# Gentrification and Displacement Census Tract Typologies

Region defined as 31-county New York metropolitan region.

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| **Typology** | **Typology Criteria** |
| **Not Losing Low-Income Households** (Low Income) |  Pop in 2000>500   * Low Income Tract in 2016 * Not classified as At Risk or Ongoing Gentrification or Displacement |
| **At Risk of Gentrification**  (Low Income) |  Pop in 2016 > 500   * Low Income Tract in 2016 * Vulnerable in 2016 (Defined in Appendix) * “Hot market” from 2000 to 2016 * Not currently undergoing displacement or ongoing gentrification |
| **Ongoing Displacement of Low- Income Households** (Low Income) |  Pop in 2000 > 500   * Low Income Tract in 2016 * Loss of LI households 2000-2016 (absolute loss) * Few signs of gentrification occurring |
| **Ongoing Gentrification** (Low Income) | * Pop in 2000 or 2016 > 500 * Low Income Tract in 2016 * Gentrified in 1990-2000 or 2000-2016 (Defined in Appendix) |
| **Advanced Gentrification**  (Moderate to High Income) |  Pop in 2000 or 2016 > 500   * Moderate to High Income Tract in 2016 * Gentrified in 1990-2000 or 2000-2016 (Defined in Appendix) |
| **Stable Exclusion**  (Moderate to High Income) |  Pop in 2000>500   * Moderate to High Income Tract in 2016 * Not classified as Ongoing Exclusion |
| **Ongoing Exclusion** (Moderate to High Income) | * Pop in 2000 > 500 * Moderate to High Income Tract in 2016 * Loss of LI households 2000-2016 (absolute loss) * LI migration rate (percent of all migration to tract that was LI) in 2016 < in 2009 |
| **Super Gentrification or Exclusion**  (Very High Income) |  Pop in 2000 > 500   * Median household income > 200% of regional median in 2016 * Indicators of Gentrification or Exclusion |

# Appendix

## Vulnerable to gentrification in 1990 or 2000

## Housing affordable in base year (housing sales prices or rent < 80% of median)

## *and (any 3 of 4)*

* + % low income households > regional median
  + % college educated < regional median
  + % renters > regional median
  + % nonwhite > regional median

## “Hot Market” in 2000 or 2016

* + Change in median real rent > regional median

*or*

* + Change in median value for owner-occupied homes > regional median

## Gentrification from 1990 to 2000 or 2000 to 2016

* + Vulnerable in base year (as defined above)
  + Demographic change between base and end years:
    - Difference in % college educated > regional median
    - Percent change in real median household income > regional median
  + “Hot market” (defined above)
* If any individual variable is missing, then the whole typology is missing.
* Tracts with a coefficient of variation > 30% on several key 2016 variables are flagged and determined unreliable:
  + Population
  + Housing units
  + Median rent
  + Median home value
  + Median income o College count o Renter count