Displacement and Neighborhood Change: Research and Practice

New Partners for Smart Growth, St. Louis
February 2, 2017

NNIP NATIONAL NEIGHBORHOOD INDICATORS PARTNERSHIP

Introductions and History

Julie Seward

Today's agenda

- Introductions and History

- Market and Policy Context
  - Discussion

- Turning the Corner Project

- Local Perspectives – Detroit and Twin Cities
  - Discussion

- Small Group Discussion

- Report Out and Wrap-up

History of *Turning the Corner*

- Originated as FPI discussion about post-recession changes in gentrification and displacement

- How can local communities could better use data to make informed neighborhood growth decisions?

- Funded by Kresge Foundation for the cross-site work starting in January 2016

- Funded by a number of local funders for the city-specific work

Market and Policy Context

Kathy Pettit

Emerging growth in weak and moderate markets

Rent in Detroit is on the rise with no end in sight

Downtown Detroit sales prices rise to 'insane' levels

Despite years of tough economic times, Buffalo is on the up-and-up once again.

LATTE CITY OR JUST CITY? WILL BLACKS RISE OR BE FORGOTTEN IN THE NEW BUFFALO?

Up: the only direction for post-gentrification RoRo
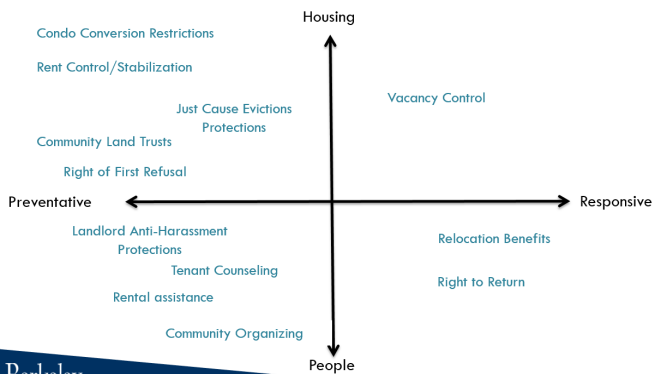
Concerns about displacement

- Physical: Current low-income households forced to move (not all moves)
  - Indirectly, by new low-income households shut out by loss of affordable housing options
- Cultural:
  - Change in social connections and norms
  - Commercial stores or institutions forced to move
- Political: low-income residents are excluded from neighborhood development decisions

New local action and measurement

FOSTERING **INCLUSIVE GROWTH**
Revitalizing Detroit for all Detroiters

Neighborhood Stabilization Policies and Tools

Housing

Condo Conversion Restrictions

Rent Control/Stabilization

Just Cause Evictions
Protections

Vacancy Control

Community Land Trusts

Right of First Refusal

Preventative ← → Responsive

Landlord Anti-Harassment
Protections

Relocation Benefits

Tenant Counseling

Right to Return

Rental assistance

Community Organizing

People

Berkeley
UNIVERSITY OF CALIFORNIA

URBAN**DISPLACEMENT**

NATIONAL NEIGHBORHOOD INDICATORS PARTNERSHIP

CENTRAL CORRIDOR
FUNDERS COLLABORATIVE
INVESTING BEYOND THE RAIL

#BRIDGEPARKEQUITY

BEYOND
gentrification
TOWARD
EQUITABLE
NEIGHBORHOODS

Managing Neighborhood Change: Anti-Displacement Strategies Toolkit

MAPC
METROPOLITAN AREA PLANNING COUNCIL
Smart Growth & Regional Collaboration

Project Details

Project steering committee

Goals for participating cities

- Produce meaningful and more frequent measures of neighborhood dynamics

- Facilitate informed community conversations to prevent displacement and equitably restore neighborhoods

Goals for the field

Share:
- findings on monitoring change and incorporating analysis into local decisions

- policies and programs from places with varying housing markets

- protocols and methods that can be adapted by other places

Framing

- Focus for cross-site on continuum of *neighborhood revitalization* rather than one definition of *gentrification*

- Defer to local coalitions on framing and communications

- Supply facts from local research on changing neighborhood conditions for informed discussion

Participating cities

Work Underway

- Detroit

- Twin Cities

Late planning stages

- Buffalo

- Cleveland

- Hartford

- Milwaukee

- Phoenix

Project timeline

1. Project launch and design (January–December 2016)

2. Local implementation and early learning (January–December 2017)

3. Cross-site summary and dissemination (January-June 2018)

Local perspectives

Tom Woiwode, Erica Raleigh and Michael Grover

DETROIT
FUNDERS' PERSPECTIVE

Community Foundation

FOR SOUTHEAST MICHIGAN

DETROIT
PLANNING AHEAD FOR EQUITABLE DEVELOPMENT

DATA DRIVEN DETROIT, JAN. 2017

Detroit Context

- 2010-2014 mortgage/tax foreclosures: **110,000+**

- 2016 properties eligible for tax foreclosure: **20,000**

- Q3 2015 vacant/no stat addresses: **110,000 (30%+)**

- Dec. 2016 speculator-owned properties: **~80,000**

- Dec. 2016 Detroit Land Bank Authority-owned properties: **~95,000**

Mean Sale Prices by District, Detroit

- Detroit Westside
- Downtown
- East Riverfront
- Greater Downtown
- Northeast Detroit
- Southwest Detroit
- Upper Woodward Corridor
- All districts

