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Stakeholder Perceptions Regarding the Impact of Creative Placemaking on Homelessness in Neighborhoods Experiencing Gentrification

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2022

Abstract

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Vanessa R. Frazier

MPA, University of Phoenix, 2011

BA, University of New Mexico, 1997

Dissertation Submitted in Fulfillment

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Abstract

Urban planning and community development scholars continue to be interested in creative placemaking, a process meant to facilitate strategic partnerships between public and private sectors, art and culture communities, and community sectors, and the role it plays within the displacement of residents living in gentrified neighborhoods. However, researchers have found that the implementation of creative placemaking results in gentrification-related outcomes. Researchers have found a connection between the lack of affordable housing and gentrification-related displacement when creative placemaking is implemented. Researchers have suggested that stakeholder decisions direct the outcomes related to the implementation of creative placemaking; however, there is a lack of research concerning stakeholder perceptions regarding homelessness in neighborhoods experiencing gentrification. A qualitative, single case study approach was used to explore stakeholder perceptions and the influence they have on the decision-making process. Purposive interviews were conducted with nine participants that represented the public and private sector, art and culture community, and business owners within the community of interest. A combined collaborative governance and advocacy coalition framework lens was used to examine and analyze the data, which revealed patterns of core policy beliefs that determine how partnerships are formed and who is identified as a stakeholder. The findings of this study revealed opportunities for positive social change by avoiding or mitigating gentrification-related displacement as well as expanding the discipline of public policy and administration by beginning to explore the definition of affordable housing.

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Dedication

I dedicate my dissertation to the woman who was the best encourager, advice giver, and friend that I could ever be blessed to have in my life. My grandmother, Annie Clay. I vaguely remember the story of how she declined a scholarship to go to school to become a teacher so that she could be there for her family. She raised many children, one she gave birth to, one she informally adopted and raised as her own, and those of the families she worked for as a housekeeper for many years. As a single mother, my grandmother's story was nothing less than inspiring to me. They reflected her strength, faith, resilience, talent, resourcefulness, and love for her family.

After getting the news that I was accepted to Walden's Public Policy and Administration Program, in usual form, my grandmother was the first person I told of my news. She said she was happy for me. She reminded me to do what makes me happy. She would always say, "I've lived a good life, baby" and tell me how she had done all that she had wanted. She was my biggest cheerleader, always reminding me to do what made me happy. Embarking on this new journey made me happy. I started to envision her being there as I crossed the stage to become Dr. Vanessa R. Frazier, just as she had been when I graduated from high school, college, and with my master's degree. However, she passed away a month after I started my program. She may not have been a formal teacher like she originally planned, but her wisdom concerning all aspects of life, which she lived, are lessons that help me push forward during times I have wanted to stop. Grandma, I made it not just through this program but through life because of you. Now, the next goal - to live it like you encouraged me to. "Forever loved, never forgotten."

Acknowledgments

The following order of acknowledgments is by no means an indication of importance as I am truly grateful and appreciative of everyone listed or represented here.

Thank you, Dr. Gary Kelsey, Dr. Eliesh Lane, and Dr. JoAnn McAllister. The three of you challenged and encouraged me through this journey and I am so grateful. You helped me understand both that which I thought I knew and the things I did not know coming into this academic arena pursuing a discipline I love although, ironically, I had to get a tutor to help me through courses in college because I was not interested in it.

To my family and friends who have come into my life for a season, a reason, or a lifetime since May 17, 1997. When I graduated, I was scared and had no idea how I was going to provide for me and my daughter. I believe you all were divinely placed in my life at the appropriate time. You were my village. Without you, I would not be where I am at today.

To my heart, my world, my friend, Imani Chaquel Conley-Frazier. You, by far, have been the best blessing I have been given in my life. Having you has given me those things that are intangible but are far more valuable than anything anyone (including myself at times) thought I missed out on. I am exactly where I am supposed to be. Thank you for encouraging me to not give up on what I was passionate about and encouraging me, as you have done since the day you were born, to look at my situation from a different perspective and grow from it. Thank you for listening to me go on and on in excitement about my research even during times I was supposed to be on vacation. I look forward to doing the same as you now embark on your own doctoral journey.

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Chapter 1: Introduction to the Study

Community development is a process through which various stakeholders come together with a shared vision to develop viable communities (U.S. Department of Housing and Urban Development [HUD], n.d.). In collaboration, resources are combined to achieve the desired vision (HUD, n.d). In addition, decisions are made based upon strategic goals and various federal, state, and local laws, rules, and regulations that set the parameters through which collaborative stakeholders set, pursue, and achieve mutual project goals. However, an unknown element in the decision-making process is the level of influence that stakeholder perception has on the decisions made concerning public interest issues that intersect with their community development goals. By understanding the perceptions of stakeholders regarding the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification, the data from this study will provide cultural and art district stakeholders with a point-in-time reference. This point-in-time data can be used to create measurable goals for accommodating growth, spurring economic development, and avoiding or mitigating the gentrification-displacement phenomenon that occurs when creative placemaking is the implemented urban renewal strategy.

This chapter provides an overview of the evolution of community development and the role that the arts community plays in that process today. In addition, the problem statement and purpose of this study will be presented. A brief overview of the current literature and the gap concerning the topic within the public policy and administration discipline will be given and followed by an explanation regarding the necessity of this

study. Additional major sections of this chapter include the theoretical and conceptual

frameworks, the nature of the study, how key concepts were defined, assumptions, the

scope and delimitations of the study, the limitations, and the significance of this study.

This research serves as a point-in-time reference guide for community developers and

local government agencies that want to develop safe, sustainable, inclusive, and equitable

communities.

Background

The history of U.S. community development, including urban renewal and

revitalization, could be said to have begun as early as the first colonizers came to

America. Throughout the years, the name, goals, and strategies have changed but the

common knowledge purpose of accommodating growth and providing people with a

community where they can pursue a better quality of life has remained the same

(American Psychological Association [APA], n.d.).

The intertwined goals of providing an aesthetically pleasing community and

spurring economic development have resulted in an intersection between business and

art. Theatre and dance companies, art museums and galleries, art festivals, concerts, wine

and beer festivals, and food festivals all make up the arts in terms of performance, visual,

and culinary expressions which have become a commonplace thread quietly woven

between the intersecting parts of public policy. While seen mainly as leisure and

entertainment outlets, the arts community has become a large attractor for economic

development (Grodach & Loukaitou-Sideris, 2007). Due to the type of activities the

public desires to incorporate into their lifestyle, community development has been influenced by the arts (Coman, 2020).

To understand the role of creative placemaking within community development, one has to understand the contribution made by the arts community, which goes beyond leisure activity and entertainment. According to the National Endowment for the Arts (NEA), the arts contributed $804.2 billion to the U.S. economy in 2016 (NEA, 2019). For the state of Colorado, the NEA reported that $15.6 billion was added to the state's economy due to the arts (NEA, 2019). The economic opportunity presented by the arts community makes its inclusion in urban planning and community development projects a popular trend (Dupre, 2019). The revenue-generating contribution of the arts community distinguishes it as a necessary and vital part of society, which includes career and entrepreneurial pathways that cannot be relegated to hobbies. However, the importance of the arts community was demonstrated and supported through the decrease in revenue due to the Covid-19 pandemic (Guibert & Hyde, 2021). The NEA (2019) recognized this contribution and determined that the arts community should be involved in the community development and revitalization process. This decision, while a positive and progressive view of the importance of the arts, seems to have placed the arts community in a position of fault for gentrification displacement of residents by leaving them without affordable housing (Rich, 2019) when creative placemaking is implemented.

The lack of affordable housing is a factor in homelessness (National Coalition for Homelessness, 2020). According to HUD's 2019 Annual Point-in-Time Count and Housing Inventory Count report, there were approximately 17 out of 10,000 people

experiencing homelessness in the United States (World Population Review, 2020).

According to the World population Review (2020), there are approximately 5,845,530

people residing in the state of Colorado. The National Alliance to End Homelessness

(2021), estimated a total of 9,846 people were experiencing homelessness within the

state. Seemingly, the statistics do not support the level of concern and urgency expressed

by advocacy groups pushing for policymakers to address the homelessness issue. The

American Planning Association (APA) has been following the growing trend concerning

a lack of affordable housing since 2006 (APA, 2019). According to the APA 2019

Housing Policy Guide, the same challenges noted in 2006 remain current issues today

and APA noted that the decrease in the availability of affordable housing has become

worse. Although some elected officials and private sector community developers have

recognized the need to ensure that affordable housing is included in the discussions and

plans of the revitalization of certain neighborhoods (City of Atlanta, 2018; National

Association of Home Builders, 2019), there still seems to be a disconnect between the

available homelessness statistics, information regarding related factors, and the housing

policy decisions made by policymakers in an effort to address the homelessness crisis.

Literature (O'Donnell, 2020; Rosell, 2019) suggests that this discrepancy is due to

the point-in-time tracking of homelessness, which makes it difficult to study the issue in a

way that provides quantifiable evidence of its significance. Policymakers utilize

evidence-based research to assist them with making decisions regarding the creation,

modification, or elimination of policy (Fopp, 2015). Omer (2020) and Rosell (2019)

found that there is a connection between gentrification-related displacement and

homelessness; however, the lack of research available to quantify the significance of the housing crisis creates a misleading picture for decisions and policymakers as it relates to the causes of homelessness. The result becomes the creation of policies and solutions based upon perceptions of the issue (Christian & Howson, 2019) as opposed to those based upon the root cause of the issue.

This is where the underlying housing policy within the phenomenon of gentrification-related displacement and creative placemaking discussion is highlighted. The phenomenon of gentrification-related displacement outcomes, when creative placemaking is implemented, appears to be more of a misguided conversation focused on the art community. The art community has seemingly been blamed for gentrification outcomes due to the implementation of creative placemaking (Rich, 2019). Creative placemaking appears to have a causal impact only based upon the way in which decision-makers choose to implement creative placemaking. According to Bowler and Mele (2019), community development is equated to economic development. In addition to the commodification of the arts community to initiate economic development, the arts have been used to evoke an emotional connection from residents to an area once considered blighted (Buckman, et al., 2018).

It is this decision regarding implementation that Markusen (2014) briefly suggested may have more of an impact on gentrification outcomes when creative placemaking is implemented. According to Rich and Tsitos (2016), critics questioned whether the implementation of creative placemaking actually created a shift in urban policy by applying economic development policies to cultural activity. Although

mentioned briefly, the criticism makes clear what Rich (2019) discussed in terms of local governments encouraging key stakeholders within the community to commit to revitalization projects.

In addition, Shkuda (2015) mentioned the shift in the perception of artists by policymakers who came to see artists as being capable of revitalizing urban spaces. According to Schupbach (2015), this decision is a needed part of the planning process as it is key to the economic development of a community. According to Palinkas (2014), a consideration of this dynamic assists with understanding why a problem exists and can assist with determining which solutions will work when addressing the underlying policy issues that trigger gentrification displacement outcomes when creative placemaking is implemented.

When it comes to addressing the underlying housing policy issue and homelessness, educating stakeholders about the pros and cons of creative placemaking and how personal perceptions can influence urban and community development planning outcomes will be needed. If stakeholders hold negative perceptions concerning the homeless population, it is not likely that resources will be considered or allocated to address the needs of homeless individuals (Tsai et al., 2017) during the community revitalization process. Taking the needs of the homeless population into consideration may assist stakeholders with creating planning and development objectives and goals that address the homelessness issue in conjunction with economic development. Creative placemaking does not place limitations or criteria on who is considered a contributing or deserving member of the community (Sutton, 2015; Tsai et al., 2017).

Advocacy for the homeless community goes beyond discussions regarding housing vouchers, availability of shelters, and transitional housing. According to Monkkoen (2018), attention should be given to planning regulations and political influence within housing policy as opposed to the creation of more subsidy programs. Monkkoen provided an assumption that supports Bengtsson's (2015) work regarding economic and political interests influencing the decision-making process; therefore, requiring a shift in focus regarding the formulation of a solution. The shift in focus, as it relates to this study, provides insight and additional knowledge into the intersectionality of various public policies and how positive decisions in one area of public policy (i.e. economic development) can unintentionally create or exacerbate issues in another area of public policy (i.e. housing). While increasing the number of resources available to those at-risk for experiencing homelessness is important, it does not provide a sustainable long-term solution to address the issue.

While there is literature concerning the phenomenon of gentrification-related displacement when creative placemaking is implemented as well as the correlation between gentrification-related displacement and homelessness, there is a lack of research concerning the perceptions of stakeholders regarding the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification and how those perceptions influence the decision-making process concerning the implementation of creative placemaking.

Problem Statement

The lack of knowledge about how stakeholders perceive the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification may be a missing piece of this phenomenon puzzle. The lack of affordable housing and limited housing assistance resources available to those who do not meet the federal guideline criteria are factors that have contributed to the current homelessness crisis within the United States (National Coalition for the Homeless, 2020). Researchers (Omer, 2020; Rutman & Desmond, 2021) and student journalists (Cingoranelli, 2019) have found a connection between homelessness and gentrification-related displacement. In addition, researchers continue to establish the occurrence of gentrification outcomes when creative placemaking is the implemented (Lockett, 2018) urban planning strategy in response to common city objectives and goals that include economic growth and developing communities where people can pursue a better quality of life (City of Aurora, 2018). However, researchers have not established the role of stakeholder perceptions regarding the impact of creative placemaking on the homeless in neighborhoods experiencing gentrification or how those perceptions influence the decision-making process concerning the implementation of creative placemaking and the underlying public policy issues.

According to Weible and Sabatier (2018), policymakers respond by addressing the root cause of an issue when it triggers a policy core belief. Once triggered, policymakers commence examining the issue and looking for solutions (Weible & Sabatier, 2018). Actions are taken to come up with solutions to address an issue when it has reached a level of concern amongst the public. However, it is key to note which

public perceptions are influencing the action being taken (Christian & Howson, 2019) as it can impact the effectiveness and sustainability of the solutions created.

The National Coalition for Homelessness (2020) found that the lack of affordable housing is a contributing factor to the rate of homelessness. This finding is supported by the literature (Omer, 2020; Rosell, 2019; and Sullivan, 2017) through which studies conducted reveal the lack of affordable housing as a variable that has gone unaddressed through effective solution-based action by policymakers.

While the existing literature concerning this topic focuses on whether or not creative placemaking is the root cause for displacement within gentrifying neighborhoods as well as determining the type of creative placemaking activities that are more likely to result in gentrification, there is a gap in the literature addressing the underlying housing policy issue in terms of the perceptions regarding the impact of creative placemaking on homelessness in gentrifying neighborhoods (Urban Displacement Project, 2018). This case study provided a means of connection between policy and homelessness through the exploration of the perceptions held by stakeholders with decision-making authority. Thereby, building upon the existing literature by exploring the phenomenon of gentrification when the urban planning strategy of creative placemaking is implemented (Nieuwland & Lavanga, 2021).

The discussion amongst scholars regarding the connection between creative placemaking and gentrification, while a significant and meaningful social justice issue (Sutton, 2015), fails to include the underlying policy issues linked to the occurrence of this phenomenon as it relates to stakeholder perceptions regarding the policy issues. This

study builds upon Markusen's work (2014) that introduced the idea that the goals of community development activities, not the creative placemaking strategy, are at the root of the relationship to gentrification. This concept was explored through stakeholder perceptions regarding the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification. Understanding how stakeholder perceptions regarding the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification could inform and guide efforts to create sustainable housing solutions as well as mitigate gentrification-related displacement outcomes, which have been connected to homelessness.

Purpose of the Study

The purpose of this study was to learn about stakeholder perceptions regarding the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification. A secondary purpose was to show how those perceptions influence the decision-making process concerning the implementation of creative placemaking and the likelihood of underlying public policy issues being addressed.

A qualitative single case study approach was utilized to explore these perceptions and how they influence community development and revitalization for the purpose of economic growth and developing communities where people can pursue a better quality of life. Researchers found that community development can be a collaborative process that provides equitable access to housing and resources available to those currently residing in a neighborhood experiencing blight and gentrification (Emerson et al., 2012).

This collaborative process is a foundational element of creative placemaking (NEA, 2019).

The homelessness issue is complicated even further (Greene, 2014) due to the phenomenon of gentrification-related displacement when creative placemaking is implemented as the urban renewal strategy. This is due to the process involving various stakeholders who may be uneducated regarding the research findings concerning this phenomenon. Thereby, unknowingly making decisions that are counterintuitive to the objectives and goals they have set for developing equitable, safe, and sustainable communities. Identifying and categorizing the patterns found in stakeholder perceptions and how those perceptions influence the decision-making process, provides variables for quantitative measurement and analysis that could then provide more insight into the phenomenon of gentrification when creative placemaking is implemented.

Research Question

This study focused on three questions:

Research Question 1**:** How do stakeholders perceive the impact of creative placemaking on homelessness in communities experiencing gentrification?

Research Question 2**:** How do stakeholders perceive the homeless population and concerns regarding the lack of affordable housing?

Research Question 3**:** How do stakeholder perceptions influence the decision-making process concerning the implementation of creative placemaking?

Theoretical and Conceptual Framework

The framework for this study was an integration of Ansell and Gash's (2018) collaborative governance (CG) theory and Sabatier and Jenkins-Smith's (1993) advocacy coalition framework (ACF). A more detailed explanation of the two theoretical frameworks will be provided in the literature review. However, the integration of the two theoretical frameworks aligns with this study due to the focus on collaborative partnerships established in accordance with the creative placemaking planning criteria. In addition, this study explored the ways in which these partnerships influence perceptions and decisions made regarding homelessness as the creative placemaking strategy is implemented within the surrounding culturally diverse residential neighborhood.

The CG theory addresses how public and private sector organizations work together to accomplish a common goal (Noverman & Novita, 2020). Application of the CG theory provided insight into how the stakeholders establish common objectives and goals, which they then act on to bring about community development and revitalization. In addition, it provided insight into how a stakeholder group identifies and addresses current social issues and the types of solutions created to solve them during the community planning and development process.

The application of the ACF supported the CG theory by providing an in-depth understanding of the policy process. The integration of the theory and framework provided insight into the "why" and "how" public sector agencies enter into collaborative partnerships with the private sector and other community organizations. Concepts explored include the perceptions and understanding of creative placemaking by the

stakeholder group. An inquiry was made concerning their understanding of the purpose

and use of creative placemaking as an urban and community planning strategy. Guidance

obtained from Sabatier and Jenkins-Smith's ACF provided insight into how coalitions

and networks form to influence policy; thereby, providing an in-depth understanding of

the impact of creative placemaking on homelessness in gentrifying neighborhoods. The

integration of this theory and theoretical framework laid the foundation for this

qualitative study as the aim of the study was to gain insight into human perception and

how that can impact public policy on a larger scale. These theories helped develop

interview questions, guided notes that were taken during the review of video recordings

of town hall meetings available to the public and guided the review of local agency and

community planning documents available to the public for triangulation purposes.

Nature of the Study

This was a qualitative single case study design that was guided by Paul Sabatier's

(1988) ACF as referenced in the literature (Wellstead et al., 2017) as well as Ansell and

Gash's (2018) CG theory. Purposive interviews were conducted to gather data that was

coded and categorized through the use of deductive and inductive coding processes.

A qualitative methodology was selected over a quantitative methodology for this

study as the focus was on the phenomenon of gentrification related displacement when

the urban renewal strategy of creative placemaking is implemented. While there is a gap

in the literature providing information regarding the significance of the debated causal

relationship between creative placemaking and gentrification, there is an equal gap

concerning the "why" behind the phenomenon. By focusing on the "why" behind this

phenomenon, the study results indicate additional information and in-depth insight into the factors related to this phenomenon. The use of a qualitative research methodology afforded me the opportunity to spend time within the field. While there was no direct involvement in the decisions concerning the revitalization of the community of interest, I had collateral connections within the area. As such, I was committed to spending the time needed within the field to build rapport and collect data (Creswell, 2013).

To support this methodology selection, a single case study was chosen as the research design approach as the community of interest provided an opportunity to study this phenomenon in real-time as the community of interest was still in the beginning stages of revitalization. In addition, a review of the comprehensive plan for the community of interest suggested that there is a goal to develop the area in a way that leverages the arts, attracts tourism, facilitates economic growth, and maintains the diverse cultural demographics within the surrounding area (i.e., avoid gentrification). The single case study research design allowed for the phenomenon to be studied within the natural environment of the community of interest. According to Creswell (2013), a case study approach clearly identifies and focuses on an event or issue. Through a case study research design, data can be collected through interviews (Creswell, 2013). Through a case study approach, questions can be asked that seek to explore the influence of stakeholder perceptions on the decision-making process. While a quantitative research design can collect similar data through surveys, it does not allow for follow-up questions to be asked when interviewees provide new and relevant information. In addition, it does not take into consideration the observed interactions, individual perceptions, and

organizational cultures that can be highlighted and obtained through fieldwork and interviews.

