

Gentrification and Displacement: Summarizing the Academic Research

San Jose City Council
Study Session on Displacement

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About the Urban Displacement Project

The Urban Displacement Project (UDP) is a research and action initiative at UC Berkeley. UDP conducts community-engaged, data-driven, applied research to help move cities towards more equitable and inclusive futures.

The goal of UDP is to produce rigorous research to reframe conversations, empower advocates and policymakers, and to train and inspire the next generation of leaders in equitable development.

Academic Partners



Demystifying Gentrification and Displacement

Gentrification is a process of neighborhood change that involves:

New Investment + **New Types of Residents**



Source:

[Gentrification, Displacement, and the Role of Public Investment: A Literature Review. Journal of Planning Literature. \(Zuk et al. 2018\)](#)

Transit-Oriented Displacement



Transit station areas more likely to experience gentrification and displacement than areas without a transit stop, even after development of TODs and market rate housing.

5%

of neighborhoods near rail have seen significant housing built

Source:

[Transit-Oriented Displacement or Community Dividends?: Understanding the Effects of Smarter Growth on Communities. \(Chapple and Loukaitou-Sideris, 2019\).](#)

Displacement occurs...

when a household **is forced to move** from its residence - or **is prevented from moving** into a neighborhood that was previously accessible to them because of conditions beyond their control.

Causes of Displacement

Types/Causes of Displacement		
	Forced	Responsive
Direct or physical causes	<ul style="list-style-type: none"> - Formal eviction - Informal eviction (e.g., landlord harassment) - Landlord foreclosure - Demolition - Natural disaster - Building condemnation 	<ul style="list-style-type: none"> - Deterioration in housing quality - Neighborhood violence or disinvestment - Removing parking, utilities, etc.
Indirect or economic causes	<ul style="list-style-type: none"> - Foreclosure - Condo conversion 	<ul style="list-style-type: none"> - Rent increases - Increased taxes - Loss of social networks or cultural significance of a place
Exclusionary	<ul style="list-style-type: none"> - Section 8 discrimination - Zoning policies (restriction on density, unit size, etc.) - NIMBY resistance to development 	<ul style="list-style-type: none"> - Unaffordable housing - Cultural dissonance - Lack of network

For more information, visit our Displacement explainer video produced in collaboration with the Federal Reserve Bank of San Francisco and the Great Communities Collaborative : <http://tinyurl.com/udp-video>

Gentrification and Displacement in the Bay Area

62%

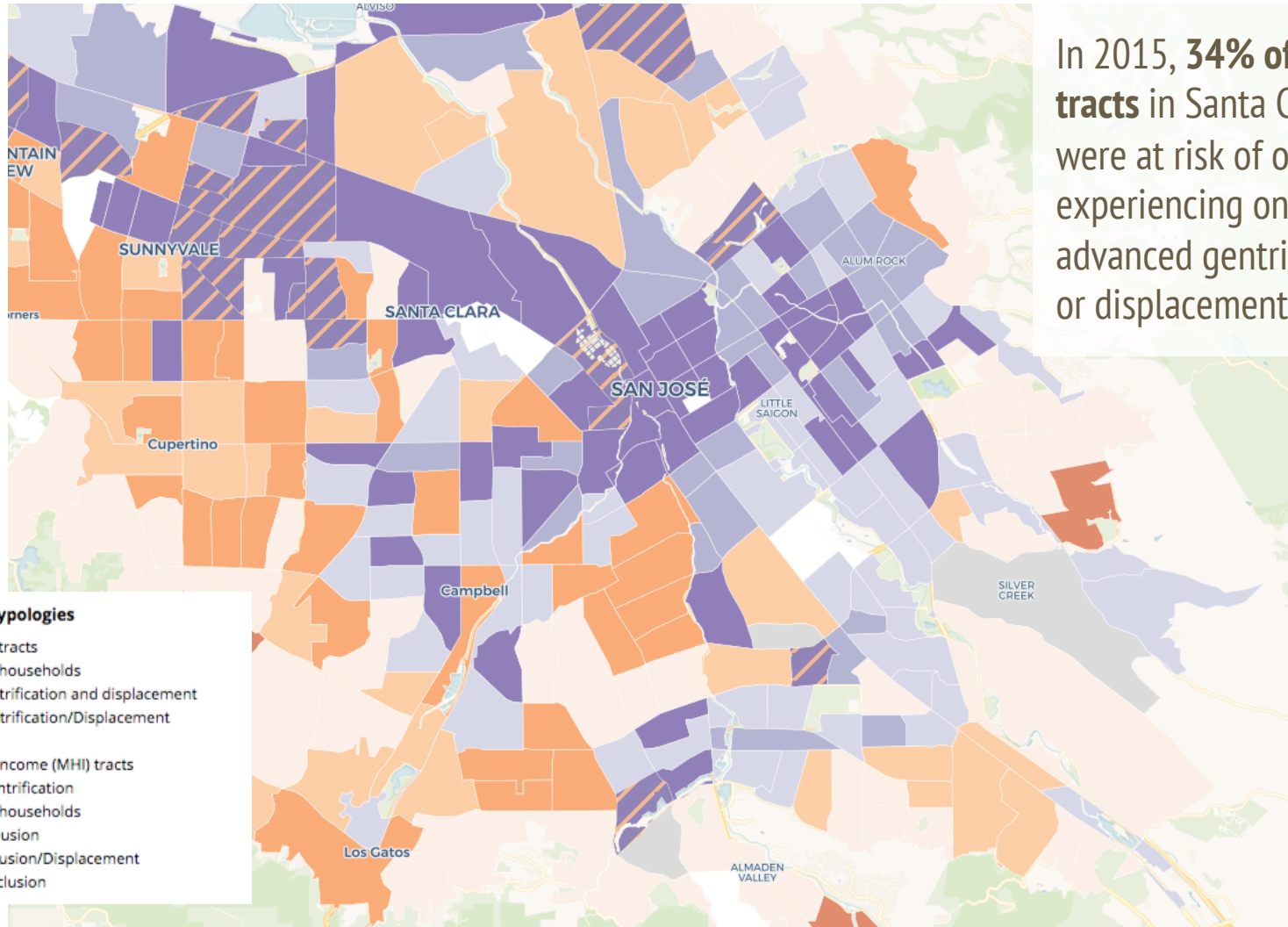
of low-income households
across the Bay Area live in
neighborhoods at risk of, or
undergoing, displacement

