Studies Related to Residential Displacement

For more information, following are citations with links to some studies on residential displacement that provide helpful background on the subject in a variety of contexts.

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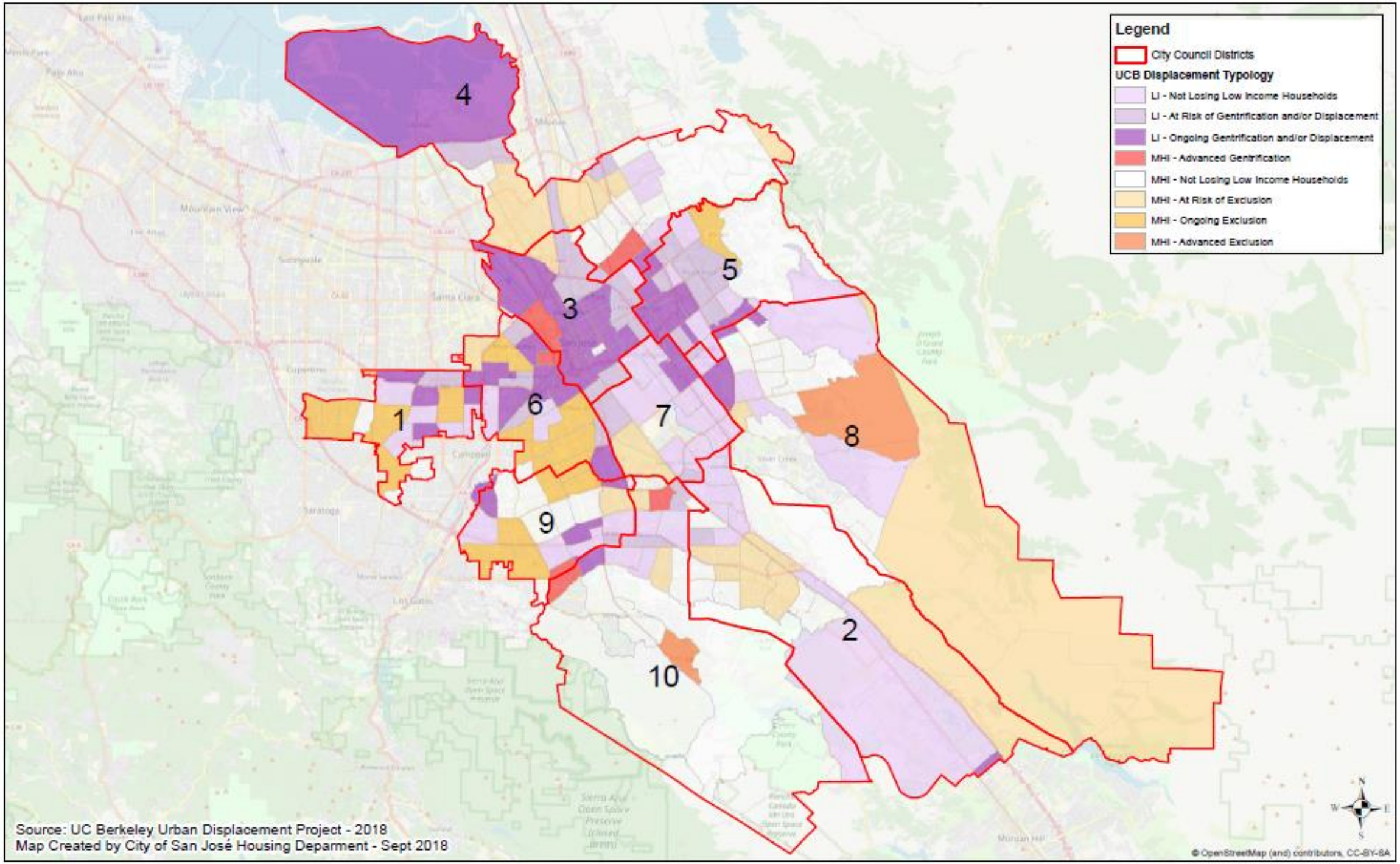
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Legend
City Council Districts
UCB Displacement Typology
LI - Not Losing Low Income Households
LI - At Risk of Gentrification and/or Displacement
LI - Ongoing Gentrification and/or Displacement
MHI - Advanced Gentrification
MHI - Not Losing Low Income Households
MHI - At Risk of Exclusion
MHI - Ongoing Exclusion
MHI - Advanced Exclusion
1
2
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Source: UC Berkeley Urban Displacement Project - 2018
Map Created by City of San José Housing Deparment - Sept 2018
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URBANDISPLACEMENT

Gentrification and Displacement Census Tract Typologies

Regions defined as 9-county Bay Area, and the remaining counties are each their own region.

Typology	Typology Criteria
Not Losing Low-Income Households (Low Income)	• Pop in 2000>500 • Low Income Tract in 2015 • Not classified as At Risk of, Ongoing, or Advanced Gentrification

At Risk of Gentrification (Low Income)	• Pop in 2000 > 500
	• Low Income Tract in 2015
	• Vulnerable in 2000 (Defined in Appendix)
	• 2 out of the 4 of the following is true in 2015:
	  ○ Has rail station in tract
	  ○ % of units in pre-1950 buildings > regional median
	  ○ Employment density (2014)> regional median
	  ○ "Hot market" (options defined below table)
	• Not currently undergoing displacement or ongoing gentrification

Displacement of Low-Income Households/Ongoing Gentrification (Low Income)	• Pop in 2000 > 500
	• Low Income Tract in 2015
	• Vulnerable in 2000 (Defined in Appendix)
	• Population stable or growing 2000-2015
	• Loss of LI households 2000-2015 (absolute loss)
	• Either:
	  ○ "Hot market" (Defined in Appendix)
	  ○ LI migration rate (percent of all migration to tract that was LI) in 2015 < in 2009
	– *Or* –
	• Low Income Tract in 2015
	• Gentrified in 1990-2000 or 2000-2015 (Defined in Appendix)

Advanced Gentrification (Moderate to High Income)	• Pop in 2000 > 500 • Moderate to High Income Tract in 2015 • Gentrified in in 1990-2000 or 2000-2015 (Defined in Appendix)
Not Losing Low-Income Households (Moderate to High Income)	• Pop in 2000>500 • Moderate to High Income Tract in 2015 • Not classified as At Risk of, Ongoing, or Advanced Exclusion

At Risk of Exclusion (Moderate to High Income)	• Pop in 2000 > 500
	• Moderate to High Income Tract in 2015
	• 2 out of the 4 of the following is true in 2015:
	  ○ Has rail station in tract
	  ○ % of units in prewar buildings (1950) > regional median
	  ○ Employment density> regional median
	  ○ "Hot market" (options defined below table)
	• Not currently undergoing exclusion – none of the below classifications are met

Displacement of Low-Income Households - Ongoing Exclusion (Moderate to High Income)	• Pop in 2000 > 500
	• Moderate to High Income Tract in 2015
	• Population stable or growing 2000-2015
	• Loss of LI households 2000-2015 (absolute loss)
	• Either:
	  ○ "Hot market" (options defined below table)
	  ○ LI migration rate (percent of all migration to tract that was LI) in 2015 < in 2009

Advanced Exclusion (Moderate to High Income)	• Pop in 2000 > 500 • Moderate to High Income Tract in 2015 • <20% LI in 2000 and % LI in 2015 < % LI in 2000 • LI migration < regional median in 2015

Appendix

- **Vulnerable to gentrification in 1990 or 2000 (at least 3 out of 4 of the following indicators):**
  - % low income households > regional median
  - % college educated < regional median
  - % renters > regional median
  - % nonwhite > regional median
- **"Hot Market" in 2000 or 2015**
  - Change in median real rent > regional median
    or
  - Change in median value for owner-occupied homes > regional median
- **Gentrification from 1990 to 2000 or 2000 to 2015**
  - Vulnerable in base year (as defined above)
  - Demographic change between base and end years (at least 2 of 3 occurring):
    - Growth in % college educated > regional median
    - Growth in real median household income (percent change) > regional median
    - Lost low-income households
  - LI migration rate (percent of all migration to tract that was LI) in 2015 < in 2009 (only used for 2000-2015 time frame)
  - "Hot market" (defined above)
- If any individual variable is missing, then the whole typology is missing.
- Tracts with a coefficient of variation > 15% on several key 2015 variables are flagged and determined unreliable:
  - Population
  - Housing units
  - Median rent
  - Median home value
  - Median income
  - College count
  - Renter count



URBAN DISPLACEMENT Project

Executive Summary

DECEMBER 2015

Berkeley
UNIVERSITY OF CALIFORNIA

URBANDISPLACEMENT Project

As regions across California plan for and invest in transit oriented development, in part as a response to SB 375 and the implementation of their Sustainable Communities Strategies, communities are increasingly concerned about how new transit investment and related new development will affect the lives of existing residents, particularly low-income communities of color. The Urban Displacement Project, a UC-Berkeley research project, analyzed the relationship between transit investment and neighborhood change, identifying factors that place neighborhoods at risk of displacement and mapping Bay Area neighborhoods according to levels of risk.

Gentrification, or the influx of capital and higher-income, higher-educated residents into working-class neighborhoods, has already transformed about 10% of Bay Area neighborhoods. Displacement, which occurs when housing or neighborhood conditions actually force moves, is occurring in 48% of Bay Area neighborhoods, divided almost evenly between low-income and moderate/high-income neighborhoods. Displacement can be physical (as building conditions deteriorate) or economic (as costs rise). It might push households out, or it might prohibit them from moving in, called exclusionary displacement. Displacement, whether physical or economic, may result from disinvestment as well as investment. Thus, displacement is often taking place with gentrification nowhere in plain sight. Several key factors are behind both gentrification and displacement: proximity to rail stations, job centers, and historic housing stock, as well as location in a strong real estate market. Communities of color and renter neighborhoods are particularly at risk.

KEY STUDY FINDINGS

- Regionally, there has been a net gain in 94,408 low-income households between 2000 and 2013. However, there has been a concurrent loss of almost 106,000 naturally-occurring affordable housing units (where low-income people pay 30% or less of their income on rent).
- 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.
- The crisis is not yet half over: More tracts are at risk of displacement in the future compared to those already experiencing it (in other words, the number of tracts at risk of displacement are 123% higher than the numbers already experiencing it).
- Still, more than half of neighborhoods in the nine-county Bay Area are quite stable, or just becoming poorer.
- In low-income areas, this is due to a combination of subsidized housing production, tenant protections, rent control and strong community organizing.
- 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.
- We are losing "naturally occurring" affordable housing in neighborhoods often more quickly than we can build new housing.
- There is no clear relationship or correlation between building new housing and keeping housing affordable in a particular neighborhood.

Literature Review

A literature review of prior work on gentrification and displacement revealed several findings, including:

- Neighborhoods change slowly, but over time are becoming more segregated by income, due in part to macro-level increases in income inequality.
- Gentrification results from both flows of capital and people. The extent to which gentrification is linked to racial transition differs across neighborhood contexts.
- New fixed-rail transit has a generally positive effect on both residential and commercial property values, but its impact varies substantially according to context.
- Proximity to high quality schools and parks, as well as access to highways, increases home values.
- Despite severe data and analytic challenges in measuring the extent of displacement, most studies agree that gentrification at a minimum leads to exclusionary displacement and may push out some renters as well.
- Previous studies have failed to build a cumulative understanding of displacement because they have utilized different definitions, compared different populations, and adopted a relatively short timeframe; there is not even agreement on what constitutes a significant effect.
- Existing studies rarely account or proxy for regional market strength, which undermines their relevance to particular contexts.

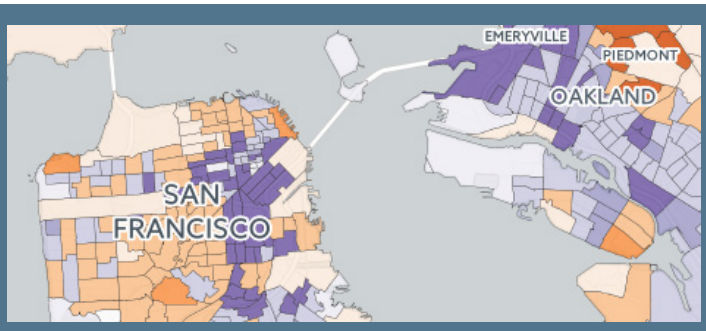
Case Studies

Extending these findings further, we delve into nine neighborhoods in the Bay Area to trace the trajectory of gentrification and community response. We find:

- Gentrification may not precede displacement. Gentrification is often assumed to be a precursor to residential displacement, yet in many of our cases we found that displacement precedes gentrification and that the two processes are often occurring simultaneously.
- 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.
- Despite continued pressures and much anxiety, many neighborhoods that expected to be at risk of displacement — such as East Palo Alto, Marin City and San Francisco's Chinatown — have been surprisingly stable, at least until 2013, the most recent year with available data. This is likely due to a combination of subsidized housing production, tenant protections, rent control and strong community organizing.
- Policy, planning and organizing can stabilize neighborhoods. Many of the cases have shown remarkable stability, largely due to strengths of local housing policy, community organizing, tenant protections and planning techniques.
- 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.

Interactive Map

The interactive Urban Displacement Project provides a guide to gentrification and displacement in every neighborhood in the Bay Area. The map serves as a regional early-warning system at the census tract level, with classifications ranging from not losing low-income housing to advanced gentrification and advanced exclusion of low-income housing.



Our displacement typology shows, in an interactive map, neighborhood-level change, including vulnerability to future displacement.

Anti-Displacement Policy Analysis

Even though many Bay Area neighborhoods are at risk of displacement or exclusion, such change is not inevitable. Subsidized housing and tenant protections such as rent control and just-cause eviction ordinances are effective tools for stabilizing communities, yet the regional nature of the housing and jobs markets has managed to render some local solutions ineffective.

Methodology

Over 50 variables were analyzed from 1990-2013 from various datasets including data on demographics, transportation, housing, land use, and policies. We developed a gentrification index to characterize places that historically housed vulnerable populations and experienced significant demographic shifts and investment in real estate.