In addition, the case study explored the phenomenon of gentrification displacement outcomes when creative placemaking is implemented through the lens of integrated frameworks, ACF and CG. Again, the purpose of this study would not have been served through a quantitative methodology as the data collection instruments would not have been able to collect the data needed to understand how this integrated theoretical framework is applied to the study of this phenomenon within the time frame allowed for this study. According to Yin (2018), case studies allow for the exploration of "why" and "how" questions related to an event or issue. By using a single case study approach, the research only focused on one aspect of the study, the "why" behind the phenomenon of gentrification-related displacement when creative placemaking is implemented. A quantitative methodology would not have provided the researcher with insight into "why" the perceptions of stakeholders are important or "how" those perceptions influence decision-making.

Definitions

Advocacy: The act or process of supporting a cause (Merriam-Webster Dictionary, 2022).

Art district: For the purpose of this study, the term art district will describe an area that represents the cultural influences of the surrounding neighborhood through creative, culinary, and entrepreneurial expression.

Art district stakeholders: A non-profit board created to represent the voice of the creative and business community within a community that centers around the promotion and advocacy of the arts.

Blighted community: A neighborhood that has been identified as being in a deteriorated condition.

Coalition: For the purpose of this study, a coalition will describe the "alliance of distinct parties, persons, or states for joint action" (Merriam-Webster, 2022).

Collaboration: In the context of this study, the collaboration will be the mutual agreement between, and actions taken by public and private stakeholders with the mutual goal of redeveloping the case study site area to meet the goals and objectives of each government and public agency involved.

Community: A group of individuals that share common interests and reside in the same location (Merriam-Webster, 2022).

Community development: The promotion of participatory democracy for the development of sustainable and equitable communities (National Association of Community Development Extension Professionals, 2014).

Core beliefs: How individuals view themselves and the world they live in. One's collective experiences, observations, conditioned or learned knowledge, personal values.

Creative placemaking: "Creative Placemaking (CP) is understood as the use of arts and culture by diverse partners to strategically shape the physical and social character of a place in order to spur economic development, promote enduring social change, and improve the physical environment" (NEA, 2010).

Decision-Makers: For the purpose of this study, decision-makers will mean public administrators, elected officials, policymakers, private sector community developers, and art district board members with final decision-making authority.

Development: The process by which a community is structured to meet the shared common interests and needs of those residing within a specific location.

Displacement: Merriam-Webster (2022) defines displacement as a removal from the usual or proper place and to expel or force to flee from home or homeland.

Gentrification-Related displacement: The process by which a marginalized community experiences an influx of middle-class or wealthy people through the urban renewal of a blighted community which results in an increase in property values and costs resulting in the displacement of previous residents.

Homelessness: The state of being without consistent shelter.

Impact: A significant or major effect of one variable upon another (Merriam-Webster, 2022).

Opportunity zone: An economic development strategy that is meant to facilitate economic growth and job creation in low-income communities while simultaneously giving investors a tax benefit (IRS, n.d.).

Policy Core beliefs: A shared believe or value concerning a particular issue addressed through current policy or one which actor [stakeholders] believe should or should not be addressed through policy.

Policymakers: Elected government officials who make decisions regarding local, state, and federal government policies.

Political agenda: A list of issues brought before the legislative body for decision-making and debate that is influenced by elected officials, lobbyists, grass-roots activist groups, courts, and world events (Definitions.net, 2022).

Pool: The collective interests or property of a stakeholder group created for the purpose of a joint undertaking (Merriam-Webster, 2022).

Secondary aspects: An individual's core beliefs, which encompass their values, how they view themselves and the world, their experiences, and expectation regarding themselves and others.

Stakeholder: For the purpose of this study, a stakeholder is defined as a representative of a public or private sector organization, local business owner, artist, community resource or services provided, school district, hospital, financial institution, or resident of the community.

Assumptions

Based on the literature that includes assumptions of human perception (Arthurson et al., 2015; Buckman et al., 2018; Christian & Howson, 2019; Johnson, 2019; Kriewall, 2016; Mosgen, et al., 2018; Markusen, 2014; Walks, 2015) this study explored the influence of stakeholder perceptions on the creative placemaking implementation process. The current literature has not been able to provide a definitive significant correlation between creative placemaking and gentrification. The assumption is that the presence of the arts community is responsible for the demographic and economic changes in a neighborhood. Although Grodach, et al. (2014), found a significant correlation

between certain art and culture activities and gentrification, there remains a gap in the

literature regarding the reason for the occurrence of this phenomenon.

The reality of the phenomenon is that it is occurring in low-income urban

communities that have been impacted by blight and have been labeled as opportunity

zones. The assumption is that the redevelopment of a blighted community will result in

the economic growth of the community thereby allowing current residents to benefit from

the creation of jobs and access to public transit. However, the researchers have found the

opposite. According to the investigative report written by Chapple et al. (2017), the

labeling and economic development of a blighted community have put current residents

at a disadvantage as they are no longer able to reside in the community due to the lack of

affordable housing. This is relevant to this study as the assumption regarding creative

placemaking is that it is meant to engage and benefit the current residents within the

community (Schupbach, 2015). In addition, there is an assumption that gentrification

outcomes are related to the race and ethnicity of a community (Hwang, 2016; Sutton,

2015; Urban Displacement Project, 2018). This information is also relevant to this study

as the community of interest, and its surrounding residential areas, is one with a large

minority and immigrant community.

The last assumption, based on current literature (Baione, 2019; Buckman et al.,

2018; Mosgen, et al., 2018) was that local governments favor some level of gentrification

in the economic development process due to budget constraints and the benefits of real

estate transactions. This information is relevant, as anecdotal information suggests that

the budget became even more constrained due to the Covid-19 pandemic having a

significant impact on public agency budgets in 2020. While not new, the collaboration between local governments, businesses, and non-profit organizations has become an ideal way for each stakeholder to pool and expand their resources to bring about mutually related goals and objectives (Pittz & Adler, 2016). Understanding the purpose behind these collaborations provided insight into the decisions that result in gentrification-related displacement when the creative placemaking strategy is used.

Based upon this information, local governments working to meet their strategic plan objectives and goals may select to participate in collaborative activities. If a local government owns property within an opportunity zone but does not have the budget to repair or remodel the property, attracting businesses with a tax benefit incentive provides an opportunity for a local government to meet its goal (Baione, 2019). A community developer could see this as a financial saving opportunity. Meaning, the community developer is using less of their money to achieve the same goal, plus receive a tax benefit (Internal Revenue Service, n.d.).

Exploring this phenomenon through stakeholder perceptions (i.e. interpretations, individual core beliefs, and experiences) and how these perceptions influence the way in which decisions regarding the implementation of creative placemaking and the way in which policies regarding housing and the homeless population are created, evaluated, and modified provided insight that was not found in the current literature. In addition, it provided insight into the ways in which decisions regarding the allocation of financial resources within a community could lead to gentrification related displacement.

In addition to the assumptions concerning human perception and the availability and allocation of resources, there is also the assumption that those employed by public and private sector organizations are dedicated to and embody the mission and vision statements concerning developing communities that are sustainable, equitable, and safe for all. However, the rhetoric and events that transpired during the Trump Administration indicate that this assumption alone is flawed in terms of understanding the influence of perceptions held by community development and art district stakeholders with decision-making authority. Markusen's (2014) work opens the door of assumptions concerning the motivations and values of stakeholders involved in community development projects. Taking all of this information into consideration, the guiding assumptions for this study were the ways in which individual core beliefs and values intersect and influence underlying policies related to the phenomenon of gentrification-related displacement when creative placemaking is implemented. Through the identification and examination of patterns that arise, effort was made to label them as variables that can be measured in a quantitative way.

Ontological, Epistemological, and Axiological Assumptions

In addition to assumptions present based on the literature, Creswell (2013) discussed the philosophical assumptions that researchers make when conducting a qualitative research study. While they are not overt, ontological, epistemological, and axiological assumptions do play a role within a research study. These assumptions, often unspoken, can be found beneath the surface (Organizational Communication Channel, 2017). Ontology considers individuals within groups, their relationship with each other,

and the ways in which they communicate (Organizational Communication Channel, 2017). Ontology embraces the knowledge that individuals, even when part of a group, can have a different reality concerning the same experience. As researchers are instruments within the study themselves, due to their interpretation of the data (Saldana, 2016), it is important to acknowledge not only the realities for participants and how they view the world they live in or come to learn what they know but also the realities of the researcher and their view of the world and knowledge (Klakegg, 2015).

As previously mentioned, the phenomenon of gentrification-related displacement impacts marginalized communities. In 2020, various social justice issues across the nation revealed that there are public administrators and elected officials within government agencies that hold biases against those who identify as members of a marginalized demographic (Starke et al., 2018). In turn, decisions are made, consciously or unconsciously, based on those biases (Starke et al., 2018). The current issues within society concerning race are a reality and the existence of this societal issue was expected to have some influence on this study (Al-Saadi, 2014). Particularly, in terms of how this relates to the assumptions of me as an African American female that has worked within the public sector for approximately 20 years.

There was an assumption that the invitation would not be immediately received or accepted due to the nature and topic of the study. Or, in the alternative, I would be subjected to more scrutiny or criteria for gaining access to stakeholders in an effort to conduct interviews related to the study. There was also an assumption that due to my professional background and established relationships, there would not be any issues

regarding being able to meet the participant sample size for interviews. My professional and community service work experiences provided me with the knowledge that lends to the varying epistemological assumptions.

Due to my professional background, as well as engaging in community service work, there was an assumption that collaborative projects are meant to benefit the community as a whole and not only certain demographic groups. This speaks to the values of the individuals involved in the collaborative projects. The axiological assumption was that each individual shares a mutual agenda and goal, which lead me to focus on the length of time that artists and business owners had been within the community of interest. Additionally, there was an assumption that the recent initiatives concerning diversity, equity, and inclusion by some public and private organizations were acts of compliance and are not truly internalized by all who are within an executive management position that has been tasked to implement this new initiative. If there is a change in the U.S. Administration, the assumption was that this initiative would not be continued by some public and private organizations, again, due to it not being personally internalized by those with decision-making authority.

As with the assumptions based on literature, the ontological, epistemological, and axiological assumptions can be ascertained through the data collection process. While the presence of assumptions through thematic patterns was more appropriate for the long-term study of the community of interest, they are mentioned in Chapter 5 when it comes to recommendations for future study.

Scope and Delimitations

The scope of this study focused on stakeholder perceptions regarding the impact of creative placemaking on homelessness within the community of interest, which is located within a midwestern metropolitan city that has been identified as the local cultural and art district for the city. The community of interest was ideal for this study due to the economic and racial demographics of the residents and business owners within the area. The combination of the art district designation and demographics of the neighborhood provided an opportunity to explore the phenomenon of gentrification-related displacement from beginning to end as it relates to the implementation of creative placemaking. However, due to the conflict between the length of time for this study and the local government being in the beginning phase of its development of a city-wide strategic plan, the scope of this study was narrowed to focus specifically on stakeholder perceptions regarding the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification. This phenomenon was viewed through a combined collaborative governance and advocacy coalition framework lens.

A purposive sample of participants was recruited for the study. The planned sample of participants were individuals identified as primary stakeholders within the community of interest as well as those with the authority to make significant decisions regarding the community of interest. A secondary group of participants was also recruited for this study based on being current or former stakeholders with relevant institutional knowledge concerning the development of the community of interest. This allowed for the formation of additional interview questions as well as member checking.

Residents within the surrounding neighborhood were not interviewed for this study. This decision was made as it is the perceptions of the stakeholder's group that are the focus of the study. For the purpose of this study, the view of the residents will be incorporated in terms of complaints or advocacy mentioned at public town hall and city council meetings. Chapter 3 will discuss this in more detail; however, the study will be transferable as the phenomenon of gentrification-related displacement outcomes when creative placemaking is implemented is not isolated to the community of interest city, or state. The purposive sample of participants is categorized as the public and private sector, community organizations, businesses, and artists. As such, scholars interested in applying this study to similar communities of interest will be able to find a similar sample of participants.

Limitations

According to Yin (2018), there are four tests that can be used to determine the quality of a research design. This qualitative research study focused on human perception and the influence it has on policy formation and modification. As such, this case study needed to be measured against the tests of construct validity, internal validity, external validity, and reliability (Yin, 2018). To address concerns of construct validity, the phenomenon, creative placemaking, and homelessness were defined. The second part of the construct validity test (Yin, 2018) does reveal a potential weakness in the study that could potentially draw criticism. The potential weakness referenced was the response rate from purposive participants. Many declined to participate in the interviews, which may cause there to be a question as to how well the interviews were able to assess the

perceptions of stakeholders regarding the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification. As this study built upon Markusen's (2014) assumption that the goals and objectives of private sector community developers, not the creative placemaking strategy, influence the gentrification-related displacement outcomes, this concern regarding construct validity was addressed through triangulation and member checking.

Another construct validity weakness concerns qualitative researchers recognizing themselves as an instrument within the data collection process (Shindler & Case, 1996). The way in which the topic was perceived could have an impact on the way in which the data was interpreted. This was a weakness concerning this research methodology as there are those that could attempt to discredit or devalue the contribution of this study by dismissing it as opinion. To address this issue, a plan to save all articles, reflexive notes, interview recordings, notes, and transcripts, as referenced to questions concerning key concepts within the study or evidence used to support the study. In addition, a journal was used to reflect upon the information received through interviews, as well as referenced recorded public meetings and documents, to ensure that there was no bias when reporting the findings.

The second test involves internal validity (Yin, 2018). As previously noted, the phenomenon of gentrification-related displacement outcomes when creative placemaking is implemented is being explored in terms of the underlying housing policy issue and how stakeholder perceptions influence decision-making. Internal validity was addressed through saturation and triangulation of the data collected.

One identified potential threat to external validity was the governing structure for the community of interest city. This was identified as a potential threat as the decision-making process within this governing structure may differ from that of other cities, states, and countries depending on where scholars desire to apply this study. However, while the governing structure may be different, this potential threat is resolved within itself as the focus is on stakeholder perceptions and the decision-making process. It is noted that the type of governing structures through which the phenomenon is more likely to occur can be done; however, as it is not the focus of this case study, it should not present a threat to the external validity of the findings within this study.

In addition, to address any concerns regarding any limitations posed by the constraints of concentrating the literature on sources between 2014 and 2020, the grey literature (Borrup, 2015; Edmonds, 2017; Erickson, 2016; Gualtieri, 2016; Guo, 2019; Lockett, 2018; Scheer, 2019; Supinka, 2016) were used to inform the interview questions as well as assist with guiding the analysis, findings, and recommendations in Chapters 4 and 5.

Outside of these limitation concerns, other potential concerns were identified and addressed through the iterative process as it relates to interviews and the development of interview questions. The transferability and dependability of the research findings required tracking of the interview preparation, location, sample participants, and process. The study utilized purposive interviews to collect data concerning the perceptions of members within the stakeholder group regarding homelessness within the community of interest as well as the impact that creative placemaking has on the homeless in

gentrifying communities. By providing detail concerning the community of interest and interview process, it will help scholars reproduce a similar case study within their local art district, which is under current development. Although interviews can be one of the most important sources of evidence within a case study (Yin, 2018), it was recognized as a potential weakness within this study based upon the questions asked of participants. The development of interview questions was tracked to assist with alignment as well as reporting findings for reliability.

There were some limitations to this study due to the length of time in which the study had to be conducted. During the topic and literature research phase, it was learned that the foundational document for use within this study is actually a comprehensive plan and not a strategic plan. Although the comprehensive plan contains objectives and goals concerning the vision and mission for the community of interest city, it does not describe the action steps that will be taken to achieve those goals. The strategic plan was relevant to the study in that the data would be viewed through a collaborative governance and advocacy coalition framework lens. As the city for the community of interest is embarking upon the journey of creating a five-year strategic plan (City of Aurora website last visited 3/13/2022), any information learned during this study related to the strategic plan was considered in the general recommendations for future research. Another way in which time presented a challenge for this study was related to the scheduling of interviews due to Covid-19 restrictions and staff mobility due to employee furloughs and layoffs. The way this limitation was addressed is detailed in Chapter 3 and 4.

A potential challenge that required awareness was related to the researchers' role as a volunteer with the Art in Public Places (AIPP) commission commencing April 2020. It was assumed there could be some involvement in the redevelopment plans of the community of interest by nature of AIPP's mission. To ensure that there was no bias or research-related influence when contributions or decisions were being made, disclosure was given concerning the study being conducted and participation on art selection panels for the community of interest was avoided.

I am a resident of the city within which the community of interest is located and work within a non-local public sector agency. In addition, I am a non-professional artist who finds the idea of having a trendy bohemian art corridor to visit on the weekends with family and friends a great addition to the city. Therefore, I support the way in which diverse and inclusive representation can be achieved through the collaborative nature of creative placemaking. Having an awareness of these potential biases, either by way of perceptions held or interpretation of data, resulted in me having an ongoing inner dialogue to ensure that there was no influence on the study outcomes. While transparency was the main approach to address potential biases, reflexive journaling and member checking were also utilized. Through reflexive journaling, I analyzed various aspects of the data collection phase to process the pros and cons regarding the relevance of the data collected. Additionally, reflexive journaling ensured that I was accountable in maintaining alignment with the study problem and purpose while researching and collecting data. This included reporting the findings of the study as they were without outside influence to make them favorable to any group or organization.

Furthermore, any information that would only be privy as a member of AIPP was not utilized for this study. As an AIPP Commissioner, we are responsible for approving funds for art installations but there are criteria that have to be met. Decisions were made as a collective group. As such, I did not have any independent decision-making authority that would have presented a conflict or influenced the outcomes of this study. Although representatives from AIPP were participating in the city strategic planning process and art selection panels within the community of interest, they were intentionally not to be interviewed to ensure that there were no modifications of decisions or actions due to awareness of the study. Ongoing transparency throughout the duration of the study was implemented prior to me being invited to join the AIPP Commission, during the interview process, through and after the data collection phase. When needed, I recused myself from any activities requiring direct participation or vote (i.e. artist selection panels) concerning decisions made by AIPP concerning planned creative placemaking efforts within the community of interest. Any participation was kept to general participation concerning final approvals of public art as defined by the Commission. In addition to practicing transparency, the community of interest is not located within the ward where I am responsible for providing updates to city council members.

In regard to staff mobility, individuals leave positions or employers due to promotion or other career opportunities. With changes in personnel come changes in perceptions concerning a person's position and the specific duties they are tasked to perform. To address this challenge, networking to develop and maintain relationships with key stakeholders prior to and during the research process was done. In addition, if a

staff member change occurred prior to the completion of the data collection process, an evaluation was regarding whether or not an interview should be scheduled based on the level of decision-making authority of the new staff member as well as any publicly announced significant partnership collaborations concerning the revitalization project that could provide additional member checking data.

Potential barriers included access to planning meetings, full strategic planning documents for represented stakeholder groups, and internal agency policies and procedures regarding external communication. In addition, there was a concern that there would be limited access to individuals as well as the type and format of information provided. To address this potential barrier, research was conducted of each public and private organization to identify the main contact staff member in addition to the stakeholder representative to be interviewed. Preliminary emails were to be sent to both individuals in an effort to lessen or eliminate any delays as well as establish and nurture a genuine and transparent relationship to assist with scheduling interviews, accessing documents, and being informed of new staff should there be any changes. However, this was not needed.

<div align="center">**Significance**</div>

As with any policy change or implementation, it is important to not only think of the desired outcomes but the impact on the community as well. The phenomenon of gentrification-related displacement when creative placemaking is implemented creates a complex dynamic in terms of how the intersection of various policies (i.e. economic development, community development, housing, etc.). The homelessness crisis adds to

this complexity when policymakers have to take into consideration other factors such as mental health, substance abuse, and the wage gap to basic daily living expenses ratio for individuals and families. The latter of which seems to be a topic that is not given as much attention as the previous two. Through the exploration of stakeholder perceptions regarding the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification, the following were identified as how the findings from this study are significant to the discipline of public policy and administration, the way in which policy and best practices are developed, implemented, and modified, and the way the field of public policy and administration takes intentional steps forward towards the development of equitable, sustainable, and safe communities.

Significance to Advance Knowledge in the Field of Public Policy and Administration

This research contributed to the literature concerning the phenomenon of gentrification resulting from creative placemaking by focusing specifically on the impact that creative placemaking has on homelessness within gentrifying neighborhoods. Although creative placemaking is an urban planning strategy, this study focused on the public policy and administration discipline. The field of public policy and administration involves the creation of policies by elected officials and their implementation by public administrators. For contextual purposes, the work by Howlett, et al. (2009) concerning public policy is used to provide insight into the scope of this study. Howlett, et al.'s (2009) work highlights two commonly used definitions within the public policy discipline. The definitions formulated by Thomas Dye (1972) and William Jenkins (Yinger, 1980) have been used not only by Howlett, et al. (2009) but also as the

foundational reference within current literature as they both provide agreed-upon definitions of what public policy is and its purpose (Brajshori, 2017).

This study focused on the perceptions and decisions made by the community of interest stakeholder group. The stakeholder group makes decisions and provides information to elected officials. For this reason, a quantitative approach was not selected to conduct this study. Although the information reported to elected officials can be evidence-based and provide the preferred statistical information policymakers like to have when making decisions, it can also include the perceptions, interpretations, and biases of the individual or group providing the report (Cairney, et al., 2016). It is important to understand how stakeholder perceptions influence the public policy agenda and implementation process when it comes to developing sustainable and equitable communities (Seyed et al., 2018)

Significance to Advance Practice and/or Policy

According to the literature (Dye, 1972; Howlett et al., 2009; Yinger, 1980), public policy is about what government agencies do to address problems as well as the set goals that government agencies want to achieve. This study aimed to contribute to the literature by focusing specifically on the housing policy issue that is present concerning gentrification outcomes when creative placemaking is implemented. There is little research addressing the public policy concerns (Redaelli, 2018) related to this social phenomenon.

