Department of City and Regional Planning Fall 2014

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### CP228 Workshop in Regional Analysis:

### Understanding Transit Investment-Induced Displacement

Skyrocketing rents. Foreclosures. Evictions. These are just a few of the many faces of residential displacement that is being experienced by people around the Bay Area as a result of the changing physical, social and economic environments of their neighborhoods. With the growing emphasis on transit-oriented development (TOD) in local and regional sustainability planning, low-income communities across the Bay Area are concerned about the potential impacts of increased investments in their communities. While the lived reality of displacement is acute and well documented, the magnitude, dynamics and determinants of residential displacement are still poorly understood. In this graduate studio students will explore the phenomenon of neighborhood change and residential displacement to better understand and predict the impacts of the Bay Area’s regional TOD planning efforts. Will efforts to increase densities in core, transit-accessible neighborhoods by 2040 end up benefiting the Bay Area’s two million newcomers at the expense of existing residents?

This studio is designed to help students develop skills to collect and analyze neighborhood level primary and secondary data, collaboratively design and carry out research projects with community based organizations, and understand the complex processes influencing neighborhood change with a specific focus on gentrification and displacement. In collaboration with the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC), we will be conducting community-based participatory research with 6-8 community based organizations (CBOs) across the Bay Area to better understand gentrification and displacement in their neighborhoods. This project is part of the Regional Early Warning System for Displacement that MTC and ABAG are developing for their HUD Sustainable Communities Initiative grant, the Regional Prosperity Plan.

Working in teams and in close collaboration and coordination with CBO partners, students will (1) learn about the forces and nature of neighborhood change, (2) collaboratively establish research goals, questions, plans and protocols, (3) interpret existing data, maps and information on the case study neighborhood, (4) ground truth aggregate-level data (e.g., Census block or tract level) with field work in the case study neighborhood (i.e. observations, basic counts, surveys, interviews, etc.), (5) analyze data and come up with insights, and (6) present findings and recommendations to CBO partners, MTC, ABAG and other stakeholders with brief oral presentations and conference style posters.

The class is intended for MCP students, but others may be admitted with permission of the instructor. There are no course prerequisites; however, students will benefit from prior exposure to demographic and built environment data analysis (e.g., CP 204a) and previous coursework in housing, real estate, regional planning, qualitative methods, or community development.

All readings are available on bSpace.

**The Cases**

***Marin (Canal Neighborhood of San Rafael and/or Marin City):***

The Canal Neighborhood and Marin City are among the few places in Marin County with affordable housing. *Marin Grassroots* is a nonprofit advocacy organization that works towards strengthening the voices of under-represented communities to reduce poverty and improve the quality of life for residents of these neighborhoods.

***East Palo Alto (and possibly Redwood City):***

East Palo Alto is a city in the heart of Silicon Valley where predominantly low-income communities of color face significant economic development pressures. *Peninsula Interfaith Action* is a PICO-affiliated congregation-based community organization that works to build power among low-income communities around issues of affordable housing, health care, economic opportunities, safety and youth development.

***North Oakland (Macarthur Bart Station Area):***

The neighborhood around the Macarthur Bart Station in North Oakland has experienced rapid social and physical change over the last decade and the redevelopment of the Bart Station is sure to bring about even more changes. *Causa Justa::Just Cause* is a tenant rights organization that works to build grassroots power and leadership to low income communities in Oakland and San Francisco.

***Downtown San Jose:***

San Jose has some of the highest rents in the United States and the transit-served newly revitalized downtown suffers from severe pressure on its limited affordable housing stock. *Working Parnterships USA* is a social change organization that develops and advocates for policy reforms to improve the lives of low-wage families in Silicon Valley.

***Downtown Concord:***

The Bart-served downtown of Concord, CA in east Contra Costa County is a working class community that has witnessed significant demographic change in the last decade. The community based organization and case study neighborhood for Downtown Concord will be determined by MTC at the beginning of April based on a competitive RFP process.

