate nor subsidized housing production has the protective power they do at the regional scale, likely due to the extreme mismatch between demand and supply.

Although more detailed analysis is needed to clarify the complex relationship between development, affordability,

and displacement at the local scale, this research implies the importance of not only increasing production of subsidized and market-rate housing in California's coastal communities, but also investing in the preservation of housing affordability and stabilizing vulnerable communities.

#### About IGS

The Institute of Governmental Studies is California's oldest public policy research center. As an Organized Research Unit of the University of California, Berkeley, IGS expands the understanding of governmental institutions and the political process through a vigorous program of research, education, public service, and publishing.

“... because market mechanisms work differently at different geographic scales, market-rate construction can simultaneously alleviate housing pressures across the region while also exacerbating them at the neighborhood level.”





# 5 Important Studies



BROOKINGS



RESEARCH

## Investment without displacement: How a surge of development changed—and didn't change—one Detroit neighborhood

Andre M. Perry and Hannah Stephens  
January 24, 2024



Live 6 Alliance, Detroit, Mich. | Authors' original photo

“Our analysis did not find investment-induced displacement in Livernois-6 Mile; rather, the largest displacement was due to the loss of investment between 2005 and 2015. The area remained overwhelmingly Black, with no significant spikes in median income.”



**Andre M. Perry**

Senior Fellow - Brookings Metro, Director - Center for Community Uplift  
X @andreperryedu



**Hannah Stephens**

Research Assistant - Brookings Metro



# 5 Important Studies



BROOKINGS



RESEARCH

## Investment without displacement: How a surge of development changed—and didn't change—one Detroit neighborhood

Andre M. Perry and Hannah Stephens  
January 24, 2024



Live 6 Alliance, Detroit, Mich. | Authors' original photo



**Andre M. Perry**  
Senior Fellow - Brookings Metro, Director - Center for Community Uplift  
@andreperryedu




**Hannah Stephens**  
Research Assistant - Brookings Metro

To pursue that intentionality and center people in investment in Livernois-6 Mile and beyond, we recommend:

- Creating educational and employment opportunities with local postsecondary institutions.
- Including long-standing community organizations in the investment planning process.
- Investing in affordable housing and homeownership.
- Paying attention to neighborhood dynamics and protecting legacy residents.




# 5 Important Studies



**Shifting Neighborhoods:**  
Gentrification and cultural displacement in American cities

Jason Richardson, Director, Research & Evaluation, NCRC  
Bruce Mitchell PhD., Senior Research Analyst, NCRC  
Juan Franco, Senior GIS Specialist, NCRC



- This study found that from 2000 through 2013 the following occurred:
- Gentrification and displacement of long-time residents was most intense in the nation's biggest cities, and rare in most other places.
  - Gentrification was concentrated in larger cities with vibrant economies, but also appeared in smaller cities where it often impacted areas with the most amenities near central business districts.
  - Most low- to moderate-income neighborhoods did not gentrify or revitalize during the period of our study. They **remained impoverished, untouched by investments and building booms that occurred in major cities, and vulnerable to future gentrification and displacement.**
  - The strict tests for gentrification and displacement in this study and the limitations of the data available likely undercounted instances of gentrification and displacement.



# 5 Important Studies



University of Wisconsin Milwaukee  
UWM Digital Commons

Theses and Dissertations

May 2022

**Recidivism Among Black Men Living in Racialized and Carceral Neighborhoods and the Role of Gentrification**

NICOLE ROBINSON  
University of Wisconsin-Milwaukee

Follow this and additional works at: <https://dc.uwm.edu/etd>

Part of the Social Work Commons

**Recommended Citation**

ROBINSON, NICOLE, "Recidivism Among Black Men Living in Racialized and Carceral Neighborhoods and the Role of Gentrification" (2022). *Theses and Dissertations*. 2935.  
<https://dc.uwm.edu/etd/2935>

This Dissertation is brought to you for free and open access by UWM Digital Commons. It has been accepted for inclusion in Theses and Dissertations by an authorized administrator of UWM Digital Commons. For more information, please contact [scholarlycommunicationteam-group@uwm.edu](mailto:scholarlycommunicationteam-group@uwm.edu).

“One of the place-based themes that emerged from these interviews was gentrification, which was identified and associated with the built environment of the local neighborhood (e.g., city-owned property, exclusionary housing market), the political economy within the larger city and region (e.g., redevelopment of downtown, fresh water sources), and the role of mass incarceration in contributing to demographic shifts amenable to gentrification processes.”



