

# Transportation Planning and Displacement: Can Planners Get Ahead of Gentrification?

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NCAMPO 2019

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# Transportation Infrastructure Improvements often Perceived as Gentrifying Force

- Increase in housing costs faster than average wages in 80% of U.S. markets
- Displacement of long-term residents
- Community resistance to improvements seen as gentrification markers in their neighborhoods
- What can planners do?
  - Anacostia 11<sup>th</sup> St Bridge
  - Beltline Affordable Housing

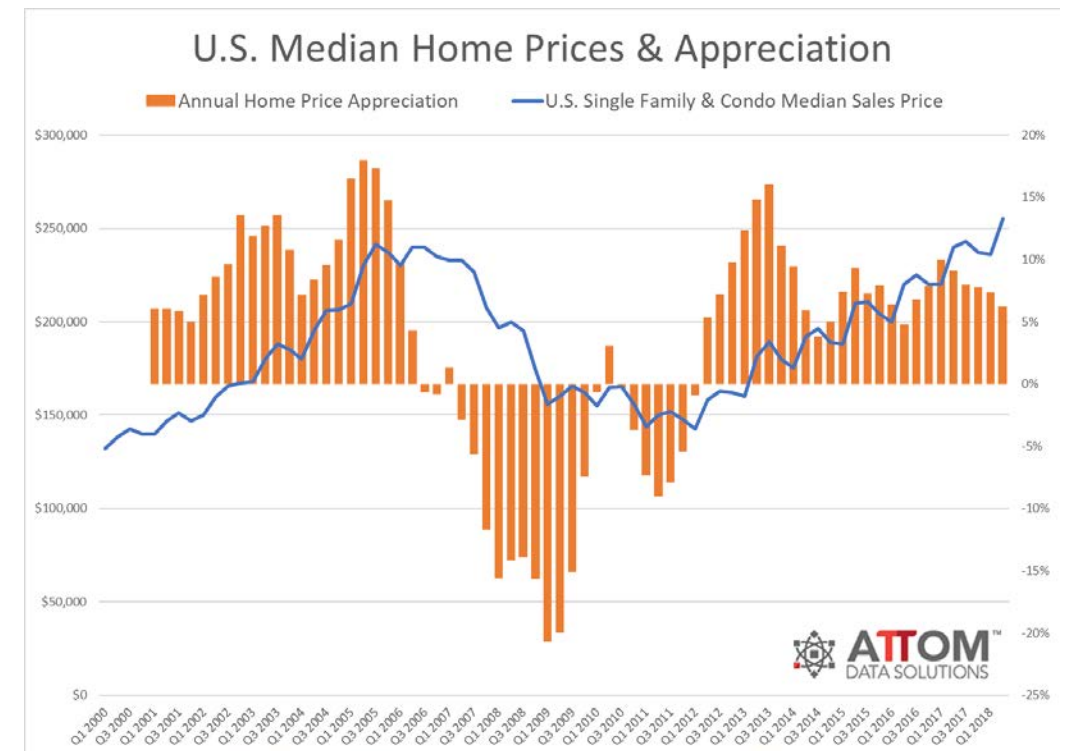


Image left: Piedmont Ave, Oakland, CA courtesy of [www.alamy.com](http://www.alamy.com); right ATTOM Data

# Gentrification and Displacement

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- 1. Displacement:** residential displacement that is likely to be experienced by poor residents as higher-income residents move in and raise the rent beyond the reach of low-income tenants
- 2. Urban Redevelopment:** wealthier people, new businesses, and investment moving into lower-income urban neighborhoods to take advantage of urban amenities



# Is Gentrification Worse than Concentrated Poverty?

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- Persistent, concentrated neighborhood disadvantage has damaging effects on children
- Uniform and deep poverty appears to create a culture of despair
- 2014 study (Cortride and Mahmoudi) found that for every 1 gentrified neighborhood btw 1970-2010
  - 10 others remained poor
  - 12 formerly stable neighborhoods fell into concentrated disadvantage
  - High-poverty neighborhoods tripled
- Some amount of “smart” gentrification can be good for all residents (schools, crime, jobs)



