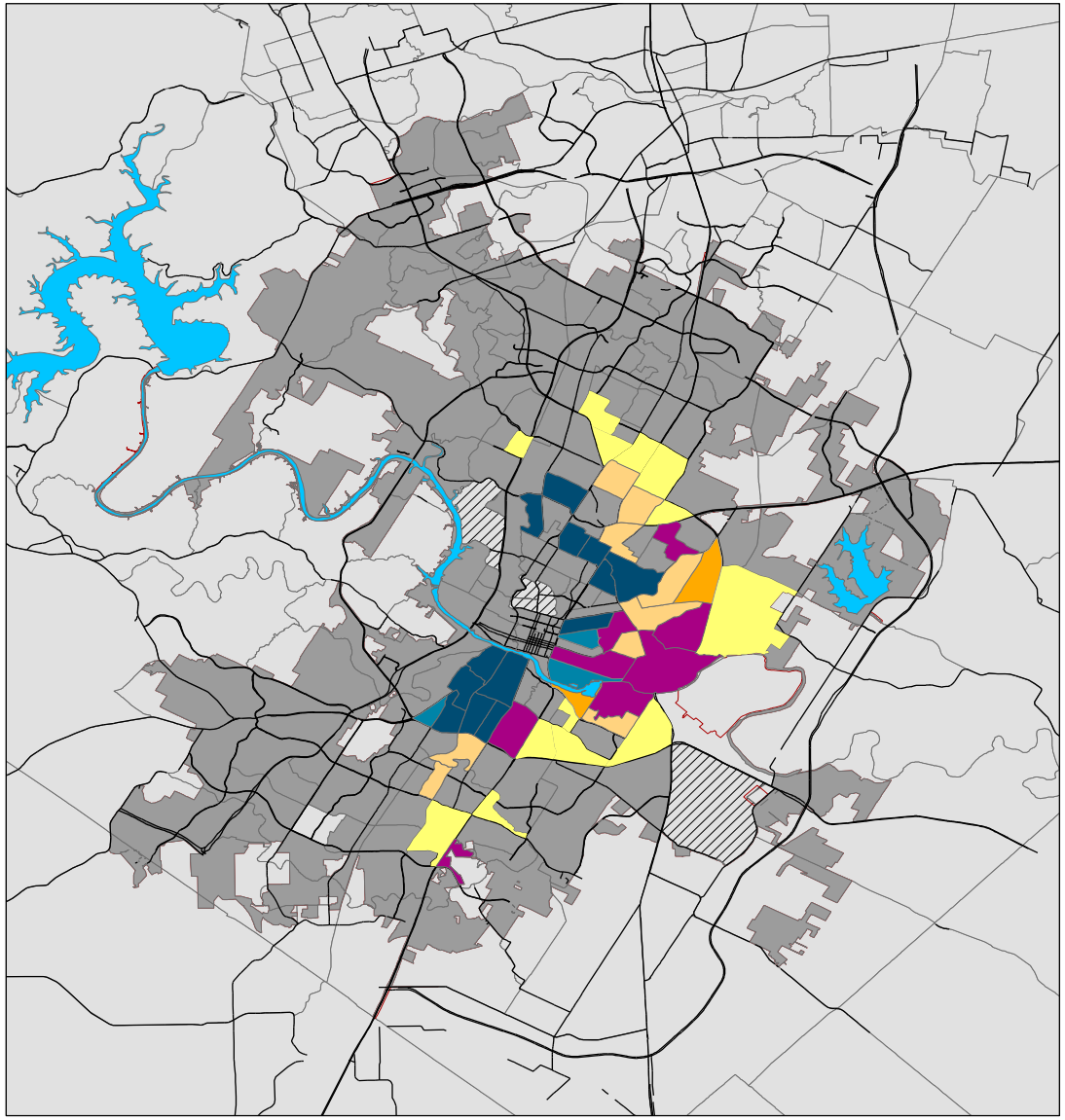
UT Austin Gentrification Study Update



Presentation to Anti-Displacement Task Force

Friday, January 5, 2018

Elizabeth Mueller
Associate Professor, Community and Regional Planning, School of Architecture

Heather K. Way
Clinical Professor & Director of Entrepreneurship and Community Development Clinic, UT Law

Jake Wegmann
Assistant Professor, Community and Regional Planning, School of Architecture

Gentrification Study Overview

- Proposed by Councilmember Pool
- Final City Council approval in October 2017
- Completion deadline: August 31, 2018

Gentrification Study Scope

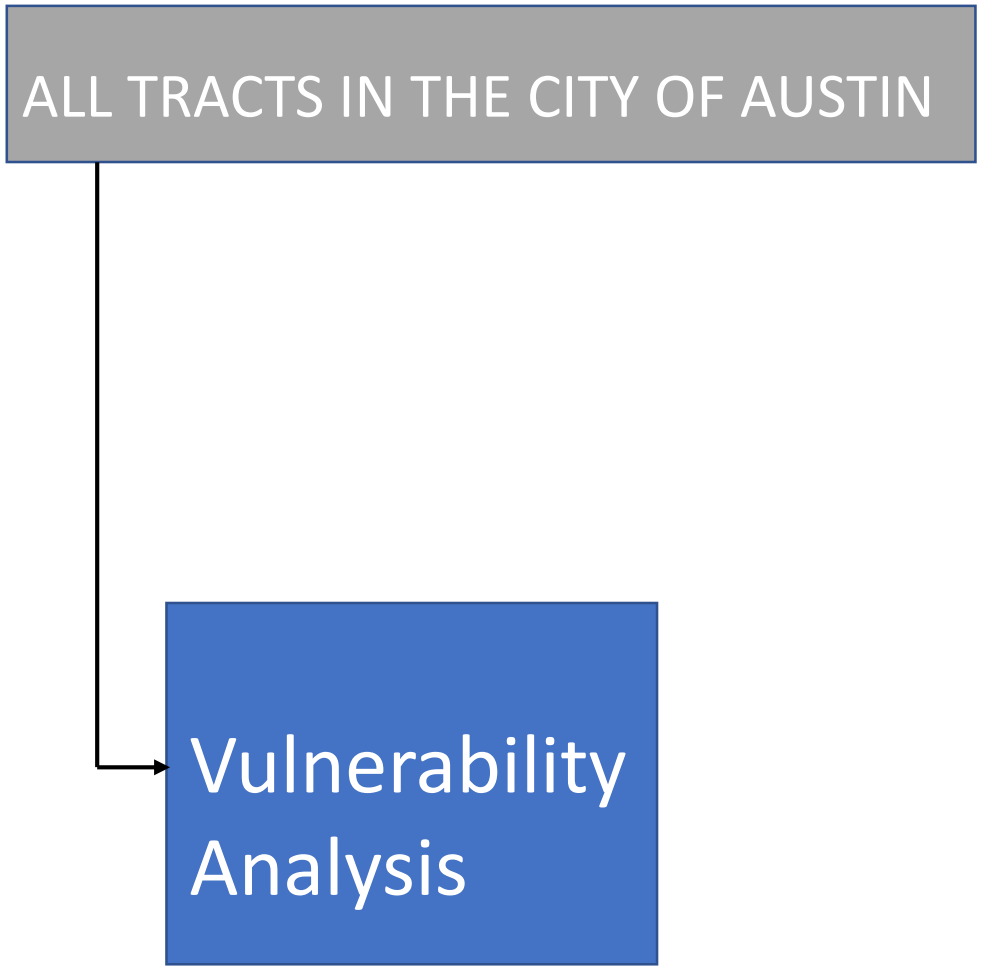
1) Neighborhood change analysis: Mapping/classification of census tracts in City of Austin (6 types): ***NEARLY COMPLETE***

2) "Neighborhood drilldowns" in two census tracts: ***SPRING 2018***

3) Analysis of anti-gentrification strategies for each neighborhood type in Austin: ***SPRING AND SUMMER*** **2018**

Some details on our work so far

- Analyzed (almost) all Census tracts entirely or partially inside Austin city limits. Assigned neighborhood change typology.
- Excluded “oddball” tracts (UT, West Campus, Camp Mabry, ABIA)
- City tracts compared to average for entire metropolitan area (Travis, Williamson, Hays, Bastrop, and Caldwell Counties)
- Measured departure from average rather than using a hard cutoff
- Most recent Census data is from 2012 to 2016



Vulnerability Factors (2012-2016 data)

From L. Bates method:

1) Pct. Households in tract < 80% of HUD Median Family Income
2) Pct. households without a bachelor's degree or higher
3) Pct. people of color
4) Pct. households renting