To approximate displacement, we calculated the loss of low income households for each time period. Researchers have found that neighborhood composition in the United States is considerably stable; therefore we assume that any neighborhoods that experiences a net loss of low income households is a result of displacement pressures. Although the change in low income households could be due to income mobility (e.g., low income households moving into middle or upper income categories, or vice versa), from our analysis of data from the Panel Study on Income Dynamics we estimate that there would have been a net increase in low income households in most places, therefore our estimates of displacement are likely an underestimate if anything.

Robust regression models were constructed to estimate the predictors of both gentrification and loss of low income households/displacement, which were then incorporated into place typologies for risk of either gentrification-related displacement or exclusionary displacement which occurs in higher income neighborhoods.

[i] This research was supported by funding under an award from the U.S. Department of Housing and Urban Development for the Bay Area Regional Prosperity Plan, and from a grant from the California Air Resources Board. The statements and conclusions in this report are those of the authors and do not necessarily reflect those of the U.S. government or the Air Resources Board.

[ii] Methods are available in the two full reports, Developing a New Methodology for Analyzing Displacement (California Air Resources Board), and REWS Typologies Final Project Report.

[iii] See Fang Wei and Paul L. Knox, "Spatial transformation of metropolitan cities." Environment and Planning A 47.1 (2015): 50-68.

Affordable Housing and Anti-Displacement Strategies Include:

Affordable Housing Production Strategies
Fiscal Strategies
Affordable housing impact fees
Jobs-housing balance or commercial impact fees
Community benefits agreements
Housing production trust funds
Taxing Powers
Tax exemptions for non-profit affordable housing
Levying parcel taxes, tax-increment financing districts
Bonds
Land Use Controls
Expedited permitting processes for affordable housing
Reduced parking requirements for affordable housing
Inclusionary housing/zoning
Density bonus in exchange for building affordable units
Accessory dwelling units
Assets and Investments
Public land dedicated to affordable housing
Land banking
Preservation Strategies
Rent stabilization/control
Condominium conversion ordinances
No-net-loss, one-for-one replacement strategies
Single-room occupancy hotels rent and conversion controls
Mobile home rent controls
Tenant protections and support
Rental assistance
Tenant counseling
Proactive code enforcement
Just Cause eviction policy
Tenant right to purchase laws
Asset Building and Local Economic Development
Minimum wage
Wage theft protections
Local or first source hiring ordinances
Individual development accounts
Homeowner assistance programs
Housing rehabilitation funds

For more information:
Maps and reports are at http://www.urbandisplacement.org/.
Miriam Zuk, Ph.D. mzuk@berkeley.edu or (510) 643-9103
Professor Karen Chapple, chapple@berkeley.edu or (510) 642-1868

2019 HCD Income Limits (80% AMI and Below)

		Number of People in Household							
	% of AMI Income Level	1	2	3	4	5	6	7	8
*	80%	$72,750	$83,150	$93,550	$103,900	$112,250	$120,550	$128,850	$137,150
***	60%	$61,500	$70,260	$79,020	$87,780	$94,860	$101,880	$108,900	$115,920
***	55%	$56,375	$64,405	$72,435	$80,465	$86,955	$93,390	$99,825	$106,260
*	50%	$51,250	$58,550	$65,850	$73,150	$79,050	$84,900	$90,750	$96,600
***	45%	$46,125	$52,695	$59,265	$65,835	$71,145	$76,410	$81,675	$86,940
***	40%	$41,000	$46,840	$52,680	$58,520	$63,240	$67,920	$72,600	$77,280
***	35%	$35,875	$40,985	$46,095	$51,205	$55,335	$59,430	$63,525	$67,620
*	30%	$30,750	$35,150	$39,550	$43,900	$47,450	$50,950	$54,450	$57,950
***	25%	$25,625	$29,275	$32,925	$36,575	$39,525	$42,450	$45,375	$48,300
***	20%	$20,500	$23,420	$26,340	$29,260	$31,620	$33,960	$36,300	$38,640
***	15%	$15,375	$17,565	$19,755	$21,945	$23,715	$25,470	$27,225	$28,980

*	= Income limits provided by HCD
**	= Income Limits imputed from 100% AMI incomes
***	= Income Limits imputed from 50% AMI incomes

2019 HCD Rent Limits (80% AMI and Below)

Rent Limit based on HCD Occupancy Guidelines = 1 Person Per Bedroom +1					% of AMI Rent Level
Efficiency	1BR	2BR	3BR	4BR	
$1,819	$2,079	$2,339	$2,598	$2,806	80%
$1,538	$1,757	$1,976	$2,195	$2,372	60%
$1,409	$1,610	$1,811	$2,012	$2,174	55%
$1,281	$1,464	$1,646	$1,829	$1,976	50%
$1,153	$1,317	$1,482	$1,646	$1,779	45%
$1,025	$1,171	$1,317	$1,463	$1,581	40%
$897	$1,025	$1,152	$1,280	$1,383	35%
$769	$879	$989	$1,098	$1,186	30%
$641	$732	$823	$914	$988	25%
$513	$586	$659	$732	$791	20%
$384	$439	$494	$549	$593	15%

HCD occupancy guidelines assume 1 person plus 1 person per bedroom.

Citywide Anti-Displacement Strategy
Community Engagement Summary as of 9/6/19

- Approximately 500 community members engaged
- **Nov – Dec 2018**, 8 community leader interviews from neighborhoods in Council Districts 1, 3, 6, 7, and 8.
    - Focus Groups
        - **11/16/18** – Anti-Displacement Policy Lunch with local non-profit leaders
        - **11/29/18** – Cafecito in Mayfair in collaboration with Somos Mayfair
        - **3/16/18** – Renters focus group in collaboration with Law Foundation Silicon Valley
        - **3/27/18** – Renters focus group in collaboration with Affordable Housing Network
        - **4/12/18** – Renters focus group in collaboration with Eastside PEACE
- **July – September 2019** – collected 240 surveys of San José renters including those who have been displaced from their housing in San José
- **8/7/19** Housing and Community Development Commission (Verbal Update)
- **8/8/19** Neighborhoods Commission (Verbal Update)
- **August – September** Community Forums
    - **8/15/19** Seven Trees with ICAN and SIREN
    - **8/24/19** Alma with Sacred Heart Community Service
    - **9/7/19** Eastside with the School of Arts and Culture
    - **9/19/2019** Cambrian with Destination: Home and PACT
- **10/1/19** City Council Study Session

Housing and Displacement | **Desired Outcomes**

The following Desired Outcomes reflect a nearly universal concern for the housing crisis; however, there was a wide range of nuanced perspectives about how to meaningfully address it and the implications for the potential Google development in the Diridon area.

General Principles

- Everyone involved takes responsibility to address the housing crisis, including but not limited to the City, Google, and other companies/developers.
- The City adopts more and stronger tools to help fight displacement, supplementing the existing programs and policies.
- More affordable housing is generated throughout the city, focusing on high density housing in Urban Villages
- The strategy for addressing housing issues integrates homeless services.
- The ultimate goal is no direct/indirect displacement from San Jose, and no increase in homelessness.

Development of the Diridon Station Area

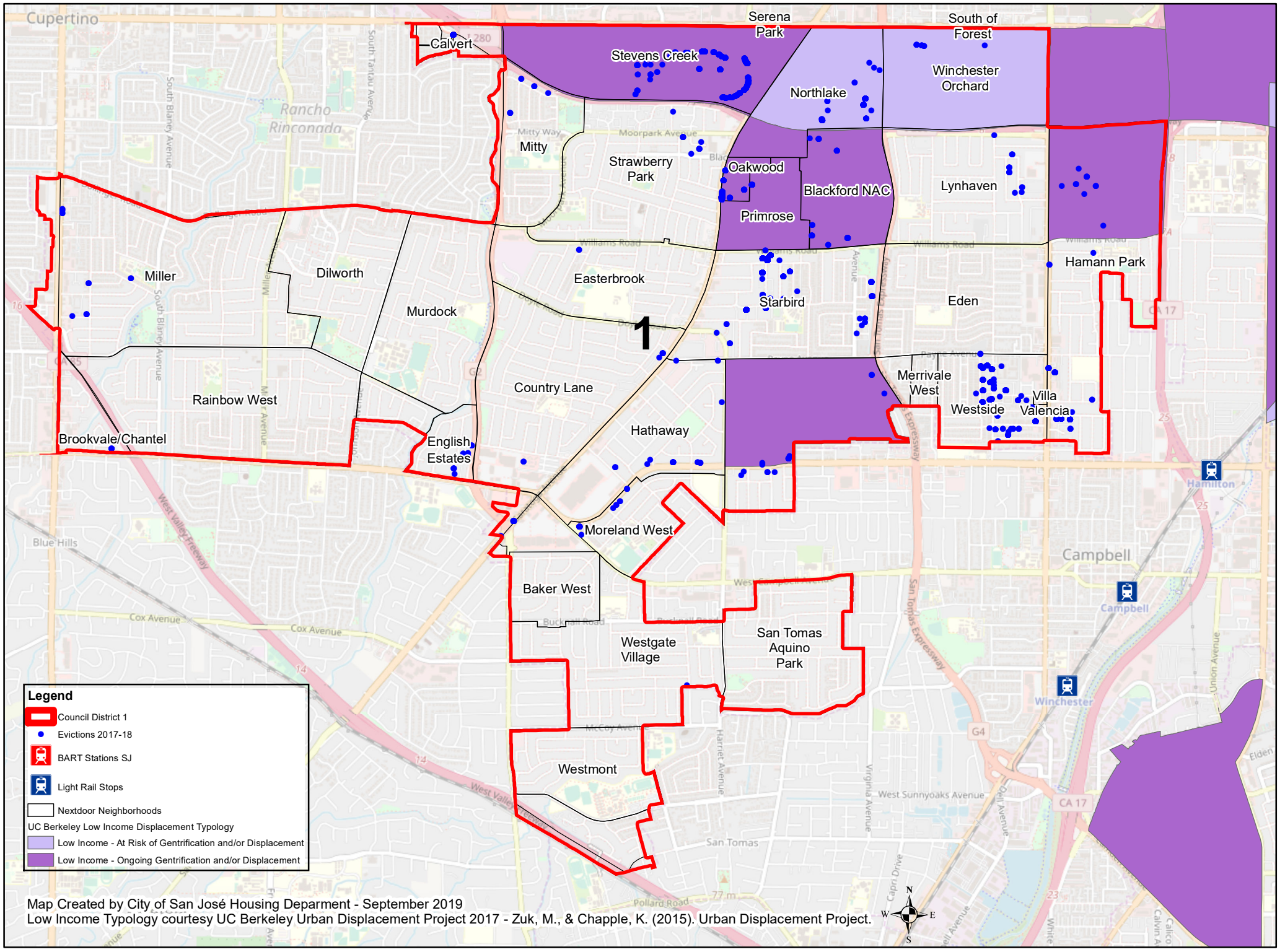
- The Diridon Station Area has dense, affordable housing across all incomes for current and future residents and workers.
- At least 25% of housing units are offered at below-market rates for lower-income households (ranging from extremely low to moderate).
- Developers build inclusionary Housing units on-site or within the Diridon Station Area, rather than pay in-lieu fees or build outside of the area.
- There is no direct and indirect displacement of existing lower-income residents from the Diridon Station Area and nearby neighborhoods due to gentrification spurred by this development.
- New development provides compensation and relocation assistance if redevelopment of existing housing occurs.

Citywide Impacts and Benefits

New resources generated by Google and other companies/developers go to:

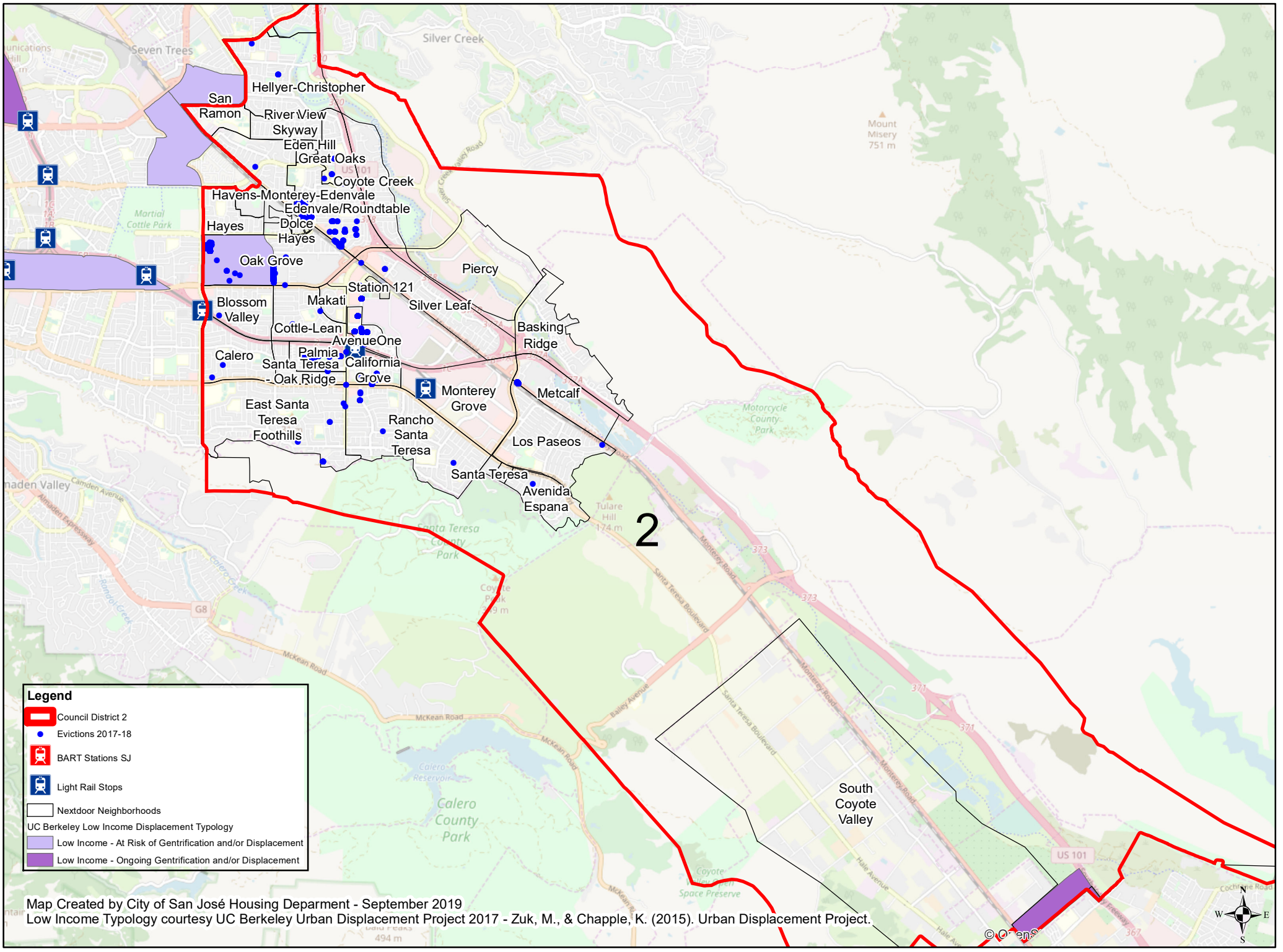
- Affordable housing development, focusing on areas well-served by transit (including within the Diridon Station Area itself);
- Acquiring, rehabilitating, and preserving the affordability of existing multi-family housing properties in neighborhoods at the greatest risk of gentrification;
- Community ownership models to increase homeownership opportunities (e.g., Community Land Trusts, etc.) – when building new housing or preserving existing housing; and
- Organizations that provide legal assistance and education to tenants, which includes the legal defense of low-income Santa Clara County tenants facing eviction proceedings.

