



Department of
CITY PLANNING

OFFICE OF HOUSING & COMMUNITY DEVELOPMENT

NEIGHBORHOOD CHANGE REPORT

Released February 2021





PHOTO CREDIT SAMUEL AGBETUNSI VIA UNSPLASH

CITY OF ATLANTA
OFFICE OF HOUSING & COMMUNITY DEVELOPMENT
**NEIGHBORHOOD
CHANGE REPORT**

Released February 2021

Available online at bit.ly/ncreportatl



Department of

CITY PLANNING

EXECUTIVE SUMMARY

Atlanta’s population growth over the past decade has been accompanied by demographic neighborhood change. This report seeks to quantify that change by measuring the change in the ratio of low-income (LI) residents to non-low-income (NLI) residents in city neighborhoods from 2010 to 2018, and using 4 categories to classify neighborhoods:¹

- “Growth” neighborhoods gained NLI and LI residents.
- “Low-Income Displacement” neighborhoods gained NLI residents, but lost LI residents.
- “Low-Income Concentration” neighborhoods lost NLI residents, and gained LI residents.
- “Population Decline” neighborhoods lost both NLI and LI residents.

Across Atlanta, neighborhood change impacted population sub-groups disparately. Rent-burdened residents, residents in poverty, and Black residents were increasingly found in Low-Income Concentration neighborhoods associated with economic decline. And residents with a bachelor’s degree or higher and households with high median incomes were increasingly located in Growth and Low-Income Displacement neighborhoods.

Neighborhood change was also associated with land use policy and public investment in Atlanta. Growth and Low-Income Displacement neighborhoods saw major public investment, while Low-Income Concentration and Population Decline neighborhoods saw little or no major public investment from 2010 to 2018.

FIGURE 1: NEIGHBORHOOD CHANGE BY TYPE

	Economic Expansion within NSA	Economic Decline within NSA
Growth in Low-Income Population	<p>Growth</p> <p>Increase in LI and NLI residents, with LI residents comprising a smaller share of the neighborhood than in 2010</p>	<p>Low-Income Concentration</p> <p>Decrease in NLI residents and an increase in LI residents, with LI residents comprising a larger share of the neighborhood than in 2010</p>
Decline in Low-Income Population	<p>Low-Income Displacement</p> <p>Increase in NLI residents and a decrease in LI residents, with LI residents comprising a smaller share of the neighborhood than in 2010</p>	<p>Population Decline</p> <p>Decrease in LI and NLI residents, with LI residents comprising a larger share of the neighborhood than in 2010</p>

Source: Adapted from IMO, 2019.

Note: Throughout this report, Low-Income is abbreviated with “LI” and Non-Low-Income is abbreviated with “NLI”.

¹ In 2010, 200% of the poverty line was \$36,620 for a household of 3. In 2018, it was \$40,540.

Some key findings this report highlights include:

- About 38% of the population in Atlanta lived in a neighborhood that experienced substantial change from 2010 to 2018.
- The most common types of substantial neighborhood change were Growth and Low-Income Displacement.
- In 2018, Black residents comprised the largest share of the population in Population Decline, Low-Income Concentration, and Growth neighborhoods, while white residents accounted for the largest share of residents in Low-Income Displacement neighborhoods.
- Low-Income Displacement neighborhoods saw a decline in residents in poverty, an increase in rent-burdened residents, a decline in Black residents accompanied by an increase in white residents, and an increase in residents with a high median income.
- Growth neighborhoods saw a steady poverty rate, alongside a large influx of residents with greater than a bachelor's degree, and increases in both the white and Black population, although Black residents continued to be a majority in these neighborhoods where they accounted for approximately 70% of residents in 2018.
- In Low-Income Concentration and Population Decline neighborhoods there was an increase in vacant housing units, rising home sale prices, and a decline in owner-occupied housing units.
- Owner-occupied housing units increased in Growth and Low-Income Displacement neighborhoods but decreased in Population Decline and Low-Income Concentration neighborhoods. Renter-occupied housing increased across all neighborhood types.

In the context of the City of Atlanta, where rapid growth in the population and major public investments have spurred rising housing costs, one key to reducing displacement pressures is housing production of both market-rate and affordable housing. To ensure equitable growth in Atlanta, housing policies that increase the supply of housing at a range of prices across neighborhoods are needed.



PURPOSE

This report analyzes key findings related to changes in the low-income and non-low-income populations' distribution across Atlanta's neighborhoods from 2010 to 2018. Different types of neighborhood change are identified by economic expansion, including Growth and Low-Income Displacement, and economic decline, including Low-Income Concentration and Population Decline. Change is further explored across Atlanta by sub-groups, land-use policy, and public investment to understand how neighborhood change may be impacting populations in the City of Atlanta.

BACKGROUND

Neighborhood change, or the transformation of the sociodemographic and physical dimensions of a neighborhood, has important implications for residents of a city. In particular, when population growth is accompanied by a lack of available housing stock, LI residents can face displacement pressures (Cohen & Pettit, 2019). In recent decades, Atlanta has seen population growth and increasing housing prices (U.S. Census). In this context, NLI residents have the opportunity to purchase into a wider range of neighborhoods than LI residents. Therefore, changes in where NLI residents live in a city can be indicative of economic expansion, or where those who can use their ability to purchase into desirable neighborhoods (IMO, 2019). At the same time, changes in where LI residents in a city live can indicate new areas of potential poverty concentration. Measuring income changes to neighborhoods is important for identifying pressure points for residents and using targeted policies that may mitigate displacement. Policies aimed at preventing displacement of LI families such as affordable housing initiatives and increasing housing development may foster inclusive and equitable neighborhood change for diverse populations (HUD, 2018).

ACROSS THE CITY FROM 2010 TO 2018, THERE WAS AN INCREASE IN BOTH LOW-INCOME AND NON-LOW-INCOME RESIDENTS, WITH A LARGER INCREASE IN NON-LOW-INCOME RESIDENTS.

In 2017, the City of Atlanta released a report on displacement pressures calling attention to the potential risk for several neighborhoods across the City to transform in ways that displace LI residents.² As the debate over neighborhood change and displacement pressures continues in Atlanta, and in the context of current and projected population growth, this report is meant to provide evidence related to the extent to which neighborhood transformation is occurring. This report uses a different methodology than the 2017 report, focusing the analysis on changes in the economic conditions in neighborhoods. Specifically, by using an approach that categorizes neighborhoods based on their changing composition of LI and NLI residents, this report identifies neighborhoods in Atlanta that have experienced substantial economic changes. The report and accompanying map do not weigh in on the desirability of different types of neighborhood change. Rather, this report may be used to inform policy discussions related to neighborhood change by providing data on the geography, prevalence, and impacts of different types of neighborhood change.

² See Appendix A for further details about the 2017 report.

METHODOLOGY

To assess neighborhood change in Atlanta, we use an analytical approach developed by the [Institute on Metropolitan Opportunity at the University of Minnesota](#) which classifies neighborhood change along several dimensions (IMO, 2019). Specifically, the approach finds evidence of substantial neighborhood change when a greater than 10% change in the NLI population and greater than 5 percentage point change in the LI population occurs (see Figure 1). Following their approach, we classify substantial change as occurring when a greater than 10% change is found in the NLI population. However, after observing the distribution of the LI population in Atlanta, we set the threshold for change of the LI population at 2 percentage points.³ The income-focused approach is informative because it is fundamental to the nature of neighborhood change: residents facing increased pressures from rising property values and rents are affected differently based on their income.

The focus on the composition of neighborhoods by income allows for the assessment of a question at the center of the displacement debate: namely the extent to which LI populations are declining in neighborhoods alongside an increase in NLI residents. Additionally, a benefit of the analytical approach used is that it accounts for the multidimensional nature of neighborhood change, including Growth, LI Concentration, and Population Decline alongside LI Displacement. For example, if displacement is occurring and LI residents are leaving one neighborhood, they are going somewhere else, potentially concentrating LI residents in another neighborhood. Such changes are critical to identify because neighborhoods receiving displaced residents may be places where poverty will be concentrated or further concentrated. Displacement can also lead to problems for neighborhoods by destabilizing communities. These issues can be particularly problematic for vulnerable residents who may experience disruption in housing and to their community networks (Richardson, Mitchell & Franco, 2019).

Similarly, Growth neighborhoods may be important to monitor. This is because when there is population growth in a neighborhood without policies associated with ensuring a supply of market-rate and affordable housing, LI residents may eventually be displaced by NLI residents. And finally, an understanding of neighborhoods that are increasingly seeing declining LI and NLI populations, are important to monitor because of the impacts of divestment on local communities.

DATA SOURCE

The Atlanta Regional Commission (ARC) provides American Community Survey data apportioned to neighborhood boundaries, or Neighborhood Statistical Areas (NSAs),⁴ and this report measures differences in NSA populations from 2010 to 2018. Low-income residents are those whose incomes are below 200% of the poverty line, and non-low-income residents are those whose incomes are above 200% of the poverty line. In 2010 for a family of three, 200% of the poverty line was \$36,620 and in 2018 it amounted to \$40,540 (the average household size in Atlanta in 2018 was 2.4). Additional population characteristics like race/ethnicity and educational attainment were examined in the sub-group analysis and were completed using ARC NSA level data.

³ To see a more detailed discussion about setting the change thresholds and how they can be adapted to examine particular cities, see *American Neighborhood Change in the 21st Century* (IMO, 2019).

⁴ In this report, the term NSA and neighborhood are used interchangeably.