-or-

900,000

Low-income households, half of
which live in neighborhoods at risk

In 2015, **34% of census tracts** in Santa Clara County were at risk of or were experiencing ongoing or advanced gentrification and/or displacement.



Gentrification can improve neighborhoods for some but at the expense of others

- ↑ Neighborhood amenities (retail, schools, etc)
- ↑ Improved access to parks
- ↑ Improved access to transit
- ↑ Commercial & residential property values
- ↑ Commercial & residential property rents
- ↑ **Displacement of businesses and low-to moderate income individuals and families**

Source:

[Gentrification, Displacement, and the Role of Public Investment: A Literature Review. Journal of Planning Literature. \(Zuk et al. 2018\)](#) **11**

The link between gentrification and displacement

FINDINGS FROM RECENT STUDIES:

Displacement may not be higher in gentrifying neighborhoods compared to other low-income neighborhoods.

(Ellen et al. 2019, Brummet & Reed 2019)

CAVEATS



HOUSING INSTABILITY/HYPERMOBILITY in different kinds of poor neighborhoods.

Low-income renters in market-rate housing in gentrifying neighborhoods move more than those with housing subsidy.

(Ellen et al. 2019)

Gentrification can also negatively impact children's health and perpetuate segregation

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CAVEATS

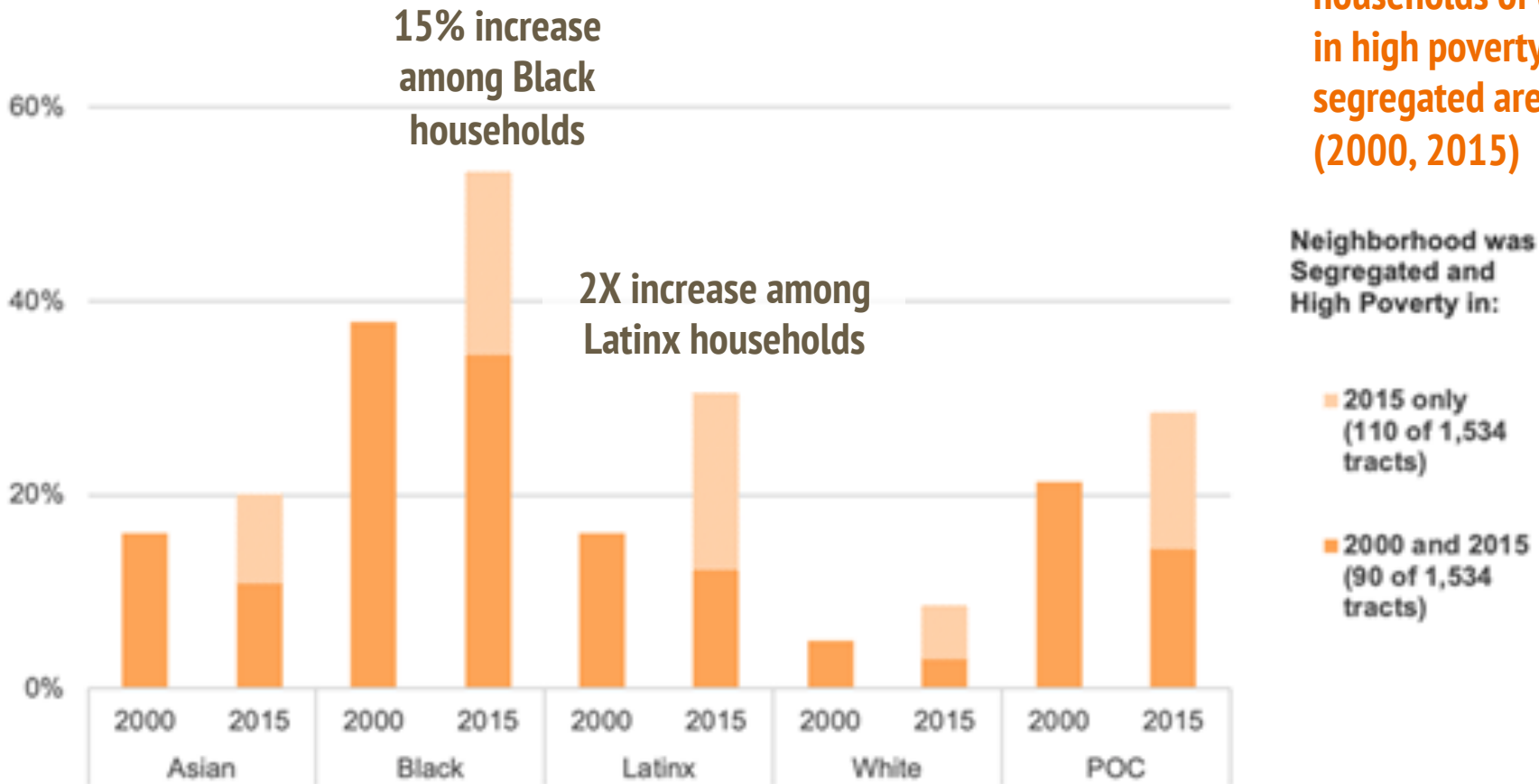


HEALTH. Reported higher rates of anxiety and depression among children growing up in gentrifying neighborhoods.