San José Urban Displacement, Eviction Notices - Council District 1



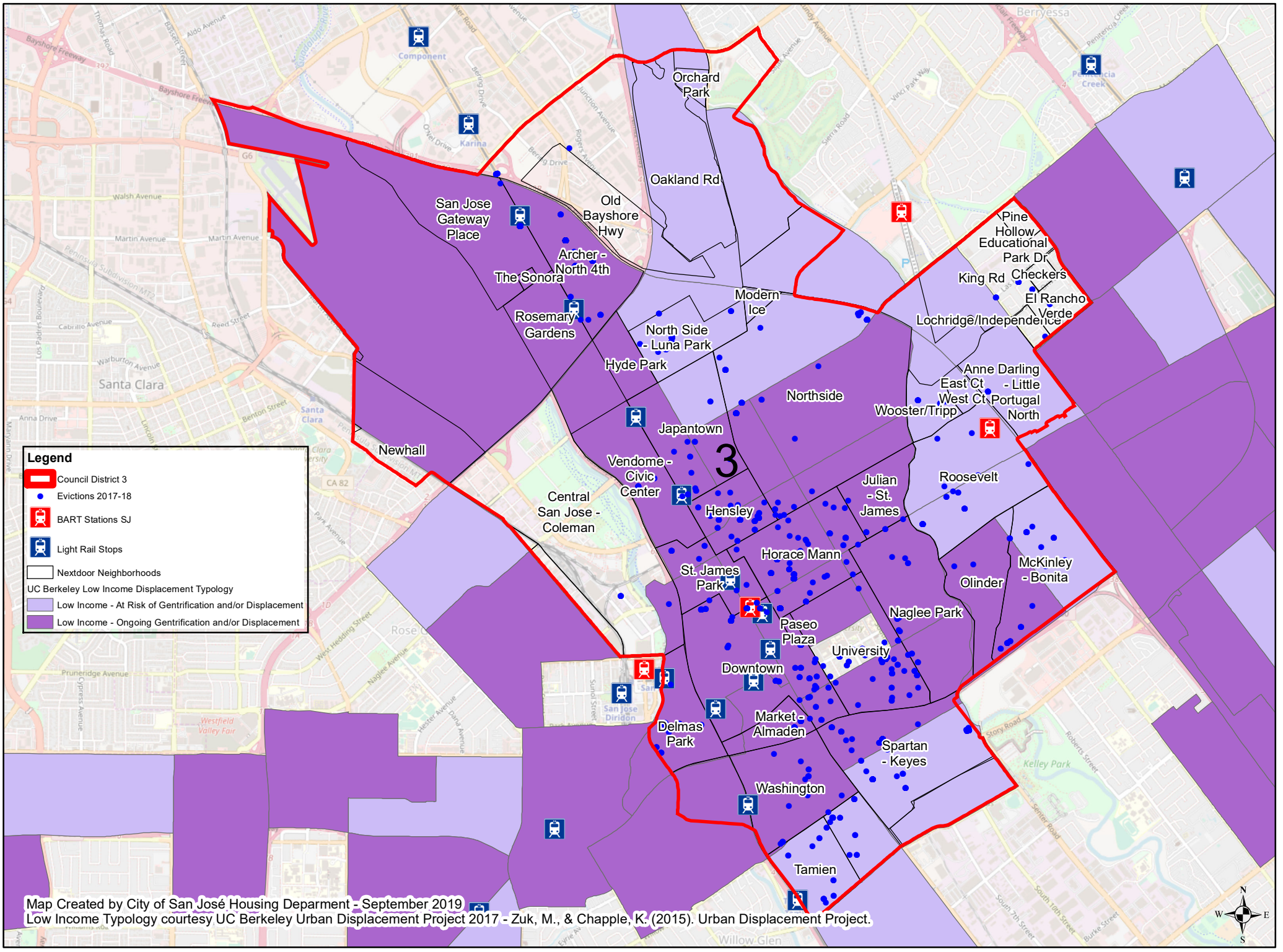
Map Created by City of San José Housing Deparment - September 2019
Low Income Typology courtesy UC Berkeley Urban Displacement Project 2017 - Zuk, M., & Chapple, K. (2015). Urban Displacement Project.

San José Urban Displacement, Eviction Notices - Council District 2

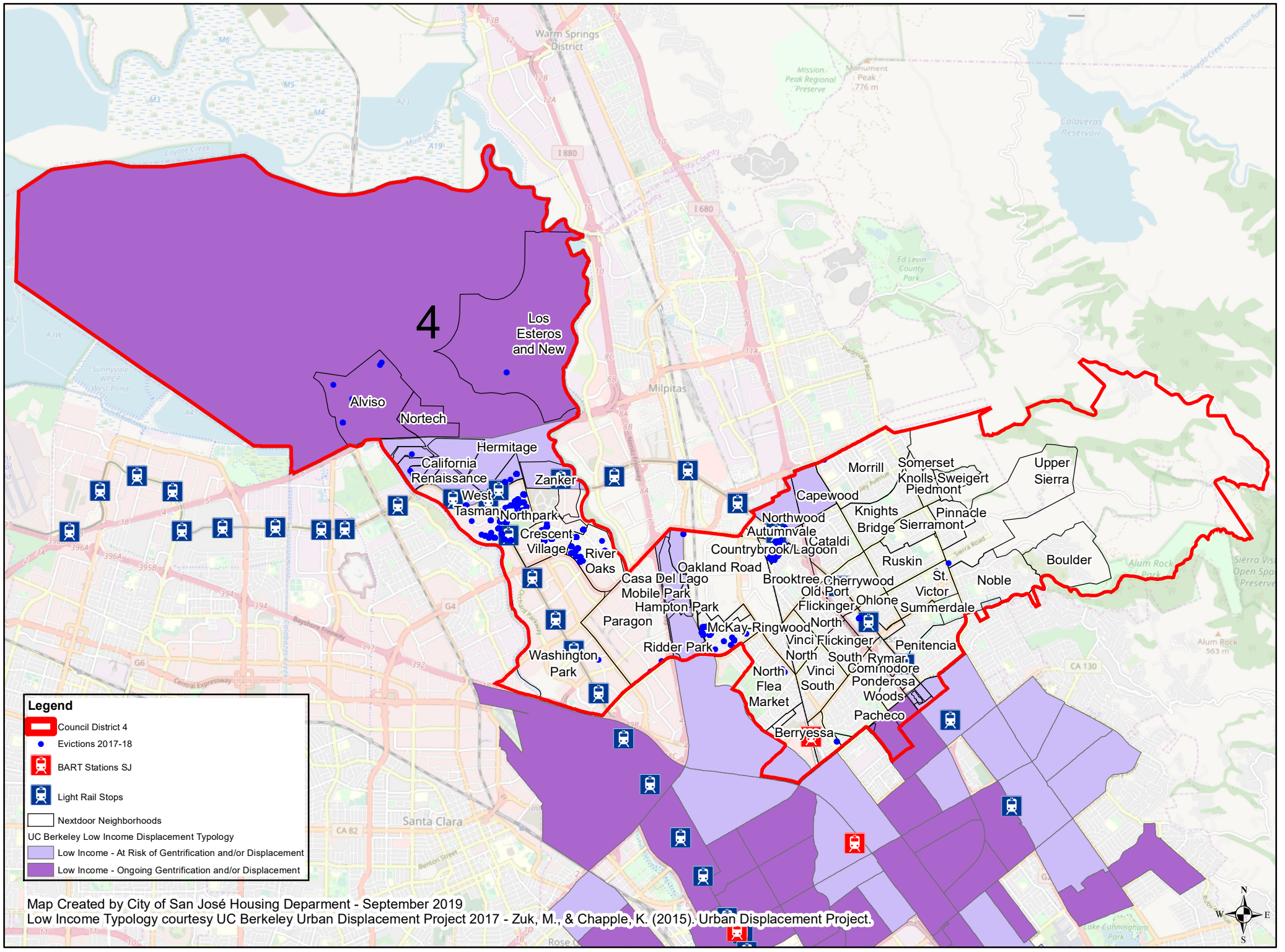


Map Created by City of San José Housing Deparment - September 2019
Low Income Typology courtesy UC Berkeley Urban Displacement Project 2017 - Zuk, M., & Chapple, K. (2015). Urban Displacement Project.

