

Investment Without Displacement



Bill Fulton, AICP
*H-GAC Workshop,
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Without investment,
this is what you get



But is this
the only thing you
can get
with investment?

Housing Prices Spike As Tech Employee Takes Stroll Through Neighborhood

Published November 10, 2015



OAKLAND, CA—Pricing out residents on either side of the street with each step he took, Facebook software engineer Eric Healy reportedly sent local housing costs soaring during a casual stroll through a residential neighborhood Tuesday.



Shiseido Men Energy
★★★★★ 62
\$38.00 ✓prime

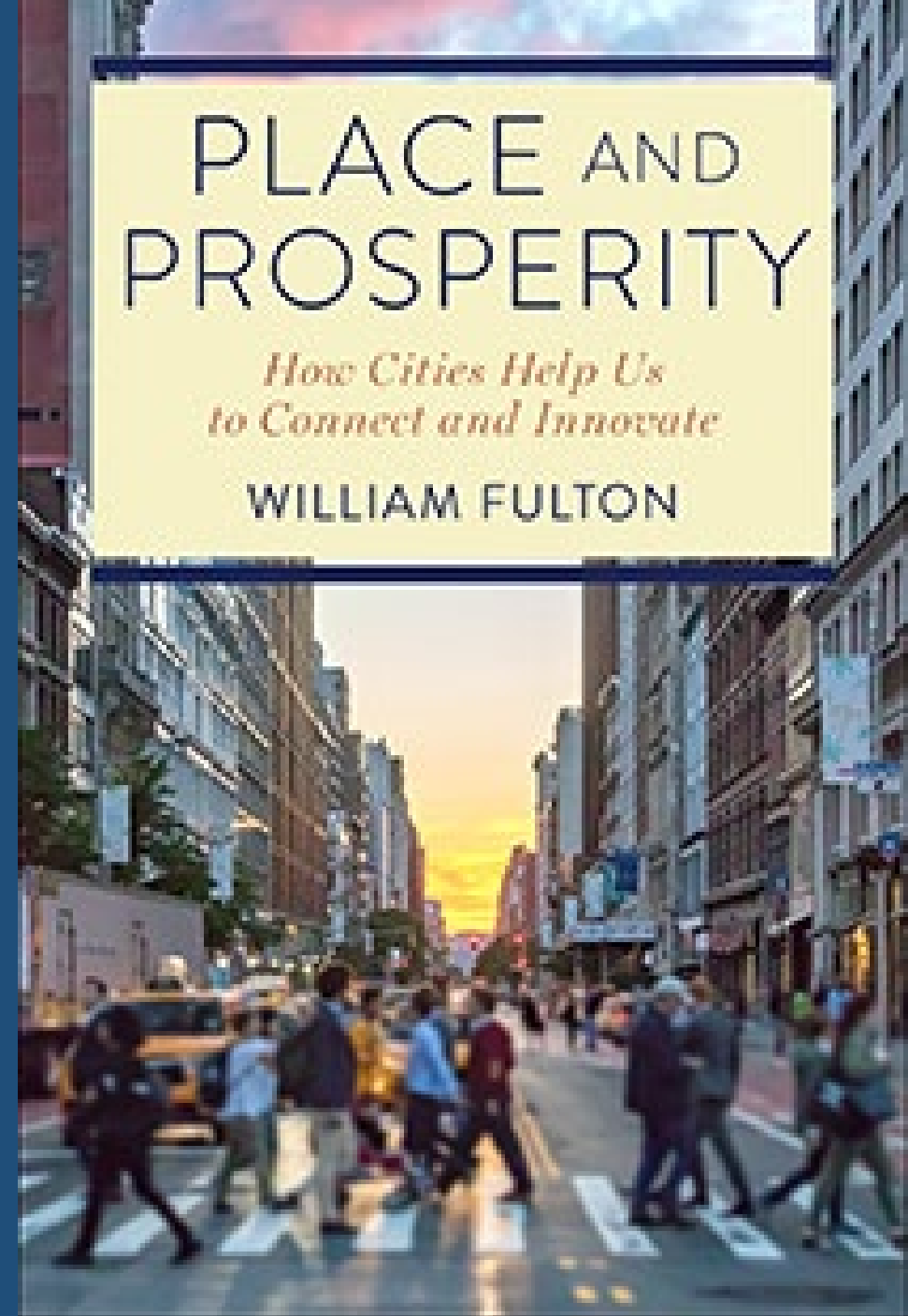


- Places are improved by prosperity — indeed, places *cannot* thrive *without* prosperity.
- But in a society with deepening inequality, places (and people) can also be *overrun* by prosperity.
- So how do you restore the balance between *place* and *prosperity* in a way that is *equitable*?
- The most fundamental question for cities today.

