DEVELOPMENT WITHOUT DISPLACEMENT
Women’s Community Revitalization Project

Proyecto de Mujeres para la Revitalizacion Comunal

WCRP

social & economic justice for women & their families:

building homes, building leadership
Vacant Land in Eastern North Philadelphia

1 in 4 pieces of land in our community is vacant

- Vacant Building
- Vacant Land
- Park
- Garden

NORTH
Adding up all the blight

79 football fields!
Market pressure on all sides

S: Northern Liberties (2006)

W: Infill Student Housing near Temple U

E: Fishtown (2011)
Listening project to determine right course of action

325 interviews
neighbors asking neighbors

How has the neighborhood changed?

How does vacant land affect your life? And the neighborhood?

What do you think about creating a Community Land Trust?

photos by Harvey Finkle
Help us solve problems in our neighborhood? I'm not sure how I feel. I have some concerns. I don't like this idea.

Share pictures of what took place.

Discuss together the impact of all this vacant land.
Grace Townhomes

36 units of permanently affordable homes, lease purchase
Preserving homes to sustain our neighborhood

- Help struggling homeowners make repairs to their homes
- Place restrictive covenant on property
- When homeowner decides to sell:
  - first right of purchase - Community Justice Land Trust
  - if not bought by CJLT, sell at reduced price
Ensuring affordable housing is not lost

26 affordable townhomes 3 blocks from new 5-story housing/commercial development

- 15 year compliance period ends in 2014
- Transfer to Community Justice Land Trust
TAKE BACK VACANT LAND: 44 community, faith & labor groups have joined together to pass a law to give communities control of vacant land in their neighborhoods.
<table>
<thead>
<tr>
<th>VALUE</th>
<th>WHAT THIS MEANS TO US</th>
<th>PART OF BILL #130156 introduced in March 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAIR</td>
<td>public land for equitable development</td>
<td>☑</td>
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<tr>
<td>ACCOUNTABLE</td>
<td>community representation on land bank board</td>
<td>☑</td>
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<tr>
<td>TRANSPARENT</td>
<td>public access to information:</td>
<td>☑</td>
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<td></td>
<td>1: each sale/transfer of land</td>
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<td>2: annual impact statement on progress toward goals</td>
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</tbody>
</table>
How we built public pressure:

Traditional ways to engage with our representatives -
community meetings & presence at City Council
How we built public pressure:
Creative ways to engage with our representatives - Tax collection prompt

COLLECTION AGENCY:
PHILADELPHIA CITY COUNCIL

DEAD-BEAT OUT OF TOWN SPECULATORS
ANYWHERE BUT PHILLY, USA

PAST DUE
Payment
Amount:
$75 million

Pass the Land Bank Bill now to put these properties back to use!
How we built public pressure:
Community clean ups
How we built public pressure:

Calling attention to the danger of blight

This property is DANGEROUS and a MENACE to your neighborhood.

It should be reclaimed by a community-controlled Land Bank so it can be your COMMUNITY GARDEN, or rehabbed for HOUSING.

Call Councilwoman Jannie Blackwell and ask for a hearing on bill # 130156 the Land Bank bill.

215-686-3418

And join Take Back Vacant Land, working for a Land Bank we can trust.

TakeBackVacantLand.org (207) 746-1373
A land bank we can trust + organized communities

= PUBLIC LAND for PUBLIC BENEFIT
**Problem:** More than half of renter households spend more than they can afford on housing.

### Renter Housing Cost Burden by Council District

<table>
<thead>
<tr>
<th>Philadelphia City Council District</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
<th>9</th>
<th>10</th>
<th>Citywide</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Council Member</td>
<td>Squilla</td>
<td>Johnson</td>
<td>Blackwell</td>
<td>Jones</td>
<td>Clarke</td>
<td>Henon</td>
<td>Quiñones-Sánchez</td>
<td>Bass</td>
<td>Tasco</td>
<td>O'Neill</td>
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<tr>
<td>Renter Households</td>
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</tr>
<tr>
<td>Cost-Burdened in 2000</td>
<td>39%</td>
<td>45%</td>
<td>47%</td>
<td>40%</td>
<td>40%</td>
<td>37%</td>
<td>42%</td>
<td>44%</td>
<td>43%</td>
<td>49%</td>
<td>42%</td>
</tr>
<tr>
<td>Cost-Burdened in 2012</td>
<td>48%</td>
<td>48%</td>
<td>54%</td>
<td>48%</td>
<td>49%</td>
<td>56%</td>
<td>62%</td>
<td>53%</td>
<td>56%</td>
<td>47%</td>
<td>52%</td>
</tr>
<tr>
<td>Change, 2000 - 2012</td>
<td>+10%</td>
<td>+3%</td>
<td>+7%</td>
<td>+8%</td>
<td>+9%</td>
<td>+19%</td>
<td>+20%</td>
<td>+9%</td>
<td>+13%</td>
<td>-2%</td>
<td>+10%</td>
</tr>
</tbody>
</table>

... and that number is rising.

