Gentrification and Displacement Census Tract Typologies

Typology	Typology Criteria
Vulnerability	% Renters % People of color % Low-income household below 80% Area Median Income % Households with children in poverty % People 25 and older without a Bachelor's Degree
Susceptible Gentrification	- Vulnerable Population - Adjacent Housing Market Condition
Early: Type 1 Gentrification	- Vulnerable Population - Accelerating Housing Market Condition
Early: Type 2 Gentrification	- Vulnerable Population - Demographic Change - Adjacent Housing Market Condition
Dynamic Gentrification	- Vulnerable Population - Demographic Change - Accelerating Housing Market condition
Late Gentrification	- Vulnerable Population - Demographic Change - Appreciated Housing Market Condition
Continued Loss Gentrification	- Has % white and % with BA increasing - Appreciated Housing Market Condition
Stable Exclusion	Has both factors from 2010 to 2016 Moderate to High income Tracts above regional mean
Ongoing Exclusion	Has both factors from 2010 to 2016 - Moderate to High income Tracts in 2016 AND - Absolute loss in low-income households 2010

Appendix

All of the 200 census tracts that lie either entirely or partially inside Austin's city limits excluding Austin Bergstrom International Airport, the University of Texas(UT) main campus, and Camp Mabry, a military base. The following information (except for the Exclusion typology) is taken from page 22 of the full report which can be viewed at:

https://www.urbandisplacement.org/sites/default/files/images/utgentrification-fullreport.pdf

Gentrification: The University of Texas, Austin used Bates methodology to classify the gentrifying tracts into five categories based on the following stages:

5 categories of Gentrifying Neighborhoods

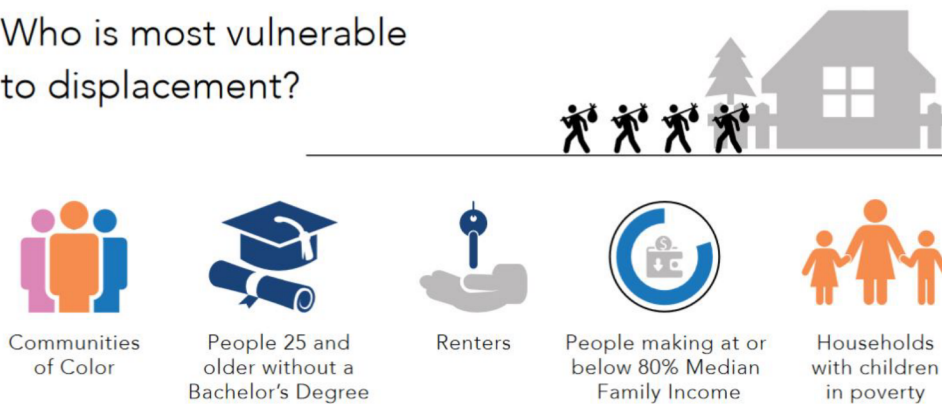| 1	2	3	4	5
Susceptible	Early: Type 1	Early: Type 2	Dynamic	Late

To get to this classification of gentrifying neighborhoods, there are 3 steps: first step was to classify each census tract based on vulnerability. The second step was to classify tracts based on demographic change. The third step was to examine housing market change from 1990 to 2016 and from 2000 to 2016.

Snapshot: 3-Part Gentrification Analysis

1 Vulnerability
What percent of the population in a neighborhood is vulnerable to displacement?

2 Demographic Change
What levels of demographic changes, if any, have been occuring in the neighborhood?

3 Housing Market Change
How much housing market appreciation, if any, has taken place in the neighborhood?

Vulnerability: The University of Texas, Austin used five variables for measuring the socio-demographics of a given tract as of 2016 (using 2012-16 ACS. Based on the original Bates method, tracts were designated as vulnerable if the Z-score for at least three out of the five vulnerability factors exceeded +0.5. For mapping purposes, we further categorized vulnerable tracts into three subcategories, based on the average Z-scores for all five vulnerability factors: Vulnerable (average Z score was less than +1.0), More Vulnerable (between +1.0 and +1.5), and Most Vulnerable (more than +1.5).

Who is most vulnerable to displacement?

Communities of Color	People 25 and older without a Bachelor's Degree	Renters	People making at or below 80% Median Family Income	Households with children in poverty

Demographic Change: Four variables were used to assess demographic change over time between the years 2000 and 2016 (using 2012-16 ACS data). Specifically, homeowner, education, and race/ethnicity as well as median income in each tract. A tract was deemed to have experienced demographic change if at

least two of the four demographic variables had Z-scores that exceeded +0.5, and if the average Z-score for the four factors exceeded +0.5.

Demographic Change Factors

Homeowners
Percent of households that own, rather than rent, their homes.

Higher education
Share of adults aged 25 or greater holding a four-year bachelor's degree or higher.

White persons
Percent of the population who identify as non-hispanic White alone.

Income
Median household income.

Housing Market Change: Tree variables were used to classify tracts as accelerating, appreciated or adjacent.

> • Present home value: Median home value (ACS 2012-2016 data).
> • Home value change since 2000: Percent change in median home value from 2000 to 2016 (using 2012-16 ACS data).
> • Home value change since 1990: Percent change in median home value from 1990 to 2016 (using 2012-16 ACS data).
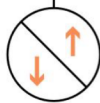
Accelerating tracts
have low or moderate (bottom three quintiles) present home values and experienced high (top two quintiles) appreciation from 2000 to present.
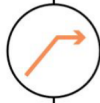
Appreciated tracts
had low or moderate 1990 home values, high (top two quintiles) present home values, and high (top two quintiles) appreciation from 1990 to present.

Adjacent tracts
had low or moderate (bottom three quintiles) home values in 2000, low or moderate (bottom three quintiles) from 2000 to present, and touch the boundary of at least one tract with high (top two quintiles) present value or high appreciation from 2000 to present.

Exclusion: The following analysis is based on the Urban Displacement Project NY methodology. We used 2 variables to classify if a tract has stable or ongoing exclusion: Moderate to high income and absolute loss of low-income household per tract (using ACS 2010 & 2016 income & migration data).

Median income: 2010 & 2016

- Low-income household: income less than 80%
- Median income household: income in between 80% - 120%
- High income household: HH with income larger than 120%