HOPE FOR THE HOMELESS

Proposal

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PROBLEM

How might we study urban trends to predict gentrification across different Atlanta neighborhoods and provide aid?

Gentrification is a massive problem within Atlanta. Gentrification is defined as the process of upscaling neighborhoods in an effort to increase property value and attract customers. Atlanta started to gentrify around 10 years ago; gentrification rates have been the highest ever since it started in Atlanta (Khan, 2016). With the in-pouring of money, areas especially on the Westside are being refurbished and becoming more popular. While the people that are developing the area believe they are doing the community a service, they are often only doing so for the future community and thinking of themselves. Many argue that gentrification is a positive thing; it offers small business owners more opportunity, and it lowers crime rates in the area along with a slew of other perks, but with these perks comes a cost. The people that have been living in these neighborhoods for years, even decades, find themselves slowly being priced out of their homes. Since these are the neighborhoods they’ve grown up in, they most likely have jobs situated in close proximity to their workplace and family and/or friends nearby. When unable to afford their homes, they’re forced to move out, and many of these people can no longer keep their jobs they’ve had for their whole lives and lose their homes. Another issue, as is frequently the case in Westside Atlanta, is landlords that have been accepting section 8 vouchers decide they no longer want to since they can profit more off of the people that want to move into the newly gentrified area. The Housing Choice Voucher Program, commonly known for its section 8 vouchers, is funded by the US Department of Housing and Urban Development. It gives tenants need a voucher that subsidizes part of their rent based on tenant income, market rates, and monthly payment (Section 8 Vouchers, 2011). Once landlords start to refuse to take tenants’ section 8 vouchers, tenants are also forced to move out and lose their home. Once in the unfamiliar territory of homelessness, it is mightily difficult for individuals to get a new job right away, thus trapping them in a cycle of extreme poverty. This cycle is often inescapable for these individuals and can very easily lead to homelessness.

SIGNIFICANCE

The problem of gentrification is important because of the detrimental impact on families and individuals of society. The causes of gentrification span a wide range of forces: “For good or bad, gentrification is a social phenomenon which has roots in broader economic and societal forces, including a tight rental market, lack of affordable housing, and perceived ‘trendiness’” (Eldredge, 2016). Areas gain popularity which causes interest in housing. When this occurs, an influx of people want to move to an area, causing existing residents to get priced out of their homes. Despite misconceptions, “individuals cause gentrification by moving into a neighborhood” (NCDC, 2014). The costs to society surround an emotional, mental, and physical impact of the inhabitants- the people. Gentrification not only causes displacement amongst society, but also serves as the cause for both compensation loss and job loss. Poorer people are pushed out of their homes by young families that have more money: “Basically, when there’s not enough housing in a desirable neighborhood (and not enough neighborhoods in the city that are desirable), people with money will displace those without” (Eldredge, 2016). This push does not just come from housing prices. Newer, trendier businesses come into the area while it is being revamped and replace cheaper options that had long existed. As evidence, “A 2015 report discovered that gentrification alienates NYCHA tenants because longtime-local eateries, laundromats, and other businesses are replaced by expensive shops and offices that NYCHA
residents can neither afford nor find employment with” (Eldredge, 2016). If the problem is addressed, society will be improved in a multitude of ways. By eliminating the detrimental impact that gentrification plays on individuals, or eliminating gentrification all together, divisions between individuals and the negative effects will no longer be present. If all the damage is not initially reversed, there will be a strong progressive movement to adaptations to between the societal conditions.

The problem of gentrification is important because it can lead to homelessness. Gentrification leading to homelessness incorporates a multitude of factors, and “according to Oakley, city governments ultimately have a ‘vested interest’ in gentrification. The reason is simple: higher property values lead to higher taxes, and higher taxes mean more revenue” (Blau, 2015). The city of Atlanta ultimately benefits from gentrification, so leaders and congress people are not going to try and stop it; however, these leaders fail to recognize the effect that these actions have on the lower class neighborhoods that gentrification is occurring in: “As a result, lower-income residents are being priced out of their neighborhoods, creating a competition for housing in surrounding areas that feeds already high rates of homelessness” (ICPH, 2016). The costs to society of gentrification, foreclosures, and housing costs are very drastic and not only affect family members, but also “have impacted local homelessness: LAHSA says that the number of ‘family members’ living on the streets together increased 12 percent, from 6,678 to 7,505, between 2013 and 2015” (Romero, 2015). Though the negative impacts of gentrification, and the suffering of the inhabitants of the gentrified communities are recognized, the issue is not addressed: “It seems clear the gentrification of downtown, with moneyed loft-dwellers moving in by the thousands, is pressuring some homeless to move on, an issue not addressed by LAHSA” (Romero, 2015). If the problem is addressed, society will be improved in a variety of ways. Through an algorithm, or other methods of addressing gentrification, the leading causes of homelessness can be reduced. By reducing causes of homelessness, the decrease of homelessness is inevitable.