San José Urban Displacement, Eviction Notices - Council District 3

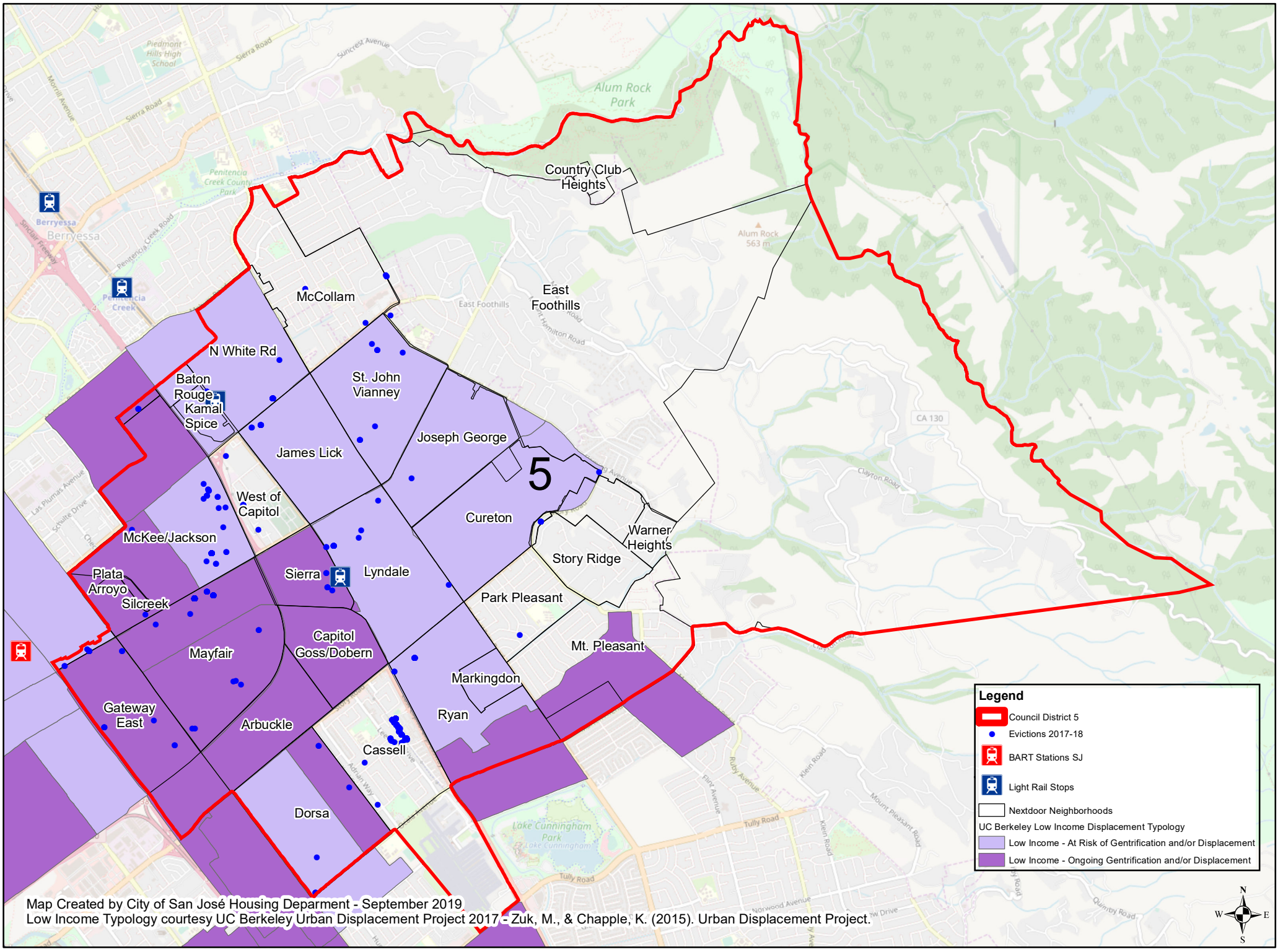


San José Urban Displacement, Eviction Notices - Council District 4



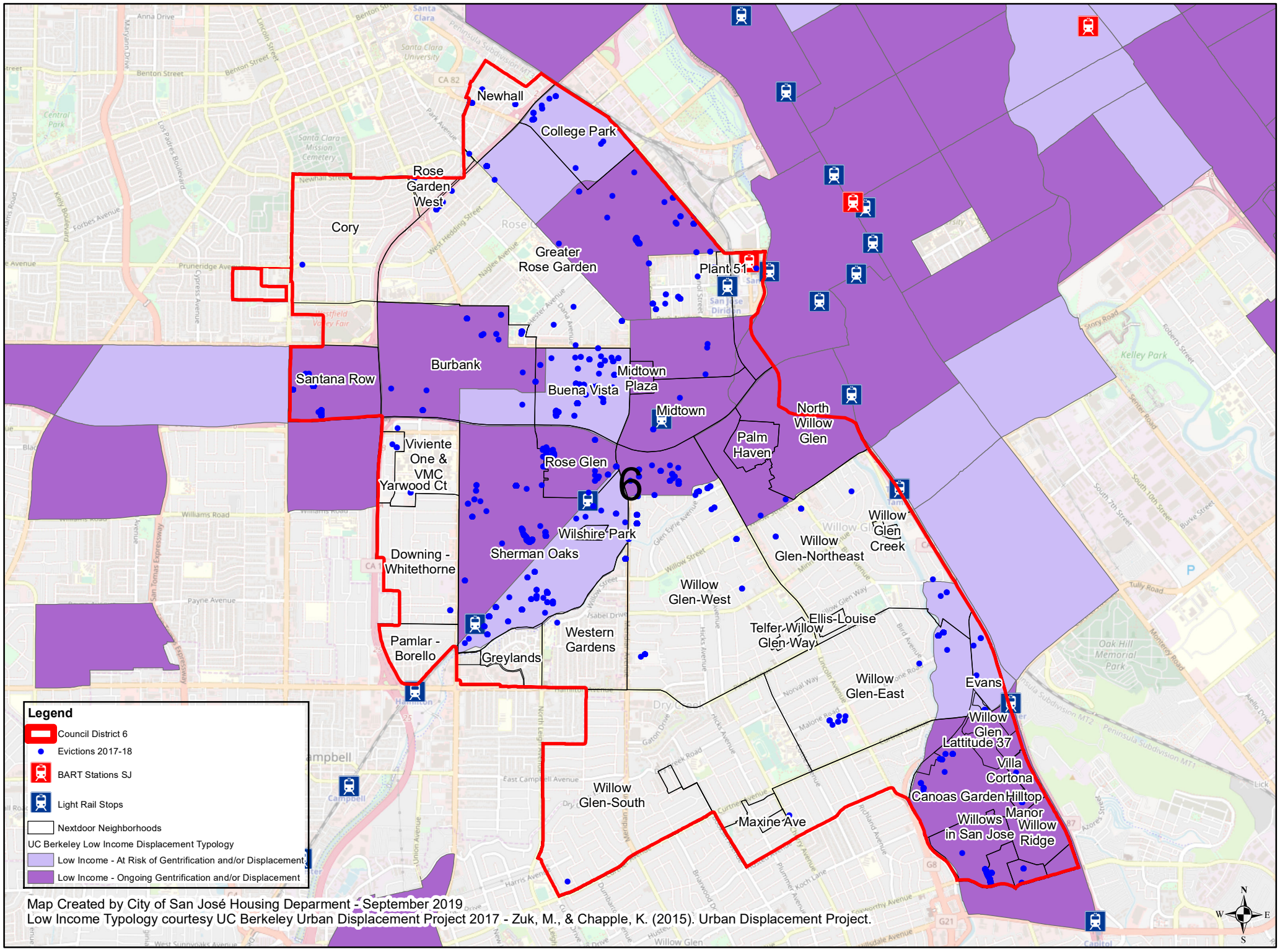
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Low Income Typology courtesy UC Berkeley Urban Displacement Project 2017 - Zuk, M., & Chapple, K. (2015). Urban Displacement Project.

San José Urban Displacement, Eviction Notices - Council District 5



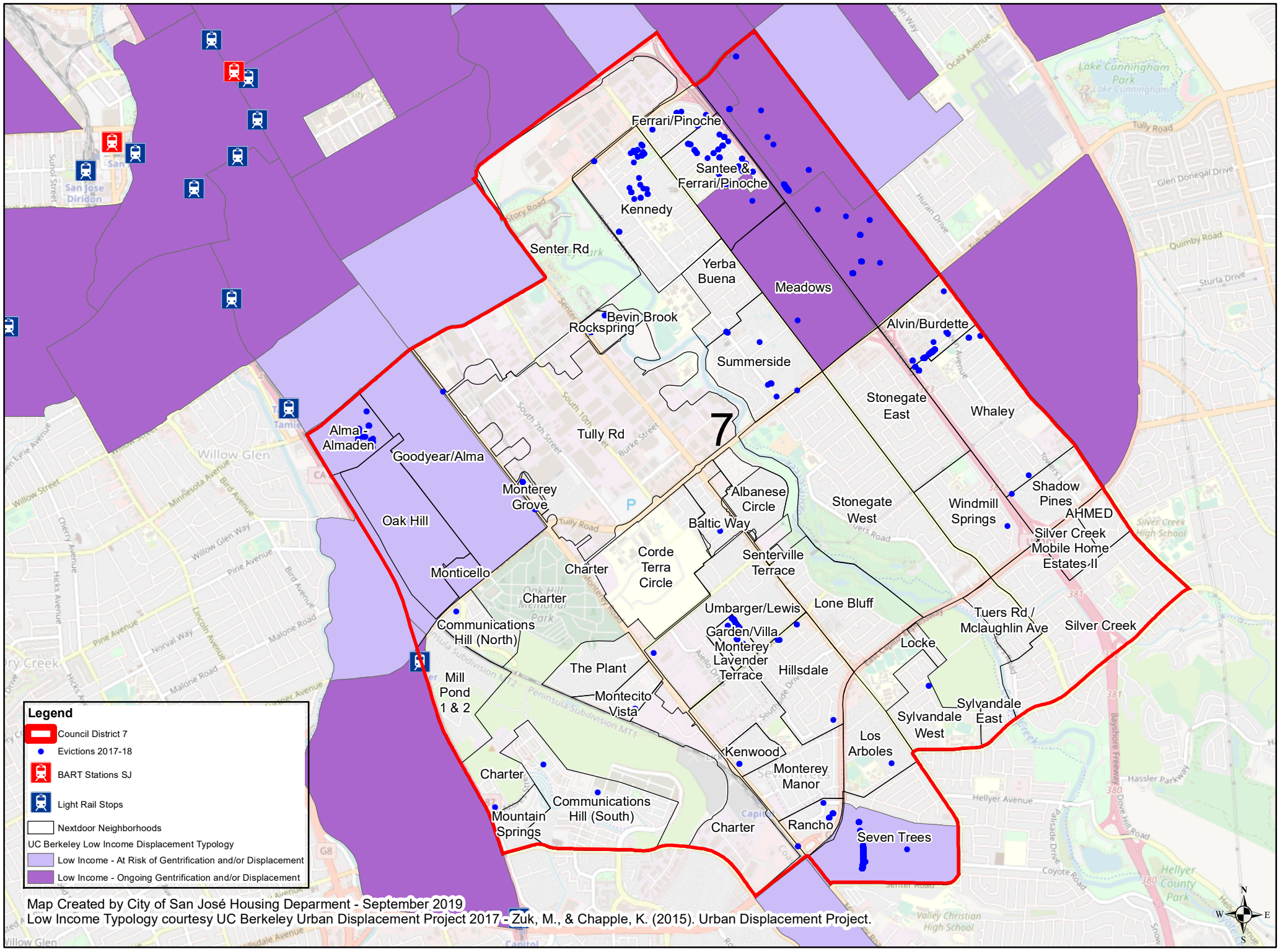
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San José Urban Displacement, Eviction Notices - Council District 6



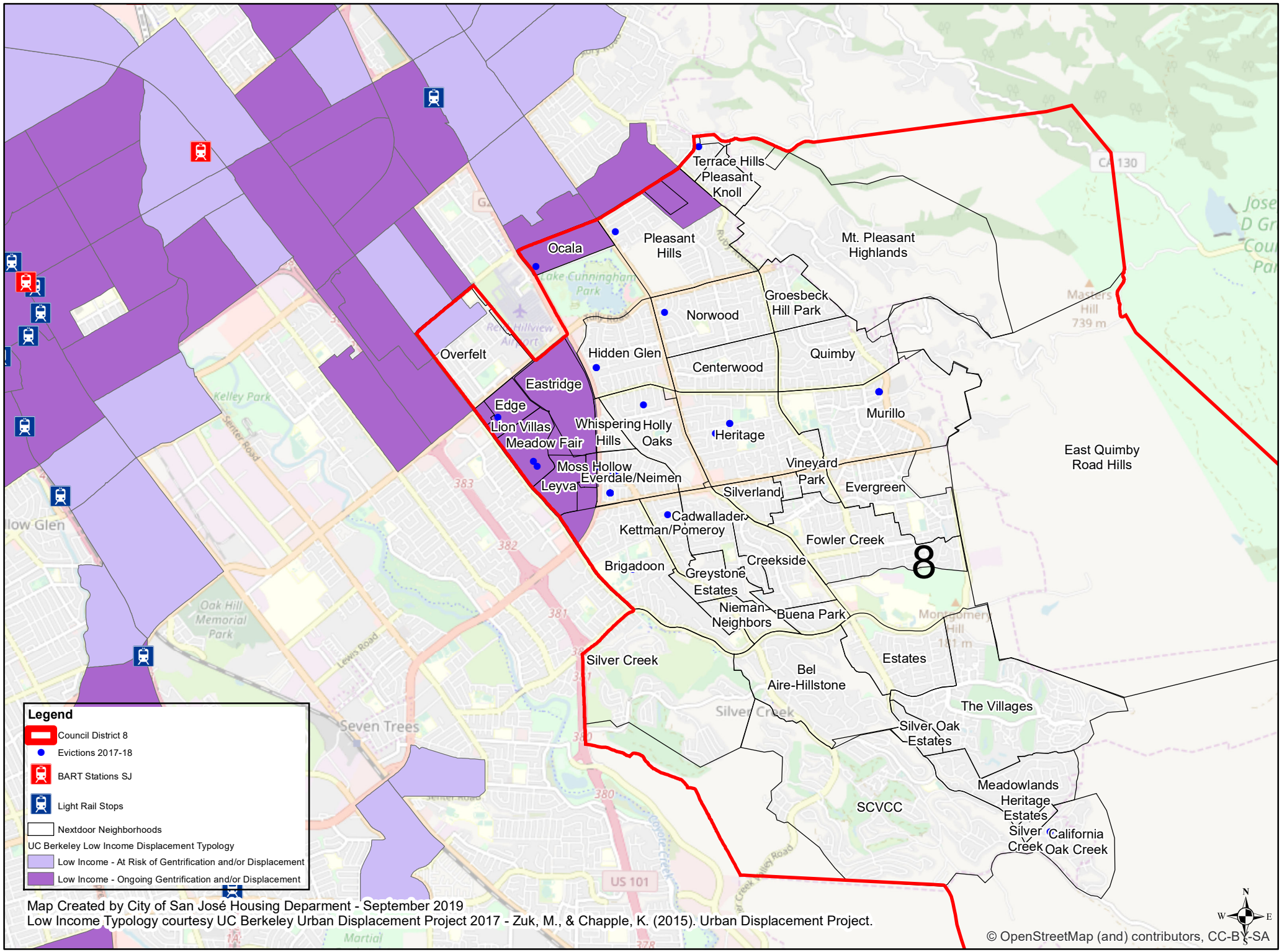
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San José Urban Displacement, Eviction Notices - Council District 7



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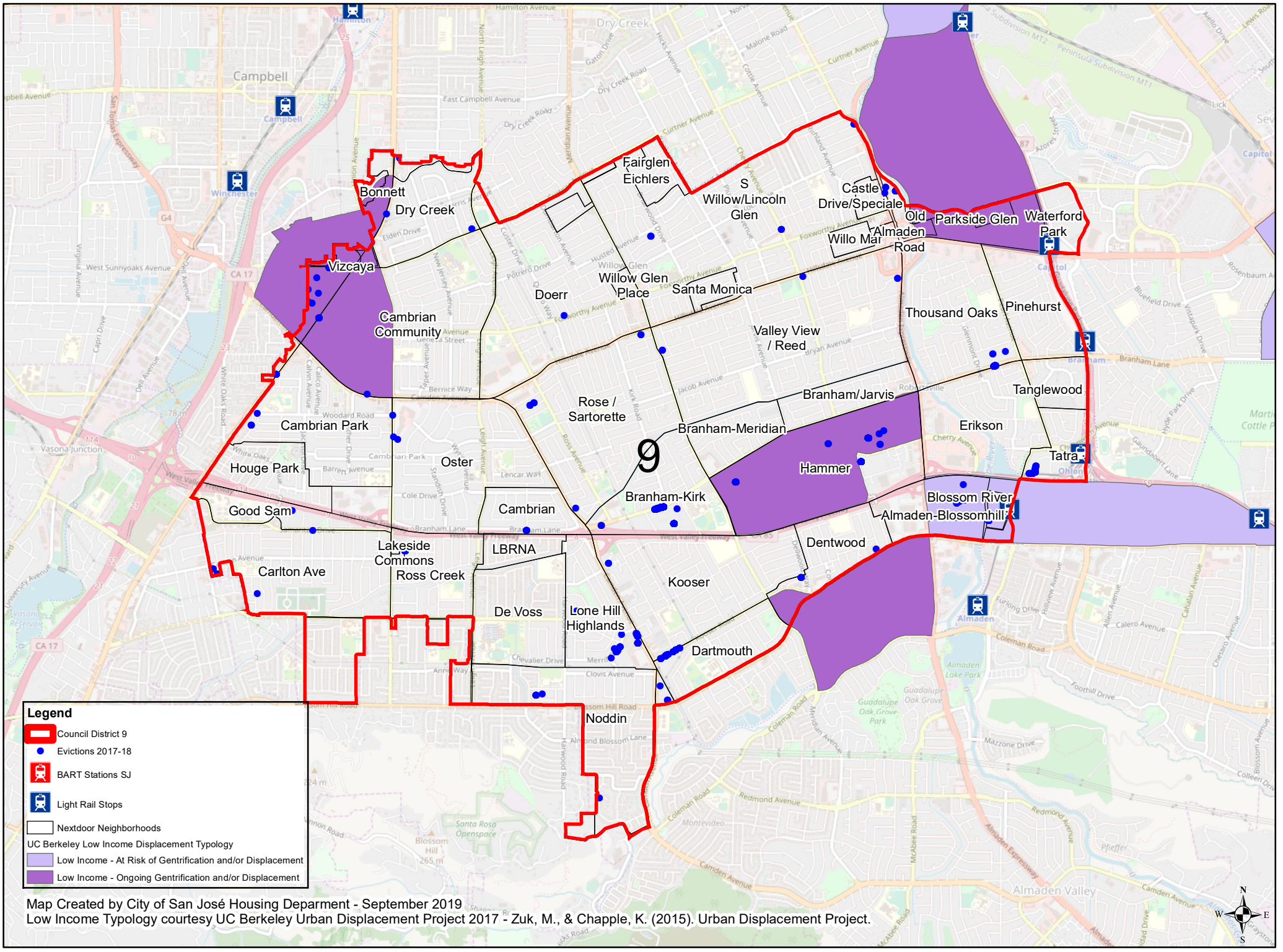
San José Urban Displacement, Eviction Notices - Council District 8



