



RACIAL EQUITY AND GENTRIFICATION

Insights from the Cappuccino City

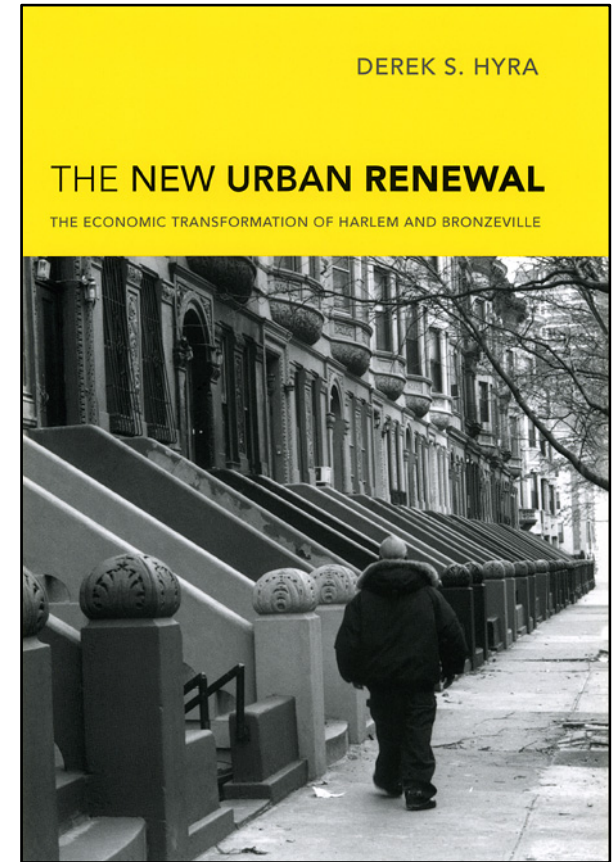
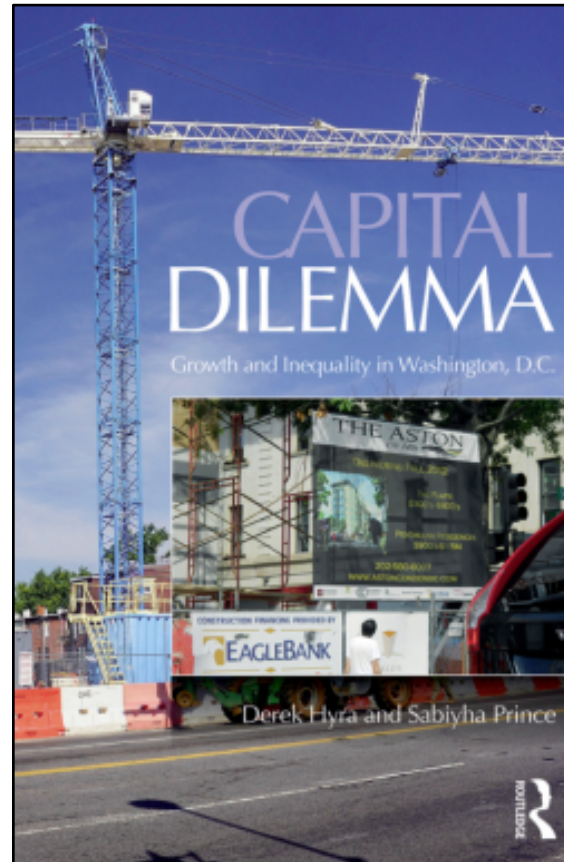
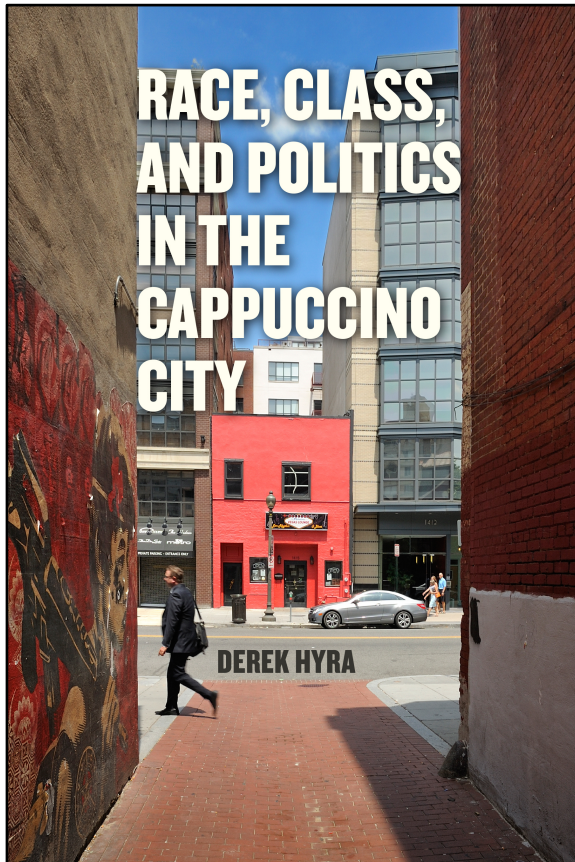
Portland Housing Bureau's
2017 Racial Equity Forum

