

Gentrification in Philadelphia

1. Is gentrification happening in Philadelphia? If so, where?
 - a. Overview of Philadelphia neighborhoods
 - b. Brief lit review of prior recent studies of gentrification in Philly: some studies have found that there is no gentrification, some have found some gentrification, many only look at income
 - i. Beauregard 1990
 1. Overview of gentrification
 - ii. Marcuse 2009
 1. Right to the city
 - iii. Pew 2016
 1. Income-based, census data
 2. Found that some census tracts in Center City are gentrifying
 - iv. Federal Reserve Bank of Philadelphia
 1. Dirvingi 2016: Residents of gentrifying tracts had higher mobility rates
 2. Ding 2016: Stock of affordable units dropping
 3. Ding 2018: Gentrification leads to significant increase in tax delinquency
 - a. Note 2014 tax rate increase
2. Gentrification is a complex process with many factors involved besides income: education is important too, and the change in education level is key
 - a. Focusing on residents with graduate/professional degrees
 - i. Table of education change in selected census tracts, 2000-2018
 - ii. Map of census tracts with largest % change
 - b. Add in income and house values for a fuller picture
 - i. Graph of census tracts with highest percentage of change in educational attainment, income, and house values
 1. Changes to home valuation/tax rates in 2014
3. Gentrifying census tracts in Philadelphia = those with a statistically significant increase in education level since 2000
 - a. Map of gentrifying tracts