



# Gentrification & Brownfields : How do we usher in revitalization without pushing people out?

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NJIT TAB

2018 Southeast Brownfield Conference September 27, 2018

# Gentrification

Higher income households displace lower income residents of a neighborhood, changing the character neighborhood



<https://www.flickr.com/photos/striderv/3646844780>

# There Goes the Neighborhood



<http://sidewalkshadows.com/blog/?p=5793>

# Environmental Justice Executive Order

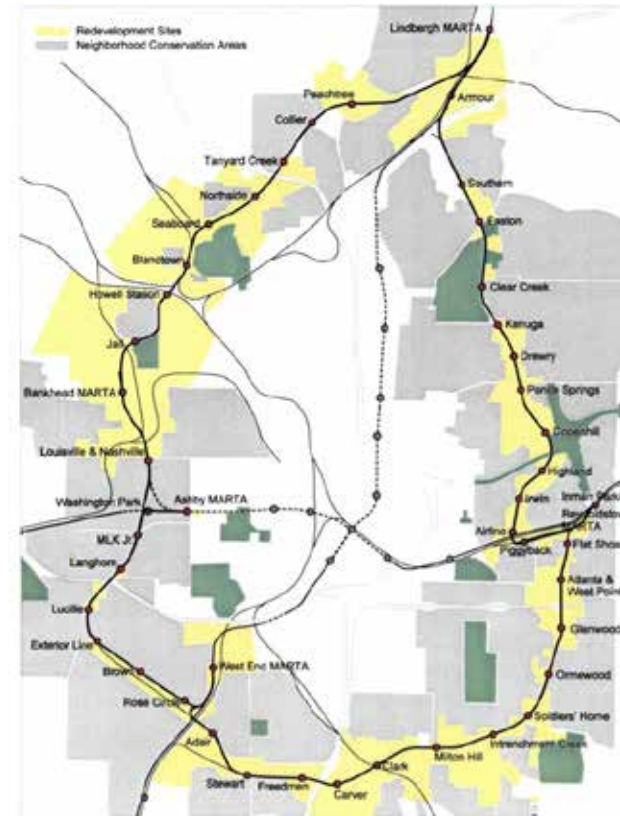
Executive Order 12898 on Environmental Justice  
*"Federal Actions to Address Environmental Justice  
in Minority Populations and Low-Income  
Populations"* - 1994



# Gentrification: New Buildings, New Infrastructure



# Atlanta's BeltLine



<https://kinder.rice.edu/2016/09/28/atlanta-beltline-creator-resigns-citing-affordability-equity-concerns>

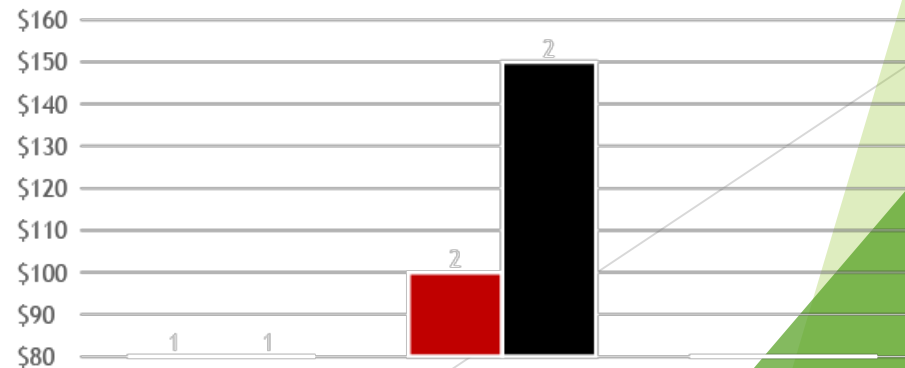
# Brownfield Example: Hahne Bldg. Newark, NJ



