

The Big “G”

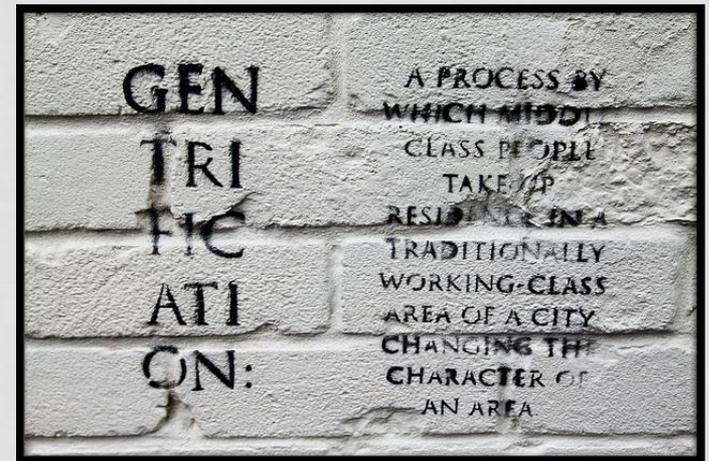
Gentrification and the New Geography of Race, Class, and Privilege in the City



Raleigh Fair Housing Conference
4/15/2016

WHAT IS GENTRIFICATION?

- Gentrification is the process by which higher income people capitalize on decades of disinvestment in the inner-city by moving into neighborhoods historically occupied by lower income people and displacing them.



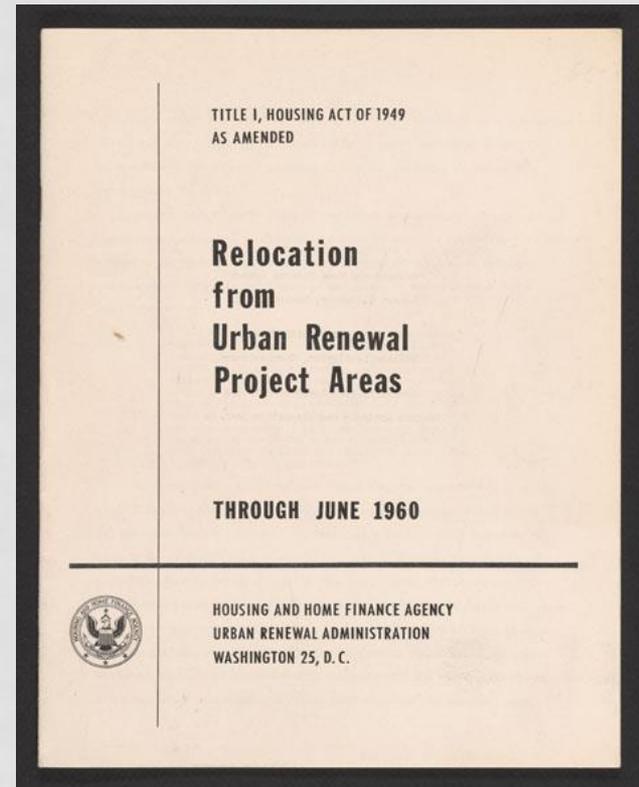
Gentrification is fundamentally a social justice issue. It is not synonymous with neighborhood revitalization.

