

Community Reparations Commission Meeting

Monday, March 20, 2023 --- 6:00 pm – 8:00 pm --- Asheville, NC

Presentation: **“Measuring the Impact of Urban Renewal”**



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<https://urbanrenewalimpact.org/>

<https://cil.cec.gmu.edu/>

<https://ai-collaboratory.net>

URBAN RENEWAL IMPACT



Community
Informatics
Lab

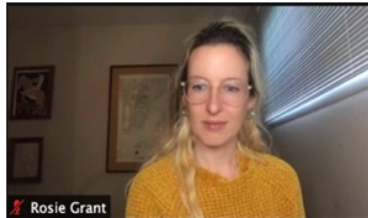
**Advanced
Information
Collaboratory**

Study Collaborators:



MN **Arthur “Ray” McCoy**
Attorney and educator. Civil rights and labor arbitration. St. Paul, MN.

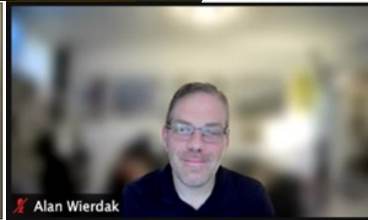
WV **Mark Conrad**
Educator & Former Digital Archivist @ U.S. National Archives and Records Administration, Keyser, WV.



CA **Rosemary Grant**
Outreach/Marketing Manager @ UCLA Center for the Study of Women, Los Angeles, CA..

MD **Alexis Hill**
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Archives Specialist, U.S. National Archives and Records Administration. Historian & Researcher.




MD **Noah Scheer**
MLIS Student @ U. Maryland iSchool

MD **Alan Wierdak**
Archives Specialist, U. Maryland Spec. Coll. Lib

Research Questions...

Who / How much / Which / When

- A. **Who** was affected by urban renewal?
- B. **How much** did the City of Asheville pay for urban renewal properties?
-  C. **Which** properties does the City still own?
- D. **How much** are those properties now worth?
- E. **When** did the City start reselling these properties?
- F. **How much** were these properties resold for?
- G. **Who** was able to repurchase these properties?

Our Work Uses UNCA & County Data from:

- UNCA Land Acquisition Files:



- Buncombe County Data:

A. Buncombe County GIS

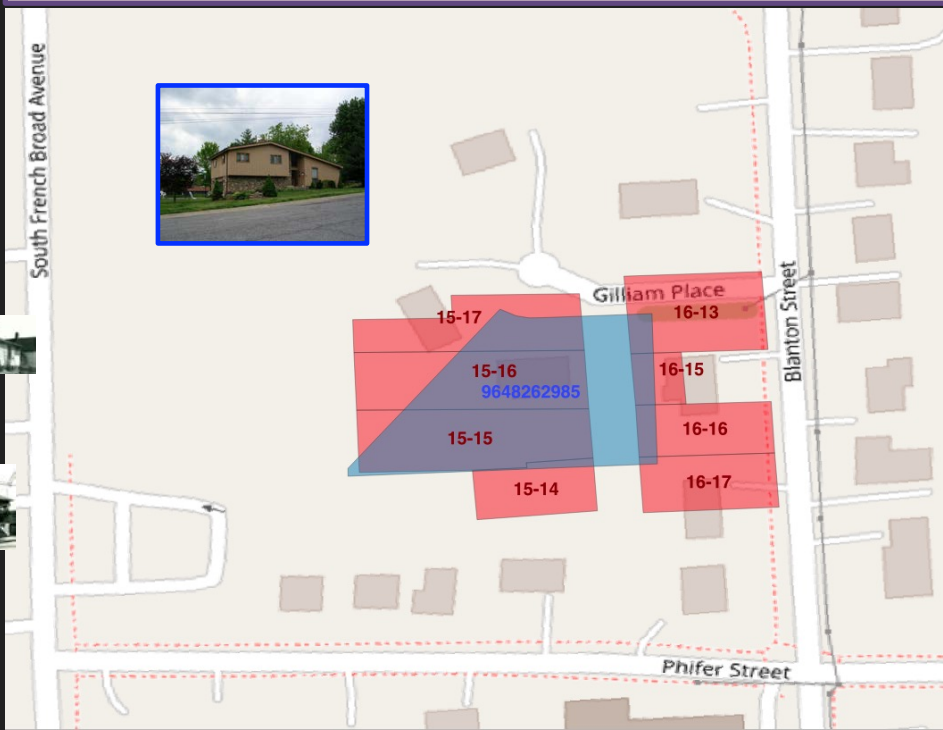
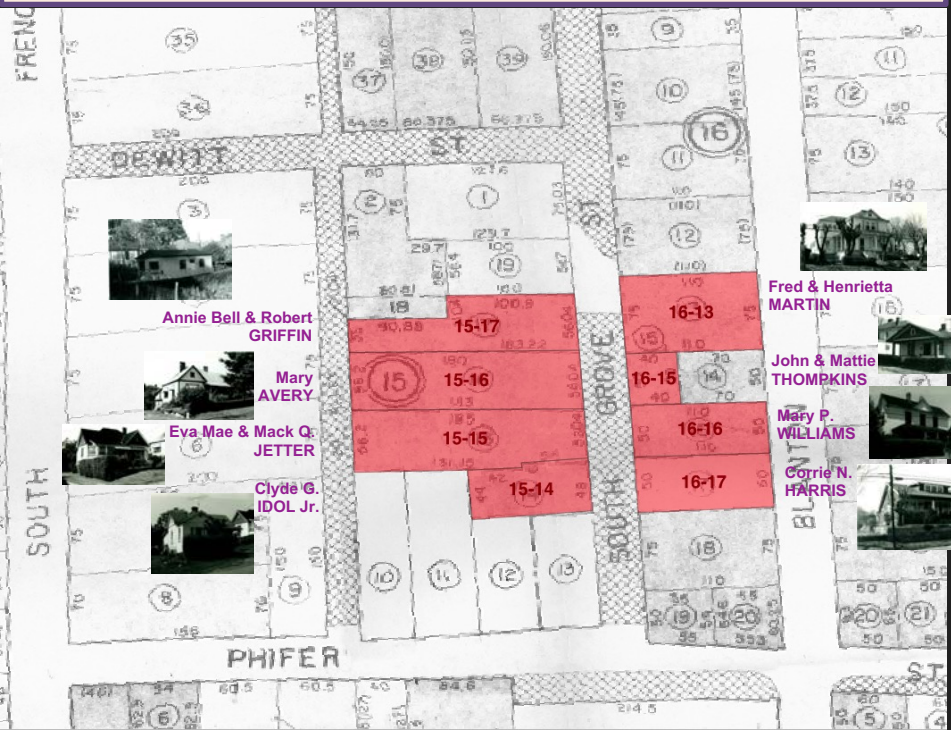
1. Parcel Ownership in Buncombe County
2. Property Card

B. Buncombe County Register of Deeds

CHALLENGE: How to Connect Pre- and Post-Urban Renewal Data?

June 1965: Acquisition Parcels
South Grove St.: Acq. Parcels B15-P17, B15-B16, B15-B15, B15-P14
Blanton St.: Acq. Parcels B16-P13, B16-P15, B16-P16, B16-P17

