

## What do Detroit, the Twin Cities, Milwaukee, Buffalo, and Phoenix have in common?

All have significant downtown development going on, all are concerned about segregation, all have efforts to spread development opportunities to nearby neighborhoods, most are employing transit oriented design solutions. Additionally, all are part of the **Turning the Corner** cross-site study of the Urban Institute, the Kresge Foundation, and the Federal Reserve/Philanthropy Initiative. The purpose of the study is to better understand early signs of neighborhood change.

The first cross-site call was convened on April 26th and each of the cities briefly described their interest in the project and their partners.

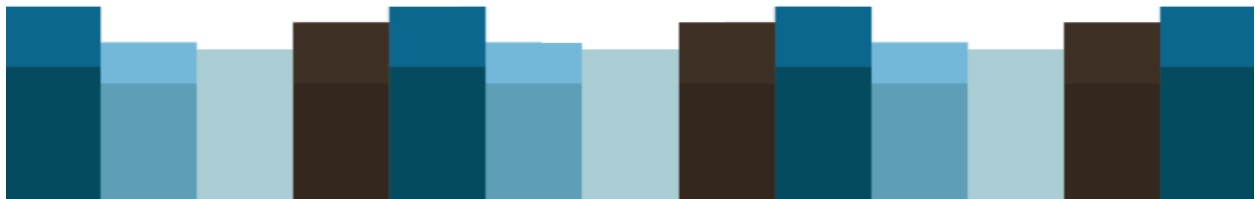
**Detroit:** Data Driven Detroit (NNIP partner) with support from the Kresge Foundation. Detroit was involved in the initial phase and is pre-testing the protocols for the qualitative research. Early findings suggest that long-time residents and businesses are eager to discuss the changes in their neighborhoods (both positive and negative) and that gentrification is often hidden on a larger scale but most apparent at the level of small scale geographies. An exercise asking residents to identify neighborhood boundaries confirmed the general finding that there will seldom be agreement.

**Twin Cities:** Center for Urban and Regional affairs at the University of Minnesota (NNIP partner) along with LISC Twin Cities and Wilder Research. The Twin Cities site was also involved in the early phase and is pre-testing the use of indicators of neighborhood change that include housing value change, percent change of people of color, % change of renters, % change of population over 25 without a bachelor's degree, and percent change of median household income to classify areas with demographic change.

**Milwaukee:** Data You Can Use (NNIP partner) with support from Northwestern Mutual Foundation, Greater Milwaukee Foundation, and Zilber Family Foundation, as well as in-kind support from the City of Milwaukee Department of City Development, LISC Milwaukee and MKE United have joined the second phase of the study and will use the pretested protocols and indicators developed by Detroit and Minneapolis in conjunction with ongoing efforts in the Walkers Point and Brewers Hill neighborhoods. The Community Development Alliance (CDA) will serve as the local advisory committee.

**Buffalo:** The Center for Urban Studies at the University of Buffalo and the city Urban Renewal Authority and planning departments are involved. CUS is interested in becoming an NNIP site. Like Milwaukee, Buffalo has significant waterfront development taking place. They are integrating a light rail system into development plans.

**Phoenix:** LISC Phoenix and the Real Estate Development program at the Arizona State University are the leads. Neighborhood fears of gentrification are already present and anecdotal evidence suggests cultural displacement with some of the development opportunities. (e.g. a club attracting non-Hispanic whites and a Japanese restaurant in a Latino neighborhood.)



**Early lessons/ Key takeaways:**

- Looking at larger geographies and usual indicators, you won't see "gentrification."
- At a smaller scale or personal level, its more apparent.
- The three to five-year time frame is too short to determine effects of development.
- A key question is what does gentrification look like here?
- We're getting a better sense of what gentrification looks like from a personal perspective.
- Cultural displacement is already being felt—People don't feel comfortable in their own neighborhoods
- Do I belong in this neighborhood?
- It's more about displacement for people—
  - feeling uncomfortable in places they used to be comfortable
  - feeling targeted by the police
  - different standards of behavior in restaurants --it used to be acceptable to be loud, etc.
- Unusual indicators (e.g. closing of pawn shops) may be more telling.
- Asking residents to define neighborhood boundaries confirms there is no agreement.
- When business owners asked if they were part of the old wave or part of the new wave—people answered "both."

**Next steps in Milwaukee:**

Katie Pritchard will set up individual meetings with representatives of LISC Milwaukee, the Department of City Development, and MKE United to determine best ways to access and complement the work that has been undertaken and review the research protocol and projected timeline.

**Future Phone Meetings:** Monthly phone check-ins with the research sites will occur on the following dates from 12:30—1:30 central time. Partners are welcome to join all of the calls but may be particularly interested in the general calls on July 25<sup>th</sup> and October 24<sup>th</sup>.

June 27	Research
<b>July 25</b>	<b>General</b>
August 22	Research
<b>October 24</b>	<b>General</b>
November 8	Research

**For questions** or additional information, please contact,

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