



Healthy Development without Displacement

Realizing the Vision of Healthy
Communities for All

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Paving the Path to an Equitable Future
H-GAC Fall Planning Workshop
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Healthy Development **Without Displacement**

Realizing the Vision of Healthy Communities for All

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Where We Live Influences Our Health





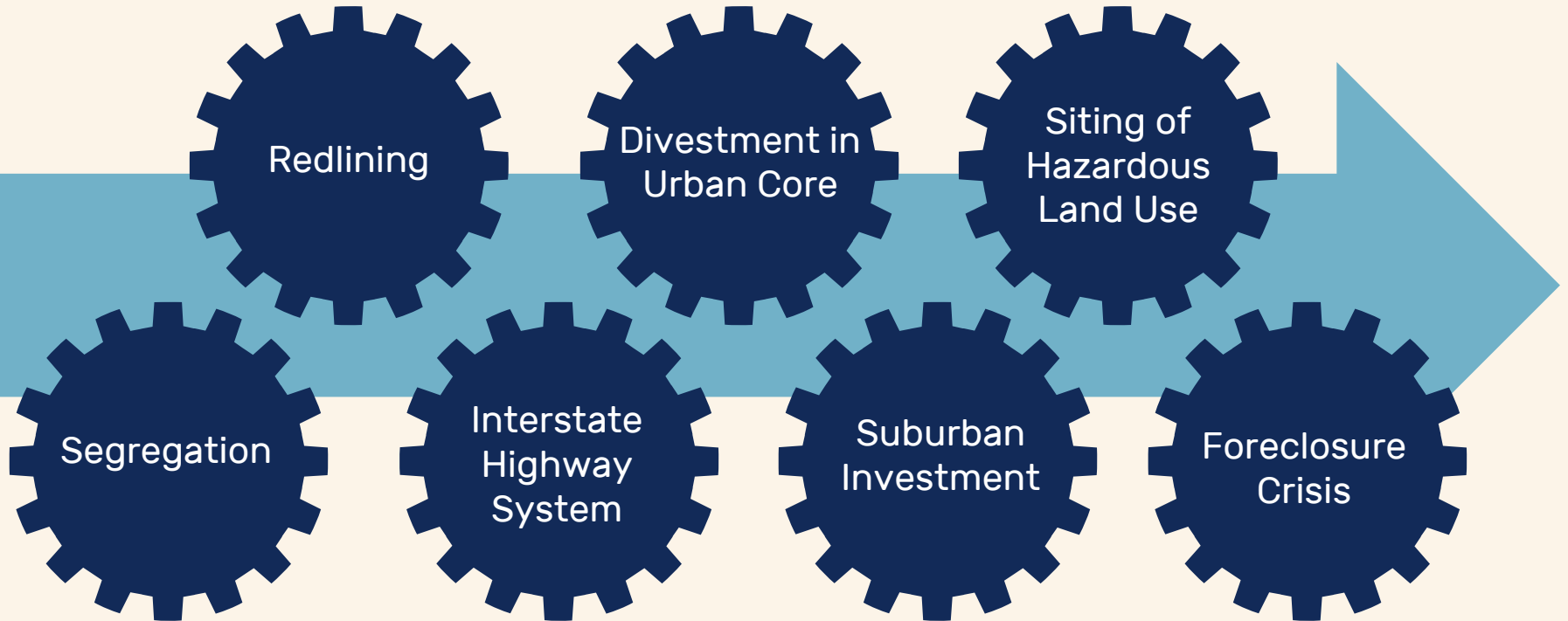


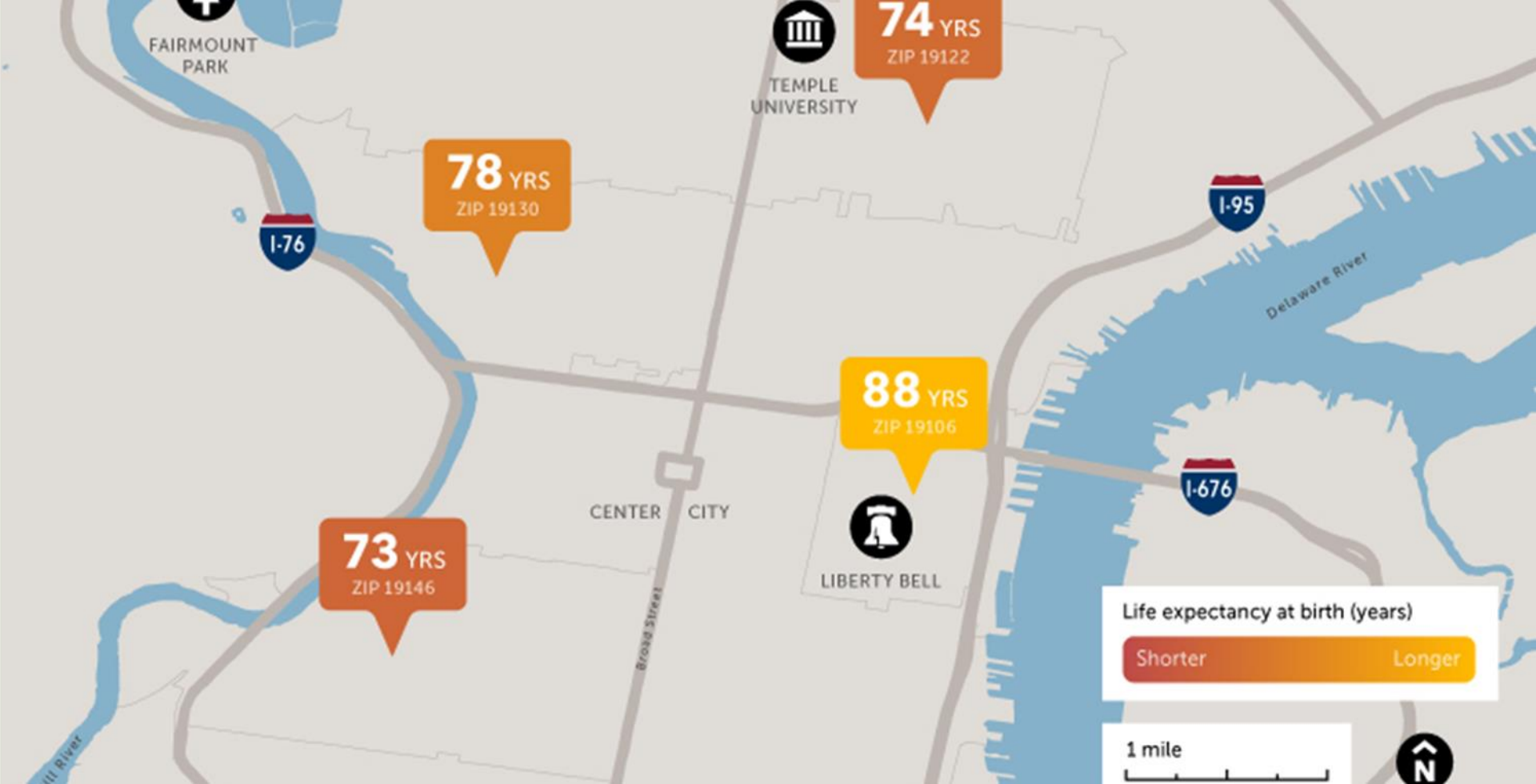


Healthy Communities and Displacement




Production of Inequities in the Built Environment





In Philadelphia there is a 15-year life expectancy difference for kids born in zip codes just 5 miles apart.