June 2022: Current Parcel
10 Gilliam Place: Current Parcel 9648263985

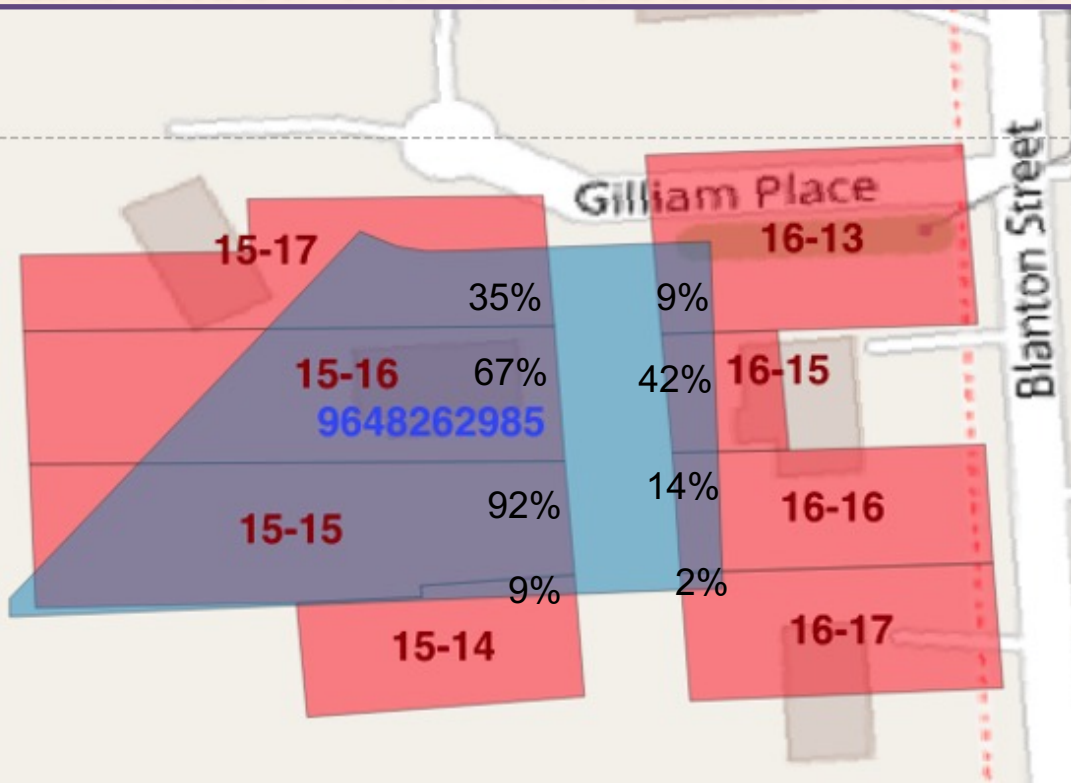


SOLUTION: CALCULATE Percentages of Parcel Overlap

...goal is to understand how Current Parcels were assembled... a reverse-engineering task to map to the past!

In order to relate Current Parcels with Acquisition Parcels

9648263985 = 35% of 15-17 + 67% of 15-16 + 92% of 15-15 + 9% of 15-14 + 9% of 16-13 + 42% of 16-15 + 14% of 16-16 + 2% of 16-17



Parcel #9648262985: 10 Gilliam Place

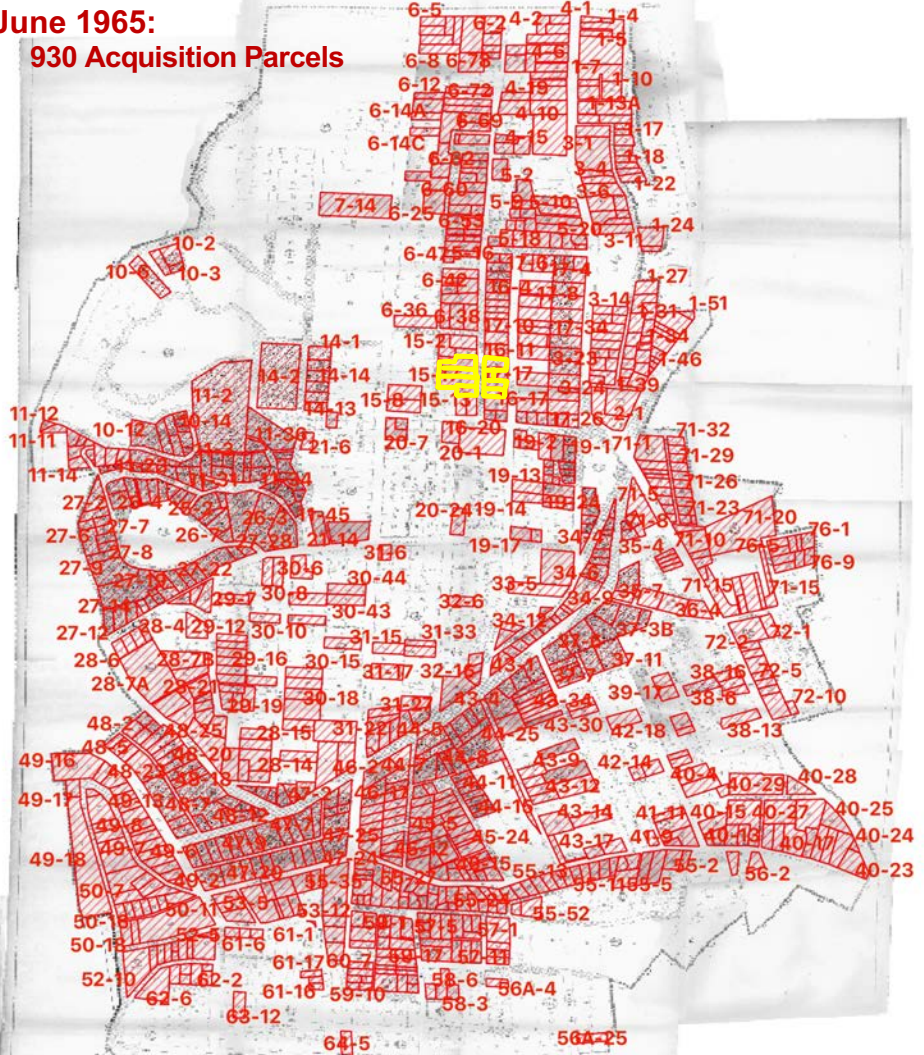
REBIRTH:

- REPACKAGED over 6 years (1968 to 1975) from 8 Acquisition Parcels at a purchase cost of **\$23,044**
- RESOLD 3 years later (April 4, 1978) for **\$5,450**

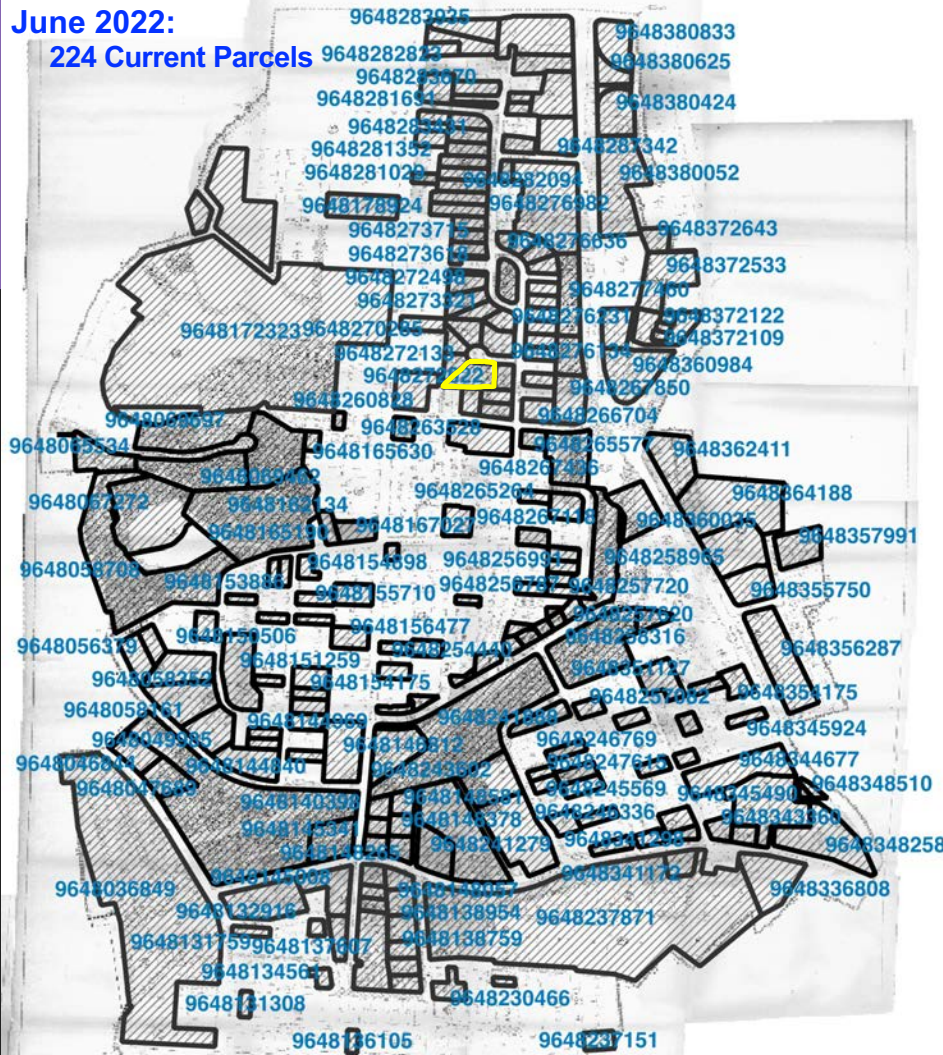
AFTERLIFE:

- RE-APPRAISED in June 2022 at **\$344,600**

June 1965: 930 Acquisition Parcels

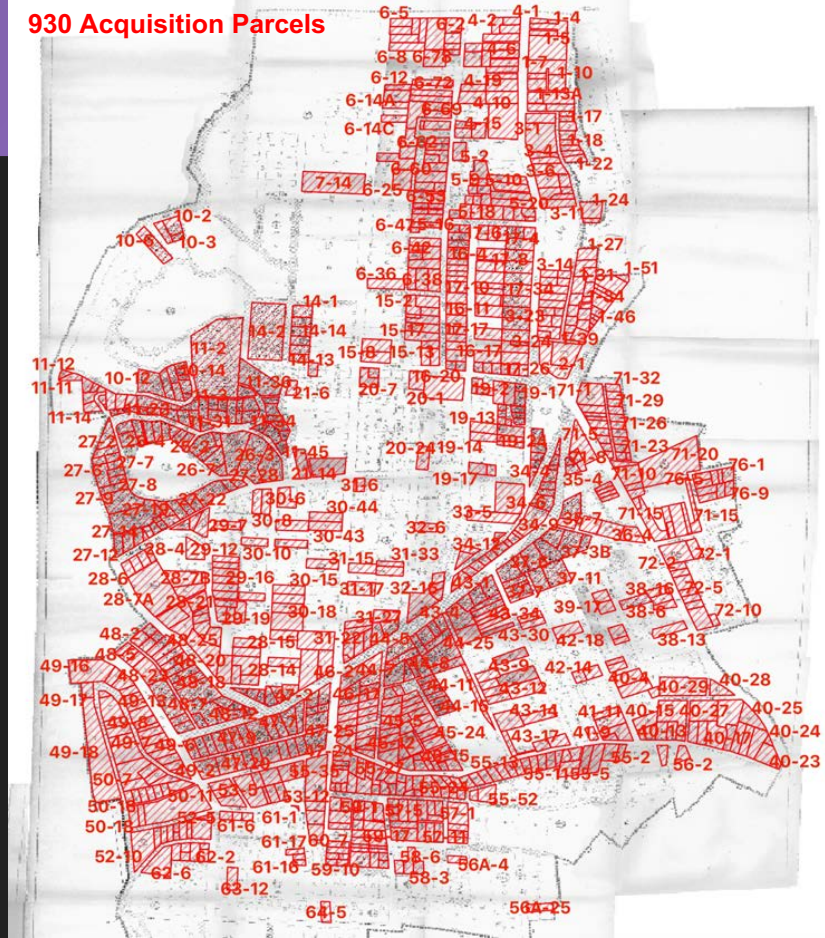


June 2022: 224 Current Parcels



A. WHO was affected by urban renewal?

- **We identified 930 Acquisition Parcels from Urban Renewal in Asheville from 1965 to 1980.** The data shows that many homeowners resisted these acquisitions and went to court.
- **From our database we can draw a list of all former owners and renters.**