LIMITATIONS

Neighborhoods were classified based on their changes from 2010 to 2018 using survey data which has margins of error. To mitigate the potential that changes identified were merely noise, change cut-offs (i.e. 10% and 2 percentage points) were established to categorize change. However, it is important to note that there is no substantial difference in a neighborhood that, for example, experienced a 1.9 percentage point change and a 2.1 percentage point change. Therefore, the approach used to ensure that NSA change is substantial and real means that a neighborhood on the threshold of a cut-point may not be included. Additionally, the data utilized cannot distinguish between a resident who went from low-income to non-low-income in the same NSA from 2010 to 2018, and a low-income resident that left the NSA and a new non-low-income resident that moved in from 2010 to 2018. In other words, it is assumed individual income remained static. Finally, this report does not address the cultural and social changes that can accompany neighborhood change, including those that may be detrimental to vulnerable populations.





NEIGHBORHOOD CHANGE REPORT

FINDINGS

CHANGES IN POPULATION AND ECONOMICS IN ATLANTA'S NEIGHBORHOODS

Based on the changing composition of neighborhoods from 2010 to 2018 by LI and NLI residents, neighborhoods were classified along four dimensions of neighborhood change (IMO, 2019). First, NSAs are categorized as experiencing either economic expansion or economic decline. Neighborhoods experiencing economic expansion were those that saw a greater than 10% increase in NLI residents and a greater than 2 percentage point decline in LI residents from 2010 to 2018. Neighborhoods experiencing economic decline were those that had a greater than 10% decrease in NLI residents and a greater than 2 percentage point increase in LI residents from 2010 to 2018. Next, neighborhoods were characterized based on if they had growth or decline in the absolute number of LI residents.

WE IDENTIFIED FOUR CATEGORIES: GROWTH, LOW-INCOME CONCENTRATION, LOW-INCOME DISPLACEMENT, & POPULATION DECLINE NEIGHBORHOODS

Using the two dimensions, (1) economic expansion/decline and (2) low-income population growth or decline, neighborhoods were characterized as either Growth, Low-Income Concentration, Low-Income Displacement, or Population Decline (see Figure 2 on next page). Neighborhoods that did not meet the criteria were categorized as neighborhoods that did not experience substantial change from 2010 to 2018. The cut-offs of 10% and 2 percentage points were used to ensure that the changes observed in NSAs are real and substantial, and to identify multiple categories of neighborhood change.

FIGURE 2: NEIGHBORHOOD CHANGE BY TYPE

	Economic Expansion within NSA	Economic Decline within NSA
Growth in Low-Income Population	<p>Growth</p> <p>Increase in LI and NLI residents, with LI residents comprising a smaller share of the neighborhood than in 2010</p>	<p>Low-Income Concentration</p> <p>Decrease in NLI residents and an increase in LI residents, with LI residents comprising a larger share of the neighborhood than in 2010</p>
Decline in Low-Income Population	<p>Low-Income Displacement</p> <p>Increase in NLI residents and a decrease in LI residents, with LI residents comprising a smaller share of the neighborhood than in 2010</p>	<p>Population Decline</p> <p>Decrease in LI and NLI residents, with LI residents comprising a larger share of the neighborhood than in 2010</p>

Source: Adapted from IMO, 2019.

Note: Throughout this report, Low-Income is abbreviated with "LI" and Non-Low-Income is abbreviated with "NLI".

THE MOST COMMON TYPES OF NEIGHBORHOOD CHANGE WERE GROWTH AND LOW-INCOME DISPLACEMENT.

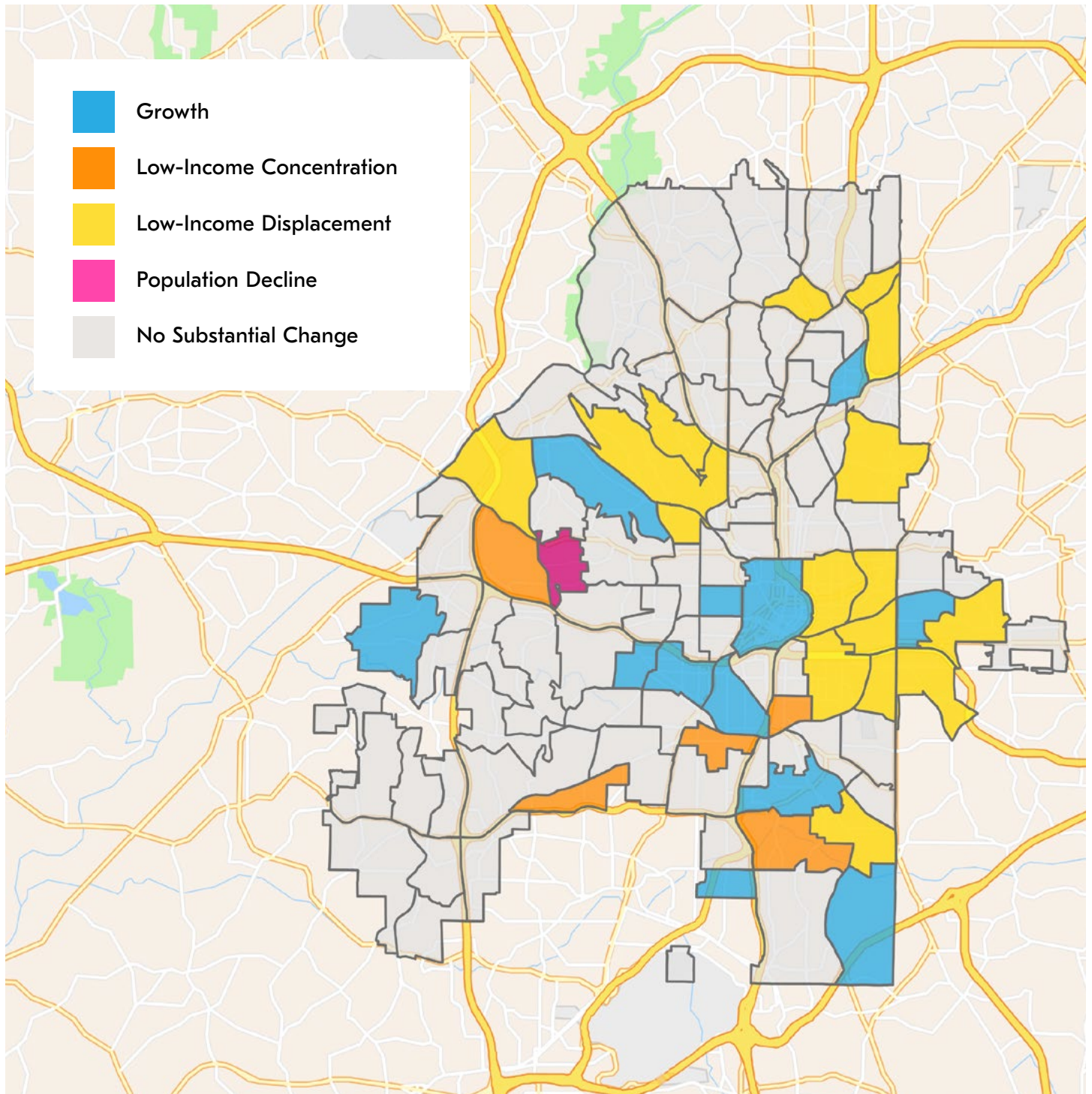
Of neighborhoods experiencing substantial change, the most common dimensions that characterized the change were Growth and Low-Income Displacement. Growth neighborhoods are those neighborhoods that experienced economic expansion while also seeing an increase in the number of LI residents. LI Displacement neighborhoods are NSAs where there was economic expansion accompanied by a decrease in the number of LI residents.

Less common types of substantial neighborhood change in Atlanta were Low-Income Concentration and Population Decline. Five neighborhoods were characterized as LI Concentration neighborhoods, or neighborhoods that saw economic decline alongside an increase in the LI population. These neighborhoods are places where LI residents are increasingly concentrated. And only one neighborhood was characterized by Population Decline, where there was economic decline and a decline in the number of low-LI residents in the neighborhood.

CONTEXTUALIZING THESE NEIGHBORHOOD TYPES ON A MAP

The Neighborhood Change map shows the NSAs that experienced substantial change between 2010 and 2018. Change can be seen throughout the City, and different types of NSA change are often in close proximity.

FIGURE 3: NEIGHBORHOOD CHANGE MAP



Source: ARC ACS 2006–2010 and 2014–2018 5-year estimates.

FINDINGS, CONTINUED

In the City of Atlanta from 2010 to 2018, there was an increase in both LI and NLI residents, with a larger increase in NLI residents. At the same time, there was a small decline in the share of LI residents in Atlanta, with LI residents accounting for 40.7% of the population in 2010 and 39.0% in 2018 (see Table 1). To summarize, across Atlanta there was an influx of both LI and NLI residents, with LI residents comprising a slightly smaller share within the city by 2018.

TABLE 1: CHANGE IN THE LOW-INCOME AND NON-LOW-INCOME POPULATION IN THE CITY OF ATLANTA, 2010-2018

Percent Change in LI Residents	Percent Change in NLI Residents	Percent Point Change in LI Residents
+9.6%	+17.9%	-1.8% PTS.

Source: ACS 2006–2010 and 2014–2018 5-year estimates.

The averages, although important for providing the larger context, obscure the variation in changes that neighborhoods across Atlanta experienced from 2010 to 2018. When examining the changes in neighborhoods' LI and NLI residents, there was a very wide range. For example, Grove Park saw a decline of 1,439 LI residents during this period, while the Browns Mill Park/Polar Rock/Swallow Circle/Baywood neighborhood saw an increase of 1,829. An even larger range was seen for NLI residents. While Collier Heights neighborhood saw a decline of 1,069 NLI residents, Midtown saw an increase of 3,627 (see Table 2).

