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)	• 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:
	   ○ 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)	• 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:
	   ○ "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)	• Pop in 2000 > 500 • Moderate to High Income Tract in 2015 • Gentrified in 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:
	   ○ 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

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

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