(Ellen et al. 2019)

SEGREGATION. Gentrification without preservation and affordable housing production can lead to exclusionary, segregated neighborhoods.
(Ellen and Torrats-Espinosa 2018)

Evidence on Impacts of Displacement

Share of low-income households of color living in high poverty, segregated areas (2000, 2015)



Source: [Rising Housing Costs and Re-Segregation in the San Francisco Bay Area](#) (Urban Displacement Project and California Housing Partnership 2018).

Less segregation = more societal benefits

Research from Chicago:

\$4.4B
additional income

30%
lower homicide rate

83k
more Bachelor's degrees

Household Impacts of Residential Displacement

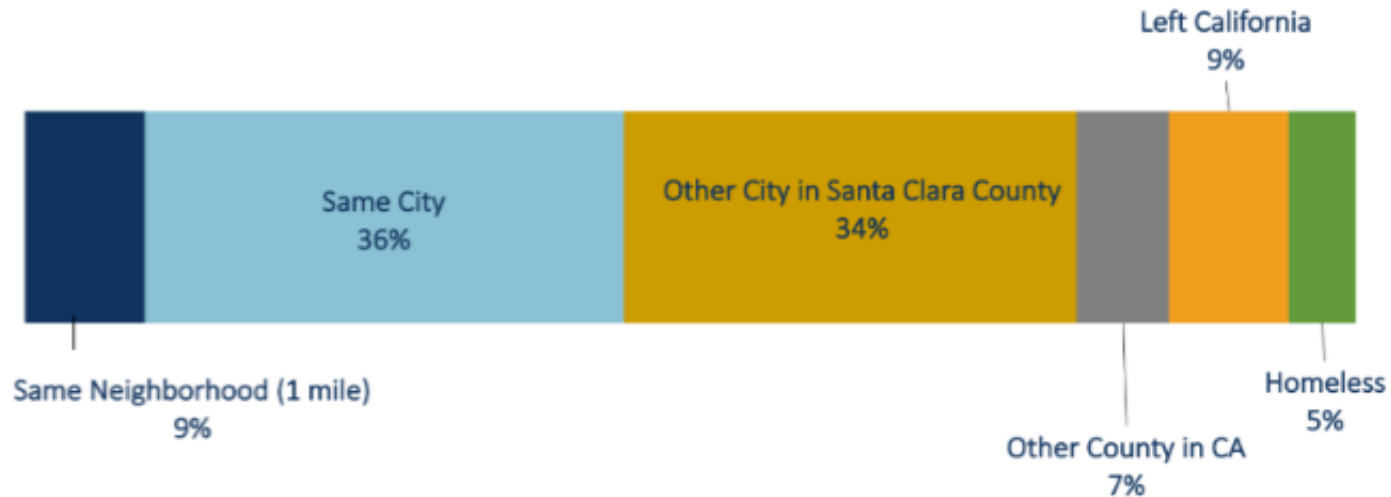
- **Education:** Children in displaced households have more absences, a lower likelihood of finishing school, and a greater risk of educational delays or behavior problems (Bay Area Regional Health Inequities Initiative 2016).
- **Job & Commute:** People who have been evicted are more likely to experience job loss. Moving further away can also impact commute time and cost (Desmond & Gershenson 2015).
- **Mental Health:** Mothers who experienced an eviction were more likely to report depression, even two years after the eviction (Desmond & Kimbro 2015).
- **Neighborhoods of Fewer Opportunities:** Following an eviction, people are more likely to move into communities with higher rates of poverty and crime (Desmond, Michael et al. 2015).