TABLE 2: RANGE OF LOW-INCOME AND NON-LOW-INCOME RESIDENT CHANGES, 2010–2018

	Minimum	Maximum
Change in LI Residents	-1,439	1,829
Change in NLI Residents	-1,069	3,627

Source: ARC ACS 2006–2010 and 2014–2018 5-year estimates.

CHANGING NEIGHBORHOODS

In Atlanta, there are 103 NSAs⁵, approximately 33% of which experienced substantial neighborhood change between 2010 and 2018 (see Table 3). The most common type of substantial neighborhood change in Atlanta was economic expansion where non-low-income residents increased by over 10% and the low-income population shrunk by 2 percentage points.

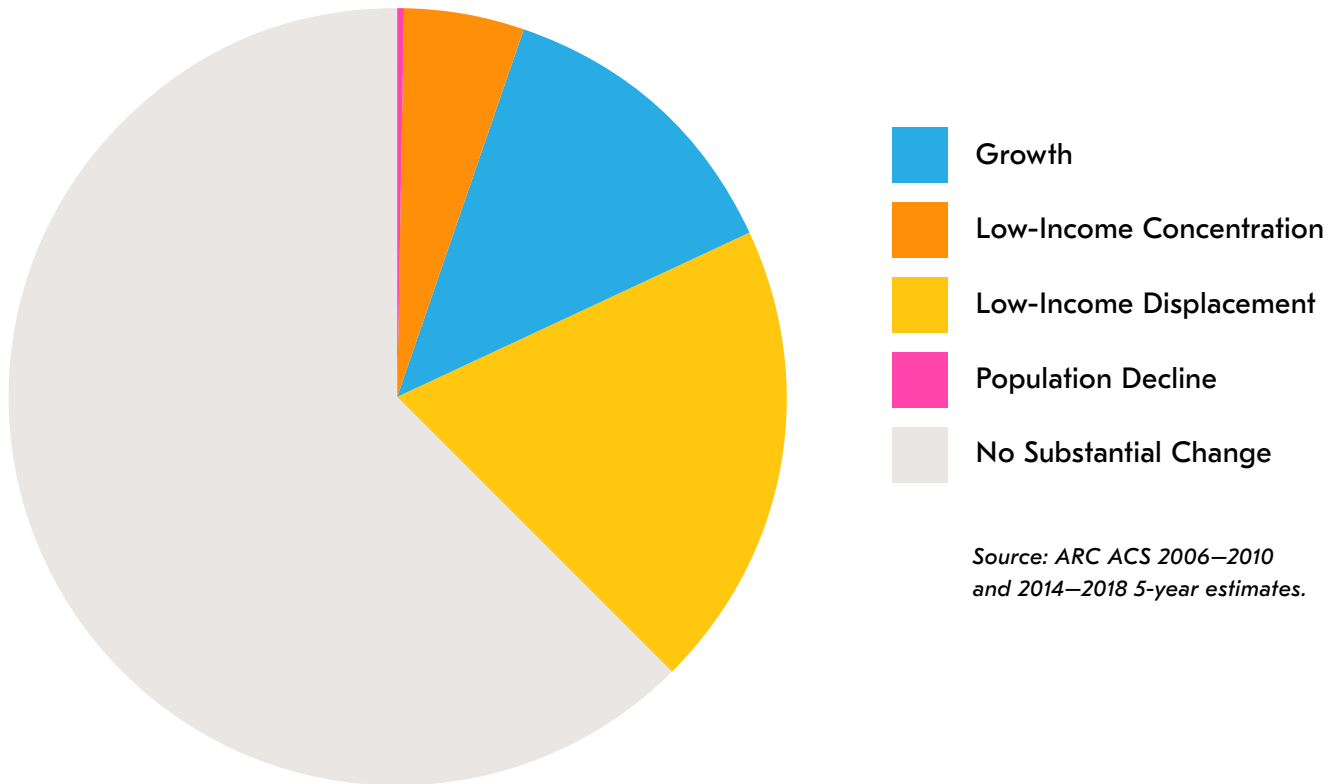
TABLE 3: FREQUENCY OF NEIGHBORHOOD CHANGE BY TYPE

Category	Count	Names of Neighborhoods
Growth	12	Lindbergh/Morosgo, Carver Hills/Rockdale/Scotts Crossing/West Highlands/Baker Hills/Bakers Ferry/Boulder Park/Fairburn Road/Wisteria Lane/Ridgecrest Forest/Wildwood (NPU-H), Wilson Mill Meadows/Wisteria Gardens, Vine City, Castleberry Hill/Downtown, Edgewood, Westview, West End, Adair Park/Pittsburgh, Hammond Park, Lakewood Heights, South River Gardens
LI Concentration	5	Collier Heights, Campellton Road/Fort Valley/Pomona Park, Peoplestown, Capitol View/Manor, Browns Mill Park/Polar Rock/Swallow Circle/Baywood
LI Displacement	16	Buckhead Forest/South Tuxedo Park, Buckhead Heights/Lenox/Ridgedale Park, Pine Hills, Berkeley Park/Blandtown/Hills Park, Morningside/Lenox Park, Atlanta Industrial Park/Bolton Hills, Brookview Heights/Chattahoochee/English Park/Lincoln Homes/Monroe Heights, Knight Park/Howell Station, Old Fourth Ward/Sweet Auburn, Cabbagetown/Reynoldstown, Inman Park/Poncey-Highland, Kirkwood, Grant Park/Oakland, Ormewood Park, East Atlanta, Lakewood/Leila Valley/Norwood Manor/Rebel Valley Forest
Population Decline	1	Center Hill
No Substantial Change	68	[See Appendix]

Source: ARC ACS 2006–2010 and 2014–2018 5-year estimates.

⁵ One neighborhood, the airport, which contains no population data is not included in the analysis.



FIGURE 4: POPULATION IN ATLANTA BY NEIGHBORHOOD TYPE, 2018

Of the nearly 500,000 residents in Atlanta in 2018, approximately 180,000 lived in a neighborhood that experienced substantial change between 2010 and 2018 (see Figure 4). Most of those residents lived in Growth or LI Displacement NSAs, with about 93,000 residents living in a LI Displacement neighborhood and about 61,000 residents living in a Growth neighborhood. It is important to also note that the majority of residents in Atlanta did not live in a neighborhood that experienced substantial economic change between 2010 and 2018: nearly 300,00 residents lived in one of the neighborhoods that did not reach the thresholds established for substantial change.

**MORE THAN ONE-THIRD OF ATLANTANS LIVED
IN A NEIGHBORHOOD THAT EXPERIENCED
SUBSTANTIAL CHANGE BETWEEN 2010–2018.**

POPULATION SUB-GROUPS ACROSS NEIGHBORHOODS

Neighborhood change did not impact all residents throughout Atlanta in the same way (see tables 2-12 in the appendix). Disparities in poverty rates, median household incomes, and rent-burdened households were apparent across neighborhood types. The highest poverty rates were found in Population Decline and LI Concentration neighborhoods.⁶ LI Concentration neighborhoods saw growth in their poverty rate from 2010 to 2018, increasing by nearly 40%. This was accompanied by declining poverty rates in LI Displacement neighborhoods, with these neighborhoods seeing a nearly 20% decrease in poverty, or a loss of about 1,200 residents in poverty. Median household incomes rose in Growth and LI Displacement neighborhoods, while declining in LI Concentration neighborhoods. And the highest rates of rent-burdened households were found in Population Decline and LI Concentration neighborhoods, and the largest increase was found in LI Concentration neighborhoods. From 2010 to 2018, there was a 53% increase in rent burdened households in these neighborhoods, or an influx of 1,428 rent-burdened households.



⁶ Throughout the discussion of findings, we focus on Growth, Low-Income Displacement, and Low-Income Concentration neighborhoods because those are the most frequently occurring types of substantial neighborhood change in Atlanta. The single Population Decline neighborhood has a relatively small population and with only one occurrence does not provide as large of a sample to study population sub-group change as the other types of neighborhoods. Therefore, caution when interpreting findings related to the Population Decline neighborhood is warranted.

There were also key racial disparities in the type of neighborhood change experienced. In 2018, Black residents comprised the the largest share of of the population in Population Decline, LI Concentration, and Growth neighborhoods, while white residents accounted for the largest share of residents in LI Displacement neighborhoods. For example, LI Concentration neighborhoods were 90% Black and only 5% white in 2018 while LI Displacement neighborhoods were 60% white and 30% Black. From 2010 to 2018, Black residents increasingly lived in LI Concentration and Growth neighborhoods, and decreasingly lived in Population Decline and LI Displacement neighborhoods. During this time white residents increased across all neighborhood types, with an influx of 13,172 white residents in LI Displacement neighborhoods and 5,426 white residents in Growth neighborhoods.

The housing stock characteristics also changed from 2010 to 2018 in different types of neighborhoods. In Growth and LI Displacement neighborhoods, owner-occupied housing units increased their share of the housing stock, while in Population Decline and LI Concentration neighborhoods they decreased. For example, in Growth neighborhoods, 30% of occupied housing units were owner-occupied in 2018, up 9% from 2010. Across all neighborhood types, renter-occupied housing units increased. Population Decline, LI Concentration, and Growth neighborhoods all had rates of rental units of about 70% in 2018 while LI Displacement neighborhoods had a lower rate of about 52%. And Population Decline and LI Concentration neighborhoods both had the highest rates of vacancy and the largest increase in vacancy from 2010 to 2018, while Growth and LI Displacement neighborhoods saw a decline in vacant housing units. For example, LI Displacement neighborhoods had a vacancy rate of 13% in 2018 and saw a decrease of 1,483 vacant units from 2010 to 2018.

