

Community Land Trusts: Using Social Entrepreneurship to Combat Environmental Gentrification

Our University of Pittsburgh team’s community-engaged research pilot will measure the environmental justice benefits and environmental gentrification costs of establishing a multi-use community land trust.

Cities around the world have vacant lots that negatively impact their neighborhoods’ public health, safety, and economic outcomes. Numerous studies in these cities have demonstrated that greening vacant lots can dramatically improve environmental justice outcomes. However, many of these studies fail to track the environmental gentrification costs incurred when greening vacant lots increases rents and displaces lower-income residents and businesses.

This project proposes to establish a multi-use community land trust that will promote urban green space, affordable housing, and small businesses in an effort to increase environmental justice without triggering environmental gentrification.

Vacant Lots Create Environmental Injustice by

- **Compromising the Quality of Life,**
- **Reducing Property Values,**
- **Weakening the Tax Base, and**
- **Draining Government Resources.**



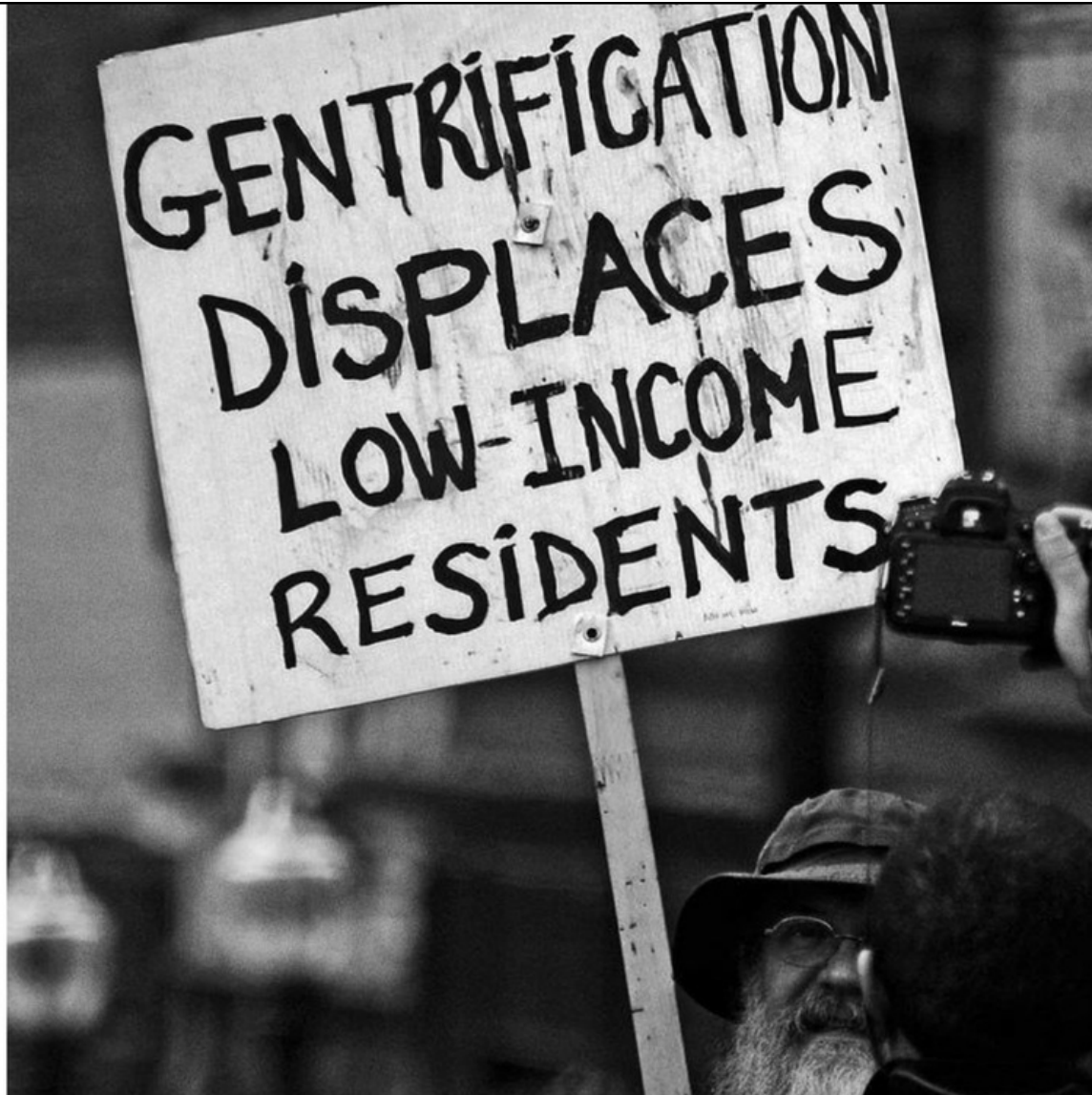
Penn Researchers Found that Greening Vacant Lots Led to the following environmental justice benefits:

- 76% increase in the use of outside spaces for relaxing and socializing.
- 69% decrease in feelings of depression.
- 58% decrease in safety concerns when going outside their homes.
- 37% decrease in perceptions of crime.
- 29% decrease in gun violence.

