

# HOW ARE DISPLACEMENT & GENTRIFICATION IMPACTING OUR CITIES?

## Part 1 of 2



**Part 1: Thursday, June 6 | 11:00am-12:00pm CT**

**Part 2: Thursday, July 25 | 11:00AM-12:00PM CT**



**You are invited** to a conversation about displacement and gentrification.

**The conversation will be moderated** by Smart Cities Lab and the Texas Innovation Alliance.

Our goal of this two-part discussion is to help cities better understand the issues of displacement and gentrification. The first call on June 6<sup>th</sup> will focus on defining the problem, while the second call on July 25<sup>th</sup> will highlight the ways cities have addressed the issue.

**Facilitators:** Mark Dowd, Liz McSpiritt, Kristie Chin, and Andrea Gold

**11:00 | Welcome & Introductions**

**11:05 | Overview of Displacement & Gentrification**

**11:15 | Shifting Neighborhoods: Gentrification and Cultural Displacement in American Cities ([link](#))**

**Jason Richardson**, Director of Research and Evaluation, NCRC  
**Bruce Mitchell**, Senior Research Analyst, NCRC

**11:25 | Uprooted: Residential Displacement in Austin's Gentrifying Neighborhoods and What Can Be Done about It ([link](#))**

**Liz Mueller**, Associate Professor, Community & Regional Planning, University of Texas at Austin

**11:35 | American Neighborhood Change in the 21<sup>st</sup> Century ([link](#))**

**Will Stancil**, Research Fellow, Institute on Metropolitan Opportunity, University of Minnesota

**11:45 | Open Discussion**

**12:00 | Wrap Up and Next Steps**

# Why Displacement and Gentrification?

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**Why Displacement & Gentrification?** Many cities in the United States are experiencing economic, cultural and demographic changes. These changes can be a result of the gentrification of historically low-income neighborhoods and communities of color, and the displacement of those residents to other parts of the cities or suburbs with limited access to city services.

For some residents, this change can translate into new opportunities. All too often, though, these changes can lead to the displacement for communities of color from long-time urban neighborhoods to the peripheries of the city or even suburban areas. These complex issues have both economic and historical underpinnings, and implications for neighborhood character, access for residents to essential services, including transportation, and changes to the nature of a city.

The Texas Innovation Alliance and Smart Cities Lab have organized a two-part deep-dive series that will begin by providing an overview of the underlying issues that give rise to gentrification and displacement. Part 1 will be framed by leading researchers from the University of Minnesota, University of Texas at Austin, and the National Community Reinvestment Coalition (NCRC). These experts will present findings from their recent studies (linked above) that highlight the complexity and relationships between income, education, jobs, the housing market, jobs, and other driving forces.

Part 2 of the deep dive will be next month where we feature case studies about of how cities have worked to address these issues, including the successes and challenges of transit-oriented development, housing policies, and economic initiatives. Overall, the combination of problem identification and context-sensitive solutions will provide a framework for how to address the multiple dimensions of displacement and gentrification.

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## PANELISTS

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### **Jason Richardson**

Director of Research and Evaluation, NCRC

Jason Richardson is the Director of Research and Evaluation for NCRC. He is a geographer who has done extensive research on mortgage finance and its impact on people and communities. Prior to working in research he was a mortgage broker and a banker, assisting with home purchases and working with businesses to set up deposit and credit accounts.

Prior to coming to NCRC he was a researcher with the National Association for the Advancement of Colored People (NAACP) and spent over two years documenting and meeting with banks to discuss their investment in minority communities. In this capacity he developed new and powerful methods of identifying minority clusters at the neighborhood level that are often ignored by mainstream bank and non-bank lenders. Additionally, he has lectured and produced reports on discriminatory labor practices and procurement policies.



### **Bruce Mitchell**

Research Senior Analyst, NCRC

Bruce is NCRC Research's Senior Analyst. As an urban geographer, he recognizes the crucial role of place in determining the range of economic opportunities available to people. He specializes in the application of quantitative methods, including conventional and spatial statistics, remote sensing, and geographic information systems (GIS) to analyze patterns of inequity in U.S. cities. He is deeply interested in the historical and structural factors which have shaped the present demographic and socioeconomic patterns of neighborhoods, including segregation, redlining, suburbanization, urban renewal, and gentrification. He has published works on environmental justice and disparities in access to financial services for minorities and people of lower socioeconomic status in U.S. cities. Bruce holds a PhD in Geography and Environmental Science and Policy from University of South Florida, School of Geosciences.



### **Elizabeth Mueller**

Associate Professor, Director, Graduate Program in Community & Regional Planning, University of Texas at Austin

Elizabeth Mueller is an Associate Professor of Community and Regional Planning and has a faculty appointment in the School of Social Work. She holds masters and doctoral degrees in city and regional planning from the University of California, Berkeley. Dr. Mueller is primarily interested in questions of social equity in cities and regions. She teaches courses on affordable housing policy, community development, urban politics, and qualitative research methods. Prior to coming to U.T., Dr. Mueller was Assistant

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Professor of Urban Policy at the Milano Graduate School at New School University where she was also a Senior Research Associate in the Community Development Research Center.

Her research focuses on social and political inclusion in cities, and how city planning and development policies shape the quality of life and opportunities available to historically vulnerable residents and communities. Her current work focuses on these topics through investigation of tensions between the goals and policies of local planning agencies and local housing agencies, as seen in current thinking about strategies for building sustainable cities. She pursues her research on several, complementary levels: funded academic research; class projects in partnership with community partners; and, research with or for community organizations or local government.



## **Will Stancil**

Research Fellow, Institute on Metropolitan Opportunity, University of Minnesota

Will Stancil ('13) is a research fellow at the Institute on Metropolitan Opportunity. His work focuses on civil rights law and policy in housing and education, with particular emphasis on affordable housing and charter schools. In addition to his J.D. from the Law School, he holds a master's in public policy from the University's Humphrey School of Public Affairs ('13), a master's in modern history from Queens University Belfast, and a bachelor's degree from Wake Forest University.