Homelessness is a growing concern for many metropolitan cities across the United States. State and local lawmakers are aware of the need to address the issue and

find sustainable solutions; however, tracking those within the homeless community is a challenge (National Coalition for the Homeless, 2022). While gathering specific statistics regarding the demographics of the homeless population is challenging, information regarding the common factors leading to homelessness is known. The lack of affordable housing has been identified as the most common factor that puts individuals at risk of becoming homeless (National Coalition for the Homeless, 2022). The lack of affordable housing is also a common criticism within the debate regarding gentrification-related displacement due to creative placemaking (Bowler & Mele, 2019; Grodach, et al., 2014;). State and local lawmakers, as well as national advocacy coalition groups, are working together to address federal housing policies by bringing attention to recent changes the Department of Housing and Urban Development proposed regarding the fair housing policies (Britschgi, 2020; States News Service, 2020).

The proposed changes could indirectly have an impact on homelessness within marginalized communities, particularly those where creative placemaking is implemented (Britschgi, 2020). The results of this study provided insight regarding the collaborative strategic planning and decision-making process related to the implementation of creative placemaking and outcomes that do and do not result in gentrification-related displacement. Insights from this study will provide lawmakers with information to consider when creating, implementing, and evaluating policies that impact the way in which homeless individuals are perceived and the issue of homelessness is addressed. In addition, this study sought to provide policymakers with the information needed to

establish and modify housing policies in a way that allows for urban renewal outcomes within marginalized communities to be equitable, sustainable, and safe.

Significance to Advance Positive Social Change

This research aimed to contribute to the literature concerning creative placemaking and gentrification-related displacement by focusing specifically on housing policy. There is little research that addresses the public policy concerns (Redaelli, 2018) related to this social phenomenon. As previously mentioned, homelessness is a growing concern for many metropolitan cities across the United States.

Insights from this study will provide policymakers, public administrators, and private sector community developers with information on how to go about addressing social problems through a strategic plan. In addition, through the identification of emerging patterns within the held perceptions concerning the homeless population, this study contributes to the literature by providing insight that could inform future studies focused on the way in which stakeholder perceptions influence the decision-making process within organizations for the purpose of implementing or modifying housing policies that enable urban renewal outcomes within marginalized (Creswell & Creswell Baez, 2021) communities to be equitable, sustainable, and safe.

In addition, by identifying these patterns this study provided insight into the phenomenon of gentrification when the creative placemaking strategy is implemented. The information learned from this study could provide local government officials with findings that assist with the ongoing development of a strategic plan; thereby, allowing for alignment with the overall goals of maintaining economic and racial diversity and

providing real and equitable access to housing and other resources to the public

(California YIMBY, 2020).

Summary

The word community evokes thoughts related to unity, bond, and togetherness; however community redevelopment strategies appear to be rooted in ongoing systemic racial and economic issues that bring division, exclusion, and perceptions of value for a demographic group [homeless individuals] that is different from the group of which people identify. In 2020, the nation was confronted with various social issues such as public health, unemployment, housing, and racial and social injustice that greatly impacted and even threatened the voice of democracy. By examining stakeholder perceptions regarding the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification, deeper insight into the community revitalization decision-making process can be obtained. The relevance and significance of understanding how stakeholder perceptions influence the public policy agenda and implementation process is crucial to the development of sustainable and equitable communities. With this knowledge, locally elected officials can identify, develop, and implement best practice policies that reduce the likelihood of gentrification-related displacement.

The purpose of this study was to gain insight into how this stakeholder group perceives homelessness and makes decisions based on their understanding of creative placemaking. This chapter has presented the need and contributory value of this study by highlighting the policy issue gap within the literature concerning the phenomenon of

gentrification related-displacement when creative placemaking is implemented. The purpose of this qualitative-based case study was to examine the way in which a stakeholder group works together to establish an economically thriving arts district that is inclusive, equitable, sustainable, and provides access to naturally affordable housing.

The next chapter will review the literature on homelessness as it relates to the phenomenon of gentrification when creative placemaking is the implemented urban planning strategy. The literature highlights the patterns concerning the unaddressed housing policy issue that were explored during the study.

Chapter 2: Literature Review

Introduction

Gentrification-related displacement occurs when once declining neighborhoods undergo revitalization that changes the demographic of the neighborhood from primarily minority and low-income populations (Frenette, 2017) to a demographic that is primarily composed of White affluent populations (Cingoranelli, 2019). Markusen (2014) pointed out that there is a lack of literature that discusses the individual and organizational responses of decision-makers such as public administrators, private sector community developers, business owners, and community-based organizations/nonprofits as it relates to creative placemaking. The revitalization of the community of interest involves a collaborative process involving representatives of these various stakeholder groups. By exploring stakeholder perceptions regarding the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification, more can be learned about how these perceptions influence the decision-making process. The data collected from this study provided insight that not only helps mitigate gentrification-related displacement outcomes seen within this phenomenon but also allows for understanding regarding other areas of public policy in which decisions are made concerning public interests.

This chapter will provide an overview of the literature as it relates to the phenomenon of gentrification-related outcomes when creative placemaking is implemented as the urban planning strategy. To begin, the literature search strategies will be shared as well as the theoretical and conceptual frameworks that provide the

foundational lens that guided this study. Finally, this chapter provides an exhaustive review of the current literature that will include findings of research done by other scholars exploring the phenomenon of gentrification-related displacement when creative placemaking is implemented, approaches taken by other public policy and administration scholars concerning collaborative governance and advocacy coalition framework, the use of this combined framework is supported for use in this study, what has yet to be explored concerning the phenomenon of gentrification-related displacement, and how the approach of this study was a meaningful contribution to the discipline of public policy and administration,

Literature Review Strategy

To ensure a holistic view of the current literature concerning the phenomenon of gentrification related displacement when creative placemaking is implemented, an iterative research process was involved an initial search of literature beginning in 2014 that then incorporated recent sources published in 2020 and 2021 was implemented. The initial academic search engines used were the Walden University Library and Google Scholar. It should be noted that Google Scholar was utilized to make sure that there was not any relevant literature being missed as my initial search of the Walden University Library only returned seven peer-reviewed articles concerning the topic. One of the articles was prior to 2014 but contained foundational information necessary for this study so it was included. Due to the limited literature specifically containing *creative placemaking* and *gentrification* within the title, a search within different disciplines to find sources that were about the same topic was conducted.

The initial search included the following keywords: creative placemaking, gentrification, urban planning, homelessness, affordable housing, fair housing, and public spaces. To ensure that all literature discussing the phenomenon was exhausted, a research tactic that involved directly contacting authors (i.e., Dr. Anne Markusen and Dr. Kathy Arthurson) where possible to gain additional insight into the phenomenon of gentrification-related displacement outcomes when creative placemaking is implemented. The communication with Dr. Markusen led to the research of Dr. Karen Chapple, as well as receipt of a recent paper Dr. Markusen published along with her colleague, Anne Gadwa Nicodemus. The conversation with Dr. Arthurson provided a foundational understanding of the social-mix concept, which assisted with understanding the literature and its relevance and application within my research.

In addition, general internet research was conducted to learn more about *creative placemaking*, which resulted in discovering the National Consortium for Creative Placemaking and New Jersey Innovation Institute (NJIT) Hub for Creative Placemaking. The websites for both organizations, as well as the email and Zoom communications with Dr. Markusen and Dr. Arthurson, assisted with expanding research on the topic to include a combination of the following keywords with creative placemaking, homelessness, and gentrification.

The keyword, homelessness, expanded the literature even further by reflecting patterns centered around gentrification due to a lack of affordable housing and decisions made within the urban renewal process (Bauroth, 2014; Billingham, 2019; Christian & Howson, 2019; Gordon et al., 2017; Johnson, 2019; Kriewall, 2016; Kuiperm, 2018;

Mosgen, et al., 2018; National Association of Home Builders, 2019; Omer, 2020, Rosell, 2019; Sullivan, 2017). While creative placemaking was not specifically mentioned in these sources, the patterns emerging from the research reflected actions that could be defined as creative placemaking. As this topic spreads across various disciplines, the strategy of using grey literature sources such as Markusen and Gadwa's white paper, published dissertations focusing on urban planning and economic development, arts administration, anthropology, and the NEA guide for creative placemaking assisted with rounding out a holistic view of the literature.

Having a holistic view of the current literature provided a picture of what is known about creative placemaking and reflected a deeper complexity regarding the implementation of this urban renewal strategy because it can be interpreted in different ways depending on the discipline in which it is applied. The use of news or peer-reviewed articles related to the community of interest's state was obtained to assist with giving context for the research study and to maintain efforts of masking the subject case study site. The same strategy was implemented when researching the literature available on the advocacy coalition framework (ACF) and collaborative governance (CG), which was conducted through the review of authored books as well as articles found regarding the theories. The literature contains mostly peer-reviewed articles with secondary sources being used to help fill in the gaps within the research in terms of applicable articles that related to the topic of ACF and CG.

In the end, the iterative literature search strategy was chosen to help locate additional research terms and disciplines related to the topic of creative placemaking (e.g.

urban planning). Combinations of the following words were used to gather sources: *creative placemaking, gentrification, urban planning, homelessness, affordable housing, fair housing, public spaces, housing policy, community art, community development, cultural policy, economic development, collaborative governance theory, artistic experience*, During the process of conducting the study, the literature was revisited to search for terms such as place types, urban renewal, public art, and housing strategy. This iterative literature research strategy revealed the lack of knowledge concerning the stakeholder perceptions as it related to the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification as well as the influence these perceptions have on the decision-making process concerning the implementation of creative placemaking.

Theoretical Foundation

Through the exploration of stakeholder perceptions regarding the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification, in-depth insight can be obtained regarding the influence these perceptions have on the decision-making process. As creative placemaking utilizes a collaborative process and there are opponents and proponents concerning the issues of affordable housing and homelessness, this research was framed by combining Ansell and Gash's (2008) collaborative governance theory (CG) and Sabatier and Jenkins-Smith's (1993) advocacy coalition framework (ACF). The combination of these two theoretical frameworks was aligned with this study as the focus was on the perceptions of stakeholders working together in partnership to achieve the mutual goal of revitalization of the community of

interest. In addition, it assisted in examining how these partnerships influence perceptions regarding homelessness and the decisions made regarding the implementation of creative placemaking; thereby, providing insight into gentrification-related displacement outcomes.

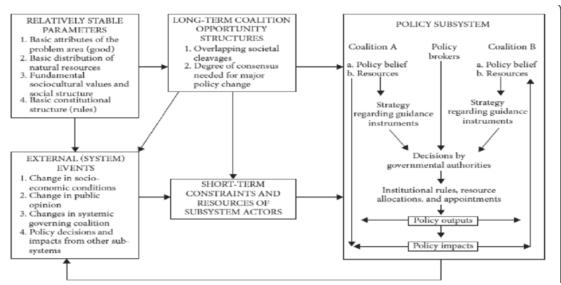**Advocacy Coalition Framework and Collaborative Governance**

Paul Sabatier and Hank Jenkins-Smith created ACF in the early 1980s due to noticing a lack of research concerning the policy process and a need to provide insight into the present ideological disagreements and policy conflicts as well as providing a way to assist others with understanding politics and the process of policy change (Weible & Sabatier, 2018). ACF is concerned with the policy process and how change impacts government agencies and procedures as well how government decision-makers are learning and adjusting decisions based on what they learn, their experiences, and the experiences of others while considering advancements in technology and research concerning policy issues (Weible & Sabatier, 2018).

As previously mentioned, the urban policy landscape has evolved in terms of how strategies within it are named and used. Literature reflects an ongoing internal working of government agencies that produce the same outcomes (Billingham, 2019). ACF also aims to provide insight into the consistent patterns present within governance and politics that influence the ways in which society is formed and operates (Weible & Sabatier, 2018). Identifying these patterns, where they emerge, and how they impact outcomes will be necessary to effectuate policy change in a way that is equitable and sustainable.

Figure 1 shows the policy process in relation to the advocacy coalition framework. As

referenced by Weible and Sabatier (2018) and Jenkins-Smith, et al. (2014), it is noted that

coalitions use various strategies to influence the public policy process. Review of this

flow chart provides insight into how and where influence, be it individual or

organizational belief systems, can penetrate the decision-making process. The ACF was

applied to the study to explore the ways in which parameters, events, opportunities, and

constraints guide the decisions made by the stakeholder group concerning the

implementation of the creative placemaking strategy.

Figure 1

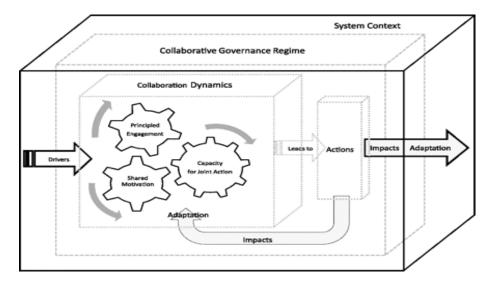*Diagram of the Advocacy Coalition Framework*

Note: In Weible and Sabatier (Ed.), Theories of the Policy Process (pp. 143) Used with publisher
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Additional research of the literature indicates that the CG theory reflects a derivation from the evolution of the work of a scholar, Mary Douglas, whose work is popular amongst political scientists, organizational theorists, and economists (Luminais, 2018). A synthesis of Mary Douglas' work in *How Institutions Think* and contemporary literature concerning the definition and role of collaborative governance theory (Ansell & Gash, 2018; Donahue & Zeckhauser, 2011; Emerson & Nabatchi, 2015; Emerson et al., 2012; Moreno & Goncalves, 2021) within the policy process can be condensed to a purpose of means for effective and efficient operation between government and private organizations by combining resources and network in an effort to move policy forward. In addition, the theory touched upon the influence of mutual belief systems amongst those within an organization.

Figure 2 reflects the way in which a problem triggers interest and the necessity of public and private sectors working together in an effort to develop and implement solutions to the problem. Again, there is an opportunity for the individual or organizational core beliefs to penetrate this process. Through the nature of their function, both ACF and CF theory provided a lens for this study to explore the ways in which shared goals and beliefs can positively or negatively impact a neighborhood when creative placemaking is the applied community development strategy, particularly as it relates to affordable housing.

Figure 2

Integrated Framework for Collaborative Governance

Note: Emerson et al. (2011). *Journal of Public Administration Research and Theory*. *22*(1) Used with publisher permission through License ID #5323380100113

The combining of the ACF and CG theory to answer the questions posed by this study is supported by literature (Monkkonen, 2018) that points out a need and encourages additional research into regulations and political opposition as it relates to housing policy. The combined application can provide additional understanding and insight into the foundational premise and purpose of housing policy, how changes are made and implemented, and the cross-discipline connection with urban renewal policies through which strategies such as creative placemaking are utilized.

Historical Application of ACF and CG Theory

As previously mentioned, the application of the ACF is popular across different disciplines. Particularly within studies that aim to provide insight and understanding into the policy process and how organizations work together to implement policy. Scholars

have examined the role of CG in sustainable community development (Bain & Landau, 2017; Noverman & Novita, 2020). Recent primary literature concerning the use of the ACF and CG theory within the urban policy field and business discipline has focused on the presented challenges (Moreno & Gonçalves, 2021; Moyson, 2017; Wakely, 2020; Wellstead, 2017). Secondary literature provided a more analytical view of the theories in practice (Goldsmith & Kleiman, 2017; Rich & Stoker, 2014).

Having both primary and secondary literary sources for review assisted with providing a holistic view of the use of the ACF and CG theory and how they can be applied to this study. In addition, a holistic viewpoint highlights the shift in core and policy beliefs concerning the arts industry (Markusen, 2014) and its value locally, which was the focus of this study, and globally, as evidenced through literature concerning issues of urban renewal and gentrification addressed by scholars in other countries (Arthurson et al., 2015; and Gordon et al., 2017).

The Rationale for Chosen Framework

The basis for selecting an integrated theoretical framework begins with the underlying policy issue (i.e. homelessness) that is present within the phenomenological occurrence of gentrification as an outcome whenever creative placemaking is utilized as the urban renewal strategy. Despite the NEA's and creative placemaking pioneering scholars Ann Markusen and Anne Gadwa-Nicodemus (2014) pointing out that gentrification is not the intent of creative placemaking, decision-makers still have to be aware of the predisposition of the strategy to lead to an outcome of gentrification (Grodach, et al., 2014). The literature points to a need to consider the role of decision-

makers involved in the urban renewal process. While there is an implied expectation that

public administration involves decisions and services that are stewarded in a way that is

fiscally responsible, efficient, socially relevant, and equitable for the community it

serves, it would be irresponsible to believe that individual core beliefs do not influence

the way in which decision-makers, accept, learn, interpret, and utilize policy. An

individual's perceptions, which are based on core beliefs that consist of deeply rooted

assumptions, guide his or her behavior concerning how they see themselves, others, and

the world in which they live. The current literature highlights a need to examine the

impact of the perceptions held by individuals involved in the urban planning process

(Tsai et al, 2017) as it related to the phenomenon of gentrification when creative

placemaking is implemented.

While Weible and Sabatier (2018) acknowledged that it is difficult to separate

policy core beliefs from *secondary aspects* concerning advocacy coalitions, there is not a

clear distinction or identification of what elements are defined as *secondary aspects*.

When focused on the defined meaning of policy core beliefs, the identification of

contradicting patterns of individual core beliefs can provide insight into how this variable

influences the way in which public policy is created and implemented.

As government agencies move to a more collaborative approach to addressing

public policy issues, it is necessary for decision-makers to be knowledgeable of and take

into consideration the ways in which individual perceptions of decision-makers can

influence the outcomes sought (Tsai et al., 2017). This is particularly important when

there are strategic planning goals and objectives that challenge the core beliefs of

stakeholders involved in an urban renewal project (Wellstead, 2017).

Relation to Research

ACF is known to be one of the most popular theories within research related to

policy process and change as well as advocacy coalitions (Weible & Sabatier, 2018). This

study will be examining the use of creative placemaking which is an urban renewal

policy. Creative placemaking is designed to encourage and facilitate collaboration

between government agencies, private organizations, and the community. As the

community of interest's city is utilizing a collaborative comprehensive plan as the

foundation for implementing creative placemaking, it will be important to explore the

perceptions held by stakeholders within the community of interest to understand and

glean insight into what stakeholders understand about this urban planning policy, how

they interpret the policy, whether or not considerations are made for cross-section policy

issues, and how they then make decisions as to how this policy will be implemented.

Another city located in the same state as the community of interest utilized

creative placemaking and is now navigating the outcome of homelessness related to the

lack of affordable housing (Rosell, 2019). Ironically, the ways in which the local

government is addressing the issue are more punitive and temporary as opposed to being

long-term and sustainable (Bryson, 2019). This action speaks to the ways in which

perceptions (i.e. core beliefs) concerning the issue have more influence over the way in

which the issue is addressed as opposed to a policy core belief that seeks to make a full

assessment of the seriousness of the issue to determine the rooted cause for which a sustainable solution can be determined, developed, and implemented.

Conceptual Framework

The literature reflects the complexity of the creative placemaking urban renewal strategy due to its chameleon-like characteristics that allow it to be presented through various lenses of discipline. Considering that its purpose is to encourage and facilitate collaboration between private sector community developers, public and private/non-profit organizations, and members of the community, this makes sense. If the goal is to bring about positive economic change in underserved communities through the pooling of resources, it would be logical for the NEA to establish and define a mutual process through which this goal could be achieved. However, as with many public policies, the interpretation of the process and motivation behind participation in the process are often left to the [stakeholders] involved (Weible & Sabatier, 2018). In addition, those with more resources, political networks, and influence are more likely to shape the narrative and influence policy in their favor due to the strong network they have been able to develop with those who share the same core beliefs (Weible & Sabatier, 2018).

As it relates to the phenomenon of gentrification when creative placemaking is implemented and the impact this then has on homelessness in gentrifying communities, the underlying policy issue of focus is housing. As Monkkonen (2018) pointed out, the housing policy has many political stakeholders involved who all work to bring, or stop, issues regarding homelessness to the forefront of the political agenda. Prior to collecting data, I had adopted two figures that represented a conceptual model of how I thought

ACF and CG would apply in this study based upon the involved stakeholders, policy and social issues, and available funding through the NEA available to the public and private sector organizations. However, the findings of this study did not reflect either of the conceptual figures. Therefore, they no longer pertained to this study. This issue will be presented in further detail in Chapter 5.

Literature Review Related to Key Concepts

The literature was broken down into four major categories: Overview/History of U.S. City Gentrification and Displacement, Overview/History of Creative Placemaking, Creative Placemaking and Gentrification Displacement, and Core Belief Systems. The literature from these categories presented themes regarding the lack of affordable housing; the type of creative placemaking activities; state-led gentrification; the influence of public perception regarding homelessness on policy; and core belief systems. These themes will guide the development of the interview questions in an effort to assist with providing insight into the research questions.

