

# Making the Just City\*

Mindy Fullilove, Derek Hyra, Dominic Moulden

## The DC Ideas Fest

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\*A Robert Wood Johnson Foundation funded project



# Our Team



Derek Hyra, PhD, American University

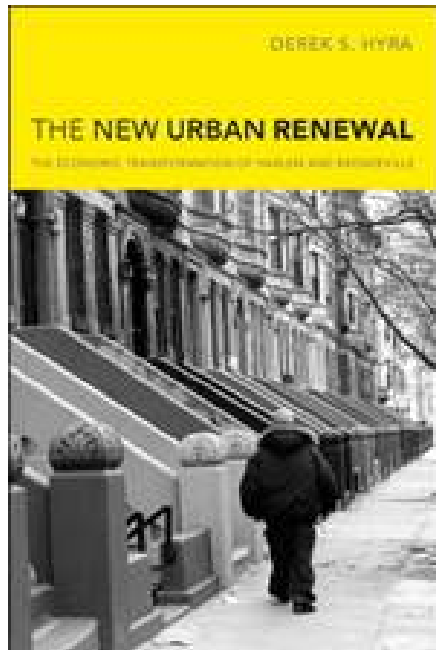
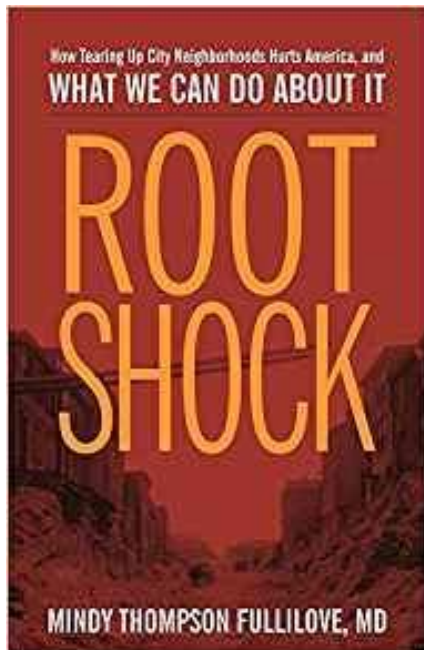
Mindy Fullilove, MD, The New School

Dominic Moulden, ONE DC  
(Organizing Neighborhood Equity)

# Core Assumptions/Hypotheses

- Gentrification often leads to a reduction in affordable housing, displacement, and disruption of social ties
- Gentrification leads to increased stress
- Affordable housing and robust social ties are needed for healthy living
- Community engagement is needed to address housing affordability and repair disruption in transitioning neighborhoods

# Some Work that Supports Our Assumptions



# Research Project

We hope to contribute to the preservation of affordable housing, rebuilding of social ties, and improvement in health by:

- Learning about the stressors that residents experience in gentrifying neighborhoods
- Facilitating exchange of knowledge regarding affordable housing and community building between a late-stage gentrification community (Shaw) and one that is in the early stages (Orange)



# Research Questions

1. What are the stressors people experience in redeveloping communities?
2. How can community efforts preserve affordable housing?
3. How do community efforts help to rebuild social ties among different racial, ethnic, religious, and class groups?
4. How can the lessons learned from a community in late-stage gentrification influence one that is in the early stage of the process and vice versa?

# Community-Based Participatory Action

Assumptions include:

- People experiencing an issue are well suited to evaluate their situations
- Information acquired with community participation is accurate and valid
- Data gathered with community “buy in” is more likely to result in action and social change
- Community partnerships are essential

# Inter-Urban Exchanges

Exchange and travel of participants between two communities

- Solidify research plan
- Become familiar with two sites
- Compare and contrast late-stage/early-stage gentrification
- Facilitate knowledge transfer