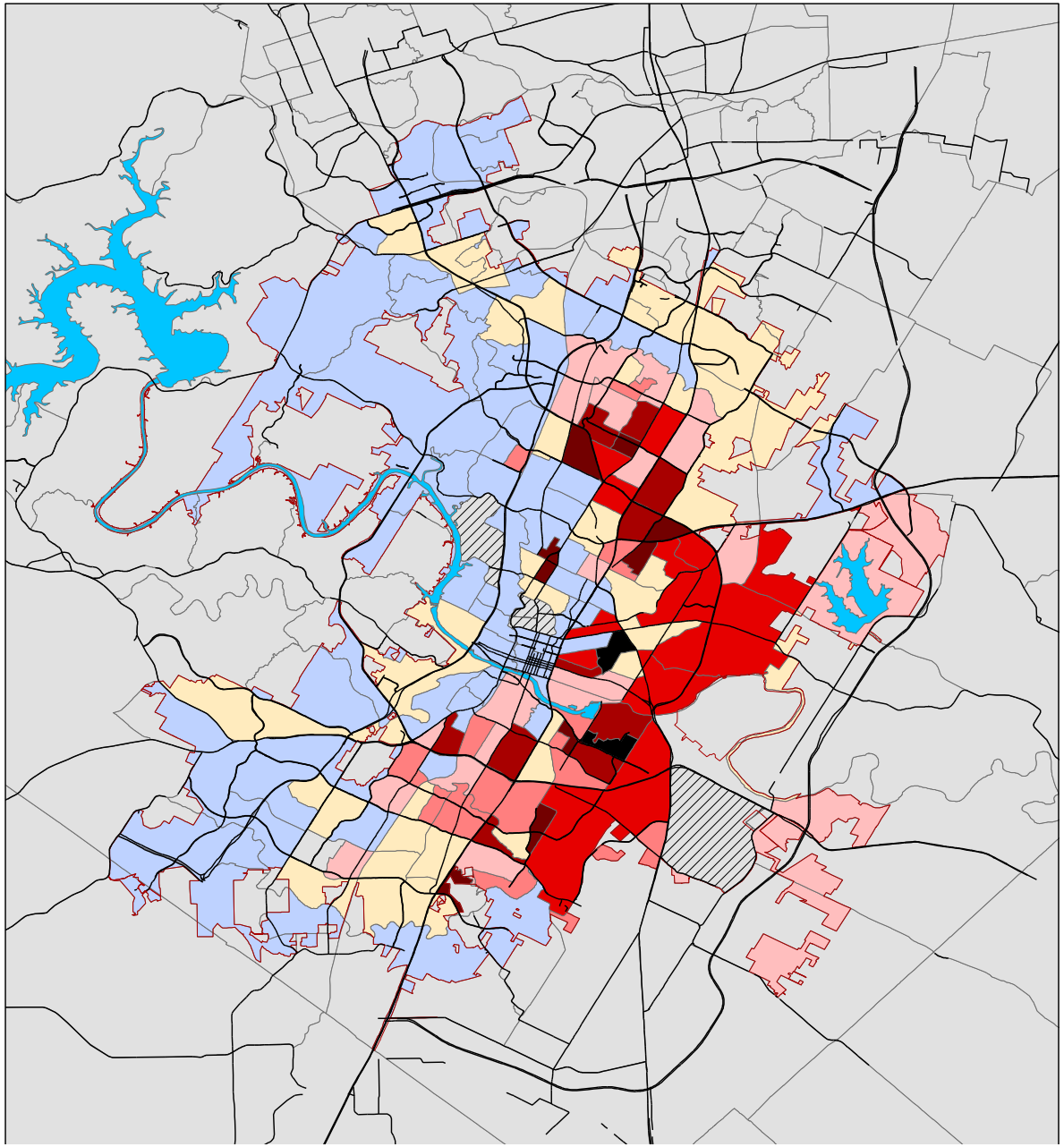
And one more:

5) Pct. of children in poverty

Considered but excluded:

- Pct of population age 65+

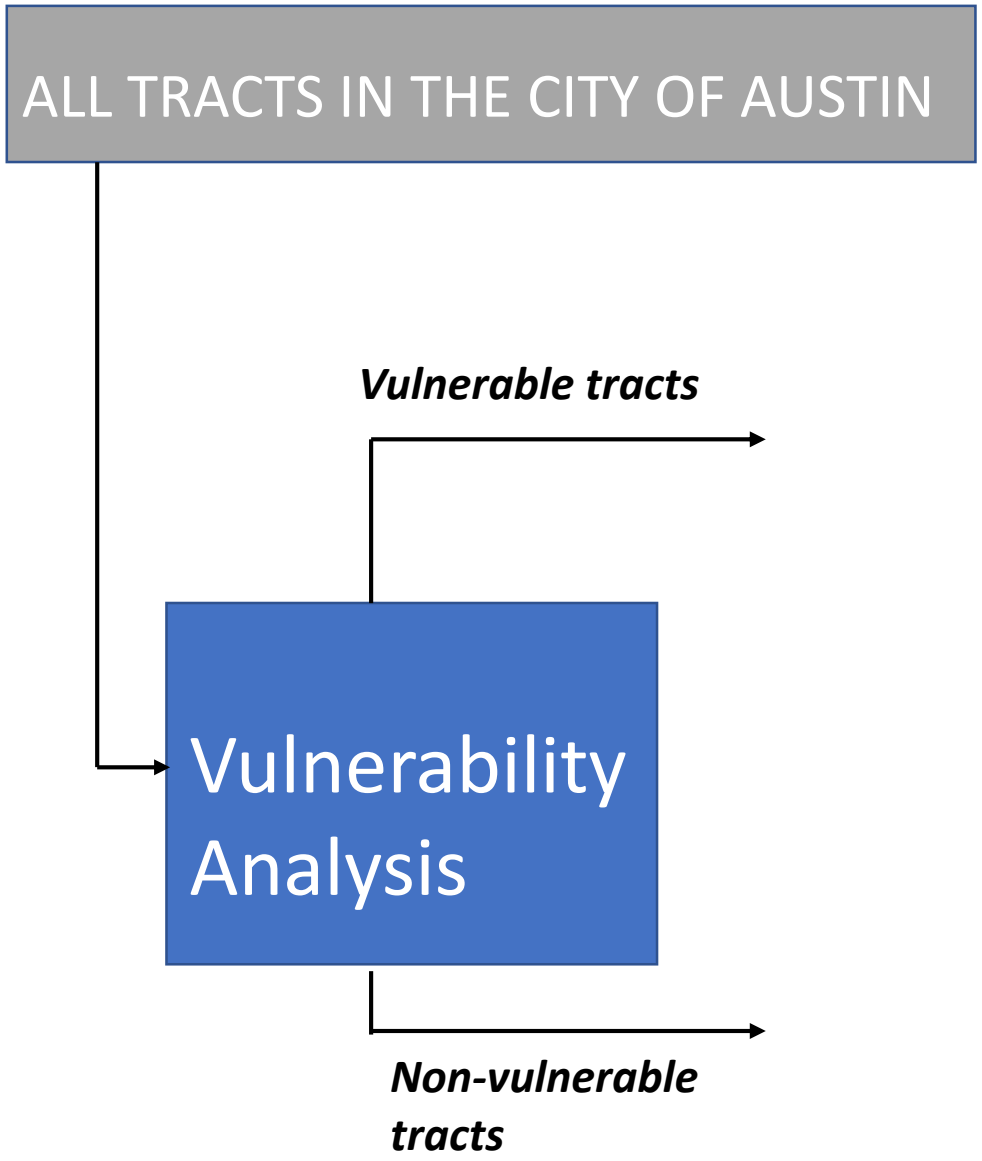
Percent Children in Poverty by Census Tract (2016)



