# Gentrification and Displacement Census Tract Typologies

Regions defined as 9-county Bay Area, and the remaining counties are each their own region.

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| **Typology** | **Typology Criteria** |
| **Not Losing Low-Income Households** (Low Income) |  Pop in 2000>500   * Low Income Tract in 2015 * Not classified as At Risk of, Ongoing, or Advanced Gentrification |
| **At Risk of Gentrification**  (Low Income) |  Pop in 2000 > 500   * Low Income Tract in 2015 * Vulnerable in 2000 (Defined in Appendix) * 4 out of the 8 of the following is true in 2015:   + Located downtown   + % of units in pre-1950 buildings > regional median   + Share of renter households > regional median   + Share of households with children < regional median   + Share of recent new-build housing > regional median   + Employment density < regional median   + Population density < regional median   + “Hot market” (options defined below table) * Not currently undergoing displacement or ongoing gentrification |
| **Ongoing Displacement of Low- Income Households** (Low Income) |  Pop in 2000 > 500   * Low Income Tract in 2015 * Loss of LI households 2000-2015 (absolute loss) * LI migration rate in 2015 < in 2009 |
| **Ongoing Gentrification** (Low Income) | * Low Income Tract in 2015 * Gentrified in 1990-2000 or 2000-2015 (Defined in Appendix) |
| **Advanced Gentrification**  (Moderate to High Income |  Pop in 2000 > 500   * Moderate to High Income Tract in 2015 * Gentrified in in 1990-2000 or 2000-2015 (Defined in Appendix) |
| **Not Losing Low-Income Households**  (Moderate to High Income) |  Pop in 2000>500   * Moderate to High Income Tract in 2015 * Not classified as At Risk of or Ongoing Exclusion |
| **At Risk of Exclusion**  **(Moderate to High Income)** | Pop in 2000 > 500   * Moderate to High Income Tract in 2015 * 4 out of the 7 of the following is true in 2015:   + % of units in prewar buildings (1950) > regional median   + Share of African-American population < regional median   + Share of Latinx population < regional median   + Share of Asian population < regional median   + Share of college-education population > regional median   + Share of car commuters > regional median   + “Hot market” (options defined below table)   Not currently undergoing exclusion – none of the below classifications are met |
| **Displacement of Low- Income Households - Ongoing Exclusion (Moderate to High Income)** |  Pop in 2000 > 500   * Moderate to High Income Tract in 2015 * Population stable or growing 2000-2015 * Loss of LI households 2000-2015 (absolute loss) * LI migration rate (percent of all migration to tract that was LI) in 2015 < in 2009 |

# Appendix

## Vulnerable to gentrification in 1990 or 2000

## Housing affordable in base year (housing sales prices or rent < median, depending on whether tract is dominant home-ownership or rental)

## *and (any 2 of 4)*

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

## “Hot Market” in 2000 or 2015

* + 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 2015

* + Vulnerable in base year (as defined above)
  + Demographic change between base and end years:
    - Growth in % college educated > regional median
    - Growth in real median household income (percent change) > regional median
  + LI migration rate (percent of all migration to tract that was LI) in 2015 < in 2009 (only used for 2000-2015 time frame)
  + “Hot market” (defined above)
* If any individual variable is missing, then the whole typology is missing.
* Tracts with a coefficient of variation > 15% on several key 2015 variables are flagged and determined unreliable:
  + Population
  + Housing units
  + Median rent
  + Median home value
  + Median income o College count o Renter count