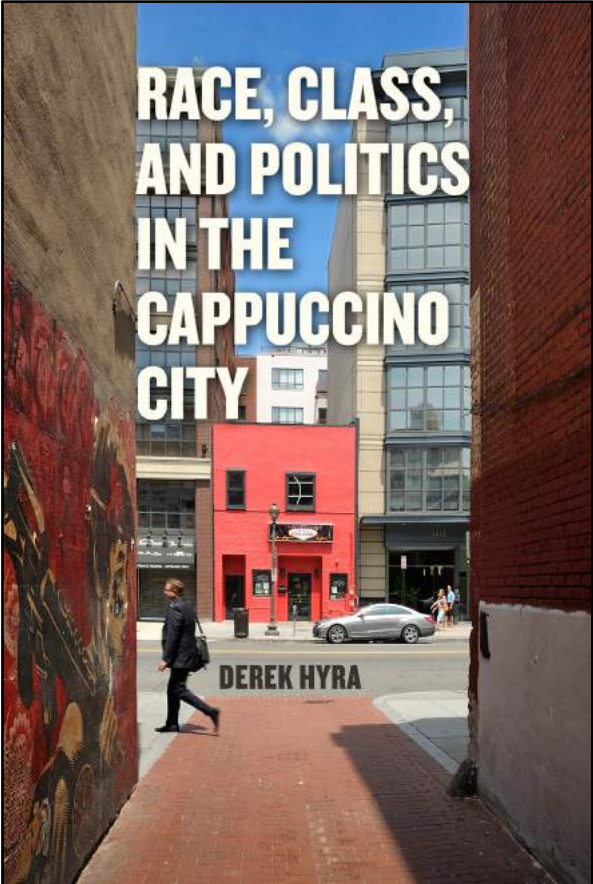
# Potential Outcomes

- Improved knowledge among research consultants on research design and methodology
- Increased interactions between long-term residents and newcomers
- A clearer understanding of the gentrification process by multiple stakeholders
- Published journal articles on gentrification, housing, stress, and health