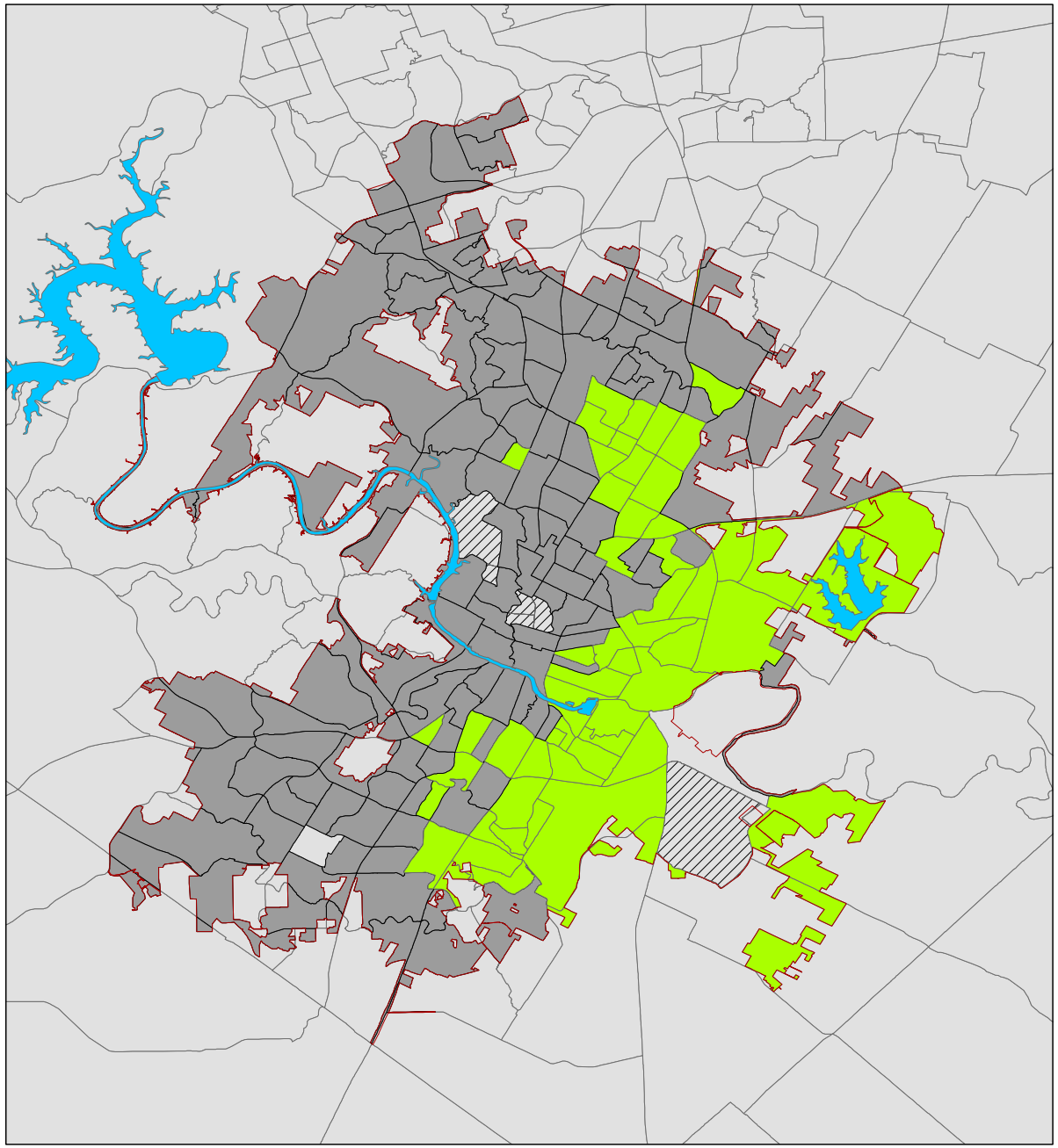
For example …

Z-Scores

- -1.0 - -0.5
- -0.4 - 0.5
- 0.6 - 1.0
- 1.1 - 1.5
- 1.6 - 2.0
- 2.1 - 2.5
- 2.6 - 3.0
- 3.1 - 3.7
- Austin City Limits
- Eliminated Tracts


ALL TRACTS IN THE CITY OF AUSTIN
Vulnerable tracts
Vulnerability Analysis
Non-vulnerable tracts

Census Tracts Meeting Minimum Vulnerability Criteria (2016)



