Gentrification and Displacement
Community Responses & Policy Options

An Inventory of Case Examples of Neighbourhood Initiatives

Prepared by
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July 2005
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Executive Summary

This report gathers examples of responses to neighbourhood change and gentrification, including initiatives led by policy makers, community organizations, small groups, and individuals. Key themes within these examples are: neighbourhood action, enforcement activities, and public involvement to accomplish the goal of neighbourhood preservation. In some cases, action has been taken and success stories are presented. In other cases, plans are in development for action. They differ regarding the extent to which governing bodies support or oppose the initiatives to prevent displacement. Some examples were initiated by federal agencies or organizations, and some describe specific neighbourhood action.

The inventory of case examples is categorized by those that are **in progress**, **completed**, and **commentaries** on gentrification or displacement.

The first section lists actions that have been **completed** by organizations, communities, or governing bodies in response to the effects of gentrification and/or displacement. Most of the initiatives were facilitated by local neighbourhood groups. This includes start-up grants, social action plans for an area, conferences and information sharing, and new housing policies. In some cases, municipal government policies were drafted in response to locally based concerns and neighbourhood action.

**Summary of Completed Initiatives**

1. Start-up grants for housing co-operatives to retain original residents. “Gentrification is deplored by urban sociologists” (Montreal).

2. Social action plan and tax increment funding to fund infrastructure upgrades. “New redevelopment plan approved for East Village” (Calgary).

3. Local residents organize a campaign for a Displacement-Free Zone. “Lower Park Slope neighbourhood of Brooklyn, New York: Displacement Free Zone.”

4. Four-day conference in Fort Lauderdale, Florida, on strategies to slow gentrification. “Community faces cultural crossroads.”

5. City-adopted guidelines that 15% of new housing built on public land be affordable; non-profit group helps negotiate controlled rent hikes. “From urban blight to community revival; Boston’s Roxbury neighbourhood emerges from years of troubles.”

6. In response to property crime and absentee landlords, a local residents’ association in Atlanta requests more police patrolling and aggressive code enforcement for properties. “Mixed blessings: Old neighbourhoods/new money: Homeowners fighting back.”
7. Washington, D.C., tenants force agreement for new development to include affordable units. “*Renovations spark gentrification.*”

8. To remedy the problem of lack of affordable housing in New York City, the City sponsors a website to link individuals to the housing market who fall in a designated income bracket. “*NYC stakes future in building affordable housing.*”

9. Washington State provides $80,000 to redevelop property for low cost housing. “*Seattle’s poor battle back from homeless brink.*”

10. The University of Louisville’s Sustainable Urban Neighbourhoods develops a collective proposal with businesses, not-for-profit organizations, and community groups for neighbourhood revitalization which includes the provision of economic development, affordable housing, and community organizing. “*University partnership to reclaim and rebuild communities.*”

11. New York Mayor and Comptroller announced a commitment to use Battery Park revenues to create and preserve affordable housing in the area. “*ACORN wins affordable housing funds in NYC.*”

**Summary of Initiatives in Progress**

Below is a summary of initiatives that are in progress, or were in progress when this report was prepared. This section includes a mixture of neighbourhood group initiatives and those facilitated by municipal governing bodies. These cases present examples at different geographic levels, including entire cities, neighbourhoods, and specific housing developments. While most initiatives address the need to retain affordable housing in the face of rising housing prices, there is also action that seeks to re-define public involvement in response to neighbourhood change.

1. The Portland Hotel Society along with Community Directions and Common Concerns deals with the “revitalization” in Vancouver’s Downtown Eastside. “*New gooders: Along with the Portland Hotel’s Liz Evan’s and Mark Townsend, these are some of the people who are making the Downtown Eastside hum.*”

2. Redevelopment of LeBreton flats in Ottawa may prevent the creation of affordable housing. “*Echoes of LeBreton Flats.*”

3. Montreal takes action to develop social housing by the end of 2005, but does not respond to the needs of those who may already be displaced. “*Residents feeling gentrification’s squeeze.*”

4. Development of “Whistler is Our Future” to address housing issues for employees in Whistler, B.C. “*Games, housing split voters: Election revolves around two big issues – the impact of the Olympics and affordability series: Civic election 2002.*”

5. Vancouver acquires old department store in the Downtown Eastside to create housing. “*The Story of Woodward’s.*”
6. The former Blessed Sacrament Church in Boston is considering offers for its three-acre property. “Jamaica Plain residents fight to keep community’s flavor in battle over future over church site.”

7. Chicago alderman nominates Pilsen be designated as a historic landmark district. “Alderman recommends landmark status for Pilsen neighbourhood.”

8. Texas housing advocate pushes through a bill that would allow the creation of “homestead preservation districts” as a way to give low income families homeownership through non-profit land trusts. “Worse than a tornado? Money might be a bigger threat than Mother Nature for Linwood.”

9. Orlando mayor releases renewal development action plan that will displace long-time residents. “Let renewal benefit all. Our position: Displaced Parramore residents should be given top priority in new housing.”

10. Association for Community Organizations in Trenton, New Jersey, organizes poor city residents against policy makers pushing for large-scale development in their neighbourhoods. “City rebirth squeeze working poor – Housing gets better but rents go through the roof and displace long time residents.”

11. Portland, Oregon, redefines its public involvement process through the Office of Neighbourhood Involvement. “Reform at neighbourhood agency in Portland – Activist sees change in sight.”

12. Homeowners in Houston, Texas, encouraged to contact political representatives and non-profit groups if they want to sell in order to encourage development of moderate-income family housing. “Fighting to save the heritage of the Third Ward/Neighbors organize against townhouse developers.”

13. City-funded neighbourhood association in Chicago wants residents to pay $600,000 for neighbourhood development. “Taylor Street: Always a fight.”

14. Local neighbourhood group in New York encourages black residents to hold on to their property in light of gentrification. “The whitening of black neighbourhoods.”

15. Religious institutions advocate for adequate housing for the existing neighbourhood poor and working class in New York. “Black, white churches spur growth.”

16. Harlem Business Alliance in New York works with local business owners to provide technical and legal assistance so smaller businesses can exist alongside larger businesses. “Gentrification squeezes Harlem businesses.”

17. Washington city administrator meets with local residents to discuss a plan for the redevelopment of Sursum Corda into a mixed-income neighbourhood. “DC’s plan to take back a neighbourhood.”
Commentary on Gentrification and Displacement

The following case studies provide commentary on gentrification and displacement. These examples offer opinions by academics, community members, and journalists about neighbourhood changes.


2. Changes in a Chicago neighbourhood include businesses and services catering to the needs of newer residents. “Wicker Park residents face truth about ‘real world.’ “

3. Controversial paper on gentrification states that as more African-Americans move into the middle class, Black gentrification of minority neighbourhoods will also increase. “Middle class Blacks are also changing the ‘hood.” (New York)

4. Commentary about whether or not increasing the housing supply would make housing more affordable to lower-income households. “Housing affordability.” (Seattle)

What can be learned from these cases?

The common thread among the cases is a strong organizational base, either localized at the neighbourhood level or supported by municipal government or policy makers. The cases also reveal a range of tools that can be used to counter the impact of gentrification and displacement. Tools that have been successful include conferences, rent control, historic land designations, and preserving existing housing in the area. All of the initiatives presented were instigated by local groups, churches, or City officials.
Part I. Objectives and Methods

1. Project Objective

The objective of this report is to gather ideas, connect a network of researchers and activists, and catalogue “who is doing what” regarding policies and practices and community responses to mitigate the negative effects of gentrification and displacement of vulnerable groups.