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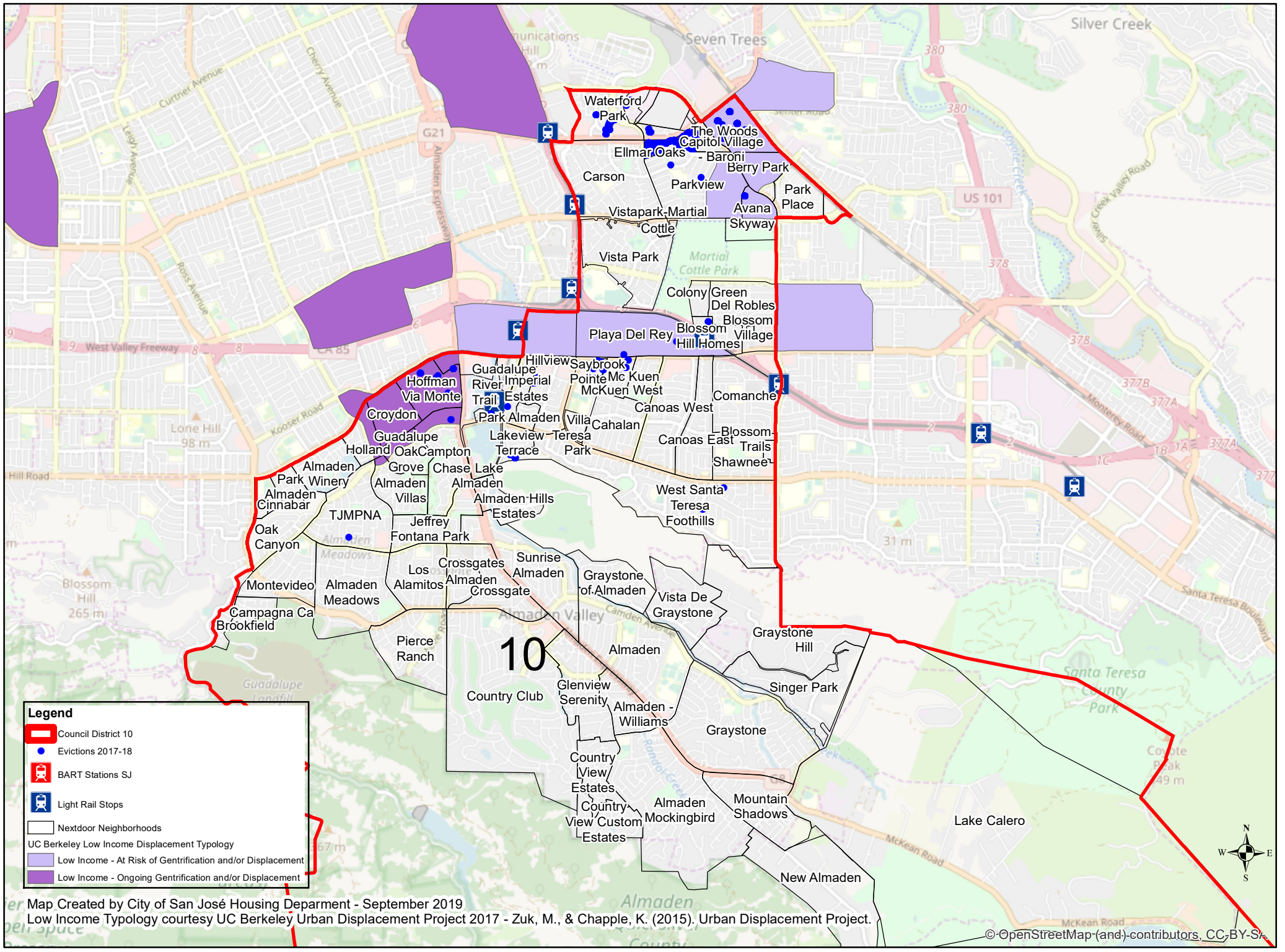
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San José Urban Displacement, Eviction Notices - Council District 9



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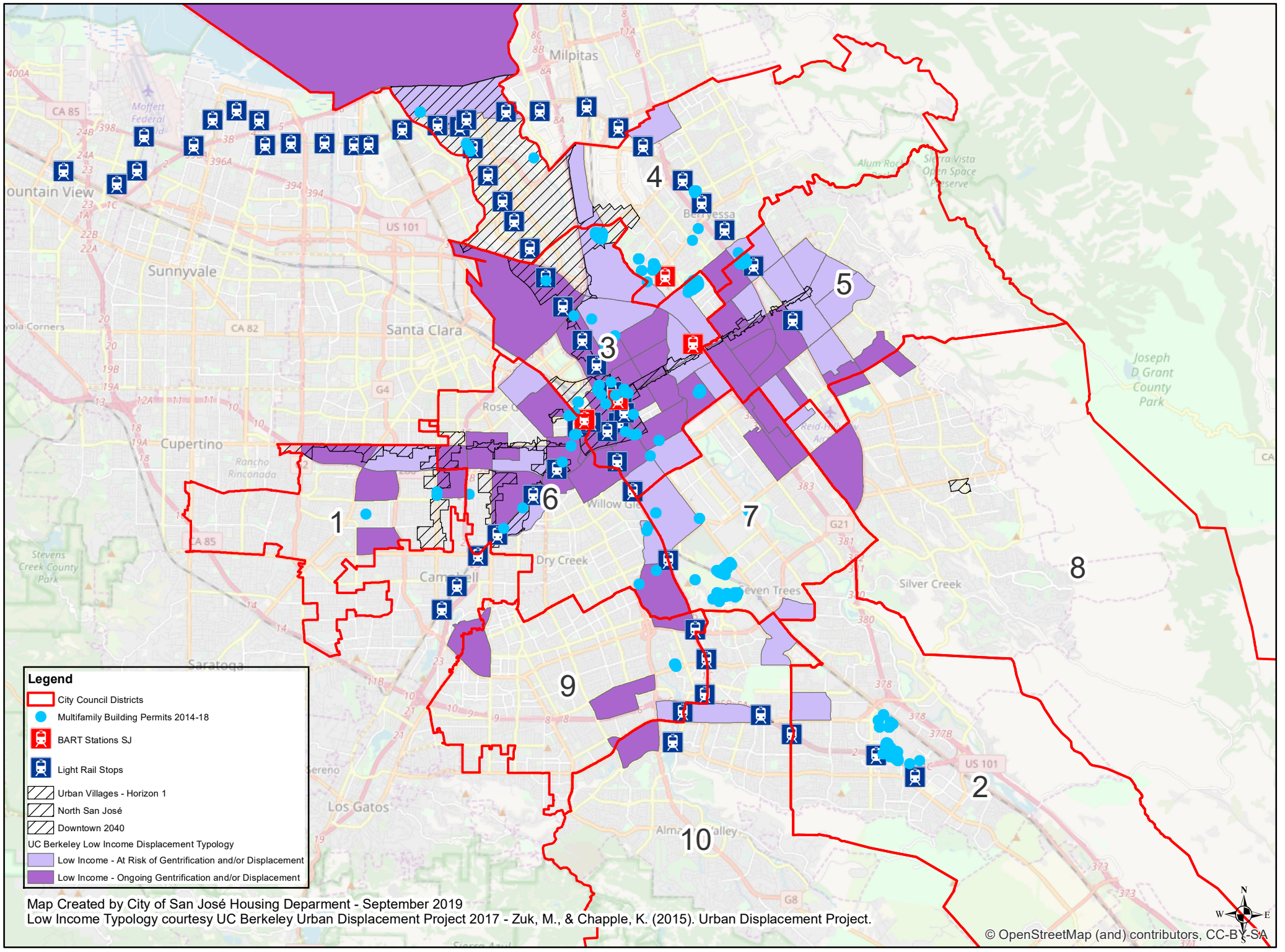
San José Urban Displacement, Eviction Notices - Council District 10



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Low Income Typology courtesy UC Berkeley Urban Displacement Project 2017 - Zuk, M., & Chapple, K. (2015). Urban Displacement Project.

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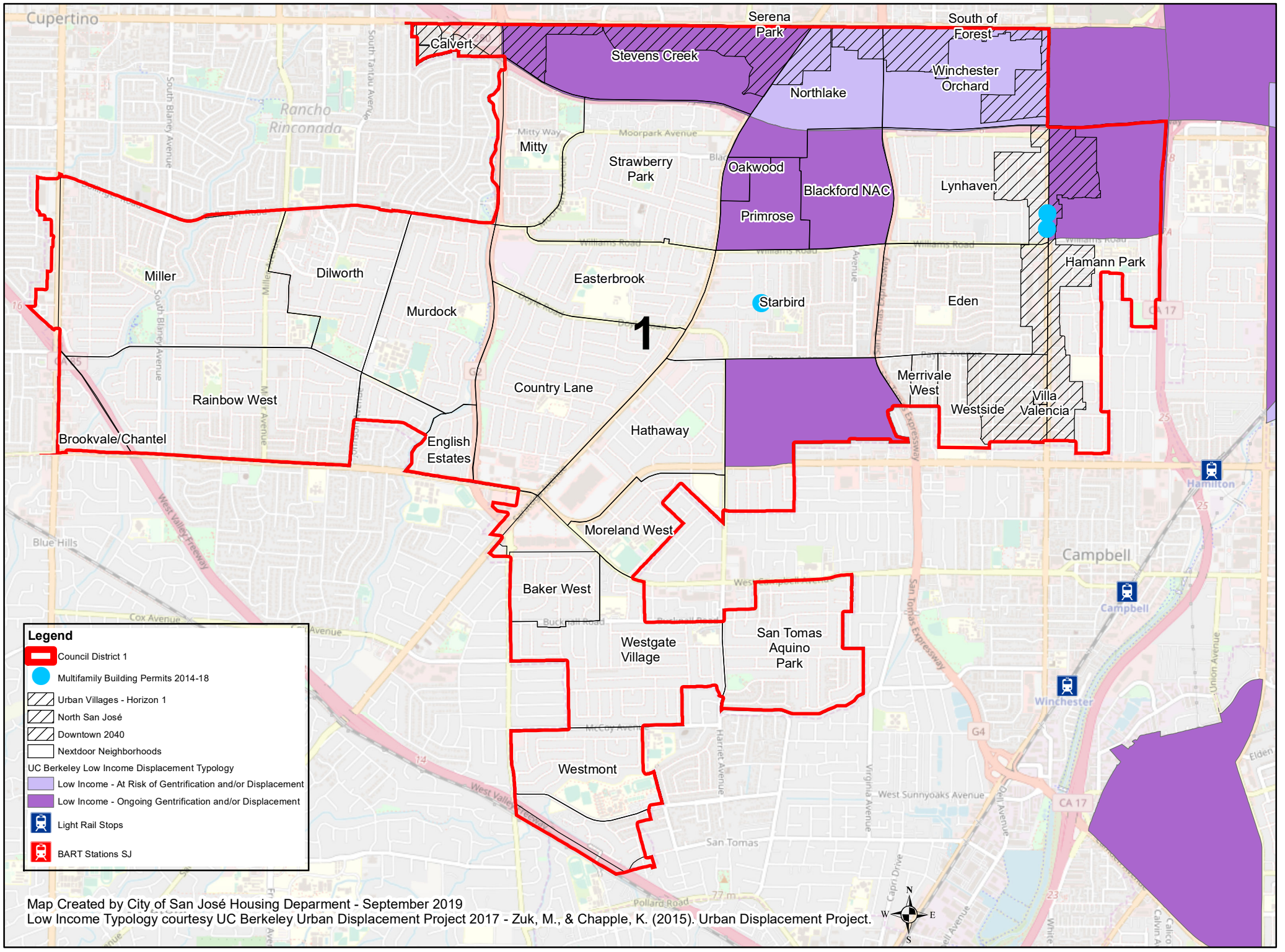
San José Urban Displacement, Growth Areas, Building Permits, and Rail Transit



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Low Income Typology courtesy UC Berkeley Urban Displacement Project 2017 - Zuk, M., & Chapple, K. (2015). Urban Displacement Project.

