

Segregation: The Impact and Opportunity in Community Planning

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Critical Thinking Exercise

If a tree falls in the woods and there is no one and nothing there to hear it fall,
does it make a sound?

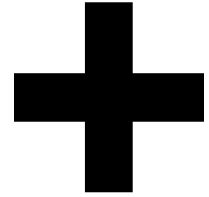
I wonder...

I want...

I will...

Segregation

the act of moving someone apart from other people



Gentrification

Term coined by Ruth Glass, a German-British sociologist and city planner, to describe the displacement of the poor in London as upper-class people moved in to refurbish houses in previously working-class areas

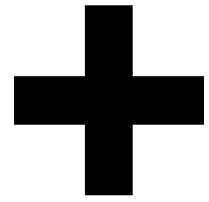


Displacement

Displacement occurs when residents can no longer afford to remain in their homes due to rising housing costs. Residents may also be forced out by lease non-renewals, evictions, eminent domain, or physical conditions that render homes uninhabitable as investors await redevelopment opportunities.

Integration

the act of moving someone together with other people



Interaction

the deliberate action of being interdependent



Community

What is *social capital*?

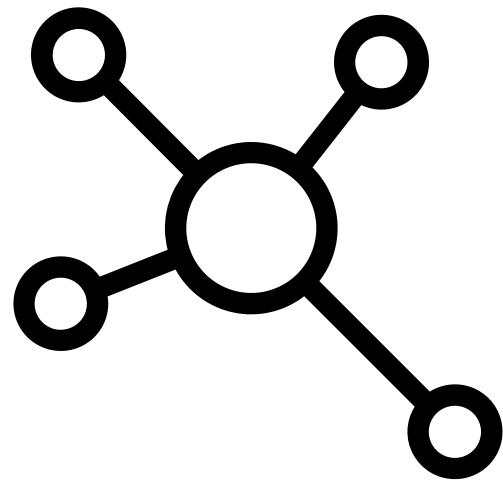
Bonds, links, bridges between communities that impact overall community health

A **measure** of the strength of a community's relationships

Measuring Social Capital

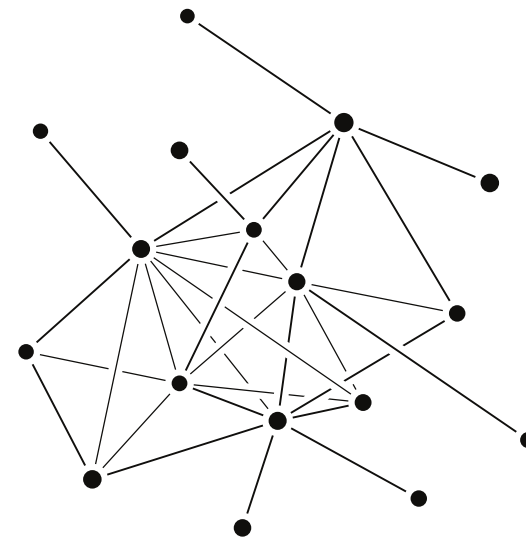
Economic Connectedness

The degree to which low-income and high-income people are friends with each other