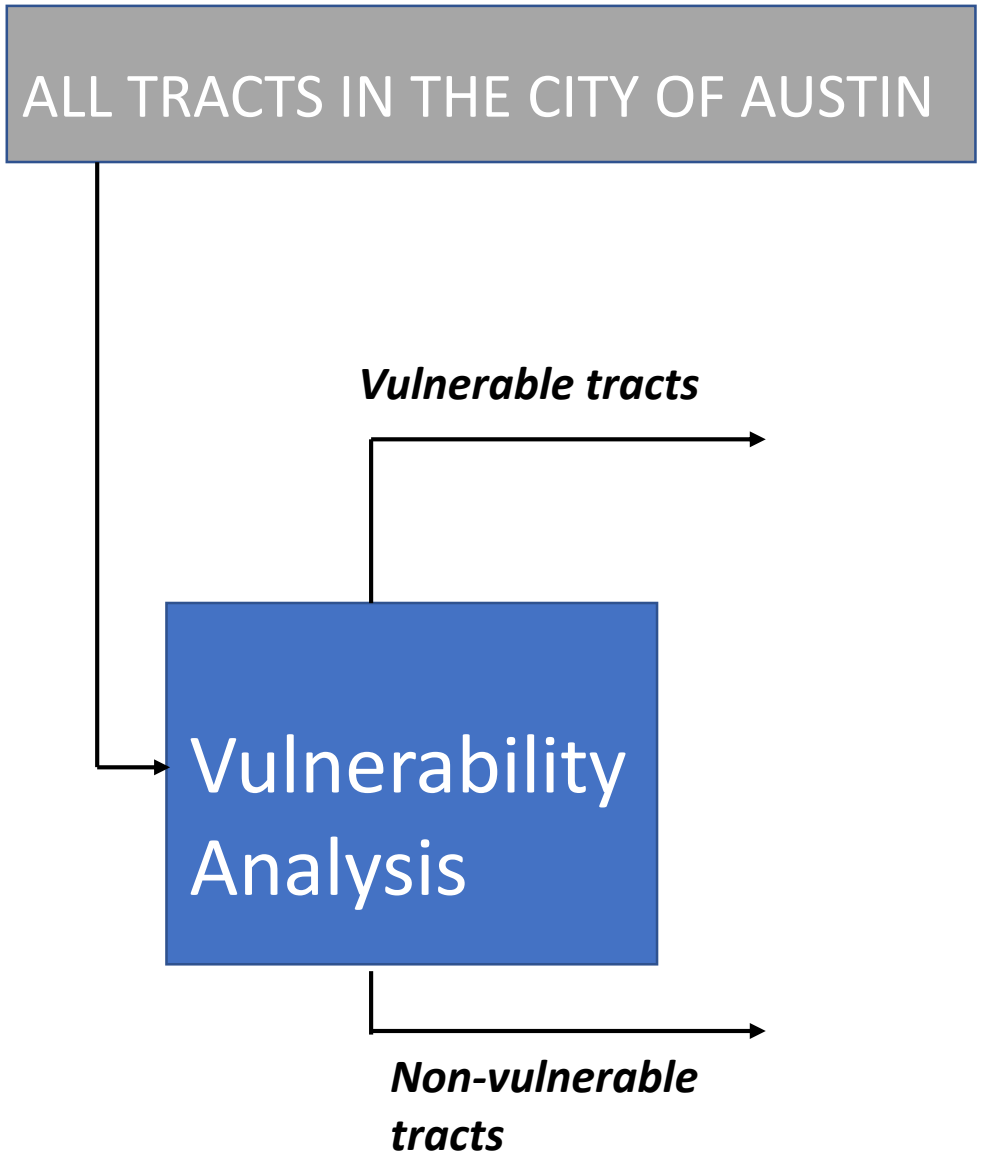
Austin City Limits

Meets 3/5 or more Vulnerability Criteria

No

Yes

Eliminated Tracts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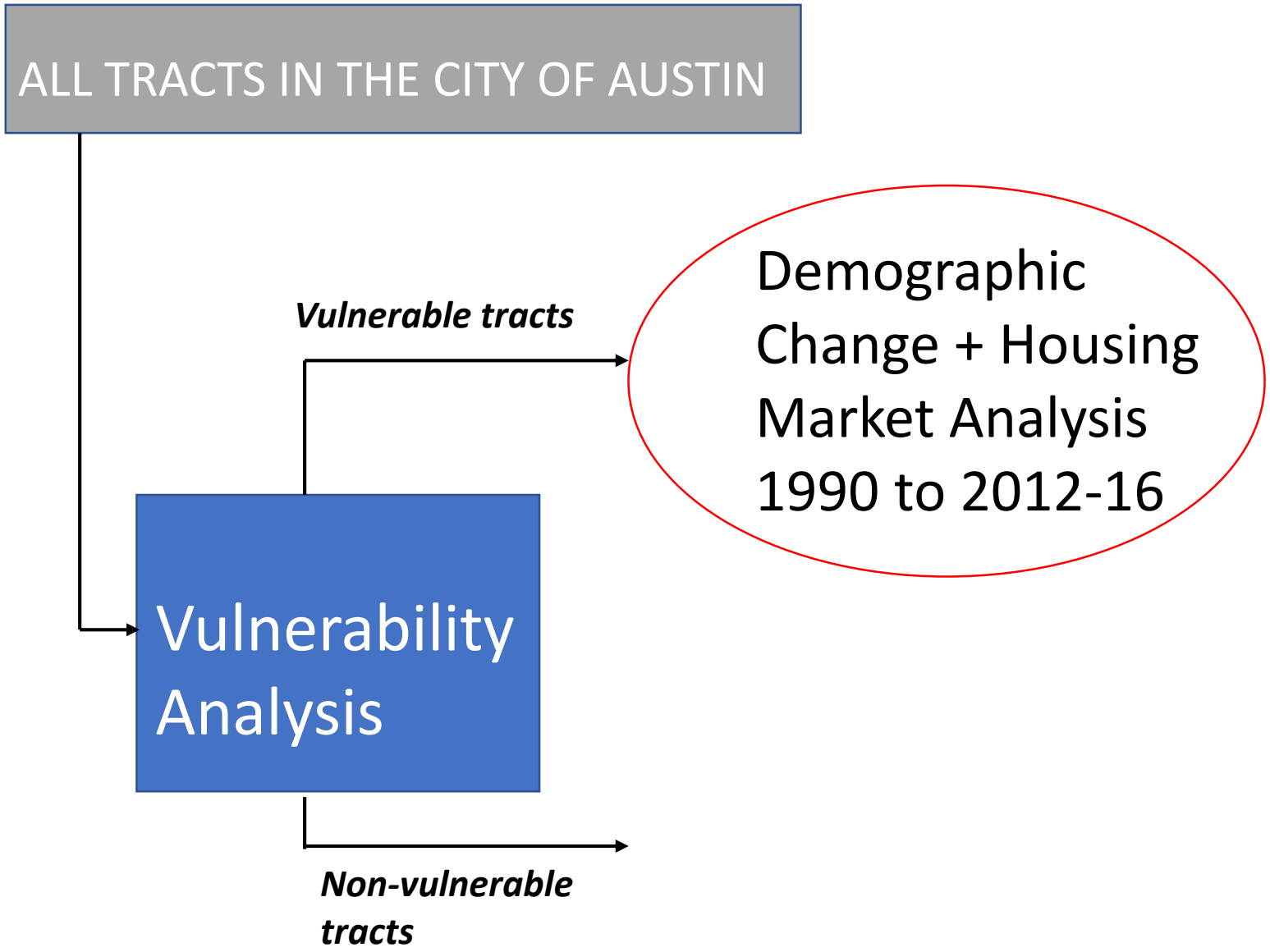
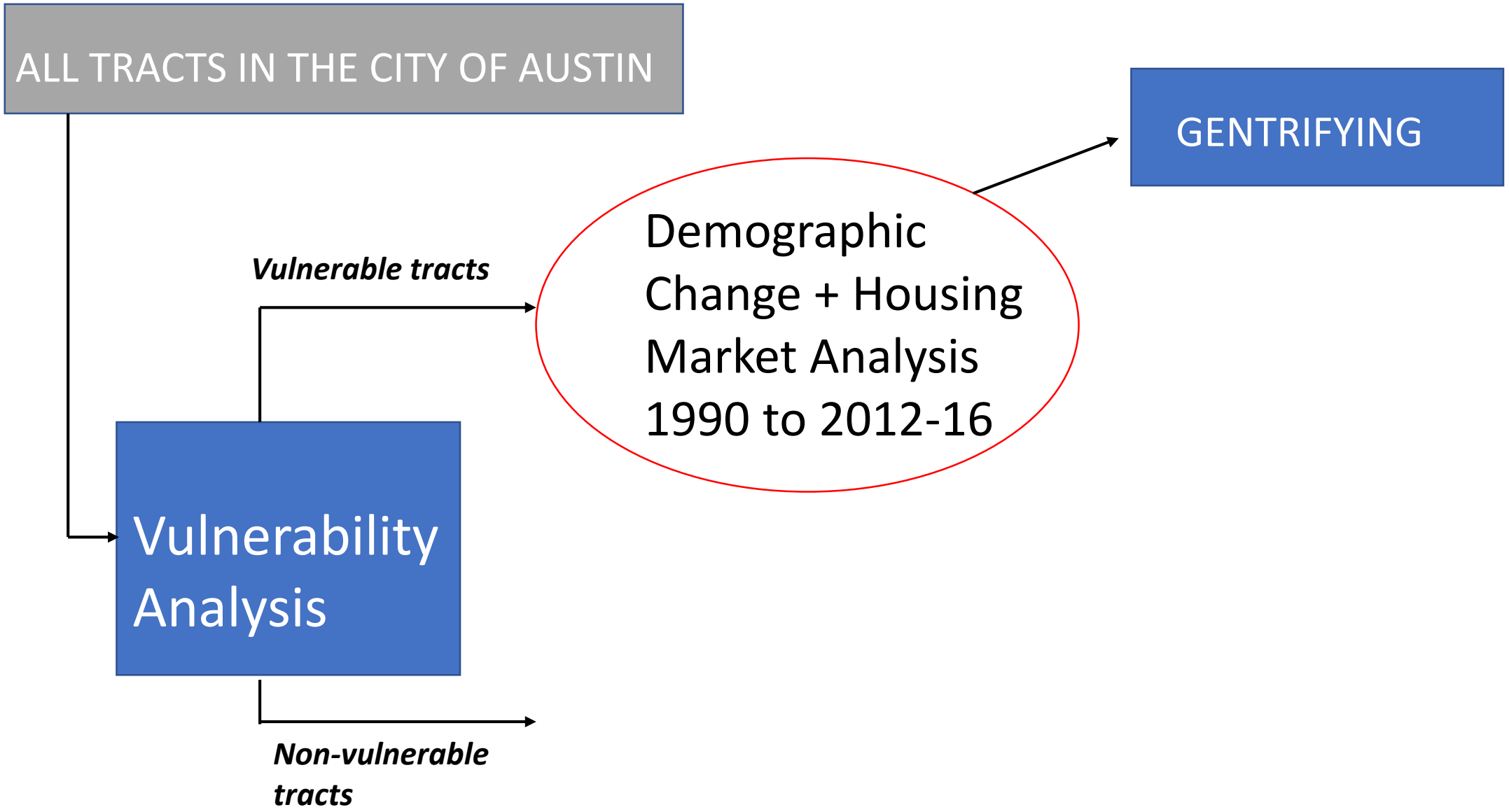
Vulnerable tracts
Vulnerability Analysis
Non-vulnerable tracts

Step 1


ALL TRACTS IN THE CITY OF AUSTIN
Vulnerable tracts
Demographic Change + Housing Market Analysis 1990 to 2012-16
Vulnerability Analysis
Non-vulnerable tracts

