



Uprooted: Residential Displacement in Austin's Gentrifying Neighborhoods and What Can Be Done About It

Presentation to the Austin City Council
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sites.utexas.edu/gentrificationproject/

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- Identify strategies and policies for preventing their displacement
- Provide framework for selecting particular anti-displacement policies

Part 1: Gentrification

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- Higher-income residents move into a neighborhood with historically low property values and many vulnerable residents



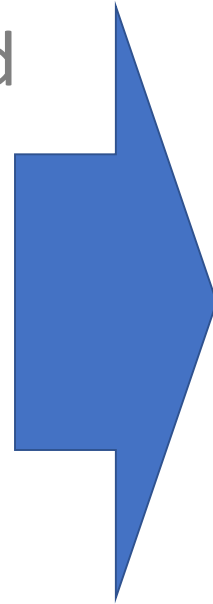
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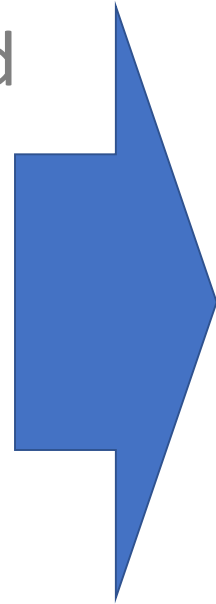


- **Vulnerable residents displaced**



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- Vulnerable residents displaced
- Cultural character of neighborhood transformed



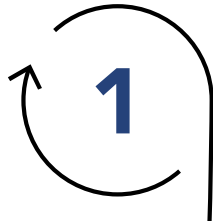
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Snapshot: 3-Part **Gentrification Analysis**

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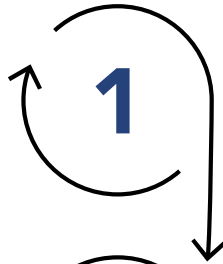


Vulnerability

What percent of the population in a neighborhood is vulnerable to displacement?

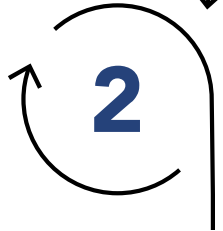
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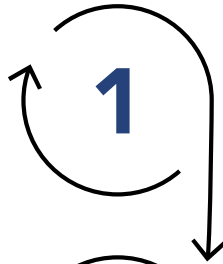


Demographic Change

What levels of demographic changes, if any, have been occurring in the neighborhood?

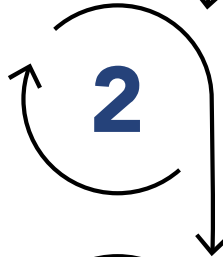
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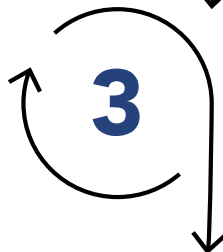
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What levels of demographic changes, if any, have been occurring in the neighborhood?



Housing Market Change

How much housing market appreciation, if any, has taken place in the neighborhood?

Who is most vulnerable to displacement?

Who is most vulnerable to displacement?



Communities
of Color

Who is most vulnerable to displacement?



Communities
of Color



People 25 and
older without a
Bachelor's Degree

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Renters

Sources: Gentrification and Displacement Study: implementing an equitable inclusive development strategy in the context of gentrification (Lisa Bates), American Community Survey, 2016, US Decennial Census 2000

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Households
with children
in poverty

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Of 200 Austin neighborhoods . . .

Susceptible Near high value/
high appreciation areas. Not yet
experiencing demographic change.

Early Type 1
Experiencing appreciation, still
with low/moderate home values.

Dynamic
Exhibit demographic change
indicative of gentrification.

