**Gentrification Indicators**

***Gentrification*** *is a process of renovating deteriorated urban neighborhoods by means of the influx of more affluent residents. This is a common and controversial topic in politics and in urban planning. Gentrification can improve the material quality of a neighborhood, while also potentially forcing relocation of current, established residents and businesses, causing them to move from a gentrified area, seeking lower cost housing and stores.*

Definition

* Increased socioeconomic status
* Housing affordability
* Land use change
* Commercial/retail character
* Social character

Themes

* Housing
* Population
* Consumption & Employment

Data Sources

* Metropolitan Council
* MetroGIS Regional Parcels
* City of Minneapolis
* U.S. Census
* American Community Survey
* ESRI Consumer Expenditure
* Longitudinal Employer
* Household Dynamics (LEHD)

Housing Variables as Potential Indicators

Studies of gentrification have consistently observed the following in changing neighborhoods:

* Increased market value and higher spending on mortgage and rent
* Decreased vacancy
* Increased owner occupancy
* Increased reinvestment

Tables:

* % change in market value of residential parcels by block group (area/neighborhood) 2005–10 & 2010–15
* % change in average mortgage payment expenditures by block group
* % change in average rent expenditures by block group
* Change in owner occupancy overall, by block group
  + Became owner occupied
  + Became non-owner occupied
  + Remained owner occupied
  + Remained non-owner occupied
* Change in residential vacancy rate by block group
* Change in total value of building permits
* % change of population in poverty

Interpretation

Change in market value

Change in rent and mortgage expenditures

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Research questions

* Who lives in Harrison?
* What are the demographics of the population living in the Harrison Neighborhood and how do
* they compare with surrounding/other neighborhoods in Minneapolis?

Variables

* Poverty
* Median Income
* Family Households
* ESRI Tapestry Data

% change in population in poverty by census tract

% change in median household income by census tract

Family households as a percent of total households by block

% change in family households

ESRI Tapestry Life Modes (12)

Uptown individuals:

Young, successful singles

Highly educated, high participation in labor force, low home ownership and marriage rates

Green and generous to environmental, cultural and political organizations

Midtown singles:

Single, diverse, urban

Millennials seeking affordable rent in apartment buildings

Work in service close to home or use public transit

**Group Conclusions**

Change in poverty is small across the board

Median household income decreases in Harrison but rises in gentrified neighborhoods

Projected change in income is smaller in growth than most gentrified neighborhoods – all

are increasing

Family household concentration is low in gentrified areas while Harrison is slightly above average; appears gentrified neighborhoods increasing at a faster rate than Harrison

Tapestry data show most gentrified neighborhoods are comparable; Harrison does not fit into the same classifications

Other Variables:

Race, Age, Credit Score, Single

Parent Households, Education

Bicycle expenditures by block group