Step 1

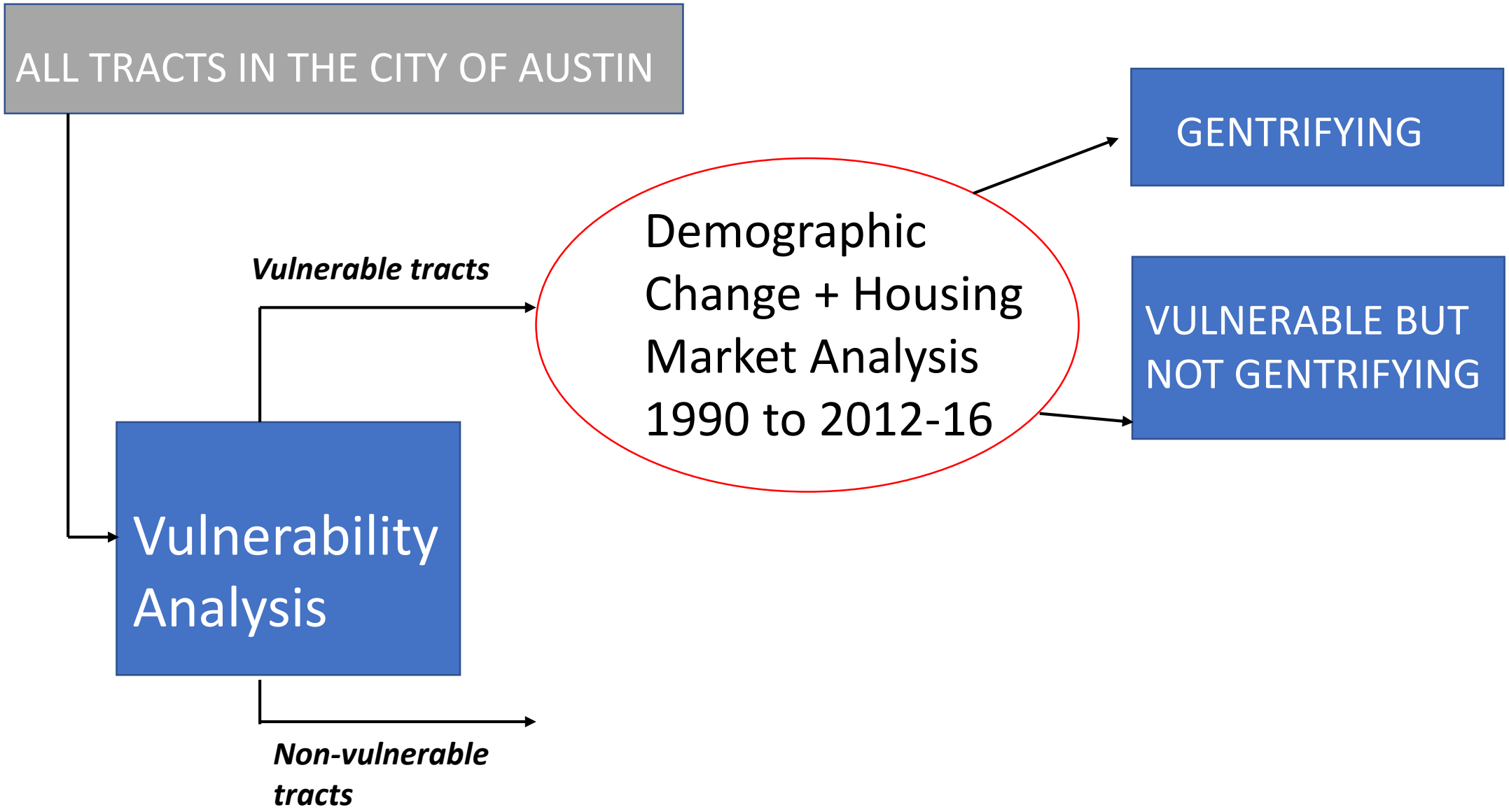
Step 2



Step 1

Step 2

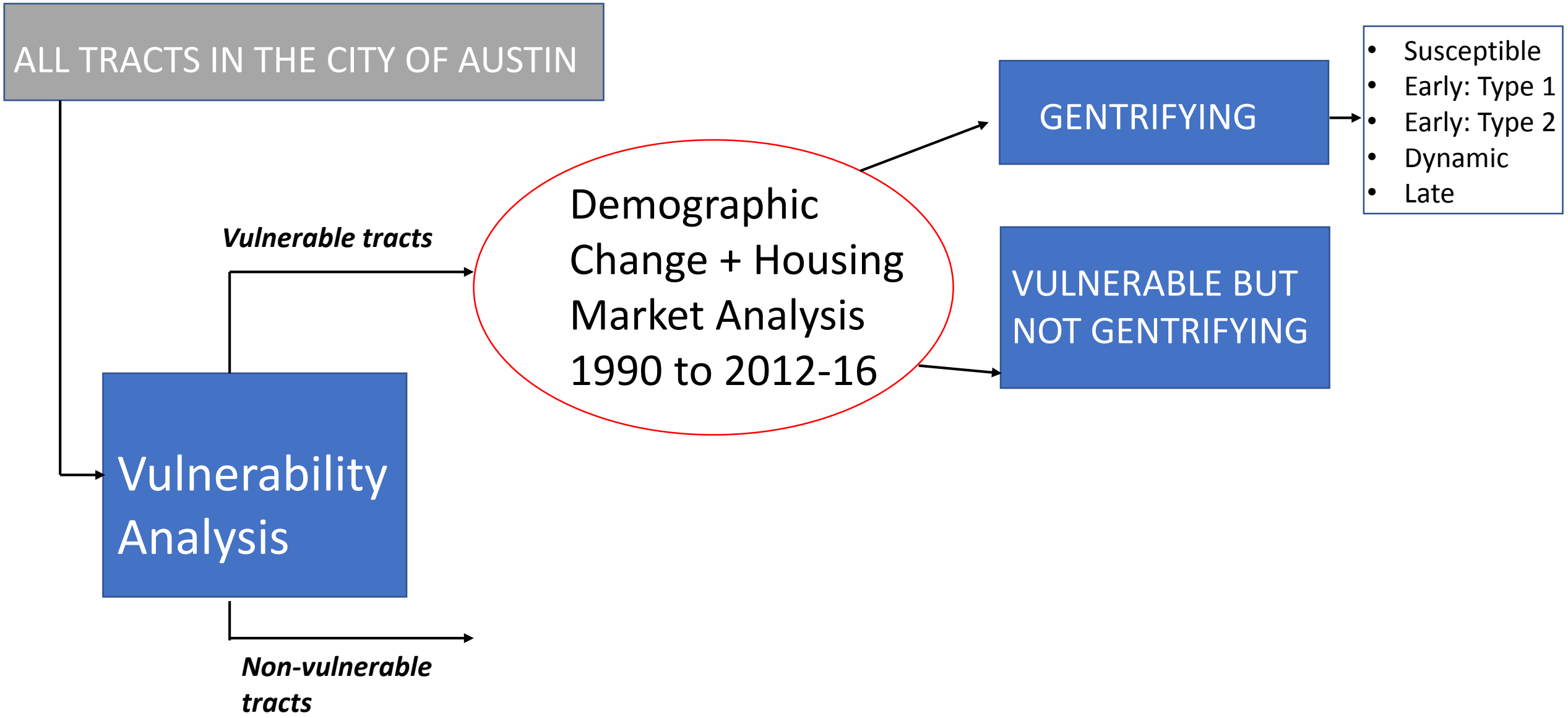
Tract classification



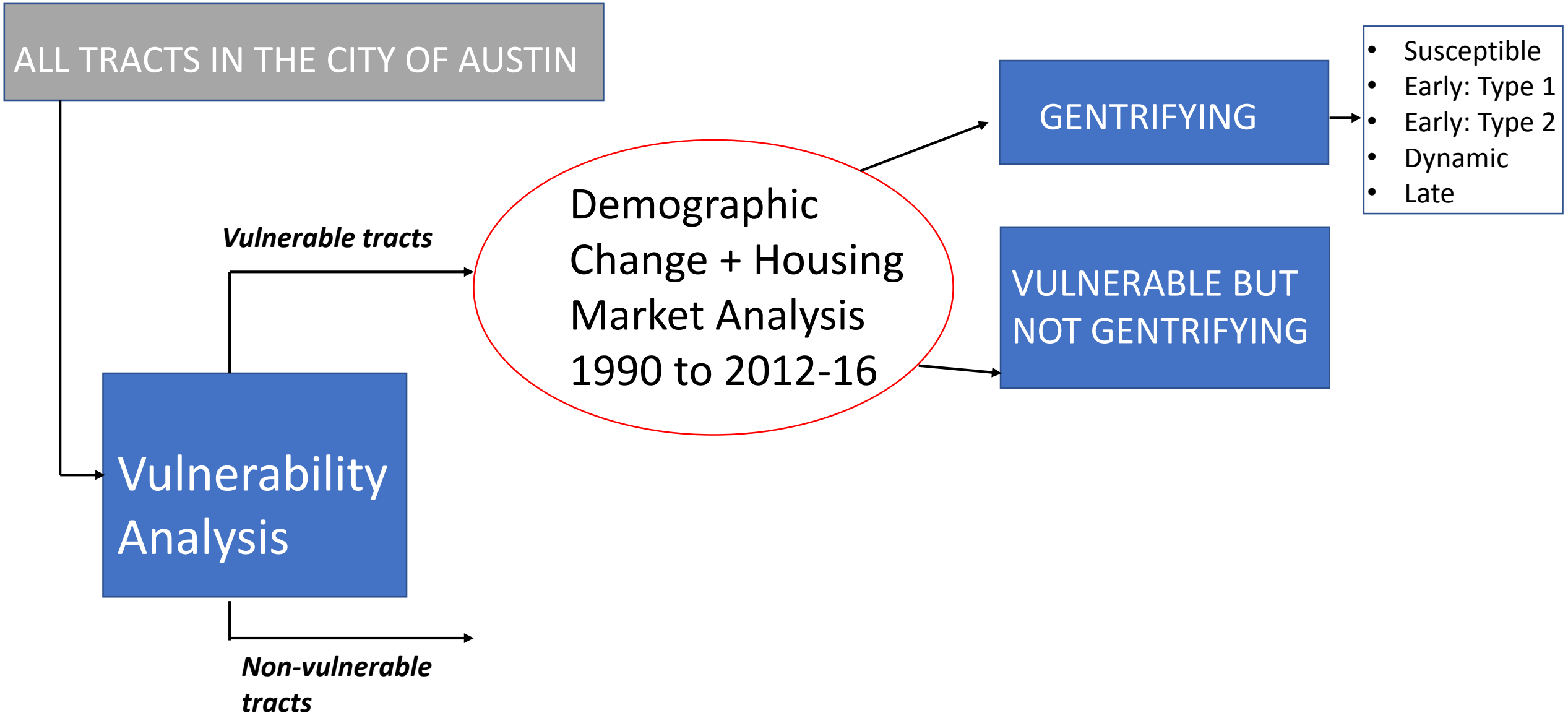
Step 1

Step 2

Tract classification


ALL TRACTS IN THE CITY OF AUSTIN
Vulnerability Analysis
Vulnerable tracts
Non-vulnerable tracts
Demographic Change + Housing Market Analysis 1990 to 2012-16
GENTRIFYING
VULNERABLE BUT NOT GENTRIFYING
Susceptible
Early: Type 1
Early: Type 2
Dynamic
Late
Step 1
Step 2
Tract classification