Late
Newly high value areas,
still with vulnerable populations

Continued Loss
High value areas that have experienced
demographic change



*Interactive maps available at:
sites.utexas.edu/gentrificationproject/*

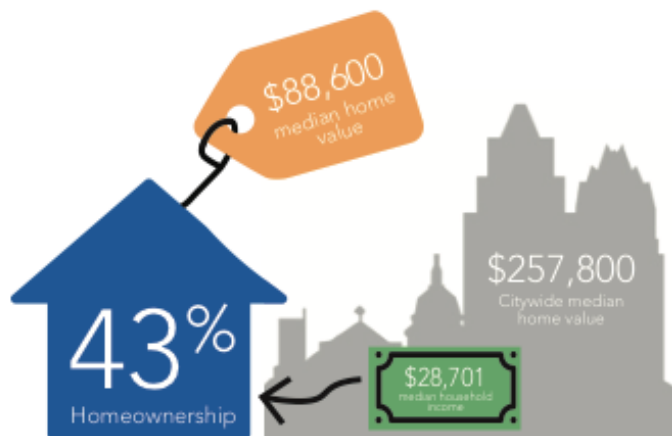
MONTOPOLIS NEIGHBORHOOD

a gentrification drilldown



Gentrification Type:
Early Type 1

A vulnerable community with homeownership in decline:



Decreasing homeownership, increasing rental stock

	2000	2012 - 2016
Homeownership	67%	43%
Median Household Income	\$40,768*	\$28,701
Median Home Value	\$75,404	\$88,600
Citywide Median Home Value	\$168,387	\$257,800

*all values in 2016 inflation-adjusted dollars

MONTOPOLIS CITY OF AUSTIN

91%
people of color



51%
people of color

12%
with bachelor's degree



48%
with bachelor's degree

57%
renters



55%
renters

81%
households earning less than 80% MFI



39%
households earning less than 80% MFI



255
elderly Montopolis households earning less than 80% MFI

12%
cost burdened (spending >30% of income on housing costs)

29%
severely cost burdened (spending >50% of income on housing costs)

12%
with no or negative income

Neighborhood Drilldowns

2015 — Increasing home prices, more construction —> 2017



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Part 3: Case Studies of Local Efforts to Mitigate Displacement in Gentrifying Neighborhoods

Portland, OR

Inner North/Northeast neighborhoods

Washington, DC

Columbia Heights neighborhood

Austin

Guadalupe neighborhood



Themes emerging from case studies



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A meaningful role for residents is critical.



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It takes a long time.



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It takes a long time.

Act early. Buy land. Build anti-displacement into city plans.



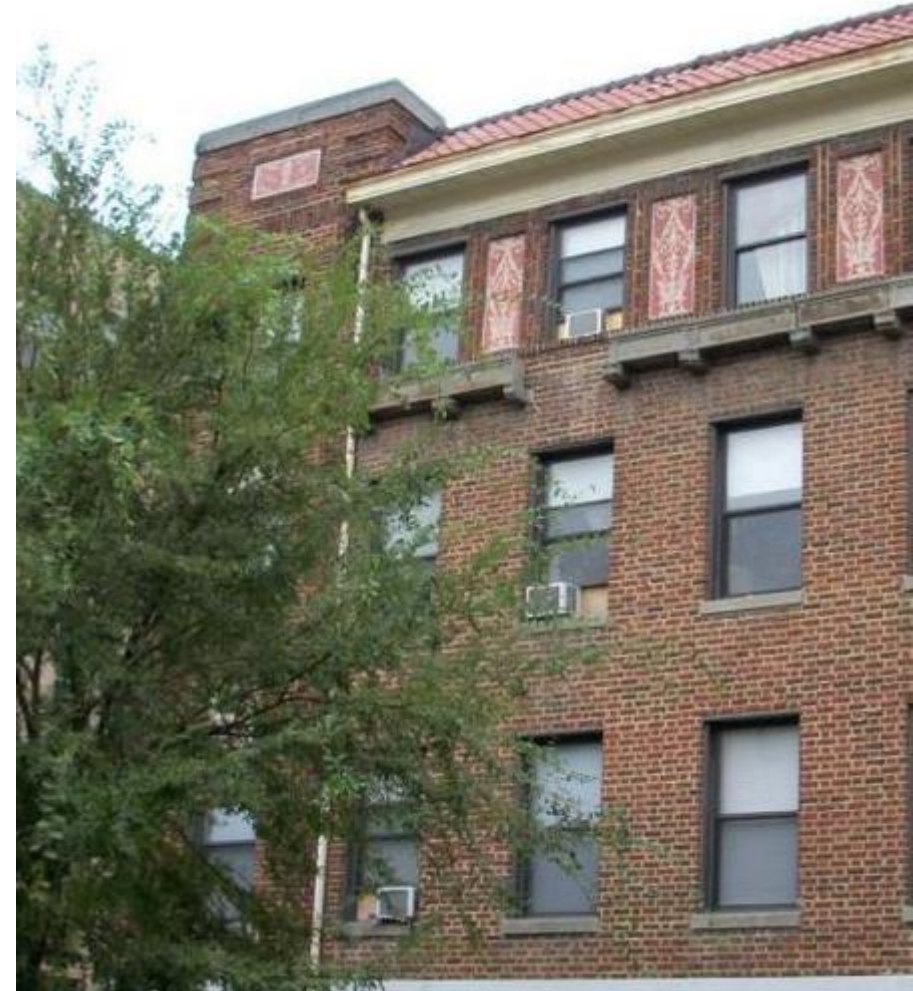
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Match strategies to local conditions.



