

The background image shows a city street scene. In the center is a two-story pink house with a gabled roof and a small front porch. To the left is a modern brick building with large windows. To the right is a modern building with a yellow and grey facade. Bare trees are visible in the background, suggesting a cool season.

# Policies for Community Investment Without Displacement

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## Gentrification

Neighborhood change where a previously low-income neighborhood experiences reinvestment and revitalization, accompanied by increasing home values and/or rents.

**Gentrification can be good or bad for a neighborhood, depending on who benefits.**

- Pollack et al. 2010

## Displacement

Forced or responsive household relocation following, or in anticipation of, investment in transit and urban cores.

- Adapted from Zuk et al. 2018

# The Benefits of Gentrification

How can we ensure current residents benefit from these changes?



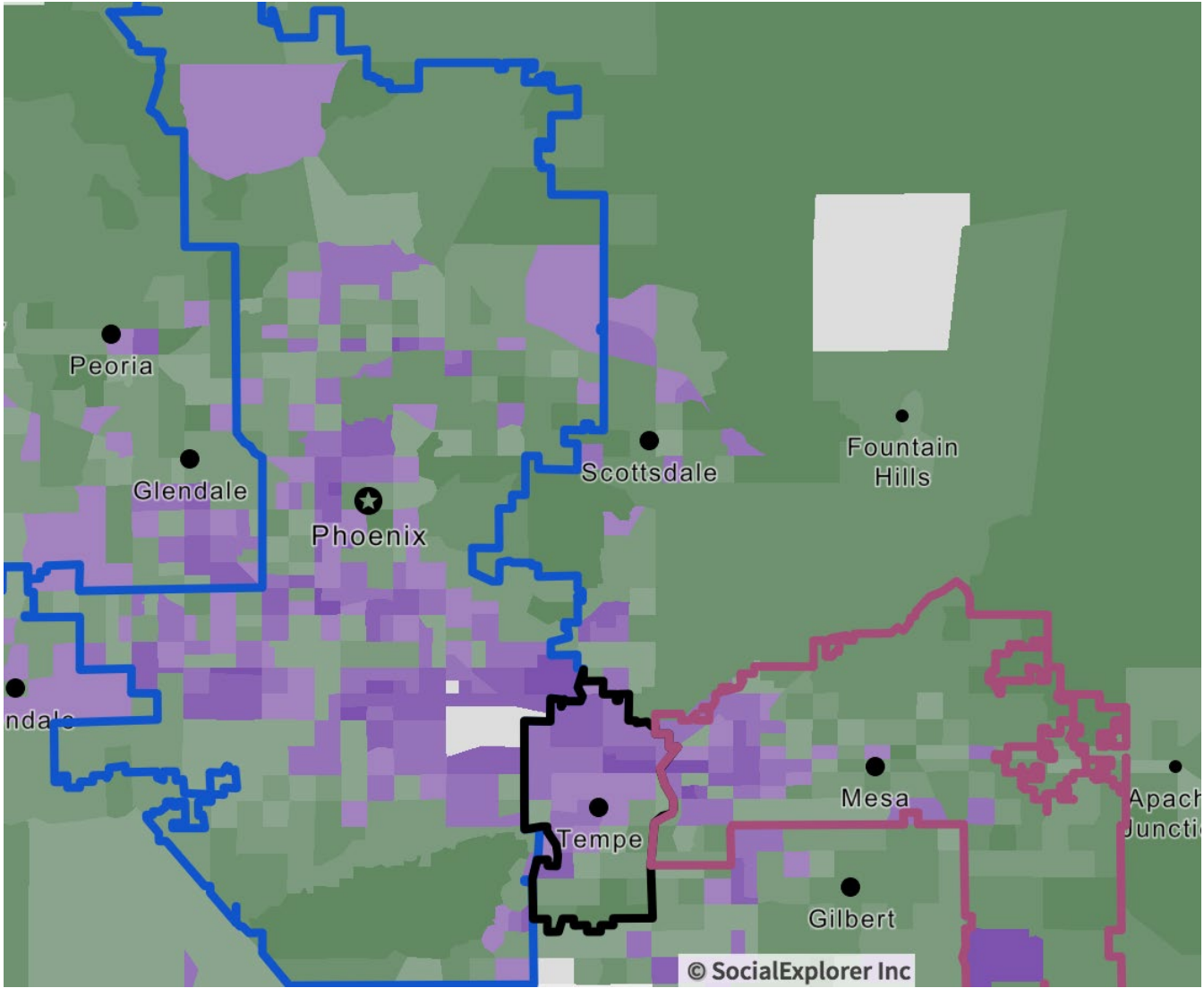




# Arizona's Housing Affordability Crisis

Low wages, high rents, and a limited housing supply.