DISPARITIES IN POVERTY RATES, MEDIAN HOUSEHOLD INCOMES, AND RENT-BURDENED HOUSEHOLDS WERE APPARENT ACROSS NEIGHBORHOOD TYPES.

In sum, LI Concentration neighborhoods show indicators of economic decline and sub-groups that included residents in poverty, rent-burdened residents, and Black residents were disproportionately represented in these neighborhoods. Features of the housing stock in LI Concentration neighborhoods include an increase in vacant housing units, rising home sale prices, and a decline in owner-occupied housing units. LI Displacement neighborhoods saw a decline in residents in poverty, an increase in rent-burdened residents, a decline in Black residents accompanied by an increase in white residents, and an increase in higher income residents. The housing stock in these neighborhoods saw declining vacant housing units, rising home sale prices, and a small increase in owner-occupied units alongside a larger increase in renter occupied units. And Growth neighborhoods saw a steady poverty rate, alongside a large influx of residents with greater than a bachelor's degree, and increases in both the white and Black population, although Black residents continued to be a majority in these neighborhoods where they accounted for approximately 70% of residents in 2018. Housing in Growth neighborhoods was characterized by a decline in vacant housing units, increasing home prices, and an increase in both owner-occupied and renter-occupied housing units.

LAND USE AND NEIGHBORHOOD CHANGE

Atlanta's long-range planning guide, [The Atlanta City Design](#), categorizes land in the city in two categories: Growth Areas and Conservation Areas. This categorization is based on land use, historic development patterns, and proximity to key nodes and corridors. Single-family housing is the dominant land use pattern throughout most of the City Design Conservation Areas. City Design Growth Areas are typified by more varied land uses and a greater potential to accommodate density in development of all kinds under current policies.

By their nature, City Design Growth Areas contain key job centers and transportation hubs. Economic expansion neighborhoods (i.e. LI Displacement and Growth) had the highest percentage of land designated as City Design Growth Areas. Neighborhoods showing economic decline, the Population Decline and Low-Income Concentration Neighborhoods, had relatively lower percentages of land designated as City Design Growth Areas (13.5% and 28.3% respectively). And these neighborhoods have relatively higher percentages of land that is identified as City Design Conservation Areas. The majority of neighborhoods that have not experienced substantial change are also primarily of City Design Conservation Areas.

TABLE 4: PERCENT OF CITY DESIGN GROWTH AND CONSERVATION AREA BY NEIGHBORHOOD TYPE

Neighborhood Type	Average Growth Area Percent	Average Conservation Area Percent
Growth	38.2	61.8
LI Concentration	28.3	71.8
LI Displacement	36.1	63.9
Population Decline	13.5	86.5
No Substantial Change	25.3	74.7

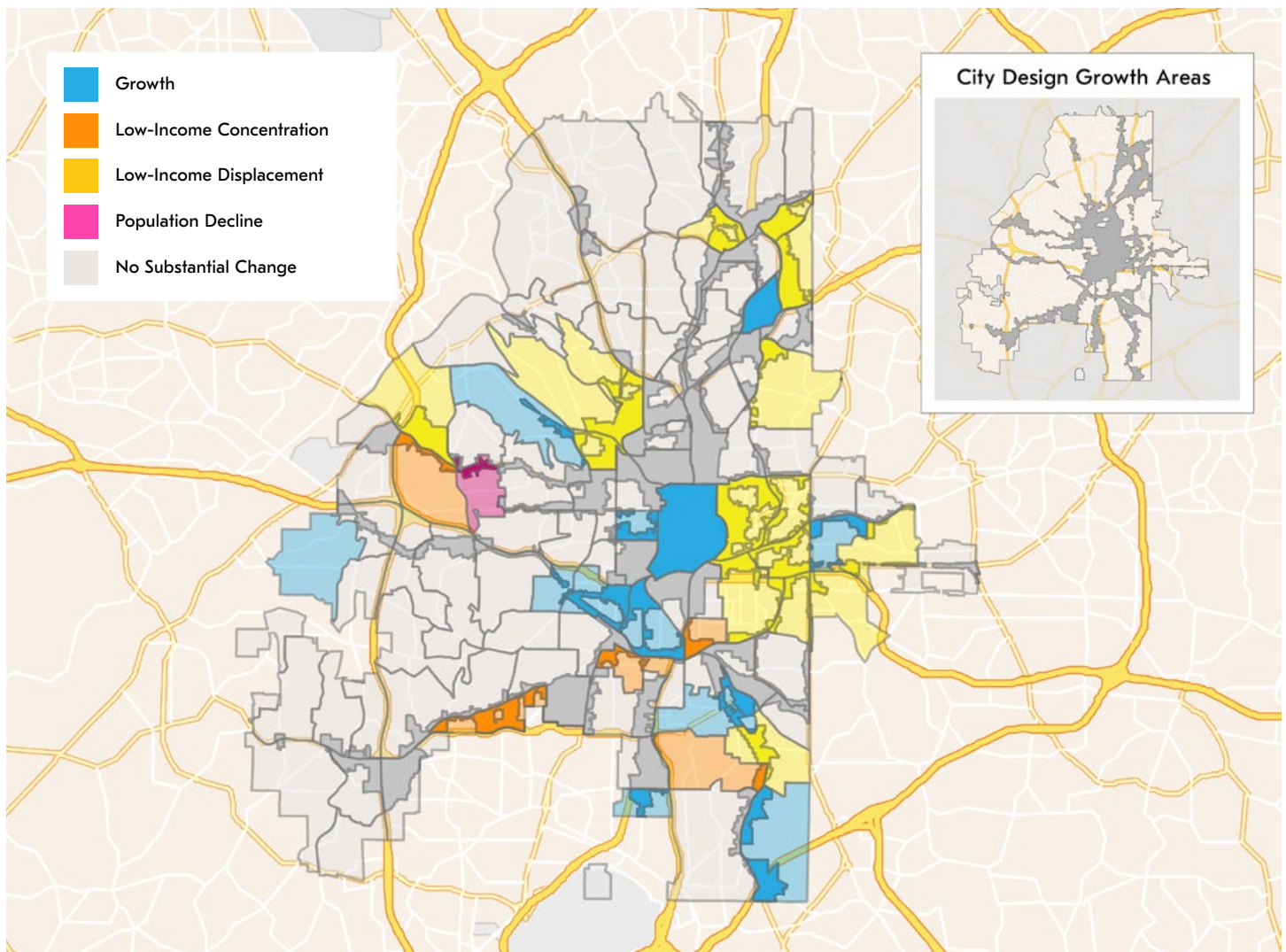
Source: ARC ACS 2006–2010 and 2014–2018 5-year estimates.

The relationship between the City Design Growth and Conservation Areas and the economic trajectories of the city's neighborhoods broadly may indicate that more dense and varied housing stock and proximity to amenities related to neighborhood change through economic expansion. The inflection point between a Growth Neighborhood and a LI Displacement Neighborhood may be the point at which population expansion begins to outpace the existing housing supply. Heightened demand in economically expanding neighborhoods may mean that existing housing becomes increasingly valuable. New construction often capitalizes on this demand by introducing luxury housing units at the high end of the market. Eventually, lower income residents can be displaced. Multiple policy approaches must be brought to bear to ensure that the housing supply in Growth Neighborhoods continues to expand at a rate that matches or exceeds demand to continue mixed-income growth and avoid LI Displacement conditions.

There appears to be a relatively strong association between the Population Decline and LI Concentration neighborhoods and City Design Conservation Areas. These neighborhoods have seen meaningful NLI population decline. The lack of economic expansion has led to either concentration of LI residents or even decline in residents across multiple income levels. The lack of higher density land-use in these neighborhoods may indicate that these neighborhoods lack requisite density to drive local resources. The restrictive land-use could also make these neighborhoods vulnerable to rapid change because they are not designed to accommodate significant growth. Implementing policies to help diversify and densify the housing stock in these mostly single-family neighborhoods in appropriate ways can make these neighborhoods more resilient to rapid change. This can also lead to the development of local amenities and increased investment in the community that could help them stabilize or even become Growth Neighborhoods.

FIGURE 5: CITY DESIGN GROWTH AREAS ACROSS NEIGHBORHOOD TYPES

City Design Growth Areas are spread throughout the City of Atlanta, however they are concentrated in Midtown and adjacent neighborhoods.



PUBLIC INVESTMENT AND NEIGHBORHOOD CHANGE

Public investment can play a role in neighborhood change by making neighborhoods more desirable through new and enhanced amenities, which in turn drives up housing prices (Jacobus, 2015). This report focuses on assessment of major public investments on the development of the Atlanta BeltLine and the creation of new park/greenspace. From 2010-2018, several large public infrastructure projects were completed that changed the physical nature of neighborhoods, specifically the completion of the Atlanta BeltLine's Eastside and Westside Trails and the opening of Old Fourth Ward Park. The report also mapped several planned major public infrastructure projects expected to be completed over the next few years, including the opening of the Westside Quarry Park, Enota Park, and the BeltLine's Southside Trail. When examining the average square miles of public investment from 2010 to 2018, we see that LI Displacement and Growth neighborhoods had larger areas of public investments, while LI Concentration and Population Decline neighborhoods had no areas of major public infrastructure investment. However, future major public investment is expected in LI Concentration neighborhoods and neighborhoods that did not experience substantial change.

