



# Development & Displacement: Two Sides of the Same Coin

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Housing as a Human Right: An Asset-Based Approach to Housing Justice

October 3, 2023



WASHINGTON D.C.

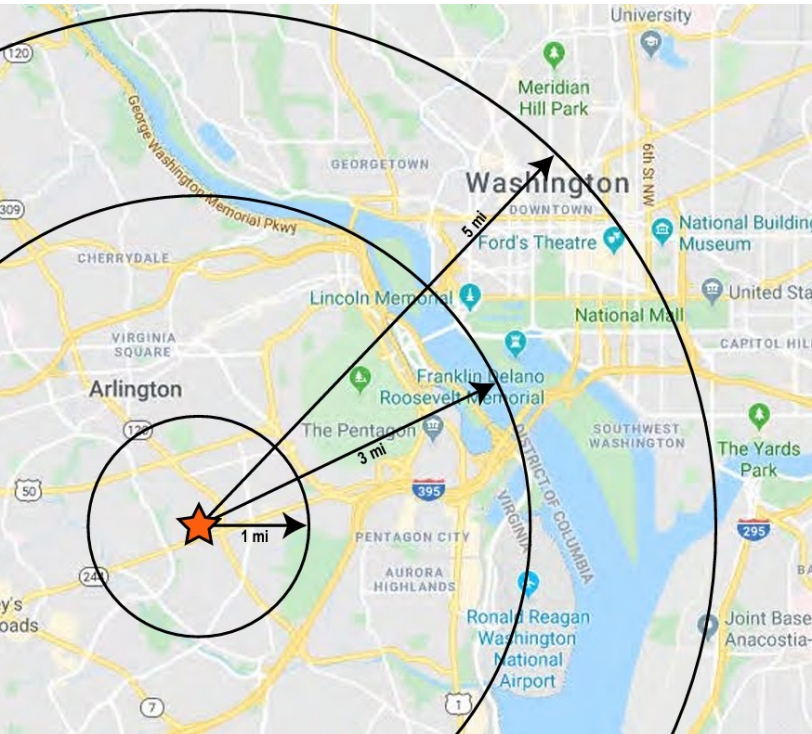
# THE BEACON CENTER





Arlington, VA

# GILLIAM PLACE

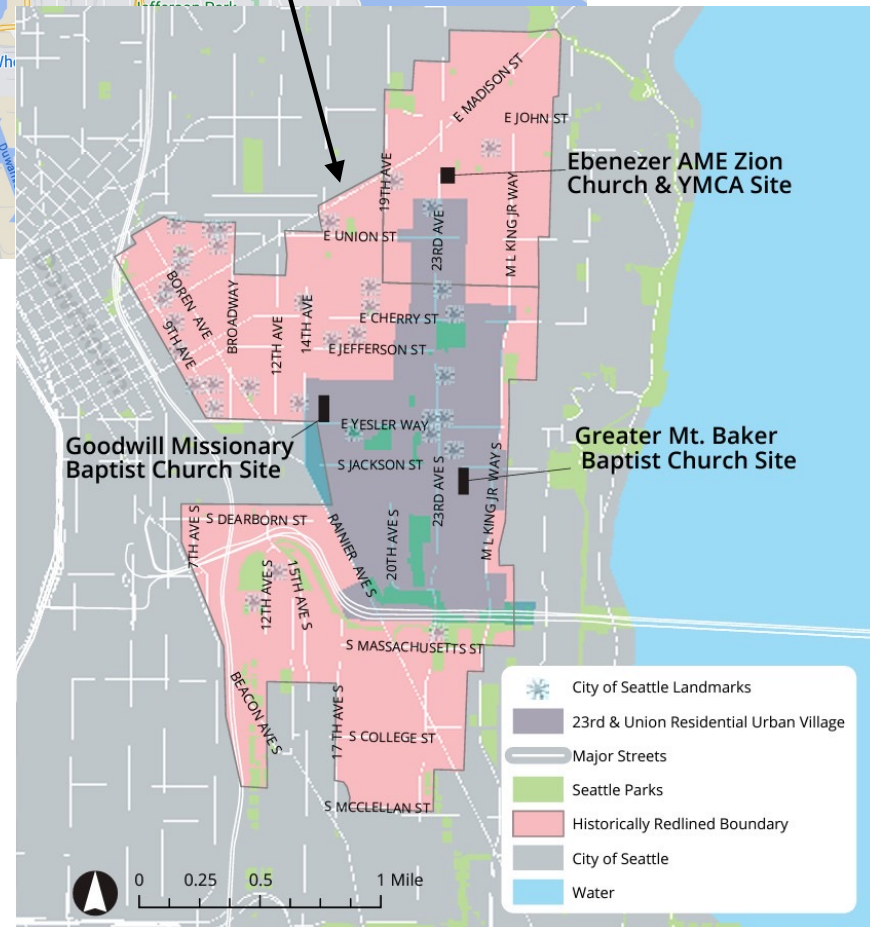
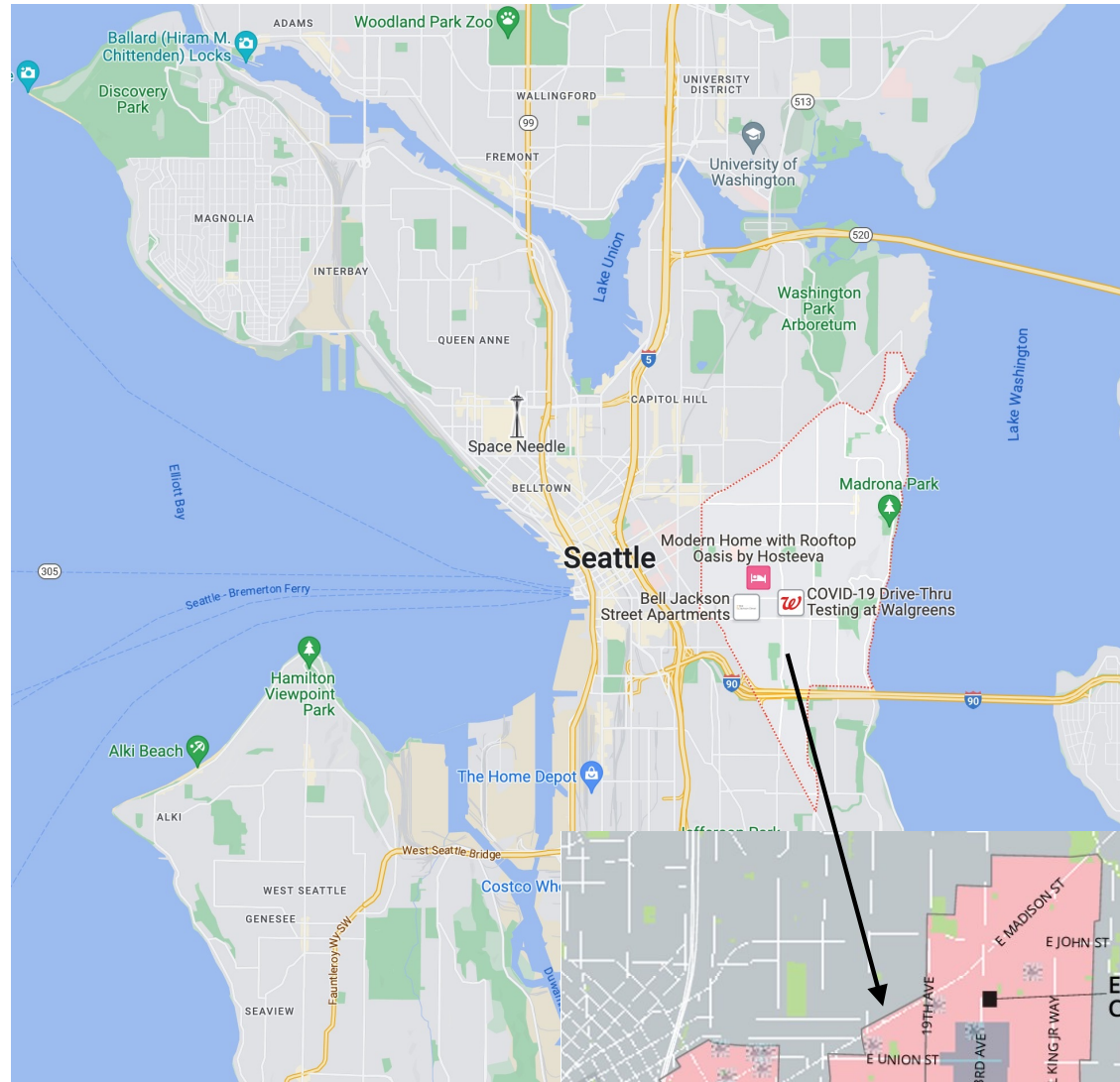