The problem of gentrification is important because of the forced reduction of minority population. Gentrification impact on minority populations generated from causes surrounding economical divisions and monetary inequalities: “Georgia State University Sociology Professor Deirdre Oakley, who's studied gentrification, says changes in education and income levels are often a sign that new people are moving into a neighborhood, not long time residents improving their life circumstances” (Blau, 2015). A big issue surrounding gentrification effects on minority populations, is that “people of color are criminalized because new people feel ‘in danger’” (Valoy, 2014). A major cost to society is the destruction of the identity of cities “here in Atlanta, traditionally a [predominantly] African-American city, these neighborhoods aren't just becoming more affluent, they’re becoming more white,’ Oakley tells CL. ‘The question is: What has that done to the fabric of the community who lived there before these neighborhoods gentrified?’” (Blau, 2015). Not only is there statistical support of gentrification cost to society, but there are personal stories of impact on the livelihood by individuals who underwent gentrification: “What I failed to understand then was that the gentrification of neighborhoods might make the space look better, but my family would never be able to afford the price of living there” (Valoy, 2014). If the problem is addressed, society will be improved in a number of ways. A direct correlation to addressing the problem would be a balance among the communities and limit the discrimination between racial demographics. By addressing the problem, the detrimental effects on the minority population would not be a severe issue.
STAKEHOLDERS

One stakeholder position in this issue is city officials who support gentrification. These stakeholders argue that while money is being invested in an area and the city is funding projects such as public parks, the area is becoming safer. As the rent prices go up, so does property-tax revenue, which they predict will improve local resources such as police and fire departments, local hospitals and other services (Bring on the Hipsters, 2015). There is research that shows that gentrification causes crime rates in the area to go down. Elected officials also support gentrification because of reasons such as these. As gentrification goes on and crime rates go down it means they’re succeeding in office, because their area is improving and becoming a better place to live. Another stakeholder position are small business owners, who like this idea because it offers more opportunities for them to open up shop. With the area becoming more popular, they can easily gain clientele and cater to the incoming masses (Stephens, 2015).

However, for the individuals living in this area, all of these things mean one thing—rising house prices. These stakeholders are the main proponents against gentrification. If they are renting a home, it’s only a matter of time before they become unable to afford their rent and soon lose all of their livelihood. Another stakeholder position are specific tenants using section 8 vouchers. For individuals utilizing section 8 housing vouchers, eviction is inevitable. Landlords quickly realize the earning potential in young couples or families trying to get into the improving area and take advantage of that (Bodenner, 2015). As a result, communities also take a hit. Neighborhoods have been comprised of the same families for years and have to learn to deal with the changing views and opinions of new incomers who are not from the same background. Schools in the communities where gentrification is occurring have also noticed changes. When families are forced to leave schools shrink, and sometimes eventually have to be merged.

CONTEXT AND EXISTING SOLUTIONS

Although gentrification rates have significantly increased in recent years, very little has been done to combat the issue that it presents. Many urban developers and businesses support this change, as it allows for them to increase their profits since they gain access to a larger area in which they are able to market their products. While some may argue that gentrification is entirely beneficial as it can turn economically depressed areas into thriving areas*, it comes at the cost of displacing the people that were initially living there. As the new, more expensive businesses move in, the cost of living in that area increases significantly as the goods and services offered by said businesses come at a higher fee. When the families that live in the area are unable to afford them, and thus, unable to procure adequate supplies, they must leave and find somewhere that is more affordable. Typically, people that are forced out of an area due to gentrification will relocate to an area that is not far from their original location, and many of them will end up in the same place due to the relative closeness. As more poor families move into an area, the landlords of the complexes that are becoming occupied are aware that these people are dependent on them as they do not have anywhere else to go which leads to them becoming less likely to provide services to improve the community (Sheppard). Lack of services and funding to improve these places as time goes on, during which structures will inevitably deteriorate, can lead to these areas gaining the title of “a bad neighborhood.” This can lead to businesses being deterred from opening in these areas, which prevents significant economic growth. In turn, this can lead to higher crime rates over time, as people will have to turn to alternative methods in order to support themselves. When this occurs over a long period of time, it can lead to an area with very few to no businesses at all and high crime rates. As gentrification rates increase, this process
happens to areas at a higher frequency which causes more people to live in poverty. When these
people drop below the poverty level, they will be able to qualify for government assistance in the
form of welfare. In order to provide for all of the people that will be applying for this, the
government will have to raise taxes which will cost the people that pay taxes more, and this will
be a direct result of the gentrification. As this happens, we see that gentrification not only affects
those displaced by it, but everyone.