The greater levels of major public investment in LI Displacement and Growth neighborhoods indicates a likelihood that public investment is related to the economic expansion of neighborhoods, and at times that expansion includes a loss of low-income residents. Investments along the Beltline show both that growth can occur without widespread displacement of LI residents (as is the case in Growth neighborhoods) and that it also occurs while displacing LI residents (as is the case in Low-Income Displacement neighborhoods). While public investments provide many benefits for residents, the displacement of LI residents that can accompany them may result in disruption to community networks. These dynamics demonstrate the need for policies and investments that are targeted to assist low-income residents in Growth and LI Displacement neighborhoods.



FIGURE 6: SUBSTANTIAL PUBLIC INVESTMENT, 2010–2018

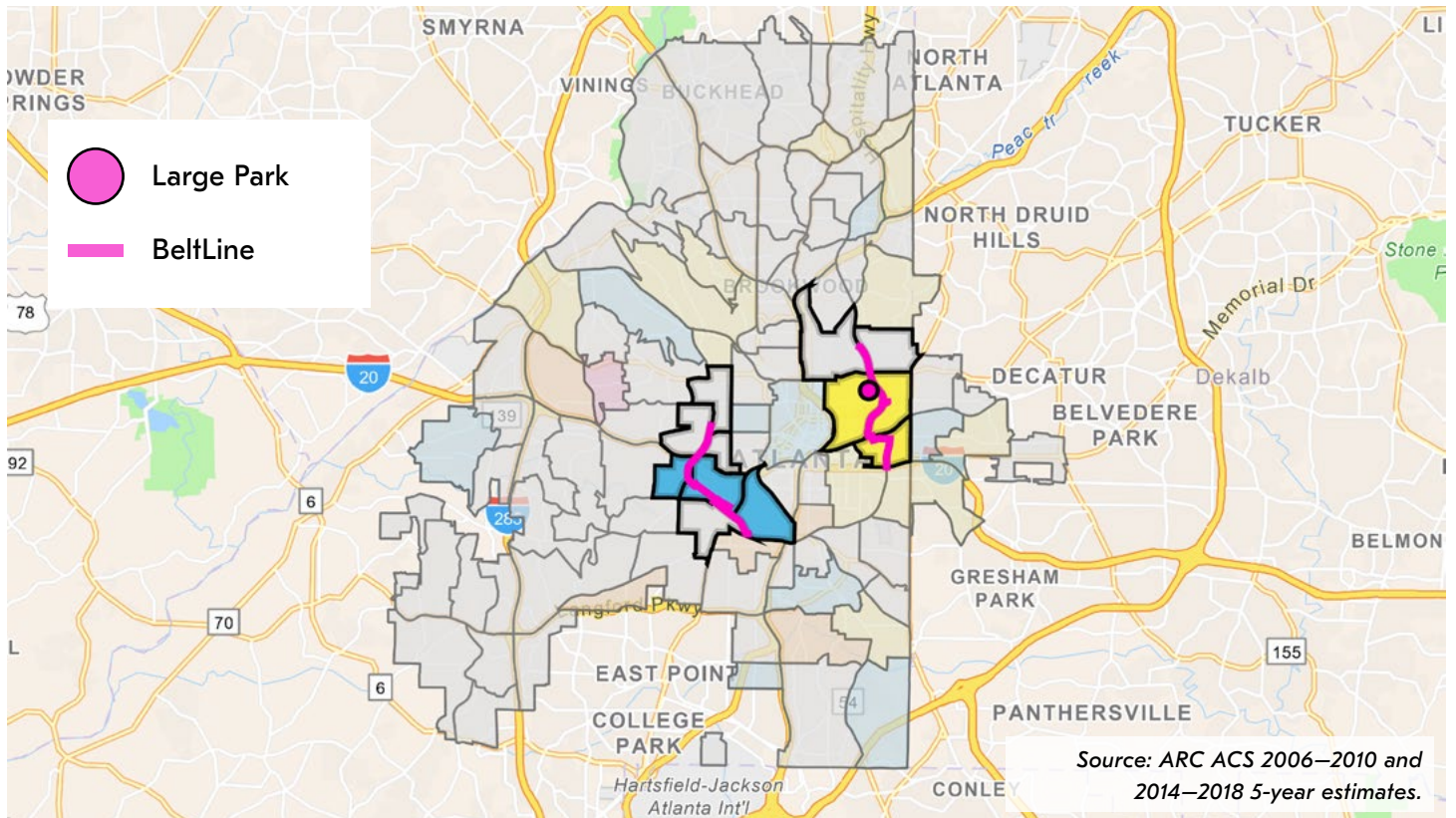
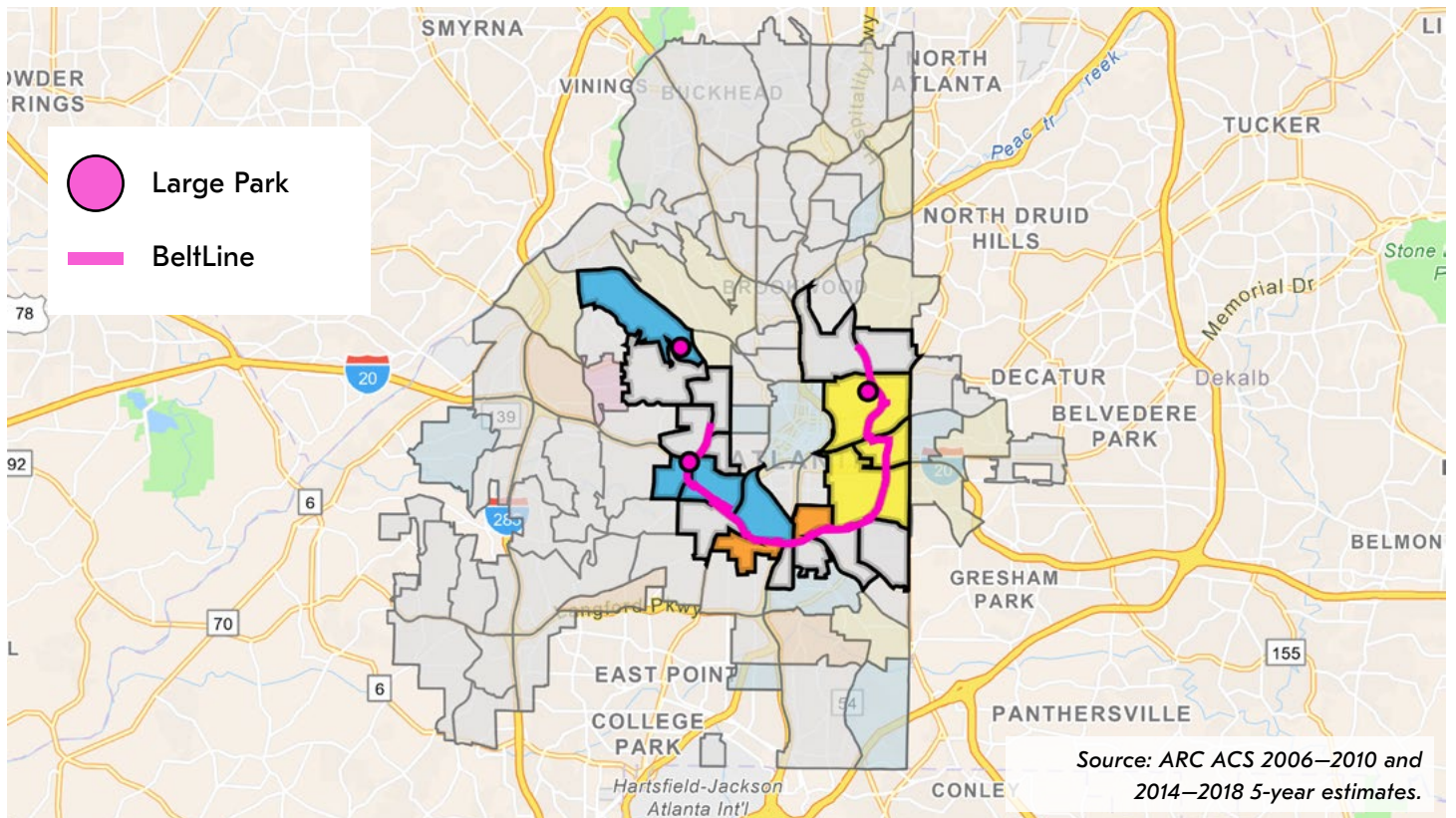


FIGURE 7: FUTURE PLANNED SUBSTANTIAL PUBLIC INVESTMENT



BUSINESSES AND NEIGHBORHOOD CHANGE

Across Atlanta, there was a decline in the number of businesses since 2010 in all neighborhood types except for LI Displacement neighborhoods. The largest decline in businesses occurred in Population Decline neighborhoods, followed by LI Concentration neighborhoods. However, even in Growth neighborhoods there was a decline in the number of businesses from 2010 to 2018. Declines in businesses were driven by a loss of non-corporate owned businesses. For example, Population Decline neighborhoods and LI Concentration neighborhoods saw a decline in non-corporate businesses of 40.7% and 21.7% as compared to a 3.7% and 2.0% decline in corporate businesses, respectively.

In all neighborhood types except for Population Decline, the average business had about 9 employees (Population Decline neighborhoods had about 3 employees on average). Additionally, average gross revenue increased across all neighborhood types from 2010 to 2018, with Growth neighborhoods and neighborhoods that did not experience substantial change showing the largest increases.



