



Blueprint for a Just Neighborhood

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In the midst of rapid gentrification what does it mean to be a just neighbor? What can be achieved with brotherly love and sisterly affection? How can we hold ourselves accountable and look out for each other?

As part of the Reconstructions atmosphere of *Philadelphia Assembled*, "Blueprint for a Just Neighborhood," is created in collaboration with affordable housing advocates who work towards residential health and stability for Philadelphians, equipping us to navigate urban change with the knowledge necessary to act and connect with our fellow citizens.



Development is not just business, it is personal

"I have always enjoyed my neighborhood—the friendliness, and the warmth of the people. We are the City of Brotherly Love but some developers are coming in and changing the neighborhood from love to financial gain."

— Point Breeze

Local businesses that provide good jobs

"I was born and raised in the Germantown neighborhood of Philadelphia and, until recently, lived my whole life there. Finding a job that helps me afford a decent place to live has always been hard; I work as a homecare worker with low wages and a schedule I can't count on."

— Germantown

Respect and preserve neighborhood histories

"To me, my home represents stability."

— Center City

A welcoming neighborhood that belongs to all

"It's not only the mom-and-pop businesses that will be displaced, but also their customers who cannot afford the brand-name goods that will be sold by upscale retailers."

— Center City

Economic and racial diversity

"I would love to see my neighbors have beautiful homes, trees growing down the street, and people sitting on their steps. I want to see the love and the togetherness of people."

— Point Breeze

Affordable, accessible housing options

"Building affordable housing on vacant land would give people more liberty to pay for the rest of the things they need, like bills, food, clothing and transportation to get to their jobs and live their life."

— Northern Liberties

Access to fresh, local, healthy food and greenspace

"The Kailo Mantua Community Garden offered the Kailo residents an outdoor classroom for their program. It gave neighborhood kids an opportunity to learn where their food comes from and it was 'just a nice, safe, green place for people to gather and put their feet up and let their hair down.' Collaborating with the Kailo home and turning the city-owned lot into a garden was a natural remedy for the blighted land."

— Mantua

- ❖ Over HALF of all renters are "housing cost burdened" (meaning, they pay more than 30% of their income on rent).
- ❖ Between 2000 and 2012, the City's median household income decreased by 13%, while the median gross rent increased by 15%, and the median home sale price increased by 51%.
- ❖ Philadelphia lost over 23,000 low-cost rental housing units (gross rent of \$750 or less) between 2000 and 2014.
- ❖ There are over 2,300 federally subsidized rental units in gentrifying neighborhoods with affordability requirements that will expire in the next five years. Of these expiring units in gentrifying neighborhoods, over 1,000 are owned by for-profit entities.

- ❖ Gentrifying neighborhoods lost low-cost units at nearly five times the rate of non-gentrifying neighborhoods.
- ❖ Gentrification is disproportionately affecting communities of color. Between 2000 and 2012, in the neighborhoods undergoing the most rapid change, we saw a decrease in the African American population by 22-29%.
- ❖ Housing costs are skyrocketing while incomes are not keeping pace. Between 2000 and 2012, costs to buy a house have increased dramatically. In North Philly, the cost to buy a house increased 200%, while income decreased 6%. In South Philly, the cost to buy a home increased 184%, while income only rose 4%.

"Statistics provided by Philadelphia Coalition for Affordable Communities and Michaela Pommells of Coalition for Racial Justice (CoRaJus)."

Acts of Resistance

- 1 Demand legislative bodies to halt gentrification by supporting mixed income housing, rent control, and zoning laws.
- 2 Develop inclusive social support in your neighborhood or local community.
- 3 Create neighborhood solidarity.
- 4 Encourage homeowners not to sell.
- 5 Create a neighborhood task force.