2. Method

Information was collected through the library’s electronic database and the Internet. Internet search tools consisted mostly of Google, Google Scholar, and Google News. Electronic newspaper and journal databases used were: Proquest, Factiva, and Illumina (see Table 1 for characteristics of each of these databases). These provided the best access to newspapers from various countries including Canada, the United States, the United Kingdom, and Australia/New Zealand and sometimes journal articles from as early as the mid-1980s.

Table 1: Electronic Databases Used

<table>
<thead>
<tr>
<th>Electronic Database</th>
<th>Country</th>
<th>Type of Information</th>
<th>Dates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proquest</td>
<td>Canada, US, English-language European newspapers</td>
<td>Newspaper articles</td>
<td>1985 + (Canada) mid 1990s+ (US) to June, 2005</td>
</tr>
<tr>
<td>Factiva</td>
<td>Canada, US, UK, Australia, New Zealand, international</td>
<td>Newspaper articles (only database where Globe &amp; Mail full text articles can be found)</td>
<td>1985 +</td>
</tr>
<tr>
<td>Illumina</td>
<td>Mostly North America</td>
<td>Scholarly material: journals, books, conferences, websites</td>
<td></td>
</tr>
</tbody>
</table>

Current information was also obtained by subscribing to Internet news portals, e.g., Google news, to receive alerts by email on the topic of gentrification and community response.

The most frequently used search terms included: gentrification, urban renewal, (re)development, revitalization, community, neighbourhood/neighborhood, community response, community resistance, community action, and community development.
2.1 Collected Material

Type and Range
Most of the material collected are news articles accessed through the Internet sources mentioned above. The collected documents represent case examples of community responses to gentrification and displacement, mostly from the USA and Canada (one from Australia). An inventory consisting of abstracts of collected articles organized by country is attached in the appendix.

Themes
Most of the articles discuss issues or concerns regarding increasing affordable housing (including affordable homeownership or rental housing), and negotiation to moderate the impact of change (through mitigating rent increases, helping small business owners, historic preservation, government involvement, promoting small scale developers).

Key Documents
We recommend these documents be placed on the CURA website for wide access:


Key Contacts and Links
The following are links to relevant community organizations, individuals, and research organizations’ websites:

- Websites
  - http://www.policylink.org PolicyLink is a California-based research, advocacy, communications, and technical assistance organization. Over the last year, it has gathered strategies, policy responses and organizing approaches to provide a roadmap to communities who aspire to implement "equitable development" approaches. The resulting web-based toolkits are accessible on the website.
  - http://members.lycos.co.uk/gentrification/ This website on gentrification designed by Tom Slater contains information on gentrification and useful links to websites addressing gentrification.
  - http://www.acorn.org/ The Association of Community Organizations for Reform Now (ACORN) is a community organization working for social justice for low and moderate
income families. It has branches in 75 cities across the United States and chapters in Canada, the Dominican Republic, and Peru. The website for the ACORN chapter in Toronto is http://www.acorn.org/index.php?id=2690&L=0.

www.fifthave.org The Fifth Avenue Committee is a non-profit community group in Brooklyn, New York City, that is actively involved in the fight against displacement. This website contains links to their Displacement-Free Zone, which describes some of the group’s strategies.

Individuals
John Rook, chief executive officer, The Salvation Army Calgary Community. Email: John_Rook@can.salvationarmy.org. Dr. Rook was contacted by email about The Salvation Army’s work in response to the East Village Area Redevelopment Plan in Calgary and sent a copy of his conference presentation entitled: Reverse NIMBY: The Calgary East Village ARP.

Tom Slater – has a collection of emails received from individuals and organizations through his website concerning gentrification issues.

Rowland Atkinson – has a listserv of 600 members, of which some are community organizations concerned with gentrification.

2.2 Updating Information

Each new example should be stored according to the following: title, author, date, source, abstract, key contact (if relevant), key words, geographic area, actors, and action. The entry should also include a link to the original full text.

We suggest that some time be allocated on a regular basis to:

- periodically revisiting identified key websites of community organizations or groups for press releases and new actions;
- conducting new searches using the Internet and library electronic databases;
- reviewing articles received through news alerts (i.e., Google news);
- following links to organizations working in this area regarding initiatives and plans;
- entering new information into inventory.

In future, a system should be developed to 1) focus the search parameters, i.e., to ensure articles retrieved are most relevant to the topic of gentrification and displacement, 2) update progress on cases found in older articles, and 3) find articles that outline specific actions or responses rather than opinions on neighbourhood changes.
Table 2: Example of Inventory Entry

Alderman recommends landmark status for Pilsen neighborhood (Chicago)


By Sarah Schulte

Abstract: Pilsen is one of the oldest neighbourhoods in Chicago. Once home to Bohemian immigrants and a port of entry to Mexican immigrants, Pilsen is now attracting single upper-income households who are replacing the long-time working class families. To combat gentrification, 25th Ward Alderman Daniel Solis launched a process to nominate Pilsen a state historic landmark district, hoping it will offer tax breaks to homeowners and keep them from selling and moving out. Debates persist around this initiative as it benefits homeowners only and not renters.

Potential contact: Pilsen Alliance

Keywords: gentrification, historic landmark district, tax breaks

Geographic Area: Pilsen neighbourhood, Chicago, USA

Actor: 25th Ward Alderman Daniel Solis

Action: Nominating the neighbourhood a state historic landmark district
Part II. Inventory of Policy and Community Responses to Gentrification and Displacement

3. Canada

Candidate Clarke gets a lesson in ghetto talk
By Doug Ward
Keywords: community project, community association
Geographic Area: Vancouver, British Columbia
Actors: community project, locally-elected politician
Action: N/A
Abstract: Tom Laviolette of the Carnegie Community Action Project (CCAP) was quoted in this article in reaction to a City Councillor’s use of the term ghetto to describe the Downtown Eastside. The CCAP is a project of the Carnegie Community Centre Association in the Downtown Eastside of Vancouver. The Project engages in advocacy, research, public education and direct action and focuses on community development issues (http://www.c-cap.ca/index.html). The Project produced a publication on retail storefront over 30 years on Hastings Street in Vancouver which can be found at http://www.downtowneastside.ca/ccap/webretail.pdf. The Project also produced a Community Housing Plan accessible at http://mypage.direct.ca/c/carnnews/carnhous.pdf. A newsletter on the Carnegie community is available at the link http://carnegie.vcn.bc.ca/index.pl/newsletter. A link to resources in the Carnegie community: http://www.vpl.vancouver.bc.ca/branches/Carnegie/home.html.
Contact: CCAP by phone at 604.689.0397 or email at: ccap@downtowneastside.ca.

New gooders: Along with the Portland Hotel’s Liz Evans and Mark Townsend, these are some of the people who are making the Downtown Eastside hum
By Frances Bula
Keywords: community groups, revitalization, community action
Geographic Area: Vancouver, British Columbia
Actors: community members/ activists
Action: formation of two community-based groups
Abstract: This article provides brief introductions of individuals who work/volunteer in the Downtown Eastside of Vancouver including a description of the projects that they work with to promote change in the area. Community Directions* and Common Concerns are two groups that were brought people

St. Christopher House & Centre for Urban and Community Studies, University of Toronto
together to address concerns in the area. In a December 1999 Carnegie Newsletter, Community Directions is described as a “54-member alliance that is attempting to cope with the “revitalization” drive being pushed by city and federal politicians on our neighborhood.” (http://mypage.direct.ca/c/carnnews/cn011299.html).

