# Gentrification and Displacement Census Tract Typologies

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

<table>
<thead>
<tr>
<th>Typology</th>
<th>Typology Criteria</th>
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| **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)  
• 2 out of the 4 of the following is true in 2015:  
  o Has rail station in tract  
  o % of units in pre-1950 buildings > regional median  
  o Employment density (2014) > regional median  
  o “Hot market” (options defined below table)  
• Not currently undergoing displacement or ongoing gentrification |
| **Displacement of Low-Income Households/Ongoing Gentrification** (Low Income) | • 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:  
  o “Hot market” (Defined in Appendix)  
  o 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) | • 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) | • 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) | • Pop in 2000 > 500  
• Moderate to High Income Tract in 2015  
• 2 out of the 4 of the following is true in 2015:  
  o Has rail station in tract  
  o % of units in prewar buildings (1950) > regional median  
  o Employment density > regional median  
  o “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)
- Either:
  - “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)
- 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

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**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