Healthy Development without Displacement
Realizing the Vision of Healthy Communities for All

Rachel Bennett, MPH, MURP
America Walks Webinar
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Rachel Bennett, MPH, MURP
Associate Program Manager

510-444-7738
rachelt@preventioninstitute.org
Healthy Development
Without Displacement

Realizing the Vision of Healthy Communities for All
Our Approach

• 63 key informant interviews with land use / health professionals & community leaders in Los Angeles

• Discussions with 2 cohorts that support health equity across LA
  • Healthy, Equitable, Active Land Use (HEALU) Network
  • Leaders in Equity to Advance Prevention in the Centinela Valley

• A Healthy Development without Displacement summit
Healthy, Equitable, Active Land Use Network (HEALU Network)

• Active transportation, housing, parks, healthy food, environmental justice, public health, law

• Grassroots organizing, community development, academic research, strategic policy advocacy

• Joined by a shared vision that healthy, equitable land use can be intentionally produced through multi-sector action
Healthy, Equitable, Active Land Use Network (HEALU Network)

- Children & Nature Network
- Community Intelligence
- East LA Community Corporation
- Investing in Place
- LA THRIVES
- LA Food Policy Council
- LA Neighborhood Land Trust
- Natural Resources Defense Council
- Occidental College
- Pacoima Beautiful
- Prevention Institute
- The Nature Conservancy
Where We Live Influences our Health
Too frequently, low and middle income people and people of color get squeezed out of neighborhood housing and business markets rather than benefiting from new development and investments.
There’s a tension between the fear of development pushing people out and bettering our communities.

- Key informant interviewee, Prevention Institute’s Leaders in Equity to Advance Prevention in the Centinela Valley project
In Philadelphia there is a 15-year life expectancy difference for kids born in zip codes just 5 miles apart.

Source: Virginia Commonwealth University Center on Society and Health
“Health equity means that every person, regardless of who they are—the color of their skin, their level of education, their gender or sexual identity, whether or not they have a disability, the job that they have, or the neighborhood that they live in—has an equal opportunity to achieve optimal health.”

—Braveman, Kumanyika, Fielding, et al., 2011
A Prevention Approach to Displacement

A solution-oriented approach that:

• Examines data on the health and equity impacts associated with displacement

• Identifies the root causes of displacement

• Lays out the risk factors for displacement and resilience factors that protect against displacement

• Uses this info to identify strategic actions, with a specific focus on prevention, systems and policy change, community resilience, and harm reduction for those most impacted

• Identifies all the players that need to be involved to address the issue comprehensively
Displacement is a Public Health Issue
Affordable, Stable Communities Support Health

How Housing Affects Health
Image source: Alameda County Public Health Department, *Improving Housing and Health for All in Alameda County: The Time is Now*
Displacement wouldn’t be such an issue if we knew that people were moving to a better, healthier place.

–Isela Gracian, President, East LA Community Corporation
Small Business Displacement

• Often precedes residential displacement in neighborhoods

• Can jeopardize jobs as well as community stability and connectedness
Multi-Sector Strategies to Promote Healthy Development without Displacement
## Selected Housing & Development Strategies

