

# Displacement Prevention in Green Building Policy

*Why?*

- Roughly 5,450 evictions occur in Boston every year
- Communities of color, especially Black communities, are disproportionately harmed by high eviction rates
- Building energy upgrades can result in higher rent prices, contributing to displacement & gentrification
- Green building policies must contain protections against displacement

## Anti-Displacement Strategies

### Tenant Protections

#### Right to Counsel

Tenants should have the right to legal representation in formal eviction filings

#### "Just Cause" Evictions

Landlords should be required to provide a legitimate reason for evicting a tenant

#### Right of First Refusal

Tenants should have the 1st option to buy their rented property during a condo conversion

#### Sealed Eviction Records

Past eviction records, which make it harder to find new housing, should be kept private

### Government Regulation

#### Rent Control/Stabilization

Local gov'ts should be able to impose reasonable limits on rent prices & increases

#### Inclusionary Zoning

Developers should be required and incentivized to set aside a portion of new units as affordable housing

#### Household Energy Bill Limits

Household energy bills should be limited to a certain percentage of gross household income

#### Development Regulations

Stricter regulations, for the development of luxury apartments and condo conversions, should be imposed

### Government Action

#### Rental Assistance

Rental assistance to those nearing or facing eviction should be expanded

#### More Affordable Housing

Local gov'ts should subsidize affordable housing production (e.g. through a large real estate transfer tax)

#### Reformed Zoning Laws

Local gov'ts should encourage more equitable development, e.g. permitting multifamily housing in expensive areas

### Community Ownership

#### Community Land Trusts

Local gov'ts should promote CLTs, which maintain ownership over areas of land and prioritize the needs of the community, e.g. ensuring affordability

#### Community Aggregation

Communities should be able to make collective decisions about their electricity sources

#### Community Preference

For new affordable housing units, priority should be given to members of the surrounding community

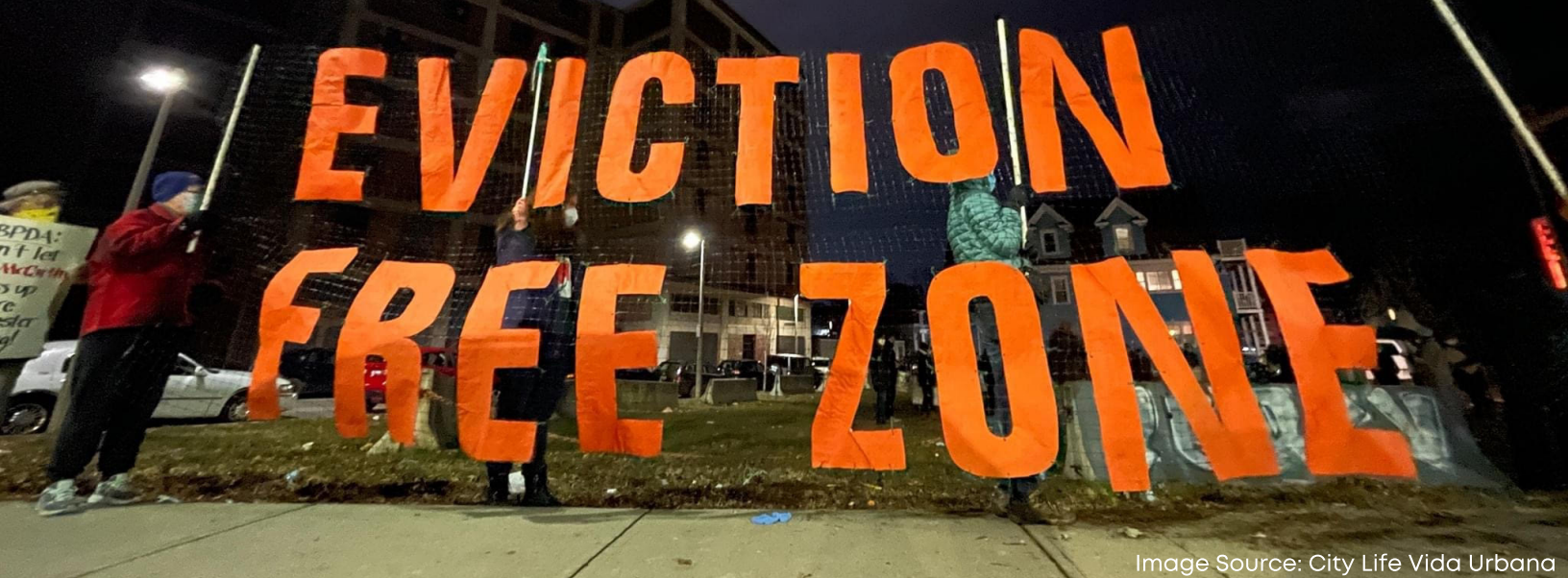


Image Source: City Life Vida Urbana

## — Innovative Programs in the U.S. —

### California's Healthy Homes Act

California's Healthy Homes Act directs existing state energy efficiency funds to improve habitability in the places that need it most — neighborhoods with the highest rates of pollution and poverty. It provides funds for working-class families to fix leaky roofs, insulate walls, and eliminate mold. In exchange for funding real upgrades, it guarantees that rents won't go up.

### The Minneapolis 4D Program

The Minneapolis 4D Program helps rental property owners get significant property tax reductions, if they agree to keep 20% or more of their rental units affordable. Furthermore, building owners get a grant of \$100 per affordable unit and have access to up to \$50,000 in incentives for solar energy projects.

### Seattle Executive Order 2019-02

Mayor Durkan's order takes a multi-faceted approach; first, it establishes a community preference policy as well as encouraging homeownership on publicly owned sites. Second, the city will utilize funds to acquire and preserve expiring subsidized buildings and prevent the displacement of low-income residents. Third, the city will provide no-interest loans to low-income homeowners to improve their homes, based on the household's needs. Lastly, Seattle will implement requirements for development with the goal of creating at least 6,000 new affordable homes by 2028.

### Sources

Evictions in Boston: The Disproportionate Effect of Forced Moves on Communities of Color, City Life Vida Urbana, 2020

Comprehensive Building Blocks for a Regenerative & Just 100% Policy, Just Solutions Collective, 2020

2021 RTCV Platform, Right to the City Vote, 2021