GENTRIFICATION IN HISTORICAL CONTEXT

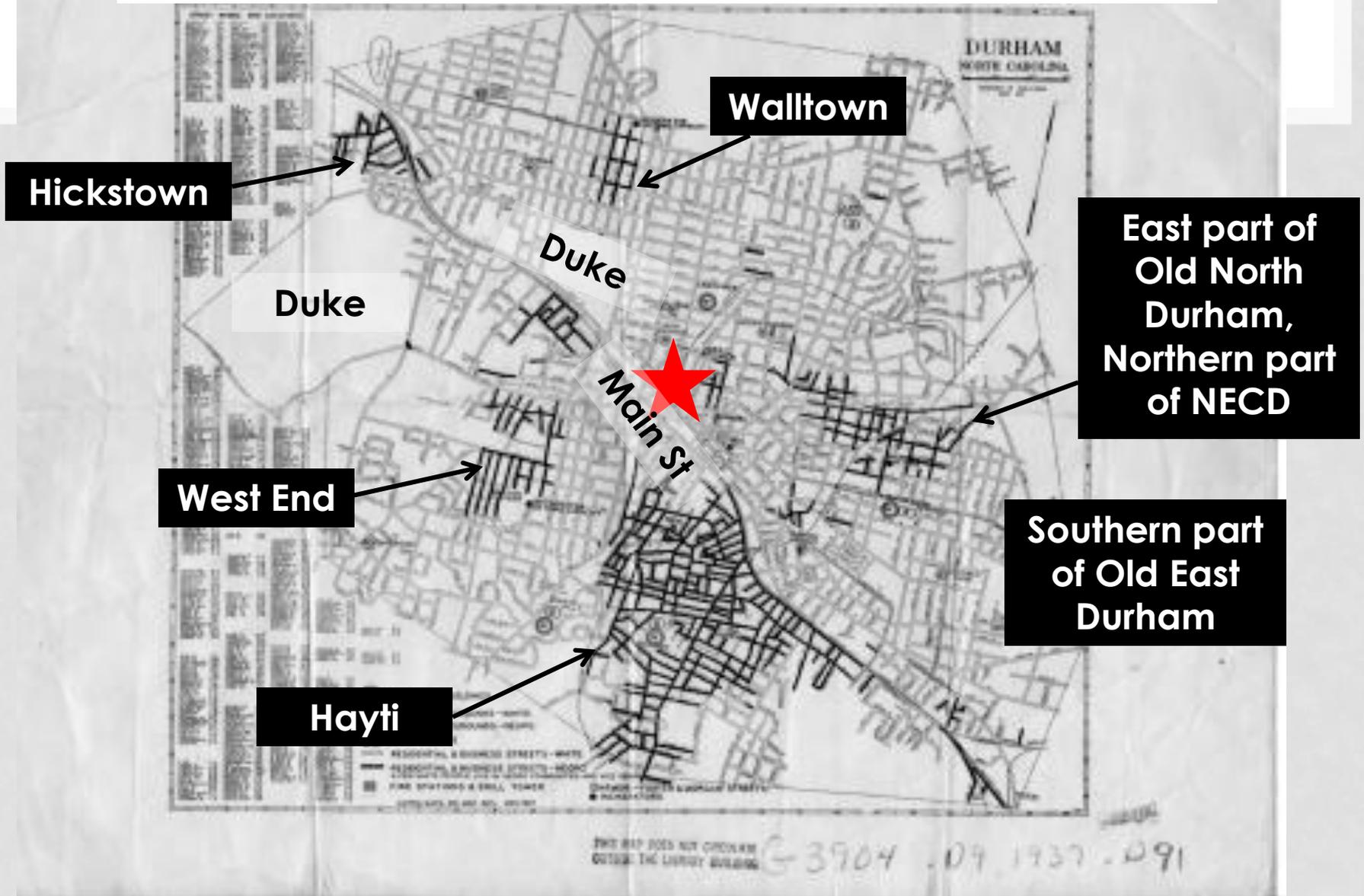
*STRUCTURAL RACISM AND THE LEGACY
OF DISPLACEMENT*