<table>
<thead>
<tr>
<th>Law/Development</th>
<th>Policy</th>
<th>Planning</th>
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<tbody>
<tr>
<td><strong>Short-term</strong></td>
<td><strong>Preserve and fund new affordable housing</strong></td>
<td><strong>Long term</strong></td>
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<td>Building by building, tenant by tenant</td>
<td>- Project-based Section 8 preservation</td>
<td><strong>City/regional</strong></td>
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<td>- Just Cause, tenant protections</td>
<td>- Rent control/stabilization</td>
<td>- Density bonuses/inclusionary zoning</td>
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<td>- Discrimination enforcement</td>
<td>- Rental building acquisition</td>
<td>- Value recapture</td>
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<td>- Code enforcement</td>
<td>- Condo conversion restrictions</td>
<td>- Impact and linkage fees</td>
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<td>- Tenant counseling</td>
<td>- Foreclosure prevention</td>
<td>- Community benefit districts, housing overlay zones</td>
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<td>- Tenant rental assistance</td>
<td>- SR0 regulations</td>
<td>- Zoning/density restrictions</td>
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<td>- Tenant right to purchase laws</td>
<td>- One-for-one replacement</td>
<td>- Station area plans</td>
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<td>- Community organizing</td>
<td>- Mobile home park preservation</td>
<td>- Reduced parking requirements</td>
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<td>- Permit streamlining/fee reduction</td>
<td>- Reduced barriers to second units</td>
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<td>- Tax exemptions</td>
<td>- Public land disposition</td>
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<td>- Affordable housing tax</td>
<td>- Housing trust funds</td>
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<td>- Bonds for housing construction</td>
<td>- Land acquisition funds/land trusts</td>
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<td>- Demolition control</td>
<td>- Housing elements</td>
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<td>- Housing rehab programs</td>
<td>- Transportation investment</td>
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<td>- Homeownership programs</td>
<td>- Asset building/minimum wage</td>
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<td>- Fair housing</td>
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Source: Urban Displacement Project
Affordable Housing
Healthy Communities
Spectrum of Prevention

- Influencing Policy & Legislation
- Changing Organizational Practices
- Fostering Coalitions & Networks
- Educating Providers
- Promoting Community Education
- Strengthening Individual Knowledge & Skills
# Spectrum of Prevention

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Selected Strategies

• Embed anti-displacement incentives in public infrastructure bonds

• Enact a Health in All Policies ordinance/resolution to integrate health metrics and performance standards into all government practices

• Establish special districts/zones to create a focal point for healthy, equitable investments and policies

• Create requirements and/or incentives for affordable housing units as part of new transit-oriented residential developments
Selected Strategies

• Establish impact/linkage fees to capture the value generated by new development, and invest revenue in park development, affordable housing trust funds, or other health equity promoting resources

• Enact living wage policies with strong monitoring and enforcement mechanisms to generate higher incomes and local wealth

• Adopt local hiring ordinances to increase local jobs in publicly funded projects (and institutions like hospitals, airports, and transit systems) while reducing the environmental impacts of long commutes
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• Use impact analysis tools to anticipate the potential displacement impacts of plans, policies, investments, and projects

• Build health equity and displacement prevention criteria into project scoring and selection processes

• Adopt inclusive public outreach and engagement standards

• Collect/analyze displacement and health equity data

• Include specific anti-displacement measures in comprehensive/general plans and community plans

• Expedite development review and permitting for projects that meet defined displacement prevention and health equity criteria
Selected Strategies, continued

- Establish and fund land trusts to build community ownership of property and increase access to green space and other health promoting resources.

- Jointly develop affordable housing projects with parks, transit stations, active transportation infrastructure, etc.

- Secure community benefits agreements ensuring that any public subsidies/land that support private development yield fair and adequate benefits to the communities most impacted.

- Invest revenue generated from toll lanes and parking fees in active transportation infrastructure, affordable housing trust funds, park development, etc.
Spectrum of Prevention

- Influencing **Policy & Legislation**
- Changing **Organizational Practices**
- Fostering **Coalitions & Networks**
- Educating **Providers**
- Promoting **Community Education**
- Strengthening **Individual Knowledge & Skills**
Selected Strategies

- Establish and fund multi-sector coalitions to take collective action in support of healthy development without displacement
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- Increase knowledge about displacement and health equity concepts and strategies among community-based organizations, government agencies, and policymakers

- Provide Continuing Education/Certification Maintenance opportunities that address displacement and health equity concepts
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Selected Strategies

• Provide popular education on governance and land use planning and policymaking processes

• Develop media/communications campaigns reinforcing that community conditions shape health
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• Educate and organize youth to influence land use planning and policymaking in their own communities

• Equip local residents, youth, and others with strong community ties to become civic leaders and decision-makers
A Good Solution Solves Multiple Problems: Towards Healthy Communities for All
Collaboration is Key

• No one organization, agency, or sector can prevent displacement on its own

• Collaborating increases diversity of perspectives, reach, and impact

• Collectively we can address displacement risks and reinforce resilience
What steps can you take in your own work and through your partnerships to improve community conditions without contributing to displacement?
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Thank You