Excerpt(s): Marg Green heads a coalition of groups called Community Directions that, with some money from the federal National Crime Prevention program, is bringing people together to help them set their own directions for crime prevention, economic revitalization and drug policy. Ruth Meta moved to Strathcona from Toronto two and a half years ago and almost immediately got a group going at her kitchen table, called Common Concerns, to promote local businesses that would be started and run by people in the neighbourhood. For more information about Common Concerns, visit: http://www.vancourier.com/issues02/082102/news/082102nn1.html, http://www.vancourier.com/issues02/094202/news/094202nn7.html.

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Echoes of LeBreton Flats

Ottawa Citizen, Ottawa, Ont.: May 21, 2004. pg. F.8

By Tony Atherton

Keywords: community, redevelopment, affordable housing, public meetings

Geographic Area: Ottawa, Ontario

Actors: developers, national capital commission

Action: participation in public meetings

Abstract: Describes some changes associated with the redevelopment of LeBreton Flats in Ottawa. *A brief internet search provided the following information on the redevelopment process:

CBC Ottawa http://ottawa.cbc.ca/regional/servlet/View?filename=ot_ncc20040719

Centretown Citizens Ottawa Corporation says that the redevelopment plans of the National Capital Commission are costly and will prevent the creation of affordable housing. The contact for CCOC is (613) 234-4065.

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Residents feeling gentrification’s squeeze

The Gazette, Montreal, Que.: Jan 7, 2004. pg. A.7

By Ann Carroll

Keywords: displacement, affordable housing, gentrification

Geographic Area: Montreal, Quebec

Actors: city, community group

Action: N/A

Abstract: This article discusses the impact of gentrification on poorer neighbourhoods in Montreal particularly how a thriving real estate market may result in the displacement of poor residents. It suggests that the impact could have been cushioned if the City facilitated the provision of low-cost housing in these neighbourhoods. It highlights that the City is now taking action to develop social housing by the end of 2005, although this does not respond to the needs of residents who may be already displaced at that time. Makes mention of POPIR-Comité Logement, a non-profit housing
group that helps tenants fight rent hikes and evictions, which has participated in several anti-gentrification, direct action campaigns. Phone contact for POPIR Comité Logement is 514 935 4649.

**Excerpt(s):** City planners could have softened the impact of gentrification, Zacharias said, by buying disused buildings and vacant lots to provide low-cost housing in new “hot” neighbourhoods. City spokesperson Bernard Larin yesterday said Mayor Gerald Tremblay is committed to creating 5,000 social housing units by the end of next year. “Development along the Lachine Canal is putting an enormous strain on low- and middle-income tenants,” said Forget, a spokesperson for POPIR-Comité logement, a non-profit housing group that serves the city’s southwest areas. Forget’s group counsels tenants to fight unreasonable rent hikes and evictions. But even if they hold on to their homes, long-time residents may feel out of place.

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**Games, housing split voters: Election revolves around two big issues—impact of the Olympics and affordability (Series: Civic Election 2002)**


By Brian Morton

**Keywords:** affordable housing, employees, community

**Geographic Area:** Whistler, British Columbia

**Actors:** city, employees

**Action:** creation of the Whistler Housing Authority

**Abstract:** “Whistler Is Our Future” a strategy that has being developed to address issues around housing affordability in Whistler, particularly for employees. The Whistler Housing Authority has the objective to help employees in Whistler access affordable housing that is below the market value.

**Excerpt(s):** The affordability of living in Whistler is perhaps the core issue and it goes directly to our sustainability initiative.

“It is the biggest challenge for us and that’s what’s got to be addressed. We have a very clear goal of maintaining at least two-thirds of our resident work force living in Whistler.”

The Whistler Housing Authority [WHA], formed in October 1997, was created to oversee the development of employee-restricted housing in Whistler through the use of the Employee Housing Fund. A wholly-owned subsidiary of the Resort Municipality of Whistler, its objective is to help Whistler employees buy or rent suites and townhouses for much less than normal market value. In return for the cheaper price, homeowners must sell to other resident employees – not a problem where hundreds are always looking for a place to live – and at far less-than-market value.

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**Strathcona ‘evolving’: Historic neighbourhood transforming—slowly**


By David Carrigg

**Keywords:** heritage properties, gentrification, “flipping”

**Geographic Area:** Vancouver, British Columbia

**Actors:** residents, real estate agents

**Action:** N/A*
Abstract: This article suggested that gentrification was beginning to take place in Strathcona, particularly because of the restoration of several heritage properties in the neighbourhood. Amy Walker, president of the Strathcona Residents Association shared her concern of people “property flipping”—buying property, investing money to redevelop properties and then reselling properties.

Excerpt(s): Amy Walker, president of the Strathcona Residents Association, said she’s concerned after hearing recent stories of people purchasing homes in Strathcona, then selling them soon after at a profit. “We are seeing people flipping, which isn’t usually a good sign. What we want are people that buy and then move here to live or start a business.”

Strathcona is the city’s oldest neighbourhood and contains more heritage buildings than any other area in the city.

The story of Woodward’s
http://www.city.vancouver.bc.ca/corpsvcs/realestate/woodwards/story.htm

Keywords: affordable housing, developers, government, community, mixed-use, condos

Geographic Area: Vancouver, British Columbia

Actors: developers, government, community

Action: Attempting to develop plan that would address social, heritage and economic needs. It would be interesting to keep track of how the City is integrating the different interests in the site redevelopment.

Abstract: This article provides a brief history of the Woodward’s property at Hastings and Abbott in the Downtown Eastside of Vancouver. This property was originally used for retail until 1993 when it was sold to a developer for condominium development. Since this time it has been owned by the province, a cooperative, and now the City is actively involvement in the redevelopment processes. Between 1993 and 1997 the City designated the building as a heritage property and the Province proposed a development that would combine commercial and low-income residential use as well as house a university facility. In 2002 homeless people and community groups occupied the building and created a tent city in protest against proposed development which they felt would not provide sufficient (or any) social housing. Most recently the City is attempting to initiate development that would prove beneficial for social housing and community interests, and heritage preservation while also providing an opportunity for profits through the rental of commercial space. Since 2003 the City has facilitated community consultations to encourage development that is socially, economically and environmentally sustainable development.

Update November 2005: A developer has been chosen for the Woodward’s revitalization project and designs are being finalized. The Portland Hotel Society has been selected to operate the 200 units of non-market housing. In addition, RFPs are being collected from non-profit organizations seeking to locate within the building. Demolition and reconstruction is scheduled to begin in the Spring of 2006. Construction and occupancy is expected by Spring 2009. The web site provides updates about this development plan: http://vancouver.ca/corpsvcs/realestate/woodwards/

Gentrification is deplored by urban sociologists
The Gazette, Montreal, Jan 10, 2004
By Joseph Baker

Keywords: gentrification, residential rehabilitation subsidies, affordable housing

Geographic Area: Montreal, Quebec

Actor: federal, provincial and municipal governments

Action: government programs for residential rehabilitation subsidies and start-up grants to keep housing costs for original residents affordable.

Abstract: During gentrification, young professionals and others with money buy up the homes of working-class families in inner-city neighbourhoods. They displace original owners who have been renting for a long time. This is referred to as neighbourhood renewal and is seen by some as the only alternative to stagnation and deterioration of the housing stock, however in reality it is not. Federal, provincial and municipal programs have helped stop deterioration with residential rehabilitation subsidies. Start-up grants to housing cooperatives have made it possible to acquire and renew aging properties and maintain housing costs for their original residents at affordable levels. Examples are in Point St. Charles and Milton Park in Montreal where the stock of affordable housing has been preserved.