Displacement in Santa Clara County & San Jose

In Santa Clara County , tenants fear landlord retaliation and displacement



In Santa Clara County, displaced residents faced barriers in finding stable, affordable housing

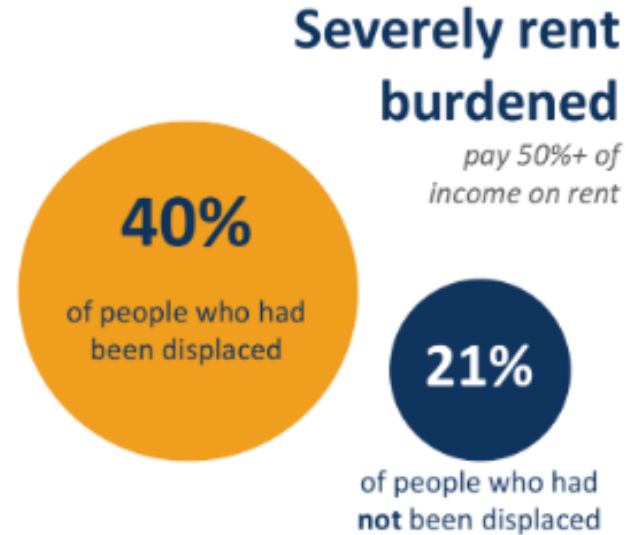


Source: [Disruption in Silicon Valley – The Impacts of Displacement on Residents’ Lives \(Marcus 2018\)](#).

