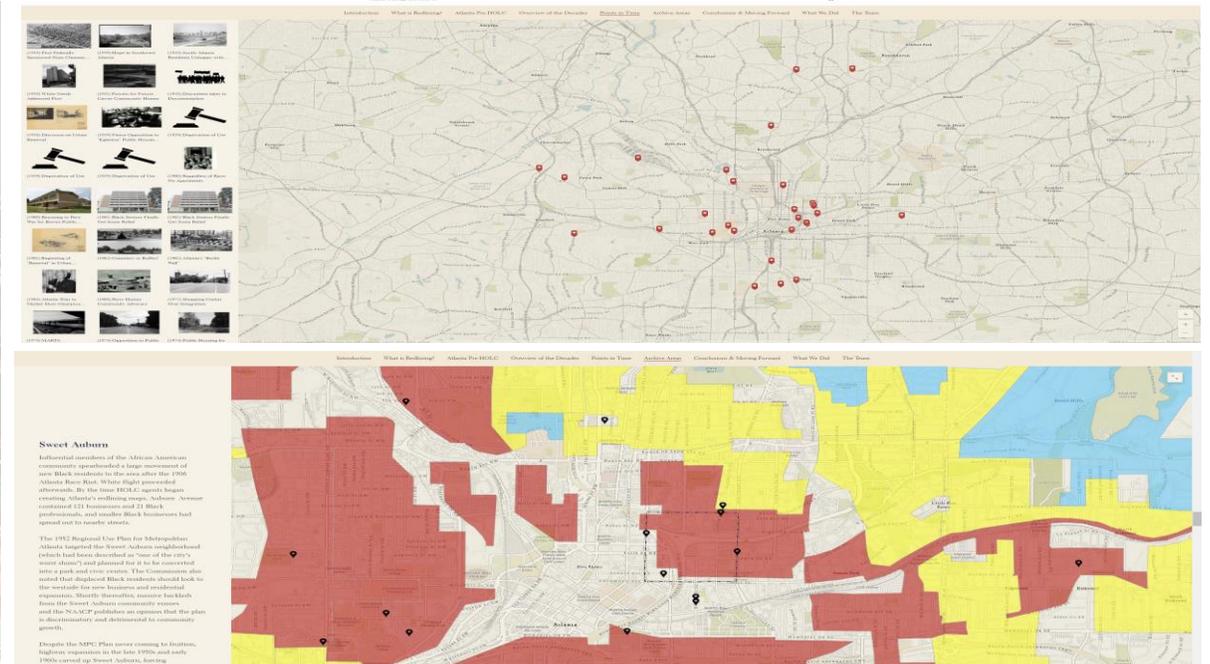


GT Urban Research Lab



Brian An, PhD

Director of Master of Science in Public Policy Program

Assistant Professor

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Public Policy Student Researcher

Center for Urban Research
School of Public Policy

Urban Research Lab's Study Focus

- Why do places (cities, and neighborhoods) become unequal and segregated in terms of economic opportunities and access to resources?
- What are the consequences when places grow more racially unequal?
- What policy approaches should we adopt to make our communities more racially just, inclusive, equitable, and sustainable?



Showcase of Four Select Research Products

The Physical Legacy of Racism: How Redlining Cemented the Modern Built Environment

Brian Y. An, Anthony W. Orlando, & Seva Rodnyansky

September 2019

ABSTRACT

Recent research demonstrates that land use choices, which date back to a century ago still powerfully shape the current development patterns. With advances in digitization, scholars have started studying the long-term effects of historic federal placed-based policies. One such area that has drawn attention from the housing and real estate community is "redlining," designated by the Home Owners' Loan Corporation in 1930s. Scholarly evidence suggest that neighborhoods graded poorly decades ago still face challenges in access to mortgage credit, homeownership rate, and housing value. However, the literature is not clear about the mechanisms through which the placed-based policy in the past affects the current neighborhood performance. In this paper, we unravel one of these mechanisms. We argue that redlining has shaped the geography of housing segregation, not just that of racial segregation, by delineating the predominant location of single-family and multi-family stock. We then hypothesize that these built environment effects persist even while redlining-related racial segregation diminished over time. Specifically, we explore how and why poorly-graded multi-family neighborhoods became locked in a continued cycle of impoverishment, with continued under-resourced and under-invested housing stock. We test this idea for ten U.S. cities for which digitized maps and 1930-2010 census data are available. By instrumenting the geography of housing segregation through the redlining policy, we find the connection between redlining policy and contemporary neighborhood outcomes in local housing markets with a mechanism identified.

**Redlining =>
Built Environment**

Best Paper Award

It's Not Just Welfare: Racial Inequality and the Local Provision of Public Goods in the United States

Brian An¹, Morris Levy¹, and Rodney Hero²

Abstract

Recent research shows that inequality between racial groups is a critical determinant of redistributive policy in the United States. Using various measures of local and state spending and examining multiple levels of geographical and political jurisdictions, we extend this research to government spending on local public goods. Specifically, we examine (1) whether the extent to which income inequality falls along racial lines dampens local and state government spending on public goods, (2) which types of public goods are most affected by the racial structure of inequality, and (3) whether political variables such as local leaders' racial identities and party affiliation mediate the relationship between racial inequality and spending on public goods. The findings reaffirm the need to consider racial diversity and inequality jointly as influences on policy.

