



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

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**Heather K. Way**, Clinical Professor, UT Law  
512-232-1210; [hway@law.utexas.edu](mailto:hway@law.utexas.edu)

[sites.utexas.edu/gentrificationproject/](https://sites.utexas.edu/gentrificationproject/)

# UT report provides a framework to:

- Identify neighborhoods and groups of residents most vulnerable to displacement as housing costs rise
- Identify strategies and policies for preventing their displacement
- Provide framework for selecting particular anti-displacement policies

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- What is gentrification and who is impacted?
  - Where is gentrification is occurring?
  - What can we do about it?

What is gentrification?

# What is Gentrification

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



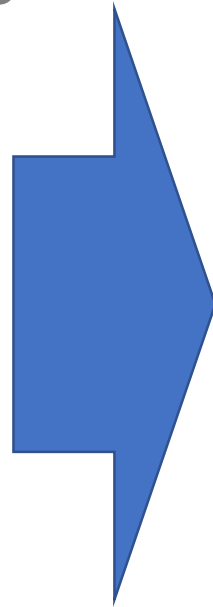
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- **Housing costs rise**



# What is Gentrification

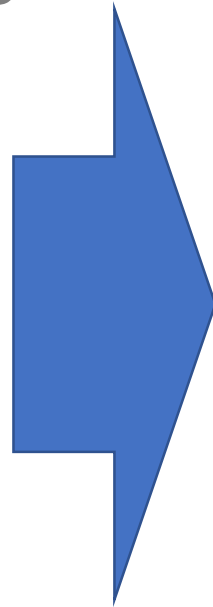
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- Housing costs rise



- **Vulnerable residents displaced**

# What is Gentrification

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- Housing costs rise

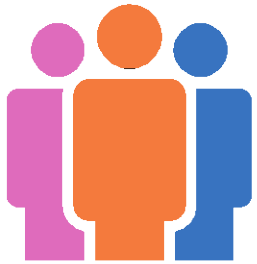


- Vulnerable residents displaced
- **Cultural character of neighborhood transformed**





# Who is most vulnerable to displacement?



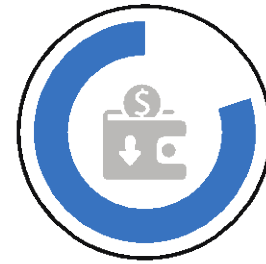
Communities  
of Color



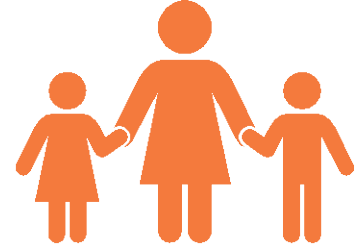
People 25 and  
older without a  
Bachelor's Degree



Renters



People making at or  
below 80% Median  
Family Income



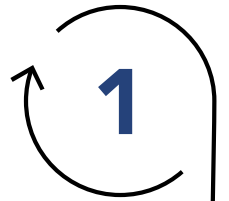
Households  
with children  
in poverty

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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

Where is gentrification  
occurring?

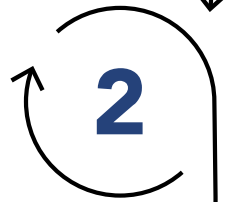
# *Snapshot: 3-Part* Gentrification Analysis



1

## **Vulnerability**

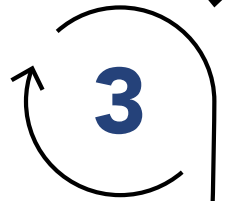
What percent of the population in a neighborhood is vulnerable to displacement?