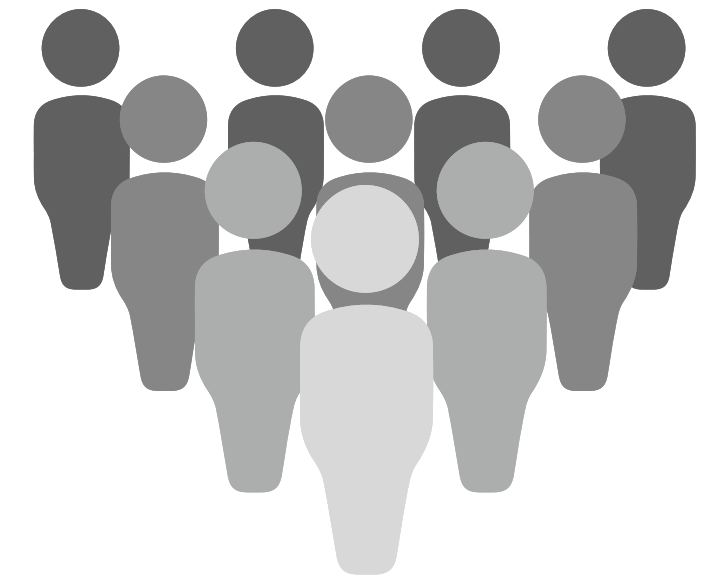
Cohesiveness

The degree to which social networks are fragmented into cliques

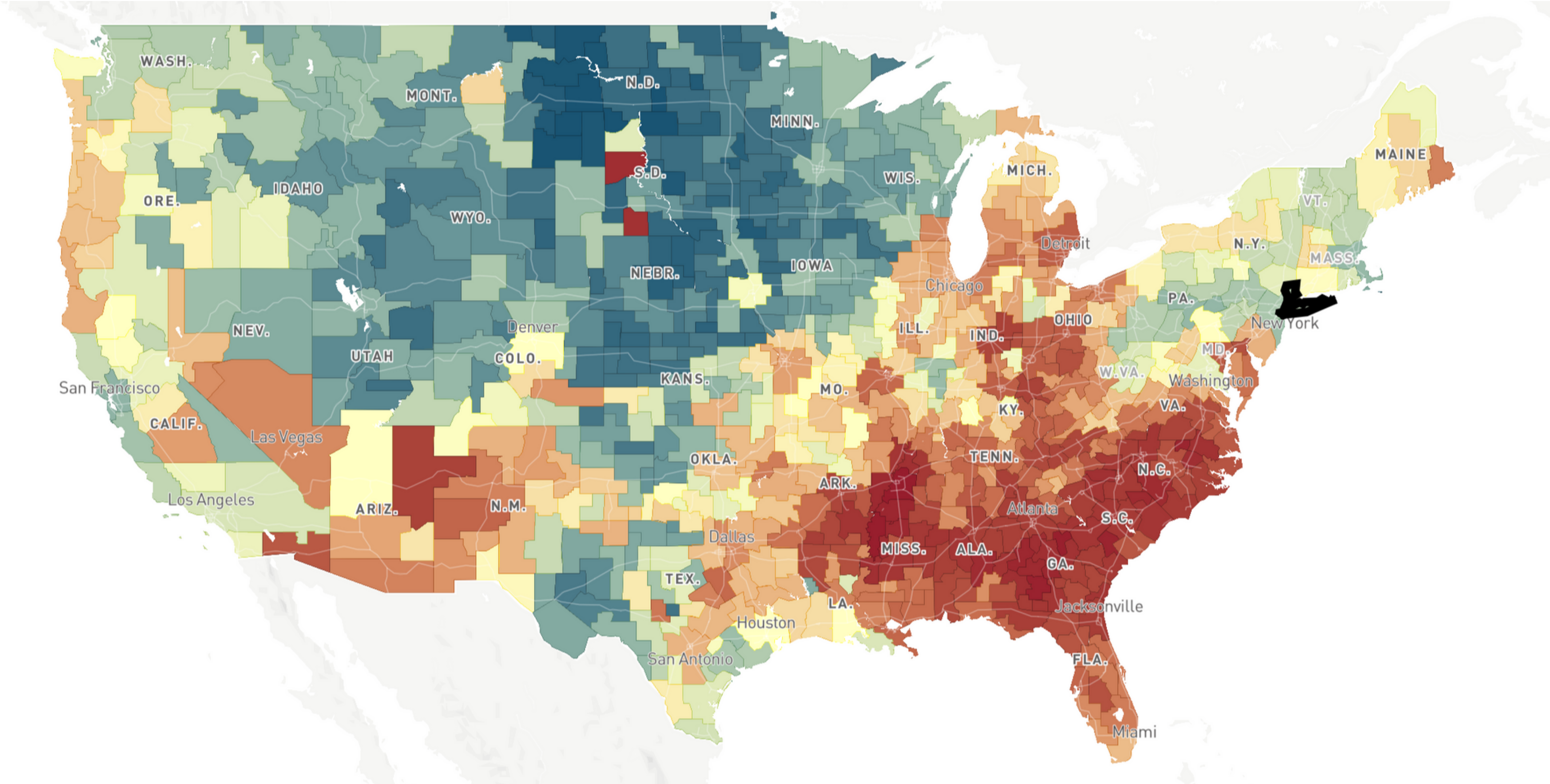