<https://www.flickr.com/photos/juliarowe/8237977661/>

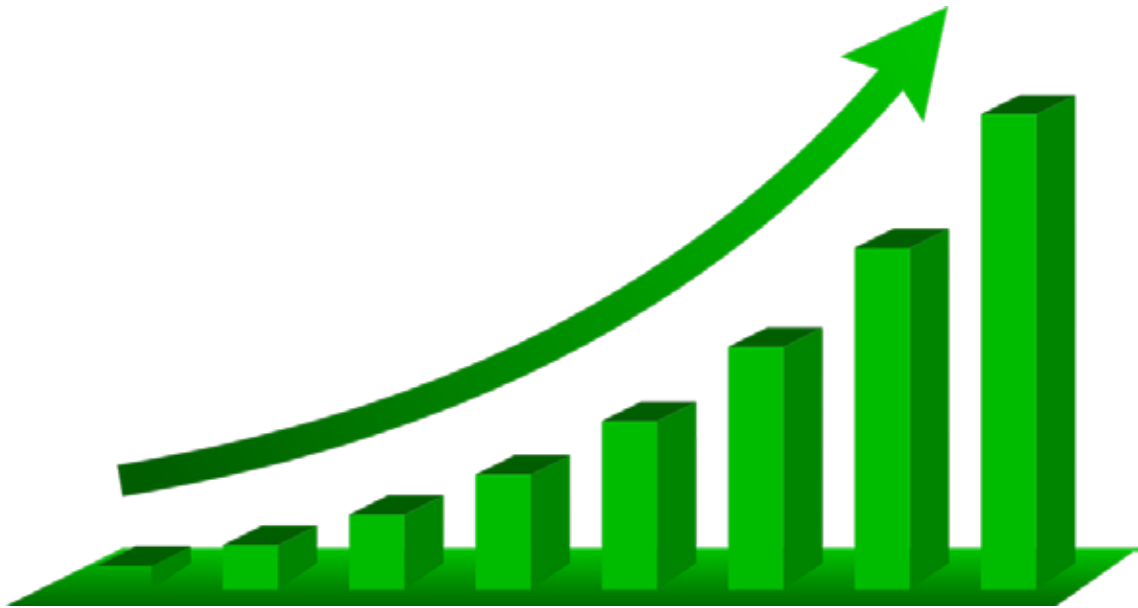


■ Current Property Value    ■ Potential Property Value



# Unintended Consequences

Increased Property Values 5-15%



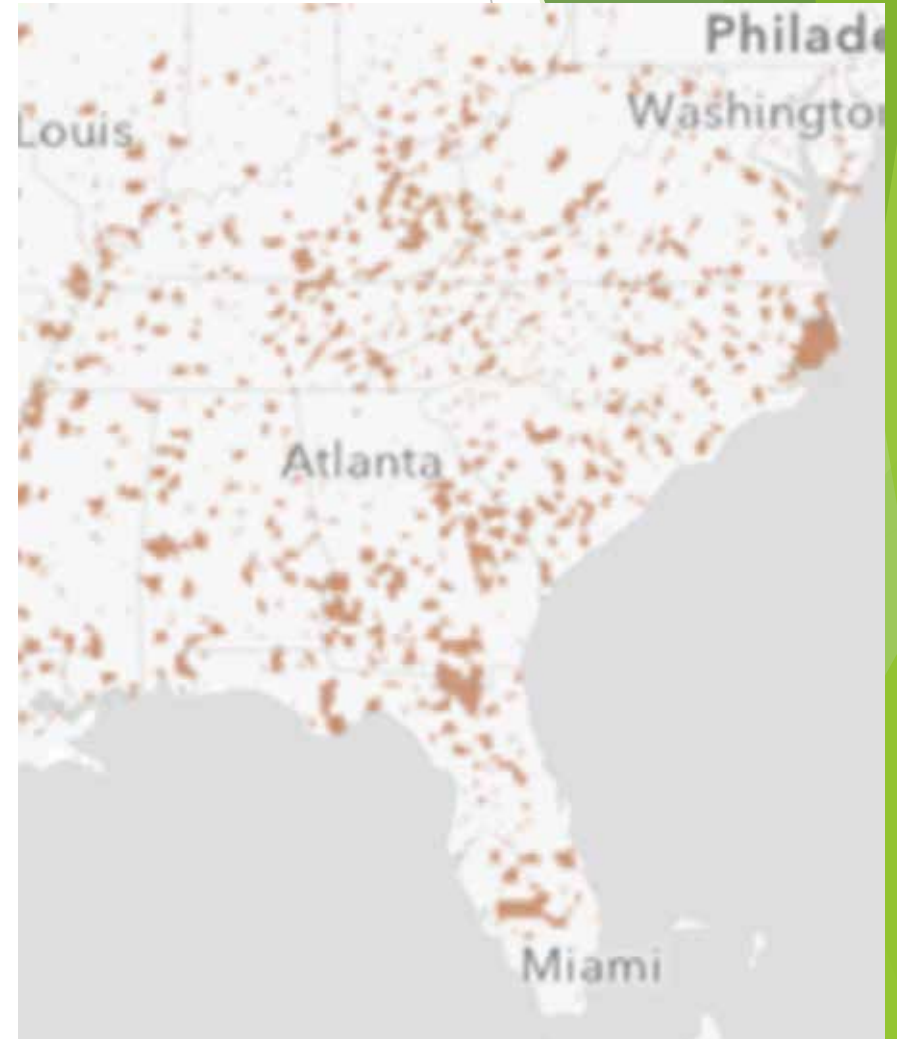
Decreased Housing Affordability





# Investing in Opportunity Opportunity Zones (O-Zones)

- ▶ Powerful Tax incentives for private money to invest in distressed neighborhoods
  - ▶ Broad & Flexible
- ▶ What could it mean? Major investment to struggling communities
  - ▶ More redevelopment of brownfields, more attainable housing and expanding local businesses
- ▶ What could go wrong?
  - ▶ Hot Markets - Investors are likely to choose neighborhoods where they will maximize their return on investment (fast rising property values) - which could accelerate gentrification
  - ▶ What can we do? Put in place "Do No Harm" policies



So What Can We Do?

# Revitalization instead of Gentrification

The world is not  
a zero-sum game.



# Incorporating Equitable Development

Strategies that ensure that low-income and minority communities not only participate in but also benefit from decisions that shape their neighborhoods and regions.

- ▶ Build capacity; community engagement
- ▶ Mix of Housing Types (Housing Choice)
- ▶ Mixed Income / Mixed Wealth - Sustainable wealth creation - expanded job and educational opportunities
- ▶ Diverse Communities - Revitalize while preserving neighborhood character