***San Francisco:***

San Francisco is experiencing a severe housing crunch, with some of the highest housing prices in the country and a dwindling supply of affordable units. The community based organization and case study neighborhood for San Francisco will be determined by MTC at the beginning of April based on a competitive RFP process. Top candidates include the Mission and Chinatown.

**Tasks**

**Task 1: Background**.

For this task, groups will produce profiles of neighborhood change and housing characteristics. Each class member will also produce three two-page reflections on the readings.

**Task 2: Fieldwork.**

This task will involve two phases. The first phase (in February) will involve working closely with the CBO to define the parameters of the research project (the scope of work). Collaborating with Miriam and Carlos, students will participate in interviews in February and March. In April, in conjunction with the CBOs, students will conduct fieldwork on-site (“groundtruthing”), specifically, collecting new data about housing trends and validating secondary data.

**Task 3: Neighborhood Typology Workshop and report.**

At this MTC event in March, students will present their findings and participate in breakout groups with neighborhood stakeholders. The midterm report will summarize the presentations and discussion.

**Task 4: Final presentation and report**.

The final presentation and report will analyze the research findings and discuss policy implications. The audience for the final presentation will be MTC and ABAG staff, as well as selected neighborhood stakeholders. The final report will consist of the 6-8 case studies as well as a synthesis of their implications for the region.

**Deliverables and Grades**

1. Three reflections on the readings (no more than two pages each, due January 28, February 11, February 25) (10%)
2. Neighborhood profile (due February 4) (10%)
3. Preliminary scope of work and interviews (due February 18/March 13) (10%)
4. Groundtruthing and presentation (due April 15) (10%)
5. Midterm presentation and report (due March 18/20) (20%)
6. Final presentation (due May 1) and report (due May 14) (40%)

**DRAFT Class Schedule**

**Jan 21** **Introduction to the class**

* + - The project
    - About gentrification/displacement and TOD
    - Introducing Carlos Romero and Miriam Zuk
    - Organizing the groups

**Jan 23 Revisiting the gentrification toolkit – Lessons learned**

* + - Read Lees, Slater & Wyly; Freeman; Owens; Ellen & O’Regan
    - First group meetings – outlining the neighborhood profile

**Jan 28 Field trip to site (no class)**

* + - Reading reflection #1 due

**Jan 30 Project context and background**

* + - HUD’s Sustainable Communities Initiative (Vikrant Sood, MTC)
    - Group meetings and TA – neighborhood profile

**Feb 4 Dealing with the client and stakeholders** (Miriam Zuk)

* Neighborhood profile due

**Feb 6 Group meetings**

**Feb 11 Interviewing techniques**

* Discussion of Scope of Work
* Reading Reflection #2 due

**Feb 13 Fieldwork/group meetings**

**Feb 18 Interviewing: Protocols and training** (Miriam Zuk)

* Preliminary Scope of Work due

**Feb 20 Fieldwork/group meetings**

**Feb 25 Interviews: Analysis and Write-up**

* Reading Reflection #3 due

**Feb 27 Fieldwork/group meetings**

**March 4 Developing typologies of displacement**

* Outlining the midterm presentation

**March 6 Fieldwork/group meetings**

**March 11 Discussion of interview results**

**March 13 Dress rehearsal for Neighborhood Typology Workshop**

* Interview analysis due

**March 18 Neighborhood Typology Workshop (midterm presentation)**

**March 20 Organizing next steps – Scope of Work**

* Midterm report due (including Typology Workshop findings)

**April 1 Groundtruthing techniques (Miriam Z)**

**April 3 Fieldwork/group meetings**

**April 8 Overview of anti-displacement policies**

* Discussion of ground-truthing exercise

**April 10 Fieldwork/group meetings**

**April 15 Insights from groundtruthing** (presentations)

**April 17 Fieldwork/group meetings**

**April 22 Outlining the final presentation and report**

**April 24 Fieldwork/group meetings**

**April 29 Dress rehearsal**

**May 1 Final presentation to client**

**References (Preliminary)**

Reading Reflection #1: Neighborhood Change, Gentrification and Displacement

Ellen, Ingrid Gould, and Katherine M. O’Regan. “How Low Income Neighborhoods Change: Entry, Exit, and Enhancement.” *Regional Science and Urban Economics* 41, no. 2 (March 2011): 89–97. doi:10.1016/j.regsciurbeco.2010.12.005.