In San Jose, wages are not keeping up with rents

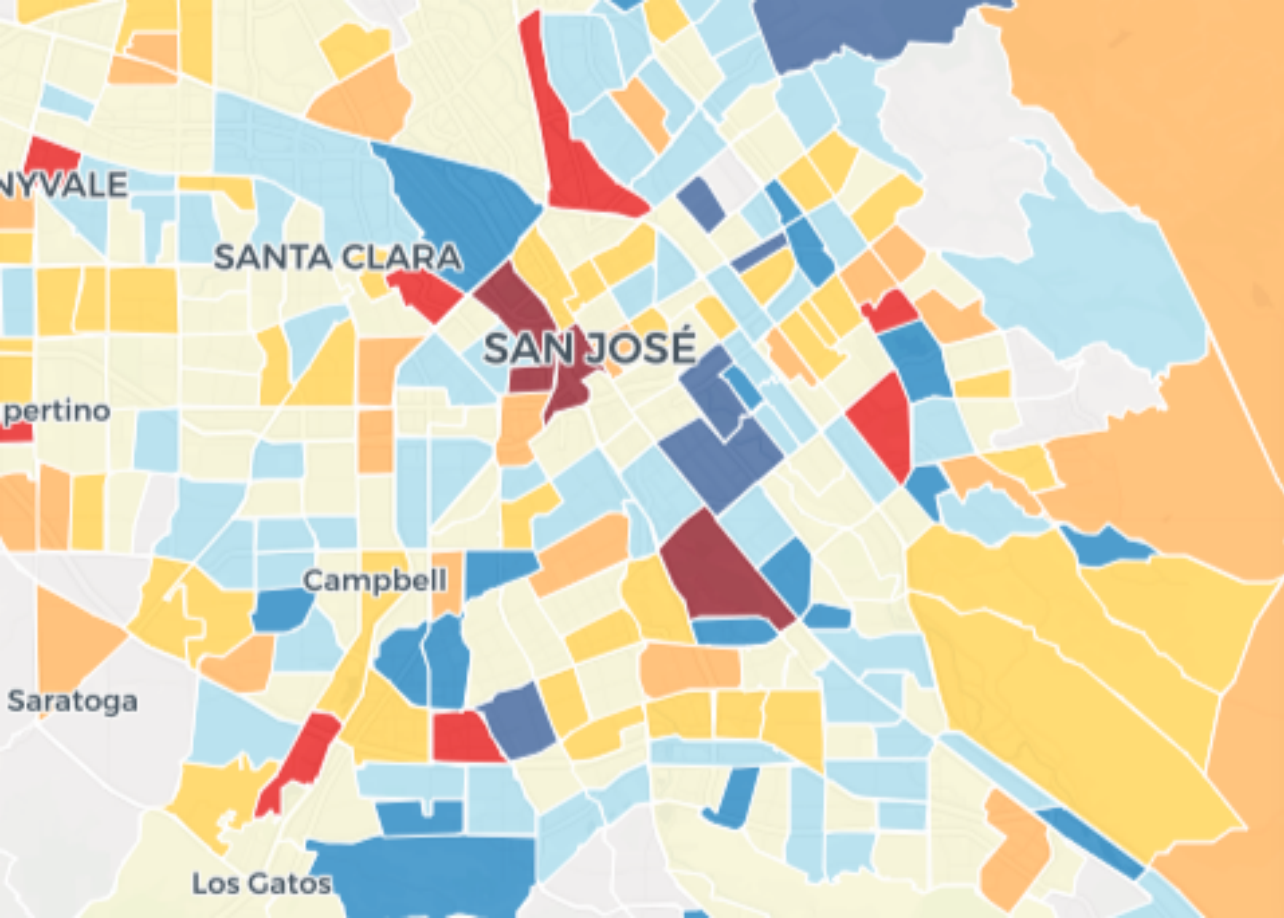
57%

of families earning less than \$50,000 spend over half their monthly income on rent in San Jose

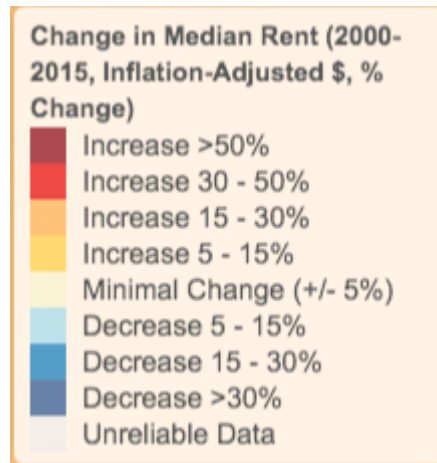


Source: American Community Survey, 2017.

Source:
[Disruption in Silicon Valley – The Impacts of Displacement on Residents' Lives \(Marcus 2018\).](#)



Increases of greater than 60% in median rent (2000-2015) in some downtown San Jose neighborhoods.



Source:

[Rising Housing Costs and Re-Segregation in the San Francisco Bay Area \(Urban Displacement Project and California Housing Partnership 2018\).](#)

Anti-displacement Policy Strategies

Anti-displacement strategies across the 3 P's

SELECTED STRATEGIES

PROTECTION

- Expanding rent stabilization and Just Cause
- Right to Counsel

PRESERVATION

- Small sites acquisition/rehab
- Tenant Opportunity to Purchase

PRODUCTION

- Preference policies
- Affordable housing production near transit



Learn more about proactive and responsive 3 P's policies:

[Investment Without Displacement: From Slogan to Strategy. Shelterforce. \(Cash and Zuk 2019\)](#)

Building more market-rate housing does not automatically improve affordability for low-income tenants

- Market rate housing production in 90s resulted in lower median rent today, but also **higher cost burden for low-income renters**
- Subsidized affordable housing produced in 90s had **twice the impact** as market rate housing in mitigating displacement
- At the local block group level neither market-rate nor subsidized housing had the protective power they do at the regional scale

Source: [Housing Production, Filtering and Displacement: Untangling the Relationships \(Zuk and Chapple 2016\).](#)

How can we stabilize neighborhoods while developing to accommodate future growth?

1. **Require affordability** without hindering development
2. **No net loss** of affordable units in the vicinity of new development
3. **Facilitate inclusive and diverse communities** via fair housing and attention to local context/history
4. **Proactively plan** to stabilize before investments announced

Thank you!

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