Parts 4 and 5: A Framework for Action

→ Start with vision and goals from public discussions



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- Start with vision and goals from public discussions
- Identify solutions that serve each goal



Parts 4 and 5: A Framework for Action

- Start with vision and goals from public discussions
- Identify solutions that serve each goal
- Use criteria to evaluate solutions, match to neighborhood conditions



Vision Statement

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Low-income residents and persons of color—and their children—in historically disadvantaged communities have the opportunity to stay and return to their neighborhoods in the face of rising property values and an influx of more affluent residents. Over time, opportunities remain for new low-income residents to live in the community. Residents have a meaningful role in shaping the future of their neighborhood.

Six Goals — and Choices Between Them



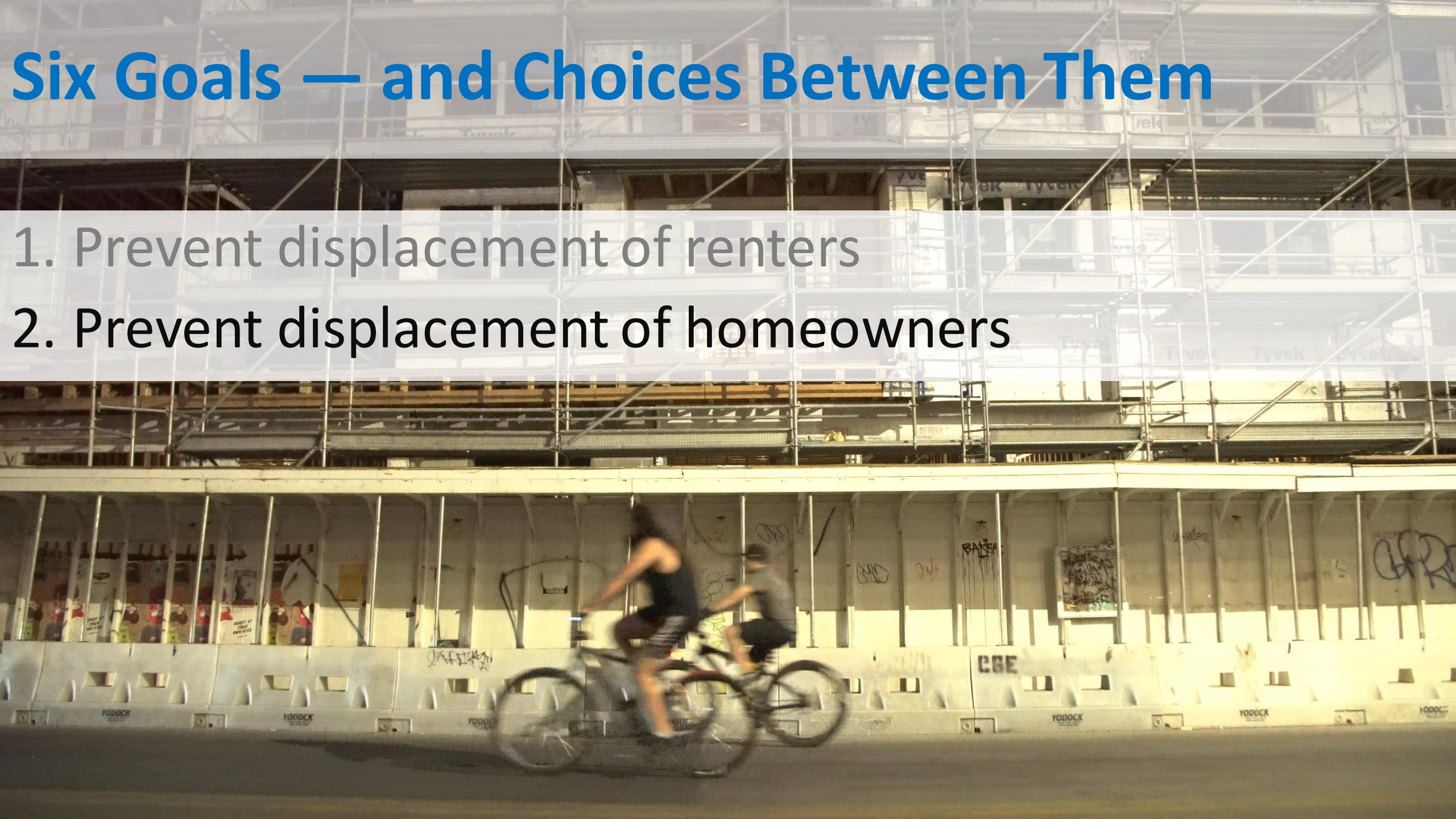
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1. Prevent displacement of renters