Keywords

urban politics, local public goods, racial inequality, income inequality, diversity

**Racial Income Inequality =>
Local Public Investment**

Urban Affairs Review
2018, Vol. 54(5) 833-865
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Applying an Intersectional Understanding of Extra Work Behavior and Emotional Exhaustion in Local Public Service

Brian Y. An[†], Cynthia J. Barboza-Wilkes[‡], and William G. Resh[‡]

Abstract

In recent years, public administration scholars have started paying attention to intersectionality of government workforce identities and its implications for diversity management. This study unpacks how the intersection of multiple identities increases the transaction costs inherent to underrepresentation by looking at employee engagement in uncompensated extra-role behaviors and its effect on emotional exhaustion. Using a structural equation model, we analyze original survey data of Los Angeles city government employees. Our analysis finds that the extra work experiences of minority employees are not homogenous within racial, gender, or generational groups. Among Black employees, it is women who bear the brunt of extra work burden. Further, among Black women, it is older generations who disproportionately engage in extra work and suffer from emotional exhaustion. An intersectional approach is critical to identifying the personnel most vulnerable to disproportionate job burdens and developing the human resource management practices that better support a diverse workforce.

Keywords: intersectionality, uncompensated extra-role behavior, emotional exhaustion,

disproportionate job burdens, diversity management

**Intersectional Identity
(Race+Gender+Age) =>
Racial Discrimination in
Workplace**



Planning Research

The Influence of Institutional Single-Family Rental Investors on Homeownership: Who Gets Targeted and Pushed Out of the Local Market?

Brian Y. An[†]

Abstract

The emergence of institutional single-family rental investors in local housing markets is increasingly concerning to policymakers and planners. This study examines how their rising presence in the single-family housing market has impacted homeownership. Leveraging both granular spatial and temporal variations in large investment firms' transaction activities over 800 neighborhoods in the Atlanta metropolitan area between 2007 and 2016, I find that their concentrated investment in single-family rentals weakened local homeownership, mainly for Black. In contrast, evidence does not support the claim that smaller scale corporate investors dampened homeownership. The institutional scale matters in explaining a significantly diminished homeownership during this period.

Keywords

homeownership, institutional investors, market concentration, racial effect, single-family rental

Resumen

La aparición de grandes inversores institucionales en los mercados inmobiliarios locales preocupa cada vez más a los responsables de la formulación de políticas y los planificadores. Este estudio examina cómo su creciente presencia en el mercado de viviendas unifamiliares ha impactado la propiedad de vivienda. Al aprovechar las variaciones espaciales y temporales granulares en las actividades de transacción de las grandes firmas de inversión en 800 vecindarios en el área metropolitana de Atlanta entre 2007 y 2016, encuentro que su inversión concentrada en alquileres unifamiliares debilitó la propiedad de vivienda local, principalmente para para la comunidad negra. En contraste, la evidencia no respalda la afirmación de que los inversores institucionales a menor escala disminuyeron la propiedad de viviendas. La escala institucional es importante para explicar una disminución significativa de la propiedad de vivienda durante este periodo.

Palabras clave

Propiedad de vivienda, inversores institucionales, concentración de mercado, efecto racial, alquiler de viviendas unifamiliares

**African-American
Neighborhoods =>
Targeted by
Institutional Single-
Family Investors**

Redlining and the Built Environment

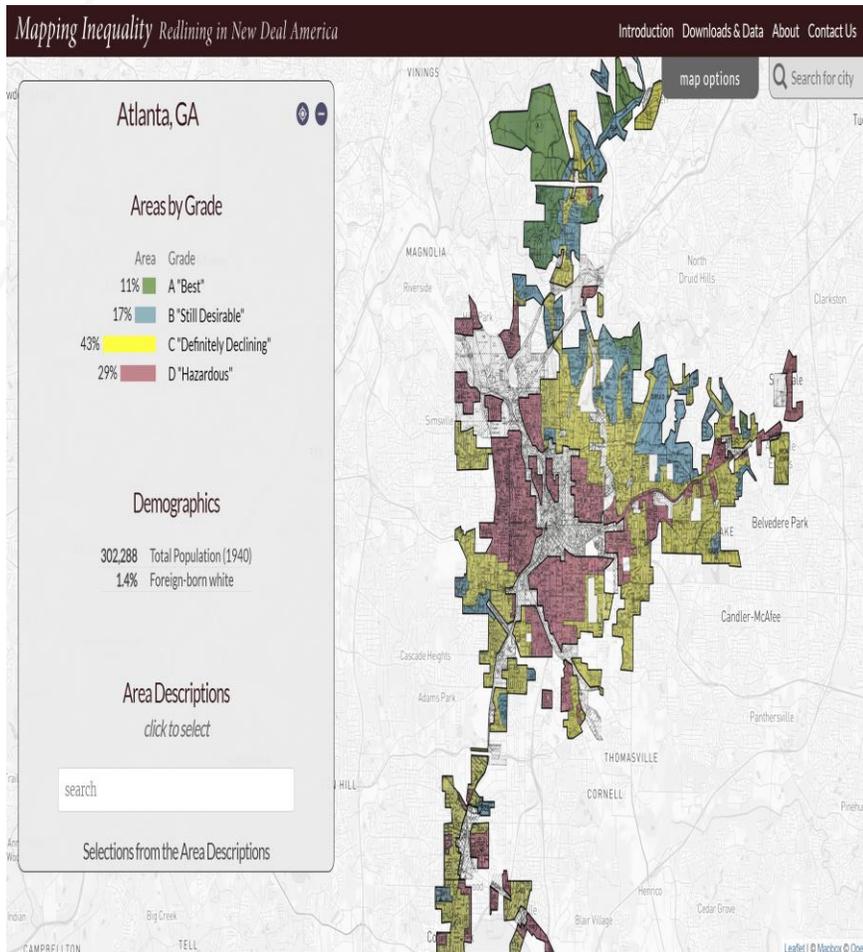
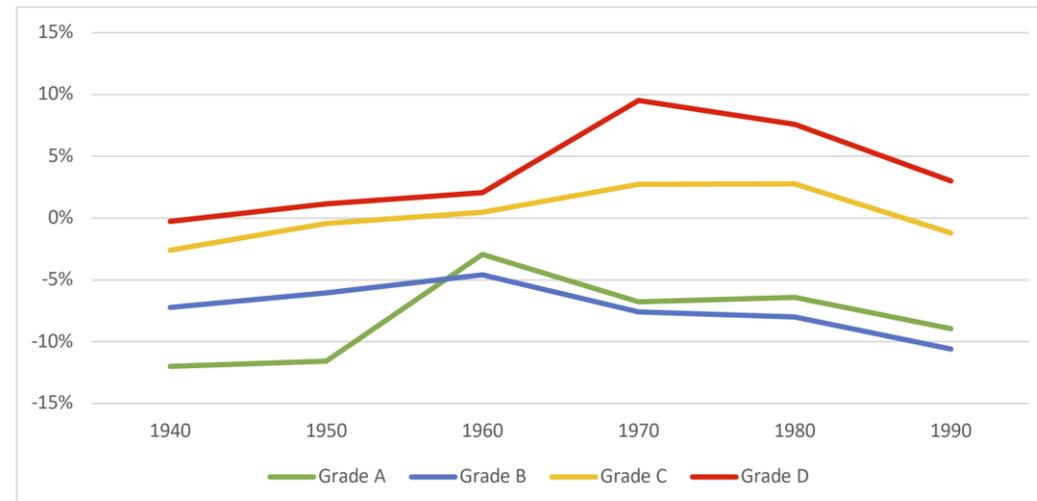