B. HOW MUCH did the City of Asheville pay for urban renewal properties?

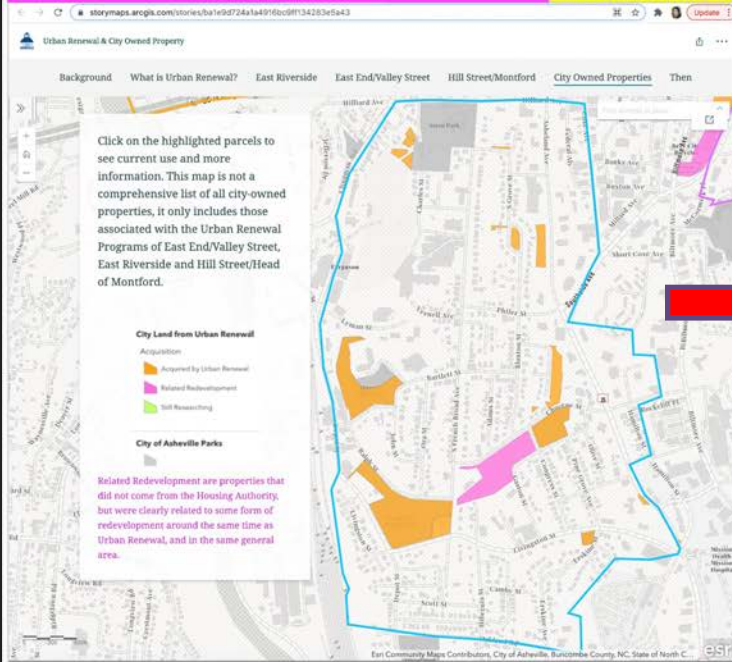
- **The total Acquisition Parcel cost was \$6.4M:** across the 930 Acquisition Parcels.
- **The median Acquisition Parcel value was \$5,350** (half higher and half lower): with 85% of the acquisitions below \$10K.

C. WHICH properties does the City still own?

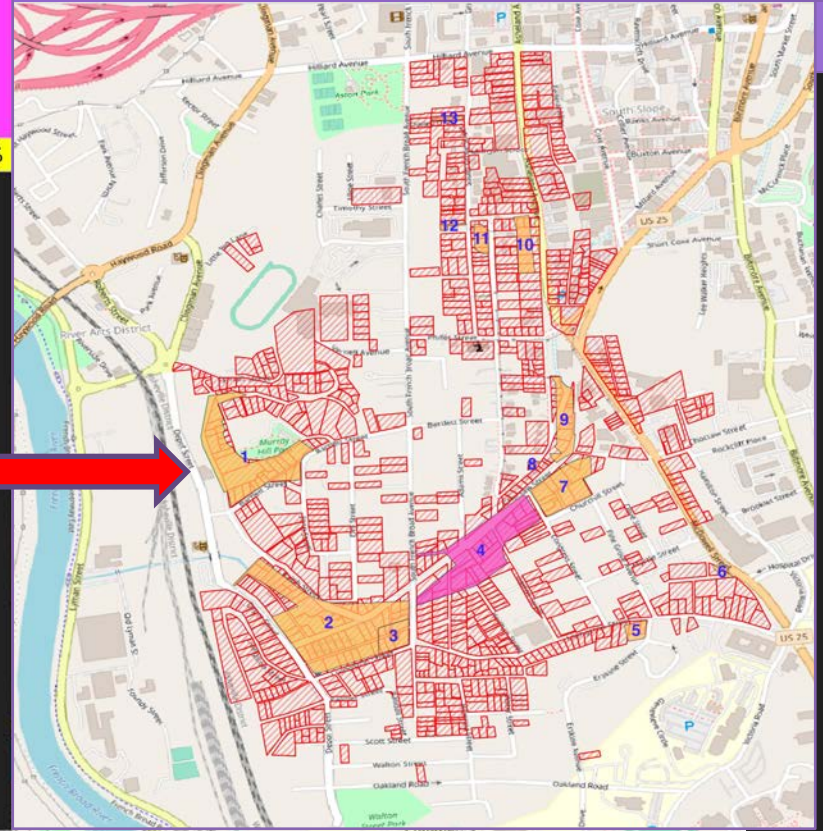
City-owned Properties (2021)

- On June 3, 2021, the City of Asheville released a *StoryMap* website showing 81 City-owned properties that came from Urban Renewal
- 13 of these properties in the Southside are still owned by the City.