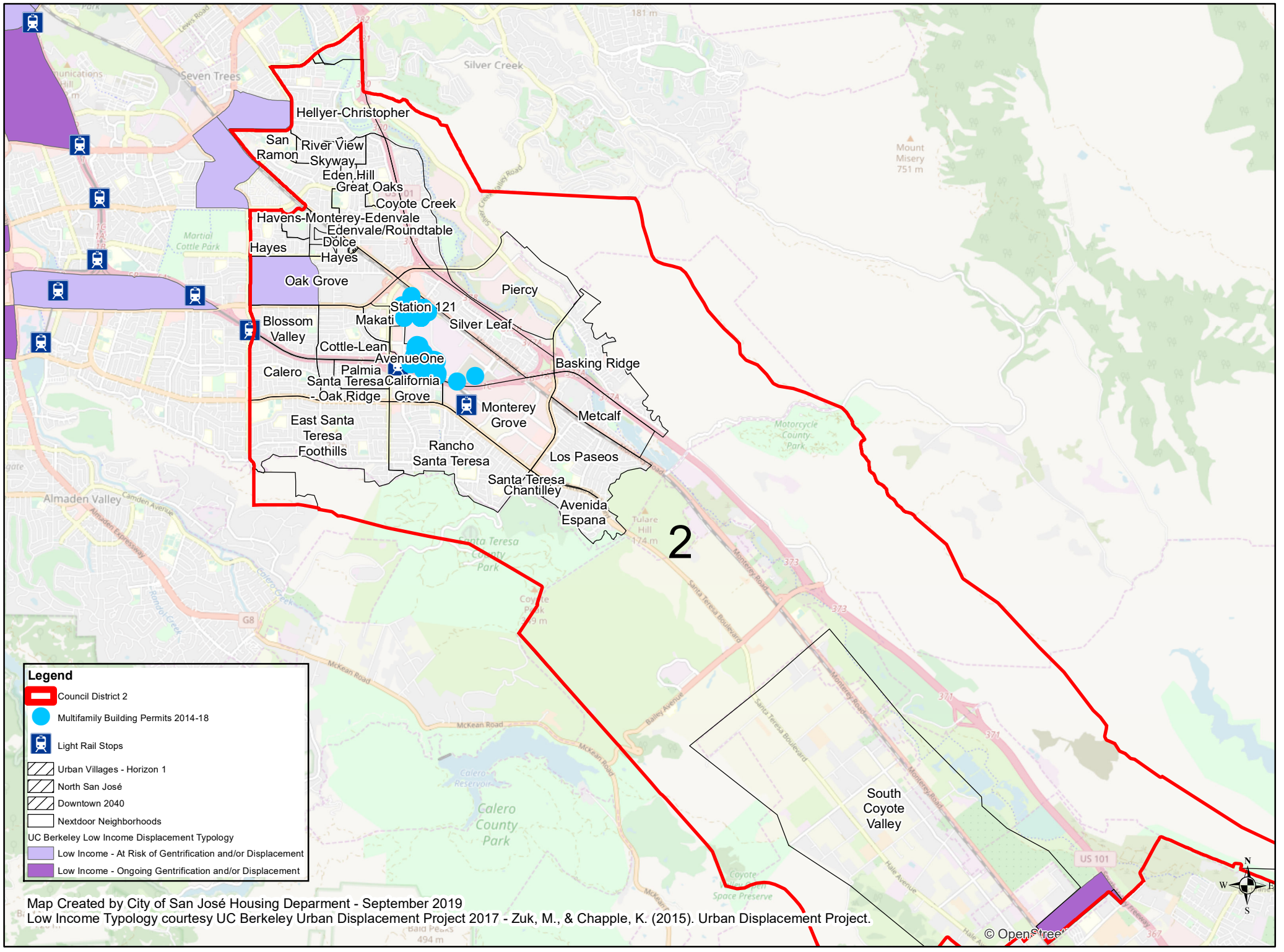
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San José Urban Displacement, Growth Areas, Permits - Council District 1

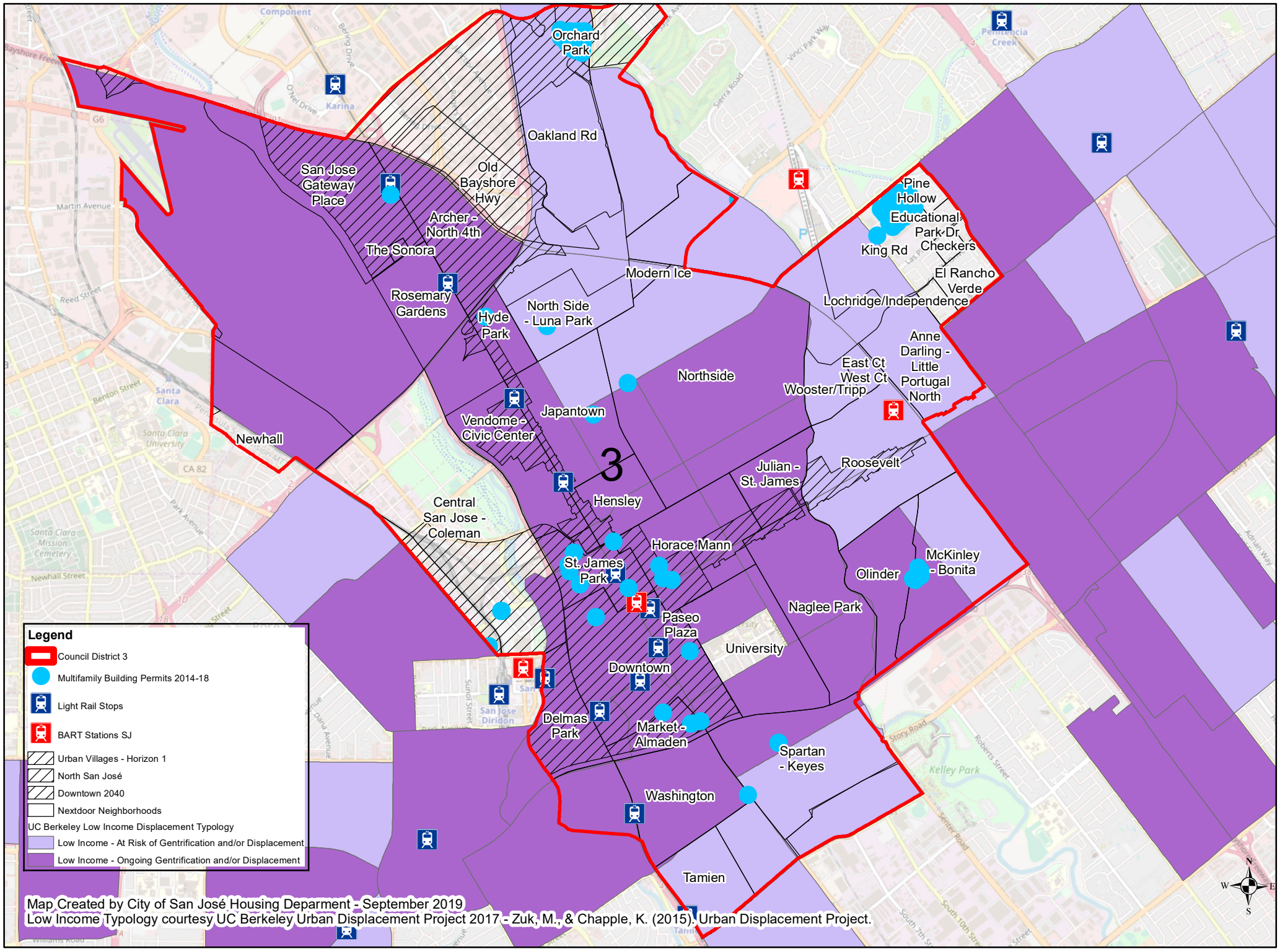


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Low Income Typology courtesy UC Berkeley Urban Displacement Project 2017 - Zuk, M., & Chapple, K. (2015). Urban Displacement Project.

San José Urban Displacement, Growth Areas, Permits - Council District 2

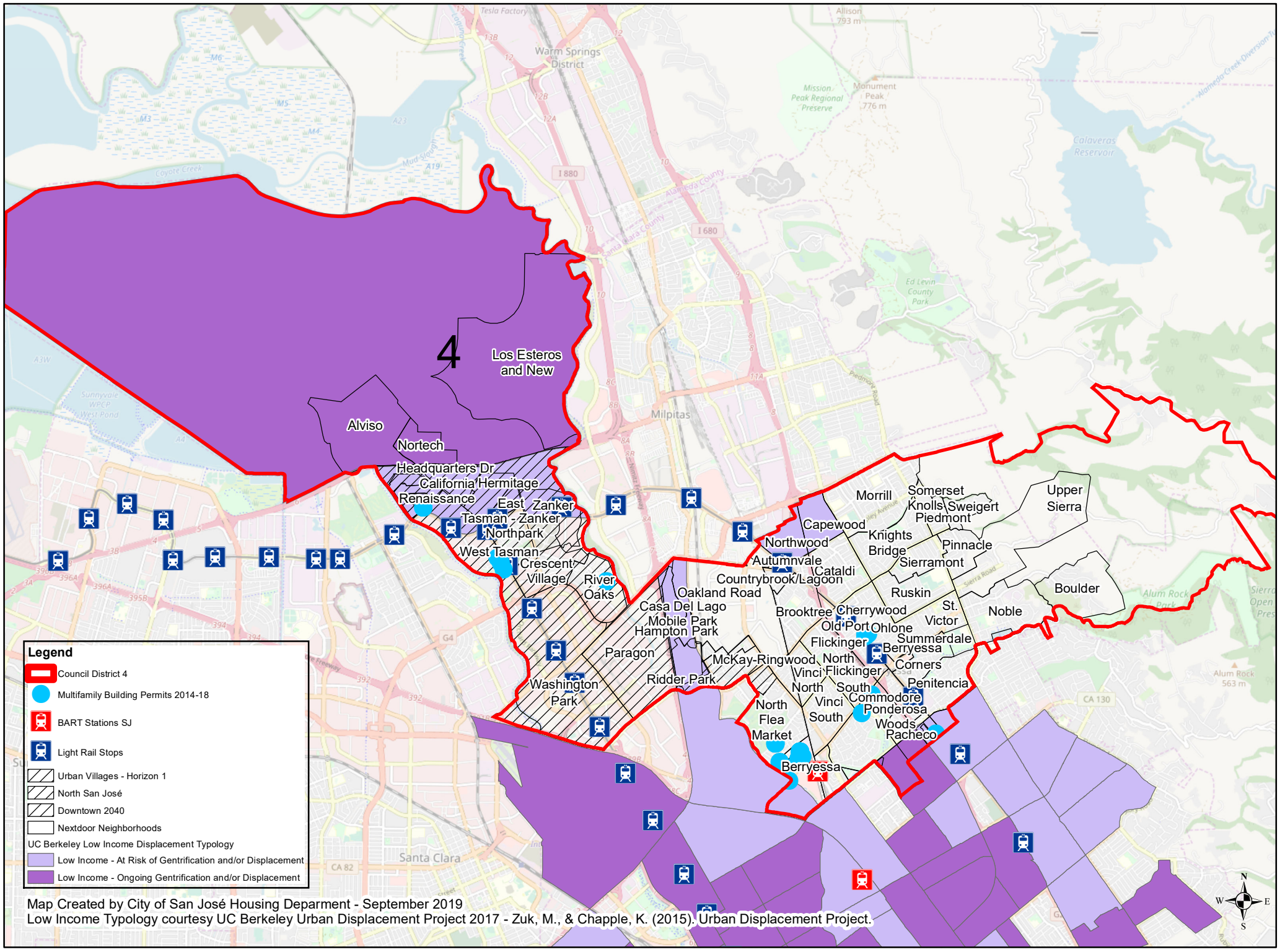


San José Urban Displacement, Growth Areas, Permits - Council District 3



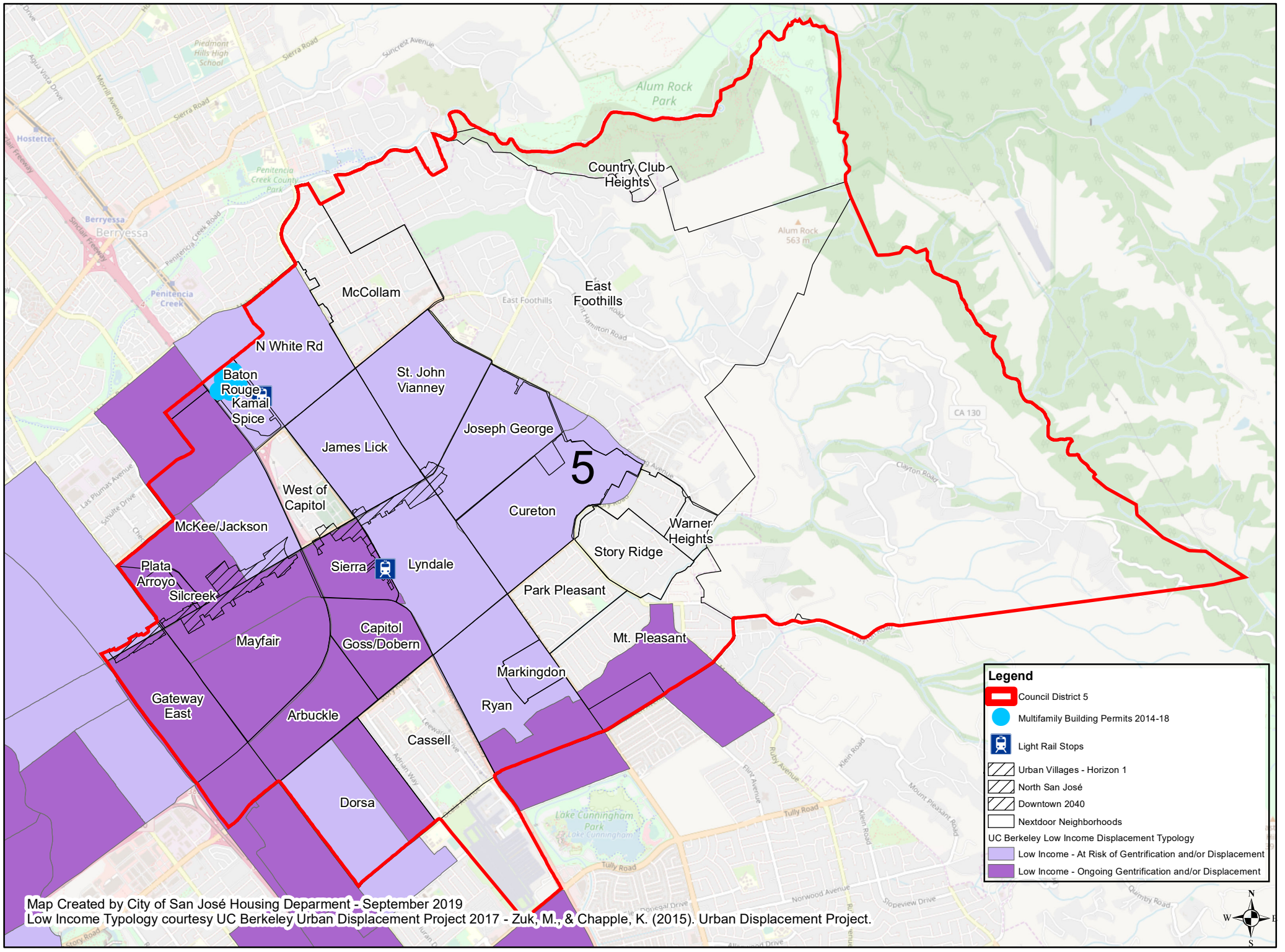
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Low Income Typology courtesy UC Berkeley Urban Displacement Project 2017 - Zuk, M., & Chapple, K. (2015). Urban Displacement Project.