Thousands of dollars
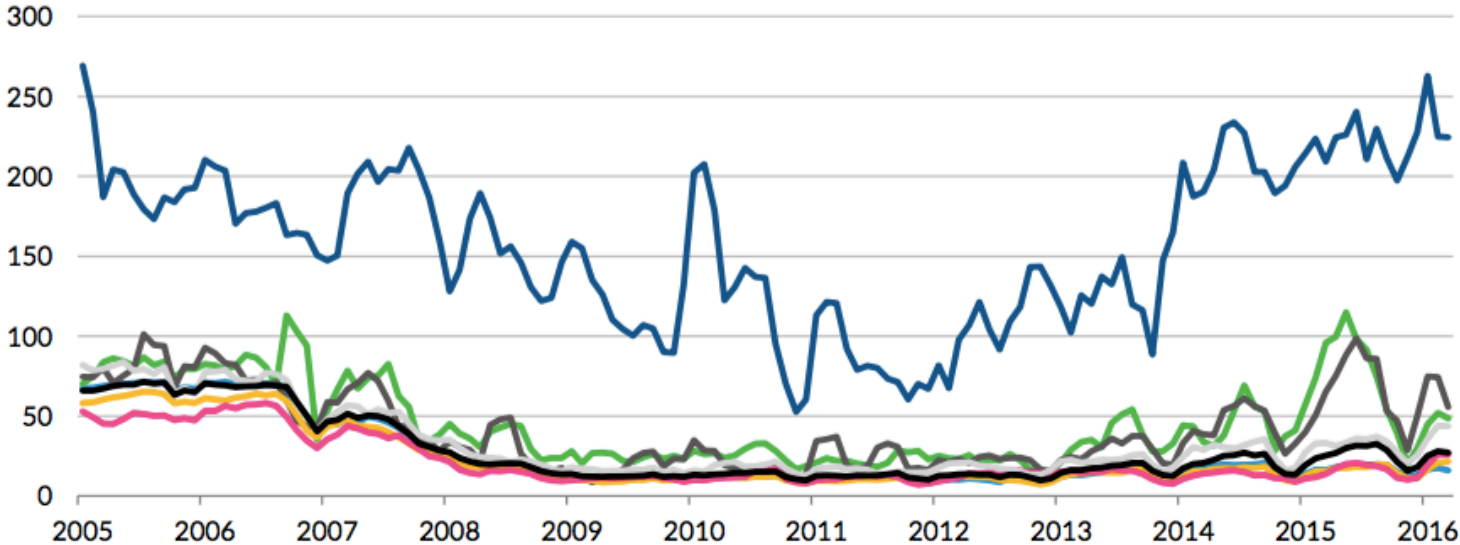
Source: Urban Institute calculations from CoreLogic data.
Note: All series are based on three-month moving averages.
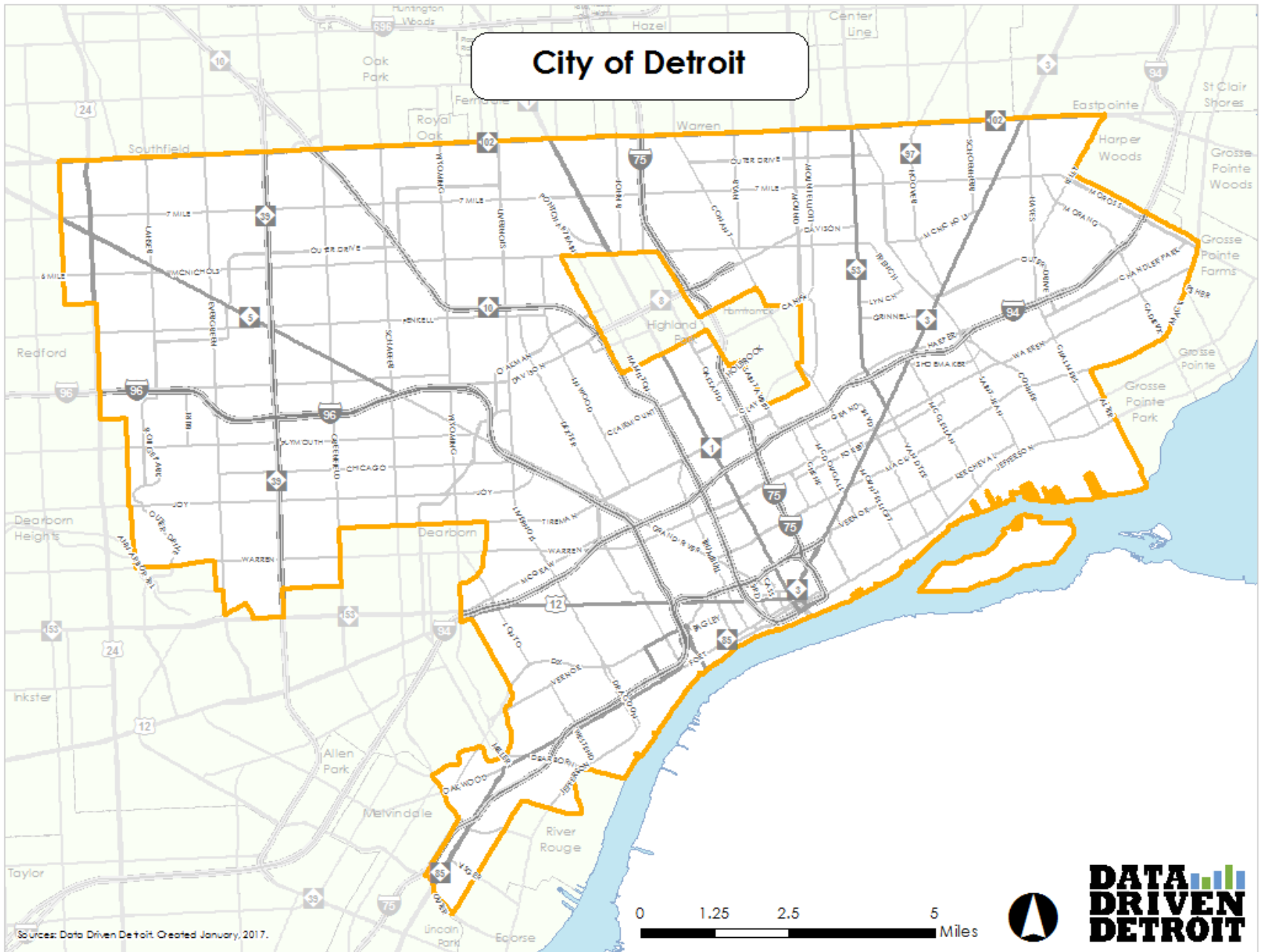
Median Rent by District, Detroit