Figure 5. Effects of HOLC Grades (vs. Ungraded) on Multifamily %, Controlling for Multifamily % in 1930



Real Estate Outcomes in the Redlined Neighborhoods:

Rents ↑↑
Home Value ↑
Capitalization Rate ↑

Racial Income Inequality and Local Public Investment

Table 1. Ten Most and Least Racially Unequal and Heterogeneous Cities in 2000.

10 Most Racially Unequal Cities		Racial Inequality	10 Most Racially Heterogeneous Cities		Racial Diversity
1	Atlanta, GA	0.242	1	Oakland, CA	0.704
2	Washington, DC	0.210	2	Stockton, CA	0.691
3	Dallas, TX	0.149	3	New York, NY	0.686
4	Houston, TX	0.146	4	Houston, TX	0.685
5	Montgomery, AL	0.142	5	Los Angeles, CA	0.681
6	New Orleans, LA	0.132	6	Long Beach, CA	0.670
7	Los Angeles, CA	0.123	7	Chicago, IL	0.664
8	Shreveport, LA	0.120	8	Dallas, TX	0.652
9	Baton Rouge, LA	0.120	9	San Jose, CA	0.645
10	Miami, FL	0.119	10	Sacramento, CA	0.637
	National Average	0.063		National Average	0.481

Local public goods most affected by growing racial economic inequality (hence budget cuts) are those that admit private substitution, such as, **education, health or hospital services, parks and recreation, and police protection** as opposed to highways, fire, housing, sanitation, and libraries

Table 2. Effect of Racial Inequality on Total Public Goods.

Dependent Variable: Per HH Expenditure (Constant 2011 \$)	City		Metro	
	β	SE	β	SE
Racial inequality	-2,589.10**	1,136.35	-3,559.87**	1,467.20
Total income inequality	231.54	2,681.19	2,034.32	2,306.54
Racial diversity	-1,847.67	1,175.53	-237.77	2,018.27
Log of population	-518.18	426.18	135.44	341.70
Average HH income	0.07***	0.02	0.02*	0.01
Share of college graduate	-4,357.81	2,893.65	-2,143.40	2,978.21
Share of elderly population	-358.87	3,499.81	-3,794.30	4,280.05
Poverty rate	4,479.25	3,010.36	-2,027.55	3,623.54
Unemployment rate	-6,985.29	5,114.92	-2,117.83	2,739.15
Constant	7,351.80	5,358.00	-161.51	4,359.32
Fixed effects	City and year		MSA and year	
N	336		1,086	
R ² -within	.576		.213	



Under-Representation of Intersectional Identities and Racially Discriminatory Practices in Workplace

Los Angeles Times

SUBSCRIBE

Black city employees accuse Long Beach of racial discrimination in lawsuit



Chris Stuart is part of a class-action lawsuit alleging that the city of Long Beach pays Black employees less and keeps them in lower-tier jobs. (Jason Armond / Los Angeles Times)

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'Friends' star Matthew Perry dead at 54, found in hot tub at L.A. home

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Stanford scientist, after decades of study, concludes: We don't have free will

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BY FAITH E. PINHO | STAFF WRITER

JUNE 10, 2021 1:22 PM PT

Table 1. Descriptive Statistics and T-test by Race-Gender Intersectionality

Groups by Race-Gender Intersectionality	Extra working share	Top mgmt. position	N of employees supervising	Years worked	Education	Emotional exhaustion
White Female (n=220)	0.08	0.12	3.73*	12.97*	5.21***	3.75
Asian Female (n=123)	0.10	0.12	3.18***	11.65***	5.31***	3.98
Black Female (n=101)	0.13*	0.12	3.54*	16.28	4.55	3.29*
Hispanic Female (n=224)	0.10*	0.13	3.11***	12.61**	4.57	3.81
Asian Male (n=112)	0.07	0.09	3.33**	12.94*	5.18***	3.82
Black Male (n=51)	0.11	0.12	4.71	16.88	4.57	3.08**
Hispanic Male (n=221)	0.08	0.13	4.71	13.87	4.47	3.57
White Male (n=278) (Comparison Group)	0.07	0.13	4.50	14.93	4.64	3.76
Average (n=1,330)	0.09	0.12	3.89	13.75	4.79	3.70

Notes: Astericks indicate a statistically significantly different average compared to the white male group. Two-sample t test was done with unequal variances. *** $p < 0.001$, ** $p < 0.01$, * $p < 0.05$.

