Why did LISC decide to sponsor the Urban Displacement Map and what were our goals for participation?

Following our September 2016 convening on Neighborhood Change and Displacement, LISC NYC determined that our mission-driven neighborhood partners, funders, and sister sites in the LISC platform doing programmatic/advocacy work on displacement expressed the following needs:

1. A need for a **deeper and contextual** understanding of the population and market change dynamics at play beyond anecdotal accounts of speculation and displacement at a block or building location level. Further, there was a need to understand what predictors if any contributed to neighborhood change dynamics. The UDP's methodology of segmenting geographies into a spectrum of typologies of neighborhood change provided this contextual understanding in a way that other mapping tools have generally not thus far. The UDPNY beta confirms some of the conventional understanding in neighborhoods where we know rents have appreciated significantly. The beta also offers some new understanding of risk in neighborhoods where investment is just starting to flow. This is particularly important now given concerns the community development sector has with the recently enacted federal **Opportunity Zone** program, which will spur significant real estate investment across the region and result in additional speculation and displacement pressures. We expect UDPNY beta to allow the user to view Opportunity Zones within the context of discrete neighborhood change typologies.

2. A need for a **regional understanding** on the issues of speculation, displacement, and neighborhood change. As UDP's work demonstrated in the Bay Area, population flows and neighborhood change are happening across municipalities and state boundaries. There is increased consensus that planning and policy solutions will require a regional focus. We believe NYC DCP has arrived at a similar conclusion with the establishment of their regional planning team. The UDP methodology builds on the work of RPA and segments the greater metropolitan region into typologies of change. The UDPNY beta allows the user to visualize a region marked by exclusion and the need for statewide policy solutions.

3. A need to raise awareness on the **data limitations** with respect to researching speculation, displacement, and neighborhood change. The UDPNY analysis used Census Bureau data from the 1990 and 2000 Decennial Census and the American Community Survey (ACS) 2012-2016 five year estimates. We have learned that there are limitations to using US Census data with respect to a time lag in data availability and census tracts with insufficient population data. Further, unlike New York City, which has made huge data investments through its NYC Open Data portal, municipalities across the region are inconsistent in capturing other useful data layers with respect to public infrastructure, rents, code enforcement, and small businesses. This data infrastructure is increasingly essential for municipalities to effectively plan and implement for land use and economic development.

4. Introduce a **long-term framework** that incentivizes additional academic interest and research on the topic for the benefit of the community development sector. Academic research and expertise on neighborhood change has often been sparse, reliant on stale and one-dimensional data sets, and not readily useful by policy stakeholders. We believe the UDPNY beta provides a geo-spatial framework for how economic growth and population change are occurring in the region that will spur more comprehensive and sophisticated research.

5. New York City has devoted significant resources through its Housing NY 2.0 plan towards preserving and developing very-low income housing and has been a **leader in the region** in **developing and innovating anti-displacement policy strategies** including those listed below. We believe the UDPNY can evolved into a useful tool to understand what impact these strategies are having with respect to equitable growth in NYC and spur other municipalities in the region to hone in on strategies of their own.

   1. Right to Counsel
   2. Certificate of No Harassment
   3. Landlord Ambassadors Program
   4. Neighborhood Pillars Program
   5. Partners in Preservation
   6. NYC Tenant Support Unit
   7. Stand for Tenant Safety Act
   8. Speculation Watch List
   9. Housing Not Warehousing
   10. Community Land Trust Pilot