2

## **Demographic Change**

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



3

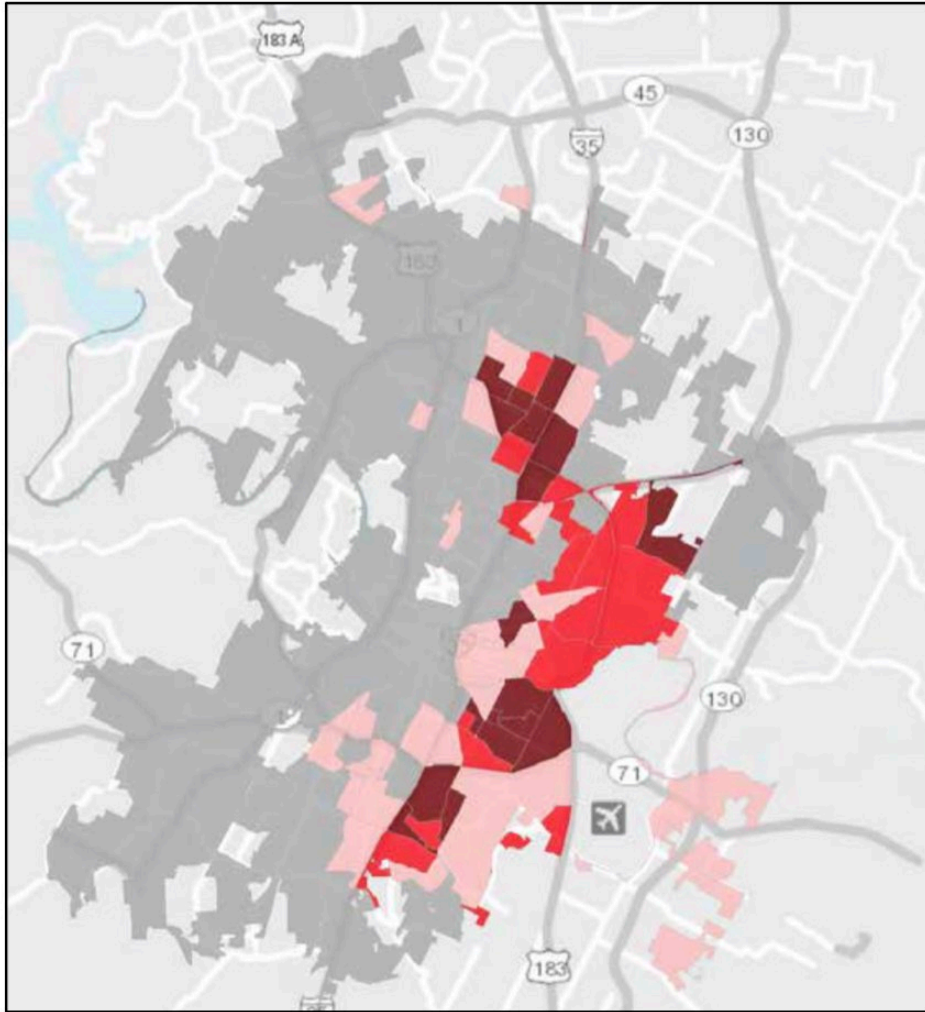
## **Housing Market Change**

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

## Categories of Gentrifying Neighborhoods

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
<b>Susceptible</b>		Low or moderate	Low or moderate recent (2000 to 2012-16)	✓
<b>Early: Type 1</b>		Low or moderate	High recent (2000 to 2012-16)	
<b>Early: Type 2</b>	✓	Low or moderate	Low or moderate recent (2000 to 2012-16)	✓
<b>Dynamic</b>	✓	Low or moderate	High recent (2000 to 2012-16)	
<b>Late</b>	✓	High	High sustained (1990 to 2012-16)	

Most Vulnerable Census Tracts (2016)