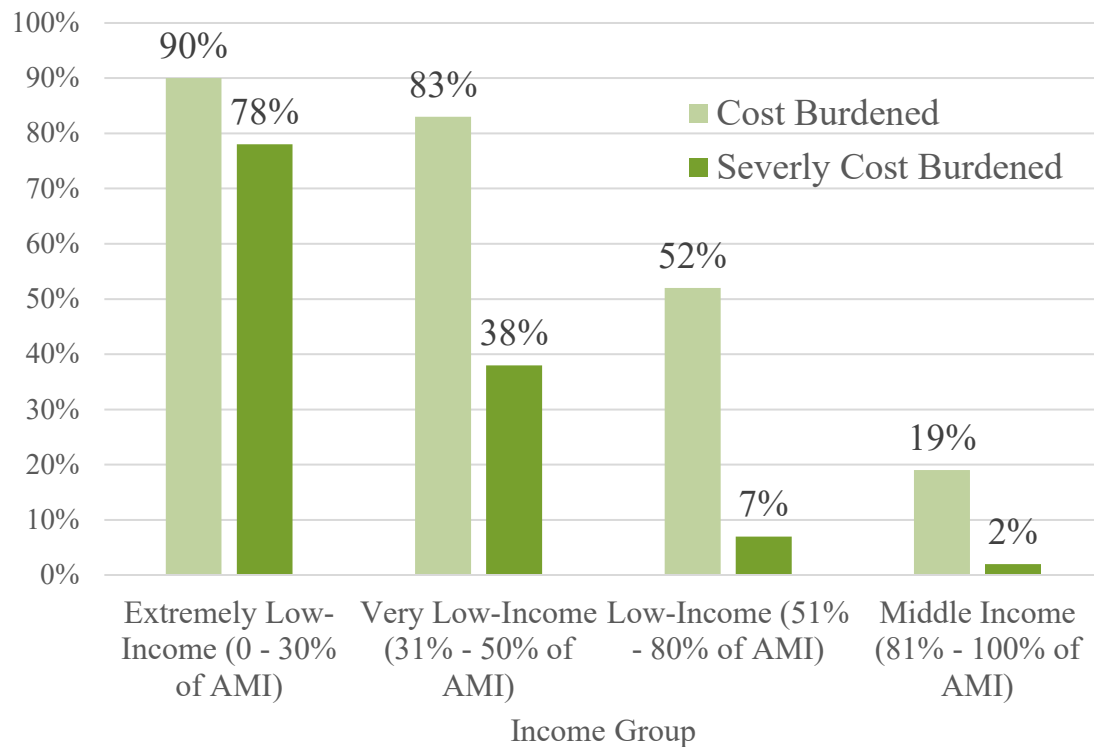
- 57
- \$9.63
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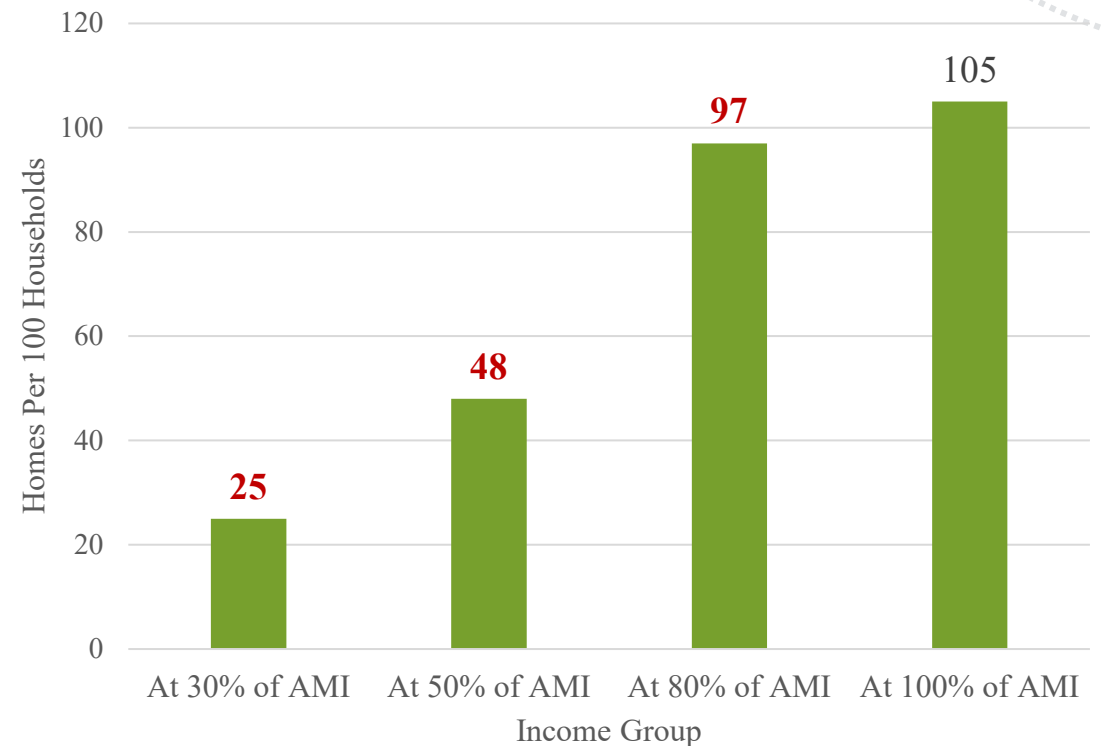
# Arizona's Housing Affordability Crisis