Image courtesy of [www.fox2detroit.com](http://www.fox2detroit.com)

# 11<sup>th</sup> Street Bridge Park (Anacostia), Washington DC



- Existing disconnect between area east of the river (Anacostia) and west of the river (Capital Hill neighborhood)
- A linear park similar to New York's High Line, 2023 expected opening
- \$55 million cost estimate to remodel the bridge
- 1200 ft linear park, 30 ft in the air



LARIS KARKLIS/THE WASHINGTON POST

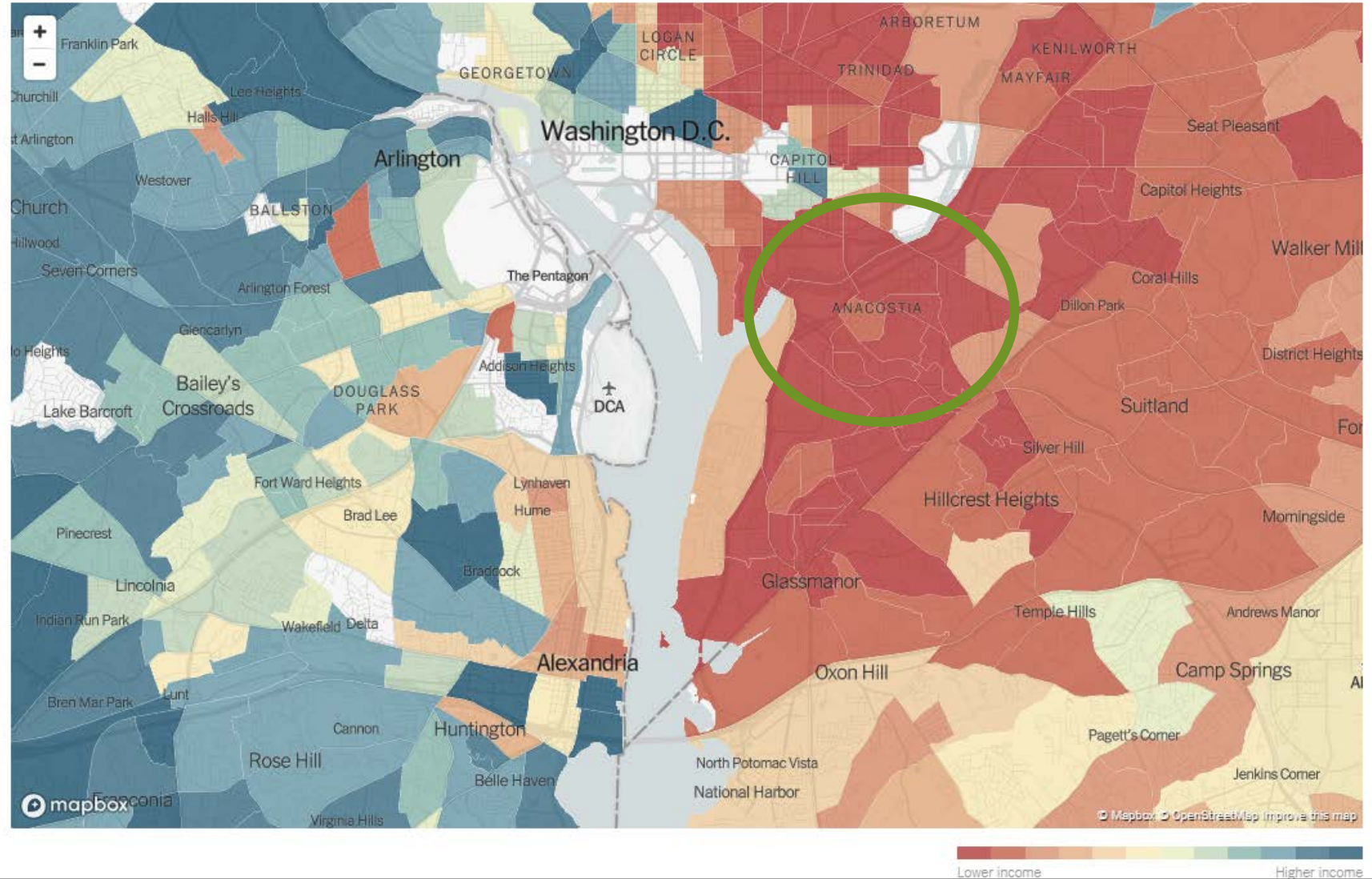


Images courtesy of [www.WashingtonPost.com](http://www.WashingtonPost.com)

Expected adult household income for poor children who were raised in these places

All White Black Asian Hisp.