African American Majority Neighborhoods Targeted by Wall Street Investment Firms for Single-Family Home Buying

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FINANCE · REAL ESTATE

I studied 1 million home sales in metro Atlanta and found that Black families are being squeezed out of homeownership by corporate investors

BY BRIAN Y. AN AND THE CONVERSATION
October 26, 2023 at 11:32 AM EDT

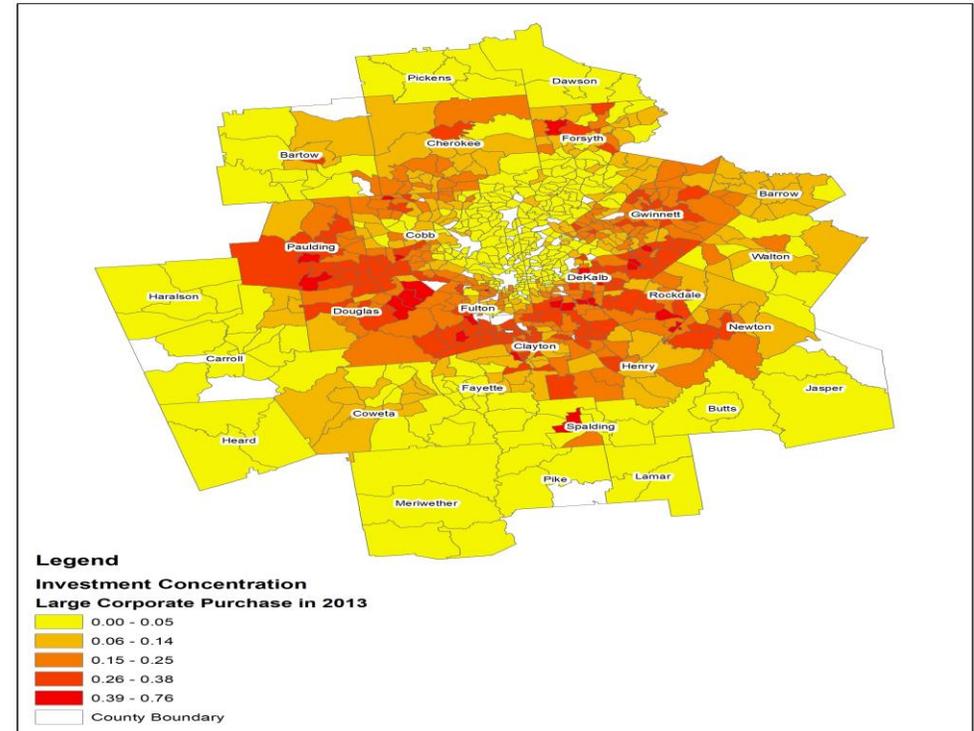


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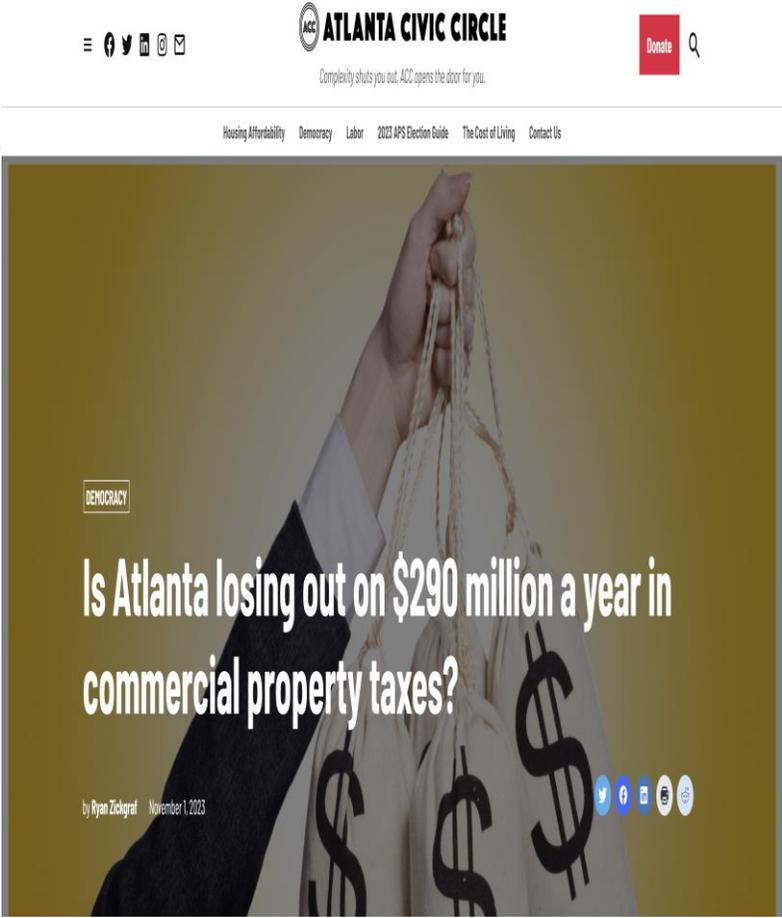
FINANCE
The housing market is headed back to a 1980s-style recession, Wells Fargo says—and it's all because of 'higher for...