Civic Engagement

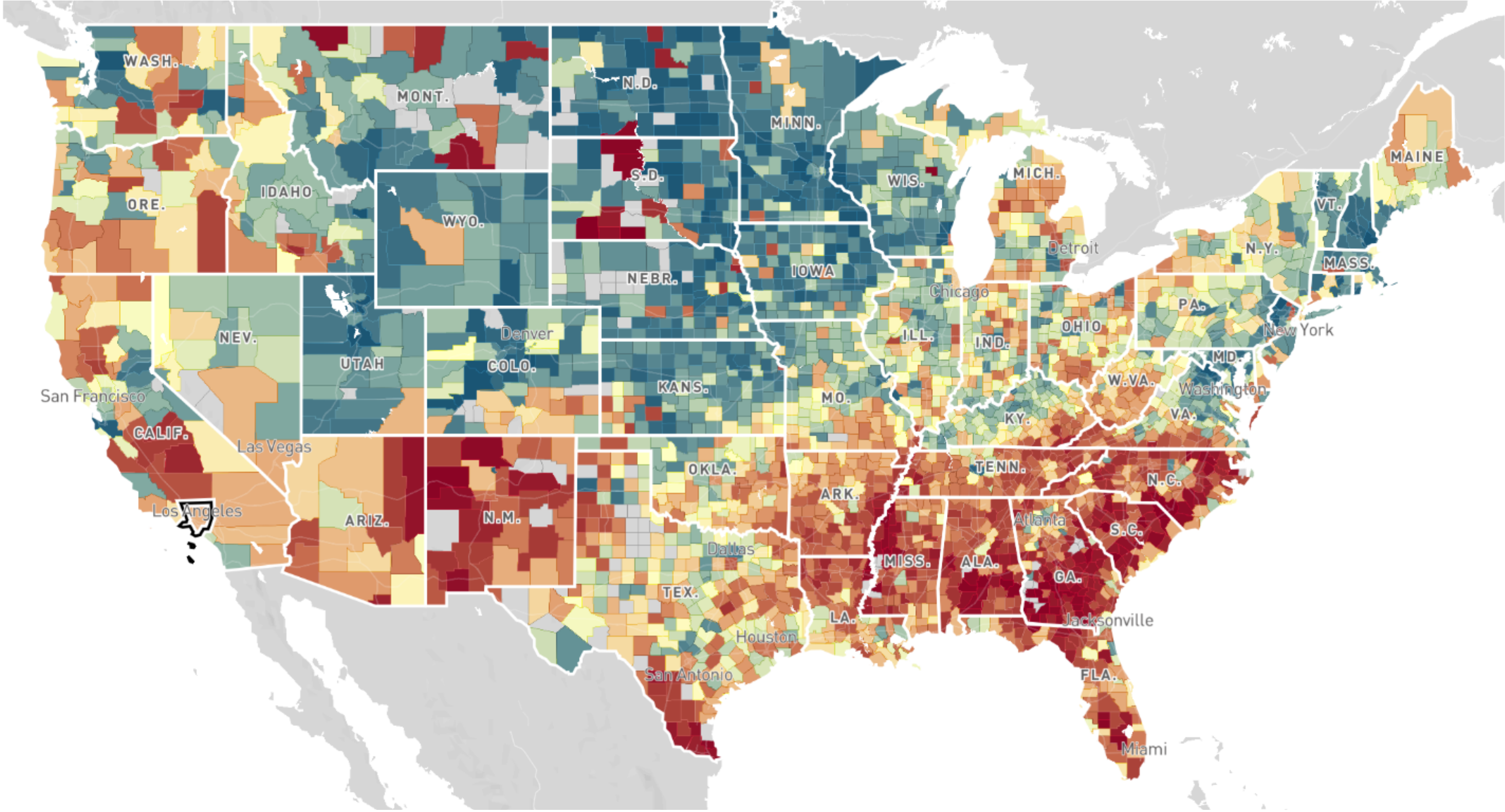
Rates of volunteering and participation in community organizations