New redevelopment plan approved for East Village


By Amy Steele

Keywords: area redevelopment plan, consultation, homeless, social action plan, tax increment financing

Geographic Area: Calgary, Alberta

Actor: City Council, Salvation Army

Action: Area redevelopment plan (ARP) for East Village, consultation with drop-in center and Salvation Army, social action plan, tax increment financing (TIF).

Abstract: City council has passed a new area redevelopment plan (ARP) for the East Village. The ARP had previously received strong opposition from the Salvation Army and the Drop-In Centre who feared the ARP would lead the homeless to be pushed out of the neighbourhood. Since then, however, the City had been consulting with the Salvation Army about their concerns, and promised a social action plan for the area to be developed in conjunction with the shelters. Mayor Dave Bronconnier has been supporting tax increment financing (TIF) to fund infrastructure upgrades and contaminated site cleanups in the East Village.

Contacts and references:

John Rook, Chair, Salvation Army Calgary (John_Rook@can.salvationarmy.org)
City of Calgary website – Social Action Plan for East Village
University of Calgary’s Downtown Urban Initiative
University of Calgary Symposium (on gentrification and urban design)
4. United States

Lower Park Slope neighbourhood of Brooklyn, New York: Displacement-Free Zone Campaign


[Available in hard copy]

By Ben Dulchin

**Keywords:** gentrification, tenant displacement, campaign, housing market

**Geographic Area:** Brooklyn, New York

**Actor:** Fifth Avenue Committee

**Action:** Displacement-Free Zone campaign

**Abstract:** A community group working to stop gentrification and tenant displacement organized a campaign that directly confronts the logic of the local housing market: the Displacement-Free Zone Campaign. The article discusses its strengths and limitations, some lessons learned and nuances and contradictions of the targets’ interests.

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Facing a cultural crossroads: NW Lauderdale to be a topic of Black heritage conference

*South Florida Sun-Sentinel*, Fort Lauderdale, Florida, April 17, 2005, pg. 1B

By Gregory Lewis

[Available in hard copy]

**Keywords:** black neighbourhood, gentrification, historic preservation

**Geographic Area:** Fort Lauderdale, Florida

**Actor:** Florida Atlantic University’s Center for Urban Redevelopment and Education

**Action:** 4 day conference to address preservation strategy to slow gentrification

**Abstract:** In Fort Lauderdale, Florida, a once-neglected historically black neighborhood is now attracting outsiders who are buying property and driving up prices. The city is finally fixing roads and putting in sewers, but long-time residents fear the changes will push them out of their homes. Florida Atlantic University’s Center for Urban Redevelopment and Education works with South Florida communities to resolve neighborhood development issues. Florida Atlantic University’s Center held a 4 day conference (week of April 17, 2005) to discuss neighborhood preservation and examine African-American history and culture. The conference addresses preservation as a strategy to slow gentrification as well as educate the public about what makes sites historical places. It addressed funding preservation projects and the National Register of Historic Places review process. It also asserts that the original residents ought to participate in preserving their neighbourhood.

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Jamaica Plain residents fight to keep community’s flavor In battle over future of church site

*Boston Globe*, April 21, 2005

By Megan Tench

[Available in hard copy]
Keywords: Affordable housing, community action  
**Geographic Area:** Boston, Massachusetts  
**Actors:** Residents and community groups like the Hyde Square Task Force and the Jamaican Plain Neighbors Against Gentrification  
**Action:** Meetings, petition urging affordable housing on contested site, telephone campaigns against developers, and protests on church site.  
**Abstract:** The Blessed Sacrament Church, a 115-year-old landmark in Jamaica Plain, was shut down last year by the Catholic Archdiocese of Boston to help deal with the financial woes caused by the clergy sex abuse scandal. The Archdiocese is now considering offers on the 3-acre property, which the residents fear will be sold to a private developer and turned into luxury condos or high-end retail shopping centre. This would stamp out the area’s unique flavour and move out the very people who rebuilt the neighbourhood. Jamaica Plain is now attracting a fresh crop of young Bostonians, and real estate agents and landlords are cashing in. Leaders of neighbourhood organizations like the Hyde Square Task Force and the Jamaican Plain Neighbors Against Gentrification have started a petition urging affordable housing on the site. Activists have also targeted condo developers who showed interest in the site by letting them know about their discontent with their plans. A protest took place outside the church in which residents, community activists and the councillor who is running for mayor participated. Opponents of building affordable housing on the Blessed Sacrament Church site believe the area already has plenty of affordable housing and does not need more, while for housing activists the concept of “enough” affordable housing does not exist. Amid this debate, the question remains: How do you keep people from getting pushed out of a neighbourhood which they helped rebuild?

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**Alderman recommends landmark status for Pilsen neighborhood (Chicago)**


By Sarah Schulte  
**Keywords:** gentrification, historic landmark district, tax breaks  
**Geographic Area:** Chicago, Illinois  
**Actor:** 25th Ward Alderman Daniel Solis  
**Action:** nominating the neighbourhood a state historic landmark district  
**Abstract:** Pilsen is one of the oldest neighbourhoods in Chicago. Once home to Bohemian immigrants and a port of entry to Mexican immigrants, Pilsen is now attracting single upper-income households who are replacing the long-time working class families. To combat gentrification, 25th Ward Alderman Daniel Solis launched a process to nominate Pilsen a state historic landmark district, hoping it will offer tax breaks to homeowners and keep them from selling and moving out. Debates persist around this initiative, as it benefits homeowners only and not renters.  
**Potential contact:** the community group, Pilsen Alliance
Worse than the tornado? Money might be a bigger threat than Mother Nature for Linwood (Texas)
http://www.fwweekly.com/content.asp?article=563
By Anna Camp – June 15, 2005
Keywords: development, collective action, affordable housing
Geographic Area: Forth Worth, Texas
Actors: Austin representative Eddie Rodriguez, Linwood’s neighbourhood association, and Texas Low Income Housing Information Service.
Action: collective action by Linwood residents and bill for creating “homestead preservation districts”
Abstract: In 2000, Fort Worth was hit by a tornado. Now one neighbourhood is facing another type of threat, one that residents of Linwood neighbourhood are opposing. New developments are taking place which are altering the area; and real estate speculators are trying to convince residents to sell their properties. Investors and developers are buying a large number of properties at once and are eager to redevelop them to their highest potential. Residents fear this will cause the dispersal of existing stable communities. “The only thing that will save the neighbourhood,” according to housing advocate John Henneberger of Austin, “is organized, collective action by Linwood residents.” Rep. Eddie Rodriguez of Austin has pushed through a bill that would allow creation of “homestead preservation districts” as another solution to help lower-income residents survive redevelopment pressures in the neighbourhood. This legislation would allow the neighbourhood to preserve its affordable housing by giving low-income families homeownership through non-profit land trusts. The legislation is awaiting final approval.
Potential contacts:
John Henneberger, director of the Texas Low Income Housing Information Service.
Linwood’s neighbourhood association – president, Jesse Sandoval (meeting attendance increased since the development around the neighbourhood began).