October 30, 2023
BY ALENA BOTROS



In Metro Atlanta (29-counties), collectively, Black people lost **more than \$4 billion** in home equity over a 10-year period because of institutional corporate investors

Equity Implications of Under-Appraisals and Over-Appeals of Large, High-Value Commercial Properties and Single-family Homes



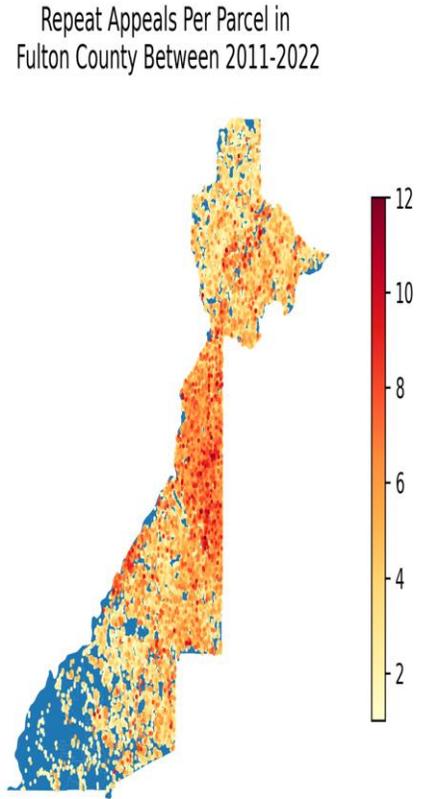
LOST TAX REVENUE?

Underappraisal of commercial properties in the City of Atlanta 2020

TOTAL ASSESSED COMMERCIAL VALUES
\$13.4 billion
IF ASSESSED AT 90% OF MARKET VALUE (UP FROM 60%)
\$21 billion
ESTIMATED ANNUAL TAX DOLLARS LOST
\$288 million

(These numbers indicate missing tax figures for city of Atlanta, Atlanta Public Schools, and Fulton County from 2020). Source: Georgia Tech, School of Public Policy, Center for Urban Research



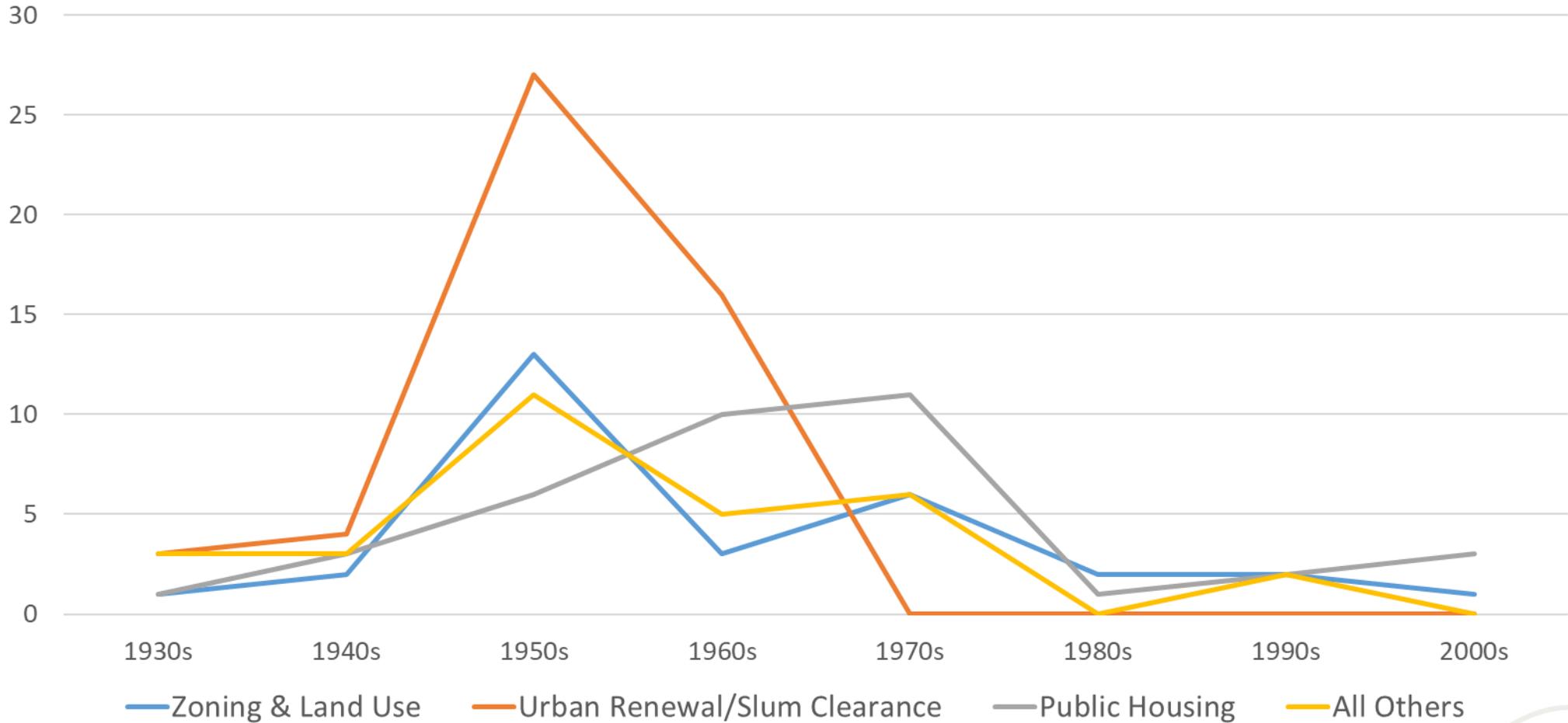


Mapping of Institutional Decision Making that Perpetuated Discriminatory Place-Based Planning: An Archival Review of Urban Development in Atlanta, 1930-2000

- Integrative approach using maps, story-telling, and historical archival data *The Atlanta Daily World* (ADW)
- The oldest African-American newspaper in Atlanta reported on events that displaced Black people
- Contains historical incidents of racially discriminatory planning decisions and practices in Atlanta
- Geocoded the events, using the address/location information for each article
- Overlaid on HOLC's redlining grading maps



Distribution of Atlanta Daily World Archival Data 1932-2010



Final sample size n= 153

Visualizations of Archival Data to Track Racially Unjust Urban Development at the Event and Neighborhood level

Atlanta Through the Archives

Introduction What is Redlining? Atlanta Pre-HOLC Overview of the Decades Points in Time Archive Areas Conclusions & Moving Forward

(1934) First Federally-Sponsored Slum...