Legend: Detroit Westside, Downtown, East Riverfront, Greater Downtown, Northeast Detroit, Southwest Detroit, Upper Woodward Corridor, All districts
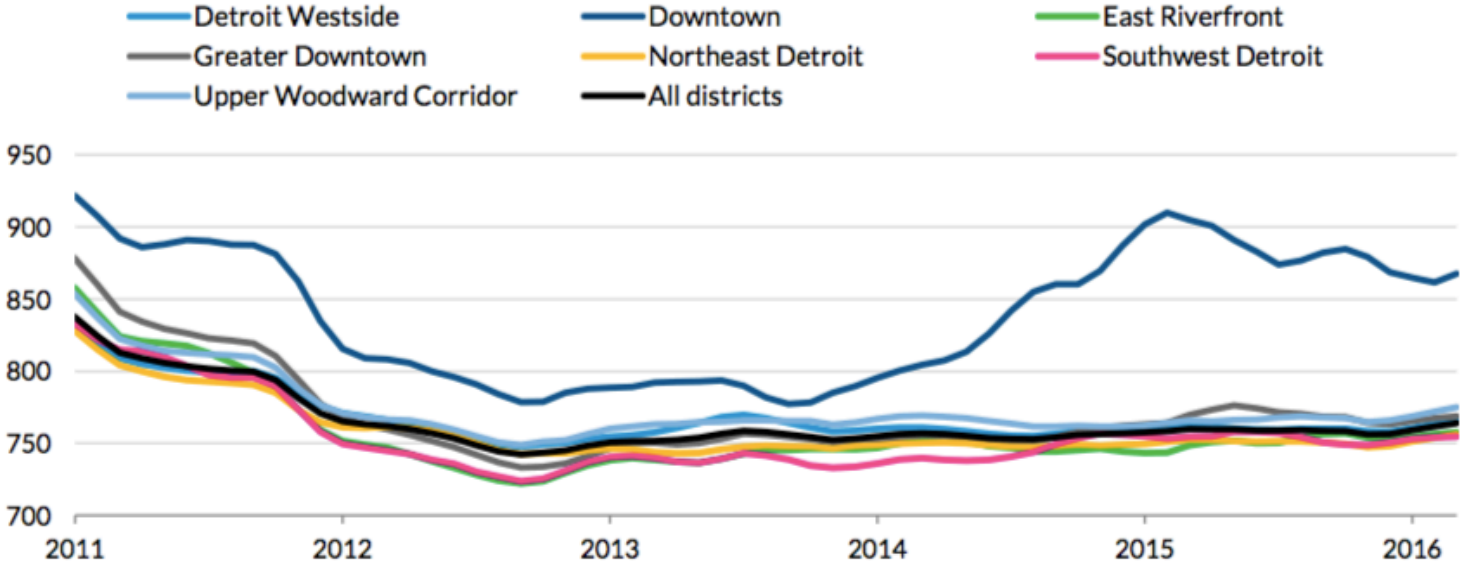
Source: Urban Institute calculations from Zillow data.

