My Undergraduate Involvement in Diversity, Equity, and Inclusion
Who am I?

- Born in Atlanta, Georgia
- Relocated to the South Suburbs of Chicago in high school
- Double Majoring in Urban Planning and History
- Building equitable and just communities
Community Involvement

- Bridge Scholars Program
  - Students of color and their study abroad experience
- SPDC DEI Committee
  - Student liaison for DEI
Neighborhood Change In Chicago: A Case Study of Gentrification, Disinvestment, and Displacement and their Consequences on African Americans

By: Wisdom Henry

Introduction

• Low-income urban neighborhoods with high percentages of African Americans face challenges with inequality, poverty, and crime because of institutional and systemic racism.

• Historically, redlining and racially discriminatory lending practices prevented African American residents from leaving the city or obtaining quality housing in Chicago.

• In 1947, Chicago experienced a rapid loss of manufacturing jobs while service sector work began to take over, not only within the city but also in the suburbs.

• Sustained disinvestment, if not intervened through the process of gentrification, produces abandonment and subsequently displacement.

• Simultaneously, gentrification resulting from increases in the number of middle and upper-income residents poses additional risks of displacement.

Methods

Michigan State’s Social Explorer tool was used for seven census tracts that were analyzed and compared using census data from 2010 and 2017.

Gentrified tracts were identified as neighborhoods with
• Increases in the median household income
• Increases in educational attainment

Disinvested tracts were identified as neighborhoods with
• Decreases in the median household
• Decreases in the share of housing that is vacant

Displacement was measured utilizing changes in
• The total population, to capture the overall movement into or out of neighborhoods
• The average gross rent, to capture housing affordability pressure

Results

<table>
<thead>
<tr>
<th>Census Tracts</th>
<th>Median Household Income</th>
<th>Vacancies</th>
<th>Bachelor’s or higher</th>
<th>White Population</th>
<th>Black Population</th>
<th>Total Population</th>
<th>Average Gross Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010 Tract 8410</td>
<td>$18,125.00</td>
<td>53.26%</td>
<td>27.12%</td>
<td>7.90%</td>
<td>86.13%</td>
<td>937</td>
<td>$437.00</td>
</tr>
<tr>
<td>2017 Tract 8410</td>
<td>$63,125.00</td>
<td>10.21%</td>
<td>60.98%</td>
<td>27.45%</td>
<td>42.82%</td>
<td>878</td>
<td>$1,542.00</td>
</tr>
</tbody>
</table>

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<thead>
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<th>Average Gross Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010 Tract 6811</td>
<td>$30,514.00</td>
<td>24.45%</td>
<td>5.51%</td>
<td>0.25%</td>
<td>99.50%</td>
<td>4,028</td>
<td>$849.00</td>
</tr>
<tr>
<td>2017 Tract 6811</td>
<td>$15,806.00</td>
<td>42.63%</td>
<td>6.14%</td>
<td>0.42%</td>
<td>95.55%</td>
<td>3,097</td>
<td>$978.00</td>
</tr>
</tbody>
</table>

Conclusion

• Disinvestment, abandonment, and gentrification occur simultaneously and parallel to each other.

• While gentrification increases demand within one neighborhood, demand is equally reduced in adjacent disinvested neighborhoods.

• Poor neighborhoods are surrounded by economically disinvested neighborhoods at the beginning and quickly begin to gentrify.

• Disinvestment is more prevalent in Chicago than gentrification.

• Displaced families migrate into similarly disinvested neighborhoods in Chicago.

• The influx of White residents back into the city further exacerbates the displacement of poor Black residents.

• African American gentrifiers have a harder time revitalizing low-income minority neighborhoods and will remain dissimilar from White gentrified communities.

Implications

Due to historical racism that has negatively affected low-income Black residents, this study highlights the consequences of gentrification and disinvestment and how each manifests itself in neighborhoods. Those that have experienced abandonment are in need of revitalization. However, although gentrification may increase the tax base, providing the necessary income to strengthen the community, gentrification alone is not a sufficient strategy to address abandonment because of the displacement gentrification generates for low-income individuals.

Ongoing Research

In this ongoing project, I am using Geographic Information System software and the statistical software Stata to analyze patterns of gentrification and displacement across the entire city of Chicago. This will allow me to identify whether a relationship between gentrification and displacement exists city-wide. A multivariate regression model will be used to examine which neighborhood-level factors influence the likelihood that a neighborhood will become gentrified or disinvested.

Acknowledgements

I would like to express appreciation to my research mentor Dr. Noah Davis for his continued support and expertise throughout this process. I am also thankful for the Social Science Scholar Program director Dr. John Walter and Academic Specialist Armin Abegaz for preparing me for the opportunity to conduct research. Without the assistance of the people mentioned above, this research project would not be possible.
Gerrymandering of communities of Color

I. Municipal annexation vs municipal underbounding

II. Inclusion of wealth White communities and exclusion of poor Black communities

III. Driven by racial exclusion rather than economic motivations

I. State statues limit the degree of underbounding

II. Compactness standard is necessary

Figure 1. Classifying Municipal Boundary Changes in a Geographic Information System