

Retaining Residents and Preventing Displacement through Housing Justice

Thursday morning 11:00 a.m. - 12:15 p.m.

Everyone, regardless of their race or income, should live in a safe, affordable home. Living in an affordable home promotes health, well-being, and upward mobility. Decades of structural disinvestment in many Black, Latino, and immigrant neighborhoods leads to the need for new community and economic development to serve these communities. However, without intentional planning and focus on equitable development, speculative investors can take advantage of these opportunities and exacerbate displacement. The current housing affordability crisis worsens this displacement risk, with more households facing severe rent burden or at risk of foreclosure.

Regardless of the underlying cause, Black, Latino, and immigrant communities are often displaced due to structural racism's effect on housing costs, income, and public and private development. Confronting systemic injustices and strengthening our housing policies, including tenant protections, pathways to ownership, and increased funding for preserving and producing affordable housing can help prevent displacement and create permanent affordable housing.

Research and resources to support community-led resident retention and anti-displacement efforts can help people stay stably housed. NNIP partners play a critical role in providing data and lifting the voices of residents to help create affordable, stable housing options for people threatened by displacement from financial pressure or new development.

The purpose of this session is to explore how NNIP Partners have engaged with communities and provide data to help improve strategies and implement new policies to address resident retention and displacement.

Geoff Smith, Institute for Housing Studies at DePaul University, will moderate the session and provide overall framing remarks referencing IHS's experience in Chicago (5 minutes).

The panel showcases examples in three cities of NNIP partners and collaborators working towards resident retention and preventing displacement across different housing market contexts. (10-12 minutes each)

- **C. Terrance Anderson** and **Lee Guekguezian** from the Center on Urban and Regional Affairs (CURA) at the University of Minnesota will share their recent collaboration with [the Blue Line Extension Anti-Displacement working group](#) and research on displacement effects from the previously built light rails in the Twin Cities.
- **Steve King**, NNIP Alum, from the [Oakland Community Land Trust](#) will discuss OakCLT's origin story with Urban Strategies Council to their anti-displacement strategies today.

OakCLT expands access to housing for low-income residents through creating permanent housing opportunities.

- **Ashley Clark** from Detroit Future City will present their recent report, in collaboration with the Detroit NNIP partner, Data Driven Detroit (D3), [The Role of Small-Dollar Mortgages in Detroit's Housing Market](#).

Each presentation will be followed by moderator questions and audience questions for 5 minutes and then end with open questions and discussion for the remaining time.

Discussion:

- What strategies have helped you successfully partner with community residents and organizations?
- What aspects of retaining residents and preventing displacement are most prominent in your community?
- What partnerships and data are needed to advance policies that address structural issues to transform housing systems in your city and neighborhoods?
- Is housing justice being discussed in your community? How so?

NNIP Strategic Framework Connections:

- Goal: Local actors adopt data-informed policies and practices to distribute resources more fairly and equitably across neighborhoods.
- Strategy: Harness the power of the network by expanding the roles and engagement opportunities of NNIP Network members.

Resources:

[Housing Justice Hub](#) | Urban Institute

- A central resource for Urban Institute published work on housing justice, alongside a library for research across the field.

[Housing Justice Narrative Toolkit](#) | PolicyLink

- The toolkit provides a platform to reimagine a future and language to speak to the base most aligned with housing justice and anti-racism.

[Anti-Displacement](#) | PolicyLink

- This anti-displacement hub provides tools for multiple strategies to prevent displacement, including tenant protections, land trusts, and TOPA policies.

[Developing an Anti-Displacement Strategy](#) | Local Housing Solutions

- This brief provides guidance on how localities can develop an anti-displacement strategy in neighborhoods experiencing rising rents and home prices.