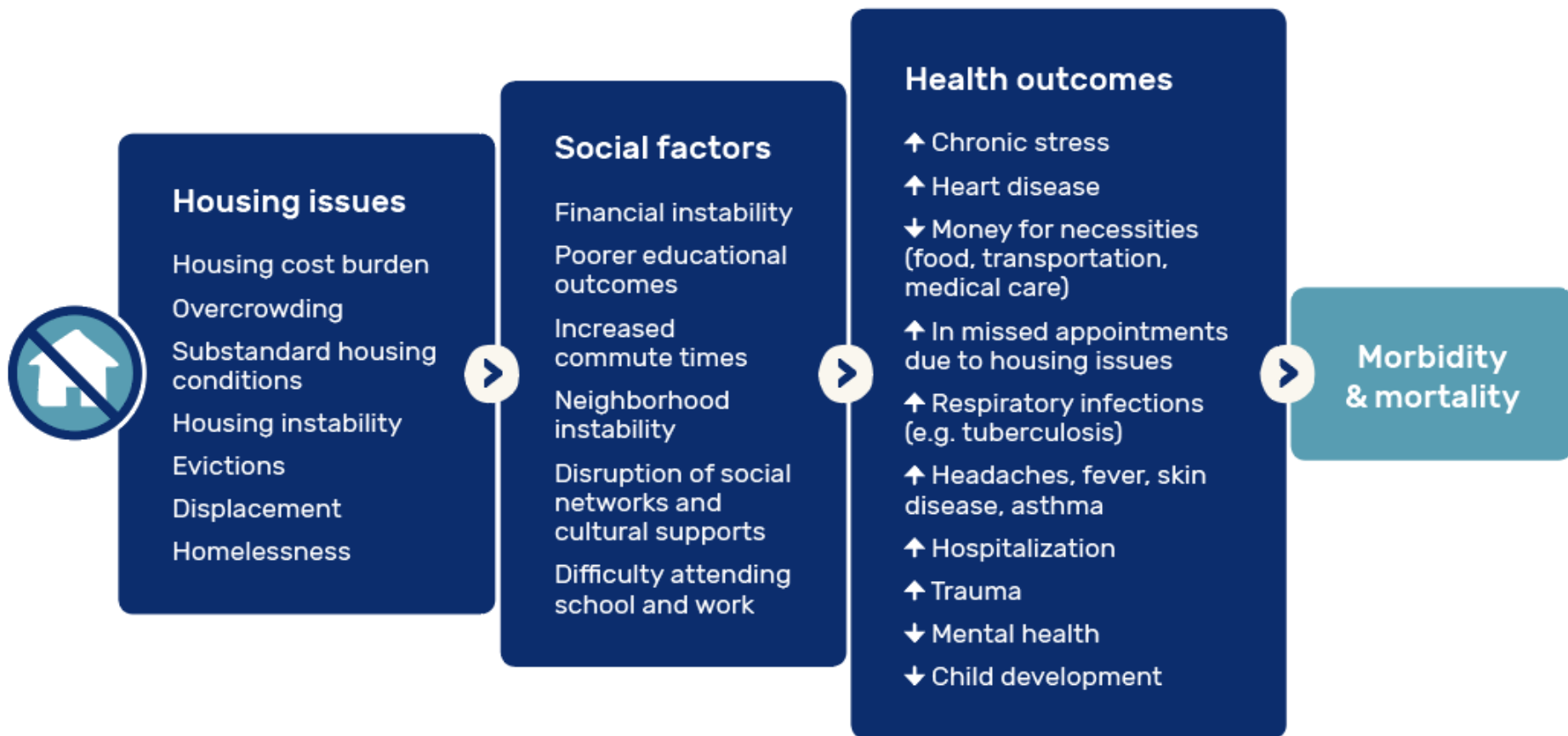


There's a tension between the fear of development pushing people out and bettering our communities.

- Key informant interviewee, Prevention Institute's
Leaders in Equity to Advance Prevention in the Centinela Valley project