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Detroit Context

- 2014 purchase mortgages: **< 500**

- Urban Institute noting:
  - 44% corporate buyers in 2014
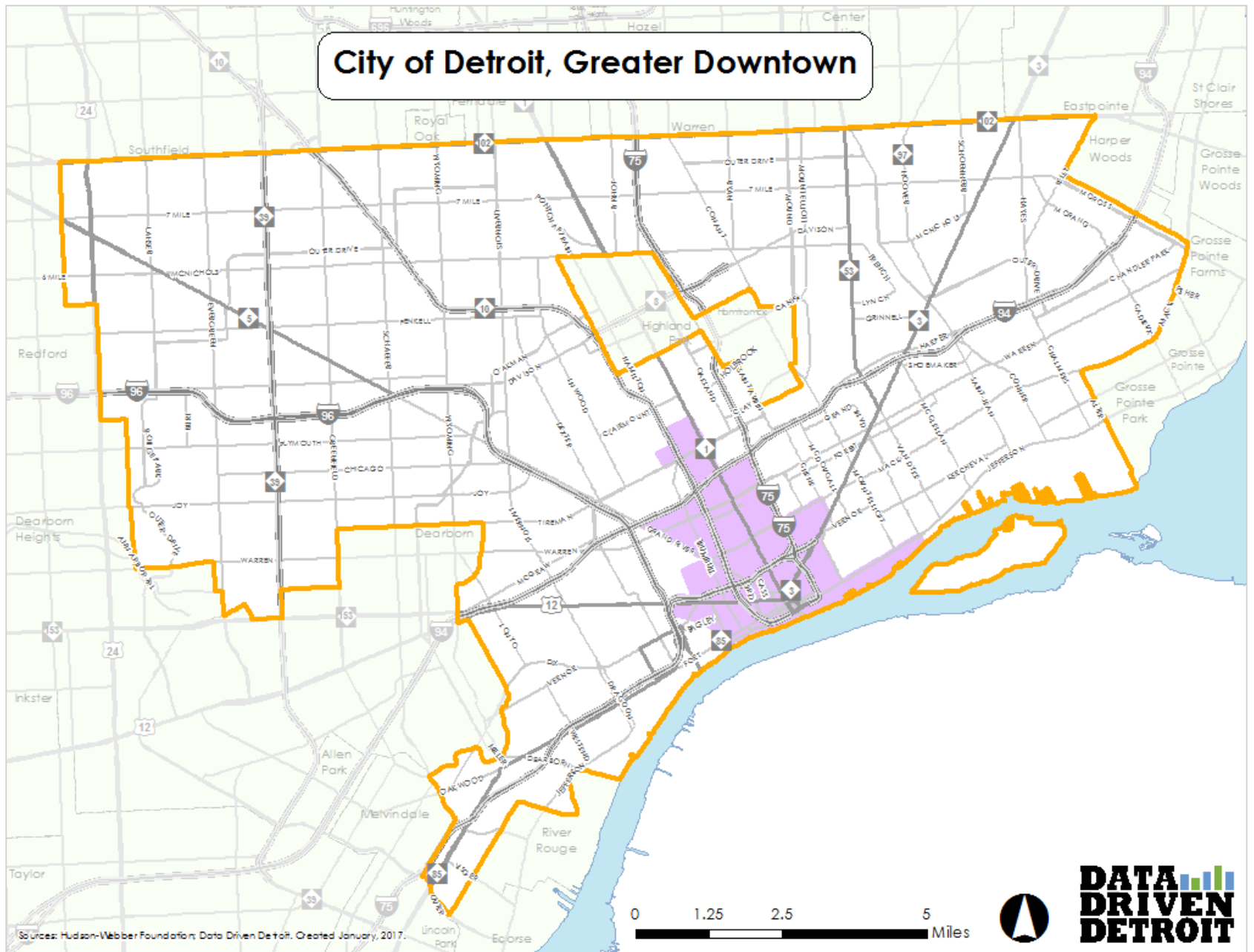 - 54% quit claims (land contracts?) in 2014