Overview/History of U.S. City Gentrification and Displacement

Having a shelter is one of the five basic human needs (Frey & Wilhite, 2005). However, in urban planning, the idea of supply and demand ironically is focused more on what people want. Specifically, what a particular demographic desires in terms of community, livability, and access. The literature points out key contributing factors to homelessness – evictions and increasing rental costs (Omer, 2020; Rosell, 2019; Sullivan, 2017). When residents are evicted from their homes as part of the renewal process, not all are able to relocate and secure affordable housing. Government-assisted housing

programs are not able to meet the demand due to funding and private sector community developers do not appear interested in creating intentional natural affordable housing options. This brings to question the concept of responsible government when resources are not adequately allocated or there is a lack of policy to ensure that all citizens have access to resources that allow them the ability to make choices that improve the quality of their lives.

The literature reflects the actions or inactions of local government agencies in an effort to either spur economic development or address the lack of affordable housing (Christian & Howson, 2019; Gordon et al., 2017; Johnson, 2019; Kuiperm, 2018; Mosgenk et al., 2018; National Association of Home Builders, 2019; State News Service, 2018). The role and response of local government within urban planning is a factor in terms of who is able to access quality and affordable housing as well as whether or not funds will be allocated to assist those at risk of being homeless as a result of the gentrification related displacement that occurs in the process of redevelopment.

Through the disinvestment of an area, local governments allow the progression of blight within a neighborhood (Lind & Schilling, 2016; Mosgen et al., 2018; Raleigh & Galster, 2015). One questions this response by local governments considering that they are aware that neighborhoods experiencing blight also experience high crime rates and are popular locations for the homeless population as these areas provide shelter and security due to the presence of abandoned buildings (Billingham, 2019). When the neighborhood and surrounding area have been identified as an ideal location for redevelopment, the residents and homeless population within the neighborhood are then

cited as the cause for the area being in its current state rendering it unattractive to developers (Billingham, 2019). It appears that the local government, lacking the funds to effectively revitalize the area, provides incentives to private developers to assist with meeting community development goals.

According to a public online agency website, there are various programs available to private developers through which they can receive a tax credit as long as the property purchased meets the criteria. The criteria to receive incentives do not include intentional criteria for real wage affordable housing for the public. The renovation of these properties forces residents to move due to the increase in rent. Residents can experience direct eviction through the demolition of properties, which leaves them searching for affordable housing if the property is not designed to be a limited social mix property that they are able to afford (Arthurson et al, 2015; Gordon et al, 2017; Omer, 2020; Walks, 2015). Researchers also found that displaced residents were essentially directed to another area (Barouth, 2014) until, once again, there is disinvestment, blight, blaming, incentives for private developers, redevelopment, and displacement. This cyclical process continues to contribute to the perception of underserved and marginalized urban communities (Hwang et al., 2016).

The literature highlights another way in which gentrification impacts homeowners within gentrified neighborhoods (Ding & Hwang, 2020). According to Ding and Hwang (2020), increased property values result in tax assessments on homes within the area being raised impacting those who have resided in the area for many years. Homeowners residing in a gentrifying neighborhood for more than 10 years generally are retired or

elderly. Increased tax assessments can put them at risk of becoming delinquent on paying their taxes (Ding & Hwang, 2020), which can put them at risk of losing their home if they are not able to pay the full tax amount owed.

Overview/History of Creative Placemaking

While creative placemaking does not seem to have become an interest until Markusen and Gadwa's (2010) white paper, it is not a new occurrence. A review of the literature found that the connection between the arts and economic development began in 1960 (Shkuda, 2015). Shkuda (2015) found that artists living and working out of industrial lofts unintentionally created a new housing style. The city viewed the artists living in the lofts as illegal squatters; however, that changed when more affluent residents discovered the area and came to like the aesthetics created by the artists (Shkuda, 2015). This perception appears to have changed once the affluent residents wanted to live in the lofts and open businesses in the area. According to Shkuda (2015), the discovery led to investors purchasing the vacant industrial buildings and raising rental prices driving the artists out of the neighborhood.

Another example within the literature was presented by Rich (2019) in which the author found a similar occurrence. Rich reported that artists moved to low-income neighborhoods and worked to improve the area in partnership with residents in the community and later experienced displacement due to inspectors finding violations and investors purchasing the properties and raising the rent. Artists moved to low-income and marginalized communities out of necessity. They needed affordable places to live and work on their craft. While the initial discovery was positive and the neighborhoods began

attracting buyers of their art, it also came with a negative. The artists were essentially

pushed out of the neighborhoods they helped develop.

Creative Placemaking and Gentrification Displacement

As more cities seek to revitalize neighborhoods to facilitate economic

development, more scholars appear to be investigating creative placemaking to provide

an explanation regarding its purpose (Levine & Kim, 2020). This is a shift in terms of

previous research that aimed to understand the NEA's role in developing the creative

placemaking urban policy (Redaelli, 2017). Understanding creative placemaking and its

purpose is the first step toward its proper implementation. Although scholars are starting

to understand the purpose of creative placemaking, there remains a gap in the literature

that addresses the perceptions of stakeholders as it relates to the phenomenon of

gentrification-related displacement and the underlining policy issues.

Previously, researchers have focused on the collaboration aspect of creative

placemaking (Gallagher & Ehlman, 2019; Gaumer et al., 2019; Redaelli, 2018). Although

this is helpful for the purpose of this study, it still does not answer the question of the

impact of creative placemaking on homelessness in gentrifying communities. At the time

of this study, there was still little research (Bowler & Mele, 2019; Grodach, et al., 2014)

regarding the perceptions of stakeholders and the influence they have on the phenomenon

of gentrification-related displacement when creative placemaking is implemented within

the community revitalization projects. The past and present research was taken into

consideration for analysis concerning the impact that creative placemaking has on

homelessness in gentrifying communities.

Core Belief Systems

This cyclical pattern of blight and gentrification-related displacement supports Rutherford's work (2019) concerning systems thinking. Rutherford's work gleans from the work of scholars like Donella Meadows (2008) and Peter Senge (Academy for Systems Change, 2019; Garrison Institute, 2013) in terms of how organizations think and how leaders come to make decisions. Meadows' work has been cited as finding that easy interventions have limited potential for sustainable transformational change (Abson et al., 2015, 2016). Senge's (Academy for Systems Change, 2019) work was about the difference between learning organizations and traditional organizations (Luhn, 2016). This work provides a contextual and foundational understanding of the mission, objectives, goals, and action steps within strategic planning. Strategic plans are guides that allow organizations to develop a measurable road map regarding the best way to achieve the goals and objectives of the organization (Iraci, 2021)

These periodic evaluations of the strategic plan provide public and private organizations with an opportunity to obtain internal feedback regarding how they are progressing towards achieving the mission of the organization. However, the cyclical pattern of blight and gentrification-related displacement presents what Rutherford (2019) calls a growth and underinvestment archetype. This archetype is based on the premise that one has failed to notice where he or she could have invested; thus, resulting in not achieving growth (Rutherford, 2019). This study aimed to go deeper in answering the research questions regarding the perceptions of stakeholders within the community of interest through interview questions that inquire about the ways in which the city invested

in the targeted redevelopment area. By exploring this question, insight can be obtained to assist with learning if there are organizational strategic plans or federal policies influencing how funds are allocated within particular zoning districts. The study tracked any response where patterns emerge reflecting the influence of individual core beliefs as opposed to the implementation of a solution that had been grounded in policy core beliefs.

As previously defined and mentioned, core beliefs are assumptions as well as perceptions based on an individual's sense of self, others, and the world in which he or she resides. This study focused on the decisions made by stakeholders, within a Mid-Western metropolitan city. According to the comprehensive plan (Aurora Places, 2018), the initial plans for this project include the goal and objective of maintaining diversity while improving the quality of life for all residents. Again, a review of the literature finds that this approach to community redevelopment is not new (Arthurson, et al., 2015; Kriewall, 2016; Walks, 2015). While this concept of social mixing sounds promising and aligns with the goals of the community of interest, the literature suggests that the intended outcome will differ from the reality (Bryson, 2019; Dittmeier, 2018; Petitm et al., 2019). Not because of a lack of public and private sector effort, but because of the beliefs and values held by those living within the community. While government agencies and private sector community developers believe that adding a few low-income housing units to medium to the high-income neighborhood will reduce the lack of affordable housing, they fail to recognize that only a few will be able to remain. In addition, depending on the amount of housing assistance a family can receive, as

determined by federal requirements, they still may not be able to remain in the community after it has been redeveloped.

Although the idea of mixing racial and socioeconomic groups would be the ideal community, the literature highlights the reasons it does not work (Arthurson, et al, 2015; Walks, 2015). While it is a community development solution that has not come to fruition in the past, it should not be completely dismissed. Instead, it is a community development concept that should be continuously brought back to the proverbial drawing board that includes discussion regarding the needed racial and economic systemic changes within urban policy and community development. While the focus of this study will be on the perceptions of the stakeholders regarding the impact of creative placemaking on homelessness, any emerging patterns related to social mixing will be noted for future research.

While the literature included case studies of cities attempting to redevelop communities in a way that encourages inclusion and diversity the findings generally suggested that the individual beliefs and perceptions of residents resulted in undesired outcomes (Walks, 2015). The literature explores the perceptions of the public concerning individuals experiencing homelessness as well as those who purchased homes within socially mixed neighborhoods (Christian & Howson, 2019; Dittmeier, 2018; Gordon et al., 2017; Mosgen et al., 2018; Petim et al., 2019).

Analysis of the literature reflects a commonly shared belief between local governments, private sector community developers, and the mid to high-income individuals who represent the target demographic for homeownership and patronage

within the redeveloped neighborhoods. The pattern that emerges is one that sees

homeless individuals as an aesthetically unfavorable community blemish that needs to be

hidden to ensure the comfortability and preference of those the redeveloped communities

are marketed towards.

Summary and Conclusions

The literature highlighted the evolution of the urban planning policy while at the

same time exposing a shifting of the burden archetype (Rutherford, 2019) that appears to

ignore the present systemic issues related to the current housing crisis and homelessness

issue. While the literature included case studies of cities attempting to redevelop

communities in a way that indirectly encourages inclusion and diversity (Arthurson et al.,

2015; Kriewall, 2016; Walks, 2015) the findings generally suggested that the individual

beliefs and perceptions of residents caused outcomes to be different than what was

expected; thus, providing no real solution to the underlined housing affordability issue.

When looking at the issue on a macro level in terms of the urban planning

landscape and the issue of homelessness and gentrification, an additional gap was found

in the literature for which this study laid the groundwork for building. The literature lays

out the purpose and goal of creative placemaking within urban renewal (Borrup, 2017;

Bowler & Mele, 2019; Buckman et al., 2018; Markusen, 2014; Schupbach, 2015). The

literature suggests that the goals and purpose of the decision-makers behind the

implementation of creative placemaking create exclusion and displacement to meet the

economic needs of the city or quality of life dictates for a preferred population that shape

and control urban policy and community development (Bauroth, 2014; Bowler & Mele,

2019). Through an understanding of the literature, this study aimed to gain insight that contributes to the literature by exploring the role stakeholder perceptions play in the decision-making process concerning the implementation of creative placemaking; thereby, allowing for the avoidance or mitigation of gentrification-related displacement outcomes.

The next chapter will provide a detailed overview of the chosen research design and rationale for its selection as well as the role of the researcher as it relates to this study. In addition, Chapter 3 provided an in-depth perspective of the research methodology concerning the criteria for participants, data collection instrument, and recruitment plan. Finally, the next chapter addressed any foreseen issues regarding trustworthiness and the ethical considerations for this study.

Chapter 3: Research Method

Introduction

The purpose of this study was to explore stakeholder perceptions regarding the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification. This chapter presented the chosen research design, the rationale behind its selection, the role of the researcher within the study, the chosen method for collecting data, and how questions regarding the trustworthiness of this study were addressed.

Research Design and Rationale

The proposed study was guided by the following research questions:

Research Question 1: What is the perception of the impact of creative placemaking on homelessness in gentrifying communities?

Research Question 2: How do stakeholders perceive the homeless population and concerns regarding the lack of affordable housing?

Research Question 3: How do stakeholder perceptions influence the decision-making process concerning the implementation of creative placemaking?

A qualitative research design with a single case study approach was selected for this proposed study to gain insight into the phenomenon of gentrification related displacement outcomes for creative placemaking. This method was chosen in effort to obtain a more in-depth and holistic perspective in comparison to the current literature, which focuses on the art community as opposed to underlying housing policy issue. According to Rutberg and Bouikidis (2018), a qualitative research design allows for an exploration of a social problem that is not readily understood and there is an existing

need to study the problem thoroughly. Literature has not established findings regarding stakeholder perceptions and how these perceptions impact the decision-making process concerning the implementation of creative placemaking. A qualitative research design will permit a holistic exploration of the gentrification-related displacement phenomenon to provide in-depth insight concerning why this occurs when creative placemaking is implemented. Based on scholars (Cingoranelli, 2019; Omer, 2020; Rutman & Desmond, 2021) finding that there is a relationship between homelessness and gentrification-related displacement, this study can provide policymakers with information that can serve as a guide when making decisions in an effort to avoid or mitigate gentrification-related displacement.

The selection of qualitative methodology was selected over a quantitative methodology as it allows for an examination of stakeholder perceptions to gain insight into the way decisions are made regarding the implementation of creative placemaking. In addition, it allows for an analysis of how the lack of affordable housing will impact homelessness in a neighborhood experiencing gentrification-related displacement. A single case study was the chosen qualitative research design approach. This specific approach was selected as it allowed for an in-depth exploration of the research questions.

Through the exploration of stakeholder perceptions, conducting a case study allowed collaborative efforts to be examined through an ACF and CG lens to learn how those perceptions impact decision-making as it relates to the implementation of creative placemaking. In addition, using a case study approach allowed for an examination of how collaborative efforts, in conjunction with advocacy, can disrupt the pattern of

gentrification and homelessness to create a thriving community that is inclusive, equitable, and sustainable (Lees, 2014). This is relevant to future follow-up and future studies examining gentrification-related displacement outcomes when creative placemaking is implemented, particularly when there is an awareness of how perceptions influence the decision-making process. As this study focused on perceptions and the patterns that arise as a result of those perceptions, it was determined that a qualitative methodology was best for conducting this study as the purpose was to explore and gain more in-depth insight regarding the patterns within creative placemaking that lead to gentrification related displacement.

Role of the Researcher

As a resident of the case study city for 43 years, the researcher was familiar with the history of the city in terms of living through the changes in growth within the area. In addition, the researcher is a hobbyist artist who has attended theatrical performances and various events within the arts district. The researcher participated as a volunteer for an annual community festival. Through these activities, the researcher gained an appreciation for the diverse culture, sense of community, and affordable leisure experiences offered. In addition, the researcher applied for a grant for a now-defunct community outreach program that the researcher started in 2019, which was geared toward encouraging, educating, and empowering adolescent girls through addressing issues that impact self-confidence and pursuing her goals in addition to teaching them basic self-defense techniques. Due to being moderately active within the arts district and community, the researcher developed friendships and connections within the arts district.

Steps were taken to expand the researcher's knowledge of urban planning, economic development, and community development funding through the NEA. The researcher applied for and was accepted to the Colorado Business Committee for the Arts (CBCA)'s Leadership Arts 2020-2021 nine-month program. The purpose of the CBCA Program is to prepare participants to be active and effective board members and art advocates within the community (CBCA, 2022). The program provided the researcher with additional insight concerning the connection between the arts and economic development. In addition, the awareness of the researcher's professional background and cohort members, provided insight regarding the general backgrounds of the individuals that get involved in community development projects similar to that taking place within the community of interest. While the intent of participating in this program was to add to the researcher's knowledge concerning creative placemaking, the information learned about the intersection between the arts community and economic development provided insight that assisted with the development of interview questions. After graduating from the Program on May 19, 2021, the researcher was not only able to apply what was learned to this study but has determined a path for disseminating the findings of this study once complete. While it was an initial unknown benefit of the Program, participants were presented with the opportunity to meet with and learn about how to join various boards within the metropolitan area. The researcher intentionally chose not to join the Board for the community of interest due to the active study.

The researcher did not foresee a challenge with maintaining an unbiased position; however, the researcher did foresee a need to practice restraint from offering solutions

during field observation times. This was noted as a potential challenge as it would have been necessary for the stakeholders to make decisions and develop solutions without the input of the researcher to avoid any misrepresentation within the data collected. However, the due to Covid-19 restrictions the researcher was limited to online or recorded city council meetings available to the public.

Methodology

This research study was focused on the perceptions of stakeholders. The method for collecting data allowed for a holistic and in-depth collection of information that was analyzed for emerging patterns.

Participant Selection

A purposive sample of participants was selected amongst those directly involved as identified stakeholders for the revitalization project (Cleary et al., 2014; Creswell & Creswell Baez, 2021). The participants categorized as artists and business owners within the community of interest were selected randomly based on meeting the following criteria as it was assumed that artists and business owners with one year or less are more likely to be a part of the renewal process [new to the surrounding community with no prior connection] and not be familiar with the history of the community of interest. There was also an assumption that artists and business owners within the community of interest prior to the area being designated an opportunity zone; there, more likely to be impacted by the urban renewal process and have information relevant to the changes seen in the area of interest prior to and during the commencement of the revitalization process. The selection criteria for this category of stakeholders were as follows:

Artists and Business Owners:

1. Have operated their business for two years or more within the community of interest.

2. Actively showing artwork or performing in the community of interest.

3. Business is actively engaged within the arts district (i.e. festivals, partnered events, displaying artists' work) for two years or more.

4.   Have applied for a business loan or grant to open a business in the arts district within the last two years or more.

Participants from the public and private sectors stakeholder categories were selected purposively based on the following criteria:

Public Administrators and Private sector community developers
(Each Public Administrator/Community Developer will have a minimum of 3 years of experience in community development.)

1. The public administrator/community developer representing the agency or private organization has decision-making authority regarding the community of interest.

2. The public administrator/community developer is a member of the stakeholder group.

3. The public administrator/community developer has knowledge regarding planning and zoning rules and regulations.

4. The public administrator represents a community agency or organization that advocates for the homeless population.

Sampling Strategy and Sample Size

Through a maximal variation sampling process (Creswell & Creswell Baez, 2021), individuals were identified and categorized in terms of their involvement in the revitalization stakeholder group or community organizations that are advocates for members of the community surrounding the arts district. In addition, individuals who have gone through the process and have insight as a trainer or expert regarding creative placemaking have been identified. These individuals were contacted initially by phone or email to advise of study and a formal invitation will follow after they have provided an initial agreement to participate. The purposive sample group was expanded based upon referrals from the purposive sample group and determined by the referred individual's involvement in the revitalization of the community of interest, decision-making authority, or relevant data that they can provide for the study. This was done to assist with saturation (Creswell & Creswell Baez, 2021).

Face-to-Face interviews were requested with those who are a part of the community development and art district stakeholder group. Individual interviews were set up with this group as they would be making the decisions. There is a total of 34 individuals and organizations listed for the community development and arts district stakeholder group (City of Aurora, 2018). The goal was to interview 12-15 individuals from this group to obtain saturation. The rationale for this sampling strategy and size was due to this being a single case study concerning the referenced community of interest. To ensure that the case study findings were accurate, the purposive interviews needed to be scheduled with the individuals that were actually going to be making decisions regarding

the redevelopment of the area (Cleary, et al., 2014) either directly or indirectly through recommendations presented to city council. While data was collected from other sources to triangulate the information provided during the interviews, the perceptions of the stakeholder group were key to this study. Without collecting the data from this specific group, the study would not have been valid. While there was a total of 34 individuals and organizations listed, 12-15 participants would have been sufficient for saturation. According to Guest, et al. (2020), this range selection is sufficient for a qualitative study in which an inductive thematic analysis will be used to interpret the data collected from one-on-one interviews. Guest, et al. (2020) found that 11-12 interviews were typically needed to reach a high level of saturation. The selected range of 12-15 participants provides a way to determine at which minimum point (i.e. 12) there is no new information being learned through the interviews thereby not providing new thematic categories or sub categories based on the questions. It also provides a higher point (i.e. 15) should it be found that additional themes arise, and more interviews may produce similar thematic data.

To ensure a balance in data collected from the stakeholder group, (i.e., public, and private organizations, art district artists and business owners, and community advocacy groups), two individuals were to be selected from each category to get a variation in positions and perceptions. This decision was made considering the multigenerational workforce. In addition, individuals from the same organization or working on the same committee are likely to share and bring the visual perspective of their organization. However, those same two individuals would not share the same life experiences and core

beliefs which influence how the individual interprets the vision and the decisions they make.

Due to the uncertainty of Covid-19, interviews were conducted by phone or Zoom. As the interviews were not in person, participants received the consent form via email, which was signed and returned prior to the interview being conducted. The participants were provided a brief overview of the consent form as well as the procedures regarding follow-up should clarification regarding answers be needed. *See* Appendix A shows an example of the pre-invitation letter that would be sent out to all identified purposive interview participants.