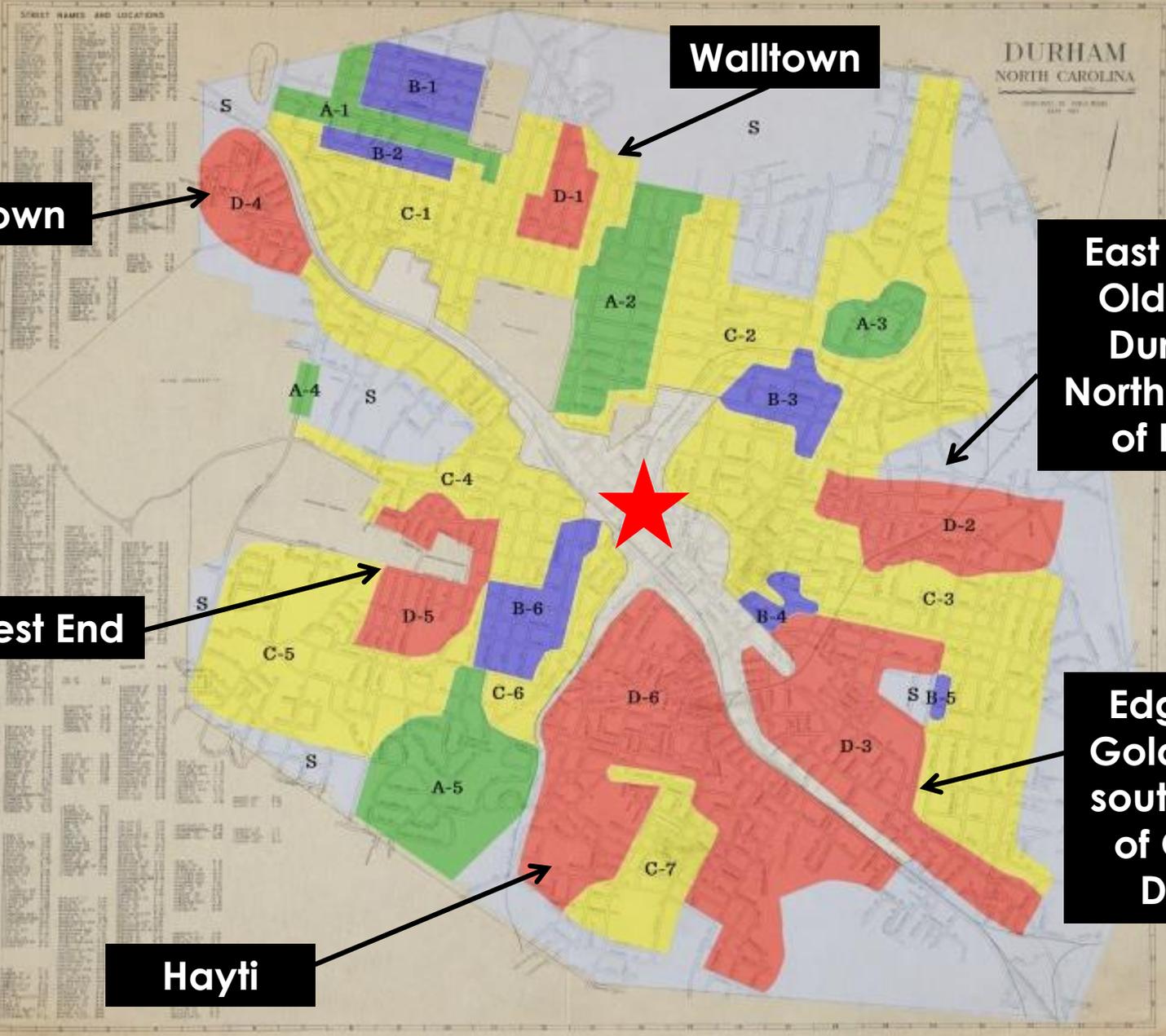
HOUSING ACT OF 1949

1. Urban Renewal
2. Public Housing
3. Expanded role of federal government in mortgage lending (FHA & Veterans Administration)



Map of Black Residential Areas in Durham, NC Durham Public Works Department, 1937





