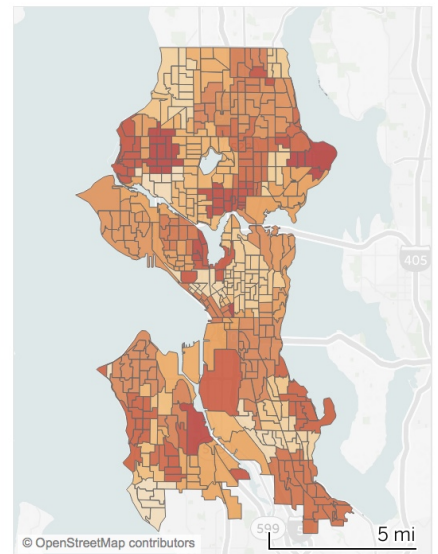


How should we measure gentrification in Seattle?

We applied definitions of gentrification from peer-reviewed literature in the fields of Sociology, Economics, and Urban Planning to Seattle demographic data and compared the results.

The demographic data used in this analysis came from the U.S. Census Bureau and Simply Analytics (formerly Geographic Research, Inc.). SimplyAnalytics (2017). EASI/AGS Data 2000, 2010-17. Retrieved February 8-17, 2017, from SimplyAnalytics database. The shapefiles came from databases maintained by the City of Seattle and King County.



An Overview of the Definition Criteria

Gentrification Definition -- Sociology

Based on: Freeman, Lance. 2005. Displacement or succession? Residential mobility in gentrifying neighborhoods. Urban Affairs Review, 40(4), pp.463-491.

Eligible for Gentrification

- The median household income was in the bottom 40th percentile compared to all block groups in Seattle at the beginning of time span.
- The median house value was in the bottom 40th percentile compared to all block groups in Seattle at the beginning of time span.

Gentrified

- The increase in educational attainment, measured by % of residents with bachelor degrees, was in the top third of all block groups in Seattle.
- The increase in median house value, measured by inflation-adjusted median house value, was in the top third of all block groups in Seattle.

Gentrification Definition -- Financial & Economics

Based on: Florida, Richard. 2017. The New Urban Crisis; Hartley, Daniel. 2013. Gentrification and Financial Health. Federal Reserve Bank of Cleveland.

Currently Gentrifying

- The household income levels are below 40% of median in Seattle.
- The rent increased more than the median rent increase in Seattle.

Gentrified

- The median home value moved from the bottom half to the top half in the distribution of home values across Seattle.

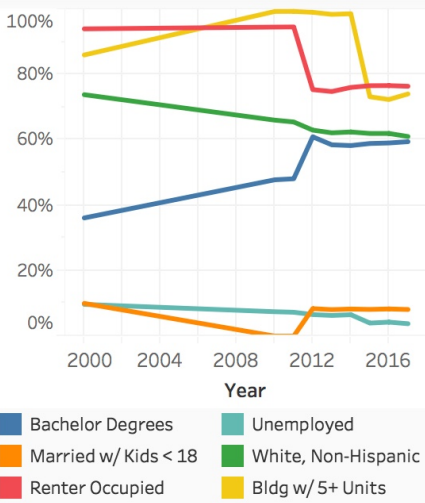
Gentrification Definition -- Urban Planning

Based on: Chapple, Karen. 2009. Mapping Susceptibility to Gentrification: The Early Warning Toolkit. Center for Community Innovation.

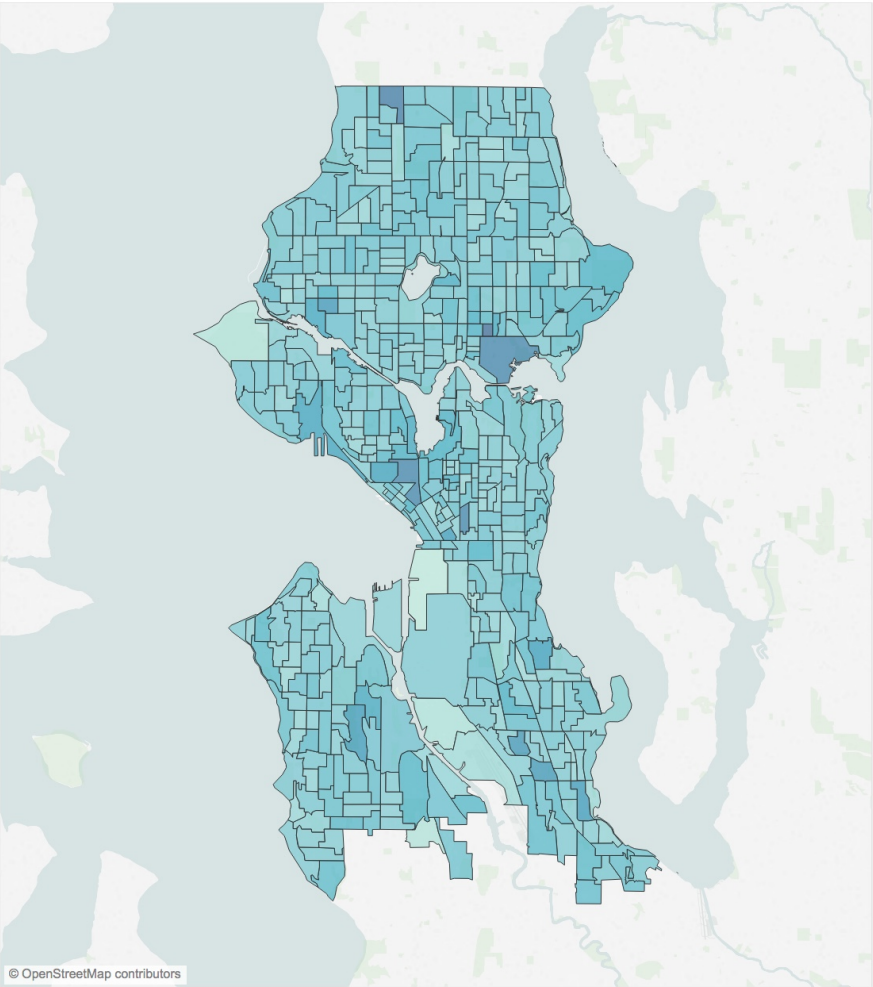
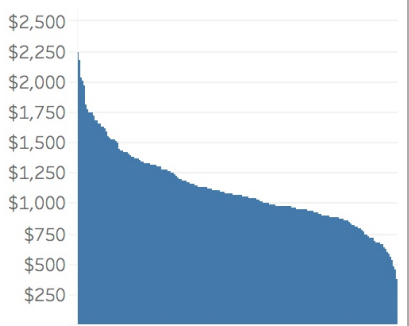
In Danger of Gentrifying