# Gentrification, DC-Style (Causes and Consequences)

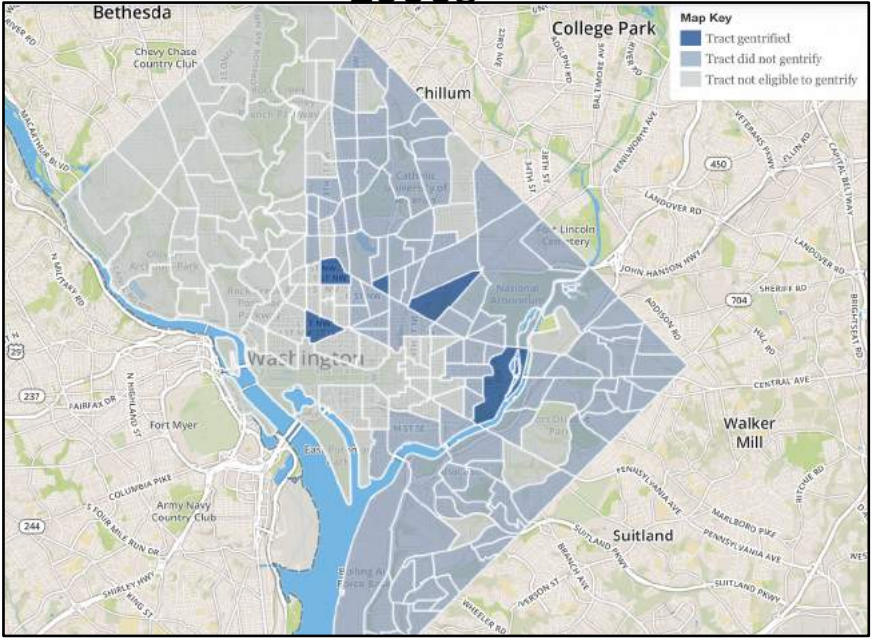
## Shaw/U Street

# Race, Class, and Politics in the Cappuccino City

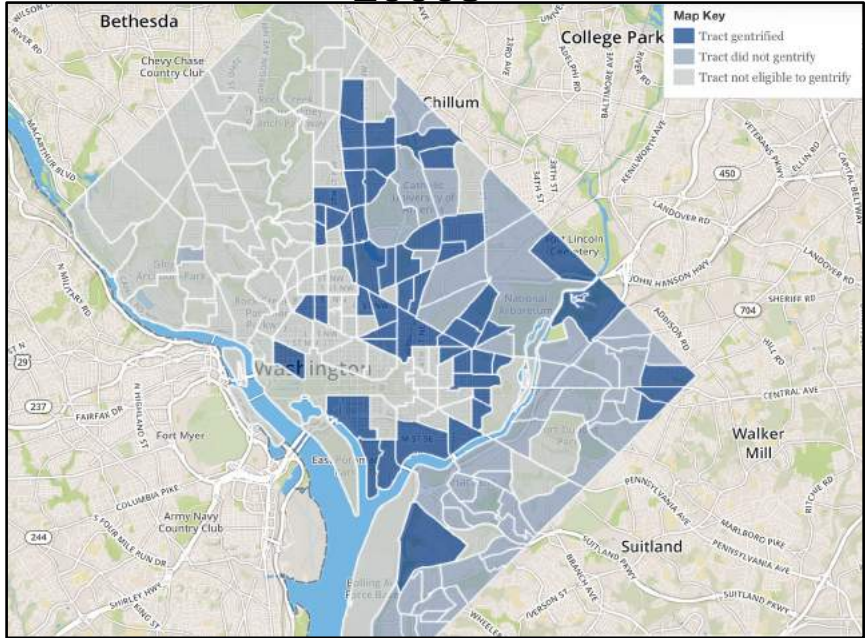


# Gentrification Gone Wild in Washington, DC

1990s

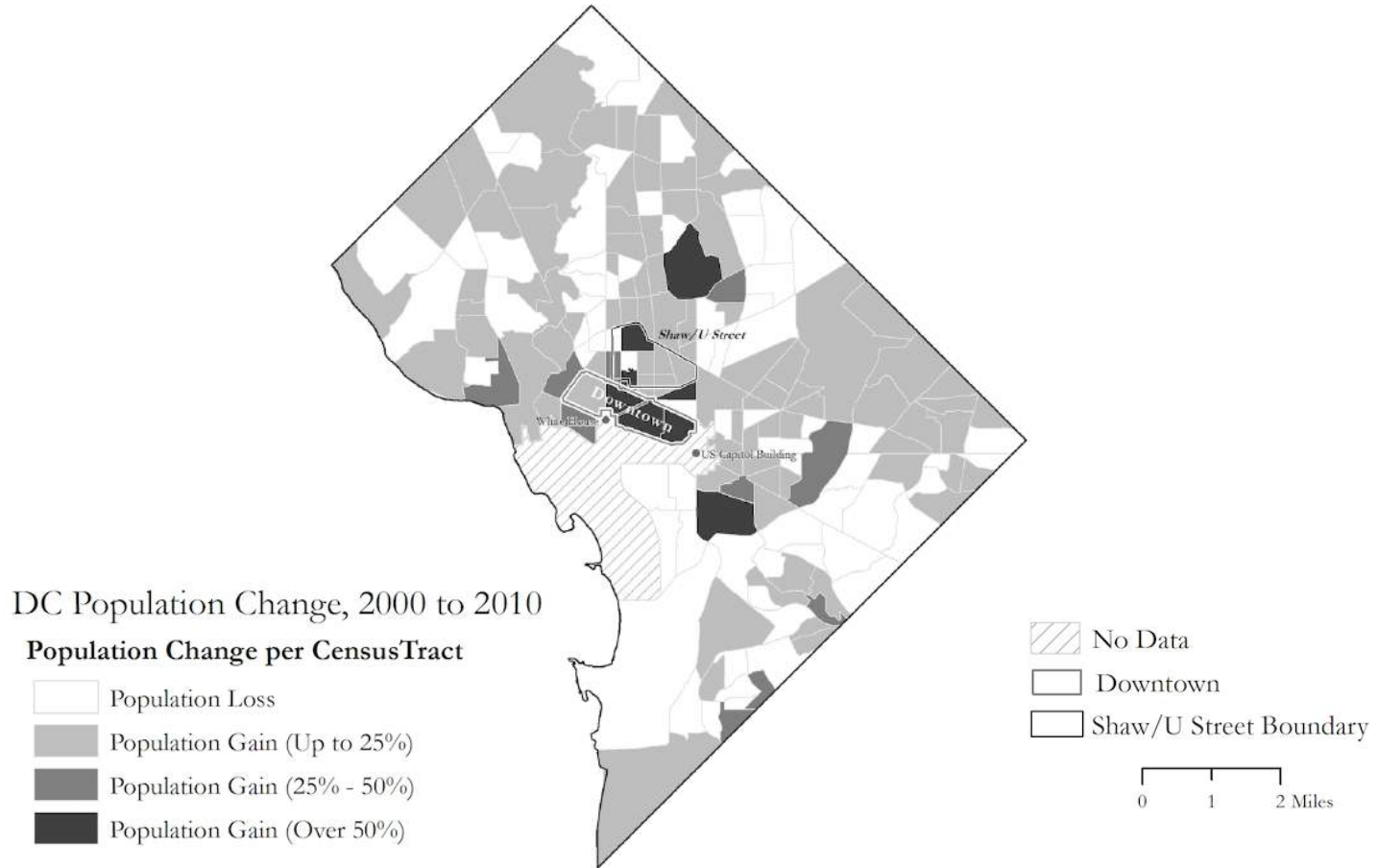


2000s



Source: Governing Magazine 2015

# Central City Expansion



# Select DC Downtown Developments, 1997-2006

Development	Private \$ (in millions)	Public \$ (in millions)	Type	Year Complete
MCI Center	\$200	\$70	Sports	1997