In an attempt to combat this problem, many cities are now passing inclusionary zoning
laws. Inclusionary zoning, also known as inclusionary housing, is a policy that refers to
municipal and county planning ordinances that require a given share of new construction to be
affordable by people with low to moderate incomes (Blau, 2015). If contractors decide to follow
the standards set by inclusionary zoning, they are eligible for tax exemptions. While
incentivizing this plan is a step in the right direction, contractors have tended to ignore this as
they feel that they will be able to profit more off of an increased amount of high income housing.
In order for this to be truly effective and beneficial to those affected by the gentrification,
inclusionary housing policies must be made mandatory so the construction companies and
landowners do not have as much power over the previous occupants. The main issue with this
solution is that it will be met with much resistance from contracting companies, and it could take
a very long time to get the necessary agreements in place between these companies and state and
federal government that would allow for this policy to go into effect. During this time, hundreds
of thousands more people could be displaced by gentrification.

In Boston, a bill to reduce or freeze the property taxes of long-time residents is currently
being processed by the state legislature. (Price, 2014) This has the potential to reduce the effects
of gentrification, as it would prevent people from being displaced due to their taxes being raised.
This often happens as the demand to live in an area increases, a side effect of gentrification.
However, one issue that this does not address is the other costs of living that will increase as
costlier businesses move into an area. While property taxes being raised does contribute to the
increased cost of living that is associated with gentrification, the stores that provide daily
supplies also become more expensive as nicer companies come into the area. This is a bigger
issue that needs to be addressed, so while this bill alleviates one problem of gentrification there
are still many more that need to be solved in order to have a bigger impact.

As it currently stands, there are no effective solutions for gentrification right now. The
solutions listed previously could potentially reduce the effects of this process, but they will not
prevent it. Inclusionary housing would help to prevent the process, but until it is mandatory for
construction companies it will not keep these issues from occurring. Since these are not yet
effective, and they are only implemented once the process has already become, it is evident that
the best way to keep people from being displaced is to prevent the gentrification from happening
in the first place. If we were to study urban trends and create the algorithm to identify high risk
areas so that they would be able to get government assistance and prevent gentrification, then
people would not be displaced. Our solution differs from others because we would not wait until
the process had begun. We would aim to stop the problem before it begun, which if done
correctly would be much more effective than any current solution.

WHY IS IT STILL A PROBLEM?

There is still a debate on whether gentrification is a “good” or “bad” process. Many
corporations, real estate developers, and government officials argue that the development
associated with gentrification is important and vital for a community. While aspects of this are
true, these powerful agencies have had a history of overlooking the displacement of residents. Once these agencies set their scopes on developing an area, large amounts of money start flowing in and it becomes nearly impossible to stop or slow down the projects. That is why while the displacement associated with gentrification has been known to cause problems for decades now, a good solution has yet to be implemented for the lower income residents. As Georgia State University professor, Deirdre Oakley, recently said to Creative Loafing, “Once private capital comes in, it’s impossible to stop it without rent control like in New York City. There’s no way that’ll happen in Atlanta” (Blau).

Thus, our team is focusing on alerting neighborhoods before the money flow starts rushing in. This solution concept has similar problems as those listed above. For example, while municipal governments want a strong workforce, and want to provide for its lower income residents, it has vested interests in the realm of gentrification. As Max Blau writes in his Creative Loafing article on the city’s gentrification, “higher property values lead to higher taxes, and higher taxes mean more revenue” (Blau). Municipalities benefit from developing poor neighborhoods. When it comes to real estate companies like Zillow who have complicated algorithms that predict future home values, they most likely use it to sell property at higher prices to folks who probably live outside of these neighborhoods (Rau). We will have to compete with these agencies on getting in touch with what we see as at-risk neighborhoods before they do. This will mean our algorithm will have to identify these neighborhoods way in advance. This will increase our chances of wrongly identifying areas which will damage our reputation and credibility. Perhaps we could look into partnering with Zillow and the Mayor’s office of Sustainability, for example, to advance our goals. If we convince these agencies that the potentially displaced must be looked out for, and that our team will do so, we could work out solutions that will involve the interests of the community. Such solutions could look like inclusionary zoning where a percentage of the housing stock gets reserved for residents with lower income.

