

**Activity**: Gentrification

**Instructor:** Leia Duncan & Holly Joyner

**NSE Goal Focus**: Personal Growth & Cultural humility

MATERIALS:

YouTube video (links below)

Housing Activity copies

IN CLASS:

**Watch:** Gentrification Explained <https://www.youtube.com/watch?v=V0zAvlmzDFc>

(OPTIONAL)

Have students read two short articles either on their own or as a class: “Hoping for Homes,” and “Elm Avenue Overhaul”. This helps to set-up the connection between gentrification and the Waco Housing activity. If you only have time for one, read “Hoping for Homes”.

**Lead Class in Discussion (Suggested Questions):**

* How many of you have heard the term gentrification before?
* What did you learn about gentrification?
* Where you aware of this history behind housing in U.S. cities?
* Have you seen any gentrification in Waco?
* What are some of the ramifications of gentrification? Which communities are most affected?
* What do you think are the benefits and drawbacks of something like Fixer Upper in Waco?

**Class Activity:** Waco Housing

* Divide students into four groups and assign each group one of the case studies. (There are four case studies so each group should get the page just for their group.)
* Point out that the income amounts for each family are based on real averages for Waco in 2019, as are all the expenses listed.
* The goal for each group is to find rental housing for the family in their case study using the information on the sheet and online resources. They should be considering not only costs but also locations, schools, safety, vehicles, pets, grocery stores, amenities, etc.
* Have each group share at the end and explain the challenges they faced and what they learned about resources in Waco.

**Living in Waco**

Average Costs in Waco per Month:

Utilities: $120 for two people plus $30 for each additional person

Groceries: $200, plus $100 for each additional adult and $80 for each additional child

Internet: $50

Cell phone: $70 for one line, $120 for two lines, $140 for four lines.

Medical Insurance: $300 per person

Childcare: $750 per child

Transportation Pass: $40 per person

Car Expenses (gas and insurance): $300 per car

Pet Costs: $50 per month per pet

Misc: $150 per person

TASK: Help the following families find rental housing in Waco. You can use websites like Zillow.com, Realtor.com, and Apartments.com, as well as Craigslist (watch out for scams). Make sure you are addressing all the family’s needs and challenges when choosing a location. Consider the following:

* Hidden costs
* Location (to work, schools, amenities, grocery stores)
* Size of home and number of bedrooms
* Safety
* Pet costs and restrictions
* Costs per person
* Transportation options and routes
* All monthly expenses

**Case 1:**

You are a single individual looking for housing in Waco. You work as a line chef at In-N-Out Burger and your income is $18,623 a year. You are the primary care giver for your elderly parent who lives with you. Your parent also has a cat. You do not have a vehicle at present.

Location:

Cost:

Size of House:

How did you meet the family’s needs? Provide an explanation for your choice of housing.:

**Living in Waco**

Average Costs in Waco per Month:

Utilities: $120 for two people plus $30 for each additional person

Groceries: $200, plus $100 for each additional adult and $80 for each additional child

Internet: $50

Cell phone: $70 for one line, $120 for two lines, $140 for four lines.

Medical Insurance: $300 per person

Childcare: $750 per child

Transportation Pass: $40 per person

Car Expenses (gas and insurance): $300 per car

Pet Costs: $50 per month per pet

Misc: $150 per person

TASK: Help the following families find rental housing in Waco. You can use websites like Zillow.com, Realtor.com, and Apartments.com, as well as Craigslist (watch out for scams). Make sure you are addressing all the family’s needs and challenges when choosing a location. Consider the following:

* Hidden costs
* Location (to work, schools, amenities, grocery stores)
* Size of home and number of bedrooms
* Safety
* Pet costs and restrictions
* Costs per person
* Transportation options and routes
* All monthly expenses

**Case 2:**You are a family of two parents and two small children looking for housing in Waco. Your annual income combined is $32,864 a year. One parent works at the mall and the other works the night shift security at Target. One child attends school at Provident Heights Elementary but the other needs to be in day care. Your family only has one vehicle.

Location:

Cost:

Size of House:

How did you meet the family’s needs? Provide an explanation for your choice of housing.:

**Living in Waco**

Average Costs in Waco per Month:

Utilities: $120 for two people plus $30 for each additional person

Groceries: $200, plus $100 for each additional adult and $80 for each additional child

Internet: $50

Cell phone: $70 for one line, $120 for two lines, $140 for four lines.

Medical Insurance: $300 per person

Childcare: $750 per child

Transportation Pass: $40 per person

Car Expenses (gas and insurance): $300 per car

Pet Costs: $50 per month per pet

Misc: $150 per person

TASK: Help the following families find rental housing in Waco. You can use websites like Zillow.com, Realtor.com, and Apartments.com, as well as Craigslist (watch out for scams). Make sure you are addressing all the family’s needs and challenges when choosing a location. Consider the following:

* Hidden costs
* Location (to work, schools, amenities, grocery stores)
* Size of home and number of bedrooms
* Safety
* Pet costs and restrictions
* Costs per person
* Transportation options and routes
* All monthly expenses

**Case 3:**You are a couple looking for housing in Waco. Your annual income combined is $26,864 a year. One of you works full time at Coca Cola Refreshments in Woodway and the other works part-time at Grande Communications. The part-time person has a disability and needs to attend physical therapy once a week. You are also expecting a baby in 5 months. Your family has one old vehicle that breaks down often. You have two small dogs.

Location:

Cost:

Size of House:

How did you meet the family’s needs? Provide an explanation for your choice of housing.:

**Living in Waco**

Average Costs in Waco per Month:

Utilities: $120 for two people plus $30 for each additional person

Groceries: $200, plus $100 for each additional adult and $80 for each additional child

Internet: $50

Cell phone: $70 for one line, $120 for two lines, $140 for four lines.

Medical Insurance: $300 per person

Childcare: $750 per child

Transportation Pass: $40 per person

Car Expenses (gas and insurance): $300 per car

Pet Costs: $50 per month per pet

Misc: $150 per person

TASK: Help the following families find rental housing in Waco. You can use websites like Zillow.com, Realtor.com, and Apartments.com, as well as Craigslist (watch out for scams). Make sure you are addressing all the family’s needs and challenges when choosing a location. Consider the following:

* Hidden costs
* Location (to work, schools, amenities, grocery stores)
* Size of home and number of bedrooms
* Safety
* Pet costs and restrictions
* Costs per person
* Transportation options and routes
* All monthly expenses

**Case 4:**You are a family of four looking for housing in Waco. Your annual income combined is $41,450 a year. One parent works for Aramark at Baylor University, and the other parent works at Starbucks in Bellmead. One child is a 17-year-old girl and the other is a 15-year-old boy who both attend University High School. You have two vehicles. Your family has one large dog.

Location:

Cost:

Size of House:

How did you meet the family’s needs? Provide an explanation for your choice of housing.