San José Urban Displacement, Growth Areas, Permits - Council District 4

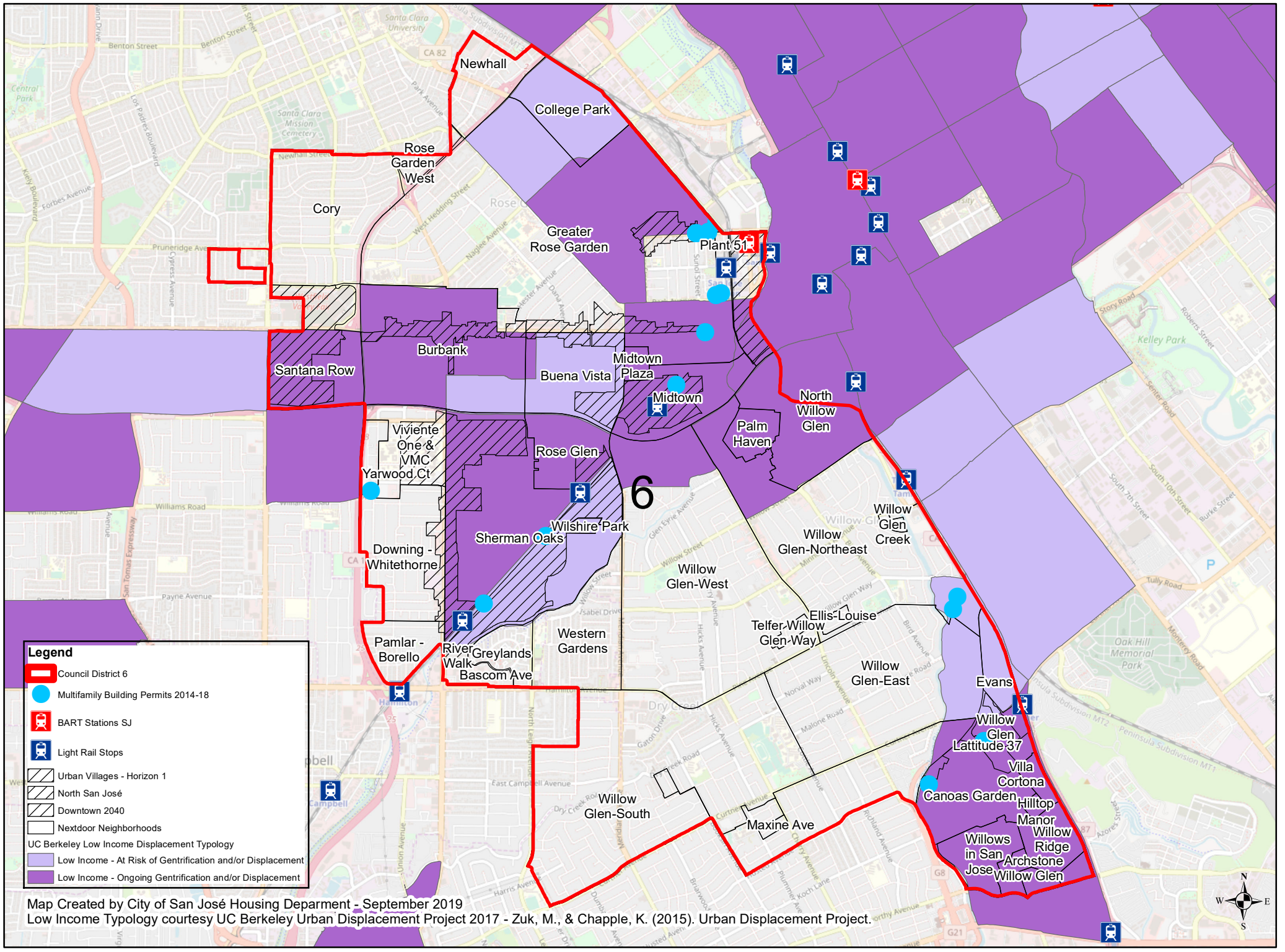


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San José Urban Displacement, Growth Areas, Permits - Council District 5

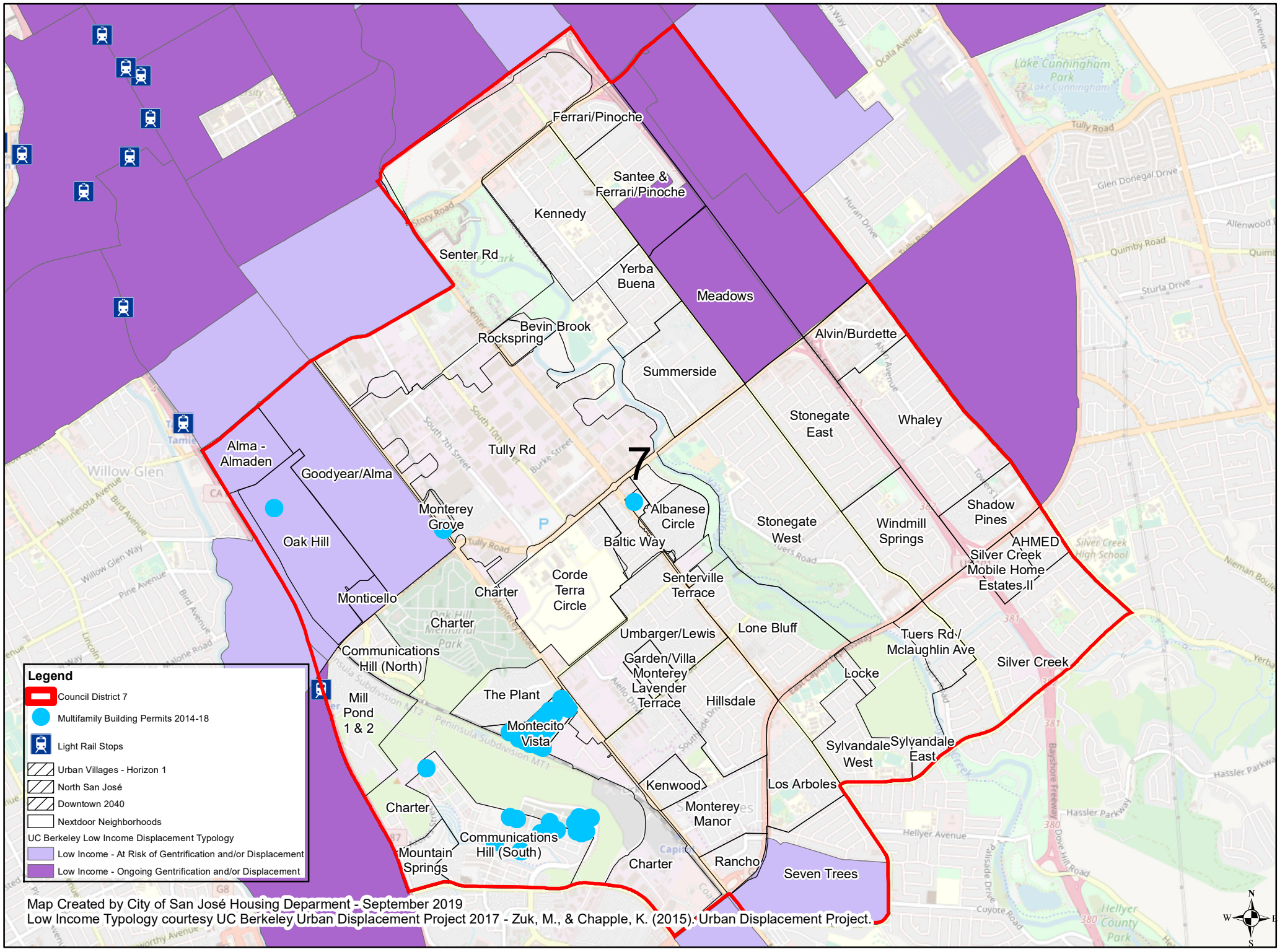


San José Urban Displacement, Growth Areas, Permits - Council District 6

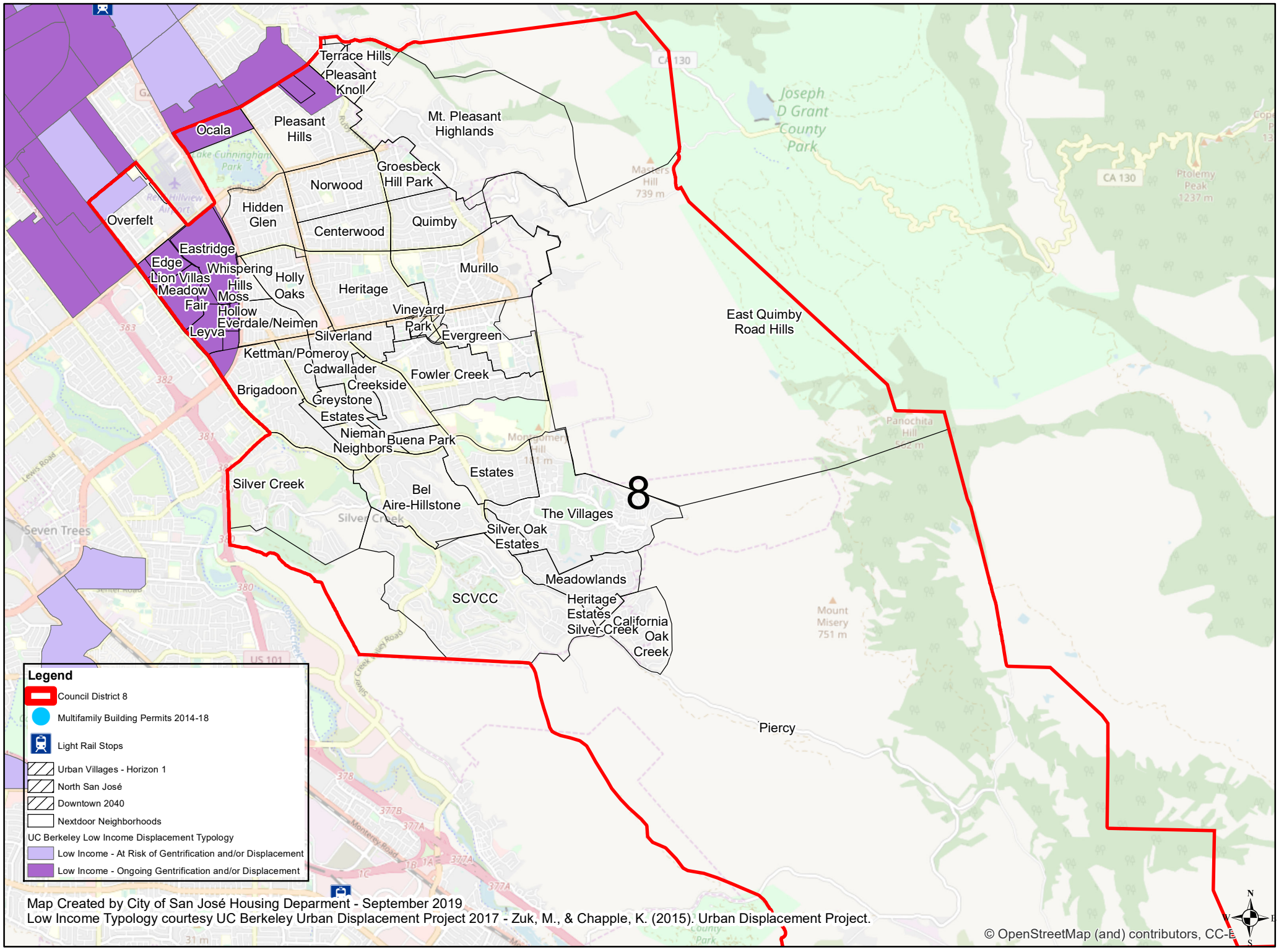


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Low Income Typology courtesy UC Berkeley Urban Displacement Project 2017 - Zuk, M., & Chapple, K. (2015). Urban Displacement Project.