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6. Create new housing for current and future residents

Goals, Strategies, and Policies for Addressing the Displacement of Vulnerable Residents in Gentrifying Neighborhoods

Goal #1: Vulnerable renters in gentrifying neighborhoods are not displaced from their current homes and neighborhoods		
Strategy	Tool	In Austin's Strategic Housing Blueprint?
Strategy 1a. Provide direct financial relief to vulnerable renters who are at risk of being displaced from their homes in gentrifying neighborhoods.	Increased local funding for emergency rental assistance	No
	Neighborhood stabilization voucher program	No
Strategy 1b. Increase city legal protections for renters to reduce evictions and other forms of displacement in gentrifying neighborhoods.	Mandatory city tenant protections for all rental properties receiving city support	No
	Expansion of legal and mediation support for tenants facing eviction	No
	Improvements to the City's anti-retaliation ordinance and anti-harassment protections for tenants	No
	Eviction notification ordinance/required notice to city	No



Funding \$ \$ \$ \$ \$ \$ \$ \$

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- General Revenue



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Which group will this help?



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What stage of gentrification does this best fit?

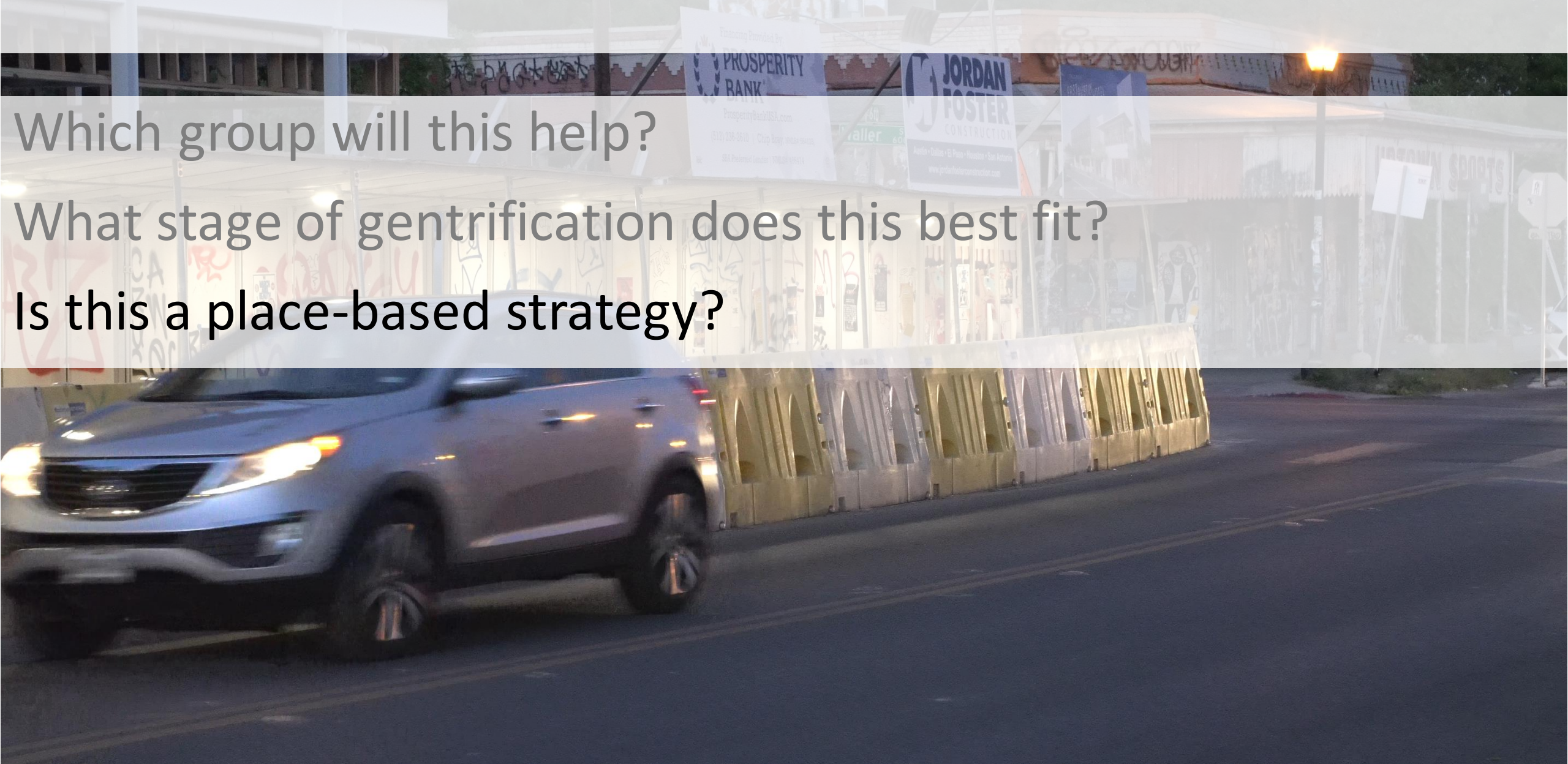


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What level of funding is required?

Do we have the current capacity to do this?

Policy Drilldown Table: Analysis of Anti-Displacement Policies for Austin

Policy	Vulnerable populations targeted	Stage of gentrification targeted	Place-based	Sustainability	Inclusivity	Financial resources required	Capacity required
Local Housing Voucher Programs	Low-income renter households	Middle to late	No	Poor to fair	Poor to fair	Medium to high	Fair
Homestead Preservation Center	Low-income homeowners, including seniors and persons of color	All	Yes	Poor	Good	Medium	Fair
Neighborhood Stabilization Overlays	Current homeowners and renters	Early and mid-stage	Yes	Poor to fair	Fair	Low	Fair
Affordable Housing Preservation Network and Inventory	Current and future low-income renters of apartments	Early and mid-stage	No	Good	Good	Low to medium	Fair
Neighborhood-Jobs Pipeline Program	Working-age low-income residents	Early and mid-stage	Yes	Poor to fair	Good	Medium	Fair