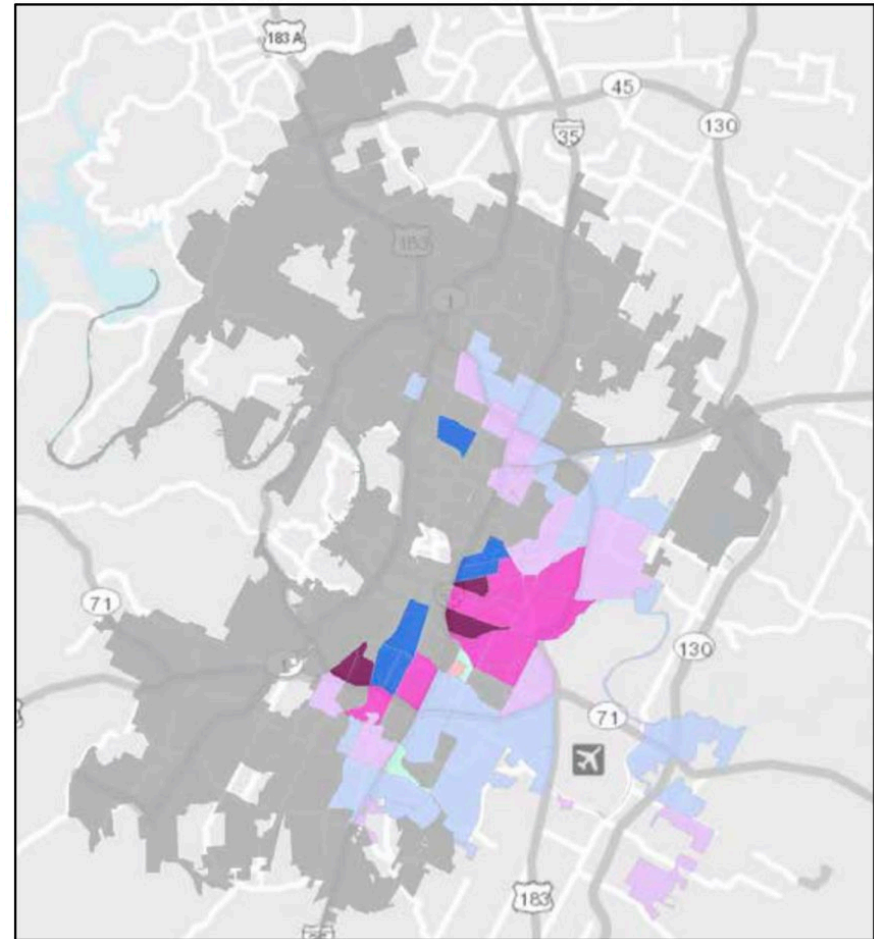


**Legend**

- Vulnerable (.5 - 1)
- More Vulnerable (1 - 1.5)
- Most Vulnerable (1.5 or greater)
- Study Area



Neighborhood Typology (2016)



**Legend**

- Early
  - ↓
  - Late
  - Gentrifying
  - Gentrified
- Susceptible
  - Susceptible (Rent Data)
  - Early: Type 1
  - Dynamic
  - Dynamic (Rent Data)
  - Late
  - Continued Loss



# Of 200 Austin neighborhoods . . .

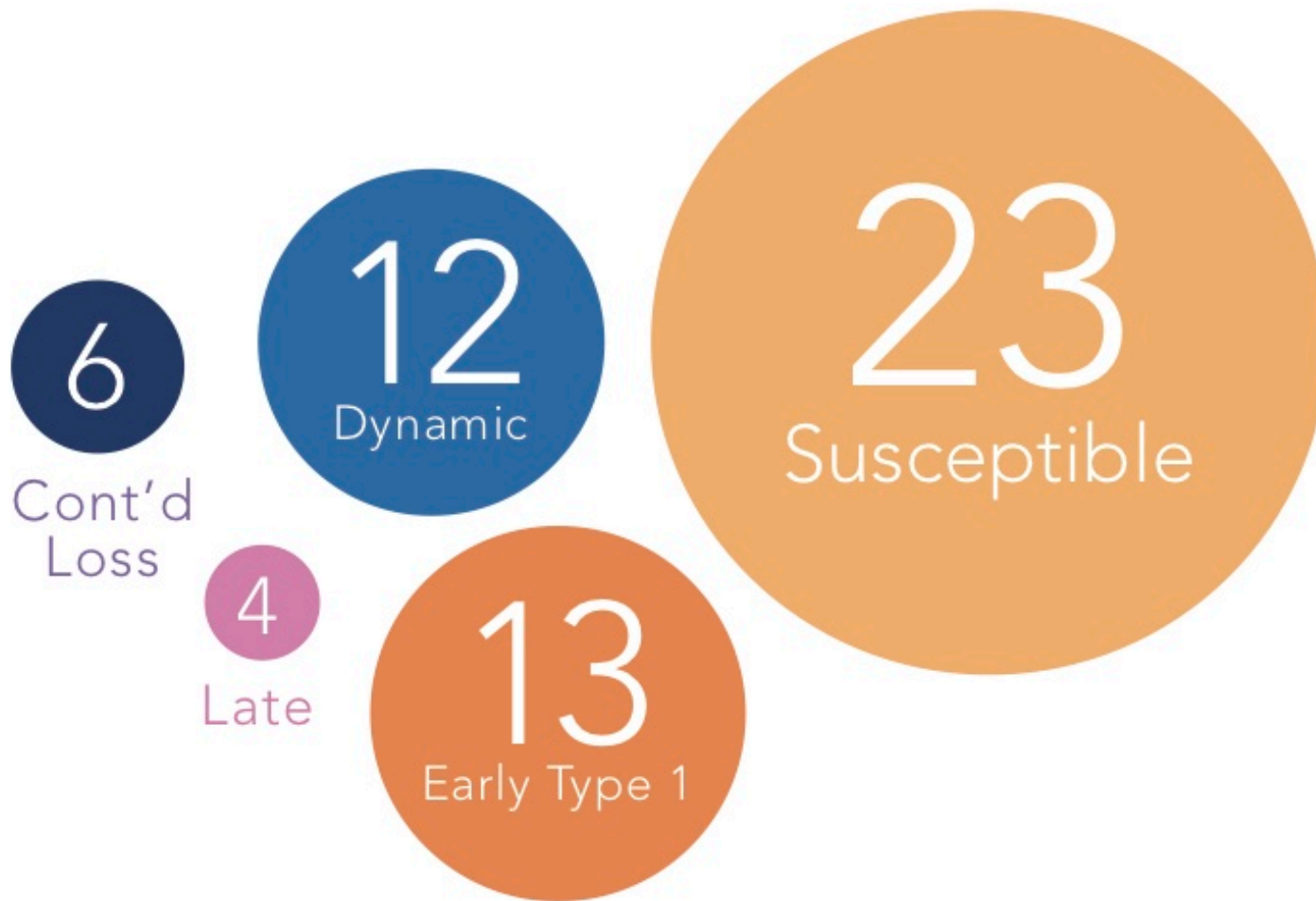
**Susceptible** Near high value/  
high appreciation areas. Not yet  
experiencing demographic change.