San José Urban Displacement, Growth Areas, Permits - Council District 7



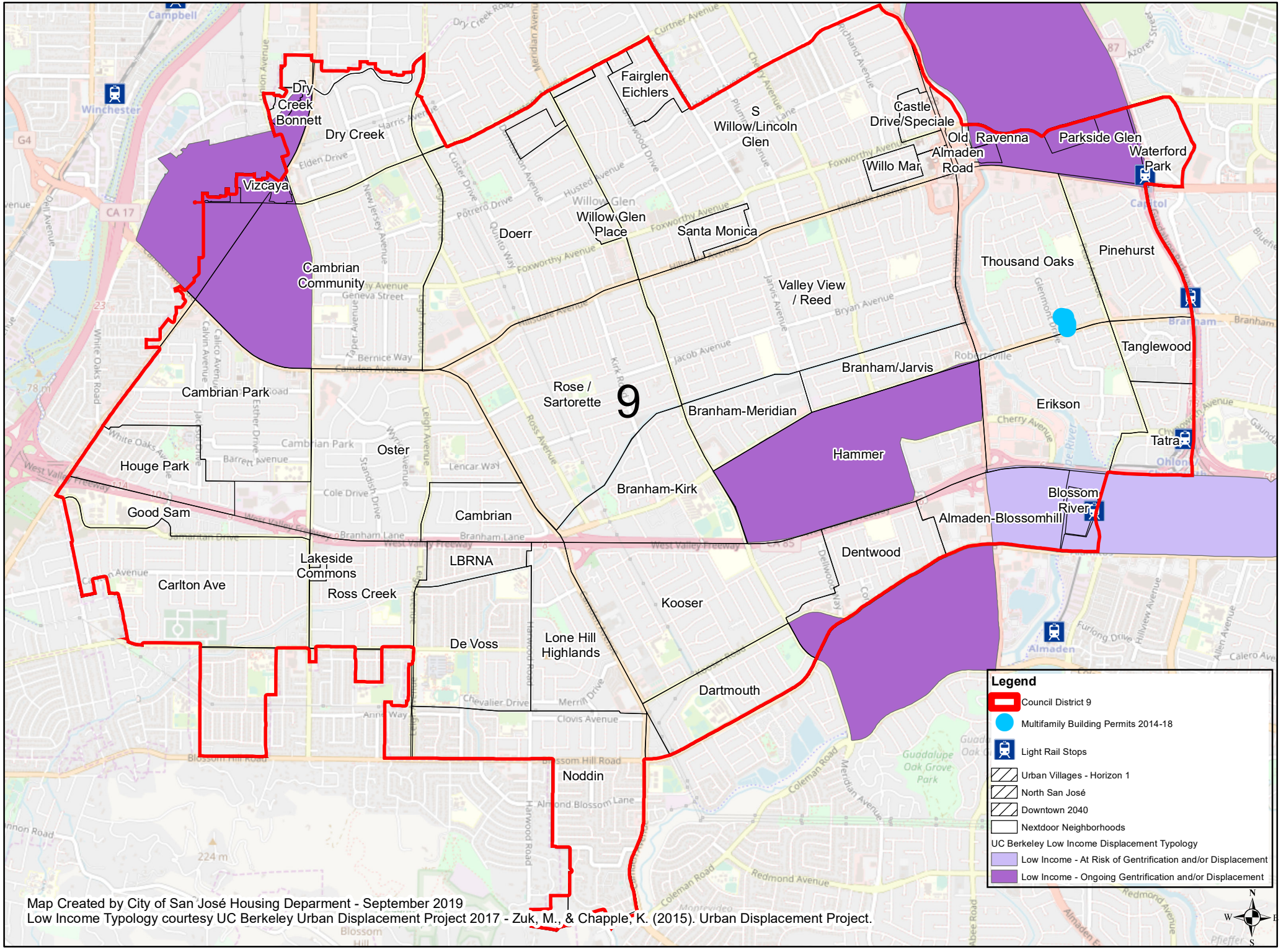
San José Urban Displacement, Growth Areas, Permits - Council District 8



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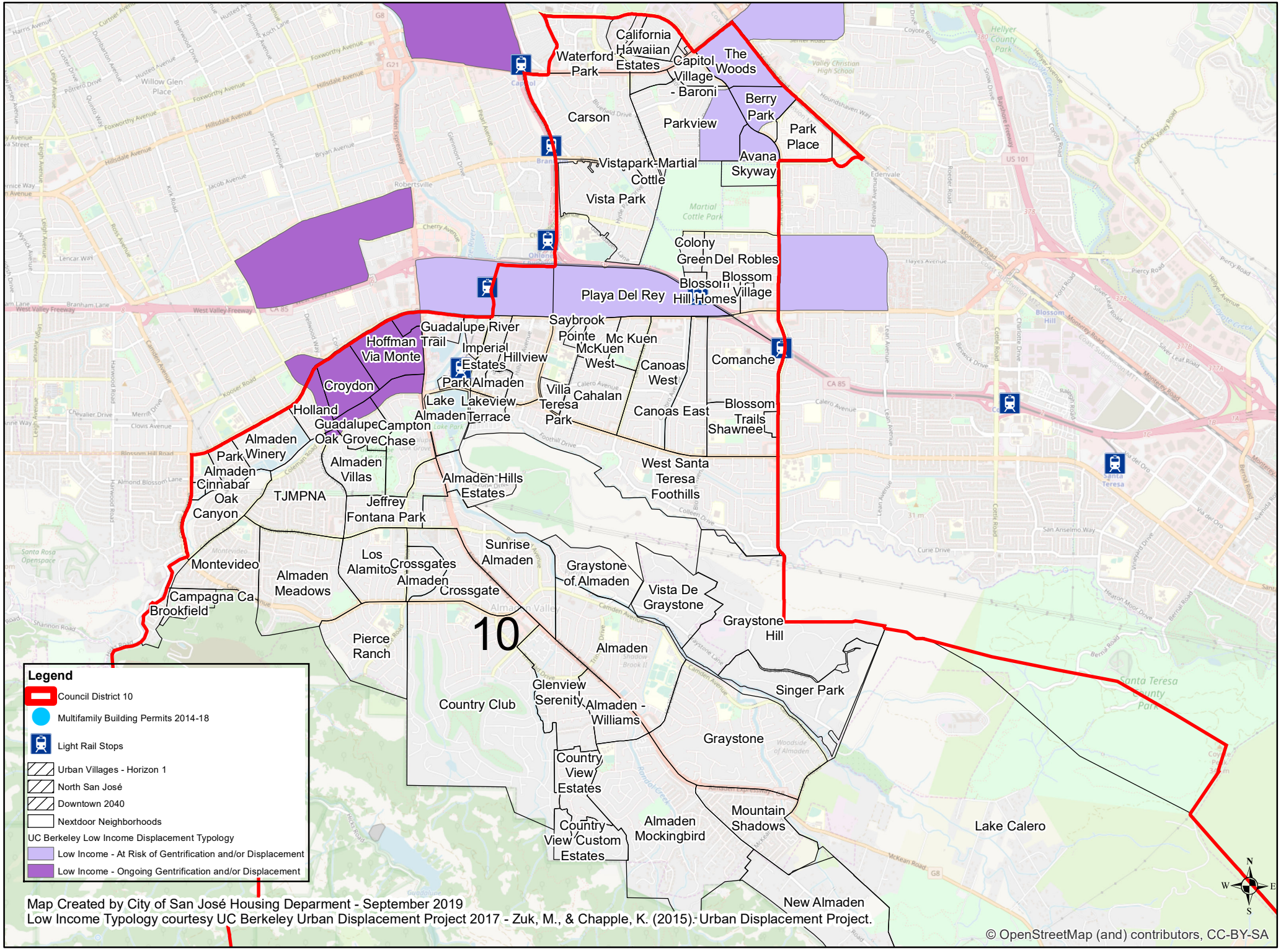
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San José Urban Displacement, Growth Areas, Permits - Council District 9



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San José Urban Displacement, Growth Areas, Permits - Council District 10



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PolicyLink

All-In Cities
Anti-Displacement Strategies

Fighting displacement to build prosperous cities for all

This is a list of 59 anti-displacement strategies that cities can implement, developed as a part of the All-In Cities Anti-Displacement Policy Network based on a review of existing policies and effective practices.

Tenant Protections

1. Demolition protection ordinance
2. Fair chance housing for people with criminal records
3. Just cause eviction protection
4. Limitations on condominium conversions
5. Regulation of short-term rentals
6. Relocation assistance
7. Rent stabilization/rent control
8. Rental assistance
9. Rental registration and licensing
10. Right to legal counsel for tenants facing evictions
11. Source of income non-discrimination (e.g. Section 8)
12. Tenant opportunity to purchase and first right of refusal
13. Tenant protection from harassment
14. Tenant protections in code enforcement
15. Tenant right to organize
16. Tenant screening and security deposit reform
17. Utility assistance

Affordable Housing Preservation

1. Deed restricted and/or subsidized housing preservation
2. Early warning systems for at-risk affordable housing
3. Home repair assistance for low-income homeowners
4. Foreclosure prevention programs
5. Mobile home park preservation
6. Preserving affordability of unsubsidized housing
7. Preservation for low-income homeowners
8. Property tax assistance for low-income homeowners
9. Small rental acquisition and/or rehab programs

Equitable Development

1. Affordability requirements in new developments (e.g. Inclusionary zoning)
2. Affordable accessory dwelling units
3. Anti-displacement strategies for major transit and/or other public investments
4. Community benefits agreements and policies
5. Community land bank
6. Housing trust funds
7. Increase pathways to affordable homeownership
8. One-to-one replacement for redevelopment of subsidized units
9. Right to return/resident preference policy for new affordable housing
10. Streamlining land use approvals for affordable housing
11. Zoning incentives/density bonus for affordable housing
12. Inclusive procurement and contracting

Community Ownership and Control of Land

1. Community interment projects
2. Community land trusts
3. Community ownership of mobile home parks
4. Community ownership of public land
5. Limited equity cooperative housing
6. Public land prioritized for affordable housing

Local Business, Cultural, and Religious Institution Stabilization

1. Affordable housing development support for nonprofits/religious institutions
2. Cultural districts and corridors
3. Expansion of business and/or nonprofit ownership of commercial space
4. Rent subsidies for legacy businesses
5. Small business impact mitigation for transit/infrastructure construction
6. Small business supports and technical assistance

Institutionalizing Anti-Displacement in Plans and Systems

1. Accountability and annual reporting on progress
2. Anti-displacement policies in city plans (e.g. Comprehensive Plan)
3. Anti-displacement task force
4. Assessment of Fair Housing/Analysis of Impediments
5. City funding for resident education and organizing
6. Communities at risk of displacement involved in decision-making
7. Community-based data collection
8. Creation of community/People's Plan
9. Displacement risk assessments

For more information, visit www.allincities.org.

Summary of Strategies for Cities in the Anti-Displacement Policy Network as of July 2018

Anti-displacement strategies	Austin	Buffalo	Denver	Minneapolis	Nashville	Philadelphia	Portland	Saint Paul	San Jose
Tenant protections									
Rent stabilization/rent control	No - Illegal in TX	-	-	-	-	-	-	-	Y
Annual increase tied to CPI	No - Illegal in TX	-	-	-	-	-	-	-	-
Recontrol	No - Illegal in TX	-	-	-	-	-	-	-	-
Just cause eviction protection	-	-	-	-	-	Ltd.	-	-	Y
Source of income non-discrimination (e.g. Section 8)	No - Illegal in TX	Y	In progress	Y	-	-	Y	-	In progress
Right to legal counsel for tenants facing evictions	Y	-	Y	-	Y	Ltd.	-		-
Reducing tenant harassment by landlords	-	Y	-	Y	-	-	-	Y	-
Ban the box on housing for people with criminal records	-	-	-	-	-	-	-	-	-
Limitations on condominium conversions	-		-	-	-	-	Y	-	Y
Tenant opportunity to purchase buildings / first right of refusal	-	-	-	-	-	Ltd.	-	-	-
Proactive rental inspections	-	-	-	Y	-	-	-	Y	Y
Regulation of short-term rentals (e.g. AirBNB)	Y	-	Y	Y	Y	Y	Y	Y	Y
Rental or utilities assistance	Y	Y	Y	Y	Y	Y	Y	Y	Y
Preserve existing affordable housing									
Property tax assistance for low-income homeowners	-	Y	Y but reform needed	-	Y	Y	Y	Y	-
Home repair assistance for low-income homeowners	Y	Y	Y	Y	Y	Y	Y	Y	Y
Foreclosure prevention programs	-	-	Y	Y	Y	Y	Y	Y	-
Probate court prevention/assistance	-	-		-	Y	Y	-	-	-
Equitable code enforcement	-	-		-	Y	-	-	Y	-
Deed restricted and/or public housing preservation	In progress	-	Ltd.	Y	Y	Ltd.	Y	Y	Ltd.
Preserving affordablility of unsubsidized housing	In progress	-	-	Y	Y	-	-	Y	-
Early warning system for at-risk affordable housing	In progress	-	Y for subsidized but not unsubsidized	-	-	-	Y	Y	-
Small rental acquisition and/or rehab program	-	-	In progress	-	Y	Ltd.	Y	Y	-
Mobilehome park preservation	-	Low/No	N/A	N/A	-	N/A	Ltd.	-	Y
Equitable development and expanding affordable housing									
One-to-one replacement for redevelopment of subsidized units	-	-	-	-	Y	-	Y	Y	Y
Right to return/resident preference policy for new projects	-	-	-	-	Y	-	Y	-	In progress
Affordability requirements in new developments (Inclusionary)	No - Illegal in TX	-	N - replaced with a linkage fee	Y	Y	-	Y	-	Y
Increase funding for affordable housing	Y		Y	Y	Y	Y	Y	-	Y
Affordable accessory dwelling units (backyard or in-law units)	Y	-	Y- in some areas	Y	-	-	Y	Y	Y
Anti-displacement strategies for major transit and/or other public investments	-	-	-	-	Y	-	-	-	-
Prioritization of new affordable housing in specific areas	Y	-		Y	Y	Y	Y	Y	Y
Zoning incentives/density bonus for affordable housing	Y	-	Y- but only in 1 area	Y	Y	Y	Y	-	Y
Streamlining land use approvals for affordable housing	-		-	-	Y	Y	Y	-	Y
Anti-displacement zoning overlay district	-	-	-	-	-	-	-	-	-
Community benefits agreements and/or policies	-	-	-	-	Y	Ltd.	Y/N	Y	-
Affordable housing developer support for nonprofits/religious institutions	-	Y	-	Y	Y	Y	Y/N	Y	-
Community ownership/control of land									
Community land trusts	Y		In progress	Y	Y	-	Y	Y	-
Limited equity cooperative housing	-	-	In progress	-	-	-	Y/N	Y	-
Increase pathways to affordable homeownership	Y		Y	Y	Y	Y	Y	Y	Ltd.
Community land bank	-	Y	Proposed	Y	-	Y	Y/N	Y	-

Summary of Strategies for Cities in the Anti-Displacement Policy Network as of July 2018

Anti-displacement strategies	Austin	Buffalo	Denver	Minneapolis	Nashville	Philadelphia	Portland	Saint Paul	San Jose
Public land prioritized for affordable housing	Y	-	In progress	Y	Y	Ltd.	Y/N	Y	Y
Institutionalizing anti-displacement in plans and systems									
Assessment of Fair Housing/Analysis of Impediments	Y	-	Y	Y	Y	Y	Y	Y	Y
Anti-displacement strategies in housing and other related plans	Y	-	Y	Y	Y	Ltd.	-	Y	Y
Adoption of comprehensive anti-displacement plan	-	-	-	-	-	-	Y	-	-
Anti-displacement task force/advisory group	Y	-	Y	-	Y	-	-	Y	Y
Data collection and reporting	-	-	Ltd.	Y	-	-	Y	Y	Y
Rental properties registry	-	Y	-	Y	-	-	Y/N	Y	Y
Communities at risk of displacement involved in decisionmaking	Y	-	-	Y	-	-	Y/N	?	Y