Failing to Plan for the People: Gentrification in the Roosevelt Neighborhood

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Introduction
Gentrification is commonly defined as affluent households displacing low-income residents. Gentrification in Roosevelt Neighborhood appears to have been hastened by transit oriented development and the area’s artistic appeal. To begin assessing housing insecurity in Roosevelt Neighborhood my research asks:

How has gentrification affected Roosevelt Neighborhood’s ethnic and racial diversity and its residents’ financial well-being?

Methodology

• I collected data from the U.S. Census Bureau’s American Community Survey (ACS) 5-year estimates from 2005 to 2017, specifically for:
  - Race and ethnicity
  - Median income and rental housing costs.

• I used the ACS data for Census Tracts 1130 and 1131 to identify trends and potential connections between ethnic diversity, income, housing costs, and events like the introduction of the light rail (See Figure 1).

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Residents at Risk of Housing Insecurity in Census Tract 1131

• From 2005 to 2016, the median income of white residents grew the slowest (See Figure 6 below).

• The median income of black residents increased quickly.

• In contrast, the median income of the Hispanic/Latino community declined.

Conclusion

• Development in Roosevelt Neighborhood will likely continue to displace low-income residents without more equity in planning.

• More research is needed to assess the processes of city planners and developers and the role of the existing community members in planning. Understanding the planning process may yield methods to protect low-income residents.

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