At the end of each interview, all participants were given a reminder concerning follow-up which provided in detail how the participant would be contacted if clarification was needed. Participants were provided with my contact information prior to the interview and advised that they could contact me should they have any additional information that they would like to add. As a "thank you" for their time and willingness to participate in the study, participants were sent a thank card with a $10 Starbucks included inside. As participants with very busy schedules were recruited, a cumulative total of 1 hour and 45 minutes of their time was requested. In addition, "buying" them a cup of coffee was a good way to show an appreciation of their time and willingness to volunteer in the study.

Instrumentation

In developing the questions for this research study, the National Endowment of the Arts' intent regarding the use of creative placemaking was considered. In addition,

the goals of the ACF and CG theory were also considered for the formation of questions. From this foundational context, fourteen initial open-ended interview questions capturing what was found within the literature were created in alignment with the research questions. The interview questions are described as *initial* as the interviews were unstructured to allow for the participants to provide a longer response to the questions; thereby, allowing for the receipt of data that was not considered in the initial development of the questions but were relevant to the research questions. To ensure content validity and credibility, the questions selected for the stakeholder group were unique to the category of stakeholder. This was done in consideration of how public and private organizations function and operate in contrast to artists and business owners. However, based on the responses provided, additional questions were added for each stakeholder holder group, which allowed for triangulation of the data.

In addition to the face-to-face interviews, notes taken during the observation of public meetings and individual stakeholder meetings were used to provide additional anecdotal content validity and credibility. A review of organizational documents, obtained from stakeholder public websites for the represented stakeholder categories for the purpose of triangulation, was used for obtaining literature related to the data obtained from the interviews. This provided another level of credibility as the literature provided documentation concerning the vision of each public and private organization involved. The information obtained provided insight into how the organization function, who they are, and how they make decisions. The documents were not a source of data collection. The information was used as literature used to interpret the findings.

Data Analysis Plan

For this study, the objective of the data analysis was to see what patterns emerged and provided insight into stakeholder perceptions regarding the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification. In addition, examining how those perceptions influence decisions made regarding the implementation of the creative placemaking strategy within neighborhoods experiencing gentrification. The use of purposive interviews were the means of data collection for this study. In collecting the data, the research questions, *How do stakeholders perceive the impact of creative placemaking on homelessness in gentrifying communities? and How do stakeholders perceive the homeless community and the lack of affordable housing*? and *How do stakeholder perceptions influence the decision-making process concerning the implementation of creative placemaking?* The questions guided the development of a protocol for analysis of the data source, which was the interviews conducted. According to Altheide (2011), a protocol allows for an assessment regarding the data sources and whether or not they provided enough relevant data for analysis.

Conducting purposive interviews was selected as the singular method for collecting data as this proposed study and the primary research questions were about understanding the how and why behind the processes and decisions made regarding the implementation of creative placemaking. While individual stakeholder representatives will be interviewed, the data to be collected is about the commonalities in perception, shared goals, and the interpretation of creative placemaking that may or may not lead to gentrification-related displacement (Miles, et al., 2020).

The collective data was condensed to allow for the labeling of emerging themes as viewed through the collaborative governance and advocacy coalition framework lens. According to Miles, et al. (2020), the condensation of the data was a process of selection, focus, and simplification that is an integral part of the analysis. The analysis was based upon the codes (i.e., category of stakeholder and perception type) that are derived from the interviews. The use of both the deductive and inductive coding processes was used when collecting data. In terms of deductive coding, a predefined set of codes was used based on the themes found in the literature. This saved time as well as assist with making sure areas related to the research questions are not missed (Medelyan, 2019). However, due to the potential for bias, this technique of coding was combined with the inductive technique which allowed for the organic development of codes based on new information obtained from the data collected (Medelyan, 2019). Notes were also taken during the data collection phase concerning any reoccurring themes that did not meet the predefined codes created but were relevant to this study. A Qualitative Data Analysis (QDA) software program (i.e., ATLAS.ti) was used to run an analysis of the data. ATLAS.ti was selected QDA Program to organize the data collected. ATLAS.ti software allowed for the analysis of the interview transcripts; however, manual coding was the most effective process.

Issues of Trustworthiness

Qualitative research has critics that question the trustworthiness of the research findings as they are based on an analysis of human experience and patterns as opposed to statistically measurable data. According to Shenton (2004), achieving trustworthiness is a

matter of addressing the quantitative equivalents of internal validity, generalizability, reliability, and objectivity. Quantitative research focuses on numbers while qualitative research focuses on how well the research provided evidence that the descriptions and analysis of the data collected are a true depiction of reality (Bloomberg & Volpe, 2019). To fill the gap within the literature, this study demonstrated that it went beyond the realm of opinion.

In determining how to go about addressing the concern of this proposed study only containing another compilation of opinion regarding public policy as it related to stakeholder perceptions regarding creative placemaking on homelessness in neighborhoods experiencing gentrification-related displacement, research was conducted regarding the common criticisms of qualitative research and found that reflexive thinking is a solution that establishes the rigor expected for trustworthiness (Rettke et al., 2018). According to Rettke et al. (2018), reflexivity required that the researcher reflects upon thoughts and actions as they related to the research study. This tool brought awareness to any biases held that came up during the course of this study. Prior to conducting the study, the researcher was aware of the potential for affinity bias and confirmation bias. The researcher comes from a public sector professional background. While professional roles have not included that of an executive-level decision-maker, professional experience and training have provided the researcher with familiarity with the setting, implementing, and measuring agency goals and objectives as well as having work be directed by state and federal rules and regulations. In addition, the researcher is connected to the art community where the role does have a minor level of decision-

making in terms of recommendations that are submitted to the city council for approval. The researcher comes from a place of service and commitment to public interests. As such, the ongoing internal dialogue had to maintain an awareness of how both affinity and confirmation bias could have an impact on the findings of this study. The reflexive journaling helped identify when favor was being given to a side or switching to an exploratory process that was more about confirming one side of the debate concerning gentrification-related displacement outcomes when creative placemaking is used.

Credibility

According to Bloomberg and Volpe (2019), credibility is achieved when the researcher can demonstrate that what is portrayed in the data is an accurate and true depiction of the participant and what he or she stated during their interview. To demonstrate credibility, the study provided an overview of the phenomenon in other areas of the state where creative placemaking has been used and resulted in gentrification-related displacement. For background and context, an attempt to interview those that work with the homeless population both within the parameters of the community of interest, as well as the neighboring city that has experienced the impact of decisions made regarding the implementation of creative placemaking. These interviews would have assisted with providing credibility regarding the nature and seriousness of the homelessness. In addition, the interviews would have provided a means of triangulation where data was collected through the review of recorded public meetings. According to Korstjens and Moser (2018), triangulation is done with the purpose of strengthening qualitative research.

In addition to the triangulation technique, member checking was utilized as a means of demonstrating credibility (Bloomberg & Volpe, 2019). The interviews were recorded and then transcribed by a professional transcription service. Once the interviews were completed, they were reviewed to make sure that there was no need for additional questions for clarification. If clarification was needed, the researcher contacted the participant to provide them with the question. The purpose of this was to ensure there was no projecting a meaning onto a response that was not contextually correct.

The IRB did not approve of the General Acknowledgement Form as it had too much legalese language. This form was removed in compliance with IRB. When follow-ups were needed for clarification, participants were contacted by email and given the option to respond via email, phone, or Zoom.

Transferability

The phenomenon of gentrification because of creative placemaking is not isolated to the community of interest. As previously mentioned, a neighboring city is working to resolve the housing issue that resulted from the gentrification-related displacement. Although the neighboring city implemented creative placemaking, this study provided some transferable elements that can assist policymakers making decisions regarding the continued development of art districts in that area. Likewise, there are other metropolitan cities across the U.S. experiencing gentrification. In addition, the literature and discussion with one of the authors (Arthurson et al., 2015; Zhang et al., 2020) indicate that gentrification is not isolated to the U.S. While the goal of this study was not to make the phenomenon of gentrification a generalizable occurrence, it aimed to address a large-

scale issue through the examination of stakeholder perceptions that could be present in any state or country.

Dependability

The issue of dependability is a basic issue of consistency (Korstjens & Moser, 2018). Can this study be duplicated and produce the exact or similar results? To allow for dependability, the participants will be recruited from the public sector (i.e. planning and zoning personnel), the private sector (i.e. private sector community developers and non-profit organizations), the arts community (i.e. artists, actors, etc.), and small business owners. Participants from each category can be found in other metropolitan cities locally and nationally. There are art districts in the other cities within the community of interest state as well as other states in the U.S. This study includes literature from other states and countries that have experienced gentrification. To address dependability, the data was collected and documented to reflect the relevance to the research question.

Confirmability

Bloomberg and Volpe (2019) explain that the researcher is the main instrument of data collection. The researcher was filtering information learned and received through personal experiences, knowledge, understanding of creative placemaking, gentrification, and homelessness. This required the researcher to be aware of the thoughts and feelings that this study triggered. To address issues of confirmability, the researcher used a journal to reflect upon what was being learned during the course of research. In addition, it assisted with the examination and separation of that which was grounded in the data and that which was based upon interpretation or bias.

Ethical Procedures for Data Collection

Participants were contacted initially to introduce the researcher, the research topic, and the purpose of the study. Permission to contact participants for interviews was then be done. Once permission was granted, the participants' names were added to a list of individuals to whom formal invitations will be sent. The invitation will provide the participants with more detailed information regarding the research purpose and the expected length of the interview. Interviews were recorded and then transcribed. However, participants' personal identities and professional positions were masked to ensure privacy and prevent negative fallout from the answers that he or she provide as a part of the interview process.

Participants were advised that no personal identifying information (i.e. date of birth, residential address, personal phone numbers) would be collected as part of the data collected. Participants were advised their stakeholder position, would be the only information collected. The participants were advised that the use of this information, would be to categorize the type of stakeholder represented in the study and that this was to assist other scholars that would like to duplicate this study. The participants were advised that the researcher would be the custodial of all transcripts and interview notes related to the interview and study. Participants were advised that this information would not be shared outside of the scope and purpose related to the study and obtaining triangulation data. To this regard, participants were advised that no specific answer to a question would give to another participant that would provide specific identifying information that can be tracked back to the participant.

Information used in one participants interview would be formed and structured into a general question that allowed for triangulation or later follow-up with the participant. Unless discussed amongst themselves, participants were advised that their participation would be held confidential and not shared with any of the other participants or individuals who are not providing feedback and research guidance within the scope of the researcher's doctoral program. Participants were advised that interview notes, as well as any supplemental documents provided to the researcher by the participant for review, and interview transcripts would be maintained in researcher's home office in a sealed file(s) for 120-days following the conferral of my degree and confirmation from ProQuest, whichever comes last. After the 120-days has passed, all notes, documents, and transcripts would be shredded. Likewise, all interview recordings will be maintained on the recording device, barring anything outside of the control of the researcher, at the researcher's home office with the sealed documents. After the 120-days, the recording device(s) will be removed from the sealed file(s) and the contents of the device(s) will be deleted.

Institutional Permissions and IRB Approvals

The Institutional Review Board (IRB) approved the proposed study authorizing permission for me to proceed with interviewing participants on August 19, 2021, as indicated by approval #08-19-21-0995086. There were no expected adverse risks to participants that agreed to participant in this this study. No vulnerable populations were recruited for interviews during this study. The IRB was contacted early on in the data collection phase. Details regarding this contact are reported in Chapter 4.

Summary

While qualitative research has generally been perceived as being less rigorous than quantitative research (Mays & Pope, 1995), this chapter has presented the ways in which weaknesses related to this selected methodology will be addressed. In addition, the rationale behind the selection of this methodology and research design has been explained and justifies it being selected to address this particular phenomenon. If public and private organizations truly desire to create a society that is equitable and inclusive for all by utilizing collaboration as a means to achieve this goal, understanding the influence of individual core beliefs within the decision-making process is an essential element to achieving that goal. This chapter has provided a description of the stakeholders involved, how they will be recruited, and the expected number of interviews needed to provide sufficient representation of the total stakeholder population. Through this qualitative study, a more in-depth understanding of the correlation between creative placemaking and gentrification-related displacement could assist with bringing awareness to and providing legislatures with information regarding the impact of underlying policy issues like housing. This chapter presented how this case study would transfer and be dependable for future researchers who select to conduct similar case studies as a means of avoiding or mitigating gentrification-related displacement outcomes when creative placemaking is implemented in community development and revitalization projects.

The perceptions of stakeholders and how those perceptions influence decision-making is a relevant topic, particularly as it relates to the lack of affordable housing and the decisions many local, state, and federal public administrators will need to decide how

to address the issue of homelessness rates that continue to increase across the Nation. This study provided findings that would be transferable nationwide as well as across disciplines. This study provided a foundation for additional research regarding other racial and economic systemic issues concerning the public policy that are hidden within the phenomenological occurrence of gentrification-related displacement when creative placemaking is implemented. The next chapter will focus on the data collection process, the data itself, and the emerging patterns and themes revealed through the data.

Chapter 4: Results

Introduction

Through the research, the purpose was to explore the perceptions of stakeholders concerning the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification. Through the exploration of these perceptions, insight was gained regarding the phenomenon of gentrification-related displacement and the amount of influence these perceptions do or do not have in the decision-making process, particularly as it relates to the implementation of creative placemaking as an urban renewal strategy. Using a combined ACF and CG lens, the in-depth semi-structured interviews consisted of a total of 22 questions. The questions asked, specifically focused on learning more about how stakeholders perceive the impact of creative placemaking on homelessness in communities experiencing gentrification, how they perceive the homeless population and concerns regarding the lack of affordable housing, and how stakeholders make decisions concerning the implementation of creative placemaking. This chapter provides details concerning the research setting, demographics, data collection, data analysis, evidence of trustworthiness and results, which leads into the interpretation of the findings in chapter 5.

Setting

A single case study was conducted regarding a Cultural Arts District located in a Midwest suburban city, which is known for its ethnic diversity. The community of interest was selected as it is still within the beginning phases of its urban renewal project was an established goal to maintain diversity within the area and city as a whole. In

addition, the characteristics of the community of interest were applicable to the National

Endowment of the Arts concept of arts-based community development and prior

literature focusing on the study of the phenomenon of gentrification-related displacement.

One of the added experiences for the represented stakeholder groups was the designation

of the community of interest as a certified creative district. This designation adds to the

point-in-time findings of this study as it is expected to enhance the economic and civil

capital of the community of interest (Colorado Office of Economic Development and

International Trade, n.d.). This information was relevant to the study as it allowed for an

examination of how this variable could influence stakeholder perceptions concerning the

impact of creative placemaking on homelessness in neighborhoods experiencing

gentrification-related displacement.

The participants for the study were selected based on the identified stakeholder

categories for the purpose of establishing a comprehensive plan and the specific strategic

plan for the Cultural Arts District. However, during data collection, it was learned that

there are multiple stakeholder groups within the community of interest. These groups

make decisions that either directly or indirectly impact the community of interest

although they are not identified or identify themselves as a stakeholder. For instance, the

local municipality utilizes commissions made up of volunteer residents from the

community. These commissions are overseen by a public sector staff member and make

recommendations to the local governing body concerning certain aspects of city matters.

Despite this discovery, the participants did not present as seeking to influence this study

in favor of one stakeholder group over another or pushing a specific agenda for or against any issue as it related to this study.

Demographics

A purposive selection of participants that were representative of the stakeholder categories (i.e. public sector, private sector, artist, or business owner) was done. There was a total of 63 potential purposive participants identified for this study from the city comprehensive plan and the cultural arts district strategic plan as opposed to the 34 that were originally thought to be a part of the urban renewal project. From that total, 40 invitations were sent to a minimum of two individuals from each category. An additional 11 invitations were sent to individuals recommended as they also met the criteria for being a stakeholder as defined for this study. In all, 51 invitations were sent to individuals representative of the following stakeholder categories: public sector, private sector, business owners, and artists. Of that 51, 13 responses were from individuals opting to volunteer for the study. However, only 9 followed through with returning the required IRB-approved consent form, confirming an interview time, and appearing for the interview. Interviews were scheduled for 1 hour with follow-ups, where necessary to clarify any information provided during an interview, being done via Zoom or phone for 20-30 minutes or email depending on the participant's preference. The interviews were recorded via audio recording devise and answers for follow-up questions were handwritten.

The final number of participants was less than the original minimum goal of 12 participants. Despite attempts, the participants interviewed were only representative of

the public sector, business owners, and artist categories. While interviews did not occur

with all identified stakeholder categories as desired, the interviews conducted provided

both data and anecdotal information through the interview questions. The data collected

was consistent and provided some insight into the collaborative relationships between

stakeholders involved directly or indirectly in the revitalization of the community of

interest. The next chapter goes into detail concerning the challenges, barriers, and

concerns experienced during the recruitment process, which was initially supposed to

conclude on November 30, 2021, but had to be extended to January 31, 2022, due to non-

response, individuals declining participation, and scheduling conflicts for participants

that consented to participation but did not return the form or failed to confirm and attend

an interview.

Data Collection

I conducted 1-hour interviews with a total of 9 participants via Zoom meetings,

which were passcode specific to ensure that there would not be any "Zoom Bombing". Of

the 9 participants, follow-ups to clarify responses were only needed from 2 participants.

The interviews were recorded via the audio recorder. The MP3 audio files were then

uploaded to a file on a password-protected laptop. Notes were taken during the interviews

to make note of responses for which clarification was needed or brought up additional

questions. These notes have been placed in a file folder where they will be kept for 120-

days after the approval and publication of this study. The first interview was held on

October 4, 2021, and that last interview was held on January 24, 2022.

While I was familiar with conducting interviews in the professional context of working with a client to determine services needed, I had never conducted interviews for a research study. Both require active listening; however, one allows for the transparent discussion of matters to ensure that referrals are made for the appropriate services while the other, although transparent, requires the researcher to remain mindful to not ask questions that go beyond the scope of the research questions or are invasive. Therefore, it was necessary to understand the qualitative interview process to understand my decision regarding conducting purposive and semi-structured interviews. The idea regarding the role of the researcher was something that I kept at the forefront of my mind when conducting interviews to ensure that I stayed on the topic as well as avoided and mitigated any disclosures that the participants did not want to make (Brinkmann & Kvale, 2015).

Prior to each interview, I prepared by reviewing the interview questions and creating a strategy in terms of when to ask each question. The purpose of this strategy was due to finding that asking the questions in a particular order would lead to gaining knowledge that would answer some of the other questions without them being directly asked. This allowed for what Brinkmann & Kvale (2015) referred to as an interpersonal situation where two people engage in a conversation about a theme of mutual interest. In addition, due to the topic being related to gentrification-related displacement, I found that asking the questions in a strategic manner allowed for the building of rapport first, which made it easier to ask the questions directly if not done through responses of prior questions.

When I began the data collection process, the goal was to obtain a minimum of 12 interviews to achieve saturation, as noted in Chapter 3. However, the recruitment process proved to be a little difficult. Setting interviews initially was a challenge due to some of the relationships between members of partnering organizations that seemed to set the tone for some of the responses to invitations sent to individuals who were either members of the stakeholder groups or were successors in positions that were once held by individuals who were members of the stakeholder groups.

I contacted the IRB after sending my initial invitation with the intent of obtaining advice concerning the best approach to deal with a participant that presented as wanting to direct the course of my study in terms of who should participate and who should be present at interviews as a condition of their participation. While participants were able to make suggestions of individuals who met the participant criteria in an effort to expand the pool of participants to reach the saturation mentioned in chapter 3, no one was able to direct the recruitment process. Meaning, they were not able to select or limit who could be a participant of this study.

The IRB provided direction on how to handle the situation. The only other concern that came up during the recruitment and interview process concerned individuals declining to participate in the study but then being present during the interview of a consenting participant from a partnering organization. This was a concern as there was a need to ensure that the data collected during the interview was coming from the participant and not being given to them. This concern was resolved through the ethical procedures for data collection process described in Chapter 3.

COVID-19 Impact

Prior to the pandemic, the data collection plan included the use of field notes and photographs taken during events held within the art district. Due to Covid-19, local events such as the annual festivals have been cancelled or modified. For instance, an annual community festival was modified to reduce the amount of people by setting days and times on which the artists could come and complete the artwork and then, dates and times that the public was able to come to the memorial garden to view the chalk art. In addition, the community of interest held a live mural event where the public was able to participate in small, staggered walking tours.

For those unable to attend or concerned regarding social distancing due to Covid-19, other options utilizing technology such as the virtual tour and car tours where accompanying audio could be downloaded to listen to in one's car as they drove to the different mural site locations. Theatre and dance performances were not being held; however, by the end of this study, they were actively holding performances within the community of interest. After the commencement of the nationwide shutdowns due to Covid-19, there were artists offering classes online; however, there was not an opportunity to observe the interactions between participants. Due to the change in circumstances as a result of Covid-19, visiting the community of interest was modified to include patronage of the local businesses and virtual events.

In addition, attendance at Ward meetings held by the city was done virtually and were attended as they are scheduled. Notes were obtained through this method of attendance. While the Covid-19 pandemic created a challenge regarding field

observations, the researcher was still able to visit the community of interest as well as attend virtual meetings open to the public. The information gained assisted with understanding the literature that discusses the process of state-led gentrification as well as assisted with identifying the presence of various or dominant advocacy groups. In addition, the field and virtual meeting attendance provided some insight into how the stakeholders work together. While notes were taken to ensure that statements and context are recorded, there was still room for interpretation of the data (Miles, et al, 2020) as such, comparing the interview transcripts and notes regarding virtual events allowed for insight regarding the connection between what is observed regarding the homeless population within the community of interest and what is perceived. Additional connections were obtained through the review of public documents, which can provide insight into collaboration efforts and future goals and objections.