Search an address, Zip code or city



Opportunity Atlas:

How well do children do if they grow up in poor households in those neighborhoods?

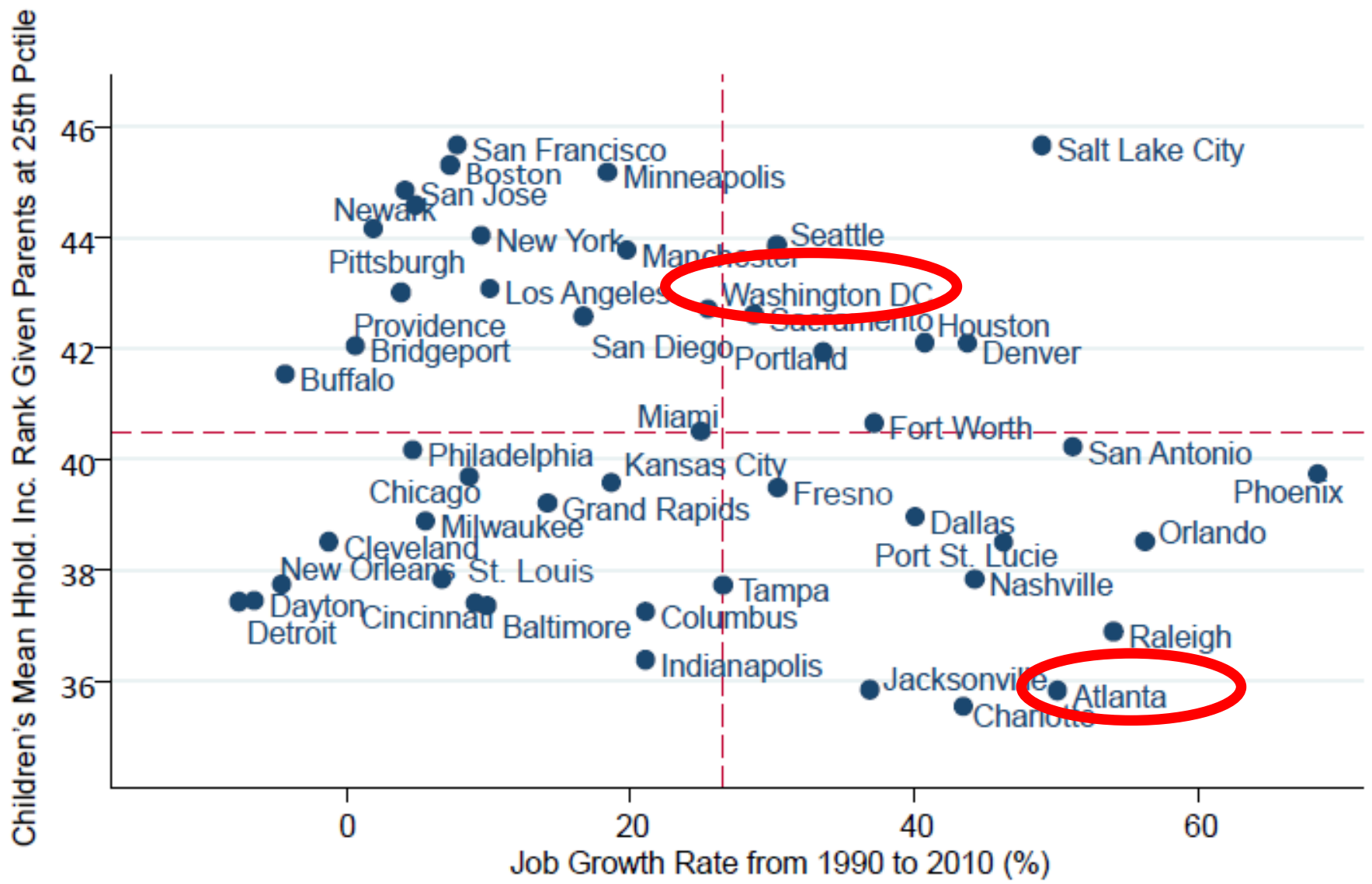
Anacostia area:

Adult HH incomes in the 20k's (adults in their 30's)

[https://www.opportunityatlas.org/;](https://www.opportunityatlas.org/)

<https://www.nytimes.com/2018/10/01/upshot/maps-neighborhoods-shape-child-poverty.html>

# Upward Mobility vs. Job Growth in the 50 Largest Commuting Zones

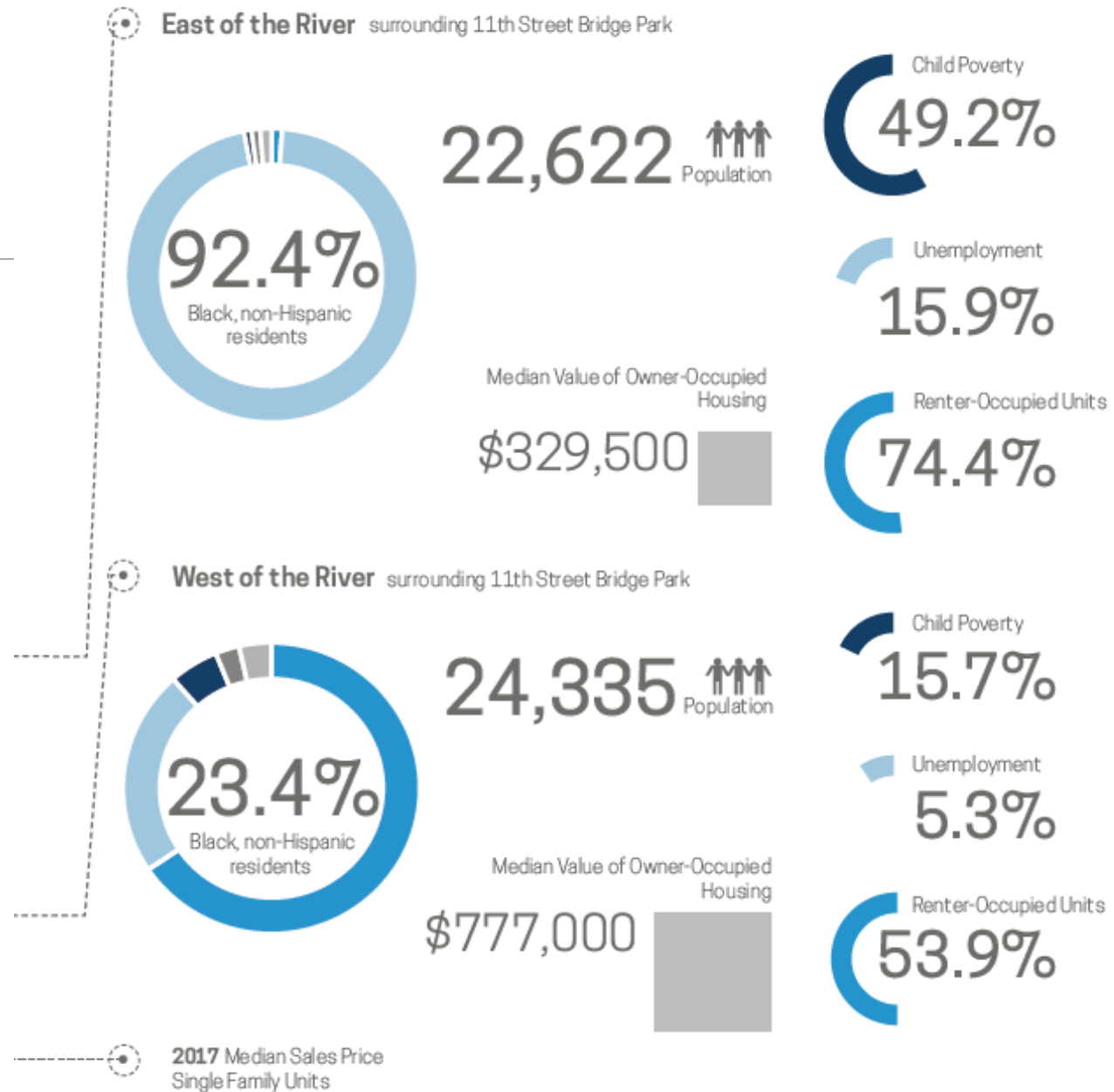


Chetty, et al. *The Opportunity Atlas*  
Mapping the Childhood Roots of Social Mobility



# East – West divide

Chart from Equitable Development Plan





# Planning for Development Beneficial to the Community



- Building Bridges Across the River (non-profit)
- Bridge project Design Oversight Committee made up of community representatives
- Working Groups focused on small businesses, workforce development and housing
- Equitable Development Plan released in 2015 after a year-long process
- up to 40% property values increase expected

***“What can we do to ensure residents who are here can continue to survive and thrive here when it’s built?”***

Image courtesy of OMA+OLIN,  
[www.Washingtonian.com](http://www.Washingtonian.com)





# Equitable Development Plan Recommendations and Follow up



- Initiatives to support employment for residents of Wards 6,7 and 8 during construction and post-construction
- Support local small businesses and build new small businesses
- Land Trust to support affordable housing-under City

## First Homes umbrella

- Preserve affordability of homes for sale and for rent
- 80% of Anacostia residents renters
- J.P. Morgan Chase grant of \$3 million for housing (2017)



Image courtesy of OMA+OLIN, NextCity

# Affordable Housing on the Beltline



Images courtesy of Atlanta Streetcar Plan (top left), beltline.org (bottom left), <https://atlanta.curbed.com/> (top right and bottom right)

- Streetcar routes planned
- Greenways, new development and parks already here!