GOAL

The main goal of our grand challenge is to develop an algorithm that can predict whether a certain neighborhood or area will be gentrified soon in the Atlanta area. Using this algorithm, we can alert neighborhood associations ahead of time about potential risks of displacement. Some indicators of gentrification are that publicly available are, but not limited to: permits for construction or new businesses moving in, crime rates, bank statements, depreciated house and commercial space values compared to surrounding neighborhood costs, and code enforcements (Badger, 2015). Our idea is to create an algorithm that considers all of these factors and more to help us make a prediction on whether or not those people are in danger of gentrification. If an area is at risk of gentrification, we can then provide them with resources to prepare for gentrification or link them to qualified companies who can make a plan to prevent homelessness.

OBJECTIVES

The first objective is to study urban trends, mainly in places that are currently being gentrified or have been gentrified. Proper research will make the algorithm much easier to develop and also give us a better sense on what to do in response to a possible prediction that a neighborhood will be gentrified. Last year, Atlanta was named one of seven cities “radically altered” by gentrification according to Creative Loafing. During the 1990s, many neighborhoods (17% percent of all of Atlanta’s neighborhoods) went through gentrification. These included
parts of Cabbagetown, Downtown, East Lake, Grant Park, Old Fourth Ward, Poncey-Highland, and Reynoldstown. Ever since then the percentage of neighborhoods being gentrified has increased to 46%, including more areas like Cascade Heights, East Atlanta, Edgewood, Kirkwood, Lakewood Heights, Peoplestown, Riverside, and West End (Blau, 2015). Atlanta is gentrifying at more than twice the rate of the average large American city. Michael Maciag, Data Editor for Governing, who has studied gentrification in Atlanta, said increases in education levels, rising housing prices, and infrastructure investment are major all indicators of gentrification. Effective studying and proper analyzation of these parts of Atlanta that are being gentrified are crucial to completing this objective. Success of this objective is somewhat relative as there is no concrete or tangible item that comes from a result of this objective; however, the success of this objective will be evident in the quality of our algorithm and the rest of our project as it is crucial to every part. We will approach this research objective by looking at past neighborhoods like those in East Atlanta that have gentrified. We will study what types of businesses and people moved in that led to the displacement of low income residents in the area. The methods of this objective include:

- Assigning each group member cities/subdivisions to study
  - Research includes noting any trends, actions of residents, actions of residents if displacement has occurred, common factors between cross city incidents that might have led to gentrification
- Convening to discuss information gathered
- Create list of common factors that are prevalent in most cases of gentrification

The second objective is to actually create the algorithm. This is the main part of the project. This objective is important because it is an innovative way that can help thousands of people across Atlanta prepare for gentrification should our algorithm be successful. As stated previously, when gentrification starts to get rolling, it is a quick process that often catches people by surprise and can trap them in a cycle of extreme poverty or even homelessness. Georgia State Professor, Deirdre Oakley, who also studied gentrification, says “City Hall can say we’re boosting workforce housing. But it’s not going to solve the problem. When neighborhoods start to gentrify, it’s a growth machine. Once private capital comes in, it’s impossible to stop it without rent control like in New York City.” We are trying to prevent this from happening to begin with. Methods for this objective include using the extensive research each group member has discovered and coming together to note overall trends and neighborhood attribute that might have led to gentrification. After talking together, assigning each factor a weight and then coding the algorithm with an undetermined computer science language will be done next to complete our prototype. The outcomes of this objective can be successfully measured by having a crude, yet working and somewhat accurate algorithm that can make predictions.