Policy Highlights

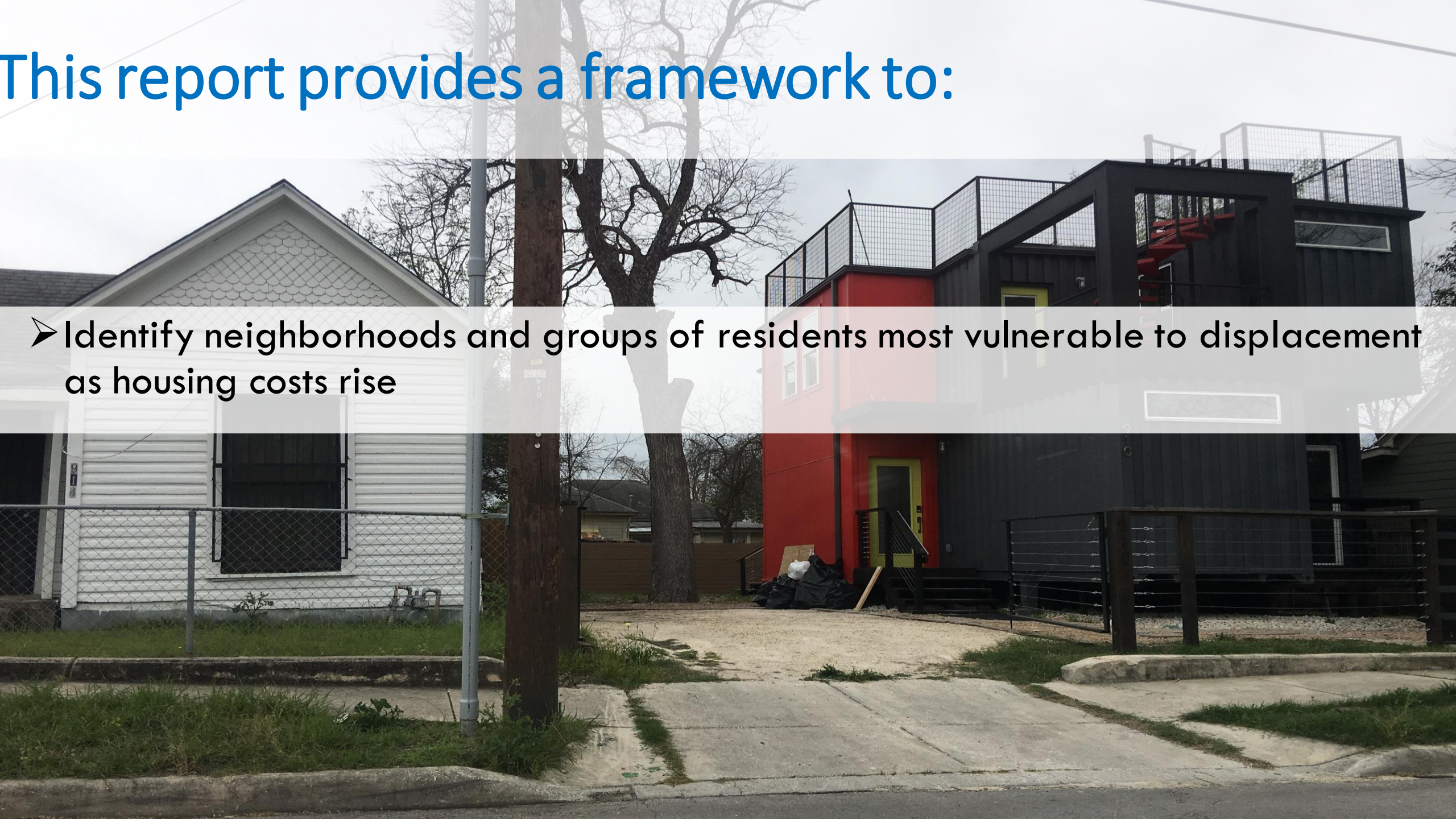
- Homestead Preservation Center
- Preservation network and database
- Affordable housing preservation officer
- Tenant opportunity to purchase program with tenant capacity building
- Early and strategic land banking
- Public-private below market debt fund
- Community-driven, neighborhood-scale displacement mitigation plans