Freeman, Lance. Making Sense of Gentrification. Chapter 4, pp. 95-124 in *There Goes the ‘Hood*. Philadelphia, PA: Temple University Press, 2006.

Fullilove, Mindy Thompson. “Psychiatric Implications of Displacement: Contributions from the Psychology of Place.” *The American Journal of Psychiatry* 153, no. 12 (1996): 1516–1523.

Lees, Loretta, Tom Slater, and Elvin K Wyly. *Gentrification*. New York: Routledge/Taylor & Francis Group, 2008. Chapter 1 & 2, pp 3-88.

Newman, Kathe, and Philip Ashton. “Neoliberal Urban Policy and New Paths of Neighborhood Change in the American Inner City.” *Environment and Planning A* 36, no. 7 (2004): 1151 – 1172. doi:10.1068/a36229.

Owens, Ann. “Neighborhoods on the Rise: A Typology of Neighborhoods Experiencing Socioeconomic Ascent.” *City & Community* 11, no. 4 (2012): 345–369. doi:10.1111/j.1540-6040.2012.01412.x.

Palen, J. John, and Bruce London. *Gentrification, Displacement, and Neighborhood Revitalization*. Albany: State University of New York Press, 1984. (Chapter 1, p. 4-26) –

Smith, Neil (1979) Toward a Theory of Gentrification A Back to the City Movement by Capital, not People, Journal of the American Planning Association, 45:4, 538-548, DOI: 10.1080/01944367908977002

Reading Reflection #2: Measuring Displacement and SF Case Studies

Freeman, Lance. “Displacement or Succession? Residential Mobility in Gentrifying Neighborhoods.” *Urban Affairs Review* 40, no. 4 (March 1, 2005): 463–491. doi:10.1177/1078087404273341.

Grier, George, and Eunice Grier. *Urban Displacement: A Reconnaissance*. Bethesda, Maryland: The Grier Partnership, 1978.

Hartman, Chester W., and National Housing Law Project. *Displacement: How to Fight It*. [Berkeley, Calif. (2150 Shattuck Ave., #300, Berkeley, CA 94704): National Housing Law Project, 1981. pp 16-26

Marcuse, Peter. “Abandonment, Gentrification, and Displacement: The Linkages in New York City.” In *Gentrification of the City*, by Neil Smith and Peter Williams, 153–177. Routledge, 1986.

Newman, Kathe, and Elvin K. Wyly. “The Right to Stay Put, Revisited: Gentrification and Resistance to Displacement in New York City.” *Urban Studies* 43, no. 1 (January 1, 2006): 23–57. doi:10.1080/00420980500388710.

NIAS. *Market Generated Displacement: A Single City Case Study*. Washington D.C.: National Institute for Advanced Studies, August 28, 1981. [Read pp.1-16, 27-56 and 83-99] –

Reading Reflectino #3: Toolkits and Policy Responses

Bates, Lisa. *Gentrification and Displacement Study: Implementing an Equitable Inclusive Development Strategy in the Context of Gentrification*, May 8, 2013.

Chapple, Karen. *Mapping Susceptibility to Gentrification: The Early Warning Toolkit*. Berkeley, CA: Center for Community Innovation, August 2009.

Cravens, Marisa, Miriam Chion, Michael Reilly, Gillian Adams, Sailaja Kurella, Lauren Baranco, and Sarah Treuhaft. *Development without Displacement*. ABAG, December 2009.

Kennedy, Maureen, and Paul Leonard. *Dealing with Neighborhood Change: A Primer on Gentrification and Policy Choices*. The Brookings Institution and PolicyLink, April 2001. pp. 1-27.

PSRC, Puget Sound Regional Council. *The Growing Transit Communities Strategy*. Seattle, WA, October 2013.

Winston, Francisca, and Chris Walker. *Predicting Gentrification in Houston’s Low- and Moderate-Income Neighborhoods*. LISC, November 2012.