Images: Gilliam Place: An Affordable Housing Case Study

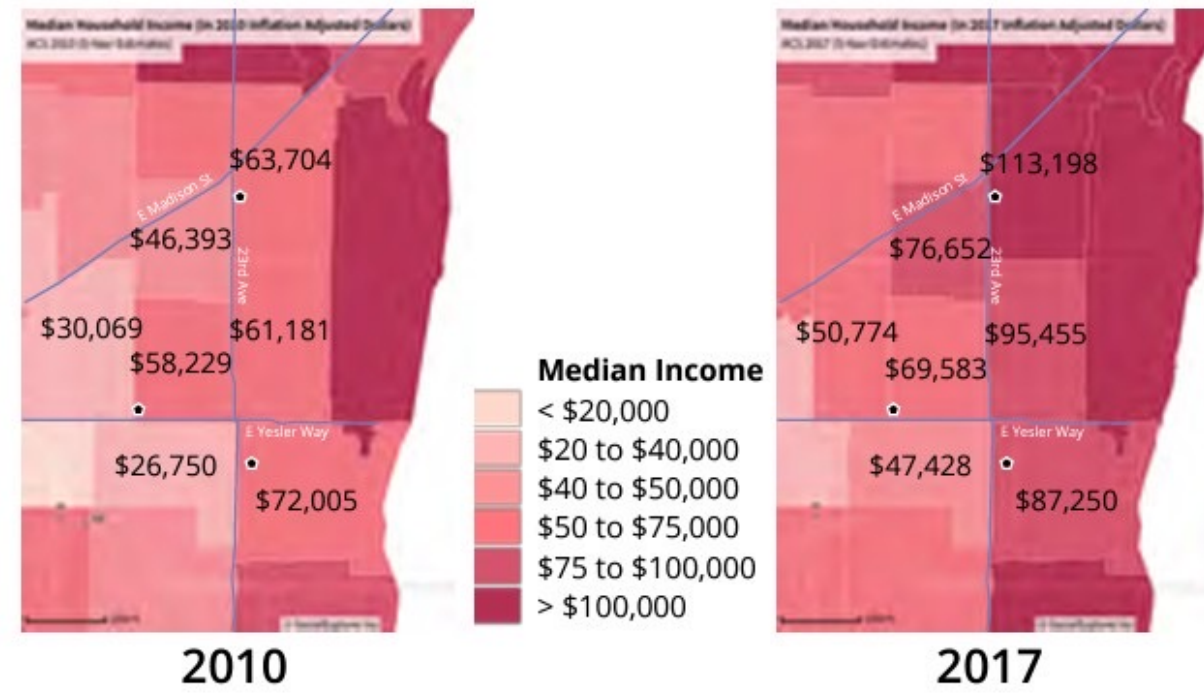


SEATTLE, WA

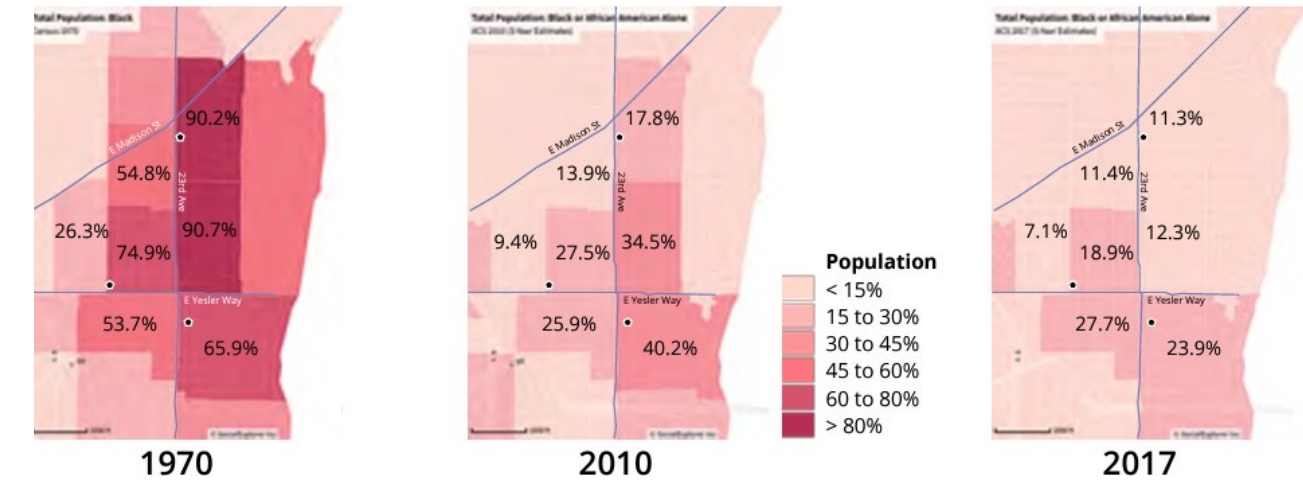
# THE NEHEMIAH INITIATIVE



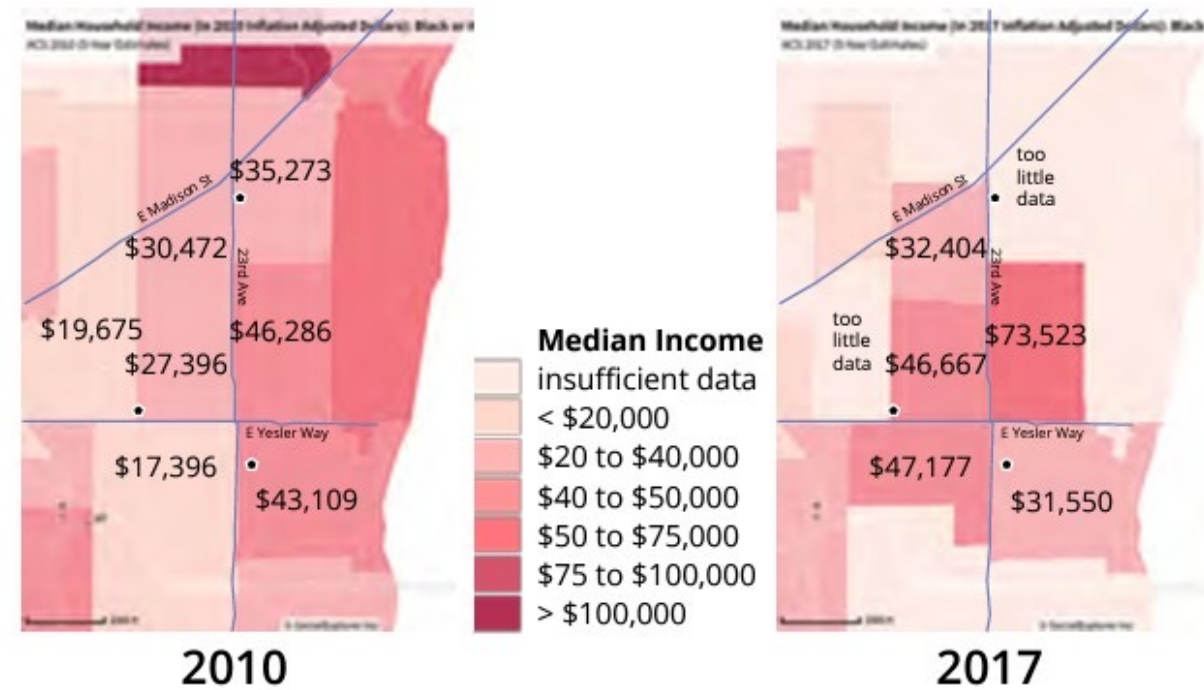
OVERALL MEDIAN HOUSEHOLD INCOME



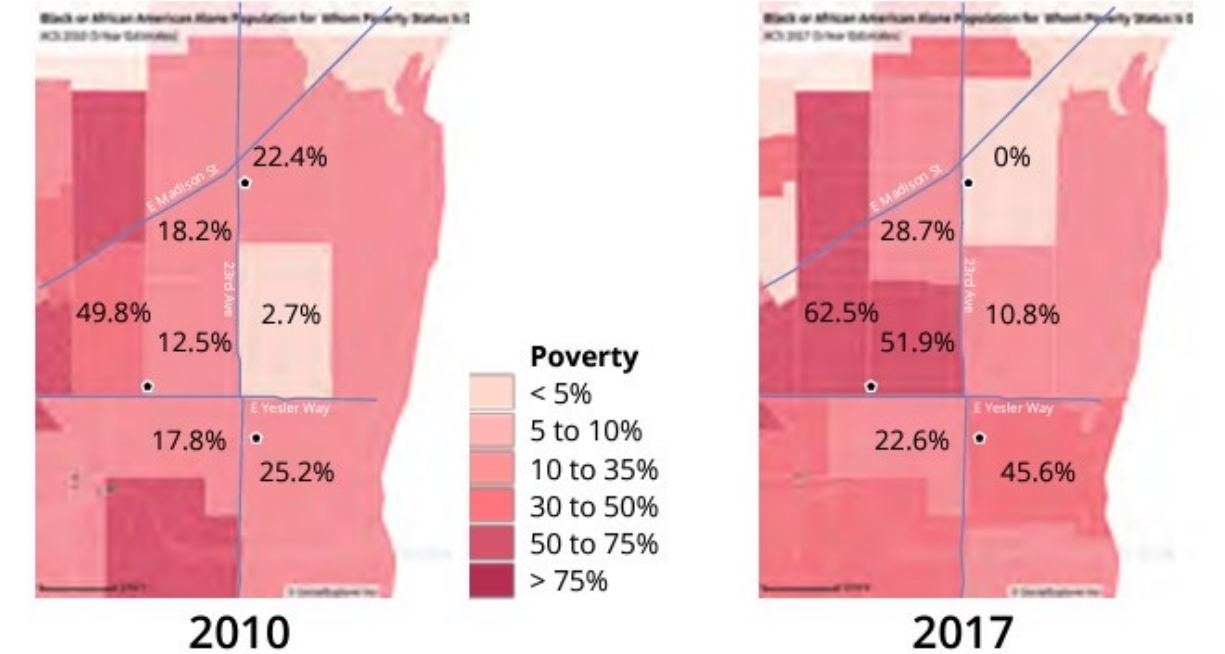
POPULATION IDENTIFYING AS BLACK OR AFRICAN AMERICAN



BLACK OR AFRICAN AMERICAN MEDIAN HOUSEHOLD INCOME



BLACK OR AFRICAN AMERICAN POVERTY RATE









# How a COMMUNITY LAND TRUST (CLT) Works

1. A community is struggling with things like:

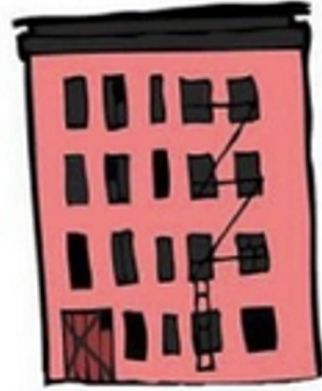
Rising housing costs  
and commercial rents

Overcrowding  
and Displacement



Lack of  
community  
and open  
spaces

Vacant buildings



2. Community Members work together to form a Community Land Trust (CLT), a non-profit, democratically governed organization that gets and keeps land in trust on behalf of the community.

3. The CLT facilitates community-driven planning to address the community's immediate and long-term needs. It works with resident groups, non-profit housing developers and other organizations to:

Preserve and enhance low-income housing and other places of value to the community

Develop unused spaces to meet community needs



NYC  
community land  
initiative







# 2019 Year-in-Review



17

Properties Acquired



5

Homes Rehabbed



3

New Homes Built



14

Homes Sold

Average Sale Price: **\$155,000**  
30% Lower than Richmond's Median Sale Price

Median Household Income:

**\$41,000**  
50% of Richmond MSA's AMI

Non-White homeownership: **30%**

New Lender:  **TOWNE BANK**

 **Richmond Land Bank**

Received **25 Properties** from the City of Richmond







Park Looking South to Gateway Block





## Thank You To Our Speakers!

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Tracy Rogers

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# Questions?

Thank you for attending the panel!

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