Walltown

Hickstown

**East part of
Old North
Durham,
Northern part
of NECD**

West End

**Edgemont/
Golden Belt /
southern part
of Old East
Durham**

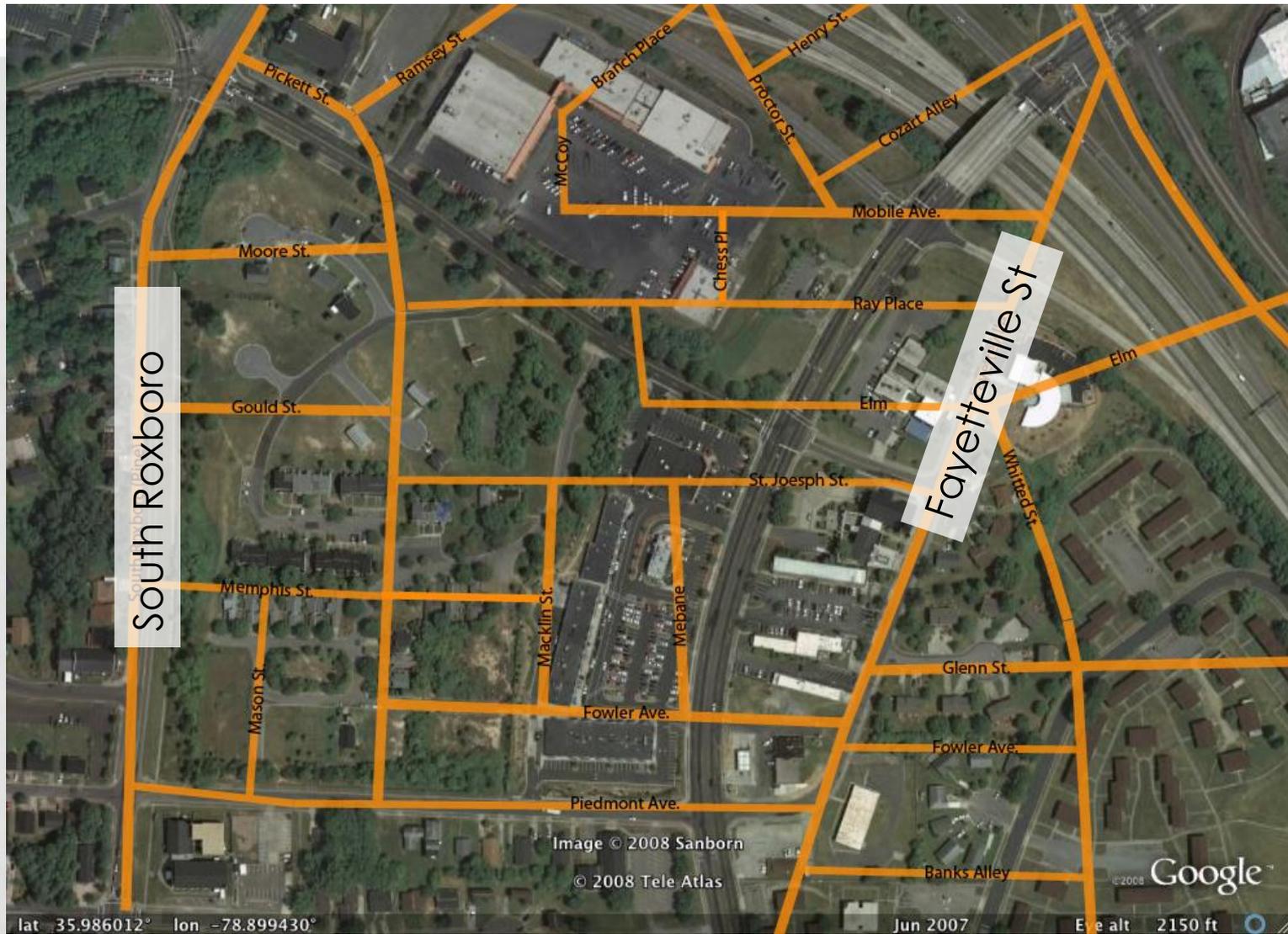
Hayti

HAYTI BEFORE URBAN RENEWAL



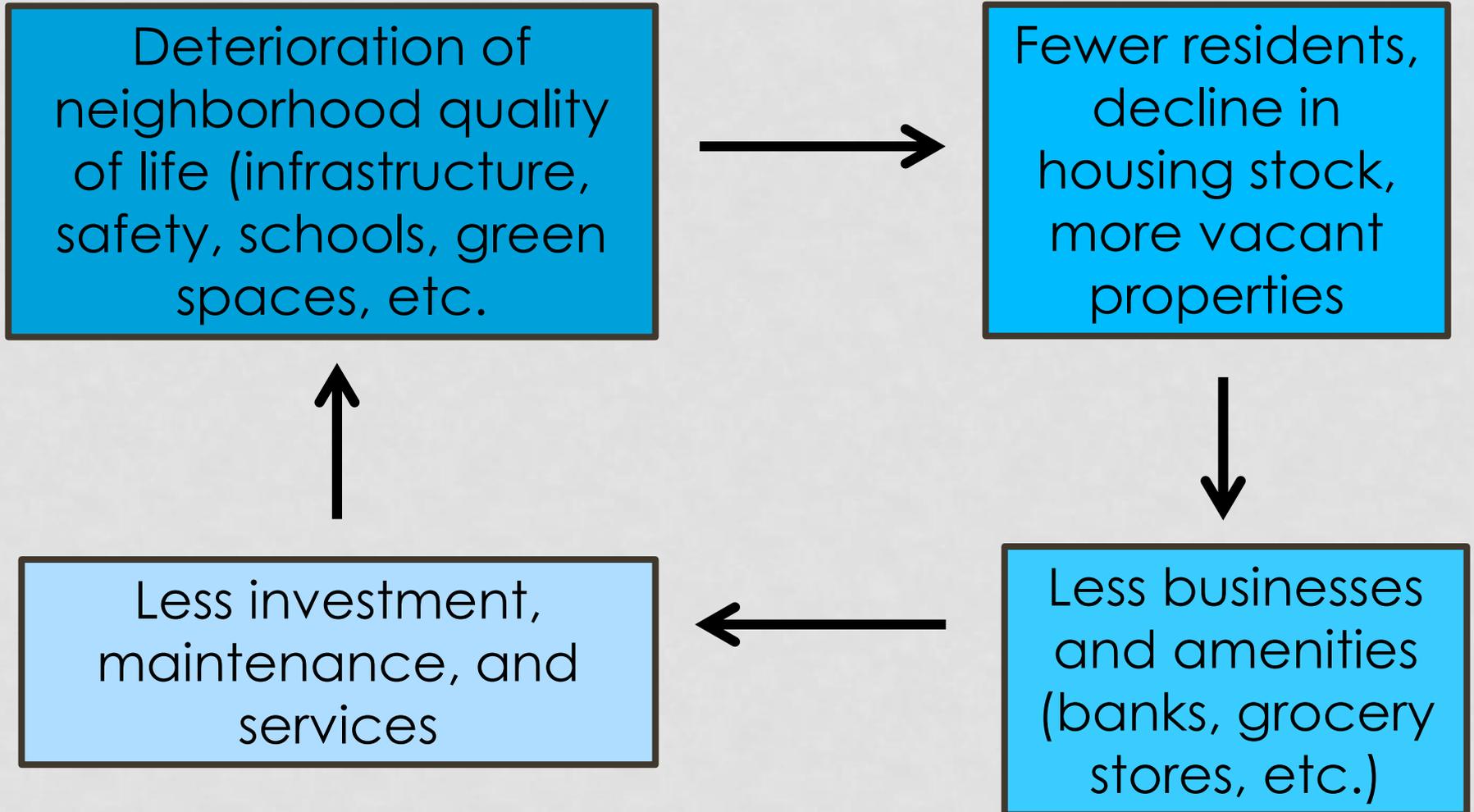
Source: Open Durham

HAYTI AFTER URBAN RENEWAL



Source: Open Durham

CYCLE OF DISINVESTMENT



DISINVESTMENT IN URBAN NEIGHBORHOODS LEADS TO OTHER TYPES OF STRUCTURAL DISPARITIES

- War on Drugs/ intensification of policing & police violence
- Disparities in schools/ educational attainment
- Disparities in health outcomes
- Environmental racism



WHAT CAUSES GENTRIFICATION?

WHAT CAUSES GENTRIFICATION?