September 12, 2017

Derek Hyra, Director
Metropolitan Policy Center
American University
hyra@american.edu



Advancing Urban Theory





Harlem's Rucker League





Gentrification: What Do We Mean?



Original Definition of Gentrification



1964

The term “gentrification” is coined by Ruth Glass.

“One by one, many of the working class quarters have been invaded by the middle class – upper and lower ... Once this process of ‘gentrification’ starts in a district it goes on rapidly until all or most of the working class occupiers are displaced and the whole social character of the district is changed.”



My Gentrification Definition

“When upper-income people and *investments* come to a low-income area”

White gentrification

Black gentrification

Multiracial gentrification

Residential displacement?



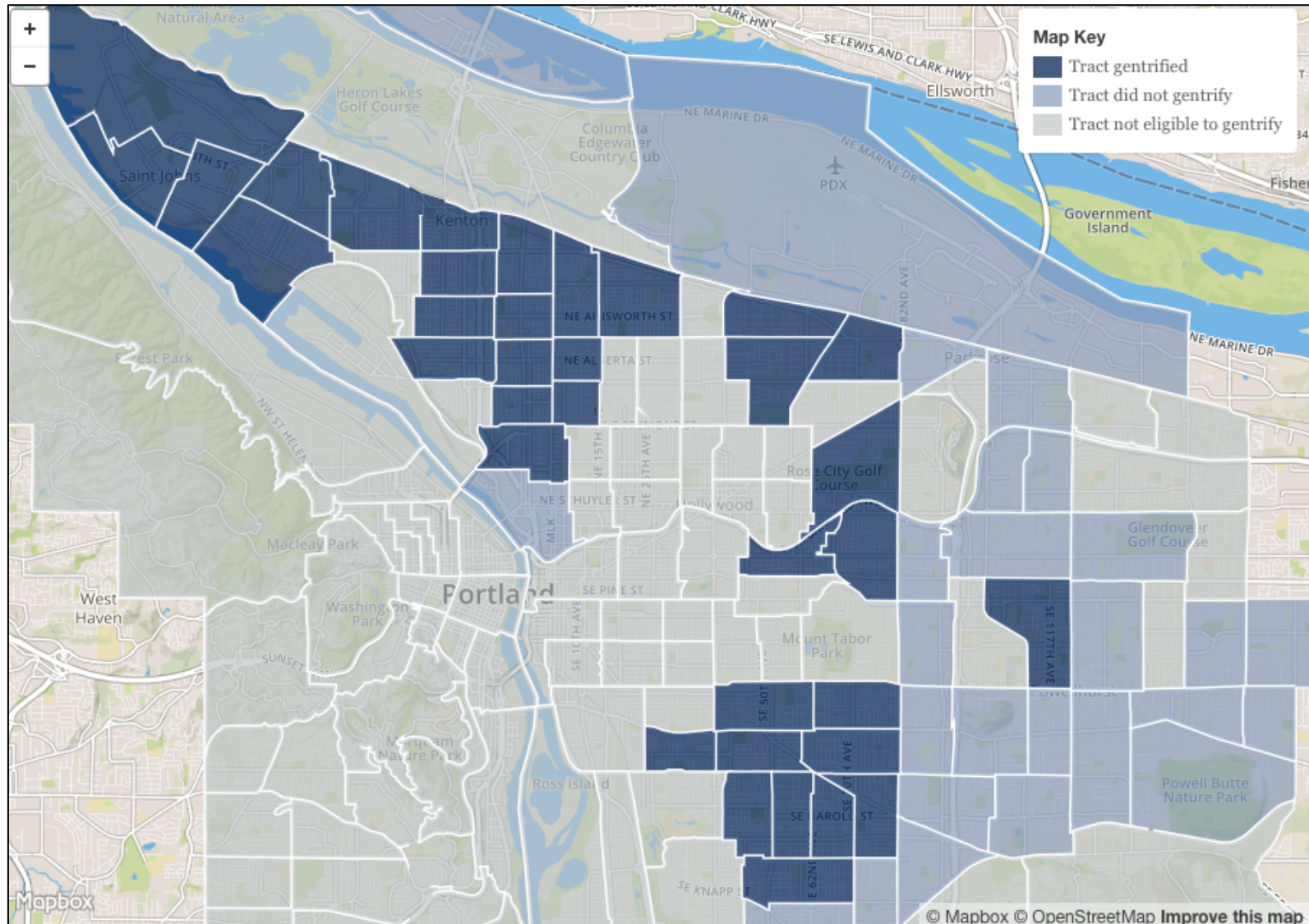
Top Gentrified Cities (since 2000)