Data Analysis

In reviewing the interviews, I created a chart to allow for the matching of responses with the research questions. The recorded interviews were then transcribed and entered into ATLAS.ti to assist with organizing the data and manual coding. I used a deductive coding process to analyze the interviews according to the codes the researcher had predefined themes to be aware of during the data collection process. The deductive coding process involves an initial establishment of thematic categories that were guided by the ACF and CG lens and related to the research questions (Azungah, 2018). Those codes are "collaboration", "advocacy coalition", "partnerships", "affordable housing", and "homeless population". While the researcher noted the predefined themes, the

researcher made note of the common themes that were noticed during each interview. The emerging themes included "interpretation", "perceptions/bias", "experiences", "economic development", "place types", "mix-use", "control", "silos", "selective inclusion", "risk", "humane", "retention of talent", and "communication". Of these emerging themes, *communication* appeared consistently in the collection of data.

There were two discrepant cases as they met all the criteria except the length of time that they had been operating their business. These are discrepant cases as both have been operating for a year; however, they had been operating in terms of planning their business for about 2-3 years and had been connected to the community of interest in effort to learn about and or get involved in the community. These two cases revealed information in terms of the emerging themes of "communication", "selective inclusion", and "risk", as well as the predefined themes of "collaboration" and "partnerships" that is relevant to this study but also to future scholars that chose to build upon this study. What was learned from the interviews with two participants was how perception can influence decision-making regarding point of entry into the arts district and invitations to collaborate or partner. The findings and analysis of these interviews will follow in further detail in the findings section as well as in chapter 5.

Evidence of Trustworthiness

Scholars (Kombluh, 2015; and Hadi & Closs, 2016) have highlighted the importance of qualitative research reflecting rigor and integrity when it comes to the quality of the findings. Trustworthiness of the data is important as it can have an impact on practice, policy, or both (Kombluh, 2015).

Credibility

As this study explored stakeholder perceptions regarding the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification, the researcher selected a community of interest that would allow for a proper point-in-time single case study to be conducted. A purposive sample of participants was selected based on criteria that would allow them to be familiar with the area, its history, and the changes it has gone through over time. Utilizing a purposive sample of participants, which was then expanded to include others identified as stakeholders, allowed data to be obtained that portrayed an accurate and true depiction (Bloomberg & Volpe, 2019) of stakeholder perceptions through a combined ACF and CG lens.

In addition to being mindful of recruitment for participants, the researcher also incorporated a process within the interviews which allowed for clarification regarding what the participant meant by a particular answer or to obtain context around the answer to the question asked. This process began with conducting housekeeping at the beginning of each interview and by providing an overview of how the interview process would go. By informing the participants that he or she could be stopped during the interview to clarify an answer or statement. This was important to ensure that there were no assumptions or projected meaning onto anything the participants were sharing. This was also important in terms of coding the data. By having the answer or statement and context, the researcher was able to code data concerning the research questions. The other part that provided credibility to the participants' answers was the amount of overlap through the answers provided by participants regarding specific questions. Finally, as

there were many key stakeholders that declined to participate in this study, research of public websites for anecdotal information obtained through the literature was found, which provided another level of triangulation. As stated previously, the purpose of utilizing triangulation was for the purpose of strengthening my qualitative research (Korstjens & Moser, 2018) and demonstrate that the findings of this study are not based on opinion.

Transferability

While this study was conducted as a requirement of a public policy and administration doctoral program, it was important to demonstrate that the researcher understood the concepts, purpose, and process of conducting an ethical research study, the topic was chosen with intention. The phenomenon of gentrification-related displacement outcomes when creative placemaking is implemented are not isolated or new occurrences as the previously cited literature reflects. However, there are many communities in other parts of the state, region, and nation that have or are experiencing this phenomenon. In addition, the Covid-19 pandemic highlighted an already present social issue related to the lack of affordable housing. While this study did not directly incorporate the perceptions of the community, this study revealed that residents are involved in the process at local, private, artistic, and business owner levels albeit seemingly silent in the final decision-making process. As such, this point-in-time case study can provide some insight to other similar communities that commencing revitalization projects in effort to spur economic development. The findings of this study can provide a means of measurement in terms of lessons learned from cities that

implemented creative placemaking resulting in uncontrollable gentrification-related displacement; thereby, pushing existing residents out of the communities they had lived and conducted business in for many years. This is important as it relates transferability concerning perceptions regarding the lack of affordable housing and those experiencing homelessness due to many metropolitan cities across the nation trying to determine how to address the homelessness crisis.

Dependability

To ensure the dependability of this study, focus was maintained on the four categories of stakeholders. These categories were public sector, private sector, arts community, and business community. While there are subcategories (i.e. planning and zoning department as public sector, executive director of arts district as art community, actor or actress as an arts community, the small business owner is the business community, etc.) within the four main categories, they do not preclude the dependability of this study. In coordinating and organizing the interviews, as well as the relevance of the data to each of the research questions, a participant log was created listing the participants by category. This was helpful as it will allowed for tracking the data collection process to see how many participants from each category chose to participate in the study. The categories of stakeholders, as well as similar point-in-time characteristics of the community of interest will allow other scholars to duplicate or build upon this study.

Confirmability

As indicated in the section concerning the researcher's role, a journal was kept writing down any personal thoughts or feelings that came about during the study, especially during the recruitment process. This allowed the researcher to keep an open mind and ensure that there was no projection of judgment or bias due to expectations or affinity and confirmation bias. For this reason, clarification and context was requested during interviews as well as follow-up interviews were conducted where they were needed. The researcher wanted to make sure that no contextual meaning was interpreted through the lens of what was being experienced regarding the recruitment process. The process of reflexive note taking also helped with identifying the weaknesses within the study as well as unusual circumstances that came up and were unexpected but provided insight that assisted with the analysis of the data.

Results

The following is a review of the research findings as they relate to each interview question. Initially, the data was going to be presented by stakeholder category from which a table could be created to show the similarities and differences in perceptions. The intent was to provide a quantifiable foundation for future studies. However, the decision to not present the data in terms of stakeholder categories was made in an effort to maintain the goal of confidentiality of the participants. As such, the data was presented by the question, which is then addressed and supported by the data. In addition, the data is reflected as it was given during the interviews, which were transcribed to add to the trustworthiness of the data.

Interview Question 1: How familiar are you with the urban planning strategy and creative placemaking?

When it came to exploring stakeholder perceptions regarding the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification, it was important to understand stakeholder general knowledge of the creative placemaking concept. This established a foundation from which the semi-structured conversational style interviews flowed. All participants provided answers that demonstrated varying levels of understanding regarding creative placemaking.

Four of the nine participants provided answers that reflected a general understanding of creative placemaking, particularly in terms of its application regarding the function of what they do as well as experience with creative placemaking. For example, one of the four participants stated: "…people define [creative placemaking] differently, we have what we call place types." Another participant added: "…one of the biggest purposes I think for that is a community of course, but it's also creating sustainability for the artist community, and income for them, and exposure…" Additionally, another participant's responded: "…creative placemaking can make a difference in a community by putting in money for the arts," which touched upon the community benefit aspect of creative placemaking. Finally, the last participant stated: "I know cities love it, and I know that arts organizations, larger ones, have used that as a way to try and build community-using artists so that they still remain in the community and stay involved," which reflected a mutual goal point of view.

Two of the nine participants had heard of the term and provided answers based on the limited information they have heard regarding creative placemaking. Of the two participants, one stated: "I believe that is when you have a business on the lower level in a residential area, like apartments." The other participant stated: "sounds like creating spaces and places for art to exist or artistic endeavors to take place."

One participant reported not knowing or hearing about the creative placemaking strategy. When provided the definition, the participant stated that the concept sounded very interesting.

The final two participants provided answers that reflected an in-depth understanding of creative placemaking emphasized by professional or community-based experience. One stated: "…there's an opportunity to tell the story of the neighborhood or the area or the people [sic]. There's also an opportunity for that to be kind of taken over by other interests, and maybe those are corporate interests or maybe those are quasi-government interests." [sic] The other participanted added: "creative placemaking is a way for private developers, public developers, both private and public policy [sic]….to activate areas that have been depleted, or underused, or underserved, underutilized and bring back economic growth and stability to them [sic]."

The significance of the findings from this question relates to the way in which collaborations are formed and the interpretation concerning the purpose of creative placemaking. While this analysis will not go in-depth about interpretation, it is important to note for future quantifiable research studies that interpretation can be a potential

variable within the phenomenon of gentrification outcomes when creative placemaking is implemented.

Interview Question 2: Based on what you know about creative placemaking, how would you describe your [your organization's] involvement in the revitalization process for the community of interest?

In alignment with their responses to the first interview question, all nine participants provided responses that reflected a connection to the community of interest as a stakeholder. The findings were interesting in terms of significance concerning interpretation and perception on a macro level. Instead of reporting the specific type of business or art-related activity, the findings were grouped by the themed categories of *business-art supporter, business-art related activity, public sector-art supporter, artist-business related activity, art industry, and community development advocate.*

There was only one participant that fell under the *public sector-art supporter* category. There was one *business-art supporter*, three *business-art related activity*, and four *artist-business related activity*. An overlap of the categories, business-art supporter and artist-business related activity was found in regard to *art industry and community development advocate* based on responses that reflected promotion, active engagement, and support of emerging artists and small business owners within the community of interest. While the findings were relevant to the study in terms of how collaborations are formed, the data for this specific question was not as strong to reflect an impact due to the lack of data from key stakeholders with final decision-making authority as all declined to participate in this study. Therefore, a combination of collected data and literature

obtained from stakeholder websites, for the purpose of triangulation of the data, were used to analyze the findings of this question.

While all of the participants contribute to the vision of revitalization of the community of interest by way of business or art-related activity, the way in which one of the stakeholder categories represented contributes stood out for this question as it was found to carry the most influence in terms of the research questions explored in this study. As previously shared, one stakeholder's understanding of creative placemaking is seen through the lens of "place types". After conducting research regarding the term and obtaining direct clarification from the participant concerning the context of this information, "place type" is understood as designated land use which is related to planning goals.

Interview Question 3: How have/has you [your organization] been involved in the collaborative partnerships surrounding the revitalization of the community of interest?

Interview Question 3 was intended to understand how collaborations are formed. As mentioned in chapter 2, I had a literal thought in terms of how ACF and CG would apply in this study. The conceptual flow charts no longer pertained to the study as a more complex way in which ACF and CG were found to apply would need additional time to explore. As previously addressed in chapter 1, the length of time was identified as a potential limitation for this study. However, this limitation will be addressed in the recommendations for further research. Aside from this identified limitation concerning the way in which collaborations are formed, the following findings from the data were broken down into themed categories, which include "Invited-Information Provided",

"Not Invited-No Knowledge of Existence", "Not Invited – Knowledge of Existence",

"Not Invited-Lack of Information or Response to Request", and "Inviter".

Of the nine participants, four responded that they have not been invited to

collaborate or contacted to discuss how they could provide input concerning the

revitalization of the community of interest. The findings reflected a commonality

amongst the four participants, which was both interesting and significant in terms of

collaboration and perception. Particularly, as it relates to public sector and private sector

entities forming partnerships to meet strategic goals regarding the development of a

community.

Two participants had combined responses in that the participant had no

knowledge of the various stakeholder groups within the community of interest despite

reaching out to the public sector for support. The participant stated: "I do not know

where to go to seek out people who sit at those tables. I don't know which tables exist

that I can go sit at." The participant added: "There are things that I can bring to the table

that you all are missing, but you do not know that because you have not opened up the

table to me if that makes sense [sic]". Another participant stated: "...they have not done a

great job of involving individual artists." Additionally, the participant stated: "…if you

are an individual artist like I am, I am not getting emails, I am not getting invitations.

[sic]" The participant concluded by stating: "My mind is not being tapped as to what

could be done. I think that is unfortunate. I do have a lot of expertise and a lot of

commitment to the community."

One participant, although not invited, responded that the participant was aware of the collaborations and whom to seek out based on past involvement with one of the stakeholder groups. In addition, the participant continues to stay updated regarding activities of the stakeholder groups through engagement in community service type of work within the community of interest as well as the newsletter created by and available through one of the stakeholder groups. The participant stated: "I've heard; they've, they've had some cultural events like where they'll, they'll feature, like, they'll have foods from certain country, and music, and...[sic]" The participant added: "I get the newsletter, which is my primary way of hearing [sic]."

Another participant with a prior connection to one of the stakeholder groups also provided a combined answer that is relevant to the purpose of this study in terms of displacement. The participant stated: "I didn't even think it was active….once they closed the place down, and then the pandemic happened, we just didn't hear anything…[sic]". The participant added: "What about the displaced artists?" and "The previous two [directors or president] were more open to collaborating with everyone.." The participant concluded by stating: "..and like the one [event] that I contacted them to be a performer, I never heard anything from them…[sic]"

One participant provided a response that reflected a discrepant case of collaboration as the participant had not been in the community of interest very long but has been a resident within the surrounding neighborhood for many years. Chapter 5 will provide an in-depth analysis of this discrepant case had how it not only is relevant to the problem and purpose explored through this study but the existing literature as well. In

addition, the significance of the development of an equitable and sustainable community

will also be presented in the implications for positive social change. The participant

stated: "…every step of the way since that [purchasing the property], I've been meeting

more neighbors, learning more about the districts, learning more about the arts and

cultural…I knew it was the arts and cultural district, but I didn't know a lot about it.

[sic]". Additionally, the participant stated: "I'm getting to talk directly to the owners

[about doing] and do dinner before the show opening night, and art walk galleries" an

"like that's just opening up a whole level of how to be a creative arts member." The

participant concluded by stating: "they're beyond thrilled to see this building that's been

sitting vacant…" and "..because they want to see me succeed just as I want to succeed,

so there's those sorts of conversations which have been very welcoming.."

Two participants provided responses that do reflect the general challenges that

exist when there are multiple stakeholders with various missions and visions coming

together on a project. One of the participants stated: "There was an issue when the Arts

District was created." There was assistance from the public sector in terms of "working

with the community and artists and businesses [to help them get] organized and

structured as an actual official community organization" and "We were like this is an

organization for the community, by the community. We're supposed to work together."

The other participant added: "There is a huge misconception of what a stakeholder is"

and "There is a lack of working together. There is a big disconnect amongst the

stakeholders, and people who should be included as stakeholders are not always at the

table." Additional statements from the participants concerning collaboration included:

"…we really worked hard in identifying the creatives and things like that, that were in the area to engage them in the district. Also, ways to promote them but also ways to collaborate with them. [sic]"; "We collaborated on ways to work with them on funding streams…"; and, "…we would actively go out to the community groups and find those artists that needed help building their portfolios." One of the participants added: "…mentorship from more experienced artists that may have more experience marketing their work, selling their work, etc."

The following statements, made by both participants, reflected the way in which silos and the difficulty in establishing successful collaborations can influence the creative placemaking implementation process: " that has been the biggest thing…conflict between [stakeholders]."; "[the conflict] caused an uneasy straight line to getting [sic] to where they're going. It caused interference." One of the participants concluded by stating: "We have to be able to put ourselves aside to do these things for the community. That message needs to be taught to everybody, whether it's a resident, just a regular resident, a businessowner, an artist, a city employee."

These responses provided a theme seen throughout all nine interviews, which will be reported in further detail in the next chapter. The final two participants provided responses that reflected the stakeholder category as being the *Inviter* from both a public and private sector perspective. Considering that these two sectors appear to be the stakeholder categories with the most leverage within the creative placemaking process, the following data helps provide macrolevel insight as to the phenomenon of gentrification-related displacement. In addition, it provides insight into the connection

between stakeholder economic development goals as introduced in Markusen's (2014) work. One participant stated: "we also helped fund some of the artists, non-profit communities in that area" and "..we had to go to them a lot of the times. Go to their already established meetings and ask for time to make a presentation." The following statements made by participants reflected the presence of ACF: "..we go to schools a lot too."; "..depending on what we're doing in the area."; "..the [committee] chair will suggest other members for the committee."

One of the statements from the participants that stood out and is relevant to the development of a sustainable and equitable community was: "We try… don't know if we do as well as we think we're doing." This statement stood out as it reflected an awareness, which is discussed in further detail in both the recommendations and impact for positive social change sections.

The other participant, who was within the *Inviter* category, responded with the following statements, which reflected an equitable collaboration that leads to mutual benefit outcomes: "..we started this farm here, and it turned into something where like not only are they providing for those in the community, but they're also now they've turned it into a business.." and "What we do [sic] right now is we'll use our big events space to do pop-up markets.."

Interview Question 4: Please tell me how the various committees concerning the revitalization are formed? Who determines who needs to be involved and why?

Understanding who is at the table when decisions are being made regarding the implementation of creative placemaking is a key component of creative placemaking.

The selection of members can provide insight in terms of perceptions regarding who is a stakeholder but also the implied goal outcomes related to the formation of the committee. Again, due to the lack of response to participate in this study, chapter 5 will discuss the variances in selection as they relate to this case study as there are various stakeholder groups in operation within the community of interest. One statement made by a participant that highlighted this finding was: "..depending on what we're doing in the area." The other statement was: "..the [committee] chair will suggest other members for the committee."

Interview Question 5: What changes, good and bad, have you seen in the community of interest over the past 3 years?

As mentioned in the previous chapters, core beliefs are the way in which individuals view themselves and the world they live in. It is a summation of one's collective experiences, observations, conditioned or learned knowledge, and personal values that make up who a person is and shape the decisions they make. In asking this question, the intent was to learn how stakeholders perceived the changes within the community of interest over the last 3 years. The analysis of the following findings will be related to the current literature in chapter 5.

Eight of the nine participants all spoke to the changes in the community of interest and surrounding area, which included but are not limited to themes of "ongoing unaddressed safety issues", "access to community service programs", "inclusion", "impact of Covid-19", "beginning stage of gentrification", and "historical presence of homeless community". One participant stated: "The complaint is, there are too many

people that go over to this [business] and cause problems and do drugs. Help the business owner. Give them funds to fix up the outside of their building." Another participant stated: "Well, definitely they [homeless population] have increased. I've seen a lot more homeless people around my neighborhood. [sic]"Another one of the participants stated: "…there is a crowd that hangs around there you don't want to be caught when it starts getting dark around there [sic]", which alluded to the ongoing concerns regarding safety within the community of interest; however the same participant stated: "But not attempting to do anything about it and blaming it on the homelessness is not the answer." [sic]

Statements regarding the impact of the pandemic and early signs of gentrification both in terms of race and economics were identified by one participant: "..we still have empty storefronts, and we have a lot of crime around here." "..it's troubled, partly because of Covid." The participant added: "I have already seen changes in the makeup of the neighborhood somewhat. I moved here intentionally because it was a very diverse neighborhood. A lot of these people were older, and as they move to retirement homes, or pass away, the people buying these homes are now white, 35-year-olds."

Other participants echoed the concerns regarding the homelessness issue within the community of interest, which reflected a complex dynamic in that services are located within the heart of the community of interest: "It's more than just homeless. I mean, I don't necessarily feel unsafe like walking around over there but, it's not very pleasant to walk there."; "…there are a lot of homeless folks that hand around [the library]."; "…the area had and still has a lot of social services. There's a library there, things like that that

are free and I think a lot of people that are homeless need those services..”[sic] While it was not explored as a part of this study, this dynamic does bring up a question concerning the placement of social service programs in and near marginalized, either by race or economics, communities and how this influences the later investment or disinvestment in these communities. This question is relevant to mention within this study as disinvestment can lead to communities being designated as “blighted” from which revitalization projects stem and can utilize a creative placemaking strategy to spur economic development within the community.

One of the participants added a perspective of the homeless population within the community interest, which reflected both inclusion and connection through community: “…At a festival, a homeless guy would come to the festival. He was always looking out for us.”

Interview Question 6: How do you [your organization] perceive the current economic, social, and physical aesthetics of the community of interest?

This interview question was one of the original 14 questions. The intention of the question was to explore stakeholder perceptions regarding the current state of blight regarding the community. One participant stated: “..we called that like the opportunity triangle..” Another participant added the following statements concerning the community of interest: “…one of the lowest income zip codes in the nation, is my understanding of it” and “...the most diverse zip code.”

Interview Question 7: How do/does you [your organization] perceive the homeless community within the community of interest in terms of the revitalization of the community of interest?

Eight out of nine participants all expressed concerns regarding the homeless population within the community of interest. However, instead of finding concerns that were negative or accusatory as assumed when I started this study, I found genuine concern. One of the eight participants stated: "[They want to] get people going places and doing things and not complaining about homeless people [when they go out]. People still complain about homeless people [in other cities]." The participant did believe it as right "…to blame the homeless people for being the problem and the reason why they're having struggles building up the area." Another participant had the following thoughts about the homelessness issue within the community of interest: "To be honest, the homeless community does not bother me. They do not. They are a part of our community" and "…at least around where I live, the homeless community around here is not troublesome" and "I have gone to feed the homeless in the community."