<b>Gallery Place</b>	<b>\$274</b>	<b>\$83</b>	<b>Mixed-Use Residential</b>	<b>1998</b>
Hotel Monaco	\$32	\$0	Luxury Hotel	2002
Clara Barton	\$102	\$0	Mixed-Use Residential	2005
Art Museum	\$283	\$283	Museum	2006
<b>Total</b>	<b>\$891</b>	<b>\$436</b>		



# Land of Broken Promises Parcel 42

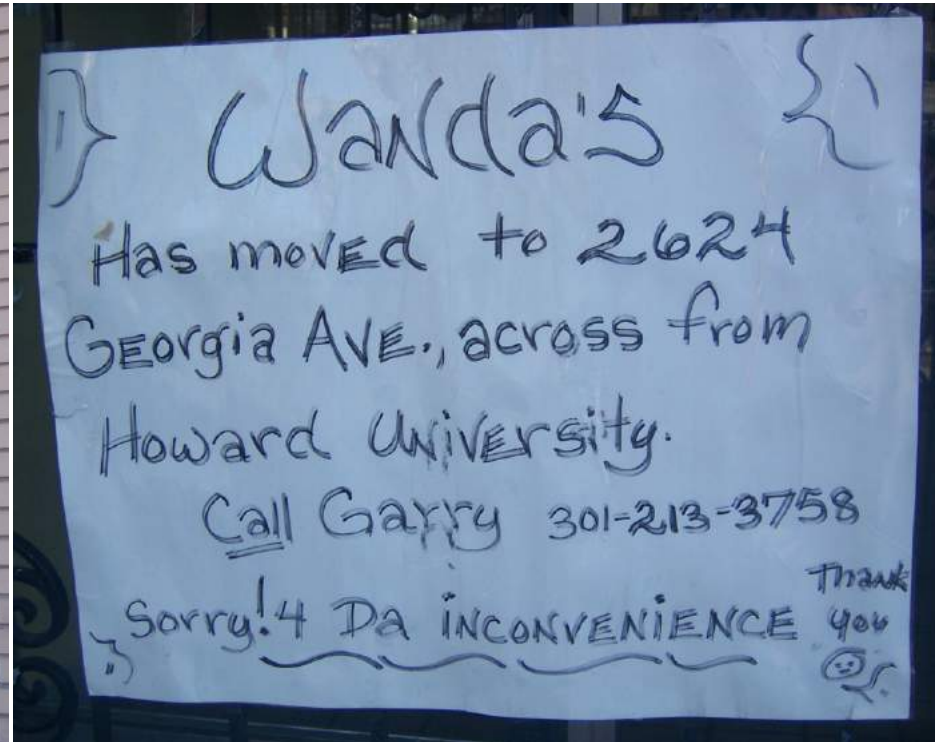




# Political and Cultural Displacement



# Cultural Displacement



# Diversity, Tension, and Micro-Segregation







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