The next objective is test our algorithm. This objective is necessary to ensure our algorithm works, and that we are not making incorrect predictions. Alerting neighborhoods, they will be gentrified soon if they won’t be in the near future will cause a lot of unnecessary tension and actions. Meanwhile, telling neighborhoods that they will not be gentrified in the near future and they are, would be the exact opposite of what our project was meant to do. To ensure this works, we plan on partnering with companies that can help test and perfect our prototype. Methods include partnering with our contacts such as Georgia Works! And Westside Community Alliance to test our algorithm on their old clientele and current neighborhoods. We can also test it by running simulations for neighborhoods that have already experienced quickly rising property values. If the algorithm identifies the risks for displacement in neighborhoods we
already know have gentrified in our simulation, we will have achieved our first critical success. Following that, if the algorithm predicts which neighborhoods are currently experiencing fast rising property values, that will be our second major success. Our final and most pivotal success will come from the algorithm predicting a neighborhood that has not yet gentrified. If during this final step, the algorithm fails by incorrectly identifying a neighborhood’s likelihood of gentrifying, we will lose any sort of credibility we have made up to that point, and we will be condemned by the community. Such a mistake could look like our team alerting a neighborhood about its risks for displacement far before, if ever, it will truly be gentrified. If we gain the trust of a neighborhood association and let them know to prepare for such devastating events that will not end up happening anytime soon, we would be subjected to such a negative reputation among this community that we may never recover from. Neighborhood leaders and activists will let others know not to trust us. Thus this final step of our algorithm development is extremely high-risk for failure and we must be certain that the previous two steps were completely successful.

The last objective is to have contacts and resources available for tenants and residents who have used our algorithm and are worried or unsure about what to do next. Many of the people who are displaced from their homes because of gentrification end up applying for shelters because at least initially they have nowhere else to go and very little resources (Institute for Children and Poverty, 2011). To prevent any of this from happening to begin with, we want to have contacts and resources such as Occupy Our Homes and consulting companies that have had success with mitigating displacement in gentrifying areas. Occupy Our Homes, for example has had such successes in Reynoldstown in the widely publicized case of the homeowner, Tanya Washington, and her neighbors. Thus we can connect neighborhood associations with this and similarly experienced organizations that can foster tenant associations and lobby against municipal developments to care for the potentially displaced. Whether the best route is to find a new home, find a new job, or simply stay put for tenants, we are trying to alert neighborhoods ahead of time so they can have time to prepare and are not unexpectedly hit by gentrification and then homelessness. Methods include calling companies and partnering with companies who are interested in our algorithm and will provide help to tenants and residents who are worried they will be gentrified soon after using our algorithm. The outcomes of this can be easily measured by how many partnering companies who think our algorithm is/will be successful and then provide help to the tenants and residents who use it.

**ANTICIPATED PROBLEMS**

A major problem we are facing is the immense difficulty to lessen the consequences of actions that so many powerful people are making. We are a group of seven college students that don't have much leverage against mitigating the consequences of the developments that corporations and government officials are promoting. Since it has been proven that neighborhoods that act fast against developments that displace can be successful (Prendergast), we know that we can be successful with our project. But going against this tidal wave of powerful and influential private and public organizations will be our perpetual struggle with this project.

There is also the fear that our algorithm may become public knowledge and be used by said organizations to find neighborhoods that are “great” targets for gentrification. This tool can be used to do exactly the opposite of our intended goals! Such is the case with many powerful technological creations.
Another difficulty our team will face is building a strong relationship with neighborhoods. Our work is no good if communities do not care for it or do not trust it. We need to develop a good connection with neighborhood associations, leaders, and activists to actually make sure our ‘solution’ goes anywhere. Also, Georgia Tech currently does not have a good reputation among blighted Westside Atlanta neighborhoods that likely will be identified by our algorithm. Thus we will have to figure out how to ameliorate this relationship in order to gain any sort of trust.

PROJECT TEAM

Our team will comprise of seven students, all of different majors. While no student is particularly more important than the next student, each one is crucial to the fluidity of our development. Each student will be tasked with researching a different factor that we have planned to include in our algorithm over the summer. We plan on studying examples of existing and past neighborhoods who have been affected by gentrification to gain data on factors that might contribute to the problem. From this data, as a group, we will analyze it and look for patterns that can be used to predict possible future gentrification zones. We also want to use this data to look at communities on a system level to use those patterns to predict problems beyond gentrification. We plan on keeping this research private because we realize how impactful this could be not only for those who need help preventing gentrification in their neighborhood but also for big businesses who could use this algorithm to put communities even more at risk. After the researching has been complete, our CS major will be able to code our algorithm in a timely manner, and our business major will be able to network our project to other companies for testing and potential implementation.

So far we have networked with key authority figures, such as Georgia Tech Professor Sheri Davis, around Atlanta who have been able to give us unique perspectives on the state of homelessness and gentrification. The next steps will be to keep networking and start researching how to get data on different communities and then how to use this data to make efficient and accurate predictions about neighborhoods and communities at risk of gentrification.

