

PREVENTING DISPLACEMENT FOR RESIDENTS & LOCALLY-OWNED BUSINESSES



- * AHSC-funded affordable housing helps low-income residents to stay in place as new investments are brought into their neighborhood.
- * All 19 developments funded in AHSC’s most recent round will implement additional strategies to prevent the displacement of low-income residents and locally-owned businesses.

About AHSC’s anti-displacement effects

Low-income households and locally-owned businesses face the threat of displacement from their neighborhoods as regions comply with SB 375 through new transit investment and related infill investment. In a 2017 study, the Urban Displacement Project found that transit-rich neighborhoods often experience destabilizing increases in housing costs and loss of low-income households.¹

How AHSC achieves this policy goal

- **Affordable Housing:** AHSC has provided critical funding for 6,443 high-quality, location-efficient affordable homes for low-income Californians, most of whom earn less than 50 percent of area median income. Affordable housing is a proven anti-displacement strategy, which helps low-income families remain rooted in their communities and maintain access to regionally-serving transit just as new amenities and investments are coming into their neighborhoods.
- **Anti-displacement Strategies:** AHSC further requires that developments located within disadvantaged communities must be designed to avoid displacement of local businesses and achieve “no net loss” of affordable homes. All AHSC developments awarded in the most recent round of funding listed at least

two resident anti-displacement strategies (beyond development and preservation of affordable housing) and at least one business anti-displacement strategy to be implemented as part of the AHSC-funded development plan or already existed in the jurisdiction.

The most common resident strategies include just cause eviction, tenant anti-harassment policies, density bonus ordinances, and the use of affirmative marketing strategies targeting a disadvantaged or low-income community. Prioritization of Minority and Women Owned Business Enterprises for public contracting and increasing the visibility of the jurisdiction’s small business assistance program were the most commonly listed anti-displacement strategies for local businesses.

¹Chapple, Karen and Anastasia Loukaitou-Sideris, 2017. Developing a new methodology for analyzing potential displacement. May. Website: https://www.arb.ca.gov/research/single-project.php?row_id=65188.