(1939) Hope in Southwest Atlanta

(1950) South Atlanta Residents Unhappy...

(1950) White Needs Addressed First

(1951) Process for Future Carver...

(1958) Discontent takes to...

(1958) Discourse on

(1959) Fierce

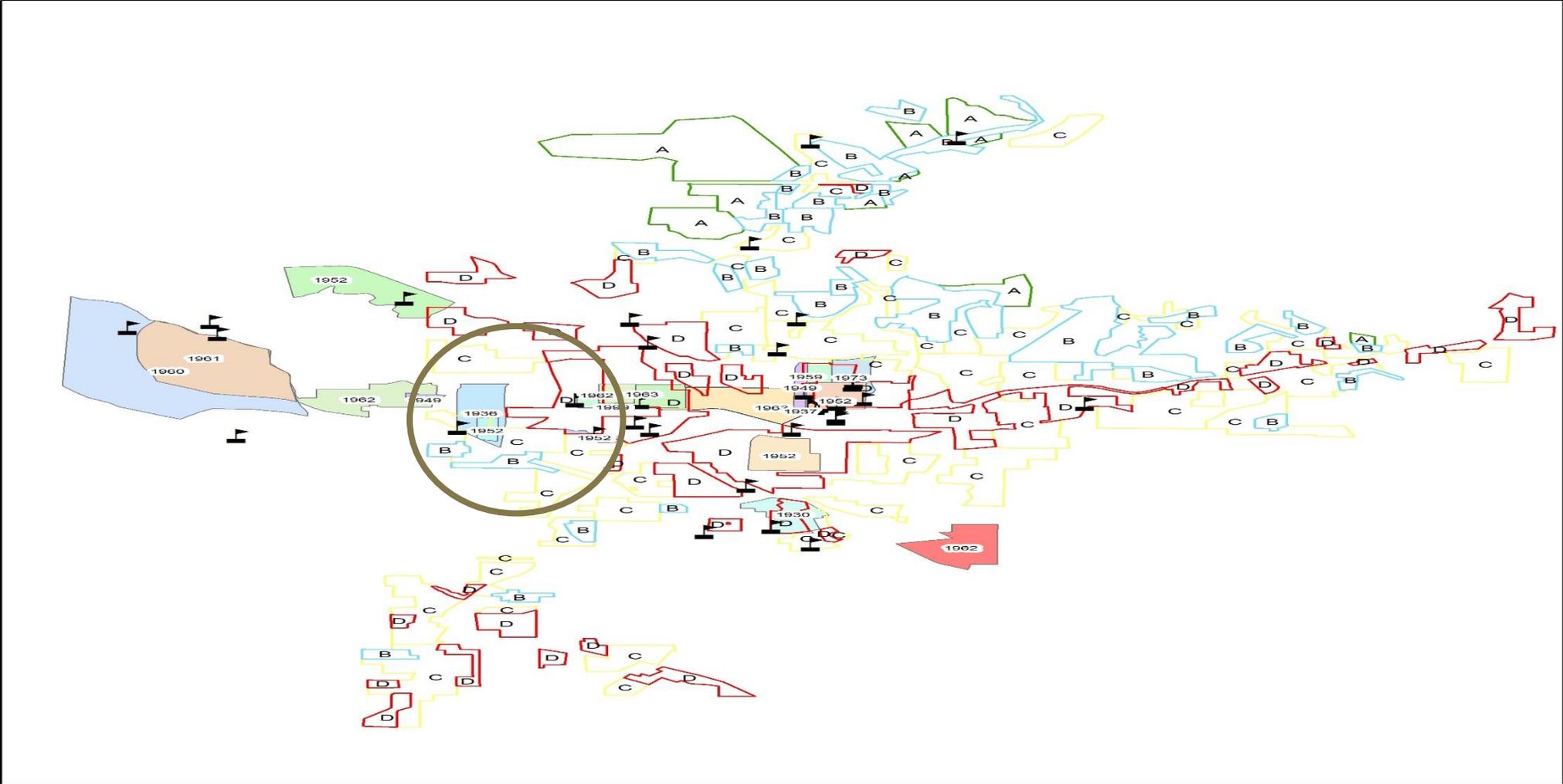
(1959) Deprivation of

Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

Interactive Map using ArcGIS, students plotted locations of historical events as documented in the newspaper. The site features interactive zoom alongside articles on each location. Use the QR code to access the project!