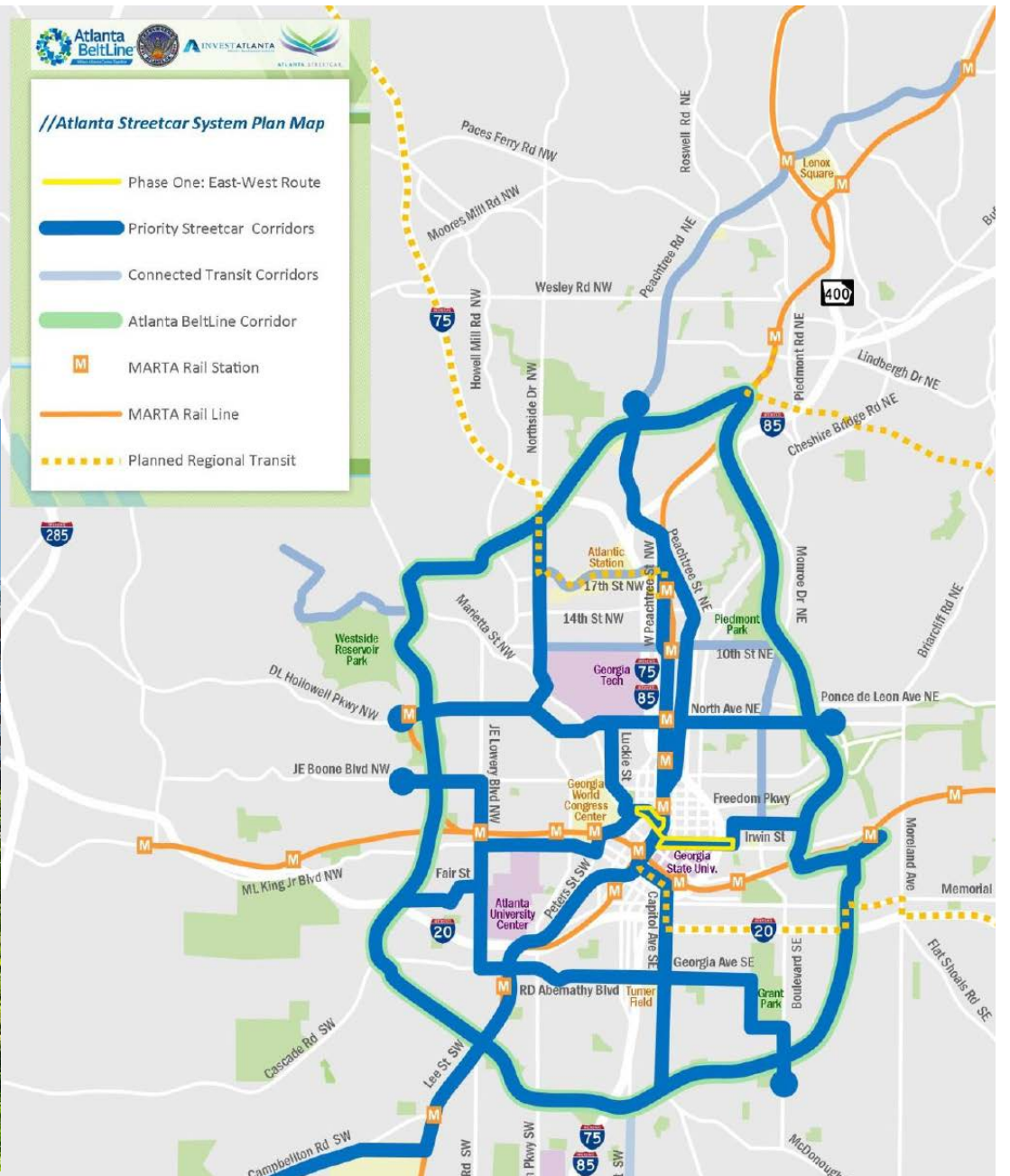


Image courtesy of <https://network.thehighline.org/>

# Atlanta is seeing one of the fastest increases in average home prices

- 6-8% percent average home price increase in 2017-2018
- 11<sup>th</sup> largest increase among 20 metropolitan areas



## local market trends

### home sales

year-over-year change

**-7.5**



### median sales price

year-over-year change

**+8%**



Rents growing at **3x** the national average rate!



# Neighborhoods in Southwest Atlanta feeling the impacts

- Home values within a half-mile of the Beltline rose 17.9% to 26.6% more than locations in other parts of the city between 2011 and 2015
- “Atlanta is developing so fast that there is nowhere for the poor to go”
- Office space near popular trails is 70 percent more expensive than five years ago (CBRE analysis)
- Anecdotally, property taxes in Capitol View Neighborhood went up 6x in four years



Images: Pittsburgh Neighborhood, Atlanta courtesy of [www.theguardian.com](http://www.theguardian.com)