City of Detroit

0   1.25   2.5   5
Miles

DATA DRIVEN DETROIT

City of Detroit, Greater Downtown

0   1.25   2.5   5
Miles

DATA
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DETROIT

City of Detroit, Expansion of Development from Greater Downtown
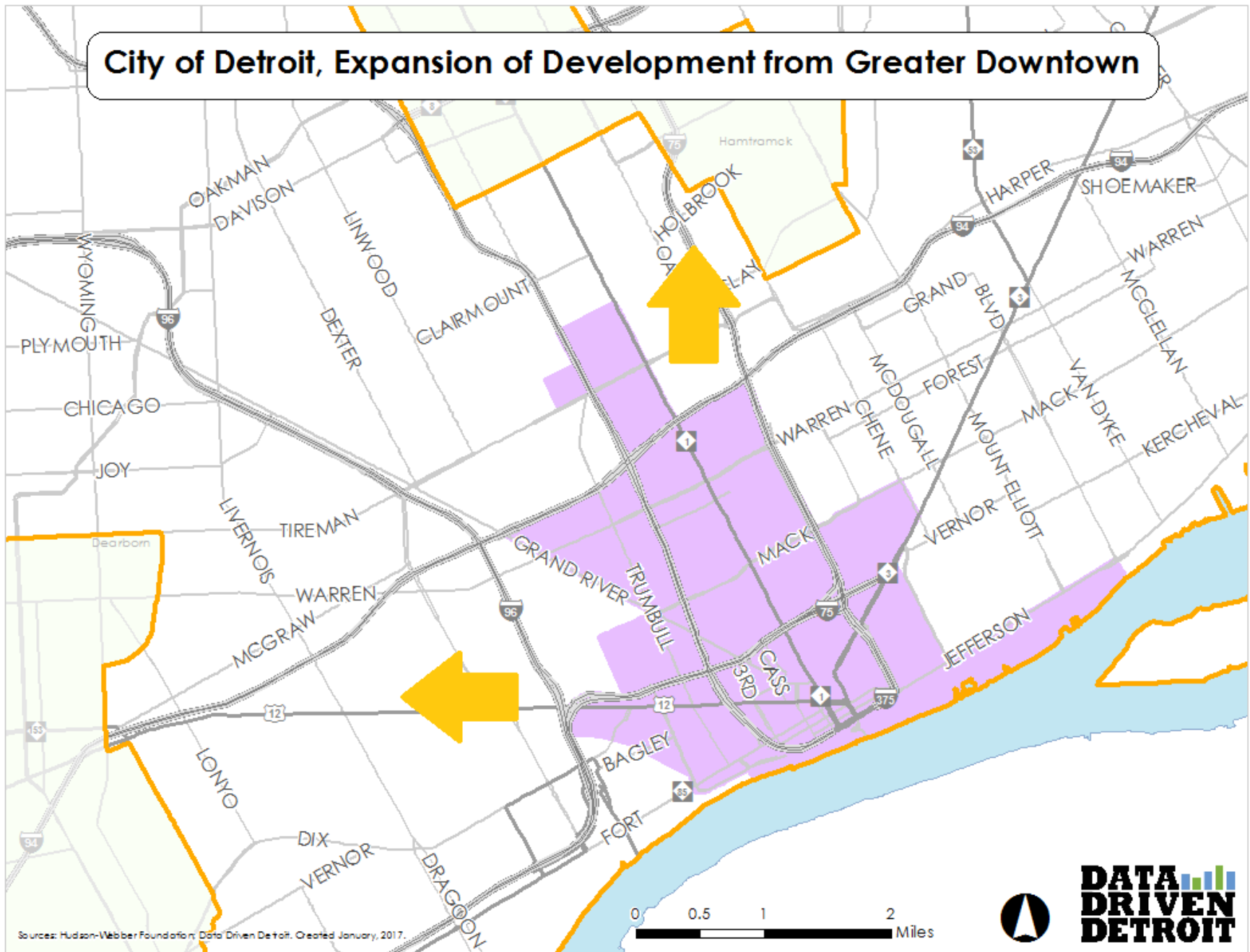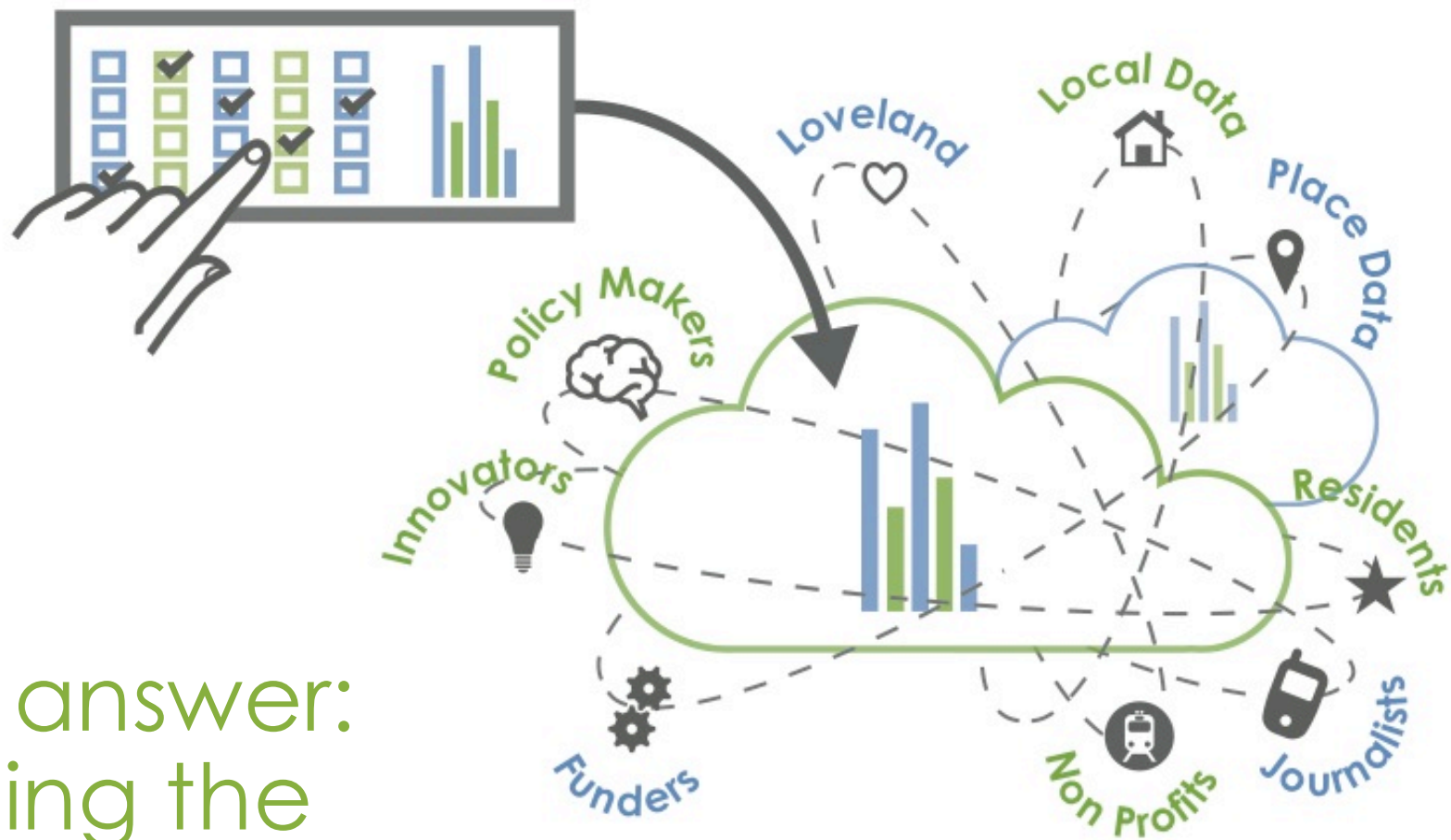

Sources: Hudson-Webber Foundation; Data Driven Detroit. Created January, 2017.

0   0.5   1   2   Miles
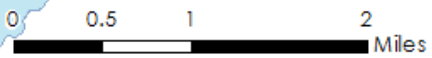
DATA
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DETROIT

How can we monitor neighborhood **change** closer to real time, understand how people **feel** about it, and provide the information to people who can **do something** about it?