PHOTO COURTESY OF INVEST ATLANTA

TABLE 6: BUSINESSES AND NEIGHBORHOOD CHANGE 2010-2018

Neighborhood Type	2018 Total	Net Change Since 2010	
Number of Businesses			
Growth	7,035	-12.8%	-1,034
LI Concentration	498	-13.1%	-75
LI Displacement	6,674	+1.5%	+98
Population Decline	42	-22.2%	-12
No Substantial Change	19,773	-4.2%	-859
Corporate Ownership			
Growth	2,848	-5.2%	-157
LI Concentration	246	-2.0%	-5
LI Displacement	4,177	+8.2%	+317
Population Decline	26	-3.7%	-1
No Substantial Change	9,354	+2.5%	+232
Non-Corporate Ownership			
Growth	4,182	-17.3%	-877
LI Concentration	252	-21.7%	-70
LI Displacement	2,496	-8.0%	-218
Population Decline	16	-40.7%	-11
No Substantial Change	10,414	-9.5%	-1,090
Average Number of Employees per Business			
Growth	8.50	+30.7%	+2.61
LI Concentration	9.60	+76.2%	+7.32
LI Displacement	8.62	+24.1%	+2.08
Population Decline	3.31	+14.4%	+0.48
No Substantial Change	9.06	+13.2%	+1.19
Average Gross Revenue			
Growth	\$1,102,148.58	+65.8%	\$400,999.51
LI Concentration	\$295,753.57	+13.7%	\$31,455.70
LI Displacement	\$1,518,633.46	+54.4%	\$487,601.14
Population Decline*	-	-	-
No Substantial Change	\$1,269,856.04	+70.4%	\$482,017.46

Source & notes: Data on businesses is collected by the City of Atlanta. Gross revenue in 2010 was adjusted for inflation. Non-corporate businesses include sole proprietors and LLCs. A data entry error in gross revenue likely impacted the results in the single Population Decline neighborhood, and therefore we omit it in the revenue category.



POLICY RECOMMENDATIONS

ECONOMICALLY EXPANDING NEIGHBORHOODS

Key opportunities for these neighborhoods:

Neighborhoods experiencing economic expansion see population growth across all income levels, large existing and planned public investment, diverse populations, and growing business revenues. These factors and others make these neighborhoods dynamic places where there are opportunities for continued economic growth and the benefits accrued from public and private amenities associated with public investment.

Key challenges for these neighborhoods:

Many of the opportunities associated with racially and economically diverse neighborhoods will likely be fleeting if there are not policies to ensure diverse and resilient neighborhoods. Specifically, these neighborhoods may decreasingly be home to LI residents as housing prices continue to rise and rent-burdens increase. From 2013 to 2018, home prices rose by about 100% and rent-burdened households rose by over 10% in neighborhoods experiencing economic growth. Without policy interventions, LI residents could continue to be pushed out of LI Displacement neighborhoods and increasingly be pushed out of Growth neighborhoods. Producing market-rate housing also has an important role to play in reducing displacement: one study found that neighborhoods with the greatest increase in market-rate housing were also the neighborhoods that saw the least displacement of low-income residents, even when controlling for other factors (CA Legislative Affairs Office, 2016). The primary policy recommendations for neighborhoods experiencing economic growth include Increasing the housing supply and increasing housing affordability.

PHOTO COURTESY OF AARON COURY



Policy recommendations for economically expanding neighborhoods:

Increase Housing Supply:

- Proactively rezone City Design Growth Areas to allow higher density.
- Allow up to 2 dwelling units on single-family properties to enable more housing supply and increase production of more affordable housing types in City Design Conservation Areas.
- Remove residential parking minimums that unduly increase the cost of housing development.
- Allow for small apartment buildings at properties within ½ mile of MARTA to decrease transportation costs while allowing for an increase in the overall housing supply.

Increase Housing Affordability:

- Update the Accessory Dwelling Unit ordinance to make accessory units more efficient and affordable to build in City Design Conservation Areas.
- Preserve affordable housing units by investing in dedicated affordable housing and extending affordability restrictions on privately-owned units.
- Expand the stock of long-term affordable units by making strategic use of publicly-owned land.
- Expand the Urban Enterprise Zone tax abatement program to incentivize the creation/preservation of affordable housing.

Public Good:

- Require shared value/public benefit on new development to ensure that low-and-moderate income residents can benefit from the expanded economic, education, and social opportunities in economic growth neighborhoods.

WITHOUT POLICY INTERVENTIONS, LOW-INCOME RESIDENTS COULD CONTINUE TO BE PUSHED OUT OF LOW-INCOME DISPLACEMENT NEIGHBORHOODS AND INCREASINGLY BE PUSHED OUT OF GROWTH NEIGHBORHOODS

ECONOMICALLY DECLINING NEIGHBORHOODS

Key opportunities for these neighborhoods:

Neighborhoods that show indicators of economic decline had no major public infrastructure investments made between 2010 and 2018, but in LI Concentration neighborhoods there is planned future public investment that could provide economic and social benefits. Additionally, businesses in these neighborhoods tended to be split more evenly between corporate-owned and non-corporate-owned businesses as compared to other neighborhood types, indicating that there is a foundation of local businesses (though it is important to note that non-corporate-owned businesses still saw declines from 2010 to 2018).

Key challenges for these neighborhoods:

One of the greatest challenges for neighborhoods experiencing economic decline is residential stability. LI Concentration neighborhoods had an over 50% increase in rent-burdened households since 2010 and a nearly 40% increase in poverty. These are households that are particularly vulnerable to eviction or frequent short distance moves. Ensuring neighborhood and resident stability may be one of the most important areas of policy intervention for neighborhoods experiencing economic decline. Additionally, neighborhoods in economic decline saw a large decrease in non-corporate owned businesses alongside a decline in non-low-income residents since 2010, indicating that small businesses in these neighborhoods faced stress and a loss in a consumer base. Finally, these neighborhoods saw increases in their senior citizen population, and in the context of high rates of poverty and health concerns associated with aging, the senior population in these neighborhoods may be particularly vulnerable. The primary policy recommendations for these neighborhoods center around Housing Stability and Economic Development.

ENSURING NEIGHBORHOOD AND RESIDENT STABILITY MAY BE ONE OF THE MOST IMPORTANT AREAS OF POLICY INTERVENTION FOR NEIGHBORHOODS EXPERIENCING ECONOMIC DECLINE



Policy recommendations for economically declining neighborhoods:

Housing Stability:

- Target the emergency rental assistance programs to these neighborhoods facing significant increases in rent-burdened households.
- Direct Atlanta's unused Neighborhood Stabilization Program funds to neighborhoods identified as experiencing economic decline.
- Establish or strengthen referral functions to proactively link residents about to lose their homes with mediators in citywide homelessness prevention systems (services such as mediation in evictions and support in applying for assisted housing).
- Earmark funds for housing insecure families to support housing affordability.
- Programs that remediate problem properties and rehabilitate housing should be used in these neighborhoods to clean and close vacant properties by coordinating with the Land Bank to return properties to productive use as mixed-income housing and/or as new business uses. Additionally, rehabilitation can be used to ameliorate (uninhabited) distressed housing stock and to support existing residents.

Economic Development:

- Focus economic development incentives in City Design Growth Areas of these neighborhoods to drive the local economy and tie public benefit/shared values to these incentives.
- Leverage publicly-owned vacant land and public funds to address missing amenities in these neighborhoods including fresh food access, community centers, and workforce development.
- Incentivize temporary activations including markets and food trucks to add access for amenities currently unavailable in neighborhoods experiencing economic decline.
- Develop and localize content for workforce development, financial management, and housing and mobility counseling, including online resources, to increase access for those with limited transportation.
- Invest in public amenities including parks and greenways to drive economic investment in the community while requiring public good incentives to mitigate negative impacts on low-income residents that could occur due to economic growth.



PHOTO COURTESY OF AARON COUBY

PHOTO COURTESY OF MATCHSTIC

CONCLUSION

Across Atlanta, about a third of neighborhoods experienced substantial economic expansion or decline from 2010 to 2018. The dimensions of this change include Growth, LI Displacement, LI Concentration, and Population Decline. Most neighborhoods in Atlanta that did experience substantial change experienced Growth or LI Displacement, though the small share of LI Concentration neighborhoods should not be overlooked because of the consequences of concentrated poverty for residents. Growth neighborhoods may be of particular interest for policymakers as they are currently areas where both LI and NLI residents are increasing without widespread displacement of the low-income population. However, without ensuring that the supply side of the housing equation is adequately meeting the demand, Growth neighborhoods may become LI Displacement neighborhoods. This is due in part to the dynamic that when prices rise, LI residents have less ability to stay in place in neighborhoods, and fewer choices of where to go if they leave, while NLI residents have greater choices available to them in the housing market.

Additionally, the potential benefits and burdens of neighborhood change do not fall equally across different groups in Atlanta. Of particular note is that Black residents, residents in poverty, and rent-burdened residents are increasingly in neighborhoods where there is economic decline. At the same time, residents with higher education, white residents, and residents with high median household incomes are increasingly found in neighborhoods where economic expansion is occurring. To ensure that neighborhood change moves in an equitable and inclusive direction, policies aimed at increasing the housing supply and providing access to housing at a range of price points are necessary.