New Haven concert builds labor-neighbor solidarity
http://www.pww.org/article/articleview/7232/1/274
By Dorothy Johnson and Joelle Fishman
June 16, 2005 – New Haven, Connecticut
Keywords: responsible development, labour and community rights, affordable housing.
Geographic Area: New Haven, Connecticut
Actors: Community Organized for Responsible Development (CORD), neighbourhood activists and unions
Action: Community-wide solidarity event, pressing for community negotiations with hospital over new complex extension
Abstract: Neighbourhood activists have joined forces with unions at Yale New Haven Hospital for a community-wide solidarity event titled “Our Community, Our Jobs, Our Hospital.” The event came as a response to Yale University’s teaching hospital’s refusal to allow its workers the choice to join a union. In addition, the hospital complex has taken property from homeowners in the multiracial Hill neighbourhood, which is in great need for affordable housing. Amidst the struggle for labour and community rights, Community Organized for Responsible Development (CORD) asserts that it is “in
favor of the cancer center, but the group wants it built right, with negotiations to determine such
issues as parking, hiring and training.” Continuous pressure seems to be moving towards a victory.

**Potential contact:** Community Organized for Responsible Development (CORD)

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**Let renewal benefit all—Our position: Displaced Parramore residents should be given top priority in new housing**


**Keywords:** gentrification, renewal project, displacement

**Geographic Area:** Orlando, Florida

**Actors:**

**Action:** advocate for affected long-time residents to get top priority in new housing

**Abstract:** Long-time Parramore residents whose homes will be removed by a renewal project in
downtown Orlando should be considered top priority for the new housing. The comprehensive action
plan released by Mayor Buddy Dyer risks displacing long-time residents permanently while trying to
resurrect Parramore. “The decent people who struggled against the bad conditions in Parramore also
deserve to benefit from the improvements.”

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**City rebirths squeeze working poor: Housing gets better but rents go through the roof and displace long-time residents**


By Steve Chambers

**Keywords:** urban redevelopment, affordable housing, responsible development

**Geographic area:** Trenton, New Jersey

**Actor:** ACORN (Association of Community Organizations for Reform Now)

**Action:** organizing poor residents and holding a campaign to pressure local officials for responsible
redevelopment and providing affordable units

**Abstract:** After decades of urban decay, large-scale redevelopment projects are going up in
American cities and are raising rents and home prices. Long-time residents, who were already priced
out of the suburbs, are getting pushed out again by the new unaffordable prices, and are finding no
place to turn but the most blighted city neighbourhoods. In response, ACORN is kicking off a
campaign in Trenton to get local officials and candidates thinking more about the issue. They plan to
focus on organizing poor city residents, to argue their numbers with policy makers. Local officials
consider the situation a tightrope act: their cities are only just beginning to be “rediscovered” by
developers which they do not want to scare off. However, policy makers are expected to discuss at
the next council meeting the possibility that future projects include at least a small percentage of
affordable units. ACORN affirms that redevelopment efforts are important for the community yet
responsible redevelopment is necessary not to put out people who make up the backbone of the
community. “Local officials, who control how much affordable housing gets built, must strike the
balance between serving their constituents and keeping redevelopment going.”

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St. Christopher House & Centre for Urban and Community Studies, University of Toronto
Reform at neighbourhood agency in Portland: Activists see change in sight

http://www.portlandtribune.com/archview.cgi?id=29840

The Tribune, May 13, 2005
By Jennifer Anderson

Keywords: public involvement, neighbourhood agencies
Geographic area: Portland, Oregon
Actor: Neighbourhood agency in city
Action: Increase public involvement in its work process

Abstract: The City of Portland is trying to redefine its public involvement process, by revitalizing its Office of Neighbourhood Involvement. ONI manages seven district coalitions and 95 neighbourhood associations and its core mission is to empower neighbours as participants in their communities. Neighbourhood leaders are lining up to have their say in the organization, funding, philosophies and outreach of these organizations. Citizens will be asked to join the work group, and public input will be solicited throughout the process.

Neighbourhood leaders are hoping to see more support for basic services for simple things like newsletters, coalition staff salaries and benefits. Leaders of neighbourhood associations are demanding that ONI provide grant opportunities for projects such as concerts in the park, free family swim nights, youth camps, job fairs and tree planting.

The main challenge now is to find a way to increase diversity in the public process by doing outreach to more than just white middle-class homeowners.

This attempt is one of many in the past that have tried to reform the public involvement process. Reports in the past have recommended that all city agencies develop written public involvement policies and that the council creates a public advisory commission to enforce them, but this was never implemented.

There is broad consensus that it is time to make ONI reflect the issues neighbourhoods face today: land-use questions, gentrification, density issues, parks, streets and public safety problems; and to tap into the changing spirit of the community.

Fighting to save the heritage of the Third Ward: Neighbors organize against townhouse developers

Houston Chronicle, Houston, Tex.: Mar 14, 2004. pg. 1
By Mike Tolson

Keywords: Zoning by-laws, housing, community development corporations, community organizing
Geographic Area: Houston, Texas
Actors: Housing advocates, political representatives, non-profit groups, ethnic (black) homeowners, developers, community development corporations, small-scale local developers.
Action: Meetings; securing political support; encouraging residents to sell to smaller developers, nonprofits or community development corporations instead of large developers; intend that properties sold to these groups can be used to create affordable housing.
Abstract: Article describes changes in Third Ward, Houston. Lack of zoning by-laws and increased developer interest in Third Ward may lead to housing development that does not cater to the needs of current (black) population. While developers are approaching property owners to sell, housing advocates are encouraging owners to contact political representatives and nonprofits groups if they want sell. They hope to encourage small local developers or community development corporations to build new single-family housing that is more affordable.

Excerpt(s): Because Fourth Ward and Midtown residents did not own most of the houses in which they lived, their voice of complaint had little impact. On the east side of the freeway, though, there is a higher percentage of home ownership. Neighborhood housing advocates – which include civic association presidents, religious leaders, community development corporation directors, elected officials and their staff – sense an opportunity to hold the line, if they can convince property owners not to sell to developers.

At a recent town hall meeting, Third Ward homeowners were urged to contact political representatives and non-profit groups if they wanted to sell. The strategy, still emerging, is to get community development corporations or small local developers to gain hold of the properties and build single-family, moderate-income housing.

“We’re asking for you to hold on,” said City Councilwoman Ada Edwards, whose district includes part of the Third Ward. “This is not the time for us to be fragmented. We know we have to give people an alternative.”

That alternative is easy to talk about but hard to implement on a broad scale. Community development groups lack the funds to compete with market forces. Edwards and fellow councilwoman Carol Alvarado spoke to the group about developing partnerships with developers who are sensitive to the community’s history and economic profile. But they have yet to identify who those developers might be.

From urban blight to community revival: Boston’s Roxbury neighborhood emerges from years of troubles

Christian Science Monitor, Boston, Mass.: Mar 5, 2004. pg. 03
By Noel C. Paul

Keywords: affordable housing, tenant advocacy, city policy

Geographic Area: Boston, Massachusetts

Actors: City Life/Vida Urbana (local non-profit tenants’ advocacy group), City, developer, residents

Action: City Life/Vida Urban is negotiating on behalf of tenants who are threatened with rent hikes; City of Boston has implemented guidelines that require 15 percent of new housing to be affordable.

Abstract: Roxbury is an area of Boston that is becoming more attractive for residents seeking an area to live with housing costs that are more affordable than the rest of city. New development that is occurring is leading to significant rent increases, in one case tripling the amount paid. The city has adopted guidelines that require 15 percent of new housing to be affordable yet city also wants most new rents to be set at market rates. City Life/Vida Urbana, a local non-profit group helps tenants facing proposed rent hikes by negotiating for these tenants.

Excerpt(s): It is this sort of dislocation that concerns many here. They argue that a failure on the part of the city to protect the very residents who have held Roxbury together would be a shameful legacy.
“This is a question of the social fabric of a community being destroyed,” says Chuck Turner, a Boston City Council member from Roxbury.

