

Gentrification and Displacement Census Tract Typologies

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

Typology	Typology Criteria
Not Losing Low-Income Households (Low Income)	<ul style="list-style-type: none"> • 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)	<ul style="list-style-type: none"> • Pop in 2000 > 500 • Low Income Tract in 2015 • Vulnerable in 2000 (Defined in Appendix) • 2 out of the 4 of the following is true in 2015: <ul style="list-style-type: none"> ○ Has rail station in tract ○ % of units in pre-1950 buildings > regional median ○ Employment density (2014) > regional median ○ “Hot market” (options defined below table) • Not currently undergoing displacement or ongoing gentrification
Displacement of Low-Income Households/Ongoing Gentrification (Low Income)	<ul style="list-style-type: none"> • Pop in 2000 > 500 • Low Income Tract in 2015 • Vulnerable in 2000 (Defined in Appendix) • Population stable or growing 2000-2015 • Loss of LI households 2000-2015 (absolute loss) • Either: <ul style="list-style-type: none"> ○ “Hot market” (Defined in Appendix) ○ LI migration rate (percent of all migration to tract that was LI) in 2015 < in 2009 – Or – • Low Income Tract in 2015 • Gentrified in 1990-2000 or 2000-2015 (Defined in Appendix)
Advanced Gentrification (Moderate to High Income)	<ul style="list-style-type: none"> • Pop in 2000 > 500 • Moderate to High Income Tract in 2015 • Gentrified in 1990-2000 or 2000-2015 (Defined in Appendix)
Not Losing Low-Income Households (Moderate to High Income)	<ul style="list-style-type: none"> • Pop in 2000 > 500 • Moderate to High Income Tract in 2015 • Not classified as At Risk of, Ongoing, or Advanced Exclusion
At Risk of Exclusion (Moderate to High Income)	<ul style="list-style-type: none"> • Pop in 2000 > 500 • Moderate to High Income Tract in 2015 • 2 out of the 4 of the following is true in 2015: <ul style="list-style-type: none"> ○ Has rail station in tract ○ % of units in prewar buildings (1950) > regional median ○ Employment density > regional median ○ “Hot market” (options defined below table) • Not currently undergoing exclusion – none of the below classifications are met

URBAN DISPLACEMENT

Displacement of Low-Income Households - Ongoing Exclusion (Moderate to High Income)	<ul style="list-style-type: none"> • 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) • Either: <ul style="list-style-type: none"> ○ “Hot market” (options defined below table) ○ LI migration rate (percent of all migration to tract that was LI) in 2015 < in 2009
Advanced Exclusion (Moderate to High Income)	<ul style="list-style-type: none"> • Pop in 2000 > 500 • Moderate to High Income Tract in 2015 • <20% LI in 2000 and % LI in 2015 < % LI in 2000 • LI migration < regional median in 2015

Appendix

- **Vulnerable to gentrification in 1990 or 2000 (at least 3 out of 4 of the following indicators):**
 - % 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 (at least 2 of 3 occurring):
 - Growth in % college educated > regional median
 - Growth in real median household income (percent change) > regional median
 - Lost low-income households
 - 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
 - College count
 - Renter count