City	Share of Eligible Tracts Gentrified	# of Gentrified Tracts
1. Portland, OR	58.1%	36
2. Washington, DC	51.9%	54
3. Minneapolis, NM	50.6%	39
4. Seattle, WA	50.0%	7
5. Atlanta, GA	46.2%	30
6. Virginia Beach, VA	46.2%	6
7. Denver, CO	42.1%	24
8. Austin, TX	39.7%	25
9. Sacramento, CA	30.0%	15
10. New York, NY	28.9%	128

Source: Governing analysis of 2009-2013 American Community Survey, US2010 Longitudinal Tract Data Base

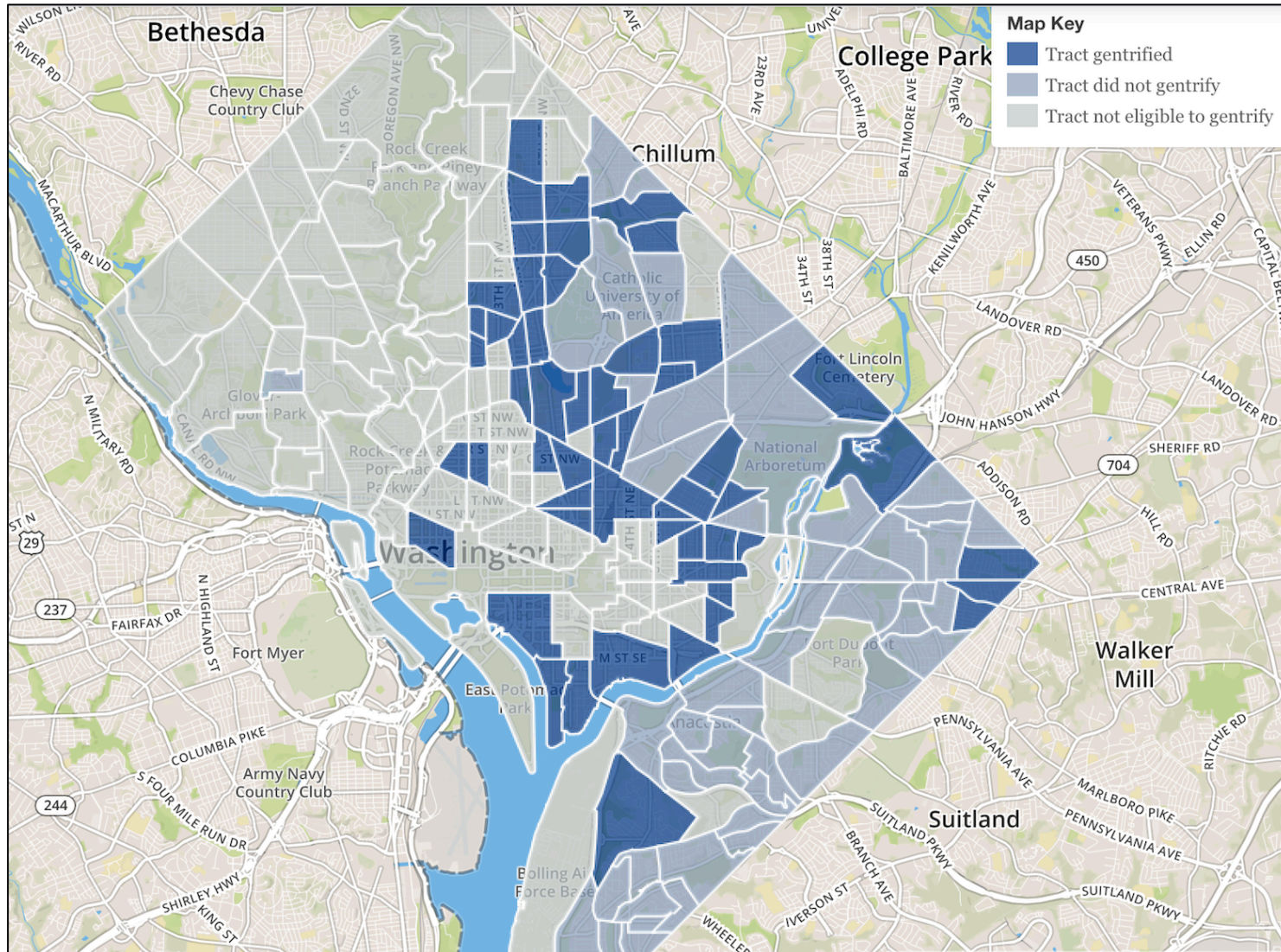


Gentrification in Portland (since 2000)





Gentrification in Washington, DC (since 2000)



Source: Governing Magazine 2015



DC-Style Gentrification

Shaw/U Street



Research Questions

What dynamics relate to the redevelopment of low-income urban African-American neighborhoods?

What attracts Whites to historic, inner-city African-American communities?

Are low-income people benefiting in mixed-income, mixed-race environments?



Key Arguments

1. **Downtown expansion drives** the redevelopment of nearby, low-income minority neighborhoods
2. Some Whites are attracted to iconic ghetto tropes – *Living the Wire*
3. **Minimal benefits to low-income people** due to –
 - processes of political and cultural displacement
 - diversity segregation
 - limited meaningful social interactions across race and class





Method and Data Collection

Vertical, ethnographic case study (2009-2014)

- Participant-observation
 - 8 months as a community organizer (ONE DC)
 - Attended community meetings (civic associations and Advisory Neighborhood Commissions)
 - Frequented bars, restaurants, parks, and rec. centers
- Interviews
 - 60 community stakeholder interviews (i.e., newcomers, longstanding residents, political leaders, investors)
- Archival records
 - Newspapers, meeting minutes, and blogs





