PATHWAYS OF GENTRIFICATION: ANALYSIS OF GENTRIFIERS IN RACIAL DIMENSION, A COMPARATIVE STUDY OF GENTRIFICATION TRANSITION IN THREE U.S. CITIES

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RESEARCH QUESTIONS:

What are the pathways of neighborhood gentrification since the 1990s in three cities?

For different racial groups, do demographic characteristics matter in their neighborhood selection?

PREVIOUS STUDIES

- "White-only" gentrification: Gentrification is often described as a "racial turnover" (Wilson, 1992, p.123), stressing on the White affluent gentrifiers and the displacement of poor Black people.

- Since the 1990s, the minorities' influence in gentrification has increased (Hwang, 2016) and the traditional prejudice towards Blacks are softened (Ellen, 2000)
  - Asians are the pioneers of gentrification in Seattle (Hwang, 2016)

DATA AND METHODS

- Census Tract 1990, 2000, 2010

- Calculate racial diversity rate

- Monetary values are inflation adjusted and expressed in 2015 dollars

- Crosswalk files provided by Longitudinal Tract Data Base (LTDB)

Variables	Mean			SD		
	Chicago	Seattle	NYC	Chicago	Seattle	NYC
Demographic						
% Persons' age under 18	24.90	16.44	23.56	9.26	7.14	6.81
% Persons' age above 60	14.90	16.84	17.21	7.02	5.91	6.84
% non-Hispanic White	33.71	69.06	38.36	32.73	22.71	33.38
% non-Hispanic Black	38.08	9.50	26.39	42.25	11.62	32.43
% Asian	4.39	14.29	10.62	8.04	12.57	13.43
% Hispanic	23.23	5.36	23.28	27.87	4.04	20.99
% Foreign born	18.34	15.94	35.08	16.53	10.59	16.36
Racial Diversity Rate	0.32	0.41	0.44	0.22	0.18	0.19
Socioeconomic						
% Persons with at least 4-year college degree	10.43	20.47	9.42	10.09	9.37	6.90
% Unemployed	5.84	3.41	4.48	3.42	1.70	2.38
% Work in manufacturing industry	13.69	9.94	7.56	9.14	4.96	5.37
% Work in service industry	47.41	53.03	27.87	15.47	14.35	15.95
% Below poverty level	21.42	12.35	17.34	14.98	9.09	12.18
Housing						
% Multiunit structures	68.84	40.64	72.71	26.64	26.97	25.25
Median home value	162,047.08	218,634.06	260,668.07	185,240.68	182,926.42	204,932.73
% Structures built more than 30 years ago	82.46	70.88	81.61	15.66	14.75	18.45
% Vacant housing	10.07	5.38	5.98	6.92	3.02	4.04
% Owner occupied housing	39.90	49.67	36.26	21.57	20.40	22.36
% Household moves into a unit less than 10 years ago	57.93	65.46	53.59	14.11	10.51	10.65