- Disinvestment and Structural Racism
 - Decades of disinvestment in central city neighborhoods creates extremely undervalued land and real estate
- Downtown Revitalization
- Influx of “Creative Class” Workers
- Growing Popularity of Historic Preservation
- Influx of Investment Capital
- High growth region creating stress on housing supply



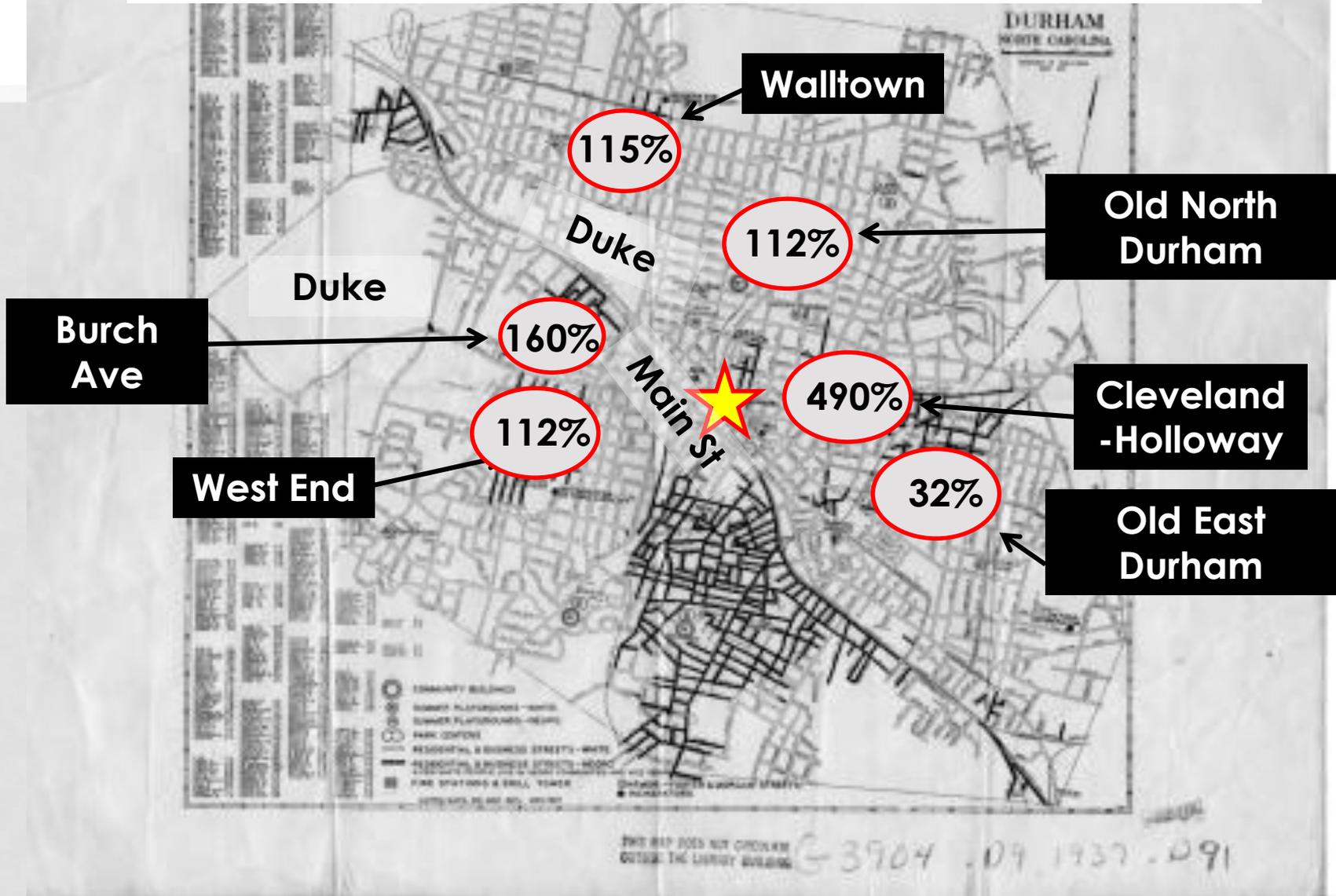
SALES DATA ANALYSIS

- Sales Data Analysis tracking all discrete sales from 2005 – 2015
 - Walltown
 - Old North Durham
 - Cleveland-Holloway
 - Burch Avenue
 - West End
 - Old East Durham

Gentrification Checklist:

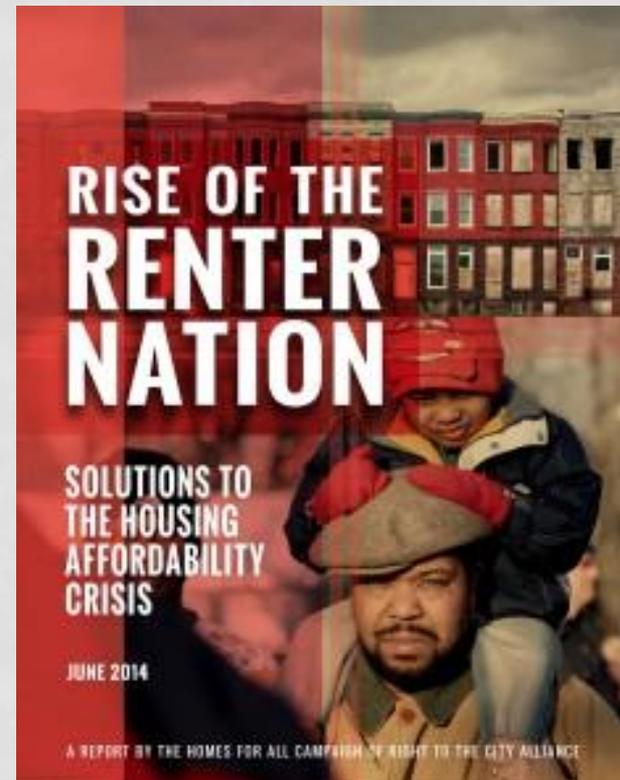
- Historically Black neighborhood/
Undervalued real estate
- Close to jobs/
urban amenities
- Historic District/
eligible for historic tax credits
- Convenient to
commuter routes

Change in Price Per Square Foot Sales Price 2005-Q1 2015



INCREASE IN RENTAL PRICES/ WAGE STAGNATION

- **15,000** rental households in Durham paying over 50% of their income on housing (severely housing burdened)
- The housing wage needed to afford a 2 BD Fair Market Rent unit in Durham is **223.6%** of the minimum wage.
- **1/5** of Durham residents in poverty

