

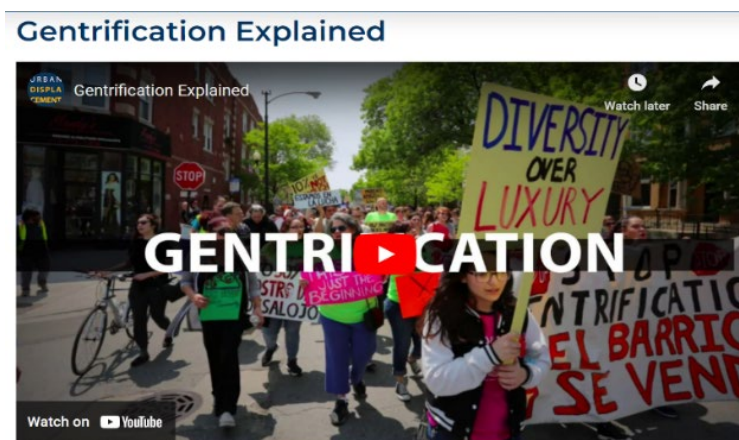
Highlights from Research on Gentrification and Parks

Definitions

Gentrification	A process of neighborhood change that includes economic change in a historically disinvested neighborhood – by means of real estate investment and new higher-income residents moving in – as well as demographic change – not only in terms of income level, but also in terms of changes in the education level or racial make-up of residents. Gentrification is a distinct type of neighborhood revitalization due to its potential to displace residents (Urban Displacement Project, 2021).
Displacement	Can be a result of gentrification, in which people and businesses are forced to move by high land costs (The Uprooted Project, 2022).
Green gentrification	Occurs when new or improved green space attracts increased investment and developer attention, forcing residents who are unable to adapt to increased costs of living to relocate (Anguelovski et al., 2019).
Green amenity	An environmentally based feature, like a park, garden, greenway, urban farm, or rail-to-trail infrastructure aimed at increasing quality of life through health and wellbeing of those with access to it (Oscilowicz et al., 2021).
Equitable community development	An overall development strategy that ensures everyone participates in and benefits from the region’s economic transformation – especially low-income residents, communities of color, immigrants, and others at risk of being left behind. Equitable development efforts should strive to eliminate racial inequities, allow lower-wealth residents to live in healthy, safe, opportunity-rich neighborhoods that reflect their culture, and enable residents to influence decisions that affect their neighborhoods (Treuhaft, 2016).

Historic Context

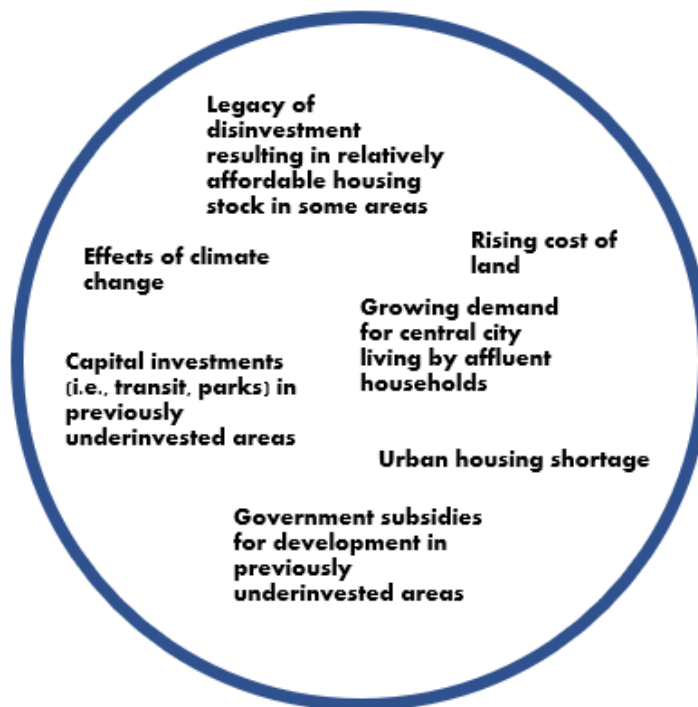
“Neighborhoods impacted by gentrification have been shaped historically by decades of discriminatory public policies and private real estate practices that undermined property values, facilitated substandard living conditions, and generated racially segregated housing patterns. These neighborhoods’ lower property values, location in the urban core near good jobs and transit, and historical and cultural character are all factors that are making them more attractive to newcomers and susceptible to redevelopment” (Way, H., & Mueller, E. and Wegmann J., 2022).