Displacement is a Public Health Issue

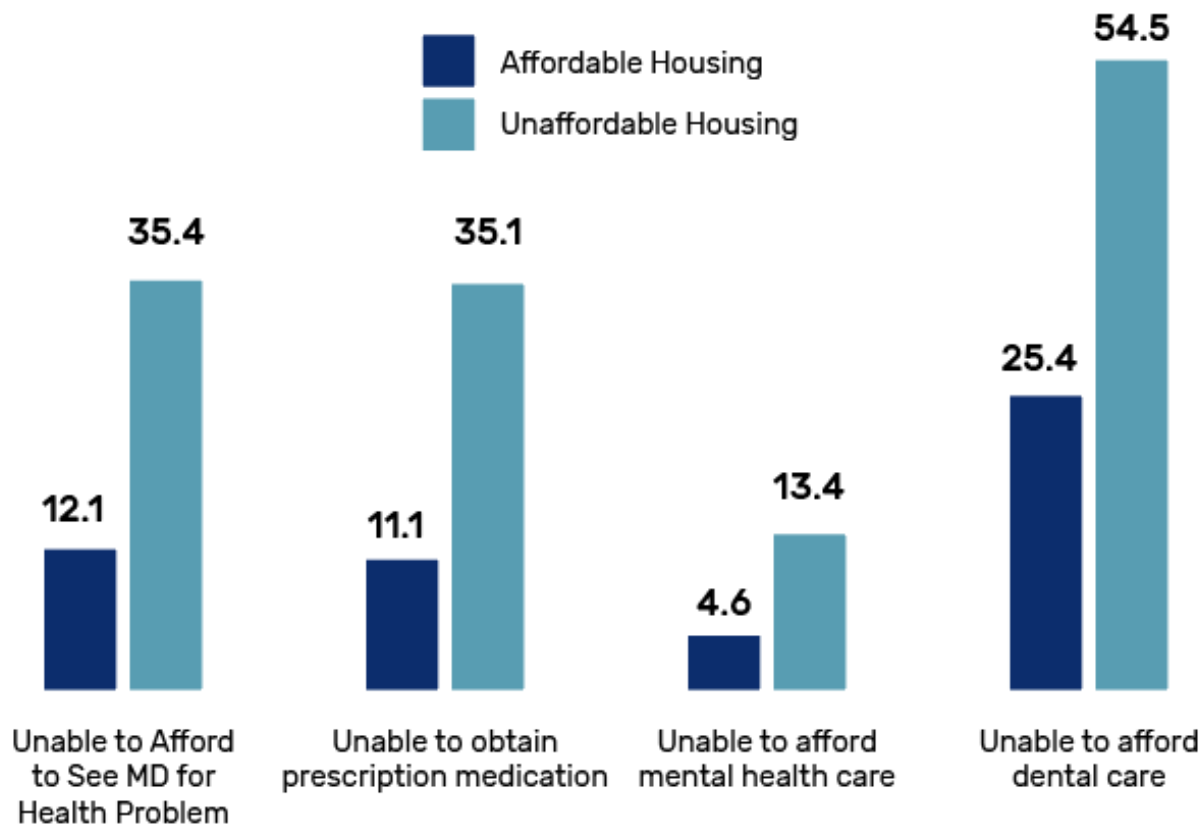
Housing Affects Health



How Housing Affects Health

Image source: Alameda County Public Health Department, *Improving Housing and Health for All in Alameda County: The Time Is Now*

Access to Resources, Goods, and Services



Health Services Needed During the Past Year

Percent of Los Angeles County adults who were unable to afford access to healthcare services by housing affordability status, 2011

Image source: Los Angeles County Department of Public Health, *Social Determinants of Health: Housing and Health in Los Angeles County*