# 5 Important Studies



University of Wisconsin Milwaukee  
UWM Digital Commons

---

Theses and Dissertations

---

May 2022

**Recidivism Among Black Men Living in Racialized and Carceral Neighborhoods and the Role of Gentrification**

NICOLE ROBINSON  
University of Wisconsin-Milwaukee

Follow this and additional works at: <https://dc.uwm.edu/etd>  
Part of the Social Work Commons

---

**Recommended Citation**  
ROBINSON, NICOLE, "Recidivism Among Black Men Living in Racialized and Carceral Neighborhoods and the Role of Gentrification" (2022). *Theses and Dissertations*. 2935.  
<https://dc.uwm.edu/etd/2935>

This Dissertation is brought to you for free and open access by UWM Digital Commons. It has been accepted for inclusion in Theses and Dissertations by an authorized administrator of UWM Digital Commons. For more information, please contact [scholarlycommunicationteam-group@uwm.edu](mailto:scholarlycommunicationteam-group@uwm.edu).

- Neighborhoods experiencing abandonment, low-income concentration, and low-income displacement did not have a higher risk of recidivism compared to neighborhoods that were not experiencing any demographic shifts.
- Neighborhoods experiencing overall growth, that is, where the population was increasing overall, with both upper-income and low-income populations increasing, had higher odds of recidivating.
- Using another measurement of gentrification, no significant association between gentrification and recidivism was found



# Tools for Policy Development





# What could be on the menu?



## Homeowner & Future Homeowner BILL OF RIGHTS

**DRAFT**

a policy agenda for accomplices to advance racial equity in housing.



### Existing homeowners and residents have the right to thrive in their homes without being displaced

- ▶ Keeping family and community networks intact is key to a thriving community.
- ▶ Factors that need to be addressed include: property taxes, insurance costs, utility costs, maintenance costs, and displacement that may be caused by the development of higher income housing.



### Future Homeowners have the right to attain entry-level homes

- ▶ Attainable entry-level homes will allow future generations to live in the communities they love and enjoy the benefits of housing stability.
- ▶ Factors that need to be addressed include: prioritizing homes to homeowners rather than investors, prioritizing homes to current residents, and pricing homes so that they are attainable for families making \$25/hour or less.



### Everyone has the right to attain safe, quality housing

- ▶ Abundant rental opportunities attainable at current incomes will allow families to enjoy the benefits of housing stability and save for homeownership.
- ▶ Factors that need to be addressed include: pricing rental homes so that they are attainable for families making \$15/hour or less, and holding landlords accountable for maintaining a safe, quality, energy efficient home.

NOTES

---

---

---

---

---

---

---

---

---

---



## Existing homeowners and residents have the right to thrive in their homes without being displaced

- ▶ Keeping family and community networks intact is key to a thriving community.
- ▶ Factors that need to be addressed include: property taxes, insurance costs, utility costs, maintenance costs, and displacement that may be caused by the development of higher income housing.

# Example: a tax-exemption for low-income seniors



# Building the menu



Property tax increases will not displace homeowners					
Policy Needed	Path to Adoption	Status	Pros	Cons	Notes
Homestead tax rate for fixed income seniors	Requires change to Uniformity Clause in State Constitution	TBD	less displacement for low income seniors	higher property tax burden for non-low income seniors	<a href="#">Homestead exemption</a>
Homestead tax exemption for low-income seniors	Adding exemptin to exsting state law (similar to universities and manufacturing)	TBD	less displacement for low income seniors	higher property tax burden for non-low income seniors	Legal analysis needed to ensure can be done by state statue.
Property taxes based on date of purchase	Requires change to Uniformity Clause in State Constitution	Not active	benefits long-term owners on a fixed income	chilling of sales, would require income restriction to be equitable	Requires analysis
Property taxes based on income	Requires change to Uniformity Clause in State Constitution	Not active	equitable taxation	administrative cost	Requires analysis
Land Value Tax	Requires change to Uniformity Clause in State Constitution	Not active	benefits homeowners		<a href="#">The Land Value Tax Plan   City of Detroit (detroitmi.gov)</a>
Resources for Land Trusts for subsidized homeownership	Increasing public budget for landtrusts	Some funds in City Budget, County Taskforce	Forever affordable homes	Cost resources	
Resources for Opt-in Landtrust for vulnerable homeowners	Funding to MCLT for existing homeowners	Not active	Less displacement for vulnerable homeowners	Less home equity for vulnerable people	







# Building the menu



## Future Homeowners have the right to attain entry-level homes

**Why is this Important:** If future generations do not have attainable stable housing, those that can leave our community will leave, those who cannot leave will experience housing instability and the related damaging consequences.