Our answer: Turning the Corner

Our Local Work

- Cross Site Learning

- Citizen Advisory Board

- Quantitative Sources Research

- Qualitative Research

- Communications and Dissemination

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Quantitative Research

- Detroit advantages:
  - Motor City Mapping project
  - City's move toward open data

- Disadvantages:
  - Despite better property data, lacking "people" data

Quantitative Progress

- Researched over 50 potential data exhaust streams
- Ideal seems to be a combo:
  - Utility shut offs / transfers
  - Property value & rent levels
  - Business opens / closes by type
  - Credit card spending
  - Tax Auction Bids
- May have enough to test causal model and identify leading indicators

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Qualitative Progress

- Interviews (Ongoing)
  - Established business owners in neighborhoods anecdotally experiencing neighborhood change

- Focus groups (Testing Protocols)
  - Residents in those same target neighborhoods

DATA DRIVEN DETROIT

Initial Experiences

- Resident Protocols
  - Seems best to ask the "big picture" questions up front, because residents are eager to answer them
  - Residents want to maintain political and cultural relevance and are concerned about the changing atmospheres

- Business-owner Protocols
  - Hopefulness and concern reveal complex relationships with neighborhood change
  - Branching, detail-oriented questions yield clear and discrete answers

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Resident Storytelling

- Newly-funded expansion of the project will center resident storytelling.

Thanks!

Erica Raleigh

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www.datadrivendetroit.org

@D3detroit

Neighborhood change in the Twin Cities – myth or reality?

CITYSCAPE

If Twin Cities gentrification is a myth, what's the real problem?

By Bill Lindeke | 01/14/16

✉ Email   f Share   🐦 Tweet   🖨 Print

MinnPost photo by Jana Freiband

Gentrification accelerates in Minneapolis and St. Paul

High apartment rents are outpricing homes and pressuring the poor.

Find the best deals close to home
» Weekly Ads » Coupon Offers » Local Retailers

By Adam Belz Star Tribune | NOVEMBER 28, 2016 — 3:41PM

JIM GEHRZ, STAR TRIBUNE FILE

Overview

- Project background and objectives
- Roles and responsibilities of local partners
- Scope of work
- Timeline

Project background and objectives

- Gain a better understanding neighborhood dynamics
  - Employ both quantitative and qualitative data
- Inform community stakeholders and policymakers
- Cross-site analysis that will produce protocols and methodology for others to use
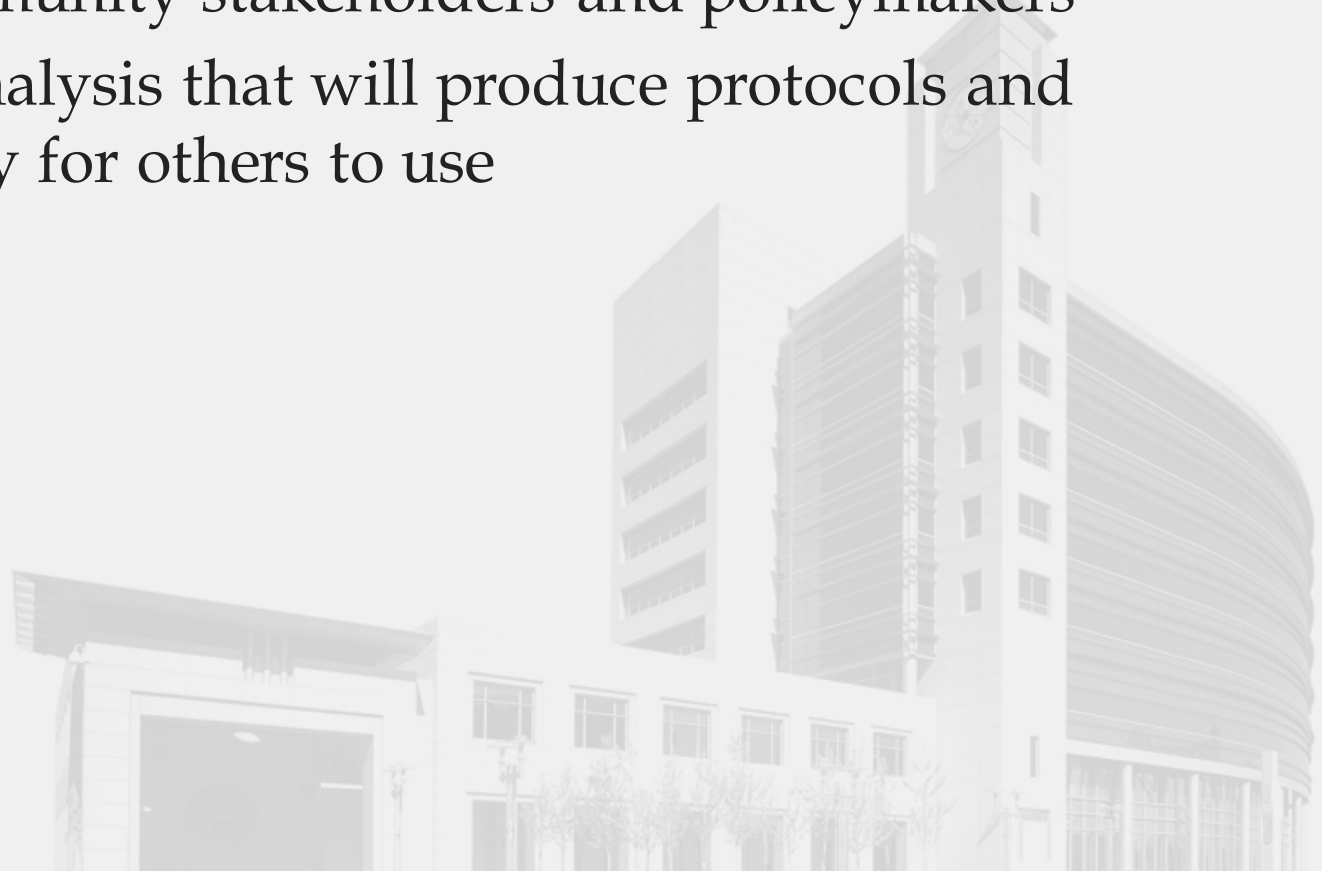
Roles and responsibilities of local partners