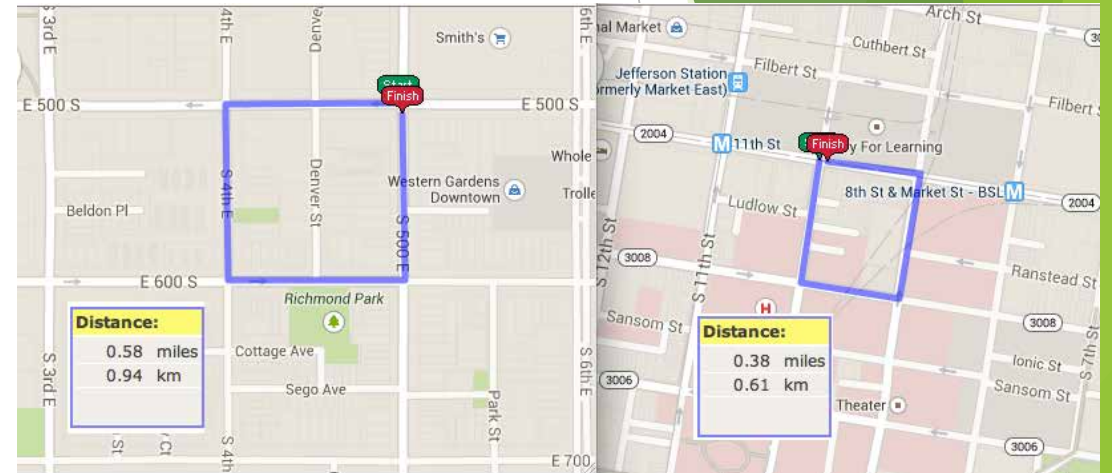
# Strategies to Achieve Equitable Development



- ▶ Policies – Phase Zero (inclusionary zoning, property tax relief, encourage infill development)
- ▶ Community Engagement / Participation
- ▶ Higher Wages for Existing Residents
- ▶ (Permanent) Affordable / Attainable Housing
  - ▶ Create New Affordable / Attainable Housing
  - ▶ Maintain and Upgrade Existing Affordable / Attainable Housing
  - ▶ Land Trusts
  - ▶ Finance Programs for Homeowners and Landlords
  - ▶ Policies / Planning

# Strategies to Achieve Equitable Development

- ▶ Commercial Stabilization
- ▶ Monitor for Gentrification
- ▶ Shorten City Blocks
- ▶ Informal Green Spaces
- ▶ Support Local Businesses
- ▶ Allocate vacant properties
- ▶ Urbanize the Suburbs?



Resilience.org

## Residents Taking Action - Lower Income (Old and New)

- ▶ Respect your neighbors
- ▶ Attend your Neighborhood meetings
- ▶ Join local advocacy organizations
- ▶ Vote politicians in or out of office
- ▶ Reach out to housing advocacy organizations for assistance



# Residents Taking Action - Moderate to High Income

- ▶ Respect your Neighbors
- ▶ Attend your Neighborhood meetings
- ▶ Join local advocacy organizations /  
Donate your time
- ▶ Donate to a community fund
- ▶ Help your neighbors (Don't be a hall  
monitor)
- ▶ Vote politicians in or out of office





# Thank You

## CONTACT INFORMATION:

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