Summary of UDP Canada – Vancouver CMA as of 2016

* Over 25% of low-income households in the Vancouver CMA live in tracts classified at risk of or already experiencing displacement and gentrification pressures, a total of 100,026 households. About 40% of these households are in the city of Vancouver.
* Over one-third of low-income households live in low- or moderate/high income tracts that are stable.
* About 9% of all households in the Vancouver CMA live in tracts classified as either at risk of or experiencing early or advanced gentrification. The occurrence of gentrification varies by region: Ongoing and advanced gentrification is most prevalent in the City of Vancouver. Of the households living in tracts classified as ongoing, at risk of, or advanced gentrification, the three most prominent regions are Vancouver (34%), followed by Burnaby (22%), and New Westminster (16%).
* By contrast, about 40% of households are in tracts that are at risk of or already stable/advanced exclusive to low-income households. Exclusive households were primarily concentrated in Surrey (28%), followed by Vancouver (17%).

Classifications of all census tracts:

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| --- | --- | --- |
| Typology | Count | Percent |
| Super Gentrification or Exclusion | 5 | 1.18% |
| Stable / Advanced Exclusive | 50 | 11.79% |
| Becoming Exclusive | 21 | 5.0% |
| At-Risk of Becoming Exclusive | 104 | 24.53% |
| Stable / Moderate-Mixed-Income | 160 | 37.74% |
| Advanced gentrification | 19 | 4.48% |
| Early / ongoing gentrification | 7 | 1.65% |
| At-risk of gentrification | 8 | 1.89% |
| Ongoing displacement of low-income households | 4 | .94% |
| Low-income / susceptible to displacement | 46 | 10.85% |

Gentrification criteria (1996 – 2006)

1. Below regional average housing values or rents in 1996  
2. Two or more of the following criteria is met:

a. Above regional median percent of population that is low income in 1996

b. Above regional median percent of population that is a visible minority in 1996

c. Above regional median percent of population that rents in 1996

d. Below regional median percent of the population that is college educated in 1996  
3. The tract experienced an above regional median change in percent college educated population between 1996 and 2006.  
4. The tract experienced an above regional median percent change in median income between 1996 and 2006.  
5. The tract experienced above regional average percent change in housing costs or home values between 1996 and 2006.

Gentrification criteria (2006 – 2016)

1. Below regional average housing values or rents in 2006  
2. Two or more of the following criteria is met:

a. Above regional median percent of population that is low income in 2006

b. Above regional median percent of population that is a visible minority in 2006

c. Above regional median percent of population that rents in 2006

d. Below regional median percent of the population that is college educated in 2006  
3. The tract experienced an above regional median change in percent college educated population between 2006and 2016.  
4. The tract experienced an above regional median percent change in median income between 2006and 2016.  
5. The tract experienced above regional average percent change in home values between 2006 and 2006 or the tract experienced an above regional median percent change in housing costs between 2011 and 2016.

Notes:

* Income categories were determined by comparing a tract’s median household income to the CMA median income and setting thresholds at <= 80% threshold for low, >=120% for high, and >=180% for very high.
* Housing affordability is determined by comparing median housing costs in 2016 to the proportion of households by income category
* The way hot market in 2016 was flagged reflects the measurement in the original typology (changes in housing value were looked at from 2000 to 2018 and changes in rent were looked at from 2012 –2018).
* Rent gap is derived from 2016 median rent
* The change in rent dummy variable is derived from the change in median rent between 2011 and 2016
* To observe change over time, median housing costs and value data from 1996 and 2006 was unavailable, so all references to marginal change, increase, or rapid increase in housing costs is measuring a change in averages.
* Tracts with a population density of 400 people / square kilometer and had a total population of 1,000 or more were used.

Limitations:

* Standard error fields only exist for average income data in 1996 and 2006 Census
* No standard error fields in 2016 Census data
* No median home value or median rent data available for 1996 or 2006 Census data

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| Typology (tract income level) | Typology Criteria |
| Super Gentrification or Exclusion (Very High Income) | * Tract median income 180% of AMI in 2016 * Very high-income tract in 1996 and 2016 * Median income higher in 2016 than in 1996 * Affordable to high income households in 2016 * Marginal change, increase, or rapid increase in average housing costs from 2006 - 2016 |
| Stable / Advanced Exclusive (High Income) | * High-income tract in 1996 and 2016 * Median income higher in 2016 than in 1996 * Affordable to high income households in 2016 * Marginal change, increase, or rapid increase in average housing costs from 2006 - 2016 |
| Becoming Exclusive (Moderate to High Income) | * Moderate, mixed-moderate, mixed-high, high-income tract in 2016 * Absolute loss of low-income households 1996-2016 * Housing affordable to middle, high, mixed-moderate, and mixed-high income households in 2016 * Rapid increase in average housing costs from 2006 - 2016 |
| At-Risk of Becoming Exclusive (Moderate to High Income) | * Moderate, mixed-moderate, mixed-high, high-income tract in 2016 * Housing affordable to middle, high, mixed-moderate, and mixed-high income households in 2016 * Marginal change or increase in average housing costs from 2006 - 2016 |
| Stable / Moderate-Mixed-Income (Moderate to High Income) | * Moderate, mixed-moderate, mixed-high, high-income tract 2016 |
| Advanced Gentrification (Moderate to High Income) | * Moderate, mixed moderate, mixed high, high-income tract in 2016 * Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2016 * Marginal change or increase in average housing costs, 2006 - 2016 * Gentrified in 1996-2006 or 2006-2016 |
| Early/Ongoing Gentrification (Low, Mixed-Low Income) | * Low or mixed-low-income tract in 2016 * Housing affordable to moderate or mixed moderate-income households in 2016 * Increase or rapid increase in housing costs OR above regional median change in home values or above regional median rent costs between 2011-2016 * Gentrified in 1996-2006 or 2006-2016 |
| At-Risk of Gentrification (Low, Mixed-Low Income) | * Low or mixed-low-income tract in 2016 * Housing affordable to low or mixed-low-income households in 2016 * Marginal change in average housing costs, 2006-2016 * Didn’t gentrify 1996-2006 or 2006-2016 * Surrounding tracts saw rent increases above the regional median between 2011-2016, or the difference between tract rental prices and the prices of surrounding areas in 2016 was higher than the regional median difference in rental prices between tracts (rent gap). |
| Ongoing Displacement of Low-Income Households (Low, Mixed-Low Income) | * Low or mixed low-income tract in 2016 * Absolute loss of low-income households, 1996-2016 |
| Low-income / Susceptible to Displacement (Low, Mixed-Low Income) | * Low or mixed low-income tract in 2016 |