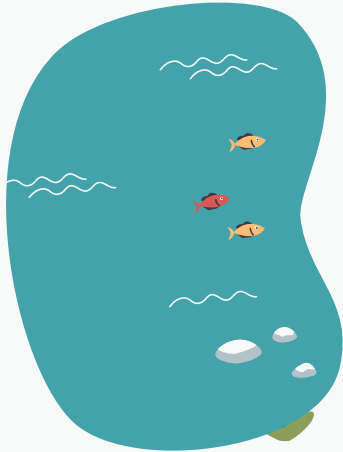




Gentrification

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What is Gentrification? Why is it a Issue?

- What is Gentrification?
 - A process in which a low-income community experiences an influx of middle-class or wealthy people who renovate and rebuild homes and businesses; which often results in an increase in property values and the displacement of earlier, usually poorer residents
- Why is it an Issue?
 - Gentrification is a major issue as it brings the displacement of long-term residents, increases socioeconomic disparities as well as the cost of living



A Timeline of Gentrification



The Federal Housing Administration furthered the segregation efforts by refusing to insure mortgages in and near African-American neighborhoods — a policy known as "redlining."

G.I. Bill, which created programs to help veterans of the Second World War. Between 1944 and 1950, the Veterans Administration guaranteed over 2 million home loans, but these benefits and more were denied to black veterans. Furthering unequal/discriminatory housing practices

The Federal Aid Highway Act of 1956. The bill authorized the construction of the Interstate Highway System, a 41,000 mile stretch of road designed to connect the country's network of cities. Highways displaced traditionally low-income communities.

In the early 2000s, affluent professionals began to reject suburban life for a chance to live in cities, where they could live close to work and enjoy the cultural amenities of a large urban center. Many moved to city neighborhoods that were home to people of color and working-class families



1934

1944

1956

2000s



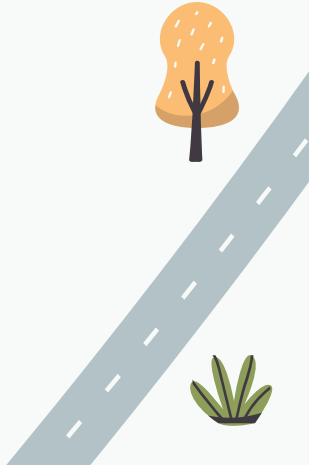


Official and Unofficial Actors

Official Actors

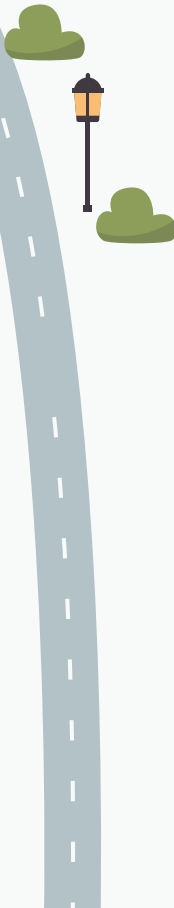
- Federal gov. - FHA. Serves primarily as a funder, providing financial resources through federal tax policy
- State gov. - plays an important role in housing
- Local gov.- where the action begins. From implementing zoning regulations and processing requests for waivers to issuing building permits and conducting housing code inspections, localities play a direct role in shaping the housing that gets built in their communities

Unofficial Actors

- Developers
 - Public Sector
 - Private Sector
- 

Sustainability

Economic



The economics of gentrification explicitly state that neighborhood property values increase, decreasing the supply of affordable housing available to lower-income residents who are then displaced, as the cost of living in the neighborhood increases

Equity

Gentrification can exacerbate income inequality by concentrating wealth in certain areas and displacing low-income residents who may have fewer opportunities to improve their economic situation

Environment

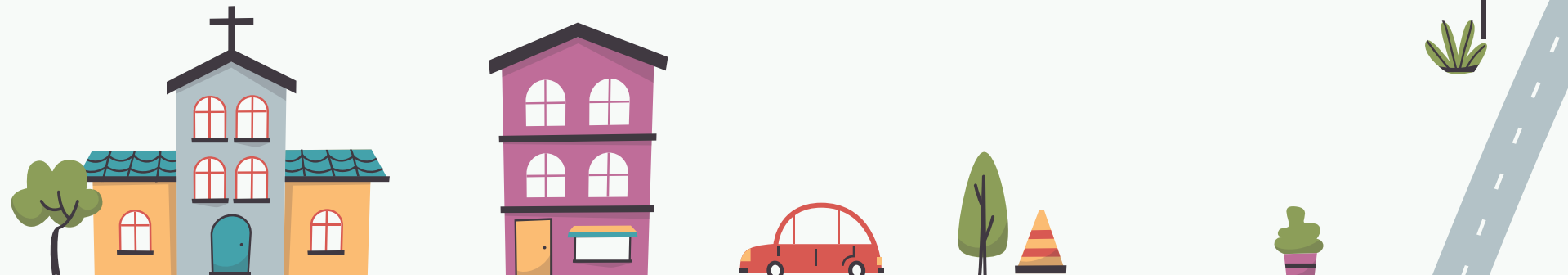
Environmental gentrification is a topic that intersects with environmental justice. The areas that are redeveloped with the intent of adding more environmentally friendly parks and greenspaces, are generally selected because the neglected property that can be purchased for a lower cost





Policy Options

- Preservation Policy
 - Preservation refers to policies and strategies that ensure current housing stock is not lost and remains of sound quality. Promising preservation policies include subsidized affordable housing rehabilitation, preservation of unsubsidized affordable housing, and measures to strengthen community resilience
- Neighborhood Stabilization
 - Neighborhood stabilization refers to policies and strategies that change conditions to allow residents to remain in their neighborhoods. Promising neighborhood stabilization policies include community land trusts, right of first refusal, renter protections, and rent control.





Possible Solution

- Inclusionary zoning/housing policies
 - Inclusionary housing programs are local policies that tap the economic gains from rising real estate values to create affordable housing for lower income families. An inclusionary housing program might require developers to sell or rent 10 to 30 percent of new residential units to lower-income residents.



Thank You

Any Questions?

Ask away or email me @: lbentzel@udel.edu