Some participants made statements that reflected empathy and understanding that those who are homeless have different stories regarding their situation. One of the participants made the following statement regarding the homeless community:

They are respectful of their homeless space if that makes sense. I will see homeless people who have tents and stuff, but they keep their area clean and free of trash. It is like their home; do you know what I mean? There is a different mentality of the homeless people here than I see in other communities. Some of

them are workers. They go to the labor ready. They are working even in their homeless state and their homeless situation. [sic] Not everybody that is homeless is homeless because they are a drug addict, they are an alcoholic, or whatever [sic].

Another participant stated: "When I have seen events take place in the community of interest, they are not a nuisance." One participant made a statement that reflected awareness and effort by one of the stakeholder groups to think of ways to address the issue: "…homelessness was one of our focus [sic]…there is [sic] so many considerations when it comes [sic] to homelessness…" Another one of the participants shared a perspective that has been discussed in the literature: "…they are not looking at artists. We care in general about the homeless, but we do not care in specific about who these people are." In addition to this perspective, responses from the participants within the homelessness issue within the community of interest provided some insight into the core values of the stakeholders that participated in this study. For example, one of the participants stated: "It's heartbreaking what some of these people have gone through for years" and concluded by stating: "I've had numerous homeless guys come and offer help..help us clean up or do whatever and I feel like there's an opportunity there." [sic]

Interview Question 8: In what ways do you [your organization] think that the homelessness crisis has impacted, is impacting, or will impact the urban renewal plans for the community of interest?

Two of the nine participants responded to this question by describing minor impacts on their business due to the increase in homelessness within the community of

interest. However, neither reported impacts that prevent customers from visiting their businesses.

For example, one of the participants stated the following:

> …every day more and more people become homeless, lose their homes, and end up in their cars, all of these things so we've seen an increase from zero to three or four incidents in a year. So we are seeing it impact us, and to what extent, it's going to continue is hard to say.

In addition, the participant stated: "It did not have a visible impact until this year."

The other participant added: "We have people who camp out around the building, and we've told them politely like, we appreciate what you are doing, but you can't stay here. [sic]"

Interview Question 9: In what ways have the steering and strategic planning committees discussed the homelessness issue and how to address it?

The answers to this question came through interview conversations with participants concerning the link between gentrification and homelessness as well as discussions around affordable housing. While this question does pose a limitation due to the low response rate of stakeholders able to directly respond to this question from a place of institutional knowledge, four of the nine participants were able to provide some insight based on their participation with some committees within the community of interest. Some statements from participants included: "You want to make sure that doesn't happen" and "…and that comes to…valuing the existing residents, you know, making sure there's homeownership opportunities." One participant stated: "there's

already been years and years and years of investment of affordable housing in that district…" as well as added: "There's different strategies…affordable housing strategies."

Additional insight was obtained from participant responses. For example, one of the participants stated: "…we picked a site and we tried to analyze how the highest and best use for affordable housing there would be." The other participant added: "But I know it's just a hot topic all across the board is like enough housing, affordable housing and how do we address it." [sic] Additionally, the participant stated the following:

> …when they did all of their master planning, part of that was that there had to be so much affordable housing for so much of the other housing. [sic] And now that we're at the end of the track of community build-out, we're finally seeing all of those affordable housing units being built. They have known that this is happening right? And so they're like let's get ahead of this…

To round out this question, providing insight into the considerations being made concerning the implementation of creative placemaking were the following statements made by two of the participants: "I got a little bit out of the loop on that, but there, there are concerns." [sic] and "Yeah, I don't think we had really those conversations, to tell you the truth. I think we were more about affordable space for artists and creatives."

Interview Question 10: In what ways do you [your organization] think that creative placemaking strategy can benefit the community of interest?

This interview question was among the original 14 questions and was developed from the existing literature that explores the benefits of creative placemaking. However,

it was not directly asked of the participants. However, the interview conversations with three of the nine participants found that the benefits of creative placemaking for the community of interest lye within the surrounding community itself. The next chapter will go into the opportunities, threats, social implications, and recommendations of the finding related to this question. For instance, one participant stated the following: "…knowing I was somewhere special." In addition, the participant stated: "…every time I step into that community, I'm like I am just…it's shocking to me and humbling to me how much is there and it's not on anybody's radar."

Statements of two other participants express the excitement of stakeholders within the community of interest concerning the benefits of creative placemaking: "[It] is really popping off with all of this creative stuff happing" and the following:

I came back from Fashion Week [out-of-state] and I saw more non-white designers in Fashion Week than I have ever seen before. I do not want to use the term of 'keeping up with the Jones' but if we are going to stay in the game and play in the game, then we have to open up the spaces for those game-changers and those game-players to be a part of. [sic]

Another participant concluded this question with the following statements:

I feel like [the community of interest] is not proud of themselves or proud of who they are. You don't want to be overly full of pride but I think you have to be proud of who you are and what you are, where you come from." [sic] and "They have so many great things going for them.

Interview Question 11: In what ways have you been invited to engage in the collaborative process and/or been given guidance to preserve your space/presence in the community of interest?

This question was one of the original interview questions. It is a duplicate of Interview Question 3; therefore, the finding would be the same.

Interview Question 12: Since studies have shown that creative placemaking can lead to gentrification, what can you tell me about the revitalization project in terms of this discussion amongst partners and planning committees?

Interview Question 12 was one of the original 14 questions. Due to the response rate across the stakeholder categories, the decision not to ask this question directly was made. However, as this question was relevant to exploring stakeholder perceptions regarding the impact of creative placemaking in neighborhoods experiencing gentrification, it was discussed when the participants brought up related topics. Eight out of the nine participants described situations that suggest early indication of gentrification. The ninth participant, from a stakeholder category perspective, did not see the community of interest as experiencing gentrification. However, this response brings up the importance of being able to understand trends that can impact strategic planning goals. The responses from all participants will be presented in further detail in chapter 5 where they are analyzed in terms of point-in-time gentrification tracking within the community of interest.

One of the eight participants stated:

I have already seen some changes in the makeup of the neighborhood somewhat. I

moved here intentionally because it was a very diverse neighborhood. A lot of

these people were older and they move into retirement homes or pass away, the

people buying these homes are now white, 35-year-olds. [sic]

Another one of the participants stated:

There was a theatre that specifically was reaching out to marginalized

communities and bringing in people who have never come, and white

people who did not even know anything was happening. They were

bringing people to that building. Now that is not happening. *(Context –*

the building has been shut down for repair/remodeling; however, four of

the nine participants responded that no date as to when this will be started

or finished has been provided. After data collection, a review of online

media sources available to the public reflected action

steps being taken to complete the renovation)

One participant made a statement that looked at the long-term impact of creative

placemaking within the community of interest and surrounding neighborhoods:

I'm Curious to see like in the next five to ten years how does all this mix

right? Like how does all this work?" "…So in five years when all of these

residents are mixing and everyone's using all of the public pools and parks

and the shopping, and like how does that feel, right?

One participant made a statement that reflected awareness of how gentrification

begins: "...in this time and day, we're seeing a lot more of the implications of some of those past policies and how they cut other communities off in order to serve another community for people that look like me." Another participant commented: "…the word gentrification just becomes a four-letter word because it only affects the low-income jobs or low-income households, and then it's kind of like the problem is erased." [sic]

The following statements made by participants confirm the literature concerning state-led gentrification for economic development: "[They] wanted to gentrify it and get more bigger businesses in there but all [the] social services were there." [sic] and "It seems to be when it comes to those established businesses in this community since the revamping [of the community of interest] the majority of those businesses coming in are not diverse businesses. [sic] Additionally, in terms of artist displacement, one participant stated: "There was a mix [of artists] in the building."*(Context: In alignment with one of the other responses, several artists were displaced when the building they used and worked out of was shut down. After data collection, a review of online media sources available to the public reflected action steps being taken to complete the renovation.)*

In conclusion, a participant stated: "We don't want, we don't want gentrification. We don't, we want to retain our neighborhood. [sic] But what is, what is too much improvement?" [sic] The one participant's statements reflected the influence of development goals:

…then they [medical industry] buy up property and make dormitories for

their own students and things like that and that results in gentrification. [sic]

(Context: The participant was providing information of what has been seen and experienced in other cities where the "medical industry takes over the whole neighborhood.")

The same participant also added the following perspective concerning gentrification within the community of interest: "There's a concern but that hasn't happened." "…it has yet to materialize, any of these concerns really." [sic]

Interview Question 13: What do you know about the neighborhood liaisons and community champions?

Four of the nine participants provided their understanding of the role of the neighborhood liaisons and champions. Two of the five participants had direct knowledge concerning who these individuals are, and how they assist with communication between the community and the public and private sector stakeholders within the community of interest. One participant stated: "…we have representatives but there are also community champions…we allow people to get training for and they can also be representatives." The participant added: "…they are in charge of all the people that register as an organization and they disseminate information back and forth…" and "[They] call us natural helpers. We navigate the system to find resources for people in the community."

The other two participants stated: "I mean I would talk to the community liaison if I knew whom to reach out to" and "I couldn't tell you directly that I know of an exact, like a designated community liaison or advocate particularly associated with that area."

Interview Question 14: Which programs and/or organizations in the area have direct contact with the community and have a clear understanding of the communities voice and

needs? Are these programs and/or organizations represented in the revitalization process?

This was another original question that was not directly asked but was found amongst the responses of three of the nine participants. One of the participants stated: "…for them to be claiming to be representing or being diverse, that is not so in my eyes and many of the other immigrants in the area." Another added: "…make it seem like my opinion counts" and "…don't just fill your mouth with words that are going to look good on paper." [sic] One other participant stated: "…you'd really have to work with the various communities to be able to make sure you were understanding where they're coming from." In conclusion, one participant stated: "…language barriers are a big deal there. People speak different languages."

Interview Question 15: As an artist/business owner, how have you been "invited" to the table of discussion concerning the revitalization project?

This question is a duplicate of Interview Question 3. As such, the report of the findings would be the same.

Interview Question 16: Share with me how well you believe the city is doing with collaborating with existing artists and business owners in the area? What about those wanting to come in the area? What differences do you see in those collaborations?

This question was not directly asked of the participants; however, based on answers to Interview Questions 3 and 4, data was collected that will allow for analysis of the findings in chapter 5.

Interview Question 17: How have you as an artist/business owner in the area been impacted by the homeless population in the area both in the past as well as present? Do you see this getting worse or improving?

This question is amongst the list of original questions. It is a duplicate of Interview Question 8.

Interview Question 18: As an artist/business owner, how has your business been impacted by investment and disinvestment in the space (building/lot) that you have an/or do work out of?

This question was developed based on the category of stakeholders. However, based on the low response rate across the board for stakeholders, this question was not directly asked of the participants. Instead, the concept was allowed to emerge organically through the conversational style interviews. While only one of the nine participants directly spoke about the impact on artists, the impact was noted in the interviews of two of the remaining eight participants. A review of the data collected that there was some intersection with Interview Question 12 concerning gentrification. Statements from participants described disinvestment and displacement. One participant made the following statement: "…we still have empty storefronts" and "And now, stuff is sitting around empty, and nobody can use it…" Another participant stated: "…They just left it dilapidated" and "You saw that the front of the building is falling apart, right? Maintenance cannot go in to do certain things unless its approved…" Adding to the observation of buildings within the community of interest, another participant stated:

"[It] has just kind of closed down. Maybe they are renovating it. Maybe they are not. Information has not really gone forward."

Interview Question 19: Why is it important for artists, business owners, and community advocates to be on the executive management team/committees concerning the revitalization project for the community of interest? How do you see this as being a way to preserve the area in terms of history and current residents as well as being able to address the homelessness issue?

This question was meant to examine the role of the arts community within the decision-making process. Of the nine participants, five presented answers that revealed a perception regarding artists that supported current literature regarding gentrification outcomes when creative placemaking is implemented. The perception of artists will be explored in more depth in chapter 5. Participants made statements like: "You don't make a lot of money being an art district…" and "..unfortunately, a lot of artists do not have actual business sense. However, that does not mean that they are not any less capable of anyone else of knowing how a community needs to be." The following statement was also made, which provided some insight into how artists are perceived: "…the artist community…needs help, because they're good at art and not good at district organization and making sure that there's a long-term [sustainability]."

Some of the participants reflected a different perspective through the following statements:

We have enough organizations out here that are artist led that have good business

acumen; there are so many stereotypes that happen. [They] may think artists can't

activate an area; there's a perception that people don't think that artists are good

business people; I think artists are actually quite organized. I think it's that

perception that maybe they don't think they are, but they really are [sic]; Artists

are really good at activating things; and part of the problem is that artists have a

different way of seeing the world. Thus, we can say, if you do not know who

everybody is you can do a couple of things to find them. That is not the way

traditional business and governmental people think.

Some participants provided statements that gave some insight into collaboration

dynamics due to these perceptions by other stakeholders:

Artists have to constantly bang down the door just to get a meeting to be able to

give them these facts. These facts are not widely known; I think the other piece to

that it's connected is just the education of what the arts are, because I can tell you

what, the handful of artists that I know, know more than I do about business and

they have to operate in a different world [sic]; they usually have master's degrees

upon other degrees, or doctorates, or they're doing this or they're doing that, and

they're under the radar [sic]; and you have to really stop and educate yourself

about who it is you're talking to.

Interview Question 20: What do you see as the biggest challenges to meaningful

collaboration within the community of interest to avoid gentrification-based

displacement, which can lead to an increase in the already high homelessness issue?

This question was one of the original 14 and was not asked directly of the participants. Again, due to wanting to approach the topic of gentrification in a way that would not make any of the participants defensive, I allowed the topic to come up organically during the interviews. Responses to *Interview Question 12* contain findings that provide a point-in-time tracking for the community of interest.

Interview Question 21: What opportunities to avoid gentrification-based displacement do you see being missed or rejected in favor of economic development goals?

The participants were not asked this question directly; however, an emerging theme related to the perception of the community based on socioeconomic status was revealed through the interviews as well as some of the online public media and documents.

Interview Question 22: Is there any additional information you believe would be helpful for me to know or should read that would provide insight into the collaboration and revitalization of the community of interest?

The intent of this question was meant to expand the sample of participants. It was successful for achieving the intended purpose; however, invitations to participate in the study were declined. Online public media and documents were found and incorporated in the next chapter as relevant literature.

Table 1 and 2 present the frequency of appearance for both the predefined and emerging themes. As represented by the tables, the questions participants were asked confirmed the themes that were expected to be found through the exploration of the stakeholder perceptions as they relate to gentrification-displacement outcomes when creative

placemaking is implemented. In addition, the responses reflect the key findings which will need additional examination as indicated in the recommendations.

Table 1

Frequency of Predefined Themes in Alignment with Research Questions

Themes	Participants									Totals
	1	2	3	4	5	6	7	8	9	
Collaboration	X	X	X	X		X	X	X	X	89%
Advocacy Coalition	X	X	X	X	X	X	X	X	X	100%
Partnerships	X		X	X	X		X	X	X	78%
Affordable Housing	X	X	X	X	X	X	X	X	X	100%
Homeless Population	X	X	X	X	X	X	X	X		89%

Table 2

Frequency of Emerging Themes Amongst Participant Responses

Themes	Participants									Totals
	1	2	3	4	5	6	7	8	9	
Communication	X	X	X	X		X	X	X		78%
Personal Experience				X		X	X	X		44%
Economic Development	X			X	X	X	X	X	X	78%
Control	X	X					X		X	44%
Selective Inclusion			X	X				X		33%
Risk			X	X	X		X			44%
Silos		X					X			22%
Place Types	X	X					X			33%
Humane		X	X		X	X	X	X		67%
Mix-Use		X					X			22%
Interpretation	X	X	X	X	X		X	X	X	89%
Retention of Talent			X	X			X	X		44%

Note: Personal Experience = direct interaction that participant has had with someone within the homeless population within the community of interest; Risk = the amount of investment a stakeholder is willing to put into a partnership with another stakeholder with zero to little capital contribution; and Humane = the perception that the participants had concerning the homeless population within the community of interest.

Summary

Nine participants were interviewed to explore stakeholder perceptions regarding the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification. Five thematic codes (codes) were predefined through a deductible process that was guided by the combined ACG and CG lens. While the codes were revealed through the interview questions, the emerging themes provided more insight into the research questions explored. Eight out of nine participants described what was categorized as point-in-time tracking as to the beginning phase of gentrification. One participant, due to the full manifestation of gentrification not being seen at this time, did not perceive this as an issue for the community of interest although it is a concern for the stakeholder. Anecdotally, this perception was supported by one of the purposive sample participants that declined to participate in the study.

Two discrepant cases were found during the collection of data. The criteria for participants were established based on the assumption that only those who had been within the community for three or more years would know the history, understand the dynamics of the community of interest, be involved in existing stakeholder collaborations, and be impacted by the revitalization of the community of interest. However, these discrepant cases highlighted the presence of perception amongst stakeholders, which influences how collaborations and partnerships are formed.

In terms of participant views about the homeless community, the data revealed a theme of humanity. Eight of the nine participants spoke of the homeless population in terms of community. The response from one of the eight participants brought up the

concept of core beliefs once again. The participant stated, "Maybe not everybody wants to be in a home or wants to subscribe to how society has decided that we all need to live, and that's going to be another thing that we need to get over. It's like you can't force people into the structure of this society."

The data also revealed an unexpected perception concerning artists in terms of their role and competency when it comes to community development. Again, this theme highlights core beliefs held by stakeholders that becomes the lens through which creative placemaking is interpreted and decisions made regarding role of artists within that process. Through the interpretation of the findings, chapter 5 will detail the ways in which stakeholder perceptions can determine gentrification-related displacement outcomes when creative placemaking is implemented as the urban renewal strategy.

Chapter 5: Analysis, Limitations, and Recommendations

Introduction

The purpose of this qualitative single case study was to explore stakeholder perceptions regarding the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification. By examining stakeholder perceptions, the intent was to obtain insight into this phenomenon and understand the role that stakeholder perceptions play within the decision-making process when creative placemaking is utilized as the urban planning strategy. Some of the significant themes discovered were "communication," "interpretation of the meaning of stakeholder," "perception of artists," "definition of affordability," "predominant stakeholder vision," and "silos."

These themes were significant in understanding the dynamics in the relationships between the stakeholders, how they collaborate, and establishing a point-in-time baseline measurement for gentrification-related displacement. This chapter will provide an analysis of key findings related to "interpretation," "the predominant stakeholder vision," and "the definition of affordability" as they relate to the research questions.

Interpretation of the Findings

Examining how stakeholders perceive the impact of creative placemaking on homelessness in communities experiencing gentrification, the homeless population, and concerns regarding the lack of affordable housing, as well as how those perceptions influence the decision-making process concerning the implementation of creative placemaking guides the establishment of best practices that can assist with avoiding or mitigating gentrification-related displacement when creative placemaking is

implemented. Within her work, Markusen (2014) posed a question that challenged

scholars to explore this phenomenon beyond the art community and what is already

known concerning the relationship between the two. However, the current literature does

not reflect examining the perceptions of stakeholders regarding the impact of creative

placemaking on homelessness in neighborhoods experiencing gentrification. Markusen's

inquiry highlighted the influence of the community development goals for a community

development activity, not creative placemaking, as the root of the gentrification-related

displacement outcomes. As previously mentioned, there were three key findings within

this study.

The first was interpretation. As reflected in the data, each represented stakeholder

category had a different understanding of creative placemaking and how it applied to

their contribution to revitalizing the community of interest. Interpretation of purpose for

use is significant in how decisions are made within the creative placemaking process.

This is demonstrated through the response of one participant that stood out because it is

the parameter that dictates and guides the parameters for use within the community of

interest. Through additional clarification and review of online recorded meetings

available to the public for triangulation purposes, the data confirmed what Markusen

(2014) was suggesting. In addition, further data related to how collaborations are initiated

and partnerships formed supported the use of ACF and CG and the combined lens

through which the research questions could be explored. Through the designation of

place types concerning land use, the community of interest was described by one

participant to have its unique characteristics, including but limited to the history of the

area. This is relevant as the designation sets parameters concerning the community of interest and the surrounding residential neighborhood.

This leads to the second key finding, which was the influence of one of the dominant stakeholder categories. Stakeholder vision was a theme (seen through the emerging theme of economic development) that came up directly and indirectly through the data collection phase. The vision began for the community of interest with the area being designated as blighted. This finding supports the current literature (Barouth, 2014; Raleigh & Gaslster, 2015; Mosgen et al., 2018; Billingham, 2019), which describes a process of blight and redevelopment that is seen as a result of disinvestment. This was a key finding as a stakeholder's vision can determine whom they seek out to assist with bringing the vision to fruition either through support or resources. In addition, it can also influence which players from other stakeholder categories are invited to collaborate or partner to provide services to the community or fulfill stakeholder goals. For instance, one participant shared that various committees are formed based upon the intended purpose and intent of a project. Committees are then created based on selections of members identified as being the best fit for accomplishing the committee's goals.

This key finding is supported in the data collected from participants concerning their experiences related to knowing about and being invited to be a part of the stakeholder decision-making process and receiving support. This finding is significant as this process could open the community of interest to gentrification-related displacement outcomes due to various subcategory stakeholder groups being formed and not understanding creative placemaking. In addition, while there is an awareness of other

neighborhoods that experienced the process of gentrification-related displacement when revitalizing areas, the data reflects that there are no proactive conversations taking place on how to avoid or mitigate this phenomenon as the focus appears to be on the dominant stakeholder vision, which includes but is not limited to attracting high income earning individuals to the area.

