Summary of UDP Canada – Vancouver

Gentrification criteria:

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

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

b. Above regional median percent of population that is non-white

c. Above regional median percent of population that rents

d. Below regional median percent of the population that is college educated  
3. The tract experienced an above regional median change in percent college educated population  
4. The tract experienced an above regional median percent change in median income  
5. The tract experienced above regional average / median percent change in housing values or rents (otherwise known as a “hot market”)

Notes:

* Income categories created using median household income data
* Housing affordability criteria compares median housing costs in 2016 to income categories in 2016
* A hot market in 2006 == an above regional average percent change in real housing value or rent
* A hot market in 2016 == an above regional average percent change in real housing value between 2006 and 2016 OR an above regional median percent change in real rent between 2011 and 2016.
* 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 rent between 2011 and 2016
* Housing affordability is derived from 2016 median household income and 2016 median housing costs
* When the only year referenced in 2016, median values are used.
* To observe change over time, medians from 1996 and 2006 are unavailable, so any measurement of change between 1996 and 2016 or 2006 and 2016 used 2016’s averages rather than medians

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| Typology | Count | Percent |
| Very high income / advanced exclusive | At 160% AMI: 39  At 180% AMI: 30 | 9.20%  7.08% |
| Stable / advanced exclusive | At 160% AMI: 17  At 180% AMI: 26 | 4.01%  6.13% |
| Becoming exclusive | 19 | 4.48% |
| At-risk of becoming exclusive | 147 | 34.67% |
| Stable/moderate mixed income | 110 | 25.94% |
| Advanced gentrification | 25 | 5.90% |
| Early/ongoing gentrification | 4 | .94% |
| At-risk of gentrification | 18 | 4.25% |
| Ongoing displacement of low-income households | 4 | .94% |
| Low income / susceptible to displacement | 41 | 9.67% |

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| Typology | Original | Modifications |
| Very high income/exclusive | * 160% / 180% of AMI in 2016 * Stable/advanced exclusive | None |
| Stable/advanced exclusive | * 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 housing costs from 2006 - 2016 | * Median housing costs changed from median -> average * Change in median rent from 2011 - 2016 |
| Becoming exclusive | * 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 housing costs | * Median housing costs changed from median -> average * Change in median rent from 2011 - 2016 |
| At-risk of becoming exclusive | * 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 housing costs | * Median housing costs changed from median -> average * Change in median rent from 2011 - 2016 |
| Stable moderate/mixed income | * Moderate, mixed-moderate, mixed-high, high income tract 2016 | None |
| Advanced gentrification | * 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 housing costs * Gentrified in 1996-2006 or 2006-2016 | * Median housing costs changed from median -> average * Change in median rent from 2011 - 2016 |
| Early/ongoing gentrification | * Low income 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 or rental values between 2006-2016 * Gentrified in 1996-2006 OR 2006-2016 | * Median housing costs changed from median -> average * Change in median rent from 2011 - 2016 |
| At-risk of gentrification | * Low income or mixed-low income tract in 2016 * Housing affordable to low or mixed-low income households 2016 * Marginal change in 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). | * Median housing costs changed from median -> average * Change in median rent from 2011 - 2016 |
| Ongoing displacement of low-income households | * Low or mixed low-income tract in 2016 * Absolute loss of low-income households 1996-2016 |  |
| Low-income/susceptible to displacement | * Low or mixed low-income tract in 2016 |  |

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 rent available for 1996 or 2006 Census data