Sources: 2000 U.S. Census and 2008-2012 American Community Survey 5-Year Estimates
PROBLEM: **ONE IN THREE HOMEOWNERS SPENDS MORE THAN THEY CAN AFFORD ON HOUSING**

**HOMEOWNER HOUSING COST BURDEN BY COUNCIL DISTRICT**

<table>
<thead>
<tr>
<th>PHILADELPHIA CITY COUNCIL DISTRICT</th>
<th>1</th>
<th>2</th>
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<th>4</th>
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</thead>
<tbody>
<tr>
<td>CITY COUNCIL MEMBER</td>
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<td>Bass</td>
<td>Tasco</td>
<td>O'Neill</td>
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<td>OWNER HOUSEHOLDS</td>
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</tr>
<tr>
<td>Cost-Burdened in 2000</td>
<td>25%</td>
<td>27%</td>
<td>27%</td>
<td>24%</td>
<td>24%</td>
<td>22%</td>
<td>29%</td>
<td>25%</td>
<td>25%</td>
<td>20%</td>
<td><strong>25%</strong></td>
</tr>
<tr>
<td>Cost-Burdened in 2012</td>
<td>30%</td>
<td>35%</td>
<td>34%</td>
<td>30%</td>
<td>31%</td>
<td>31%</td>
<td>39%</td>
<td>32%</td>
<td>36%</td>
<td>30%</td>
<td><strong>33%</strong></td>
</tr>
<tr>
<td>Change, 2000 - 2012</td>
<td>+5%</td>
<td>+8%</td>
<td>+6%</td>
<td>+6%</td>
<td>+7%</td>
<td>+9%</td>
<td>+10%</td>
<td>+7%</td>
<td>+11%</td>
<td>+10%</td>
<td><strong>+8%</strong></td>
</tr>
</tbody>
</table>

... AND THAT NUMBER IS RISING

Sources: 2000 U.S. Census and 2008-2012 American Community Survey 5-Year Estimates
Problems: Incomes are stagnant or shrinking while housing costs are skyrocketing...especially in gentrifying neighborhoods.

Change in income versus housing costs:
- Citywide:
  - Change in Median Household Income, 2000 - 2012: +15%
  - Change in Median Gross Rent, 2000 - 2012: +50%
  - Change in Median Home Sale Price, 2000/2002 - 2012/2014: +13%

- South Philly:
  - Change in Median Household Income, 2000 - 2012: +184%
  - Change in Median Gross Rent, 2000 - 2012: +18%
  - Change in Median Home Sale Price, 2000/2002 - 2012/2014: +27%

- North Philly:
  - Change in Median Household Income, 2000 - 2012: +200%
  - Change in Median Gross Rent, 2000 - 2012: -6%
  - Change in Median Home Sale Price, 2000/2002 - 2012/2014: +19%

- West Philly:
  - Change in Median Household Income, 2000 - 2012: +98%
  - Change in Median Gross Rent, 2000 - 2012: -11%
  - Change in Median Home Sale Price, 2000/2002 - 2012/2014: +19%

Sources: 2000 U.S. Census and 2008-2012 American Community Survey 5-Year Estimates, City of Philadelphia Office of Property Assessment
COST: IN GENTRIFYING NEIGHBORHOODS, PEOPLE OF COLOR ARE BEING DISPLACED

CHANGE IN POPULATION BY RACE, 2000-2012

- South Philly: -29%
- North Philly: -22%
- West Philly: +76%

DECLINE IN PERCENT OF POPULATION AFRICAN-AMERICAN, 2000-2012

Sources: 2000 U.S. Census and 2008-2012 American Community Survey 5-Year Estimates
For more information or to join our campaign.

www.phillyaffordablecommunities.org
@phillystaysput
215-600-1571

Development without displacement
keeping communities strong