The final key finding concerns the perception of affordable housing. Participants described affordable housing as housing assistance programs provided by HUD (HUD, n.d.). In addition, the stakeholder literature and media used for triangulation purposes confirmed this perception. This finding is significant as it revealed the subtle deletion of naturally affordable housing within the community development process. According to the NOAH Impact Fund (2015-2022), naturally affordable housing or naturally occurring affordable housing is defined as residential rental properties that are affordable but do not require any federal subsidy program assistance. This finding, as supported by the literature (Monkkonen, 2018), indicates a need for re-evaluating current housing policies instead of creating more affordable housing programs. As an added support to this finding, research revealed that there might be a HUD provision (Muschler, n.d.) that would allow for clarity of the definition of affordable housing in a way that accounts for all courses in which housing can be developed to meet the economically diverse needs of a city's residents.

The data reflects a concern due to the lack of affordable housing, commercial space for artists, and the age demographics of residents within the surrounding neighborhood. The National Coalition for Homelessness (2019) and current literature

(Rosell, 2019) identified the lack of affordable housing as a contributing factor to the rate of homelessness. In addition, the existing literature (Rich, 2019; Omer, 2020) has already shown that the implementation of creative placemaking increases housing costs. However, as understood through the application of the ACG and CG lens, particularly considering the application of core-policy beliefs, the data reflects a perception of meeting the need for affordable housing and avoiding gentrification-related displacement based upon interpretation of the rules, regulations, and associated laws. In addition, the data reflected a lack of proactive action based on the perception of the homelessness issue.

In examining the data, the relationship between the stakeholders involved in the redevelopment of the community of interest is complicated. They have a mutual goal (i.e., wanting to reactivate the arts district); however, each stakeholder has a different vision regarding how that looks. In addition, the data revealed that how collaboration and partnerships are defined and formed presents another complication. These data reflected interpretations involving perceptions regarding artists, identification of stakeholders, and the value that emerging artists or small business owners bring to the vision of economic development for the community of interest. Consistent with the advocacy coalition framework, the data revealed consistent patterns present within governance and politics that influence how society is formed and operates (Weible & Sabatier, 2018). The last complicating factor that supports the advocacy coalition framework is how stakeholders act from a place of reaction instead of intervention and prevention. In that action, they move to gain supporters to accomplish the initiatives they want to pursue. However, the

relationship dynamics revealed reflect failed collaborations that result in two or more stakeholders duplicating efforts. In addition, the data reflected the complicating role of funding in certain partnerships. This is a complicating factor as it does not allow for an equitable partnership. The data revealed that some stakeholders may either modify or abandon their original mission to obtain funding from some of the stakeholder groups with more resources and network connections.

There was a discrepant case in that the stakeholder is privately funded and does not rely on public funding. This seems to provide some autonomy in the sense that the stakeholder can take risk in forming partnerships that align with its mission. This discretion has resulted in collaborations with emerging artists and small businesses, which could help retain talent and revenue in the community of interest.

Limitations of Study

As pointed out previously in Chapter 1, there were some limitations regarding conducting this study. The first limitation was time. The phenomenon of gentrification-related displacement outcomes when creative placemaking is implemented is a complex issue. The findings of this study revealed that how individuals perceive and thereby interpret a concept, its relevance to the work they do, and how it applies to the overall vision for developing a community can impact the public. The limitation of time also did not allow for a full exploration of the conceptual framework that I had prior to the data collection phase.

As mentioned previously, I had a conceptual framework based on how I thought ACG and CG would apply based upon the mutual goals of the stakeholders. However,

what the findings revealed was something different resulting in the conceptual figures,

adapted from *Figures 1* and *2*, no longer pertaining to this study. The thought was that

what would be seen is a decision-making process that was based upon mutual goals and a

pooling of resources to bring about those mutual goals. However, what was found was a

dominant stakeholder vision that controls who is invited to the table and how the

contribution, once a stakeholder is invited, will be valued based upon the stakeholder's

amenability to follow and carry out the dominant stakeholder vision. If the invited

stakeholder presented a contribution seen as in alignment with the dominate stakeholder

vision, a partnership was formed and labeled a collaboration, which the data showed

would then lead to access to resources and the dominate stakeholder's network.

However, when a stakeholder was not perceived as being in alignment with the dominant

stakeholder vision or was seeking a mutually beneficial collaborative relationship as

defined by Merriam-Webster and still allowed for autonomy and alignment with their

own vision and mission, it was found that the stakeholder was either not invited or a

similar stakeholder that would be more amenable to carrying out the dominate

stakeholder vision was selected. This dynamic reflected the common theme of

"interpretation" that emerged from the data and is related to perception. Additional time

for the study would have allowed for a more in-depth examination of this dynamic and

how it influences the decision-making process for implementing creative placemaking.

In addition, due to the limited time within which this study could be conducted, I

could not obtain and review all of the various public documents and invisible stakeholder

groups that were revealed through this study. In addition, I intentionally did not focus on

the residents within the surrounding neighborhoods for the community of interest due to the limited amount of time. Instead, the perceptions of this category of stakeholders will be explored as a follow-up to this study.

While the semi-structured, conversation style interviews provide relevant data, I believe it was a limitation of this study as, based on the recruitment experience during this study, I think representatives of the non-responsive public and private stakeholder categories would have participated in a focus group. However, I am glad that I did not select or add focus groups as a data collection method. Based on the data collected in this study, it would have had the potential for the collection of data resulting from groupthink. The data collection method chosen for this study provided genuine data, based on the participants' experiences, and then confirmed through the use of triangulation of the interviews and public documents that provided literature regarding the information provided by the participants.

Recommendations

Recommendations for further research are based upon the strengths and limitations of this study.

1. I would recommend the use of purpose interviews for similar studies seeking to explore the perceptions of stakeholders. The use of purposive interviews was beneficial in collecting data that otherwise may not have been collected in a group setting. Additionally, the selection of this data collection instrument turned out to be a strength of this study as saturation

was still accomplished although the response rate amongst the stakeholder category groups was not high.

2. While the length of time permitted to collect data within this study allowed for a good point-in-time data baseline concerning the impact of creative placemaking on homelessness in neighborhoods experiencing gentrification, I would recommend conducting a similar study for a longer period of time. I make this recommendation as perceptions can change over time, particularly when new information is learned. It would be interesting to see how current stakeholders maintain or modify economic and community development goals and action steps within 6 months to 1 year from now. For instance, the dominant stakeholder has not identified gentrification as being an issue; however, data collected reflected early indicators of gentrification outcomes related to community revitalization projects. If more time was permitted, I would have been able to include any findings concerning changes in neighborhood demographics as well as any updates concerning changes in stakeholder perceptions concerning the issue that caused them to modify decisions that would be in conflict with the goal of maintaining diversity within the community of interest as well as surrounding areas.

3. If partnering with a public or private organization to conduct further research, I would recommend that protocols be put into place to ensure that participants are not selected and chosen based on the partnering

organization's designation of who they believe should be a participant.

This is important as scholars will want to avoid any potential for false

findings or the requirement to only report favorable results.

4. To strengthen the *Results* and *Interpretation of the Findings*, I would

    recommend adding document review as a data collection instrument in

    addition to the purposive interviews. Due to the limited time, I chose to

    use publicly available documents from various stakeholders as a means of

    anecdotal information and triangulation of data obtained from the

    purposive interviews. However, if time was not a limitation, I would have

    been able to analyze the documents for patterns and emerging themes

    related to the research question.

5.   To test for the significance of stakeholder perceptions regarding the

    impact of creative placemaking on homelessness in neighborhoods

    experiencing gentrification, I would recommend that a quantitative study

    be conducted to determine whether or not the economic goals of public

    and private sector agencies and organizations are the determining factor

    for gentrification-related displacement outcomes as suggested by

    Markusen (2014).

6. With the various federal mandates (Office of Civil Rights, n.d.)

    concerning the initiative to promote diversity, equity, inclusion, and

    accessibility, I would recommend further exploration of stakeholder

    perceptions regarding the impact of creative placemaking on homelessness

in neighborhoods experiencing gentrification through the lens of Dr.

William Benet's *The Polarities of Democracy* or *Critical Race Theory*. In

practice, public administrators and public servants work in various areas

of community development, city planning, public-private

projects/initiatives, and areas that are supposed to promote social equity

for public interests. However, if these mandates are perceived and

interpreted as short-term agendas, the room is not given for the equitable

and sustainable systemic change these mandates have been set to create.

Implications for Positive Social Change

Research, regardless of the discipline, is conducted with the intent of answering a

question (Krause, 2007). Whether it be to explore, test, explain, or support, the results act

as a basis for maintaining a chosen path of action or as a catalyst for changing the way

that things are done positively. This study was conducted with the intent of being the

latter. The findings of this study indicate that there is room for improvement in the way

that public and private sector agencies and organizations work with each other as well as

other stakeholders within community revitalization projects. Additionally, the data

obtained presents a point-in-time baseline for gentrification-related displacement

outcomes and stakeholder perceptions regarding homelessness. Public and private sector

agencies and organizations can use the findings of this study as a means of supporting

efforts to address issues proactively rather than being reactive; thereby, avoiding or

mitigating gentrification-related outcomes in the community of interest and surrounding

neighborhood.

The public policy and administration discipline focuses on the formulation and implementation of public policies concerning public interests. Public sector agencies function through the set objectives and goals established by decision-makers ("Public Administration," 2022). Decisions made can have a significant impact on communities and the people that reside within them. The findings of this study support the literature that indicates disinvestment by local public sector agencies within marginalized communities. Through intentional action, this practice can be changed to redefine the process of revitalization thus, creating a process by which marginalized communities are continually viable economically and sustainable over time. By indicating how the perceptions of stakeholders influence the collaborative process, the findings of this study can be used to create a guide for assisting stakeholders with how to responsibly pursue revitalization goals within marginalized communities.

Public administrators working within the areas of city planning and community development have the opportunity to be innovators and agents of change as it relates to establishing communities that are safe, diverse, equitable, and sustainable. Guidelines can be developed with the assistance of in-office DEI specialists that educate stakeholders concerning bias, how it can impact the decision-making process, and ways in which highlighted issues of influence on perception can have a negative impact on a community. Specific to this study, the perceptions held around affordable housing and what it involves, need to be reevaluated. For instance, if affordable housing is only perceived through the lens of being for low-income and minority recipients, stakeholders need to address any decisions made concerning the number of units reserved within a

new housing development that is influenced by this perception. Additionally, policies and

funding provisions to expand the requirement of inclusion of affordable housing units to

include the construction or remodeling of existing residential rental communities that are

affordable based on the current minimum wage as opposed to federal subsidized housing

programs.

Conclusion

Through this study, I was able to combine two interests of mine – the arts and the

impact of intersecting public policies on public interests. Initially, my intent in selecting

the phenomenon of gentrification-related displacement outcomes when creative

placemaking is implemented was to gain an understanding as to why this phenomenon

was occurring. However, as I explored this topic further, I realized that there were more

complex underlying issues concerning housing policy and how decisions are made within

the community development process.

The findings of this study were enlightening in that the outcome was not

expected, particularly concerning my assumption regarding the application of the ACF

and CG. One outcome of the use of the ACF and CG combined theoretical framework is

how one interprets things and how this can be influenced by their life experiences. This

stood out to me as it reflected the importance of those working within the public sector to

be aware of this when making decisions in their daily work. Additionally, the study

findings were interesting in terms of how they related to the existing literature but also

produced new information concerning this phenomenon. The key findings of

communication, economic development, and interpretation have provided a baseline from which a quantitative study regarding this phenomenon can be conducted.

A takeaway was the reminder to always ask new questions instead of asking the same question differently, resulting in the same outcome. Incorporating the question Markusen (2014) posed to challenge the already known relationship between gentrification-related displacement and creative placemaking allowed me to expand the data to provide a deeper understanding of this phenomenon. As I plan to apply the knowledge I have obtained from this Program, I am taking with me the awareness of my perceptions and how they can influence the work that I do on both a micro and macro level.

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Appendix A: Interview Questions

<u>**PROPOSED INTERVIEW QUESTIONS**</u>

1. What do you know about the urban planning strategy, creative placemaking?

2. Please tell me about what you do and how you are connected to the case study site.

3. Please share how long you have been connected with the study site and how did you come to be involved.

4. What changes, good and bad, have you noticed in the case study site within the last three years?

5. Please share your thoughts regarding the current economic, social, and physical aesthetics of the case study site.

6. How has the presence of the homeless community increased within the area over the last three years?

7. What are your thoughts regarding how the homeless community has impacted the economic development of the case study site?

8. How do you think the implementation of creative placemaking will benefit the case study site area?

9. What steps do you believe are needed to implement creative placemaking within the case study site successfully?

10. How do you think creative placemaking will encourage and facilitate diversity and inclusion within the case study site area?

11. What are your thoughts regarding the potential impact of creative placemaking on housing within and surrounding the case study site area?

12. What are your thoughts regarding creative placemaking being connected to gentrification?

13. How is your organization or business planning contributing to the creative placemaking process?

14. How do you believe addressing the homelessness issue within the case study site area will support the creative placemaking process?

Appendix B: Interview Question Matrix

RQ1: How do community development and art district stakeholders perceive the use of creative placemaking in gentrifying communities? **RQ2:** How do community development and art district stakeholders perceive the homeless population and concerns regarding the lack of affordable housing? **RQ3:** How do stakeholder perceptions influence the decision-making process concerning the implementation of creative placemaking?		
Concept/Reasoning	Interview Question	Source/Justification
Not all people who are on a board/committee understand the purpose behind a particular tool or method (e.g., A strategic plan is a living document but at times, businesses/leaders do not want to look at trends or other factors impacting the goals/objectives thus requiring needed modifications to assist with staying on track. The level of understanding can impact interpretation of failed goals/objectives thereby leading to decisions that impact outcomes by creating additional problems).	What do you know about the urban planning strategy, creative placemaking?	Anecdotal information from conversation with attendee at a social event in the community of interest. The individual thought CP was something I made up. Anecdotal information from observation of virtual city meetings open to the public. When discussing CP/Urban Renewal activities, there is discussion regarding government "funding" to do these projects or that the activities are about "economic development".
Who are the "players"? Do they all meet the identified CP actors for collaboration or has there been an interpretation of those requirements based on mutual agendas? Who is not at the table but should be? Why are they not at the table?	Please tell me about what you do and how you are connected to the community of interest.	The community of interest has a 5yr strategic plan developed by the non-profit art district board that operates out of a building owned by the local city. The local city has a comprehensive plan, which will be the foundation for its first strategic plan. Local city staff were at the table for the development

		of the strategic plan for the community of interest; however, no one from the non-profit art district board was at the table for the development of the comprehensive plan. Stakeholder's Strategic Plan (2017-2021) Comprehensive Plan (2018) Frenette (2017)
Those with a strong history/connection to the community of interest want change but not change that comes at the expense of business owners and residents who have been in the area for years.	Please share how long you have been connected with the community of interest and how did you come to be involved.	Anecdotal information obtained during observations of pre-pandemic community meetings and events. There appeared to be a mix of attendees. There were business owners who have been there for years who are concerned about how the changes will impact business as well as new owners looking to tell people about their business. Anecdotal information obtained during discussion regarding community of interest with former Executive Director concerning existing artists who live in the area and utilized the art studios in the building owned by the local city being concerned about changes that would impact rental costs; thereby pushing then out of the space. Field observations from attendance at pre-pandemic events/meetings –

		Artists/business owners interested in coming to the community of interest to sell their art or open a business are not from the surrounding neighborhood and the majority tend to reside in non-urban/wealthier communities.
Have there been any indications of the slow and steady buildup of blight within the community of interest which has allowed it to be designated as an opportunity zone? Has there been a slow change in terms of housing/rental rates?	What changes, good and bad, have you noticed in the case study site within the last three to five years?	Tsai, 2017. Omer, 2020. Mosgen, et al. (2018) Gordon, et al. (2017)
This question is similar to the preceding question; however, it is meant to illicit more specific answers concerning the perceived current economic and social aspects of the community of interest. What is the driving factor for development of the area? Is it to benefit the current residents/business owners or to attract businesses that are perceived to attract a more desired clientele? Is it about economic growth that opens up the diversity within the arts and business community to marginalized communities (e.g., a pupusa restaurant owned by an individual that is El Salvadoran, lives within	Please share your thoughts regarding the current economic, social, and physical aesthetics of the community of interest.	Comprehensive Plan (2018) City of Atlanta (2018) Grodach, et al. (2014) Bowler & Mele (2019)

the surrounding neighborhood, and actively participates in the community of interest events who is able to experience the economic benefits of creative placemaking (the intent) as opposed to being priced out of the building where their business is located vs. a pupusa restaurant owned by an individual that is not of El Salvadoran decent, but recognized the trend and opened a business that hires people of El Salvadoran decent to make the pupusas, they live in one of the wealthier communities on another side of town as opposed to the surrounding neighborhood, and never personally get involved in the community of interest events – they send their staff.)? Or is it about using the trending and popular cultural aspects of the community in an "acceptable" way that attracts new business owners and customers to the area, which then leads to a change in community residents?		
The neighboring large metropolitan city has been dealing with an increase in homelessness. There were tent camps and homeless	How has the presence of the homeless community increased within the area over the last three -five years?	Billingham (2019) Dittmeier, et al. (2018) Bryson (2019) Johnson (2019)

sweeps by law enforcement. Where do these people go when they are pushed from an area? Is it a "migration" to another area until the process repeats itself?		
Is the economic state of the community of interest a result of the homeless population due to poor city planning? Is the lack of patronage due to the presence of homeless population or because there is nothing in the area?	What are your thoughts regarding how the homeless community has impacted the economic development of the community of interest?	Anecdotal information from reviewing city meetings open to the public.
CP is about the intentional integration of arts and culture in the urban renewal process. Do private sector community developers and local city officials see it as a way to include the diverse talents of the community of interest or only as a means to economic development based on the community of interest meeting funding criteria?	How do you think the implementation of creative placemaking will benefit the community of interest?	Markusen (2014) Markusen & Gadwa (2010) Redaelli (2017) Schupbach (2015)
What do members of the stakeholder group understand about CP? Do they identify those that need to be involved in the process?	What steps do you believe are needed to implement creative placemaking within the community of interest successfully?	Schupbach (2015)
The city has an objective to maintain the diversity of the city. How does/will this look?	How do you think creative placemaking will encourage and facilitate diversity and inclusion within the community of interest?	Comprehensive Plan (2018) Anecdotal information obtained during CP background information meetings and observations of meetings. Statements

		like "this is not social services" and the need for criteria of artists or businesses meeting a particular standard for engagement.
How do stakeholders view the addition of new housing developments? Are they seen as a means of accommodating growth, an answer to the homeless crisis, or both?	What are your thoughts regarding the potential impact of creative placemaking on housing within and surrounding the case study site area?	Walks (2015) Steil (2018) Arthursun, et al. (2015) Anecdotal information obtained from discussion with Dr. Kathy Arthurson regarding meaning of social mix.
What do stakeholders think about gentrification? Do they see it as a reality and something to consciously avoid during the redevelopment process or is it thought of as a means to an end?	What are your thoughts regarding creative placemaking being connected to gentrification?	Rosell (2019) Salzman, et al. (2018) Billingham (2019) Bowler & Mele (2019) Grodach, et al. (2014)
Why are those from the arts and culture district not a part of the planning stakeholder group? Which organization in the group represents artists? What are the members contributing as it relates to CP? What do they stand to gain? According to ACF, those that join coalitions do so based on shared motives (i.e. What's in it for me?)	How is your organization or business planning to contribute to the creative placemaking process?	Rutherford (2019) Weible & Sabatier (2018) Moyson (2017) Howlett, et al. (2016)
In what ways do the stakeholder group think they can address the needs for economic development, accommodating projected population growth, and the homelessness issue? Do solutions incorporate a plan	In what ways to do you believe addressing the homelessness issue within the community of interest will support the creative placemaking process?	Wakely (2020) Steil (2018) Tsai, et al. (2017) SDGs (United Nations, n.d.) Omer (2020) O'Donnell (2020) Rich & Stoker (2014)

for positively dealing with the homeless population?		National Coalition for the Homeless (2019) Kriewal (2016)
How are areas of the city selected for redevelopment? How is zoning for particular businesses done (i.e. legally operated marijuana retail and grow houses)?	Who decides when an area needs to be redeveloped?	Markusen (2014) Princeton Review (n.d.) A Day in the Life of a City Planner
There are other areas of the Denver-Metro area with neighborhoods that could be "deteriorated" based on closed businesses, and no real economic draw. What makes these communities different? Is it because they are in the suburbs, and everyone wants to move closer to the city/live a more "urban" lifestyle? What happens when suburban neighborhoods start to deteriorate due to disinvestment?	How sustainable is the trend of people wanting to "live, work, and play" closer to the city? Follow-up: How do you see the revitalization efforts of the area remaining sustainable based on history?	Dupre, K. (2019)

Appendix C: Oxford University Press License for Use of Figure 2, Integrated

Framework for Collaborative Governance

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