TIMELINE

April 2016
- Finalize problem statement and objectives

May 2016 - August 2016
- Divvy up work for group members to ideate and explore potential solution pathways
- contact people in the city of Atlanta that may have access to records that could help us
- start to develop algorithm by studying and weighing factors to make a prototype

Fall 2016
- Finalize idea so that we have all aspects necessary to be included so we can have a working prototype
- work on developing prototype

Winter 2016
- Continue to work with different government databases to obtain information which would be pertinent to the algorithm
- contact partner organizations to work with residents who can help test our model
• contact agencies that offer services to help those affected by gentrification in order to gain their support for when our algorithm finds a neighborhood that is going to be gentrified.

Spring 2017- Summer 2017
• Test algorithm to see if we are able to identify neighborhoods at risk, and if successful, potentially release project at this time for real world use.

BUDGET- MATERIALS AND SUPPLIES |
• Printer: supplied.
• Printer paper: $11/Ream, more than likely no more than 3 reams needed

BUDGET- EQUIPMENT |
• No major equipment needed
• Coding program: Able to be downloaded through Georgia Tech for free.

BUDGET- SERVICES |
• Professional data and consulting: companies that have access to factors that would be included in our algorithm
• Georgia Works! Or similar company: to get in contact with willing participants to help test and improve our algorithm
• Neighborhood associations: neighborhoods who will believe our algorithm and use it
• Professional partnering companies: Companies who will partner with us to provide services and consulting to tenants who want help after using algorithm

BUDGET- TRAVEL |
• Uber to businesses in Atlanta: <$200
• Further cost of travel: Pending
  ○ depends on whether or not we are able to conduct our meetings with different agencies around the city in person, email, or phone conversation
  ○ If we are able to get the information we need through skype, email, or a phone call, then we would not have to spend resources traveling to meet them- making the travel cost significantly less.

EXPECTED OUTCOMES |
We reasonably expect to create the basics and model/layout of an algorithm that will help neighborhoods and homeowner associations know ahead of time if their homes are at risk of gentrification. After developing a general sense of what to factor into the algorithm, we could partner with a company or helping hand which would be able to help develop our idea through small scale testing to one-day implement it into Atlanta. Some potential factors to include into our algorithm include spikes in prices of neighborhoods nearby an area, crime rate, trends in types of people and businesses moving in, and much more. In addition to forecasting gentrification this algorithm could also figure out other trends such what kind of places certain people like to move into. This could assist the ‘smart city’ initiative in order to steer the direction of development in a way that mitigates local residents’ forced departure. After year 2 of this project, we hope to have a developed algorithm that will take basic indicators of gentrification to accurately discover regions that are at risk of incredibly increasing housing value. The algorithm by that time will be able to indicate neighborhoods that we may know by then are experiencing...
gentrification to at least some degree. We could run simulations of past neighborhoods we know have gentrified based on their history of businesses and people that have moved in and developments that had been made in sequential order.

Some organizations that we could potentially with include Georgia Works!, Mad Housers, Occupy Our Homes, and the West Side Community Alliance. These organizations and professor could be useful as they would provide a safe and easy way to contact real home owner associations and other neighborhoods who could help improve and implement our idea. These programs would help us gain the reputation to test and fund our idea. For example, some neighborhoods might be skeptical to trust us. Being advocated by well-known organizations such as Mad Housers will help gain the trust and cooperation of the home owner associations we need. Georgia Works! also has a large alumni network of once homeless clients that might be willing to help us identify indicators for gentrification-leading displacement. A collaboration with Occupy Our Homes will help us provide at-risk neighborhoods with contacts that have experience mitigating the negative effects of gentrification. Thus we could provide neighborhoods with tools to form tenant associations that have been shown to be key in preserving affordable housing prices. A partnership with the West Side Community Alliance will help us build valuable relationships. Overall, the relationships with these known organizations will be paramount to progress of our project.

FUTURE DIRECTIONS

In addition to forecasting gentrification this algorithm could also figure out other trends such as what kind of places certain demographics of people like to move into. This could help the city of Atlanta develop into a ‘smart city’ by steering the direction of development while mitigating local residents’ forced departure. We could develop an algorithm that identifies the state of a neighborhood and its need for city investment. If none of the residents of a neighborhood have been able to afford even modest changes to upkeep their homes, we could alert the city that municipal funds may be needed (Badger). This will help prevent the city from increasing their code enforcements in poor neighborhoods that often end up pushing low income families out (Kitching). Overall, the more accessible and quickly dispersible we can make important real estate information to everyone, the more empowered low income families will be to prevent gentrification in their neighborhoods.
Works Cited