- *Center for Urban and Regional Affairs* (CURA) at the University of Minnesota– quantitative analysis

- *Wilder Research* – qualitative analysis

- *Twin Cities LISC* – project administrator

- *Federal Reserve Bank of Minneapolis* – contribute to all facets of the study and link to national analysis

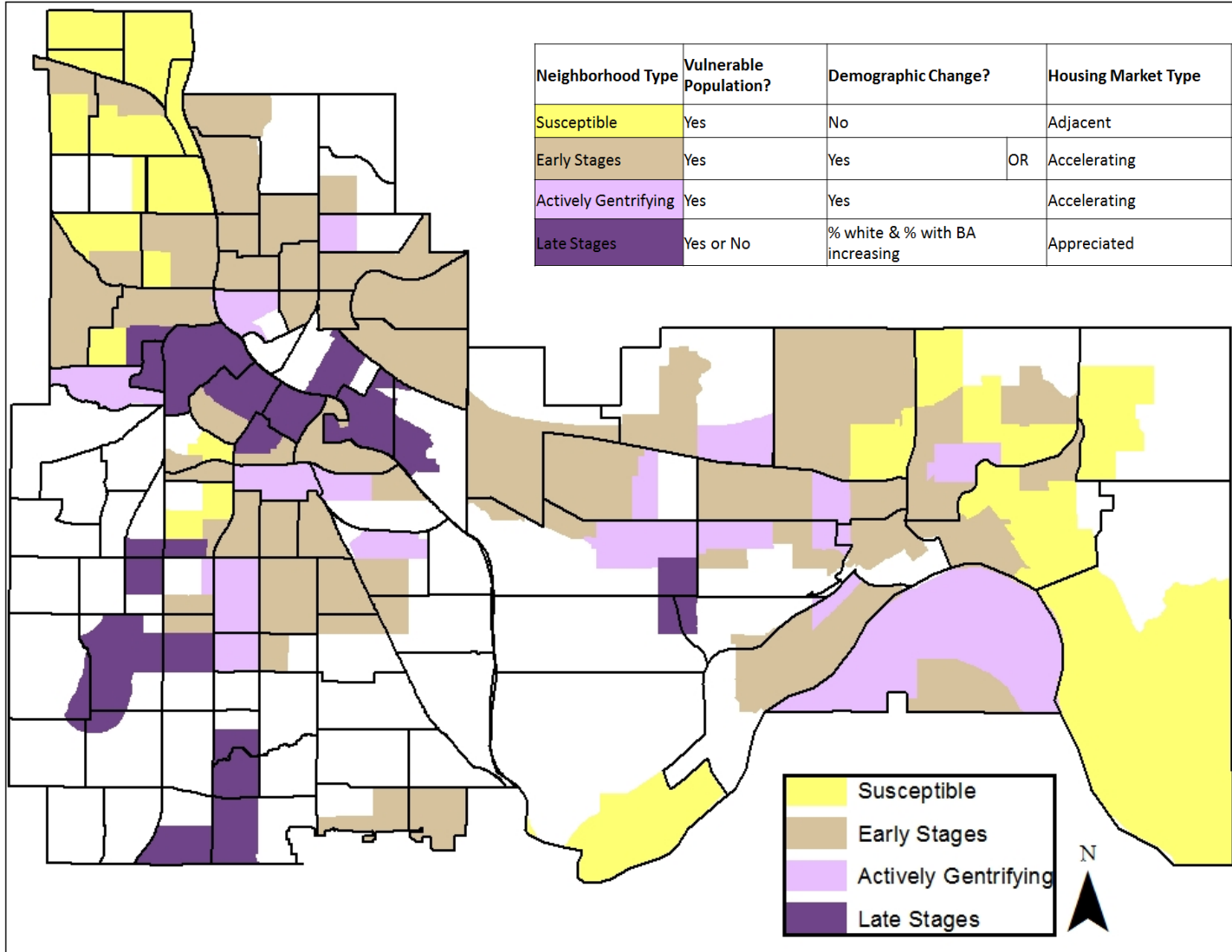- *McKnight Foundation* – study funder
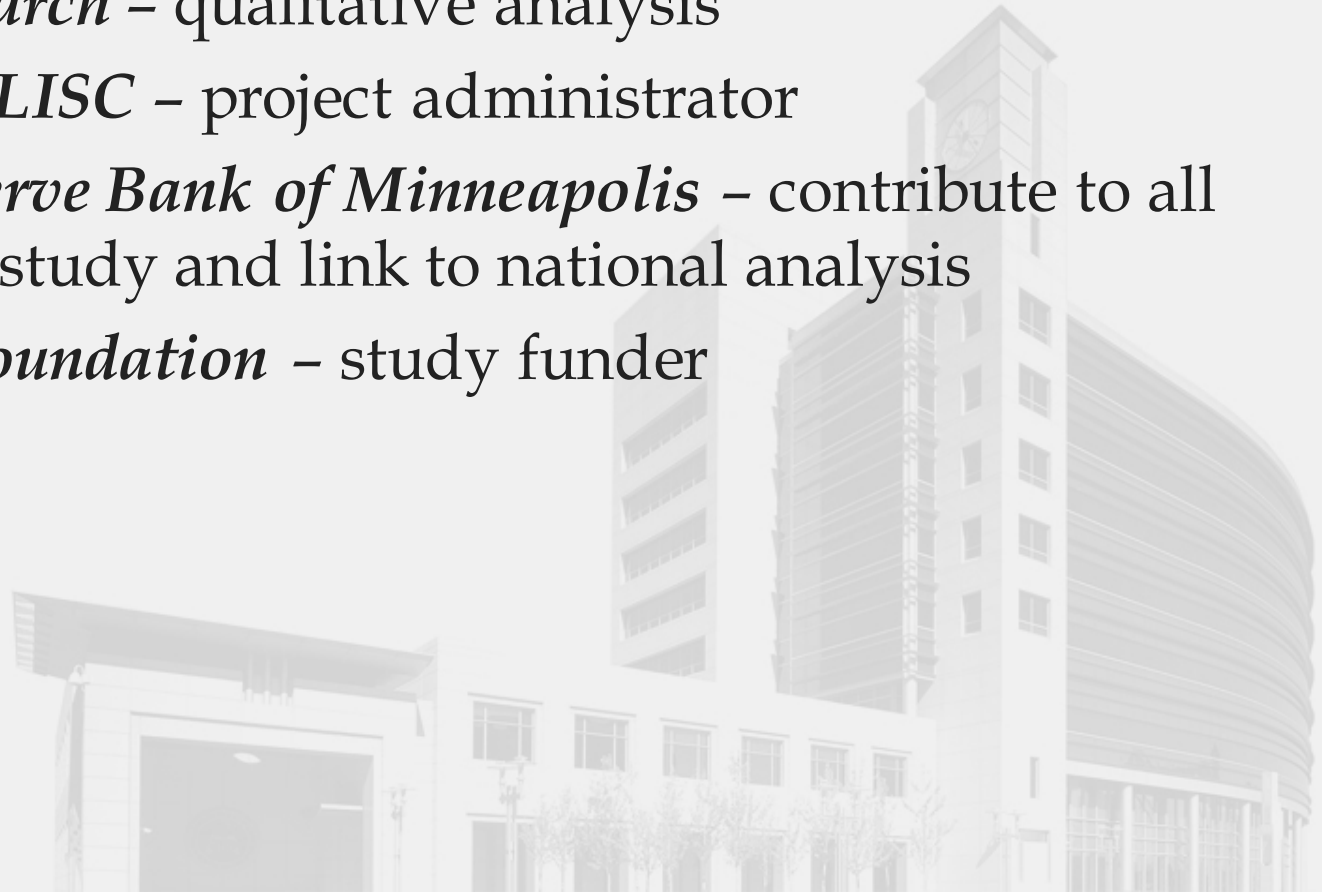
Scope of work

