

Panel 1: Hook

There is a type of housing displacement that many people are unaware of because it occurs outside the most commonly known displacement mechanism of gentrification. Chain displacement is the phenomenon in which displacement occurs in a neighborhood not undergoing gentrification meaning that there is no significant change in residents' demographics or neighborhood characteristics. It usually occurs at a point where there is not much evidence of physical decline of the property or when rent is first increased. In recent years, chain displacement in Dane County has been studied by scholars Revel Sims and Alicia Iverson at the University of Wisconsin-Madison which has brought attention to an alarming yet seemingly invincible phenomenon. In order to best understand chain displacement in Dane County we must look at its historical contexts.

Panel 2: History of redlining in the US and Dane County

The infamous process of redlining is responsible for many cities' current neighborhood inequalities and the Dane County and the City of Madison is no different. Many segregated neighborhoods that exist today are a result of redlining policies. Redlining began in the 1930s and was developed by the Home Owners' Loan Corporation as a way to help insurers decide what neighborhoods were safe to lend money to buy a home to and which ones were deemed the riskiest neighborhoods. This practice was deeply racist and has had lasting effects on neighborhoods all over the country to this day on where people live, their income levels, health outcomes and more. It is important to understand these historical contexts as it is likely part of the foundation of structural inequalities that make communities of color more vulnerable to chain displacement.

This is the redlined map of Madison

*(show map)

Here is the map in relation to multiple eviction filings in Dane County

*(show redline map transparently overlaid multiple eviction filing map)

Panel 3: Context and Supporting facts

Show graph of wisconsin eviction [data](#)

In the state of wisconsin there are prominent eviction filings in dane county with still significant numbers of eviction filings multiple times

(show map of comparison between 4-9 filings against a person and compare to 10-17 or if data/time does not permit comparison between single and multiple filings)

Panel 4: Introduction of our character

Eviction is prominently experienced by non-white, low-income, female-headed households.

This is Ashley, is an African American, single-mother of two girls that works as an in-home caregiver. She and her two children are facing eviction from their apartment as a result of raising rents in the building that she cannot afford.

Panel 5: Rising Action

(zoom into the location on the map of where she lives/being evicted from)

Because of this eviction notice, she and her two children are forcibly displaced from their home. Her children will have to change school districts, make new friends, and are forced to uproot their lives and move somewhere else or possibly face homelessness.

Panel 6: Climax

Zoom into where the woman and her children were displaced to.

(show map)

The findings presented on this map are evidence that limited housing for certain groups of people allow landlords to take advantage of occupants to use eviction as a tool for profit making through the eviction process or by leasing to new, likely just as vulnerable occupants.

Panel 7: Health Outcomes of chain displacement/evictions

Now that Ashley has been displaced as a result of her recent eviction, it is likely that she and/or her children may face a variety of poor health outcomes. After she was evicted this time, is starting to feel hopeless. She is worried that her children will have a difficult time adjusting at the new school they must attend because their new shelter is out of district. With this stress comes high blood pressure. Both of her children begin to feel stress and anxiety as a result of housing insecurity and suffer from high cortisol levels.

This is not an uncommon health outcome which has been studied in recent years. Researchers have found that

“In addition to mental health, housing insecurity and loss has been linked to indicators of general and physical health. Housing instability has been linked to poorer self-reported health, elevated blood pressure and weight gain”

AND

“negative health outcomes among children, including...elevated cortisol levels”

Panel 7: Describe Policy Solutions

Undue harm to vulnerable populations in urban geographies is not a new phenomenon but this mechanism in which it may occur provides valuable insights into how displacement as a result of eviction can be remedied.

Remedies to chain displacement can be most useful in the form of tenant protection. Some tenant protections include

- Relocation assistance → in this way it helps tenants leave and stay out of predatory neighborhoods that cause chain displacement

- Laws against harassment → inhibits property owners from unjust tenant applications, and exploitation of renters through the eviction process

*more elaboration and likely graphs included

Panel 8: Future Research

Undue harm to vulnerable populations in urban geographies is not a new phenomenon but this mechanism in which it may occur provides valuable insights into how displacement as a result of eviction can be remedied. Further research in this topic is looking towards the connection between exclusionary displacement and direct chain displacement. Future research should investigate whether people evicted as a result of exclusionary displacement in a gentrifying neighborhood are displaced to high eviction neighborhoods where direct chain displacement often occurs.