Gentrifying tract type	Demographic change (2000 to 2012-16)	Average current residential real estate value (2012-16)	Appreciation	Must touch tract with high value and/or high recent appreciation
Susceptible		Low or moderate	Low or moderate recent (2000 to 2012-16)	√
Early: Type 1		Low or moderate	High recent (2000 to 2012-16)	
Early: Type 2	√	Low or moderate	Low or moderate recent (2000 to 2012-16)	√
Dynamic	√	Low or moderate	High recent (2000 to 2012-16)	
Late	√	High	High sustained (1990 to 2012-16)	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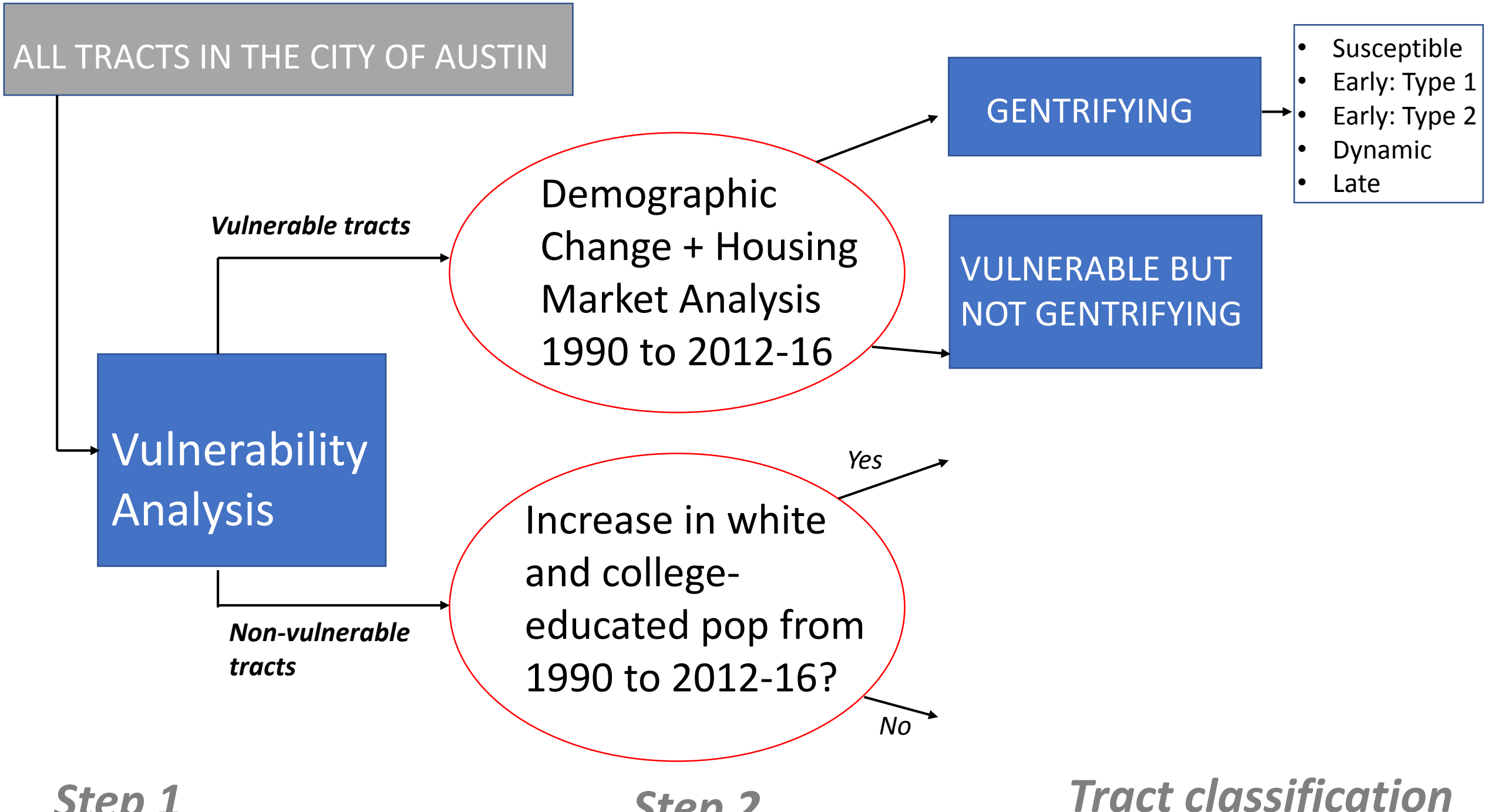
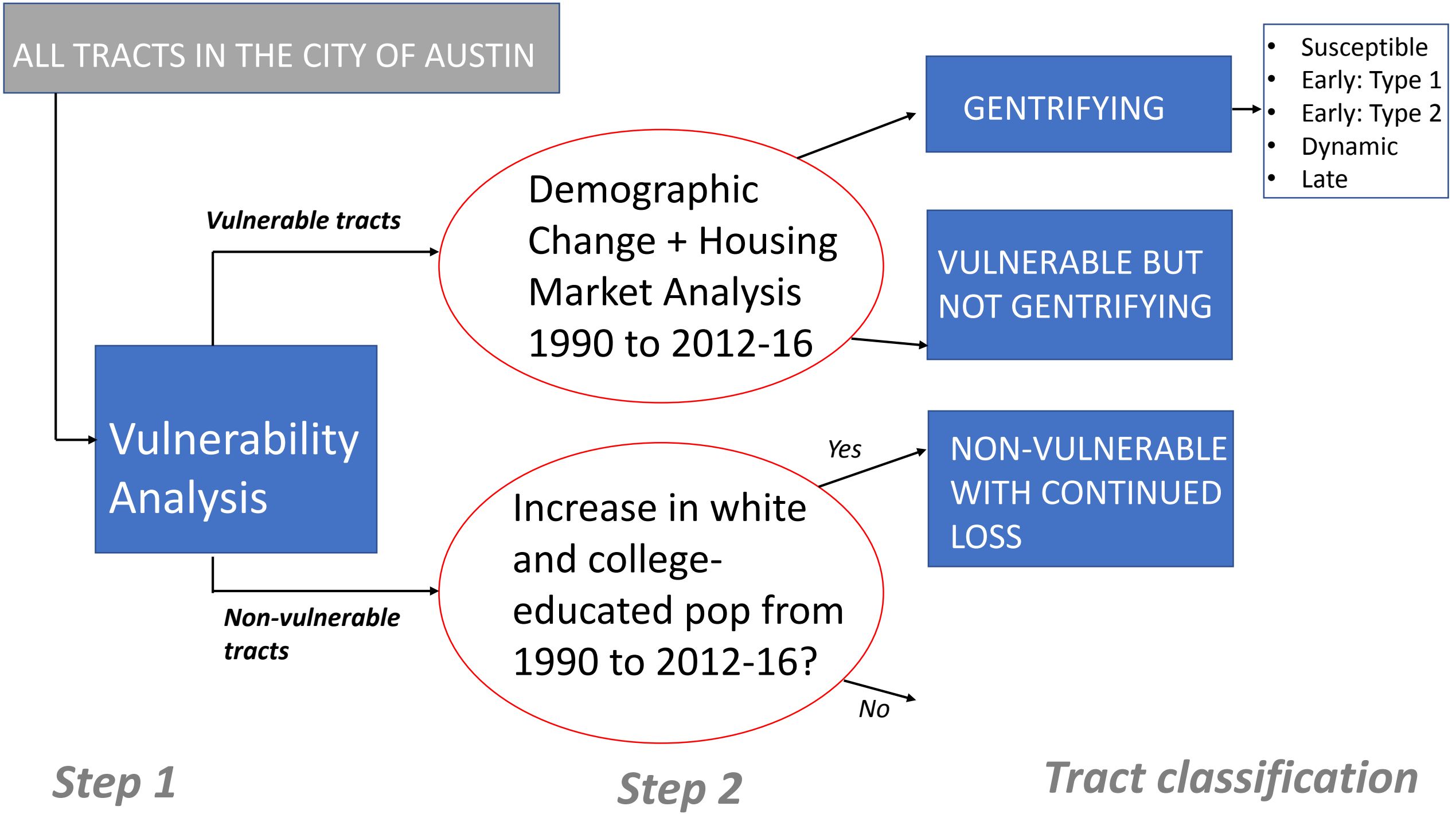
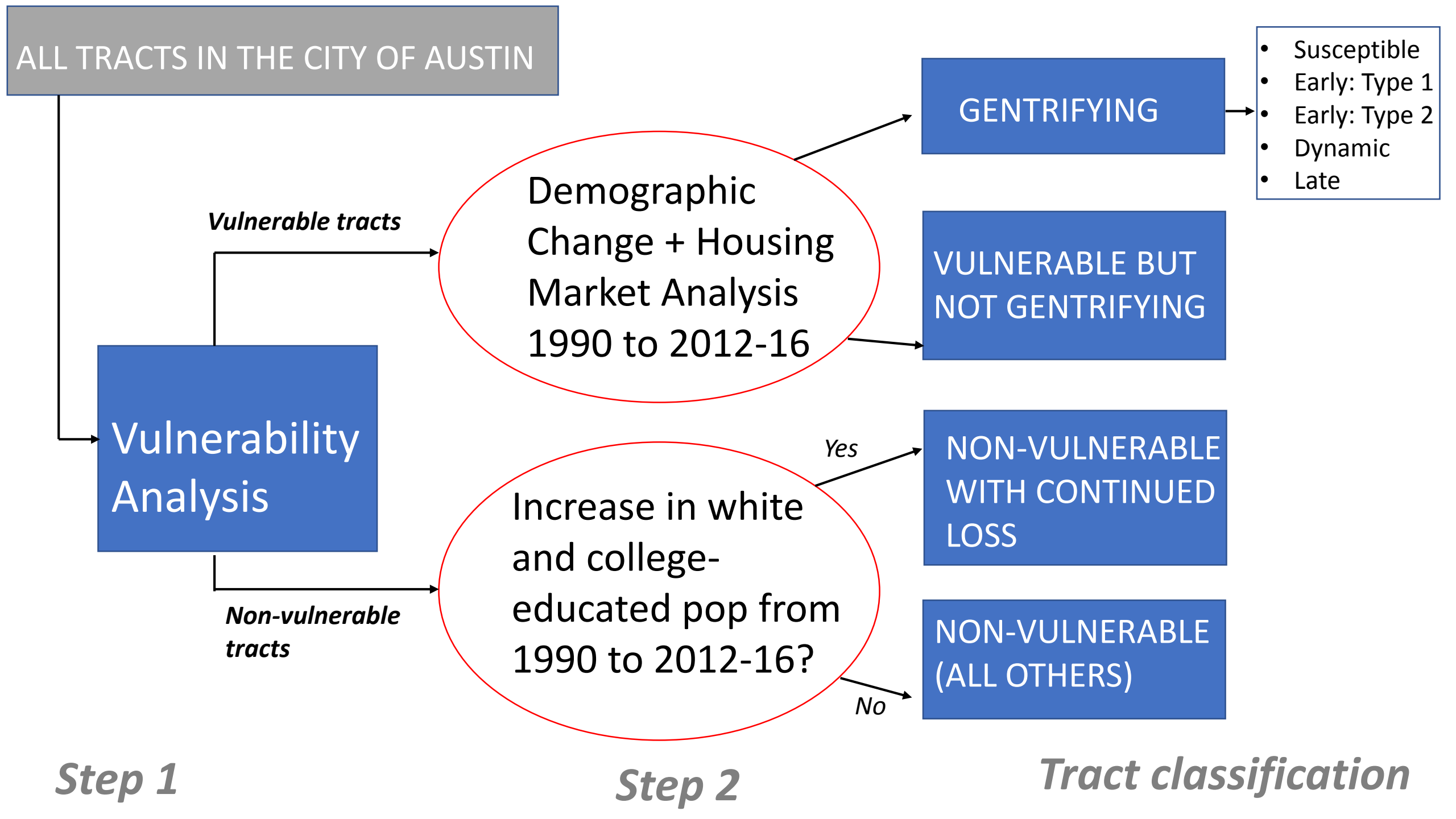
Vulnerability Analysis
Vulnerable tracts
Non-vulnerable tracts
Demographic Change + Housing Market Analysis 1990 to 2012-16
GENTRIFYING
VULNERABLE BUT NOT GENTRIFYING
Susceptible
Early: Type 1
Early: Type 2
Dynamic
Late
Step 1
Step 2
Tract classification


