


Forces of Gentrification: How Natural Disasters and Systemic Inequities Have Shaped Nashville Communities

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Agenda

1. Orientation to Gentrification
2. Human and Environmental Factors of Gentrification
3. Data Questions
4. Nashville's Gentrification: 2000-2010

Orientation to Gentrification

Defining Gentrification

“A process of **neighborhood change** that includes **economic** change in a historically disinvested neighborhood...**as well as demographic** change - not only in terms of income level, but also in terms of changes in the education level or racial make-up of residents.”

Chapple, K. and T. Thomas. 2020. “[Gentrification Explained](#).” *The Urban Displacement Project*.

Quantitative Definitions of Gentrification Vary

Table 1 from Drew, R.B. 2018. [*Gentrification: Framing Our Perceptions*](#). Enterprise Community Partners, Inc. p. 4.

Study (Authors and year)	Geography and Timeframe	Potential Criteria (observed in starting year)	Gentrifying Criteria (observed as change between starting and ending year)
Ellen & Ding (2016)	All metro areas, 1980-2010	Central city tracts with average family income below the 40th percentile of average family income among all tracts in metro area	At least a 10-percentage-point increase in the tract-to-metro ratio of 1) average family income, 2) share of white residents, 3) share of college-educated residents, or 4) median rent
Martin (n.d.)	Top 52 metro areas (by population in 1970), 1970-2010	Two options: Central city tracts with average family income below 80% (or 50%) of the median of average family income among all tracts in metro area	Change in tract average family income greater than (or at least 50% greater than) the median change in average family income among all tracts in metro area
Freeman (2005)	Metro areas, 1980-2000	Central city tracts with median income and share of housing built in prior 20 years below the median (or 40th percentile) among all tracts in metro area	Above metro-area percent increase in college-educated residents and increase in real housing prices
Bostic & Martin (2003)	Top 50 metro areas (by central city population in 1970), 1970-2000	Tract median income below 50% of metro area median income	Average of tract rank within metro area on nine metrics (adapted from Wyly & Hammel, 1999): 1) percent change in tract median income; 2) change in share of tract population ages 30-44; 3) tract homeownership rate, 4) share of residents with college degrees, 5) share with some college education, 6) poverty rate, 7) white non-family share of households, 8) black share of population, and 9) share of residents in managerial and administrative occupations in end year of analysis
Ellen & O'Regan (2008)	All 226 metro areas (as of 1970), 1970-2000	Central city tracts with average household income below 70% of metro area average household income	At least a 10-percentage-point increase in the tract-to-metro ratio of average household income
McKinnish et al (2010)	Sample of urban tracts in 64 large (population of 500,000 or more) metro areas, 1990-2000	Tract average family income below 20th percentile of all tracts nationally	Increase in tract average family income of \$10,000 or more

Common Quantitative Measures of Gentrification Available from the US Census Bureau

Racial and ethnic identities of neighborhood residents

Average and median **household incomes**

Educational attainment (including percentage of residents with college degrees)

Housing costs (monthly rents)

