



# Preventing Displacement

## by MANAGING NEIGHBORHOOD CHANGE

### Why it's important

Low-income residents and business owners are often the most vulnerable to increasing rents, condo conversions, and expiring affordability restrictions. They also tend to be core transit riders. Disruptive displacement can force vulnerable populations to move further away from jobs, friends, and public transportation in search of housing that they can afford.



### What It Is

Neighborhoods can change dramatically over time. Sometimes change occurs rapidly due to new investments in housing or transportation infrastructure or through the independent actions of buyers and sellers in the market. While investments can lead to more vibrant and prosperous places, disruptive neighborhood changes can lead to displacement, which has a disproportionate affect on low income households and businesses. By better understanding the dynamics of neighborhood change, policies and programs can be targeted to ensure the benefits of new investments are shared by all residents and businesses.

### The community needs to know...

- How will housing market change?
- What are the biggest risks for displacement?
- What strategies can keep our community affordable?
- What metrics can track neighborhood change over time?

**MAPC worked with the City of Somerville, Somerville Community Corporation, and others to better understand the potential impacts the Green Line Extension (GLX) may have on the neighborhoods around the new stations.**



[www.MAPC.org](http://www.MAPC.org)



60 Temple Place; Boston, MA 02111  
617.933.0700



Ensuring that New Investments Benefit Everyone



## Findings from Somerville

Rents along the GLX could rise 25% to 67%

700 to 800 renters could become newly cost-burdened

## Related Work

The Managing Neighborhood Change: Selected Anti-Displacement Strategies in Practice toolkit provides information on anti-displacement best practices and examples of local strategies in action.

[www.mapc.org/neighborhood-change](http://www.mapc.org/neighborhood-change)

### Shirley Avenue, Revere

The community-driven action plan will serve as a guide to neighborhood improvements, including investments in affordable housing.

## What happened in Somerville

The extension of the Green Line through Somerville will dramatically improve transit mobility in the city, but is also likely to bring added pressure to the city's residential housing stock, and with it, the risk of displacement. We focused on four mechanisms by which displacement can occur and estimated the magnitude of displacement potential from each, generally based on development patterns in comparable neighborhoods.

The City of Somerville, the Somerville Community Corporation, and MAPC co-hosted a month-long discussion series that explored housing needs, affordability, gentrification, and strategies for an effective housing agenda to promote housing for all in the city. Community members discussed topics ranging from family housing to gentrification and displacement. The series revealed the community's fervent desire to maintain Somerville's diversity, vibrancy, and sense of community in the face of current and future neighborhood change.

Through the dialogues and data analysis, our partners and we developed policy recommendations that the City and its partners can use to prevent disruptive displacement. Recommendations include updating the inclusionary zoning ordinance and acquiring land near new Green Line stations for building affordable housing.

**TO DISCUSS HOW MAPC CAN HELP YOUR COMMUNITY, contact Jenny Raitt at [jraitt@mapc.org](mailto:jraitt@mapc.org) or 617-933-0754**