ALL TRACTS IN THE CITY OF AUSTIN
Vulnerability Analysis
Vulnerable tracts
Non-vulnerable tracts
Demographic Change + Housing Market Analysis 1990 to 2012-16
GENTRIFYING
Susceptible
Early: Type 1
Early: Type 2
Dynamic
Late
VULNERABLE BUT NOT GENTRIFYING
Increase in white and college-educated pop from 1990 to 2012-16?
Yes
No
Step 1
Step 2
Tract classification


ALL TRACTS IN THE CITY OF AUSTIN
Vulnerability Analysis
Vulnerable tracts
Non-vulnerable tracts
Demographic Change + Housing Market Analysis 1990 to 2012-16
Increase in white and college-educated pop from 1990 to 2012-16?
Yes
No
GENTRIFYING
VULNERABLE BUT NOT GENTRIFYING
NON-VULNERABLE WITH CONTINUED LOSS
Susceptible
Early: Type 1
Early: Type 2
Dynamic
Late
Step 1
Step 2
Tract classification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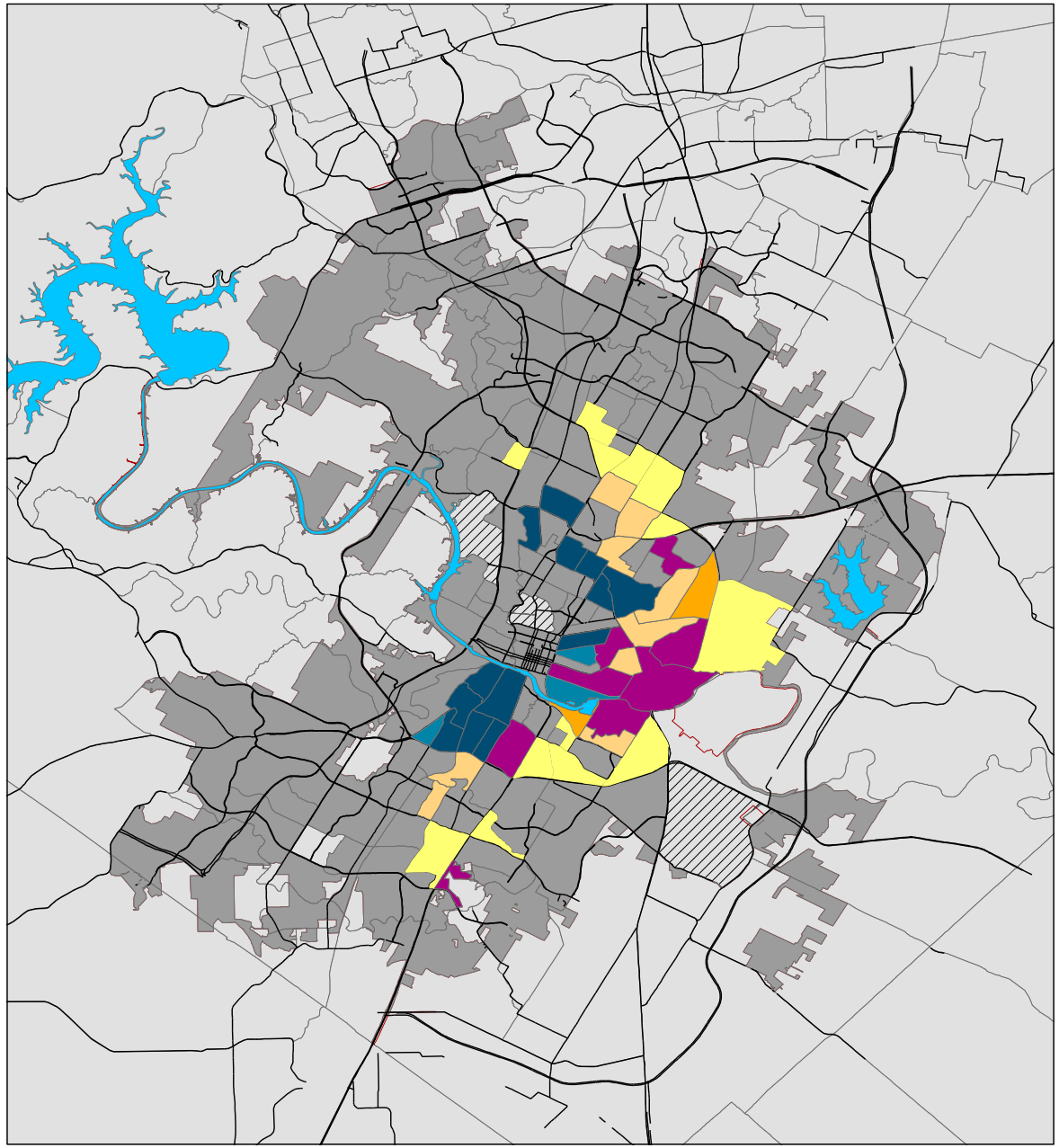
Vulnerability Analysis
Vulnerable tracts
Non-vulnerable tracts
Demographic Change + Housing Market Analysis 1990 to 2012-16
Increase in white and college-educated pop from 1990 to 2012-16?
Yes
No
GENTRIFYING
Susceptible
Early: Type 1
Early: Type 2
Dynamic
Late
VULNERABLE BUT NOT GENTRIFYING
NON-VULNERABLE WITH CONTINUED LOSS
NON-VULNERABLE (ALL OTHERS)
Step 1
Step 2
Tract classification

Neighborhood Typology (Draft 1/2/2017)



Susceptible

Early: Type 1

Early: Type 2

Dynamic

Late

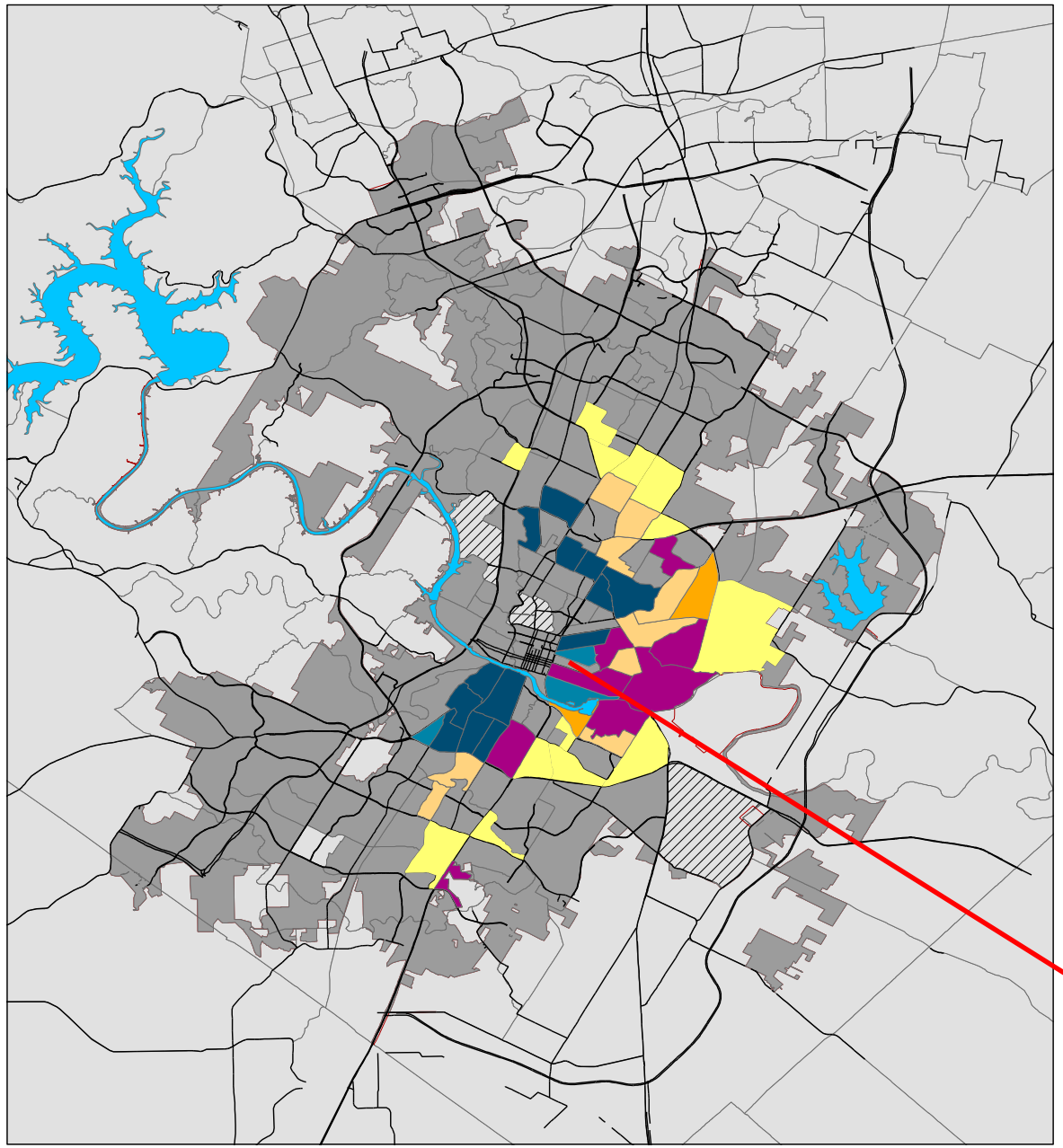
Continued Loss

Study Area

Austin City Limits

Eliminated Tracts

Neighborhood Typology (Draft 1/2/2017)