The city says it recognizes the human costs of dislocation. And it has adopted guidelines that require 15 percent of all new housing built on public land to be affordable to low-income residents. Because there is a housing shortage across Boston, however, the city says most of the new rents should be set according to market price. “We can’t just say that the housing problem exists in Roxbury. It exists inside the entire city,” says Hugues Monestime, senior planner for the Boston Redevelopment Authority.

Many experts agree, arguing that the city will chase away bids for property development and construction if it caps the profit that developers are able to make. They also are critical of efforts to prevent demographic change. “If you want to maintain a neighborhood’s long-term health, you can’t try to freeze one moment in time,” says Jacob Vigdor, a public policy and economics professor at Duke University in Durham, N.C. “Neighborhoods are naturally dynamic places.”

Still, some Roxbury activists have proved that the dynamism can be managed to a degree. The non-profit group City Life helps residents facing rent increases. In a building near Egleston Square, it recently helped tenants who were facing proposed rent hikes of $600. In the end, they were able to negotiate a $30 increase every year for the next five years.

Says City Life’s Steve Mecham: “We think the government has a duty to intervene in the market when it’s not producing desirable results.”

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**Mixed blessings: Old neighborhoods / new money: Homeowners fighting back**

*Atlanta Journal – Constitution. Atlanta, Ga.: Sep 23, 2002. pg. A.8*

By Staff

**Keywords:** residents association, crime, deteriorating property

**Geographic Area:** Atlanta, Georgia

**Actors:** homeowners’ association, police, code enforcement officials, local politicians

**Action:** attempt to “clean up” neighbourhood; meeting to ask for more police presence, better property code enforcement and improved resident select processes

**Abstract:** In response to damage/crimes to their property by local residents, a homeowners’ association confronted DeKalb police, code enforcement officials and local politicians. The association asked for increased police patrolling and more aggressive code enforcement for properties. This would mean targeting absentee landlords whose properties are poorly maintained, owners who have stopped paying property taxes, and landlords who poorly screen new tenants. (Similar challenges that Parkdale and other neighbourhoods that face: crime and deteriorating property.)

**Excerpt(s):** In the wake of the firebombing, the Martins and members of an area homeowners’ association confronted DeKalb police, code enforcement officials and their elected representatives at a community meeting last week. Their message was blunt: Thieves, prostitutes and drug dealers who have been operating with impunity can no longer be tolerated. The group received assurances of increased police patrols and more aggressive code enforcement on delinquent properties. DeKalb County CEO Vernon Jones must stay on top of the situation to ensure personally that promises made to the community are kept. His staff must also work more
closely and coordinate enforcement efforts with their counterparts on the portion of East Lake within 
the city of Atlanta.
High on their list of priorities should be cracking down on absentee landlords who fail to maintain their 
property, those who do a poor job of screening their tenants and scofflaws who have stopped paying 
property taxes. The most egregious cases should result in evictions, foreclosures or, if necessary, 
seizure of the property under the drug forfeiture statutes.
However, stepped-up enforcement must not be used to punish older or disabled residents who may 
qualify for county assistance to make needed repairs. After years of lax or nonexistent housing code 
enforcement, even able-bodied property owners deserve ample opportunity to bring their property into 
compliance.
In the meantime, the Martins and their neighbours seem to be creating a new, more promising 
paradigm for other gentrifying neighbourhoods to follow. It’s admirable that they’ve refused to be 
bullied out of their homes by lawbreakers. Perhaps more importantly, they are wisely avoiding dated 
stereotypes that could hamper their hopes of permanently evicting the criminals in their midst.

Wicker Park residents face truth about ‘real world’
Chicago Defender. Chicago, Ill.: Jul 24, 2001. pg. 5
By Annah Dumas-Mitchell
Keywords: new businesses, new residents, changing character
Geographic Area: Chicago, Illinois
Actors: new businesses, new clientele/residents
Action: N/A
Abstract: This article describes some of the changes to the Wicker Park neighbourhood - principally 
that the incoming businesses/services are catering to the needs of newer of residents and thus 
changing the character. It does not discuss any strategies that local residents/groups are using to 
respond to these changes. It would be interesting to see if any community group has emerged or 
attempted to respond to changes since 2001.

Taylor Street: Always a fight
Chicago Tribune. Chicago, Ill.: Jul 7, 2004. pg. 17
By Carol Marin Carol
Keywords: city-funded community group, condo development, upscale restaurants, mom and pop 
stores
Geographic Area: Chicago, Illinois
Actors: new businesses, new clientele/residents
Action: UVA trying to persuade residents to pay a special tax for neighbourhood development.
Abstract: This article describes events in Little Italy, Chicago, from the perspective of a long-time 
community member. The neighbourhood is being gentrified and the University Village Association 
(UVA) is a community group funded by the city that is active in this area although it does not always 
have unanimous support from community.
Excerpt(s): The difference is that Taylor Street is becoming an increasingly gentrified neighborhood where million-dollar condos sit next to turn-of-the-century three-flat buildings, where mom and pop stores are being outnumbered by upscale restaurants. The UVA is an advocate for the community surrounding the University of Illinois at Chicago and Little Italy with the goal of improving the quality of life. The UVA may well be at a crossroad. As a community group funded by the city, it hopes to persuade residents to pay a new special tax to raise about $600,000 for neighborhood development. University Village Association 1453 W Taylor St Chicago, IL 60607 (312) 243-3773

BAM’s boom
By Rosten Woo and Damon Rich
Keywords: preserving social-economic diversity, arts and culture, economic development, displacement, rising rents
Geographic Area: New York, New York
Actors: BAM [Brooklyn Academy of Music] Local Development Corporation, Fort Greene Together
Action: Fort Greene Together speaking against BAM’s proposal
Abstract: BAM [Brooklyn Academy of Music] Local Development Corporation is proposing to build an academy of music in Brooklyn. The intent is to use art and culture for economic development. Residents are concerned that the social racial and economic diversity of the neighbourhood will not be preserved with BAM’s plans. In particular, there are concerns that the ethnic-based character of the neighbourhood is at-risk since the services, shops, cultural initiatives may continue to be displaced due to rising rents. Residential rents are also increasing. David Vine, a member of the year-old Fort Greene Together (FGT), the LDC’s most outspoken local opposition, points to a collusion of major real estate interests.

Renovations Spark Gentrification
By Azure Thompson
Keywords: renovations, affordability, displacement, homeownership, city-program
Geographic Area: Washington, D.C.
Actors: Washington Inner City Self Help, City’s Home Purchase Assistance Program, informal tenant group
Action: Clinton Terrace tenants secured an agreement that demanded more affordable units. City offers a home-ownership program.
Abstract: U Street/Cardozo and Columbia Heights area in Washington, D.C. are experiencing gentrification due to renovations of properties in these communities. It is becoming less affordable for residents to live in community and many are forced to leave. One group of tenants in Clifton Terrace
forced an agreement for that demanded more affordable units. Lynne Leaks, Washington Inner City Self Help (WISH) believes the city legislation does not support the needs of renters.

**Excerpt(s):** Clifton Terrace fell victim to this grief. The three buildings of this community across the street from Cardozo High School became notorious for drug activity and violence, until a couple years ago when the owner sold the property to a new developer. Tenants were forced out, however more than 20 demanded to remain. This summer, the property will be transformed into mixed income condominiums. Those tenants forced an agreement that made the units affordable.