DATA AND METHODS
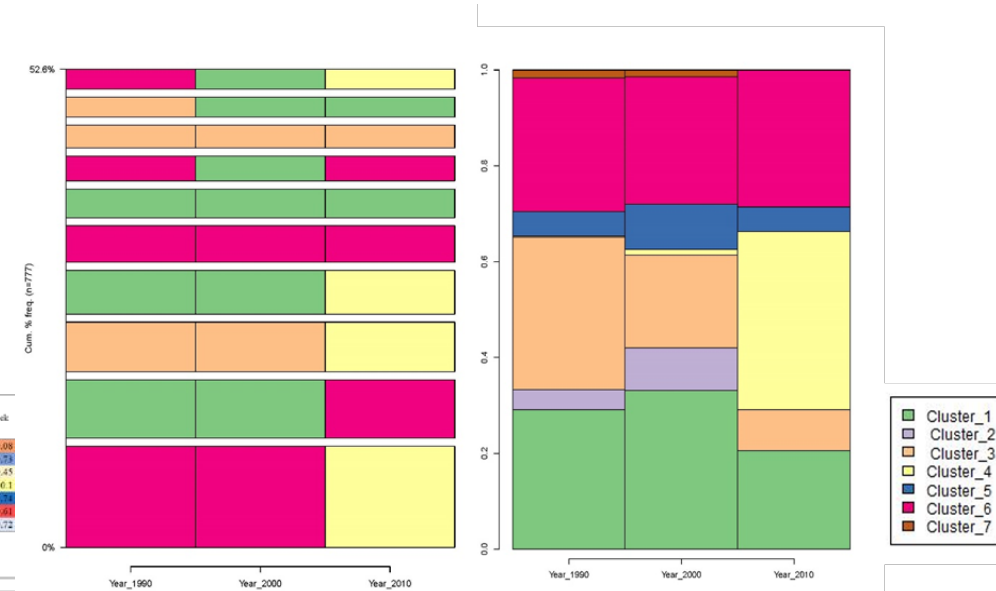
Delmelle (2017)

1. Classifying Neighborhoods
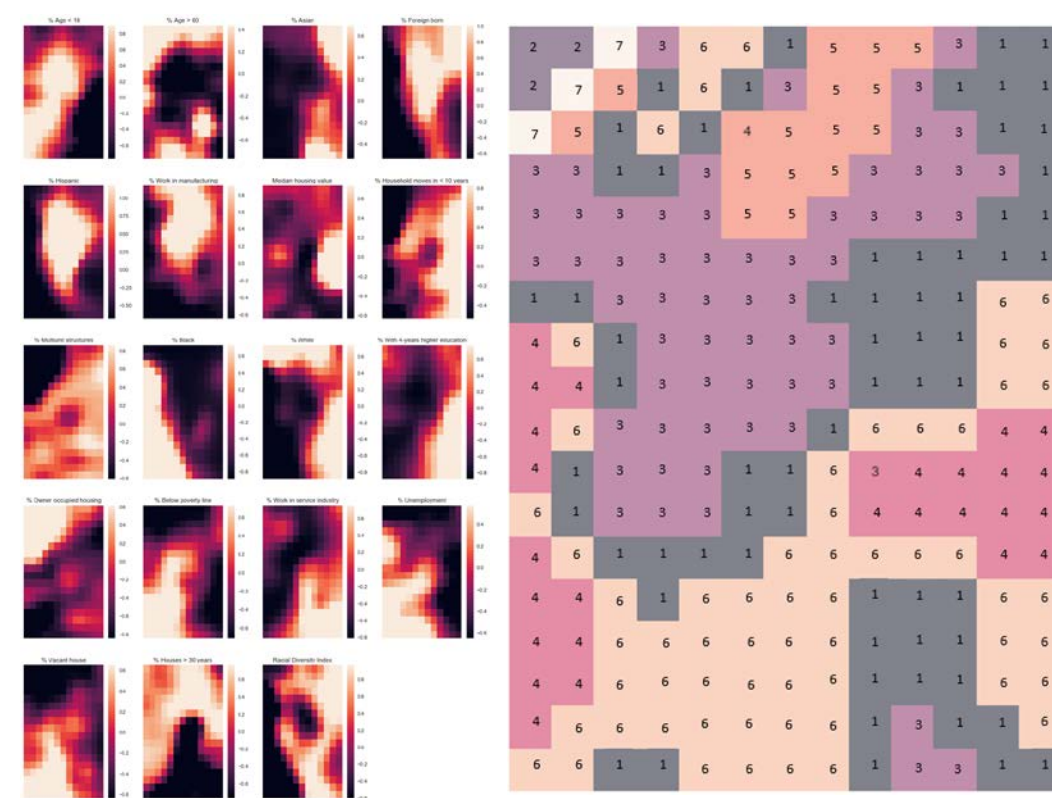
Cluster:

1 Young, blue collar, poor

2. Employed, few vacant housings, adult, American, wealthy, White

3. Old people, low percent of people working in service industry, some blue collar, fairly high percent of Asians

4. Owner occupied, foreign born, Hispanic, poor, low percent of new movers and multi-housing, service industry, unemployed, old house