- **Employ quantitative data** to identify neighborhoods experiencing change

- **Gather local and regional stakeholder perspectives** on gentrification at the local neighborhood level in the Minneapolis-Saint Paul metropolitan area

- **Gather neighborhood stakeholder and resident perspectives** in three local neighborhoods about how gentrification is impacting and changing their neighborhoods
    - Key informant interviews (N=10-12)
    - Neighborhood stakeholder interviews (N=5 x 3 neighborhoods)
    - Neighborhood resident focus groups (N=1 x 3 neighborhoods)
    - Neighborhood convening (N=1 x 3 neighborhoods)

- **Analyze and interpret** the findings and provide data monitoring and policy considerations

- **Engage** community stakeholders and policymakers in post-report forums

Identifying neighborhoods

Neighborhood Type	Vulnerable Population?	Demographic Change?		Housing Market Type
Susceptible	Yes	No		Adjacent
Early Stages	Yes	Yes	OR	Accelerating
Actively Gentrifying	Yes	Yes		Accelerating
Late Stages	Yes or No	% white & % with BA increasing		Appreciated

Legend:
- Susceptible
- Early Stages
- Actively Gentrifying
- Late Stages

N

CONTACT INFORMATION

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Federal Reserve System Community Development Research Conference—March 23–24, 2017

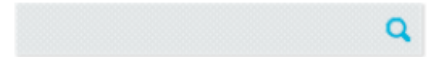**For details and registration, click the conference link at minneapolisfed.org**

Discussion

Potential topics

- Framing the issue
- Partnership building
- Approach to research and data
- Community and resident engagement
- Working with institutions (Federal Reserve and others)
- Funding the work

www.neighborhoodindicators.org

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Turning the Corner: Monitoring Neighborhood Change for Action

Publications

Funder: The Kresge Foundation
Contact: Kathryn Pettit kpettit@urban.org
Date: January 2016 - December 2017

Participating Partners:

Data Driven Detroit (D3)
Detroit

Resources

- [Berkeley-UCLA Urban Displacement Project](#) (Bay Area)

- [MAPC Anti-Displacement Toolkit](#) (Boston)

- [Displacement & Relocation Tied to Multifamily Redevelopment](#) (Detroit)

- [Equitable Development Policy Platform](#) (Philadephia)

- [Central Corridor Collaborative](#) (Twin Cities)

- [11th Street Bridge Park](#) (DC)

- [Inclusive Development Strategy in the context of Gentrification](#) (Portland)

- [Early Warning Systems for Gentrification](#)

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