- The % of workers taking transit increased.
- The % non-family households increased.
- The % housing units in buildings with five or more units increased.
- The % housing units in buildings with 3-4 units increased.
- The % renter-occupied housing units increased.
- The income diversity increased.
- The % of renters paying >30% of household income increased.
- The % of dwelling units with three or more cars available decreased.
- The % married couples with minor children decreased.
- The % non-hispanic white decreased.

Block Group Historical Data



Rent Distribution in 2014



Filter Data and Hover Cursor over Map for Details

Year
2014

Neighborhood
☒ (All)
☒ Alki
☒ Arbor Heights

Population
407 3,299

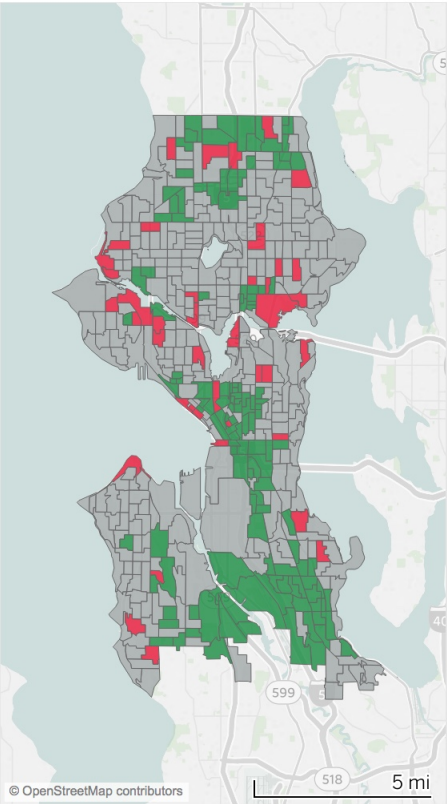
Household Income
\$8,438 \$254,875

Median Home Value
\$86,667 \$1,250,000

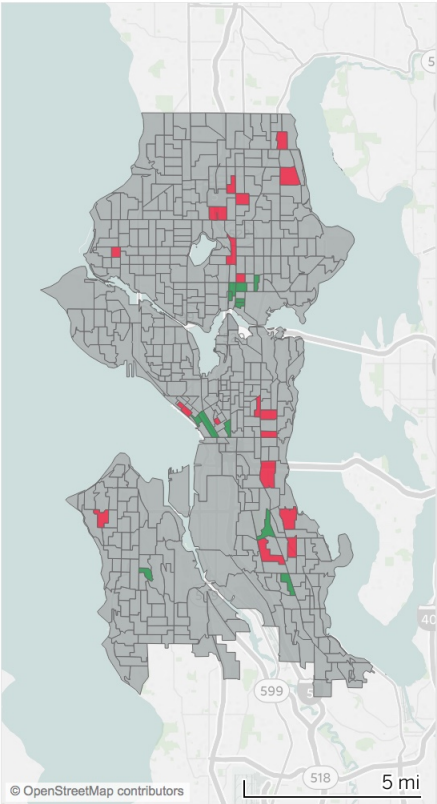
Bachelor Degrees
4% 87%

White Non-Hispanic
6% 92%

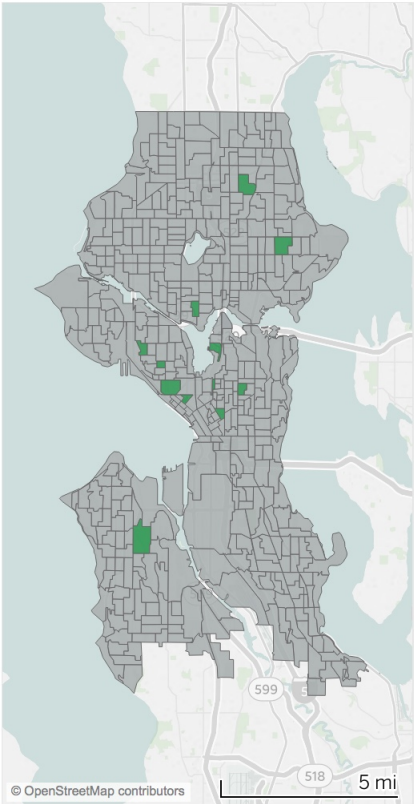
Sociology Definition



Economics Definition



Urban Planning Definition



Year

2013

1 2 3 4 5 6 7 8 9 10 11 12

Compare Block Group

Highlight Block Group

Compare Neighborhood

Highlight Neighborhood