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IMT 573

Professor Toomet

Thanksgiving Lab

1. What is the question the author addresses? Why does he think his analysis is better than the previous studies?
   1. Author is addressing the methodological gap in measuring the magnitude the effects of gentrification-led displacements have on those affected negatively by the process. It aims at being able to provide an empirical evidence for decision making in the future. The paper fixes itself as taking a more quantitative approach than previous papers by homing in on evidence collected. Previous works like Atkinson (2000) were criticized for “the lack of empirical findings on the impact of gentrification”; emphasizing that the people who were displaced as a result of gentrification are difficult to find. Additionally, the study states that they utilize the number of evictions in Toronto along with neighborhood gentrification while controlling known factors that could be used as predictors in the analysis. In short, the author takes the criticisms of previous approaches that were deemed narrow minded or inaccurate via omission and takes control of those factors in this paper.
2. What are evictions, direct displacement, and exclusionary displacement?
   1. Evictions are when a tenant is removed from their housing because they are unable to pay the rent, breach of housing contract, or for a misdemeanor act that damages the property. Additionally, things outside the tenants control may cause eviction. This could be having a rental unit undergo repairs, renovations, quarantine like in the case of a bug infestation, etc.
   2. Direct displacement is a process where the tenants move as a result of the rent increasing and/or the landlord pressuring them to leave.
   3. Exclusionary displacement is when tenants are unable to move into the household at all.
3. What kind of data sources is he using? In particular, where does eviction data, and the neighborhood attributes come from? Note: the author takes the gentrification information from Walks & Maaranen (2008) study. They divide the neighborhoods into 5 categories (Components), see Table 1 what the components are. The section in this paper is hard to read.
   1. The author gets the eviction data from the City of Toronto Social Development and Administration Division. This data itself was obtained from the Ontario Rental Housing Tribunal (ORHT) for the period of 1998 to 2002. It seems the author builds upon Walks and Maaranen (2008) study that detects gentrification and takes note of the 1. Average personal income, 2. Percent of households that are tenants, 3. Social status index averaging the location quotient based on education and occupation, and 4. The percentage of employed population who are artists.

1. What is the sample size in the models?
   1. Taking into account the evictions, controllable factors, the author has obtained 18,864 evictions for 1999, 20,371 evictions for 2000, and 20,180 evictions for 2001. However, the regression models seem to have sampled 502 observations from these census tracts.
2. Explain what is LQ, the “location quotient” they use in the model.
   1. It quantifies “how concentrated a particular activity, phenomenon, or demographic group is in a region as compared with a reference area”. It is calculated by taking the proportion of the number of evictions in a census tract and the number of occupied for-profit rental dwellings in the same census tract. Then this proportion is divided by the proportion of the total number of evictions in the city and the total number of occupied for-profit rental dwellings in the same city. This ratio is then multiplied by 100 to give the Location Quotient.
3. Can you write down the multiple regression equation the study uses? The best way to do this is based on the results in Table 2.
4. Let's look at the unstandardized coefficients in Table 2. The table lists \_ (and calls it “Beta”), and std. error. It does not list t-value. Compute t-value yourself for Component 3, and look up the corresponding p-value from the table (e.g. https://ezto-cf-media.mheducation.com/Media/Connect\_Production/bne/lind\_16e/t\_

Distribution\_Table.jpg). Do you get the same number as “Significance”?

* 1. asd

1. Why is Component 2 missing in Table 2?
2. What are the author's conclusions? Do you find those convincing?