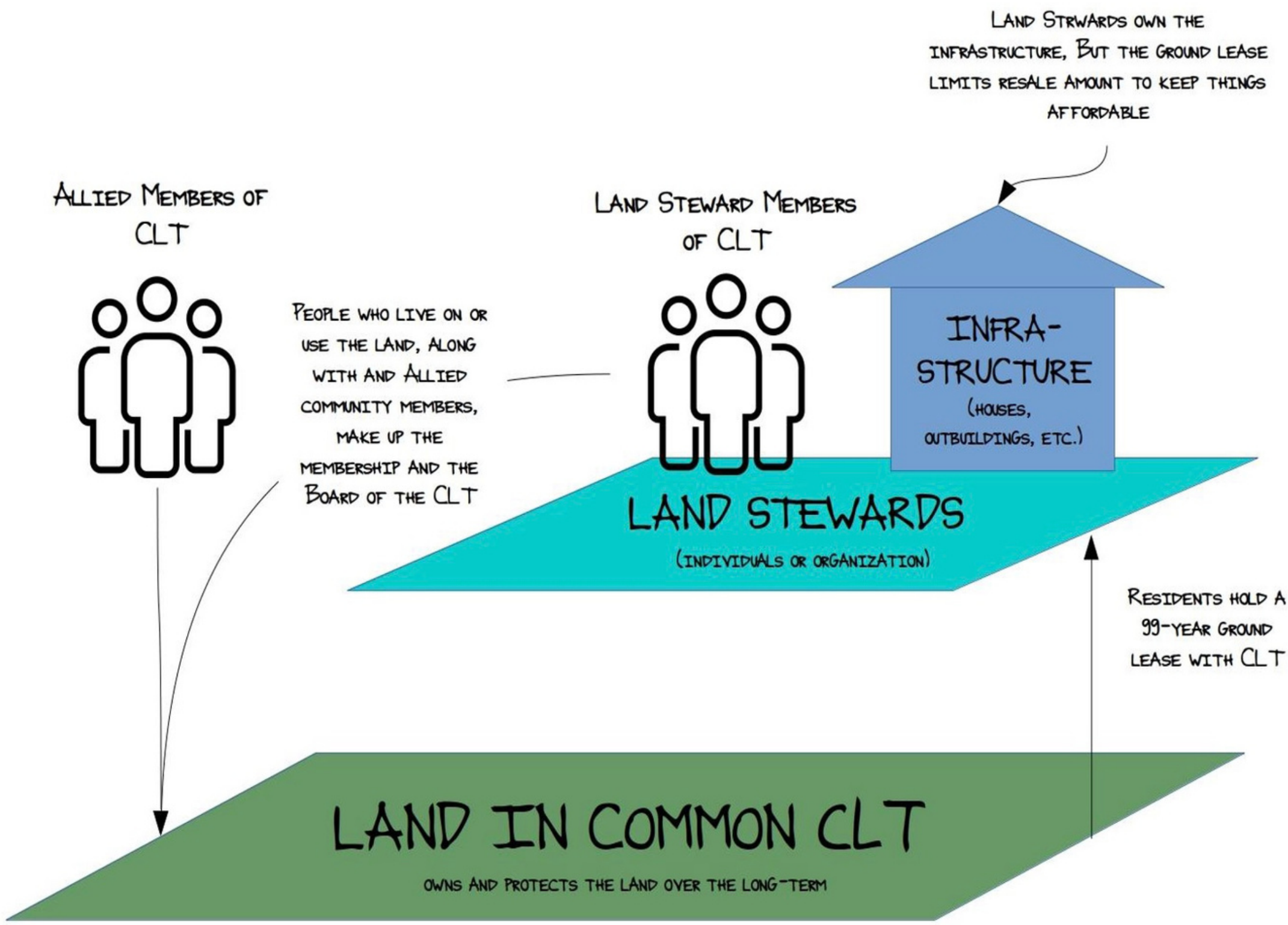


Penn Researchers Later Found that Greening Lots Leads to a

- **4.3% rise in value after Year 1, and**
- **13% cumulative increase after six years.**



Community Land Trusts Can Maximize Environmental Justice & Minimize Environmental Gentrification



This project uses legal innovation to establish a multi-use community land trust (CLT) to promote green space, affordable housing, and small businesses. This CLT should maximize the environmental justice benefits of vacant lot greening experienced by residents and small business owners near these greened lots. It should also minimize environmental gentrification costs experienced by residents and businesses who may be displaced by increased taxes and rents.