Archival Atlanta Daily World Data Mapped on Redlined Neighborhoods



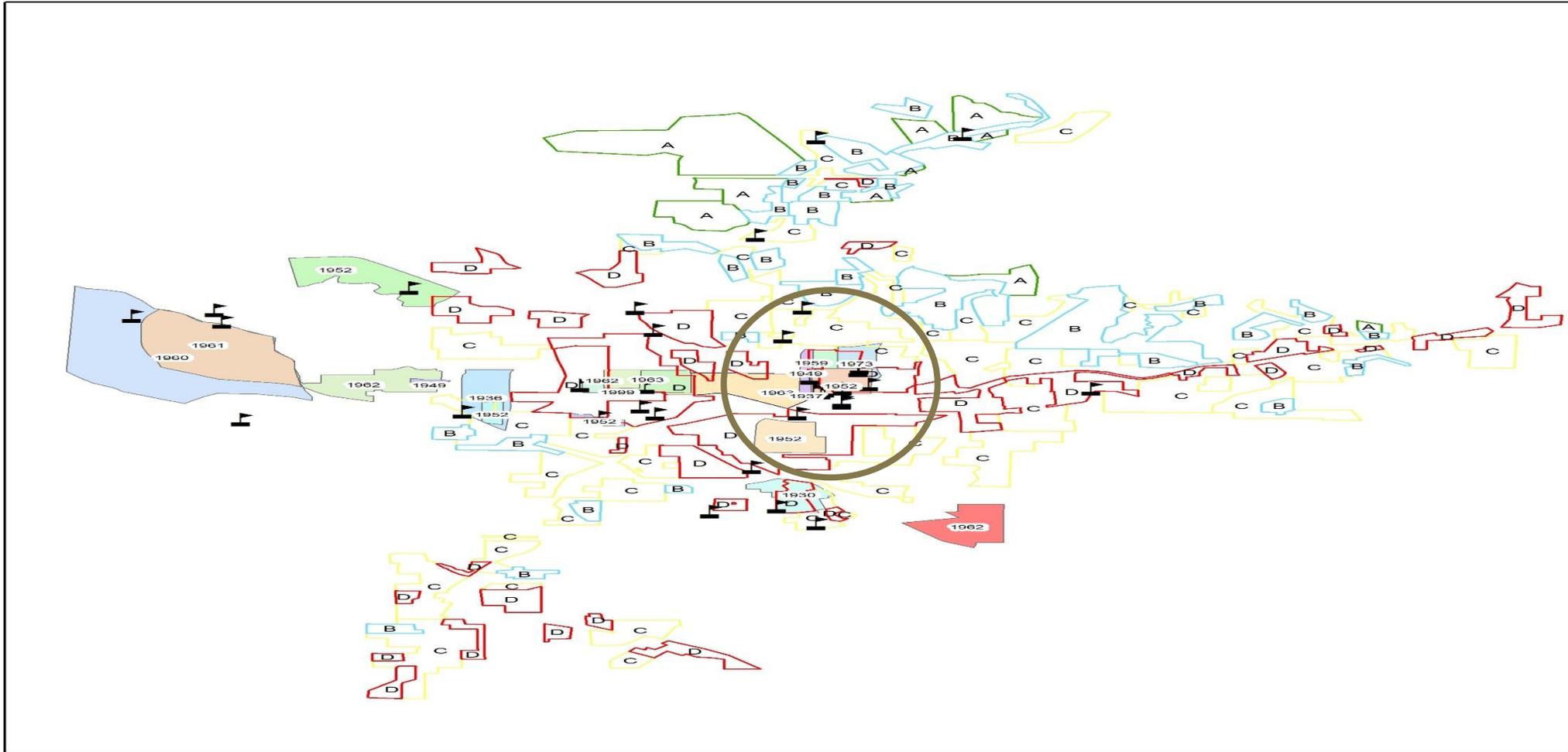
34 ADW point and 22 polygon data



Archival Data Mapped on Redlined Neighborhoods

- **Westview-Mozley Park-Just Us-Ashview Heights: Contested area adjacent to B, C, D**
- (1936) Development of what promises to be one of the largest developments of **subdivisions for Black residents** in Atlanta
- (1949) Fairhaven subdivision hailed as a first step in solving one of Atlanta's major problems - **providing low- cost housing for Black residents**
- (1952) Temporary restraining order to stop realty firms from selling property to **Black families in predominately white neighborhood denied**
- (1952) Opposition to proposed **white housing project "buffer"**
- (1962) Proposed cemetery viewed by black residents as **"buffer" between white residents**
- (1962) Black residents flood zoning committee during vote on stopping **the encroachment of apartments and commercial use near a residential area** in Westside
- (1973) MARTA opens first relocation field office as part of relocation plans for the **hundreds that will be displaced** by the construction of track and parking facilities (for current day Ashby Transit stop)
- (2000) Atlanta Housing sued for **'egregious neglect'** at Joel C. Harris Homes after continued crime

Archival Data Mapped on Redlined Neighborhoods



34 ADW point and 22 polygon data

Archival Data Mapped on Redlined Neighborhoods

- **Downtown-Sweet Auburn-Old Fourth Ward: D neighborhoods**
- (1952) Concerns over MPO Master Plan hurting Auburn Avenue and **disproportionately affecting Black residents**
- (1952) Mass Voters League meeting to solidify protest against the Metropolitan Planning Commission's proposals to **replace Black families** in the Summerhill and Butler Street section with whites
- (1958) Hundreds of residents approve "**The Slum Clearance and Urban Renewal Program of the City of Atlanta and Its Impact on Minority Citizens**" document that emphasizes five specific problems with the program
- (1959) Property owners challenge Atlanta's housing code and slum ordinance in court, claiming it would allow the city to **"illegally condemn, decry, and take" their properties**
- (1959) **Opposition to proposed public housing development** on former Egleston Hospital site, city officials worry it will jeopardize the entire urban renewal program
- (1961) Atlanta Housing plans to sell tract in **Butler St Urban Renewal Area** to private developer who will build a 21-story high rise apartment building
- (1961) Approval of two low-rent housing developments for **elderly Black residents**
- (1978) Capitol Homes tenants staged an overnight sit-in at Atlanta Housing director's office and demanded he fire their project manager C.W. Tinsley who they claim was **"incapable and insensitive"**

Historical Urban Developments in the Neighborhoods Collier Heights, Vine City, Downtown, Sweet Auburn, West side

Atlanta Through the Archives

[Home / Index](#) [Story Map](#) [About](#)

Decades

[Pre-Redlining_\(1900-1930\)](#)

[1930](#)

[1940](#)

[1950](#)

[1960](#)

[1970](#)

[1980](#)

Neighborhoods

[Collier Heights](#)

[Downtown](#)

[Vine City](#)

[Sweet Auburn](#)

[West Side](#)

Introduction

The project is an ambitious digital research initiative that archives and presents the discriminatory experiences people of color had to live with at their places, including where current Georgia Tech students reside and study. Specifically, this project looked at urban development as told through the historical archives of The Atlanta Daily World, the oldest African American newspaper in Atlanta.