## National Low Income Housing Coalition Calculations

Arizona's Housing Cost Burden by Income Group in 2017



Affordable and Available Homes Per 100 Renter Households in Arizona in 2017



# Arizona's Legal Landscape

## Legal and Political Trends

- Trend 1: Pro-landlord State
- Trend 2: Limited Taxation Tools
- Trend 3: Private Property Rights State
- Trend 4: Strict Policy Prohibitions



# Methods

Interviews, literature search, and policy review.

Interviewees' General Career Categories	
Category	Quantity
Academic	3
City Councilor	3
Community Advocate	2
Developer	1
Local and State Government Staff	5
Lawyer	4
Non-Profit Leader	2





# Anti-Displacement Policy Tools

Readers can elect to:

- Zone inclusively
- Empower:
  - Neighborhoods
  - Non-profits
  - Governments
  - The private sector
  - Multi-sector partnerships
- Prevent evictions, protect tenants
- Finance to increase affordability
- Regulate rent
- Monitor the affordable housing supply
- Maintain the affordable housing supply
- Educate and advocate



# Product: A Comprehensive Anti-Displacement Policy Table

## Feasibility Rankings for Anti-Displacement Policies

Ranking	In AZ?	Could be?
1	Y	—
2	N	Y
3	N	M
4	N	N
5	N	N

- Description
- Feasibility Ranking
- Legal Determinations
- Viability/Improvements
- Challenges/Barriers
- Benefits



# Low-Income Housing Tax Credits (LIHTC)

## Policy Examples

- **Improvements:** Federal Affordable Housing Credit Improvement Act, a state low-income housing tax credit program
- **Barriers:** Federal requirements, limited funds
- **How:** Lobbying, reallocating funding, legislation