### Future homeowners will have a priority over investors

Policy Needed	Path to Adoption	Status	Pros	Cons	Notes
Tenant Opportunity to Purchase Act (TOPA) for Single-family and duplex	Local Ordinance	CDA prepared to move forward with support	more inventory for homeowners	administrative cost	
Landlords licensed and accountable for disruptions to neighbors	Change in statute that restricts local control of landlords	not active	landlord accountability	administrative cost, potential chilling of new rental units.	
Regulating short term rentals	City Ordinance for less than 7 days	not active	More inventory	Less return for investors	<a href="#">The Redress Movement</a>
Limit predatory advertising and do not call list	Local Ordinance	CDA prepared to move forward with support	less predatory investing	enforcement cost, potential chilling of new rental units	
Wholesaler license and cooling off period	Need Legal opinion	not active	More inventory	Could chill sales	Need Legal opinion, see <a href="https://redressmovement.org/transitioning-gentrifying/">https://redressmovement.org/transitioning-gentrifying/</a>
Anti-Speculation fees for vacant and abandoned property	Requires change to Uniformity Clause in State Constitution	Not active	More inventory	Could chill sales	See Georgia
Vacant Lot registry	Need Legal opinion	Not active	More inventory	Admin cost	<a href="#">Inclusionary, Low Opportunity - The Redress Movement</a>
Limiting short-term rentals of homeowner inventory	City Ordinance, but may require state law change	not active	less disruption in neighborhoods	Less return for investors	Needs legal analysis
Landlords licensed and accountable for maintaining to homeownership standards	Change in statute XXX that restricts local control of landlords	not active	landlord accountability	administrative cost, potential chilling of new rental units.	



# What could be on the menu?



## Homeowner & Future Homeowner BILL OF RIGHTS

a policy agenda for accomplices to advance racial equity in housing.

**DRAFT**



### Existing homeowners and residents have the right to thrive in their homes without being displaced

- ▶ Keeping family and community networks intact is key to a thriving community.
- ▶ Factors that need to be addressed include: property taxes, insurance costs, utility costs, maintenance costs, and displacement that may be caused by the development of higher income housing.



### Future Homeowners have the right to attain entry-level homes

- ▶ Attainable entry-level homes will allow future generations to live in the communities they love and enjoy the benefits of housing stability.
- ▶ Factors that need to be addressed include: prioritizing homes to homeowners rather than investors, prioritizing homes to current residents, and pricing homes so that they are attainable for families making \$25/hour or less.



### Everyone has the right to attain safe, quality housing

- ▶ Abundant rental opportunities attainable at current incomes will allow families to enjoy the benefits of housing stability and save for homeownership.
- ▶ Factors that need to be addressed include: pricing rental homes so that they are attainable for families making \$15/hour or less, and holding landlords accountable for maintaining a safe, quality, energy efficient home.

### NOTES

---

---

---

---

---

---

---

---

---

---



## Everyone has the right to attain safe, quality housing

- ▶ Abundant rental opportunities attainable at current incomes will allow families to enjoy the benefits of housing stability and save for homeownership.
- ▶ Factors that need to be addressed include: pricing rental homes so that they are attainable for families making \$15/hour or less, and holding landlords accountable for maintaining a safe, quality, energy efficient home.

## Example: a Tenant Opportunity to Purchase (TOPA)



Scan QR-Code to access the Detailed Summary of Policy Ideas.



# Building the menu



Rents will be lowered until rents are sustainable for families making \$15/hour or less					
<i>Policy Needed</i>	<i>Path to Adoption</i>	<i>Status</i>	<i>Pros</i>	<i>Cons</i>	<i>Notes</i>
Zoning policy to increase inventory to lower costs	Growing MKE allows for the increase in high demand neighborhoods.	File introduced on 7/15/24. If adopted, 6 month process to update zoning code.	additional inventory	NIMBYism in high demand areas.	XXX - American Planning association recommendation
Rent control for vulnerable housing stock	Change in state law that prohibits rent control	not active	stabalized rents	less inventory	See NHLC vs. Policy Link
Inclusionary Zoning	Change in state law that prohibits inclusionary zoning	not active	higher % affordable	less overall inventory	
Extending subsidized housing to be forever affordable	QAP change for forever affordable, not just 30 years, potential federal change	not active	more rental units saved	potential chilling of new LIHTC units	Need review if federal or state requirement
Prioritizing famlies that make less than \$15/hour	Changes to QAP	not active	higher % affordable	less overall inventory	
Amend workforce housing bill to prioritize rental for famlies making \$15/hour	Change to state law	not active	more equitable rental units	less resources for higher incomes	



# Questions



Look at the factors under each clause of the Homeowner and Future Homeowner Bill of Rights, anything you would highlight or add?

Is there a dream policy idea you have to address any of the clauses?