5. Asian, few Black, racial diverse

6. Black singularity, vacant house, less educated, low Asian

7. White, educated, renters, new in-movers, multi-structured housing, adults, low percent of Hispanic

2. Sequence and Cluster Analysis

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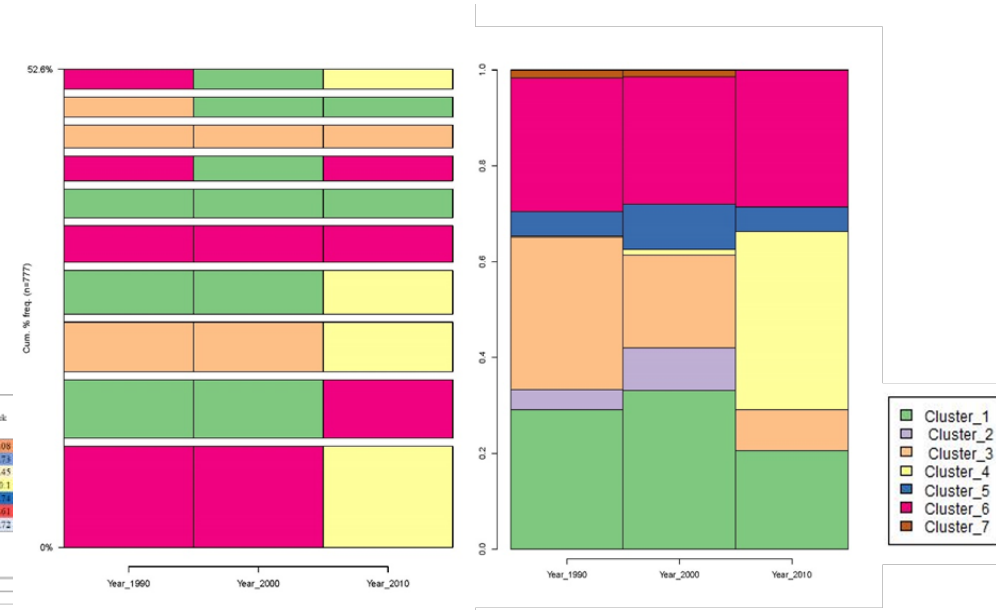
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3. Classifying Sequence and Mapping Tractrices of Neighborhoods
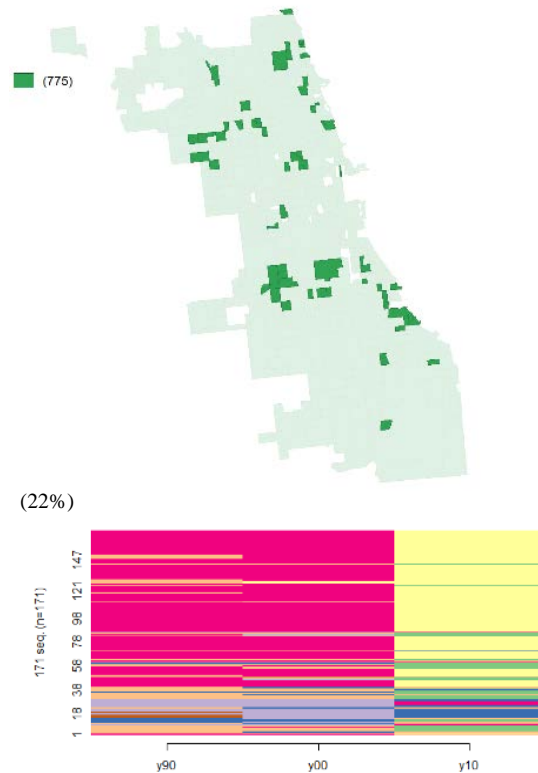
4. Associations among racial groups
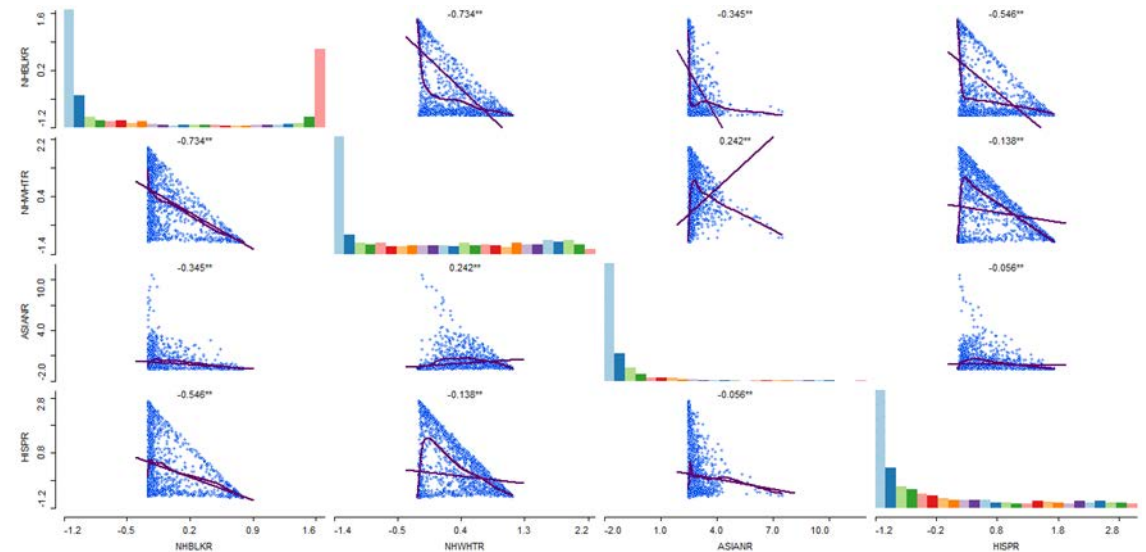
RESULTS