Community Stability and Social Connections



Risk and Resilience: Factors that Contribute to and Work Against Displacement

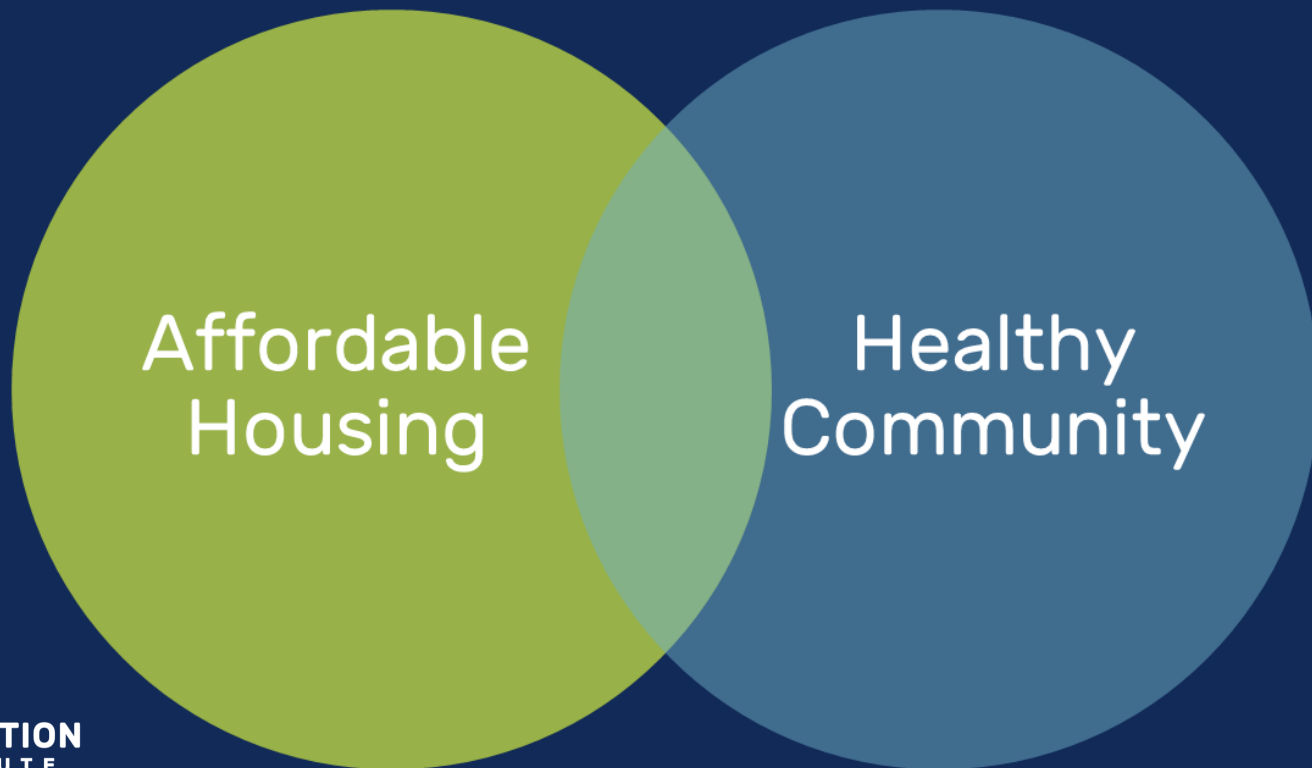
Risk Factors

- Geographic adjacency to high-value or gentrifying neighborhoods
- High proportion of renter-occupied housing
- Lack of strong tenant protection policies especially rent control
- Little to no subsidized public housing stock
- Existing public transit infrastructure
- Public infrastructure developments
- Low density development that could be made more dense
- Speculative real estate practices
- Selective or spot zoning that grants zoning exceptions or variances on a project by project basis
- Real and perceived improvements in community safety
- Concentration of low income households and non-white populations
- Low income or rent-burdened households
- Lack of home/property ownership
- Lack of household wealth
- Low levels of educational attainment
- Unemployment, under-employment, or barriers to employment

Resilience Factors

- Equity as a guiding principle for all land use decisions
- Meaningful community engagement in planning and decision-making processes
- Community connectedness and collective efficacy
- Community groups that organize residents, build their capacity and leadership skills, and produce or preserve affordable housing
- High proportion of owner-occupied housing and businesses
- Monitoring and enforcement of strong tenant protection policies
- Opportunities for meaningful community engagement in policy-making, planning, and budgeting processes
- Opportunities to strengthen and grow financial and social capital
- Home/property ownership
- Intergeneration household wealth
- Job/income stability and good paying wages

Multi-Sector Strategies to Promote Healthy Development without Displacement



Law/Development

Short-term
Building by building, tenant by tenant

Policy

Planning

Long term
City/regional



Seek displacement remedies

- Just Cause, tenant protections
- Discrimination enforcement
- Code enforcement
- Tenant counseling
- Tenant rental assistance
- Tenant right to purchase laws
- Community organizing

Preserve and fund new affordable housing

- Project-based Section 8 preservation
- Rent control/stabilization
- Rental building acquisition
- Condo conversion restrictions
- Foreclosure prevention
- SRO regulations
- One-for-one replacement
- Mobile home park preservation
- Permit streamlining/fee reduction
- Tax exemptions
- Affordable housing tax
- Bonds for housing construction
- Demolition control
- Housing rehab programs
- Homeownership programs
- Fair housing
- Asset building/minimum wage

Stabilize neighborhoods and promote diversity

- Density bonuses/inclusionary zoning
- Value recapture
- Impact and linkage fees
- Community benefit districts, housing overlay zones
- Zoning/density restrictions
- Station area plans
- Reduced parking requirements
- Reduced barriers to second units
- Public land disposition
- Housing trust funds
- Land acquisition funds/land trusts
- Housing elements
- Transportation investment

Spectrum of Prevention

Influencing **Policy & Legislation**

Changing **Organizational Practices**

Fostering **Coalitions & Networks**

Educating **Providers**


Promoting **Community Education**

Strengthening **Individual Knowledge & Skills**

Influencing Policy and Legislation

- Embed anti-displacement incentives in public infrastructure bonds
- Enact a Health in All Policies ordinance/resolution to integrate health considerations 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
- 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 at major institutions like hospitals, airports, and transit systems) while reducing the environmental impacts of long commutes

Changing Organizational Practices

- 
- 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

Changing Organizational Practices, contd

- 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.

Fostering Coalitions & Networks

Establish and fund multi-sector coalitions to take collective action in support of healthy development without displacement

Building Equitable Communities: A Housing & Parks Summit

October 25 & 26
8:30am-2:00pm

Casa Italiana

1051 N Broadway
Los Angeles, CA 90012

hosted by the Los Angeles Regional Open Space &
Affordable Housing Collaborative (LA ROSAH)



Educating Providers

- 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

Promoting Community Education

- Provide popular education on governance and land use planning and policymaking processes
- Develop media/communications campaigns reinforcing that community conditions shape health

Strengthening Individual Knowledge & Skills

- 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

Collaboration



- No one organization, agency, or sector can prevent displacement on its own
- Collectively we can address displacement risks and reinforce resilience
- Collaborating increases diversity of perspectives, reach, and impact



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