18 tract level Factors, Keep 8 cut 10 with importance and feasibility scores subject to change with new information or access to data so that extremely important factors get included even if somewhat difficult to obtain. Weigh the predicted impact of each of the 8 selected factors based on their total score.

1. Median income growth

* Importance: 10, Rising median incomes in previously low-income neighborhoods are huge indication of gentrification.

*Source*: NCRC, "Shifting Neighborhoods: Gentrification and Cultural Displacement in American Cities"

* Feasibility: 9, Easily accessed via tidycensus

1. Rent price growth

* Importance: 10, Increased rents are a primary driver of displacement

*Source*: NCRC, "Shifting Neighborhoods: Gentrification and Cultural Displacement in American Cities"

* Feasibility: 8, ZORI Public CSVs available

1. Home value growth

* Importance: 9, Rapidly appreciating home values reflect intensified investment

*Source*: NCRC, "Shifting Neighborhoods: Gentrification and Cultural Displacement in American Cities"

* Feasibility: 8, ZHVI Similar to ZORI

1. Overall Permit volume

* Importance: 7, Zoning changes spur speculative investing

*Source*: Brookings/PolicyLink, " Dealing With Neighborhood Change: A Primer on Gentrification and Policy Choices"

* Feasibility: 5, Raw CSVs downloadable but might be hard to sort

1. Demographic shift (% White)

* Importance: 9, Displacement of Black and Hispanic residents is a common pattern.

*Source*: NCRC, "Shifting Neighborhoods: Gentrification and Cultural Displacement in American Cities"

* Feasibility: 9, Standardized racial data

1. % Bachelor's degree+

* Importance: 8, influx of college-educated individuals is another common pattern

*Source*: NCRC, "Shifting Neighborhoods: Gentrification and Cultural Displacement in American Cities"

* Feasibility: 9, Consistently included in ACS

1. Owner-occupancy rate

* Importance: 5, Owner occupancy rate indicates gentrification but can be static, Housing tenure change over time is more predictive, somewhat interchangeable.

*Source*: Urban Institute, “To Understand a City’s Pace of Gentrification, Look at Its Housing Supply"

* Feasibility: 9, Available as a standard housing metric

1. % Rent-burdened households

* Importance: 6, Indicator but somewhat of a grey area giving mixed signals case by case, likely more consistently covered by owner occupancy rate

*Source*: NLIHC, " Dealing With Neighborhood Change: A Primer on Gentrification and Policy Choices"

* Feasibility: 8, Slightly harder to find than basics

1. Vacancy rate

* Importance: 8, Correlated with lower vacancy rates, which imply that gentrified neighborhoods are attracting relatively more new business investments

*Source*: Policies for Action, “Gentrification and Opportunity Zones: Are OZs Serving Their Intended Purpose?"

* Feasibility: 9, Well-defined

1. Crime rate drop

* Importance: 6, Revitalization often includes improved safety

*Source*: Brookings/PolicyLink, " Dealing With Neighborhood Change: A Primer on Gentrification and Policy Choices"

* Feasibility: 6, Needs extra processing being over time also by police district

1. 311 complaints volume

* Importance: 9, significant increase in 311 quality-of-life complaints in gentrifying neighborhoods, but can somewhat be covered by Demographic shift if not included

*Source*: CSSNY, " New Neighbors and the Over-Policing of Communities of Color”

* Feasibility: 5, Requires geo aggregation

1. Transit access improvements

* Importance: 7, New transit facilities can lead to higher property values and potential displacement

*Source*: Urban Displacement Project, “What Are Gentrification and Displacement”

Feasibility: 2, No clean CSVs

1. Small business permits

* Importance: 6, Could mean community run businesses are replaced by businesses catering to new residents’ needs but not very direct

*Source*: Urban Displacement Project, “What Are Genrification and Displacement”

* Feasibility: 4, hard to find by geography

1. Internet access rate

* Importance: 4, Greater impact a decade or longer ago, but seemingly little variance in current times with widespread internet accessibility in most American neighborhoods.
* Feasibility: 8, Tracked by census

1. School rating improvements

* Importance: 7, Better public schools are listed as part of proactive revitalization strategies that attract new families.

*Source*: Brookings/PolicyLink, " Dealing With Neighborhood Change: A Primer on Gentrification and Policy Choices"

* Feasibility: 4, not spatially standardized

1. Housing tenure change over time

* Importance: 9, Dynamic owner occupancy rate, huge indicator

*Source*: Urban Institute, “To Understand a City’s Pace of Gentrification, Look at Its Housing Supply"

* Feasibility: 7, Tracked in housing table

1. Population density change

* Importance: 6, Inverse relationship with gentrification for example HOPE VI

*Source*: Brookings/PolicyLink, " Dealing With Neighborhood Change: A Primer on Gentrification and Policy Choices"

* Feasibility: 7, Requires area calculation

1. Household size

* Importance: 3, Logically would have some correlation but not much documented
* Feasibility: 9, Directly available from standard ACS