

Housing Justice League

Research on the Atlanta Beltline

I don't know exactly how I feel about the BeltLine. With the stadium on one side and the BeltLine on the other it feels like we're being compressed between these two giants; my thing is what are they gonna bring to the neighborhood? Are we gonna be able to stay in the neighborhood?"—Peoplestown resident, quote from HJL interviews

"We do need positive change. . . I would like to see affordable housing and stores that we can walk to, enjoy, that don't cost an arm and a leg." —Adair Park Resident, quote from HJL interviews

Housing Justice League (housingjusticeleague.org) and Research|Action Cooperative (researchaction.net) have conducted research on the Atlanta BeltLine and its effects on affordability of housing and socioeconomic conditions. Drawing on Dan Immergluck's research which found that between 2011 and 2015 property values near the BeltLine rose more quickly than those not near the BeltLine—in the Southwest prices went up by nearly 68%—we conducted surveys and interviews, and analyzed additional data to try to better understand the human impact of these changes. In September 2017 we will release our final report. Here are a few of our preliminary findings:



- Property values are not rising evenly and policies and plans for neighborhoods should be drafted accordingly (see image below of 2015 property values; darker colors represent higher property values)
- Between 2010 and 2015 the total White estimated population in Adair Park grew from 9% to 15%, in Bankhead it went from 10% to 20%, and in Peoplestown from 21% to 31%.
- Of the 142 low- and moderate-income Beltline community residents we surveyed: 42% pay more than 30% of their total income on housing; a vast majority are concerned about rising housing costs; more than half are concerned about "changing voice" in local decision making; 40% of Adair Park residents and 75% of Peoplestown residents surveyed indicated that increased housing costs would likely force them to move.
- Despite the stress of change and the possibility of displacement, nearly all residents surveyed from Southside neighborhoods want to remain in their communities.
- Along with surveys, we conducted 33 interviews with residents in Adair Park, Peoplestown, and Pittsburgh, which provide real stories that ground and expand on the major themes of the project