Susceptible

Early: Type 1

Early: Type 2

Dynamic

Late

Continued Loss

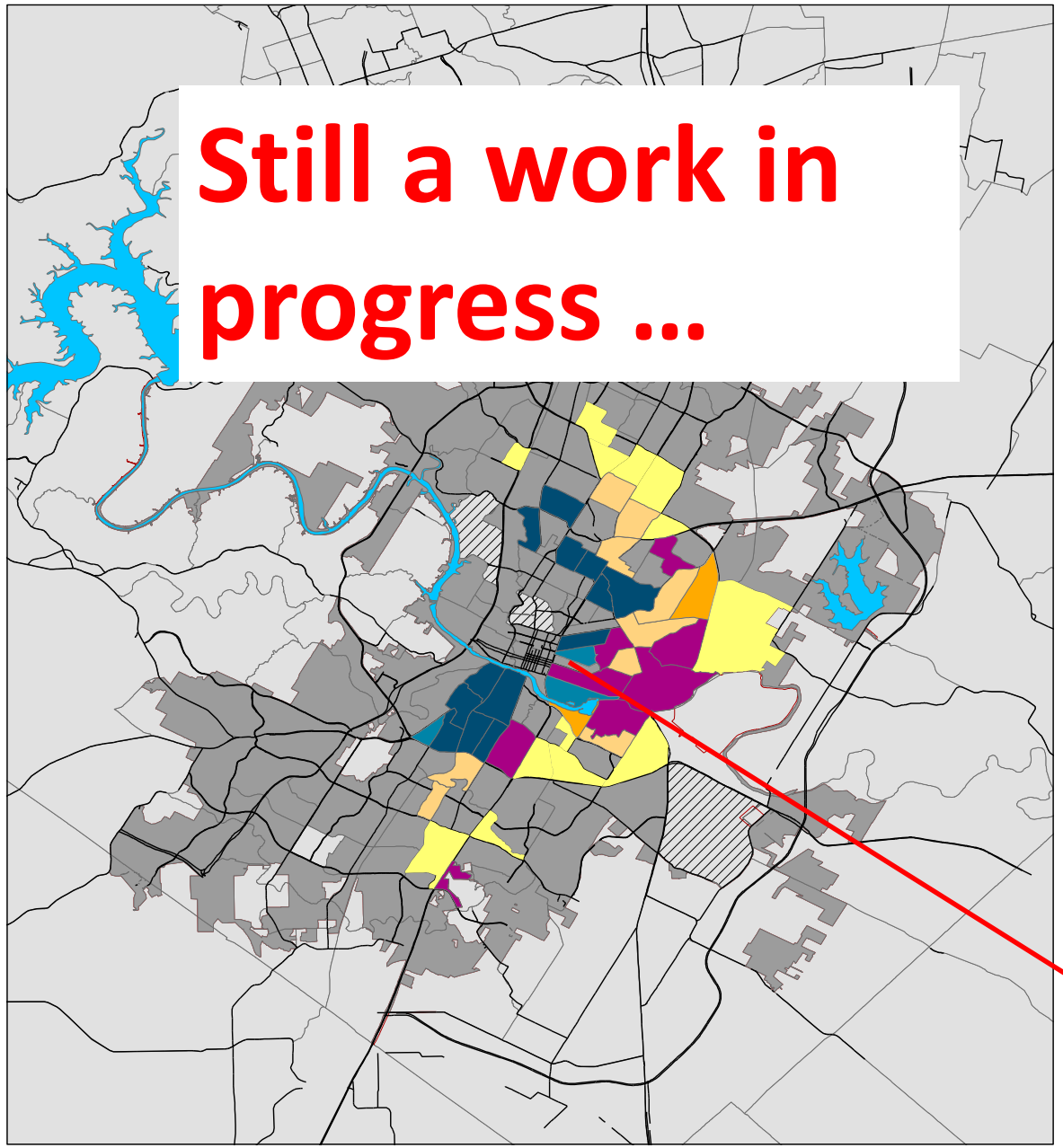
Study Area

Austin City Limits

Eliminated Tracts

???

Neighborhood Typology (Draft 1/2/2017)



Susceptible
Early: Type 1
Early: Type 2
Dynamic
Late

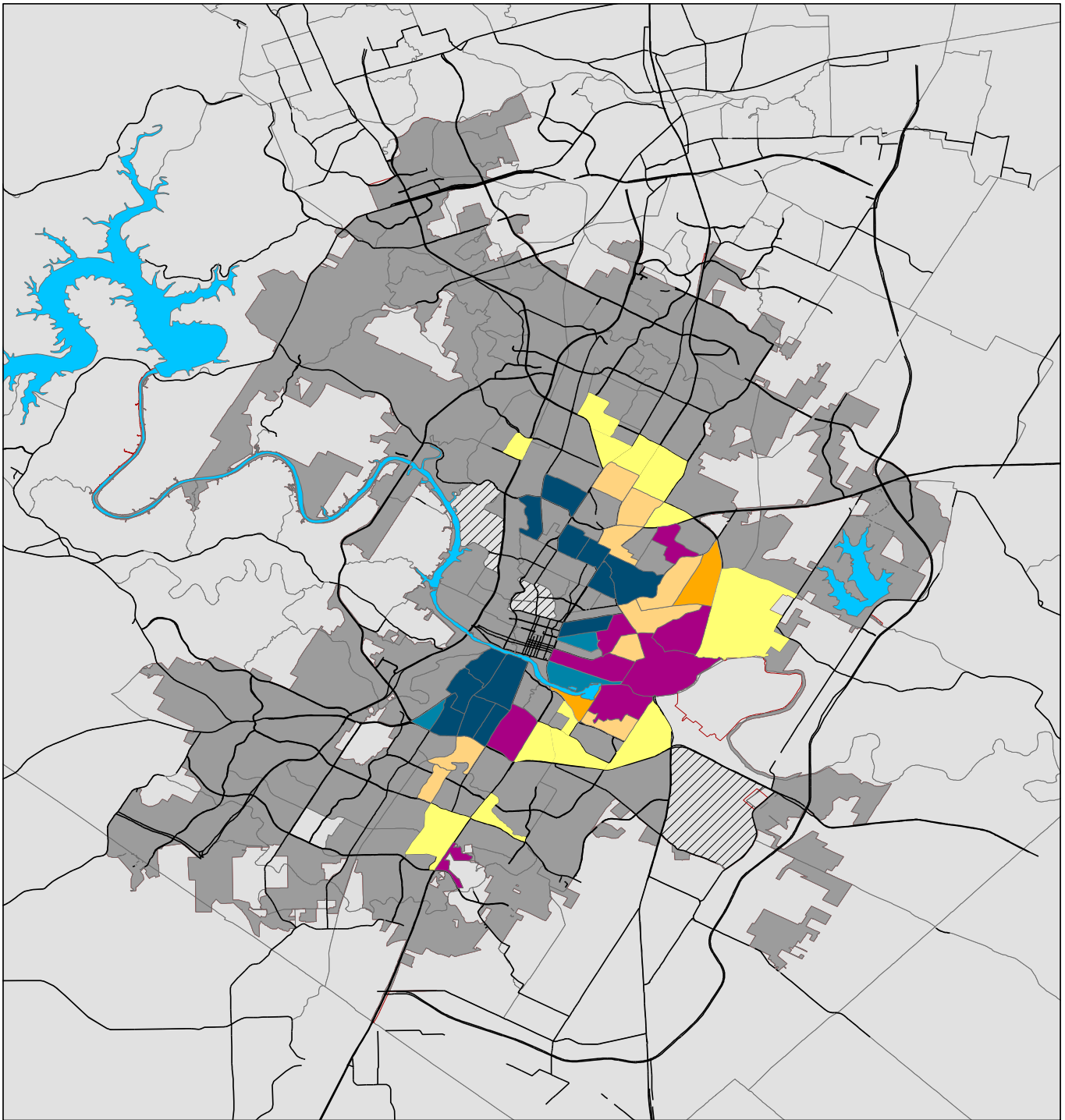
Continued Loss

Study Area
Austin City Limits
Eliminated Tracts

???

Next Steps

- Identification of two “drilldown” neighborhoods
- Identification of criteria for evaluating anti-gentrification strategies
- Ultimate work products: interactive web-driven map, written report
- Further input from Anti-Displacement Task Force?



Thank you!

- Susceptible
- Early: Type 1
- Early: Type 2
- Dynamic
- Late
- Continued Loss
- Study Area
- Austin City Limits
- Eliminated Tracts