# Opportunity Atlas:

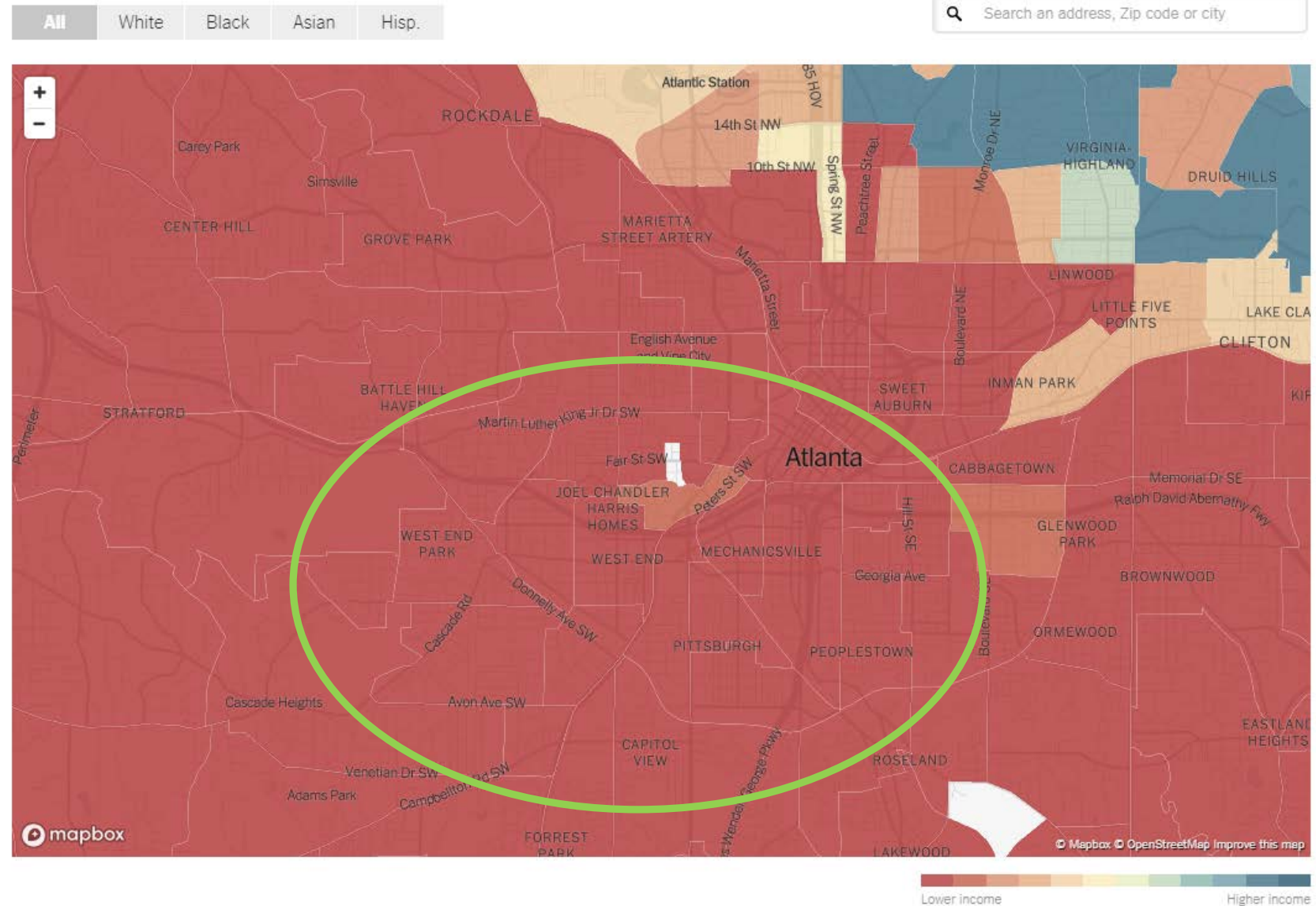
## Southwest Atlanta

Adult HH incomes in the mid-10k's-20k's (adults in their 30's)

[https://www.opportunityatlas.org/;](https://www.opportunityatlas.org/)

<https://www.nytimes.com/2018/10/01/upshot/maps-neighborhoods-shape-child-poverty.html>

Expected adult household income for poor children who were raised in these places



Poor indicates families making about \$27,000 a year (in 2015 dollars), at the 25th percentile of the national income distribution. Adult incomes were measured when children were in their mid-30s.



# Beltline Westside Trail



# Affordable Housing Goals

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- Atlanta City Council goal: 5,600 affordable housing units by 2030
- Since 2006, 2,642 units of affordable housing built or preserved within the ½ mi buffer
- Btw 320-380 affordable units/year between now and 2030
- Beltline Inc. : increase the goal to 10,000 units of affordable housing on the Beltline
- Tax Allocation District revenues hurt by the Great Recession
- 7 bonds/\$240 million expected
- two bonds /25 million so far



Image: Oldfield at Grant Park, [atlanta.curbed.com](http://atlanta.curbed.com)