REFERENCES

- California Legislative Affairs Office. (2016). Perspectives on helping low-income Californians afford housing. Sacramento, CA: Legislative Analyst's Office. Retrieved from: <https://lao.ca.gov/Reports/2016/3345/Low-Income-Housing-020816.pdf>.
- Cohen, M. & Pettit, K.L.S. (2019). Guide to measuring neighborhood change to understand and prevent displacement. Washington, DC: Urban Institute. Retrieved from: https://www.law.umn.edu/sites/law.umn.edu/files/metro-files/american_neighborhood_change_in_the_21st_century_-_full_report_-_4-1-2019.pdf.
- Institute on Metropolitan Opportunity. (2019). American neighborhood change in the 21st century. Minneapolis, MN: University of Minnesota. Retrieved from: https://www.law.umn.edu/sites/law.umn.edu/files/metro-files/american_neighborhood_change_in_the_21st_century_-_full_report_-_4-1-2019.pdf.
- Richardson, J., Mitchell, B. & Franco, J. (2019). Shifting neighborhoods: Gentrification and cultural displacement in American cities. Washington, DC: National Community Reinvestment Coalition. Retrieved from: <https://ncrc.org/gentrification>.
- U.S. Census Bureau, Atlanta (City). Quick facts from the U.S. Census Bureau. Retrieved from: <https://www.census.gov/quickfacts/fact/table/US/PST045219>.
- U.S. Department of Housing and Urban Development. (2018). Displacement of lower-income families in urban areas report. Washington, D.C. Retrieved from: <https://www.huduser.gov/portal/publications/DisplacementReport.html>.

APPENDIX

TABLE 1: NEIGHBORHOODS WITH NO SUBSTANTIAL CHANGE 2010-2018

Category	Names of Neighborhoods
<p data-bbox="126 1024 537 1108">No Substantial Change (68 Neighborhoods)</p> <p data-bbox="126 1478 537 1948">NOTE: To mitigate the potential that changes identified were noise, change cut-offs (i.e. 10% and 2 percentage points) were established to categorize change. However, it is important to note that there is no substantial difference in a neighborhood that, for example, experienced a 1.9 percentage point change and a 2.1 percentage point change. Therefore, the approach used to ensure that NSA change is not just statistical noise means that a neighborhood on the threshold of a cut-point may not be included.</p>	<p data-bbox="597 512 1498 1948">Margaret Mitchell, Paces, Pleasant Hill, Kingswood, Mt. Paran, Northside, Mt. Paran Parkway, Randall Mill, West Paces Ferry, Northside, Whitewater Creek, Chastain Park, Tuxedo Park, Peachtree Heights West, East Chastain Park, North Buckhead, Brookhaven, Buckhead Village, Peachtree Park, Garden Hills, Peachtree Heights East, Peachtree Hills, Fernleaf, Hanover West, Ridgewood Heights, Wesley Battle, Westover Plantation, Cross Creek, Brandon, Castlewood, Westminster/Milmar, Woodfield, Arden/Habersham, Argonne Forest, Peachtree Battle Alliance, Wyngate, Collier Hills, Collier Hills North, Colonial Homes, Channing Valley, Memorial Park, Springlake, Wildwood (NPU-C), Bolton, Riverside, Whittier Mill Village, Ansley Park, Sherwood Forest, Georgia Tech, Marietta Street Artery, Ardmore, Brookwood, Atlantic Station, Loring Heights, Brookwood Hills, Home Park, Midtown, Piedmont Heights, Lindridge/Martin Manor, Atkins Park, Virginia Highland, Almond Park, Carey Park, Bankhead Courts, Bankhead/Bolton, Carroll Heights, Fairburn Heights, Old Gordon, Adamsville, Oakcliff, Fairburn Mays, Mays, Beecher Hills, Florida Heights, Westwood Terrace, Cascade Heights, East Ardley Road, Green Acres Valley, Green Forest Acres, Horseshoe Community, Magnum Manor, West Manor, Audobon Forest, Audobon Forest West, Chalet Woods, Harland Terrace, Peyton Forest, Westhaven, Ivan Hill, Grove Park, Dixie Hills, Penelope Neighbors, West Lake, Hunter Hills, Mozley Park, Bankhead, Washington Park, English Avenue, Candler Park, Druid Hills, Lake Claire, East Lake, The Villages at East Lake, Arlington Estates, Ben Hill, Butner/Tell, Elmco Estates, Fairburn, Fairburn Tell, Fairway Acres, Huntington, Lake Estates, Wildwood Forest, Princeton Lakes, Ben Hill Acres, Briar Glen, Cascade Green, Heritage Valley, Meadowbrook Forest, Mt. Gilead Woods, Ben Hill Terrace, Kings Forest, Old Fairburn Village, Ashley Courts, Greenbriar Village, Niskey Cove, Niskey Lake, Sandlewood Estates, Ben Hill Forest, Ben Hill Pines, Brentwood, Deerwood, Mellwood, Rue Royal, Tampa Park, Midwest Cascade, Regency Trace, Adams Park, Laurens Valley, Southwest, Greenbriar, Bush Mountain, Oakland City, Fort McPherson, Venetian Hills, Cascade Avenue/Road, Ashview Heights, Harris Chiles, Just Us, Atlanta University Center, The Villages at Castleberry Hill, Capitol Gateway, Summerhill, Mechanicsville, Benteen Park, Boulevard Heights, Custer/McDonough/Guice, State Facility, Woodland Hills, Perkerson, Sylvan Hills, Chosewood Park, Englewood Manor, Amal Heights, Betmar LaVilla, High Point, Joyland, South Atlanta, The Villages at Carver, Thomasville Heights, Blair Villa/Poole Creek, Glenrose Heights, Orchard Knob, Rosedale Heights.</p>

Source: ARC ACS 2006–2010 and 2014–2018 5-year estimates.

TABLE 2: NEIGHBORHOOD CHANGE BY SUBGROUP, 2010-2018

	2018 Share	2018 Total	Net Change Since 2010	Net Change Since 2010
Growth Neighborhoods				
Residents in poverty	26%	6,152	-1%	-88
Residents with a bachelor's degree or more	34%	13,328	+61%	+5,072
Asian Residents	4%	2,441	+93%	+1,177
Black Residents	70%	43,168	+22%	+7,807
Hispanic Residents	4%	2,686	-26%	-968
White Residents	19%	11,594	+88%	+5,426
Owner Units	30%	7,117	+9%	+583
Renter Units	70%	16,920	+21%	+2,986
Vacant Units	20%	6,005	-17%	-1,211
Rent-burdened Households	52%	8,319	+7%	+545
Median Household Income	-	\$31,206	+7%	+\$1,724.00
Median Home Sale Price Per Square Foot	-	\$108.15	+119%	+\$58.71
Under 18 Residents	17%	10,205	+9%	+882
Age 18-39 Residents	47%	28,899	+51%	+9,796
Age 40-64 Residents	26%	16,069	+12%	+1,722
Over 65 Residents	10%	6,170	+35%	+1,588
LI Displacement Neighborhoods				
Residents in poverty	11%	4,906	-19%	-1,180
Residents with a bachelor's degree or more	63%	44,424	+38%	+12,144
Asian Residents	4%	3,281	+2%	+52
Black Residents	30%	27,579	-11%	-3,319
Hispanic Residents	5%	4,541	-6%	-276
White Residents	59%	54,428	+32%	+13,172
Owner Units	48%	20,999	+2%	+395
Renter Units	52%	22,985	+24%	+4,447
Vacant Units	13%	6,551	-18%	-1,483
Rent-Burdened Households	43%	9,427	+18%	+1,450
Median Household Income	-	\$75,610.50	+24%	+\$12,918.45
Median Home Sale Price Per Square Foot	-	\$247.77	+76%	+\$107.29
Under 18 Residents	15%	14,076	+5%	+727
Age 18-39 Residents	46%	42,423	+12%	+4,600
Age 40-64 Residents	29%	26,600	+7%	+1,851
Over 65 Residents	10%	9,456	+52%	+3,243
LI Concentration Neighborhoods				
Residents in poverty	33%	2,952	+39%	+835
Residents with a bachelor's degree or more	20%	3,022	+6%	+169
Asian Residents	1%	130	-45%	-107
Black Residents	90%	20,949	+7%	+1,432
Hispanic Residents	3%	672	+48%	+219
White Residents	5%	1,240	+21%	+215
Owner Units	31%	2,797	-25%	-918

	2018 Share	2018 Total	Net Change Since 2010	Net Change Since 2010
Renter Units	69%	6,204	+24%	+1,208
Vacant Units	21%	2,439	+10%	+214
Rent-Burdened Households	71%	4,136	+53%	+1,428
Median Household Income	-	\$30,072.00	-25%	-\$8,206.19
Median Home Sale Price Per Square Foot	-	\$77.42	+89%	+\$36.52
Under 18 Residents	24%	5,486	+2%	+107
Age 18-39 Residents	34%	7,975	+19%	+1,274
Age 40-64 Residents	28%	6,556	-4%	-270
Over 65 Residents	14%	3,234	+19%	+527
Population Decline Neighborhoods				
Residents in poverty	36%	311	-5%	-18
Residents with a bachelor's degree or more	13%	199	+75%	+85
Asian Residents	0%	0	-100%	-367
Black Residents	98%	2,331	-14%	-367
Hispanic Residents	1%	13	N/A	+13
White Residents	1%	32	+967%	+29
Owner Units	30%	254	-31%	-113
Renter Units	70%	603	+11%	+60
Vacant Units	37%	508	+5%	+22
Rent-Burdened Households	73%	392	+30%	+91
Median Household Income	-	\$23,198.00	-9%	-\$2,035.20
Median Home Sale Price Per Square Foot	-	\$85.99	+208%	+\$58.04
Under 18 Residents	28%	672	-24%	-208
Age 18-39 Residents	29%	700	-13%	-109
Age 40-64 Residents	24%	582	-14%	-91
Over 65 Residents	18%	431	+16%	+60
No Substantial Change				
Residents in poverty	18%	21,486	+8%	+1,523
Residents with a bachelor's degree or more	51%	100,751	+24%	+19,694
Asian Residents	5%	13,804	+30%	+3,158
Black Residents	51%	151,711	+13%	+17,451
Hispanic Residents	4%	12,847	+9%	+1,043
White Residents	38%	113,225	+9%	+9,153
Owner Units	45%	54,913	+0%	+55
Renter Units	55%	67,210	+20%	+11,254
Vacant Units	18%	27,410	-4%	-1,212
Rent-Burdened Households	51%	31,868	+15%	+4,192
Median Household Income	-	\$45,150.50	-21%	-\$9,810.48
Median Home Sale Price Per Square Foot	-	\$147.17	+125%	+\$81.69
Under 18 Residents	19%	57,577	+8%	+4,119
Age 18-39 Residents	41%	121,777	+11%	+11,720
Age 40-64 Residents	28%	84,196	+12%	+8,787
Over 65 Residents	12%	35,316	+33%	+8,805

Source: ARC ACS 2006–2010 and 2014–2018 5-year estimates.

