## Gentrification and Displacement Census Tract Typologies

Region defined as 31-county New York metropolitan region.

<table>
<thead>
<tr>
<th>Typology</th>
<th>Typology Criteria</th>
</tr>
</thead>
</table>
| **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
  o Change in median real rent > regional median
  or
  o Change in median value for owner-occupied homes > regional median
• Gentrification from 1990 to 2000 or 2000 to 2016
  o Vulnerable in base year (as defined above)
  o Demographic change between base and end years:
    ▪ Difference in % college educated > regional median
    ▪ Percent change in real median household income > regional median
  o “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:
  o Population
  o Housing units
  o Median rent
  o Median home value
  o Median income
  o College count
  o Renter count