Summary of UDP Canada – Vancouver CMA as of 2016

* About 6% of low-income households lived in tracts classified at risk of or currently experiencing gentrification. About 56% of these households were in the city of Vancouver.
* About 8% of all tracts in the Vancouver CMA are 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 tracts classified as ongoing, at risk of, or advanced gentrification about 32% of them were in Vancouver, followed by Burnaby (17%) and Surrey (17%).
* By contrast, about 40% of tracts were classified as at risk or becoming exclusive, or already stable/advanced exclusive to low-income households. Of all exclusive tracts, 32% of were in Surrey, with the second highest concentration in Vancouver (14%).

Classifications of all census tracts:

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| --- | --- | --- |
| Typology | Count | Percent |
| Very high income / advanced exclusive | 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% |

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

Gentrification criteria:

A census tract must possess the following starting characteristics and changes to have gentrified between 1996 and 2006 or 2006 and 2016:

1. In the starting year- below regional average housing values or rents  
2. In the starting year - 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. By the second year - the tract experienced an above regional median change in percent college educated population between the given years  
4. By the second year - the tract experienced an above regional median percent change in median income  
5. By the second year - the tract experienced above regional average percent change in housing values. For determining rent changes relative to the region in 2006, the average change in rent between 1996 and 2006 was used. For 2016, the change in median rent between 2011 and 2016 was used.

Notes:

Income categories were determined by comparing a tract’s median household income to the CMA median income and setting thresholds a <= 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.

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| Typology |  |
| Very high income/exclusive | * 180% of AMI in 2016 * Stable/advanced exclusive |
| 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 average housing costs from 2006 - 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 average housing costs from 2006 - 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 average housing costs from 2006 - 2016 |
| Stable moderate/mixed income | * Moderate, mixed-moderate, mixed-high, high-income tract 2016 |
| 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 from 2006 - 2016 * Gentrified in 1996-2006 or 2006-2016 |
| 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 average change in home values or above regional median rent costs between 2006-2016 * Gentrified in 1996-2006 OR 2006-2016 |
| At-risk of gentrification | * Low income or mixed-low-income tract in 2016 * Housing affordable to low or mixed-low-income households in 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). |
| 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 |