CITY: 13 Parcels 169 UR parcels 18%



* 1963 City of Asheville Phone Book





Zooming into City parcel #4:
"Future Nasty Branch
Greenway":

empty lot in June 2022

Along the Town Branch Greenway.

Bounded by South French Broad Ave.
and Congress St. & Gaston St. (WEST
& EAST)

...AND

Choctaw St. and Livingston St. (NORTH
& SOUTH)

Just North of former LIVINGSTON ST.
SCHOOL.

Shows the impact of City parcel #4 on former businesses, where at least 23 businesses were erased (grocery stores, churches, restaurants, beauty & barber shops, etc.)



Shows the impact of City parcel #4 on loss of homes (34 Acquisition Parcels)

IMPACT:

• 34 UR houses



31-21



31-22



31-26



31-27



32-14



46-1



46-2



46-3



31-15 46-19 32



43-1



44-2



44-1



44-4



44-3



44-5



44-6



44-7



44-8



44-9



44-10



44-11



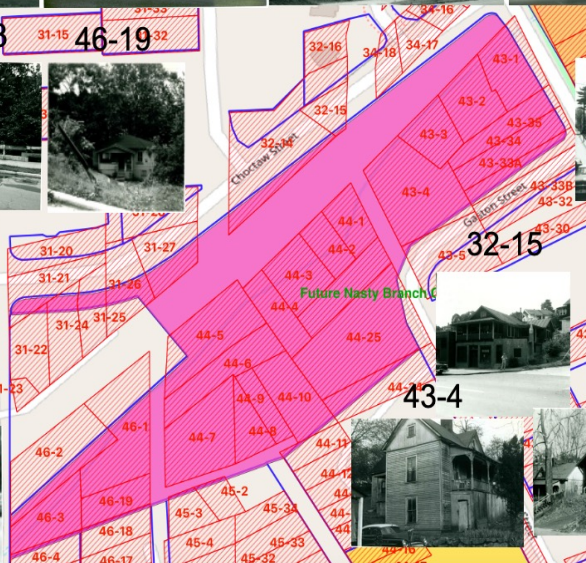
44-24



44-25



44-26



43-2



43-3



43-4



43-5



43-35



43-34



43-33A



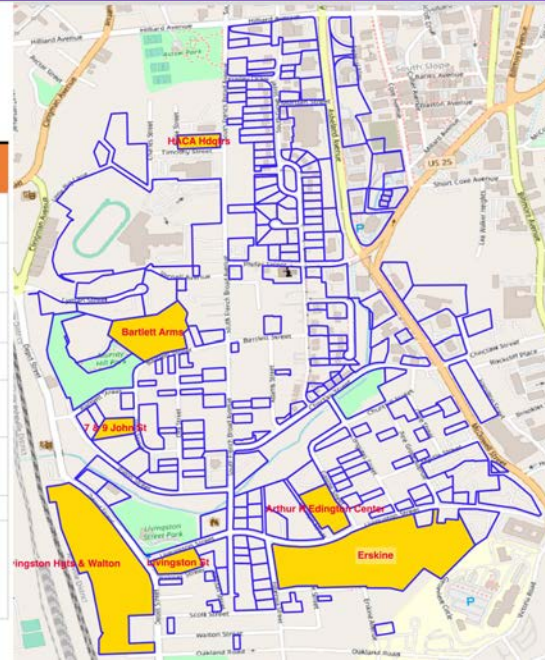
Measuring the Impact of City-owned Properties

- **The City of Asheville continues to have an 18% Urban Renewal impact.**
- The City of Asheville **still owns 13 Current Parcels** in the Southside that were repackaged during Urban Renewal. These actually **overlap with 169 Acquisition Parcels**, which represents **18% of the original pool of 930 Acquisition Parcels**.

Measuring the Impact of HACA-owned Properties

HACA-managed Properties (2022)

7 HACA Properties	Units	UR Parcels
• HACA Headquarters (Timothy & S. French Broad)	---	1
• Arthur R Edgington Education & Career Center	---	2
• Bartlett Arms Apartments	114	20
• 24 & 26 John Street	5	4
• Livingston Heights Apts & Walton St Apts		55
• Livingston St Apts	256	9
• Erskine Apts		56
	375	147 (16%)



The Housing Authority of the City of Asheville (HACA) continues to have a 16% Urban Renewal impact. HACA still owns 7 Current Parcels that were repackaged during Urban Renewal. These overlap with 147 Acquisition Parcels, which represents 16% of the original pool of 930 Acquisition Parcels.