District officials are encouraging individuals not to dwell on the past and take advantage of the changes that are occurring in the city. “The quickest way to prevent displacement is to own your own house, and the city has plenty resources to make that happen,” said Mr. Bailey about the city’s Home Purchase Assistance Program aimed at low income residents that provides low interest mortgages, down payment assistance, and homes as low as $250 combined with finance to assist with rehabilitation. “It’s important that we start thinking about owning a piece of the rock. It’s a very important thing owning a home in the city in which you live instead of renting it,” continued Mr. Bailey.

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**The whitening of black neighborhoods**


By Jamal E. Watson

**Keywords:** Black residents, white in-movers, displacement, community organizing, property retention

**Geographic Area:** New York, New York

**Actors:** local activists, black residents, white in-movers

**Action:** community meetings, posting fliers, encouraging residents to hold onto their properties

**Abstract:** Article highlights some concerns that the movement of whites into a largely Black neighbourhood is pushing others out and leading to gentrification. Makes note of a locally-organized initiative that encourages Blacks to hold onto their properties.

**Excerpt(s):** It’s the concerns of a “possible takeover” that have caused such an alarm in some neighborhoods, pushing a group of loosely organized activists to canvass the city, encouraging black residents - particularly the elderly - to hold on to their properties. A flier for a recent community meeting encouraging residents to speak out against gentrification in Queens read: “Once this community leaves Black, it ain’t ever going back.”

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**Middle-class blacks also change the 'hood**


By Jamal E. Watson

**Keywords:** minority neighbourhoods, black gentrifiers

**Geographic Area:** New York, New York

**Actors:** Black residents, black in-movers, Citizens Housing and Planning Council (policy research group)

**Action:** N/A

**Abstract:** Describes the trend of middle-class Blacks moving (returning or arriving for the first time) into poor and working-class Black neighbourhoods. The executive director of a policy research group,
Citizens Housing and Planning Council, Frank Braconi, published a controversial gentrification paper with Lance Freeman. Frank Braconi, executive director of the Citizens Housing and Planning Council, a New York City policy research group, says that as more African-Americans move into the middle class, the cases of Black gentrification of minority neighbourhoods will likely increase.

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**Black, White Churches Spur Growth**  
By Jamal E. Watson  
**Keywords:** gentrification, community development, investment and stabilization, affordable housing, religious institutions  
**Geographic Area:** New York, New York  
**Actors:** religious institutions, Harlem Congregations for Community Improvement  
**Action:** community housing and business projects, commercial and residential development  
**Abstract:** Article highlights different religious institutions who have worked to encourage community development and investment and community stabilization.  
**Excerpt(s):** Lucille McEwen, president and CEO of Harlem Congregations for Community Improvement, says that religious leaders are working hard to ensure that there will always be enough housing for the poor and the working class.  
“If I had to choose gentrification over blight and destruction, I would choose gentrification,” said McEwen, adding that there have been extensive outreach efforts to poor and working-class residents, helping them realize that if they save and invest, they too can buy their first homes, right in the neighborhood.

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**Gentrification Squeezes Harlem Businesses**  
By Jamal E. Watson  
**Keywords:** small business support and assistance, large businesses, business agencies  
**Geographic Area:** New York, New York  
**Actors:** Harlem Business Alliance, W. Clinton Foundation, Greater Harlem Chamber of Commerce  
**Action:** financial, technical and managerial assistance for minority-owned small businesses  
**Abstract:** Article highlights how minority-owned (predominantly Black) small businesses are competing against larger establishments. These smaller businesses are losing their clientele and as the larger establishments expand, it is becoming harder for small stores to survive. Thelma Russell is the executive director of the Harlem Business Alliance, a local coalition of businesses, and believes that it is necessary to explore ways that the smaller and larger business can cooperate or at least co-exist. Local small businesses have received assistance and support from the Harlem Business Alliance, the William Jefferson Clinton Foundation, the Greater Harlem Chamber of Commerce.  
**Excerpt(s):** Russell’s organization is beginning to work with Harlem small-business owners to help them receive some technical assistance with legal issues, bookkeeping and technology.  
In April 2002, the William Jefferson Clinton Foundation launched the Harlem Small Business Pilot Program in cooperation with the Harlem Business Alliance and the Greater Harlem Chamber of
Commerce. The project partners hope to establish a model program for small-business assistance in underserved communities across the country.

The program provides professional, technical and managerial assistance to 10 small businesses in Harlem. In the program’s 13 months of operation, consulting teams have provided services ranging from marketing advice to inventory-management training. In addition, the program has provided a computer to each of the participating small businesses and to several small businesses outside of the program. The Harlem Small Business Initiative also offers computer training to those who need it.

**NYC Stakes Future in Building Affordable Housing**


By Jamal E. Watson

**Keywords:** affordable housing, long-term and low-income residents, home ownership

**Geographic Area:** New York, New York

**Actors:** ACORN, city officials in New York, real estate agencies

**Action:** City established a website that promotes affordable housing and assists prospective buyers through process of buying a home; certain homes are marketed to individuals within certain income level; ACORN is working with City

**Abstract:** In efforts to stabilize communities, city officials in New York (under the leadership of Mayor Michael Bloomberg) have been investing new housing to provide more affordable residential opportunities for long-term residents. ACORN, an affordable housing advocacy group in New York, has been working with the City to plan for affordable housing. Residents have pointed out the abandoned buildings that have been converted to housing. The City-sponsored website [www.nychome.org](http://www.nychome.org) features houses for sale and has a link for houses that marketed to individuals that fall within a designated income bracket.

**Excerpt(s):** To help remedy the problem, at least over the question of the lack of affordable housing in New York City, the Bloomberg administration has helped to launch a Web site that directs and promotes affordable housing across the city, but mostly in neighbourhoods that are currently populated by people of color.

The website, [www.nychome.org](http://www.nychome.org), walks prospective buyers – including low-income residents – through the process of buying a home. For many minorities who are worried that they may be priced out of their neighbourhoods and have to flee to New Jersey or upstate New York, the mayor’s insistence that there is and always will be some affordable housing in the city is reassuring. There is also a link on the site to the city-sponsored homeownership listings, with a list of properties available for purchase today in all five boroughs. City officials say that the homes listed on the Web site are marketed to individuals whose income falls within a certain boundary.

**D.C.’s plan to take back a neighborhood**


By Marc Fisher

**Keywords:** mixed-income redevelopment, prevent displacement, reduce crime

**Geographic Area:** Washington, D.C.

**Actors:** residents, city officials, police
**Action:** community meetings; create a plan for redevelopment

**Abstract:** City Administrator is meeting with residents to outline ways to redevelop the community of Sursum Corda, a community that has experienced a lot of crime. The plan to redevelop includes tearing down existing units and increasing the number of units in efforts to create a mixed-income community. In addition, the police have increased their presence in order to crack-down on the amount of crime in the area.

**Excerpt(s):** For eight months, Bobb has been meeting with Munlyn and other residents, and they recently agreed on the basic rules for reconstructing the area. Details are still hazy, but the idea is to replace the existing 500 units with 1,500 units, guaranteeing residents the right to return to subsidized housing. The rest of the units would be split between moderate-income families and those that can afford the market rate. With a mixed-income neighborhood, the city hopes to attract developers, create stability and prevent displacement.

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**Seattle’s poor battle back from homeless brink**


By Colman McCarthy

**Keywords:** affordable housing, community coalition, financial support

**Geographic Area:** Seattle, Washington

**Actors:** religious council, community coalition, state government

**Action:** N/A*

**Abstract:** State legislature provided $800,000 to redevelop property that would replace a low-cost rental building. These funds would be used to develop low-cost housing which would replace the demolished property. The Church Council of Greater Seattle and the Washington State Coalition for the Homeless worked to secure financial support from the state for the development of a new, affordable rental building. Through Operation Homestead, the Seattle Displacement Coalition advocated for the needs of lower-income residents by engaging direction action. Together these efforts were successful in securing state money for low-cost housing.