Less Common Quantitative Measures and Qualitative Markers of Gentrification

Professions of neighborhood residents

Business turnover rates

Homeownership rates

New construction rates and home values

Aesthetic valuations of homes and neighborhoods

Individual perceptions of the community by long-term residents

Some Potential Ramifications of Gentrification

Displacement of long-term homeowners, particularly the elderly

Rupture of communities and the social fabric that binds them

Shuttering of small businesses, particularly those owned by BIPOCs

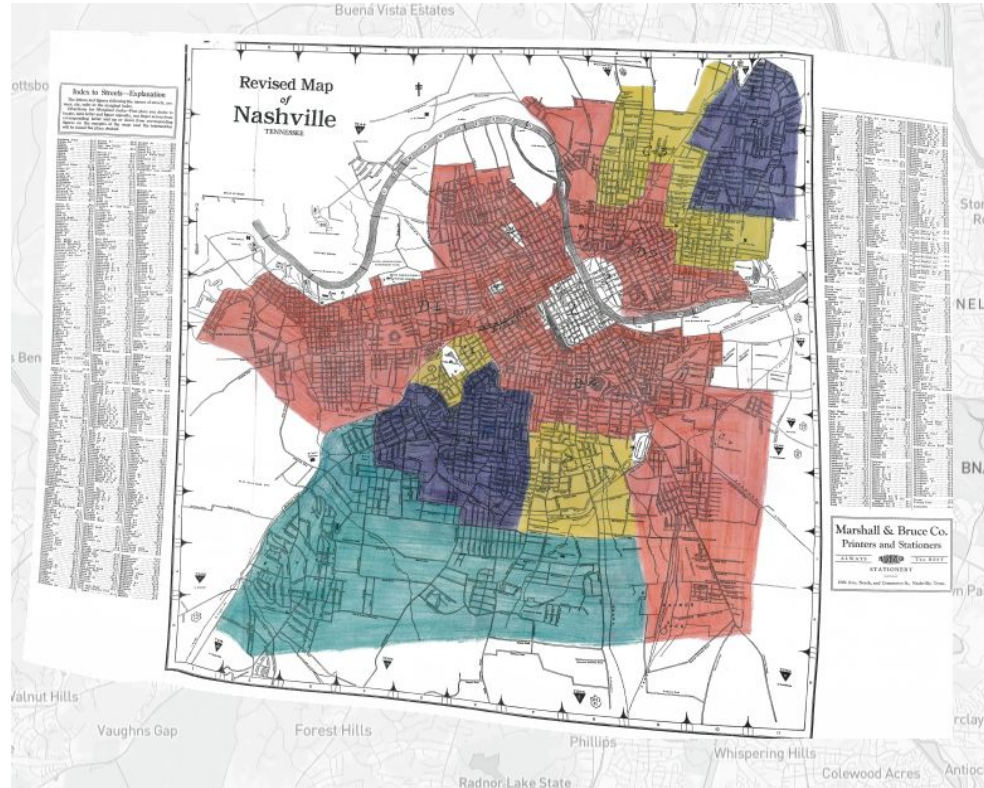
Housing and transportation **inequities**

Widening income **disparities**

Human and Environmental Factors of Gentrification

Human Factors of Gentrification: The Home Owners' Loan Corporation (HOLC), 1935-1940

Georectified HOLC Map of Nashville from Nelson, R.K. et al. nd. "[Mapping Inequality: Redlining in New Deal America](#)." *University of Richmond Digital Scholarship Lab*.



Environmental Factors of Gentrification: Natural Disasters

Photo from the “[Tornado Rips through Nashville: North Nashville](#)” Photo Gallery, March 3, 2020.
The Nashville Scene.



Data Questions

Data Questions

Do quantitative factors of gentrification align with our perceptions of gentrification in Nashville, TN?

What is the relationship between historical redlining and patterns of gentrification?

How have middle Tennessee's natural disasters shaped gentrification trends, if at all?

Nashville's Gentrification: 2000-2010

Thank you!

The Nashville Forces of Gentrification App is available [here](#)

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Additional Resources

Selected General Resources

Chapple, K. and T. Thomas. 2020. "[Gentrification Explained](#)." *The Urban Displacement Project*.

Drew, R.B. 2018. [Gentrification: Framing Our Perceptions](#). Enterprise Community Partners, Inc.

Goertz, E.G., B. Lewis, A. Damiano, M. Calhoun. 2019. "[The Diversity of Gentrification: Multiple Forms of Gentrification in Minneapolis and St. Paul](#)." *The Center for Urban and REgional Affairs at the University of Minnesota*.

Hwang, J. and R.J. Sampson. 2014. "[Divergent Pathways of Gentrification: Racial Inequality and the Social Order of Renewal in Chicago Neighborhoods](#)." *American Sociological Review* 79(4): 726-751.

Kennedy, M. and P. Leonard. 2001. "[Dealing with Neighborhood Change: A Primer on Gentrification and Policy Choices](#)." *The Brookings Institution Center on Urban and Metropolitan Policy*.

Climate Gentrification Resources

Bliss, L. 2015. "[10 Years Later, There's So Much We Don't Know About Where Katrina Survivors Ended Up.](#)" *Bloomberg City Lab*.

Earth Institute. 2019. "[Hurricane Sandy May Have Worsened Gentrification in Brooklyn and Queens.](#)" *State of the Planet Blog, Columbia University*.

Fausset, R. and S. Cavendish. March 4, 2020. "[A Tornado Decimated North Nashville. The Rebuilding May Destroy Its Soul.](#)" *The New York Times*.

Florida, R. 2019. "[How Natural Disasters Can Spur Gentrification.](#)" *Bloomberg CityLab*.

Hu, S. 2020. "[What Is Climate Gentrification?](#)" *NRDC*.

Keenan, J.M., T. Hill, and A. Gumber. 2018. "[Climate Gentrification: From Theory to Empiricism in Miami-Dade County, Florida.](#)" *Environmental Research Letters* 13(5).

Systemic Bias and Gentrification Resources

Nelson, R.K. et al. nd. "[Mapping Inequality: Redlining in New Deal America](#)." *University of Richmond Digital Scholarship Lab*.

Perry, A.M., J. Rothwell, D. Hashbarger. 2018. "[The Devaluation of Assets in Black Neighborhoods](#)." *The Brookings Institution Center on Urban and Metropolitan Policy*.