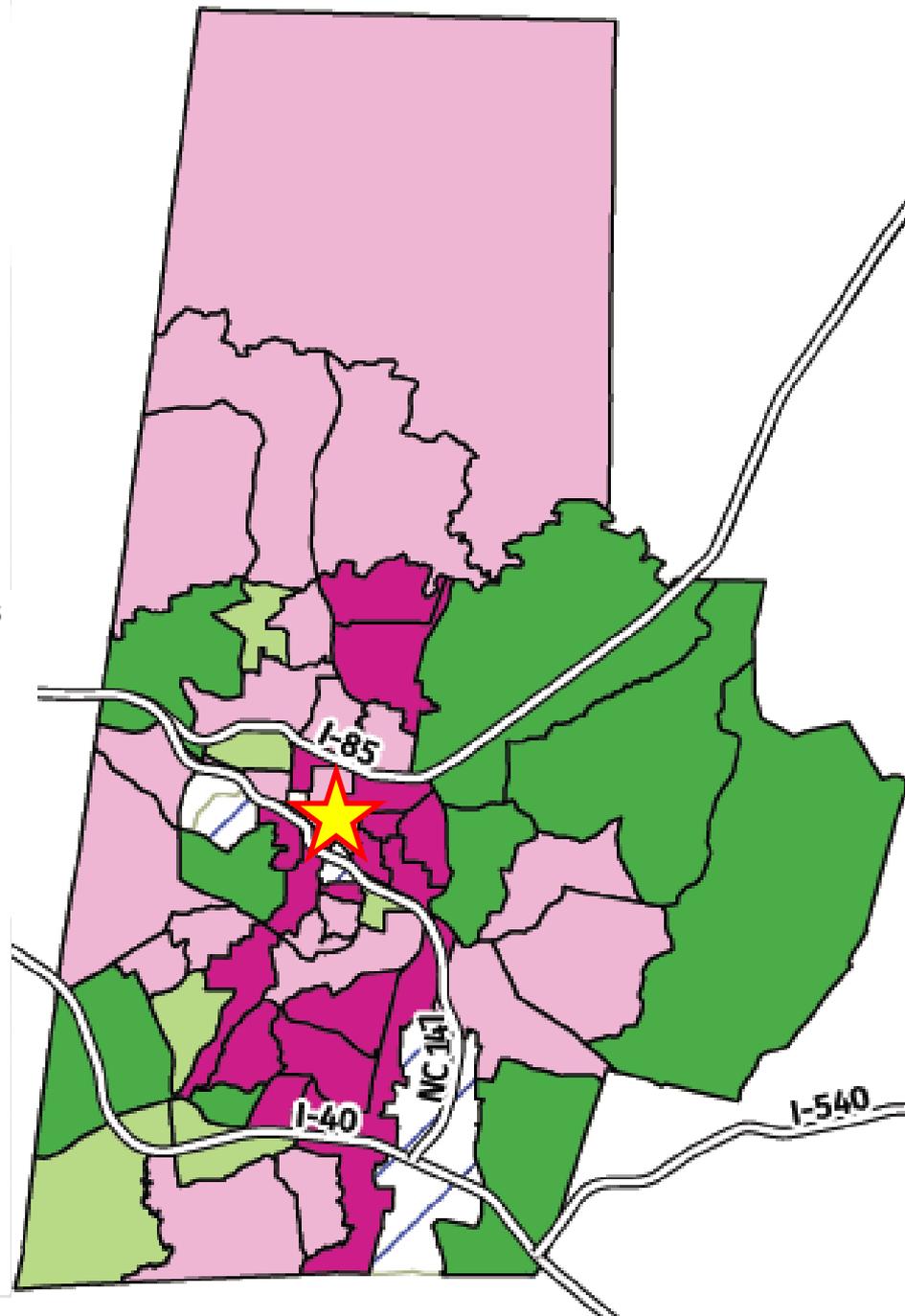


SHIFTS IN HOMEOWNER DIVERSITY IN DURHAM COUNTY, 2012-2013

Homebuyer demographics as compared with existing homeowners
2012-2013

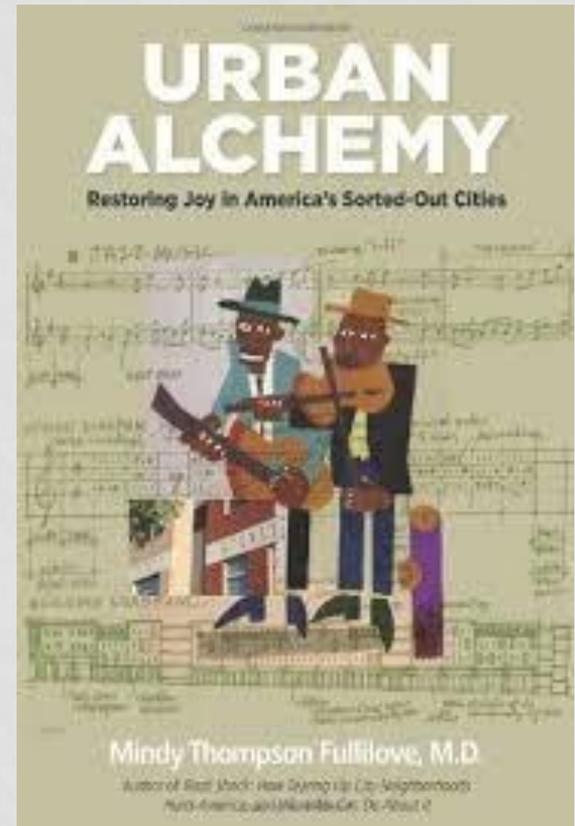
- 10 - 70% more white
- 0 - 10% more white
- no change
- 0 - 2% more PoC
- 2 - 11% more PoC
- No data

Absolute difference between 2012 and 2013 HMDA reported race/ethnicity for primary applicant compared with 2009-2013 ACS 5-year average demographics. Map by Tim Stallmann, 2015.



LOOKING FORWARD....

- What does revitalization without displacement look like?
- How do we influence the conversation around the use of public resources in our community and make racial equity a guideline for public policy and development?



- For questions, comments, or permission to use presentation content, please contact Melissa Norton:
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