TABLE 3: POVERTY BY NEIGHBORHOOD TYPE, 2010-2018

Neighborhood Type	2018 Share	2018 Total	Net Change Since 2010	
Growth	26%	24,037	-1%	-88
LI Concentration	33%	9,003	+39%	+835
LI Displacement	11%	43,985	-19%	-1,180
Population Decline	36%	857	-5%	-18
No Substantial Change	18%	122,119	+8%	+1,523

Source: ARC ACS 2006–2010 and 2014–2018 5-year estimates.

TABLE 4: RESIDENTS WITH A BACHELOR'S DEGREE OR HIGHER BY NEIGHBORHOOD TYPE, 2010-2018

Neighborhood Type	2018 Share	2018 Total	Net Change Since 2010	
Growth	34%	13,328	+61%	+5,072
LI Concentration	20%	3,022	+6%	+169
LI Displacement	63%	44,424	+38%	+12,144
Population Decline	13%	199	+75%	+85
No Substantial Change	51%	100,751	+24%	+19,694

Source: ARC ACS 2006–2010 and 2014–2018 5-year estimates.

TABLE 5: RESIDENTS BY RACE/ETHNICITY AND NEIGHBORHOOD TYPE 2010–2018

Neighborhood Type	2018 Share	2018 Total	Net Change Since 2010	
White Residents (Non-Hispanic)				
Growth	19%	11,594	+88%	+5,426
LI Concentration	5%	1,240	+21%	+215
LI Displacement	59%	54,428	+32%	+13,172
Population Decline	1%	32	+967%	+29
No Substantial Change	38%	113,225	+9%	+9,153
Black Residents (Non-Hispanic)				
Growth	70%	43,168	+22%	+7,807
LI Concentration	90%	20,949	+7%	+1,432
LI Displacement	30%	27,579	-11%	-3,319
Population Decline	98%	2,331	-14%	-367
No Substantial Change	51%	151,711	+13%	+17,451
Asian Residents (Non-Hispanic)				
Growth	4%	2,441	+93%	+1,177
LI Concentration	1%	130	-45%	-107
LI Displacement	4%	3,281	+2%	+52
Population Decline	0%	0	-100%	-15
No Substantial Change	5%	13,804	+30%	+3,158
Hispanic Residents				
Growth	4%	2,686	-26%	-968
LI Concentration	3%	672	+48%	+219
LI Displacement	5%	4,541	-6%	-276
Population Decline	1%	13	N/A	+13
No Substantial Change	4%	12,847	+9%	+1,043

Source: ARC ACS 2006–2010 and 2014–2018 5-year estimates.

TABLE 6: OWNER-OCCUPIED UNITS BY NEIGHBORHOOD TYPE, 2010-2018

Neighborhood Type	2018 Share	2018 Total	Net Change Since 2010	
Growth	30%	7,117	+9%	+583
LI Concentration	31%	2,797	-25%	-918
LI Displacement	48%	20,999	+2%	+395
Population Decline	30%	254	-31%	-113
No Substantial Change	45%	54,913	+0%	+55

Source: ARC ACS 2006–2010 and 2014–2018 5-year estimates.

TABLE 7: RENTER-OCCUPIED UNITS BY NEIGHBORHOOD TYPE, 2010-2018

Neighborhood Type	2018 Share	2018 Total	Net Change Since 2010	
Growth	70%	16,920	+21%	+2,986
LI Concentration	69%	6,204	+24%	+1,208
LI Displacement	52%	22,985	+24%	+4,447
Population Decline	70%	603	+11%	+60
No Substantial Change	55%	67,210	+20%	+11,254

Source: ARC ACS 2006–2010 and 2014–2018 5-year estimates.

TABLE 8: VACANT HOUSING UNITS BY NEIGHBORHOOD TYPE, 2010-2018

Neighborhood Type	2018 Share	2018 Total	Net Change Since 2010	
Growth	20%	6,005	-17%	-1,211
LI Concentration	21%	2,439	+10%	+214
LI Displacement	13%	6,551	-18%	-1,483
Population Decline	37%	508	+5%	+22
No Substantial Change	18%	27,410	-4%	-1,212

Source: ARC ACS 2006–2010 and 2014–2018 5-year estimates.

TABLE 9: RENT-BURDENED HOUSEHOLDS BY NEIGHBORHOOD TYPE, 2010-2018

Neighborhood Type	2018 Share	2018 Total	Net Change Since 2010	
Growth	52%	8,319	+7%	+545
LI Concentration	71%	4,136	+53%	+1,428
LI Displacement	43%	9,427	+18%	+1,450
Population Decline	73%	392	+30%	+91
No Substantial Change	51%	31,868	+15%	+4,192

Source: ARC ACS 2006–2010 and 2014–2018 5-year estimates.

TABLE 10: MEDIAN HOUSEHOLD INCOME BY NEIGHBORHOOD TYPE, 2010-2018

Neighborhood Type	2018 Total	Net Change Since 2010	
Growth	\$31,206.50	+7%	+\$1,724.00
LI Concentration	\$30,072.00	-25%	-\$8,206.19
LI Displacement	\$75,610.50	+24%	+\$12,918.45
Population Decline	\$23,198.00	-9%	-\$2,305.20
No Substantial Change	\$45,150.50	-21%	-\$9,810.48

Source: ARC ACS 2006–2010 and 2014–2018 5-year estimates, 2010 median incomes are adjusted for inflation.

TABLE 11: MEDIAN HOME SALE PRICE PER SQUARE FOOT BY NEIGHBORHOOD TYPE, 2010-2018

Neighborhood Type	2018 Total	Net Change Since 2010	
Growth	\$108.15	+119%	+\$58.71
LI Concentration	\$77.42	+89%	+\$36.52
LI Displacement	\$247.77	+76%	+\$107.29
Population Decline	\$85.99	+208%	+58.04
No Substantial Change	\$147.17	+125%	+\$81.69

Source: ARC ACS 2006–2010 and 2014–2018 5-year estimates, home sale prices are adjusted for inflation.

TABLE 12: RESIDENTS BY AGE AND NEIGHBORHOOD TYPE 2010-2018

Neighborhood Type	2018 Share	2018 Total	Net Change Since 2010	
Under-18 Residents				
Growth	17%	10,205	+9%	+882
LI Concentration	24%	5,486	+2%	+107
LI Displacement	15%	14,076	+5%	+727
Population Decline	28%	672	-24%	-208
No Substantial Change	19%	57,577	+8%	+4,119
Age 18–39 Residents				
Growth	47%	28,899	+51%	+9,796
LI Concentration	34%	7,975	+19%	+1,274
LI Displacement	46%	42,423	+12%	+4,600
Population Decline	29%	700	-13%	-109
No Substantial Change	41%	121,777	+11%	+11,720
Age 40–64 Residents				
Growth	26%	16,069	+12%	+1,722
LI Concentration	28%	6,556	-4%	-270
LI Displacement	29%	26,600	+7%	+1,851
Population Decline	24%	582	-14%	-91
No Substantial Change	28%	84,196	+12%	+8,787
Over-65 Residents				
Growth	10%	6,170	+35%	+1,588
LI Concentration	14%	3,234	+19%	+527
LI Displacement	10%	9,456	+52%	+3,243
Population Decline	18%	431	+16%	+60
No Substantial Change	12%	35,316	+33%	+8,805

Source: ARC ACS 2006–2010 and 2014–2018 5-year estimates, home sale prices are adjusted for inflation.



APPENDIX A

In 2017 the City of Atlanta released a report titled “Strategies for Equitable Neighborhood Change: Displacement Free Zone Report”. This report assessed the risk of neighborhood vulnerability to displacement from 2010 to 2015. In drafting this current report, the “Neighborhood Change Report”, we sought to determine the extent to which neighborhood changes in terms of the low-income and non-low-income populations have actually occurred in recent years. In this way, the current report does not ascribe risk or predict changes, but instead describes changes that have occurred.

Additionally, while several variables like crime rates, racial composition, and rental rates can indeed be related to neighborhood change, they do not necessarily predict it and they can be indicative of several different types of neighborhood change beyond displacement. Therefore, the methodology used in the current report differs from the previous one by using only income to indicate neighborhood change, and examining multiple dimensions of neighborhood change.

**“POLICIES AIMED
AT PREVENTING
DISPLACEMENT OF
LOW-INCOME FAMILIES
CAN FOSTER INCLUSIVE
AND EQUITABLE
NEIGHBORHOOD
CHANGE.”**

– FROM THE CITY OF ATLANTA’S
NEIGHBORHOOD CHANGE REPORT