**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

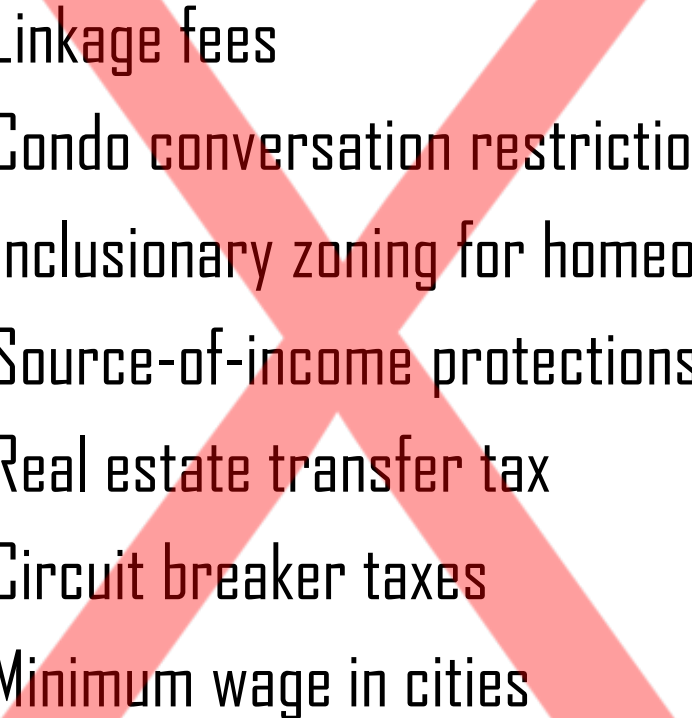
**Continued Loss**  
High value areas that have experienced  
demographic change



*Interactive maps available at:  
[sites.utexas.edu/gentrificationproject/](http://sites.utexas.edu/gentrificationproject/)*

What can we do about it?

# Displacement-Mitigation Tools Barred in Texas

- 
- Linkage fees
  - Condo conversation restrictions
  - Inclusionary zoning for homeownership
  - Source-of-income protections from discrimination
  - Real estate transfer tax
  - Circuit breaker taxes
  - Minimum wage in cities



# 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 requires a lot of money.

Match strategies to local conditions.



# Vision Statement

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

1. Prevent displacement of renters
2. Prevent displacement of homeowners
3. Retain existing affordable housing
4. Plan inclusively to prevent displacement
5. Enable the return of those displaced
6. Create new affordable 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

# Criteria — Understanding Costs and Tradeoffs

Which group will this help?

What stage of gentrification does this best fit?

Is this a place-based strategy?

Will it serve current or future residents? or both?

How will the voices of vulnerable residents be represented?

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
<b>Local Housing Voucher Programs</b>	Low-income renter households	Middle to late	No	Poor to fair	Poor to fair	Medium to high	Fair
<b>Homestead Preservation Center</b>	Low-income homeowners, including seniors and persons of color	All	Yes	Poor	Good	Medium	Fair
<b>Neighborhood Stabilization Overlays</b>	Current homeowners and renters	Early and mid-stage	Yes	Poor to fair	Fair	Low	Fair
<b>Affordable Housing Preservation Network and Inventory</b>	Current and future low-income renters of apartments	Early and mid-stage	No	Good	Good	Low to medium	Fair
<b>Neighborhood-Jobs Pipeline Program</b>	Working-age low-income residents	Early and mid-stage	Yes	Poor to fair	Good	Medium	Fair

# Policy Highlights

- Homestead Preservation Center and removing barriers to homestead exemption
- 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

## Learn More:

- [sites.utexas.edu/gentrificationproject/](https://sites.utexas.edu/gentrificationproject/)
- Imagine Austin presentation: Oct. 10, 7-8:30pm
- Opportunity Forum: Oct. 19
- Contact us: [hway@law.utexas.edu](mailto:hway@law.utexas.edu)