**Excerpt(s):** But Seattle proceeded differently. In a political first, the state legislature provided $800,000 for low-cost housing to replace the McKay.

For much of the past two years, [the Seattle Displacement Coalition] used civil disobedience, marches, demonstrations, occupations and other forms of high-quality troublemaking to win the $800,000 for the homeless poor.

**Excerpt from the Seattle Displacement Coalition website** ([http://www.zipcon.net/~jvf4119/](http://www.zipcon.net/~jvf4119/)):

“The Seattle Displacement Coalition is made up of low-income residents, the homeless, and representatives of social service, church, civil rights, women’s, and community-based organizations...It was created to provide a forum for affected people and their supporters to call for preservation and expansion of low income housing and other measures that ensure a fairer distribution of economic and political resources in the Seattle/King County area. The Coalition has a long track record of building successful campaigns around winnable low income housing legislation and it has successfully represented and built leadership and participation among groups of low income tenants, and the homeless challenging developer/city actions that threaten those communities.”
This website also lists several policy/research bulletins focused on housing and also outlines a list of current activities/issues that the SDC is addressing.

**University Partnerships to Reclaim and Rebuild Communities**
[http://www.planning.org/affordabiereader/pracplanner/unipvpartnersvol2no4.htm](http://www.planning.org/affordabiereader/pracplanner/unipvpartnersvol2no4.htm)
Practicing Planner, American Planning Association, Winter 2004
By John Gilderbloom
[Available in hard copy, also a more detailed summary available]

**Keywords:** community-university partnership, historic neighbourhood, affordable housing, economic development, community organizing, neighbourhood revitalization

**Geographic Area:** Louisville, Kentucky

**Actors:** University of Louisville, community groups, non-profit organizations, businesses, local churches, federal government (US Department of Education and US Department of Housing and Urban Development)

**Action:** Collective proposal for affordable housing, economic development, community organizing and neighbourhood revitalization.

**Abstract:** The article tells the story of one university’s effort to reclaim, rebuild, revitalize and restore one of the nation’s most historic black neighbourhoods from neglect and despair. Since 1994, the University of Louisville Sustainable Urban Neighborhoods (SUN) program, under the director Gilderboom, has worked to support families in West Louisville. With a combination of federal funds and funds from non-profit organizations, businesses, community groups and local churches, SUN created a partnership with businesses, government, and community-based groups. The partnership developed a collective proposal and focuses its programs in four areas: affordable housing, economic development, community organizing, and neighbourhood revitalization. SUN exemplifies a model of community-university partnership and illustrates the positive impact that a university can have on a distressed neighbourhood.

**Contact:** University of Louisville Sustainable Urban Neighbourhood (SUN)

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**Housing Affordability**
following another article by Clark Williams-Derry on May 23 called “I Must be Dense” at [http://cascadiascorecard.typepad.com/blog/2005/05/i_must_be_dense.html#c5839327](http://cascadiascorecard.typepad.com/blog/2005/05/i_must_be_dense.html#c5839327)
By Clark Williams-Derry

**Keywords:** Affordable housing, community land trust, market price

**Geographic Area:** Seattle, Washington

**Actors:** NA

**Action:** Undertake a combination of strategies to reduce housing costs and increase income, create community land trusts.

**Abstract:** In this article, Williams-Derry questions whether increasing the supply of housing in Seattle could reduce the pressure on housing prices and rents overall and make them more affordable to lower-income households. He argues that while increasing the density of housing might make it more
affordable to working class and moderate-income households, it will remain unaffordable for those at or near the poverty line. For this part of the population, he suggests that a combination of strategies should be undertaken by local governments, including reducing housing costs and increasing incomes with tax credits or housing subsidies. Williams-Derry sees Mayor Nickels’ support for increasing the housing supply as a positive initiative since most governments, according to him, often create obstacles to creating new housing, to keep housing costs high for homeowners.

Comment: In response to Williams-Derry’s article, Cooper makes three important points. First, he argues that the market should not be the mechanism that sets the price of housing in Seattle, since it does not deliver affordable housing neither for low-income households nor for the middle class. Second, increased supply of housing will only lower housing prices for a short period of time after which prices will shoot up again because the area remains an attractive region. Third, we should build up a stock of homes whose prices are set by the community itself rather than by the market, in the form of community land trusts.

Source to check: www.homesteadclt.org (Seattle’s Homestead Community Land Trust)

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ACORN Wins Affordable Housing Funds In NYC

Keywords: affordable housing, housing trust fund.

Geographic Area: New York, New York

Actors: City officials, community organization (ACORN)

Action: creation of Housing Trust Fund funded by Battery Park City Authority revenues to preserve and build affordable housing.

Abstract: After 7,000 New Yorkers gathered at City Hall calling on City officials to ease the affordable housing crisis, the Mayor and Comptroller announced a commitment to begin implementing the use of Battery Park City revenues to create and preserve affordable housing. Battery Park City was developed on a landfill at the southwest tip of Manhattan. It is characterized by charming streets, parks, playgrounds, new condos, and commercial developments. ACORN, along with the mayor and the comptroller, proposed the creation of the New York City Housing Trust Fund, which would be funded by $130 million in Battery Park City Authority revenues. This Fund will be used to create or preserve 4,500 affordable housing units for more than 11,000 New Yorkers over the next four years.

Note: This is a case where revenues from a new development (or a gentrified area) are used to create and preserve affordable housing. If guidelines were added to this plan, they could regulate where affordable housing is built and enforce that the affordable housing be built within the same gentrifying neighbourhood, which would help preserve a socio-economic mix in gentrifying areas.

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Policy Link
http://www.policylink.org/default.html

November 18, 2005

Keywords: Non-profit research, economic and social equity

Geographic Area: Oakland, California, and New York, New York
Actors: Communities, local, regional and state agencies

Action: Undertaken a range of strategies that address equitable development and public investment, fair distribution of affordable housing, and community strategies to improve health.

Summary: Through research, communications, capacity building and advocacy, Policy Link is involved in a series of regional and national initiatives working to achieve economic and social equity. Among these tools is the equitable development tool kit; they advocate for commercial stabilization tools that help communities build the economic strength of their neighbourhood commercial district. These tools are helpful in meeting the needs of local residents to withstand the pressures of gentrification. In addition, community organizations can play an ongoing role in the management of a commercial district to ensure it remains a community asset. Inclusive neighbourhood planning is cited in order to create a shared vision of the commercial district.

5. Australia

Inner Divide
Sydney Morning Herald, July 8, 1999
By Deborah Snow

Keywords: homeless, gentrification, services

Geographic Area: Sydney, New South Wales

Actors: Advocacy group Shelter

Action: Neighbourhood summits

Abstract: Investors, empty-nesters and young professionals have been flooding into Surrey Hills, Sydney seeking the convenience of inner-city life. They clash with the already existing urban subculture, a population of homeless serviced by a network of charitable agencies in the neighbourhood. A debate has resulted between the two groups in which newcomers and new developers are pushing for the agencies to go elsewhere, while hostel managers and long time residents are denouncing the growing intolerance. Local activists are responding by organizing a series of neighbourhood summits. The State government acknowledges the need for a better mix of services for mental health patients and homeless people. The Olympic Games have presented another threat for homeless people, as owners of low-cost accommodation were upgrading and converting to hotels.

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