

From: [Bob Klebba](#)
To: [Plan Commission Comments](#)
Subject: Transit-Induced Gentrification
Date: Wednesday, September 27, 2023 6:45:57 AM

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Commissioners and Staff,

At your last meeting reviewing changes to the Comp Plan, I asked you to consider the impact of the missing middle and TOD zoning initiatives on naturally occurring affordable housing. I'm worried that in our promotion of these zoning changes that we will be pushing lower-income residents out of their housing and further away from services. This could easily happen in areas like Northport Dr, Darbo-Worthington, and South Park St.

I found some articles that also raise this issue. I invite you to look into this issue and keep it in mind in your future work.

When Public Transportation Leads to Gentrification

"Transit-oriented development is a worthy pursuit and investment, with the potential to benefit everyone. But if it ignores the needs and realities of the working class and the economically marginalized—the two communities that need and use mass transit the most—it's leaving people behind."

<https://www.nrdc.org/stories/when-public-transportation-leads-gentrification>

Social Justice Impact of the Transit-Oriented Development

<https://www.mdpi.com/2075-4698/11/1/1>

Transit Oriented Development, Gentrification and Displacement: Key Questions, Anti-Displacement Policies, and Case Studies

<https://www.metrotransit.org/Data/Sites/1/media/tod/2021-tod-gentrification-and-displacement.pdf>

best, Bob

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