This website contains individual pieces of data found through our extensive archival review, with additional sources, for context, woven throughout.

Neighborhood Analysis

Students examined developments and turning points for different neighborhoods in Atlanta, including Collier Heights, Downtown, Vine City, Sweet Auburn, and the West Side.



All Digitized and Indexed With Cutting-Edge Algorithmic Programming and Data Science



Data Index

*Any additional sources that were used in each data index entry will be cited. If others are not listed, all the information was sourced from our ADW archive research. A sorting feature to identify events by tag will also be implemented soon.

1906 - Atlanta Race Massacre

1908 - Founding of Neighborhood Union

1910 - Jackson Hill Disputes

1915 - "Birth of a Nation" & the KKK

1916 - Black Health Center

1917 - Buchanan v. Warley Supreme Court Case

1918 - Sweet Auburn Curb Market

1922 - Racial Zone Map

1929 - Implicit Racial Zone Map

1932 - Techwood & University Homes

1933 - HOLC Maps

1937 - US Housing Authority Established

1938 - Atlanta Housing Authority Established

1940 - Clarke Howell Homes Constructed

1940 - John Hope Homes Constructed

1941 - Capitol Homes Constructed

1941 - Grady Homes Constructed

1941 - Clark Atlanta University and Seminary Moves

1947 - Clarke Alley Slum Demolished

1948 - Shelley v. Kraemer Supreme Court Case

1949 - Atlanta's First Expressway Built

1949 - Housing Act of 1949

1950 - Auburn Avenue Renewal Disagreements

1951 - Slum Clearance Underway

1954 - West v. Housing Authority of City of Atlanta

1956 - I-75/85 Connector Construction

1956 - Interstate 20 Delineates Race

1957 - Butler Street Slum Clearance Proposed

1957 - Rawson-Washington Urban Renewal Project

1958 - 10,000 Families Displaced by Renewal

1959 - Egleston Public Housing Discourse

1959 - Butler Street Clearance Funding Approved

1959 - Highway Constructed Through Auburn Avenue

1960 - White Groups Discuss Black Housing Challenges

1960 - Decline of Sweet Auburn Curb Market

1962 - Atlanta's Berlin Wall

1968 - Housing & Urban Development Act of 1968

1970 - Northside Public Housing Discourse

1971 - Collier Heights Public Housing

1972 - Howell Mill Road and Collier Road Site

1973 - First Public Housing in Northside

1973 - Push to Save the Sweet Auburn Curb Market

1974 - Housing and Community Development Act of 1974

1974 - Northside Public Housing (3601 Piedmont Road).

1972 - Howell Mill Road and Collier Road Site

1974 - Northside Public Housing (1422 Piedmont Road).

1976 - I-75/85 Connector Expansion

1976 - Sweet Auburn Designated Historic District

1977 - Arlington Heights v. Metro. Housing Corp

1978 - Northside Dr & West Mitchell St Housing

1980 - Continuing Highway Expansion

1987 - John Lewis Elected to House

1987 - Georgia Dome Construction

1990 - Highest Proportion of Public Housing

1992 - HOPE VI Program Begins

1994 - Atlanta Begins Public Housing Demolition

1996 - Hope VI & the 1996 Olympics

1996 - Techwood Homes Demolished

2000 - Empowerment Zone to Renewal Communities

2001 - HUD Study Published on Empowerment Zones

2005 - Grady Homes Replaced by Ashley Auburn Pointe

2005 - Beltline Project

2009 - Outcomes for Black and White Housing Projects

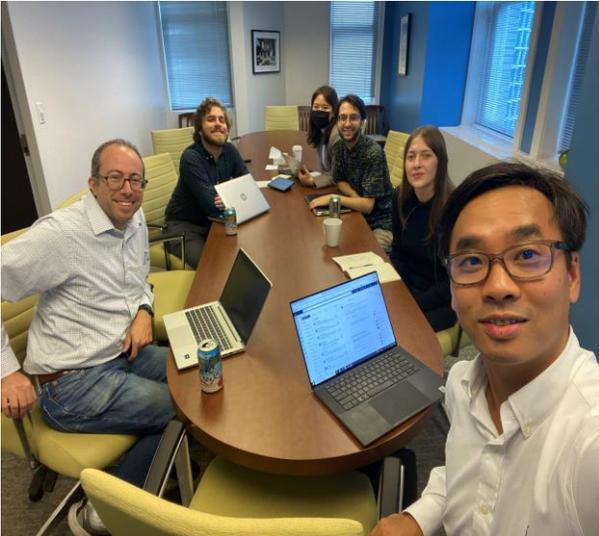
2010 - Choice Neighborhood Funding

2014 - Mercedes-Benz Superdome Construction

2017 - AHA Controls Atlanta Civic Center

2020 - Forest Cove

Our Team in the School of Public Policy & Center for Urban Research at Georgia Tech



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- **Oak Ridge National Laboratory-Energy Science and Technology Directorate (national)**
- **Troup County & City of La Grange (local)**
- **Atlanta Mayor's Office (local)**
- **Fulton County, DeKalb County, Cobb County, Gwinnett County, Cherokee County, Paulding County (regional)**