- Gentrification
- Marginal Gentrification
- Incumbent Gentrification
- Upgrading
- Incumbent Upgrading

Chicago

- Group 1: Diversification, White and Asian Gentrification
- Group 2: Hispanic Older Stable Suburban
- Group 3: Prosperous Downtown and Incumbent Upgrading Neighborhoods
- Group 4: White Flight
- Group 5: White and Asian Flight and Struggling Black and Hispanic Neighborhoods
- Group 6: Black and Hispanic Older Stable Suburban
- Group 7: Struggling Black and Hispanic Neighborhoods

Seattle

- Group 1: Decline in Socioeconomic Status
- Group 2: White Flight, Diversification and Struggling Neighborhoods
- Group 3: Mixed-raced Gentrification
- Group 4: White Flight and Decline in Socioeconomic Status
- Group 5: Diversification and Stable Prosperous Neighborhoods
- Group 6: Incumbent Upgrading Mixed-race Neighborhoods
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New York City

- Group 1: White Upgrading
- Group 2: White Gentrification
- Group 3: Black Flight and Decline in Socioeconomic Status
- Group 4: White Gentrification and Young Urban
- Group 5: Decline in Socioeconomic Status
- Group 6: Stable Struggling Black and Hispanic Neighborhoods
- Group 7: Diversification and Children
- Group 8: White Incumbent Upgrading
- Group 9: Incumbent Upgrading and Diversification
- Group 10: Decline in Socioeconomic Status, Diversification and Older People
- Group 11: Black and Hispanic Neighborhoods and Decline in Socioeconomic Status
- Group 12: Decline in Socioeconomic Status and Diversification