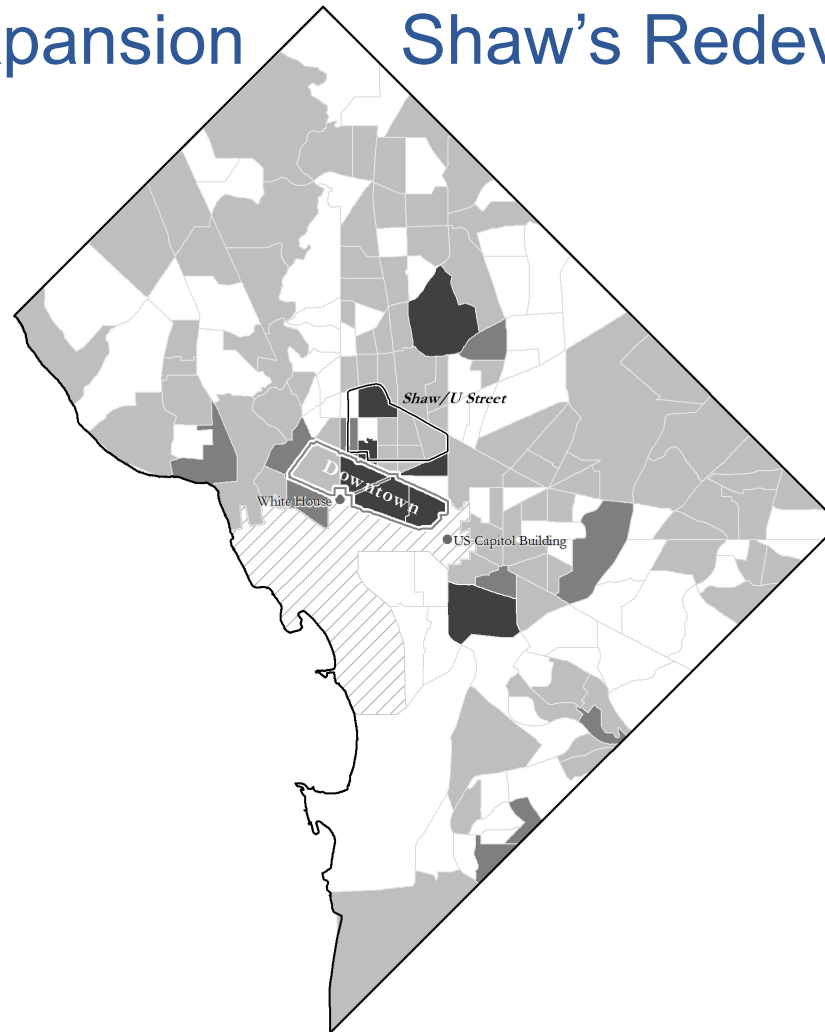
Establishing Trust in Washington, DC





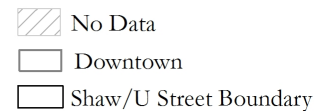
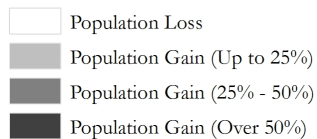
Central City Expansion

Shaw's Redevelopment



DC Population Change, 2000 to 2010

Population Change per Census Tract



0 1 2 Miles



Select DC Downtown Developments, 1997-2006

Development	Private \$ (in millions)	Public \$ (in millions)	Type	Year Complete
MCI Center	\$200	\$70	Sports	1997
Gallery Place	\$274	\$83	Mixed-Use Residential	1998
Hotel Monaco	\$32	\$0	Luxury Hotel	2002
Clara Barton	\$102	\$0	Mixed-Use Residential	2005
Art Museum	\$283	\$283	Museum	2006
Total	\$891	\$436		



From Dark Ghetto to Gilded Ghetto





What attracts some Whites?

Cultural Appreciation

VS.

Living the Wire

Living the wire refers to newcomer preferences to move into an inner city neighborhood because it has been branded as hip or cool, which, to a certain extent, is associated danger, excitement, poverty, and Blackness: “iconic ghetto” stereotypes.



Political Displacement

Geovani, Bates Street Neighborhood Association President

“You look at the city that was historically a Black city run by Blacks. Now you look at the Black population and the projections are that the District will look more like California by the end of 10 years, where there will be more ethnicities [and]...it will be multiracial. So I think that they [Black native Washingtonians] are like, ‘Oh my God, we used to run the city.’”



Cultural Displacement





CENTRAL

UNION

Miracle on 1st Street
donate today

Lease

567-2000

ONE
WAY
→



Cultural Displacement

Dominic Moulden, a longtime Shaw community organizer

“Don’t tell me that you moved to this neighborhood because you wanted diversity. No, you moved here because you realized **you got the numbers to change the culture.**”



Tension, Conflict, and Segregation

Marshall Brown, Father of former DC City Council Chair,
Kwame Brown

“They [the new residents] want doggie parks and bike lanes. The result is a **lot of tension**. The new people believe more in their dog than they do in people.... This is not the District I knew. There’s no relationship with the Black community. They don’t connect at the church, they don’t go to the same cafes, they don’t volunteer in the neighborhood school, and a lot of **longtime Black residents feel threatened**.”



Diversity Segregation





Inclusionary Gentrification Policies

Prevent Residential Displacement

- Preserve viable subsidized housing

Minimize Political and Cultural Displacement

- Preserve political voice of long-term residents
- Preserve “mom and pop” businesses

Grease the Wheels of Social Integration

- Build neutral “third spaces” of commonality





An Inclusive Community