### Policy Information

Exists in Arizona?	Yes
Could exist in Arizona?	
Feasibility Ranking	1

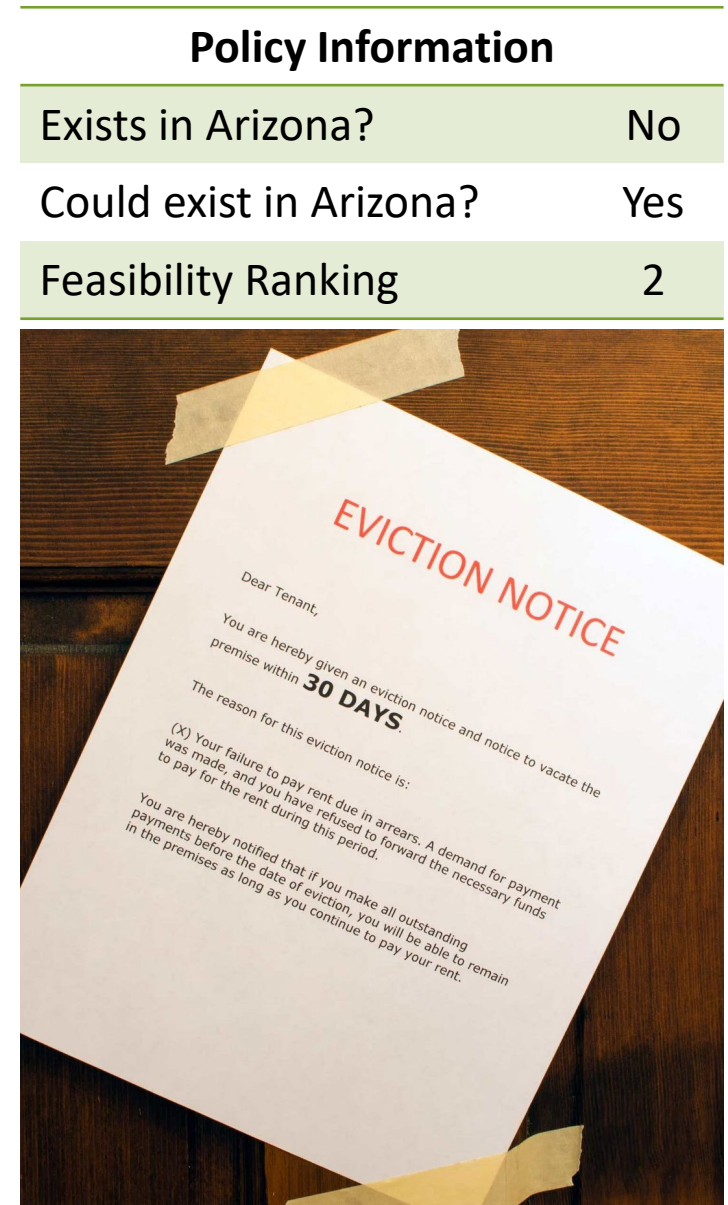


# Legal and Mediation Support Expansion for Evictions

## Policy Examples

- **What:** All those facing eviction would receive legal support and mediation services, educates tenants
- **Barriers:** Limited local capacity, time, and funding
- **How:** No regulation required, local allocation of funds, direct tenants to existing services

“When tenants have legal representation, average eviction rates drop from 90 percent to 50 percent.”  
(All-In Cities, 2019)





# 90-Day Notification of Lease Non-Renewal

## Policy Examples

- **What:** 90 days' notice of intention to evict a tenant without a cause, raise rents more than 5%, or not to renew a lease
- **Barriers:** Arizona House Bill 2115
- **How:** Coupled services



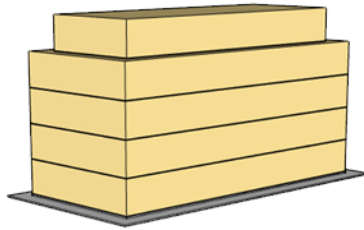
Policy Information	
Exists in Arizona?	No
Could exist in Arizona?	Maybe
Feasibility Ranking	3



# Mandatory Inclusionary Zoning

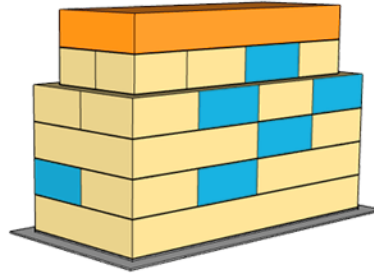
## Policy Examples

- What:



5 Stories - 58,000 square feet

58 Market-Rate Units  
No Affordable Units



6 Stories - 66,000 square feet

10% Inclusionary Requirement  
14% Density Bonus  
60 Market-Rate Units  
6 Affordable Units

- Barriers: A.R.S § 9-461.16
  - Residential housing; requirements; fees; prohibition
- How: Major political shift

### Policy Information

Exists in Arizona?	No
Could exist in Arizona?	No
Feasibility Ranking	5







# Findings

## Health & Equity

- Housing as healthcare
- Location matters
- Tenant protections provide stability and improve health and equity
- Diversify supply
- Equity in all policies



# Findings

## General Policy

- Developers prefer incentives
- Combinations are key
- Be innovative with financial strategies
- Capitalize on political will and collective energy



## Number of Policies per Feasibility Ranking.

Feasibility Ranking	Number of Policies (% of Total)
1	24 (33%)
2	18 (24%)
3	9 (12%)
4	6 (8%)
5	13 (18%)
N/A (Unknown)	4 (5%)

# Implications for Arizona

## Key Takeaways

- Focus on:
  - Solidify the State Housing Trust Fund
  - Stronger protections for tenants
  - Equitable engagement
- More optimism and policy options than expected
- Continue bringing partners together
- Unity is important

# Q&A

**Thank you!**

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