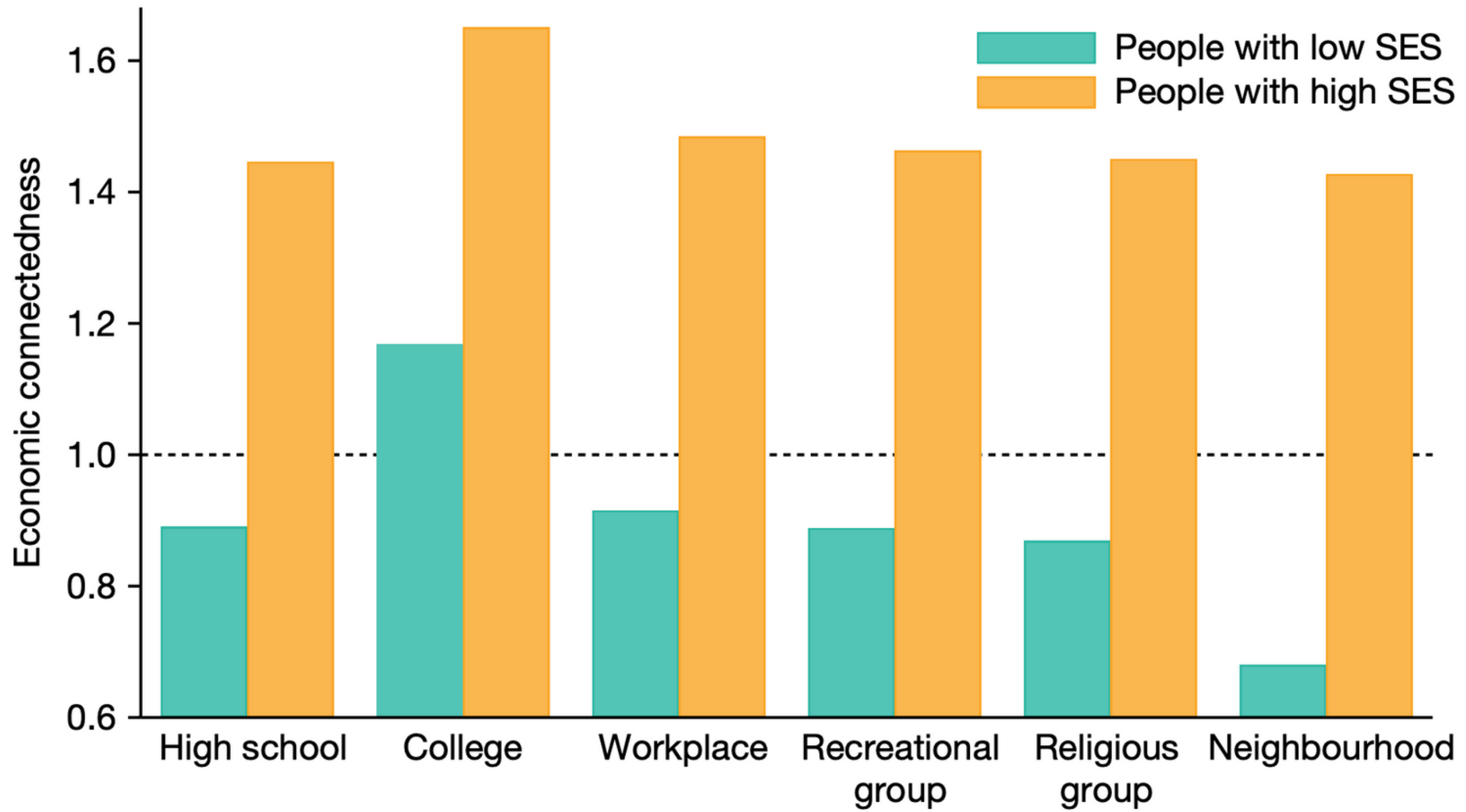


Economic Mobility Map



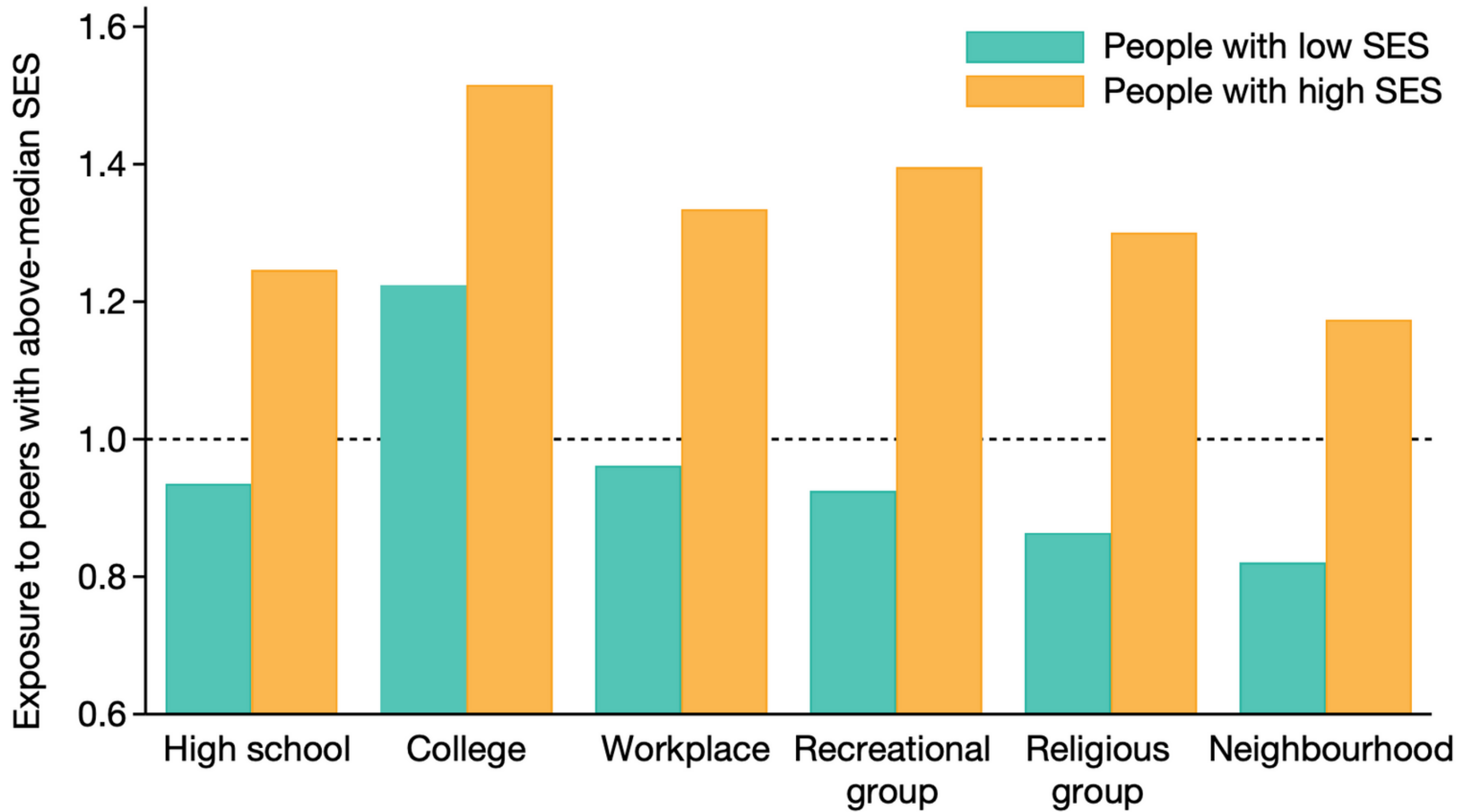
Social Capital (Connectedness) Map



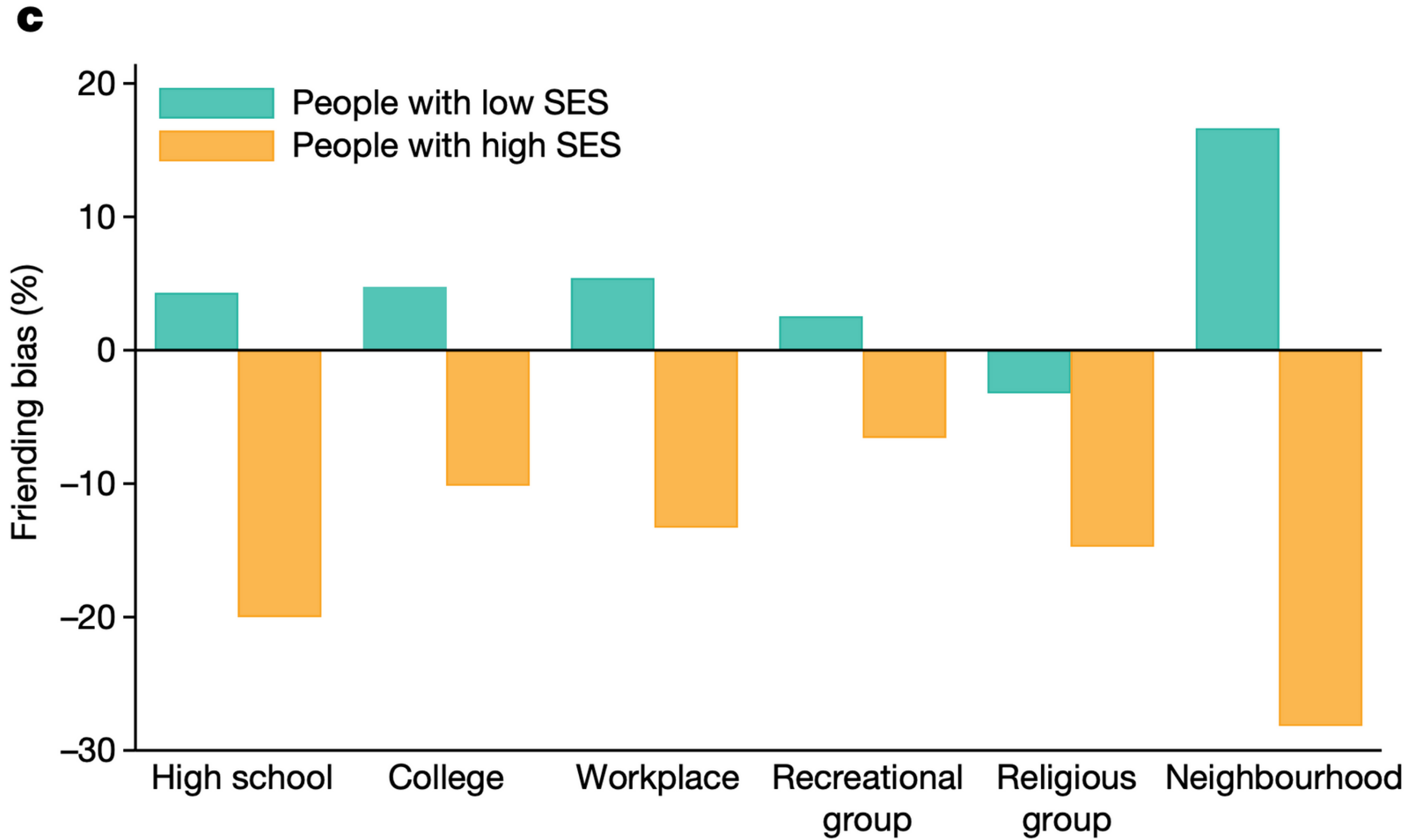
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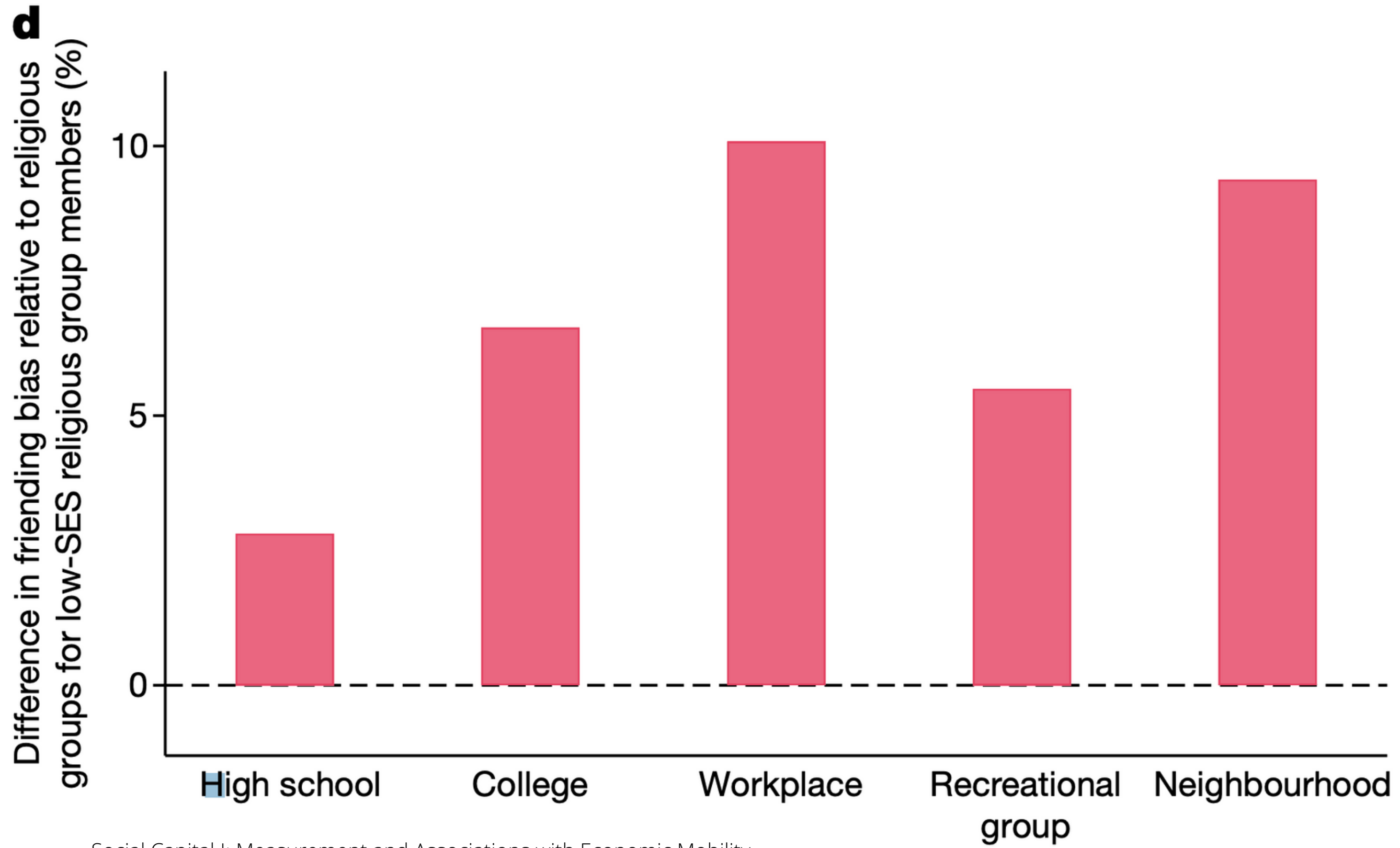
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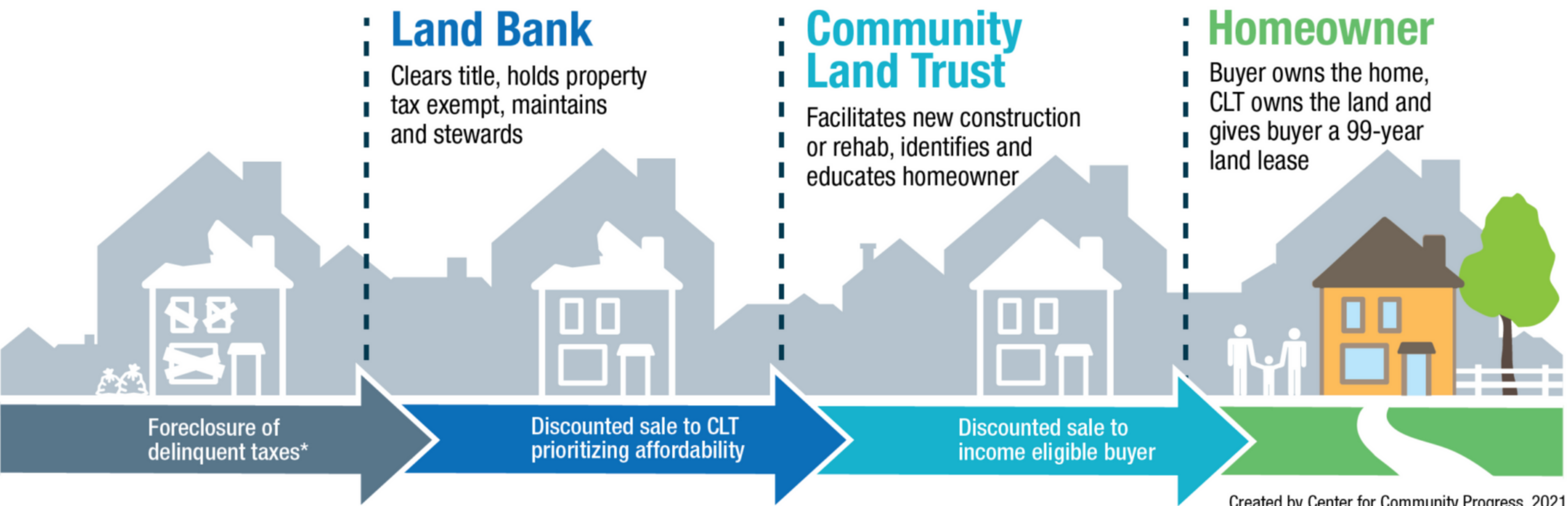


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	LAND BANKS	COMMUNITY LAND TRUSTS
Mission	Stabilize and revitalize VAD properties, guided by local community goals	Primarily, but not exclusively, supports local community goal of lasting affordability
Structure	Public entity (nonprofit or public authority) with limited governmental powers	Private nonprofit
Governance	Board defined by state statute or local ordinance, usually a mix of elected and public officials, professionals with relevant subject matter expertise, and community representatives	Tripartite board including CLT residents, community residents, and nonprofit and public representatives
Property Acquisition	Through special acquisition powers via state-enabling legislation (generally through tax or lien foreclosure, no eminent domain)	No special acquisition powers, although nonprofit status may allow for some preferred access
Tenure of Ownership	Generally short-term, but able to hold long-term	Perpetual ownership of the land
Property Disposition	Sell property in a diligent yet expedited manner for a flexible price to achieve the best outcome for the community	Sell structure only to an income-qualified buyer while land ownership remains with CLT



* While property tax and lien enforcement processes are the most common method, dependent on state law, land banks may also acquire properties through a variety of mechanisms such as governmental transfer, donation, property swap, and private market purchase.

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