End of Summer Symposium

Thursday, July 18, 2019
“The Neighborhood Wave: Development or Displacement?”
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The Neighborhood Wave: Development Or Displacement?

The Impact Of Gentrification On People And Communities Within The United States

By:
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Gentrification: What is it?

• 1964 - British Sociologist - Ruth Glass
• Changes in Social and Housing Market
• Restoration of Existing Properties and Buildings
• Historical and Cultural Changes
• Compelled Displacement
• Limited Affordable Housing Availability
Gentrification: The Process

Step 1 - Disinvestment
Step 2 - “Urban Pioneering”
Step 3 - Community Reinvestment
Step 4 - Perennial Relocation
Gentrification: The Impact

- Demographic shift
- Real estate and land use
- Neighborhood gains new reputation
The Impact cont.

- The “techies” and “hipsters” move in.
- People attempt staying but eventually leave.
- Social and Cultural Change
- Long-time Homeowners leave
Historical Changes

- Historical buildings preserved
- Local businesses
- History of Community
Affordable Housing within Florida

**Key Facts**

- **581,770**
  - **OR**
  - **22%**
  - Renter households that are extremely low income

- **$24,600**
  - Maximum income for 4-person extremely low income household (state level)

- **-428,622**
  - Shortage of rental homes affordable and available for extremely low income renters

- **$44,716**
  - Annual household income needed to afford a two-bedroom rental home at HUD’s Fair Market Rent.

- **80%**
  - Percent of extremely low income renter households with severe cost burden

**Extremely Low Income Renter Households**

- In Labor Force: 40%
- Senior: 26%
- Disabled: 19%
- School: 9%
- Single Caregiver: 3%
- Other: 3%

**Affordable and Available Homes per 100 Renter Households**

- At ELI: 26
- At 50% of AMI: 36
- At 80% of AMI: 78
- At 100% of AMI: 97

**Housing Cost Burden by Income Group**

- Extremely Low Income
  - Cost Burdened: 90%
  - Severely Cost Burdened: 80%

- Very Low Income
  - Cost Burdened: 53%
  - Severely Cost Burdened: 39%

- Low Income
  - Cost Burdened: 69%
  - Severely Cost Burdened: 19%

- Middle Income
  - Cost Burdened: 4%
The Community Fights Back

- Numerous Protest Attempts
- Organizations Formed
- Trust Funds Set-Up
Problem with Previous Efforts

$125 million to balance legislative budget

No laws in place to protect homeowners

Sweeps to the Sadowski Housing Trust Fund have resulted in 165,000 housing projects not being funded or built

The Common Ground Project
Opportunity Zones

• Tax Cuts and Jobs Act 2017
• 8,700 in the U.S.
• 426 in Florida
Proposed Solution

Opportunity Zone

• Requirements for companies building in an opportunity zone
  • Beneficial to residents in the community
  • New additions to the area should be affordable
  • Job Opportunity for community residents
Property Tax Cap

- 15 years owning
- Cap on property tax
Gentrification: Development or Displacement?

1. Perspective
2. Do the improvements outweigh the displacement of individuals?
3. Should cultural and historical importance matter in a neighborhood?