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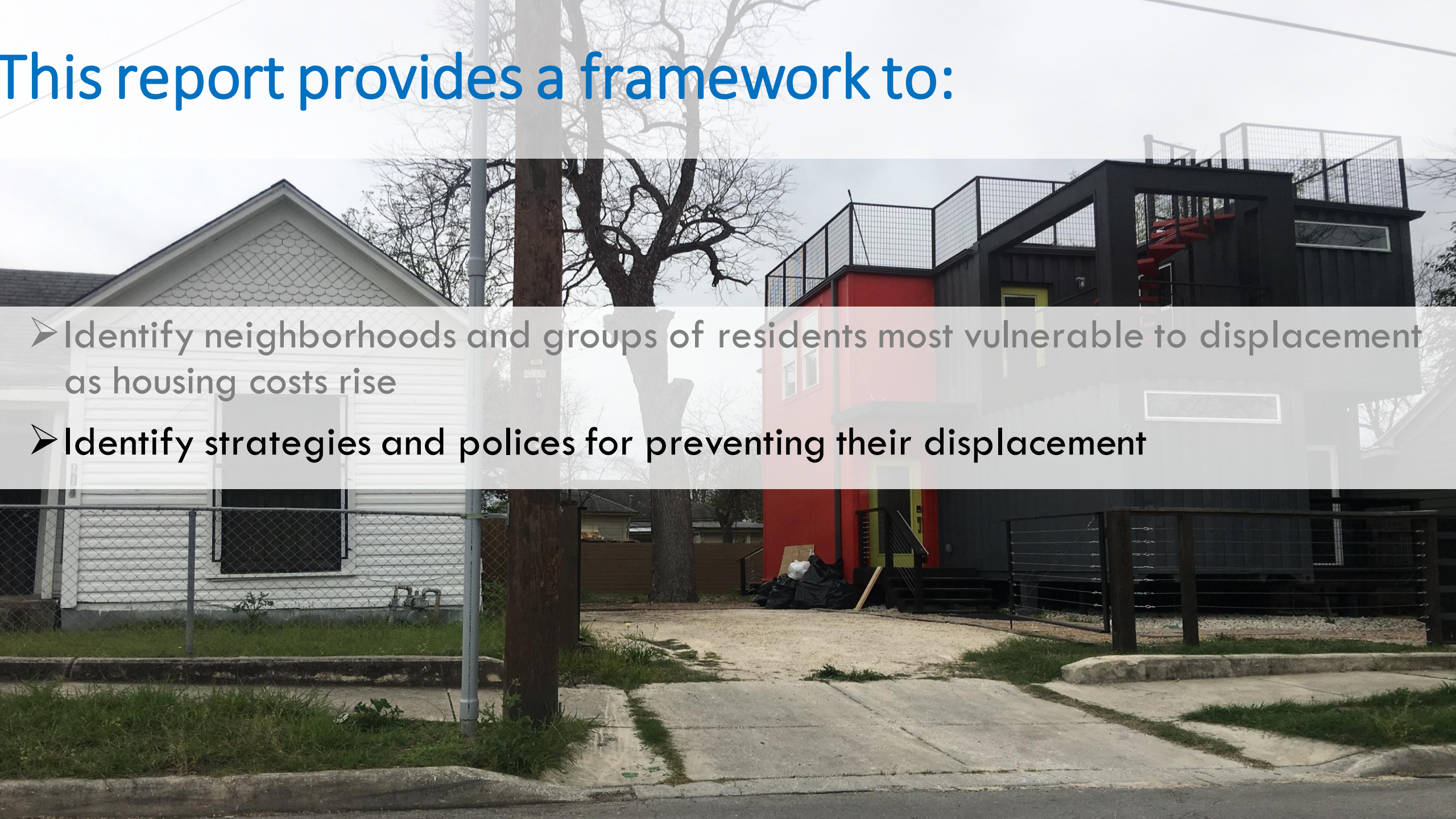
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