

redlining

est. of HOLC, FHA  
segregated white flight  
G.I. Bill



eminent domain

Federal Highway Act of 1956  
20th c. Urban Renewal  
"slum" clearance

principles of "order" efficiency;  
"logic" triumph over compassion,  
equity and commonsense

## displacement



### drivers

who wins, who loses? who is included, who is excluded?

institutional investment /  
private investment

housing seen as a commodity, not a right — increased housing costs — "othering" of spaces

eviction

tenant harassment, neglect, health hazards — loss of "place-memory" — loss of belonging

climate crisis

"green gentrification" — spur development — increases home prices  
brings benefits only to certain demographics,  
while threatening the vulnerable community members

### effects

which communities are disproportionately displaced?

cultural loss

dilution of community power

social-emotion repercussions

further segregation of cities

suburbanization of poverty

homelessness

youth trauma

destruction of public parks,  
community gathering space

destruction of historic centers

destruction of minority  
communities

destruction of life-long homes  
(through eminent domain)

failed public housing projects

loss of schools, jobs,  
resources

perpetual cycle of erasure

ecology of "absence"

generational violations  
of public trust

dehumanization

Dislocation,  
Demolition,  
Disappointment



destruction of a sense of community,  
eradication of a distinct cultural heritage

"from **blight**  
to **light**"

# Anti-displacement

## Strategies

### Regenerative Neighborhood Development

#### Sweet Water Foundation

Through the practice of Regenerative Neighborhood Development, SWF has transformed 4 contiguous city blocks of the Englewood/Washington Park neighborhood into "The Commonwealth". Through the **reconstruction** and **preservation** of current neighborhood structures, community tradition, and the utilization of green infrastructure, the SWF has changed the neighborhood for the benefit of all.

#### Progressive Preservation

#### Adaptive, Progressive Re-use Architecture

- from foreclosed homes to **public schools**
- from vacant houses to **public art galleries**
- from vacant lots to **public gathering space**
- adaptation of scrap materials ("waste to **RESOURCE**")



Challenging the traditional view of preservation

#### WE THE PUBLIC

public art, public architecture, public infrastructure, public culture, public housing, public education, public air...

- re-write, represent new narratives
- establish a healthy public -- and individualized -- memory

"What happens when you bring together creative people who are committed to rebuilding their neighborhood by hand and from the ground up?"

"THEY MAKE NEW HISTORY." -SWF

by the community  
for the community

- public engagement
- came together in celebration of life & experience
- preservation of communal, cultural significance
- acknowledgment of community importance



maintain, rebuild, celebrate

### Combating Green Gentrification

#### Solutions

- Promoting equitable park and open space development
- prioritizes affordable housing, community stabilization, and access to opportunity
- PRADS (parks-related anti-displacement strategies)
- Requirement of anti-displacement policies in park funding
- Developing affordable housing near parks
- Value Capture
- revenue from green projects supports community investments and build wealth in communities

#### Site Specific Solutions

- Chicago
- Implementing PRADS
- Establishing community land trusts
- Affordable housing in at-risk neighborhoods

- community gardens
- thought barn / community farm
- Re-construction house
- and park & meeting house
- think-do house

**RECLAIMING SPACE;**  
**REGENERATION OF SPACE**

SWEET WATER  
FOUNDATION