Measuring the Combined Impact of City- and HACA-owned Properties

- **There is a 34% combined City-HACA Urban Renewal impact:** the 20 Current Parcels that were repackaged during Urban Renewal, actually overlap with a total of 316 Acquisition Parcels. This represents over a third of the original pool of 930 Acquisition Parcels.

Indicates: The depth of the legacy of Urban Renewal in Asheville.

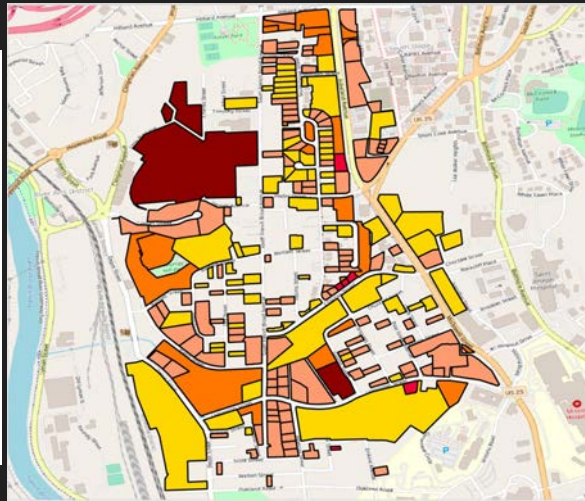
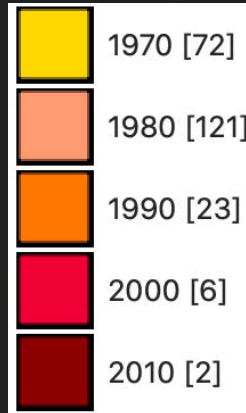
D. HOW MUCH are those properties now worth?

- **There is a 400% increase in the valuation of the 224 Current Parcels since Urban Renewal (as of June 2022 and after inflation adjustment):** based on Buncombe County's Parcel Ownership Dashboard.
- This is a conservative increase well below actual current market prices (*using Zillow valuations may show an even higher value, up to a 1,000% increase*).

Indicates: Urban Renewal deprived Southside homeowners of a significant source of intergenerational wealth.

E. WHEN did the City start reselling these properties?

- **HACA primarily (94%) and the City of Asheville (6%) resold repackaged parcels for five decades:** while 86% of the repackaged parcels were resold in the 70s and 80s, another 14% were offloaded between the 1990s and 2010s. We call the beneficiaries of the first round of reselling “*repurchasers*”.



F. HOW MUCH were these properties resold for?

- **The repackaged parcels were resold at discounted prices:** the median value of the resold parcels was less than $1/5^{\text{th}}$ of their acquisition value.
- This indicates that **the majority of the repackaged parcels were first resold for a fraction of their acquisition price** [83% of the parcels were resold below acquisition cost and the total resale revenue was \$3.3M].

G. WHO was able to repurchase these properties?

- **There were 6 categories of repurchasers:** Individuals (46%), Businesses (40%), City (7%), HACCA (3%), Churches (3%), County (1%), with 152 unique repurchasers across all 224 repackaged parcels.
- **The top 10 repurchasers were responsible for the buying of 32% of all 224 repackaged parcels:** none of these top 10 repurchasers were Individuals.
- **Only 14 Individuals repurchased in the Southside after losing their property in the Southside during UR:** these 14 Individuals represent 9% of the 152 unique repurchasers.

Conclusion

- REFERENCES:
 - <https://urbanrenewalimpact.org/>
 - **DATA** (menu tab)
 - → **Remapping** (link)
 - Interactive Map: [LINK](#)
 - → **Economics** (link)
 - Full Executive Summary Report w. details and charts: [LINK](#)
 - Companion Paper: [LINK](#)
 - **CONTACT US** (menu tab)
 - For any questions