Watch: [Gentrification Explained \(Urban Displacement Project\)](#)

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Gentrification is the confluence of many complex factors acting together



Learnings so far

- “Green gentrification” does not occur in a vacuum. It cannot be understood without understanding the structural planning and development processes that enable it (Sax, D. et al., 2022).
- Larger, regional-scale projects meant to attract high public visibility can exacerbate green gentrification outcomes because they tend to encourage speculative investment and draw attention away from localized concerns around equity (Sax, D. et al., 2022; Lang and Rothenberg, 2017).
- Early research suggests that linear greenways with an active transportation function can spur gentrification more than other types of parks – such as New York’s High Line, Chicago’s 606, Atlanta’s Beltline (Rigolon and Németh, 2019; Anguelovski et al., 2018).
- Early research suggests that the closer a park is to commercial real estate, existing transportation infrastructure, and previous instances of gentrification, the more likely it is to gentrify the surrounding neighborhood – regardless of park size (Anguelovski et al., 2018; Rigolon and Németh, 2019; Cole et al., 2017).
- To mitigate gentrification cities should be encouraged to design parks and develop anti-displacement strategies hand-in-hand (Rigolon, A. & Christensen, J., 2000).
- “Just green enough” is a strategy to help ensure that green space investments are coupled with benefits for existing residents. It involves connecting park improvement to local community needs such as food access, homeownership support, and job development (Curran and Hamilton, 2012).
- Parks and housing sectors can collaborate on joint housing and parks development strategies, like how transit agencies support affordable housing on or near transit stations (Yee, T. et al., 2018).
- Research is limited around the implications for rural communities, though there is some work indicating that lands designed for amenity-tourism to encourage investment may have a greater impact than other uses (e.g., conservation for farming) (Sherman, J. 2021).
- There is emerging work on “Zoom town” impacts on rural towns – which can bring resources but also destabilize communities (Sherman, J. 2021).

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Category	Policy	Implementation Scale	Implementer
Production	Housing production	Local, state	City planning departments, state mandates and funding
Production	Upzoning	Local	City planning departments, state mandates and funding
Production	Inclusionary zoning + developer incentives (i.e., density bonus ordinance)	Local	City planning departments
Production	Accessory dwelling units	Local, state	City planning departments, state mandates and funding
Production	Commercial linkage program	Local	City governments
Production	Land value recapture	Local	City governments
Production	Affordable housing tax subsidies	Federal, state	HUD, state housing authorities
Production	Joint development	Local	City governments, public transit agencies, private developers
Preservation	Naturally occurring affordable housing	Federal, state, local	Federal, state, local government
Preservation	Housing rehabilitation	Federal, state, local	HUD, state and city governments, local nonprofits
Preservation	Community land trusts	Neighborhood, local	Community-owned nonprofits, city government and nonprofit partners
Preservation	Land banks	Local, regional	Metropolitan transit authorities, community development financial institutions
Neighborhood stabilization	Just-cause eviction ordinance	Local	City governments
Neighborhood stabilization	Rent control ordinance	State	State governments
Neighborhood stabilization	Rent, property tax, and foreclosure assistance	Local, state	City and state governments
Neighborhood stabilization	Local employment and apprenticeship programs	Local	City governments, workforce development nonprofits
Neighborhood stabilization	Community benefits agreements	Local	City governments, community groups, private developers

Source: Chapple, K and Loukaitou-Sideris A. (2021). White Paper on Anti-Displacement Strategy Effectiveness.

<https://www.urbandisplacement.org/wp-content/uploads/2021/08/19RD018-Anti-Displacement-Strategy-Effectiveness.pdf>

**Implementation of anti-displacement policies and programs will need to happen at the local level, but the state can require them as a condition for state investments **Tools listed for educational purposes only. Feasibility of all tools is context-dependent and will vary based on state-enabling legislation*

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