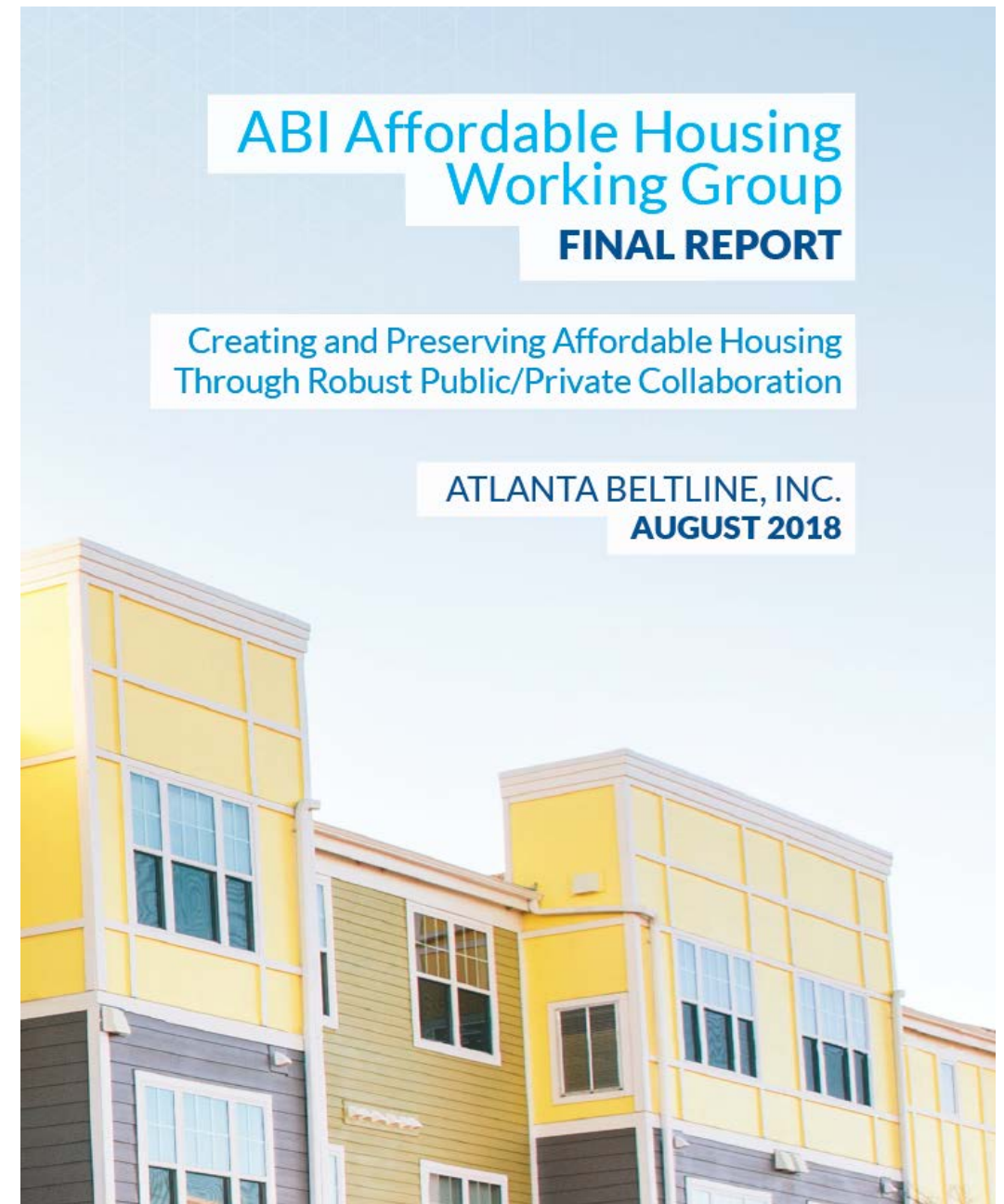
# There Will be Housing! 91 senior housing units planned here...

806 Murphy Ave SW



# Affordable Housing Working Group Report Example Recommendations

- Coordinate with other public housing providers to determine proposed annual affordable housing ##'s
- Allocate 15%+ of future TAD Bonds for affordable housing and set a minimum affordable housing allocation goal for annual TAD Increment funding
- Work with public agency partners on property tax abatement(s) to incentivize affordable housing preservation



# In Conclusion...

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- Gentrification might be better than concentrated poverty...but that's a hard argument to win in a public meeting
- Even infrastructure improvements that we think of as community amenities (bike share, greenways) can be perceived as a factor in neighborhood gentrification
- A thoughtful process of community and stakeholder engagement can help identify strategies to mitigate the impacts
- Education and empowerment strategies to ensure existing residents benefit



Questions?