PLACE AND PROSPERITY

*How Cities Help Us
to Connect and Innovate*

WILLIAM FULTON



Many neighborhoods resist gentrification by resisting investment.



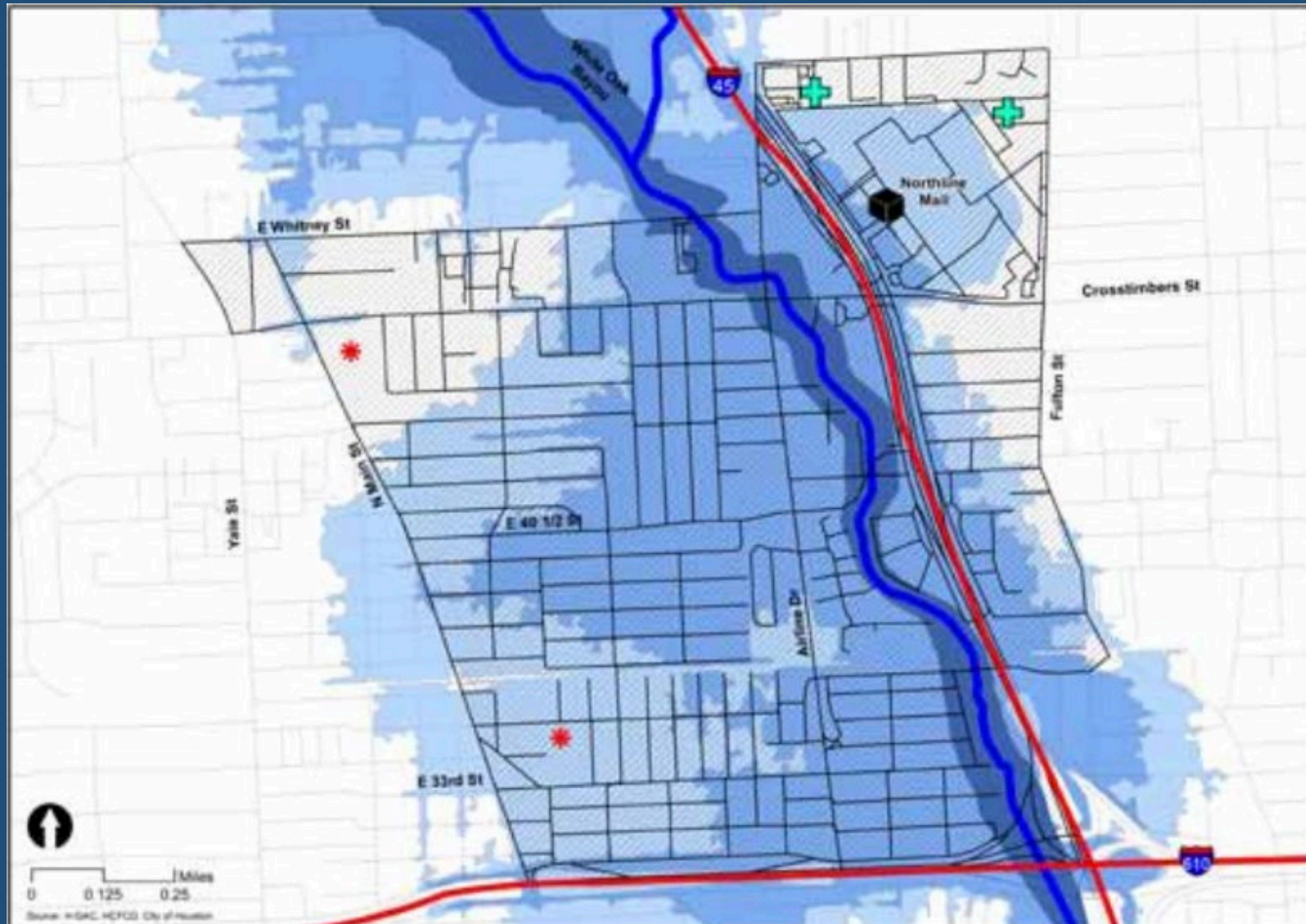
But deflecting investment is the *last* thing a long-ignored neighborhood should want.

So what do you do?



1. Infrastructure

- Infrastructure investment needs to be equitable across neighborhoods.
- And (just as important) geared toward solving neighborhoods' *existing* problems.



2. Housing

- At least *some* rental housing has to be available in a non-market setting.
- Ownership must be protected with property tax exemptions, CLTs, etc.



3. Businesses

- At least *some* new businesses must be geared to current residents.
- This means more than just \$6 cups of coffee.



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