

Census-Based Gentrification Strategies

Bostic and Martin (2003)	<p>Their method to identify a non-gentrifiable and gentrifiable tract is the same as Hammel and Wyly's (1996) method. However, they develop more complicated two methods to identify a gentrifying tract.</p> <p>Method 1: A census tract was considered as gentrifiable at the earlier time point and had changed to non-gentrifiable at the later time point</p> <p>Method 2: They use the 9 descriptive gentrification factors proposed by (Hammel and Wyly 1996; 1999) to identify gentrifying areas:</p> <ol style="list-style-type: none"> (1) the t+1 population share of persons 25 and older with some college education. (2) the ratio of median family income at time t+1 and median family income at time t (3) the home-ownership rate at time t+1 (4) the change in population share of the cohort that is aged between 30 and 44 at time t to that at t+1 (5) the t+1 poverty rate (6) the t+1 population share of White non-family households (7) the t+1 Black population share (8) managerial and administrative workers as a share of the total workforce at t+1 <p>The average rank of the tracts across the nine measures is used as a score and the tracts with the lowest average rank are identified as gentrifying.</p>			
Freeman (2005)	<p>Not potential gentrifying</p> <ol style="list-style-type: none"> 1. A tract is not in an MSA area 2. Or a census tract doesn't meet the criteria of potential gentrifying 	<p>Potential gentrifying</p> <ol style="list-style-type: none"> 1. A tract is in an MSA area. 2. And a census tract with a median income that is at or less than the median in their respective metropolitan areas. 3. have a proportion of housing built within the past 20 years lower than the proportion found at the median (40th percentile) for the respective metropolitan area (MSA). And a census tract with the proportion of its housing stock built within the past 20 years falling below the 	<p>Gentrifying</p> <p>A census tract meets the three criteria on the left column, and also meets the following two criteria:</p> <ol style="list-style-type: none"> 4. And have a percentage increase in educational attainment greater than the median increase in educational attainment for that metropolitan area. *The education attainment refers to the percentage of those 25 years and older with at least four years of college 5. And The census tract has an increase in real housing prices during t1-t2. 	<p>Non-gentrifying</p> <p>A census tract meets the 1, 2 and 3 criteria, but not 4 and 5 criteria.</p>

		the median for their respective metropolitan areas (MSA).								
McKinnish et al. (2010)	Low-income neighborhood sample					Gentrifying				
	At t1, the tract is in the bottom quantile of national average family income.					1. At t1, the tract is a low-income neighborhood 2. The tract experiences an increase in the average family income by at least 10,000 during t1-t2				
Voorhees Center (2014)		Type 1 No Change, Upper	Type 2 No Change, Middle Class	Type 3 No Change,	Type 4 No Change, Extreme Poverty	Type 5 Increase, Not Gentrification	Type 6 Increase, Gentrification	Type 7 Decrease, Mild	Type 8 Decrease, Moderate	Type 9 Decrease, Severe
	Overall Average Scores	>7	0~7	-1~-7	<7	<=7	>7	13~-13		
	Socioecon omic change from T1- T2	4~-4					>4		-5~-7	-8~-9
	Socioeconomic status index: 1. If the percentage of white people (non-Hispanic) of the tract above city average, the tract get score +1 2. If the percentage of African-Americans of the tract above city average, the tract get score -1 3. If the percentage of Latino of the tract above city average, the tract get score -1 4. If the percentage of Elderly (Age 65+) of the tract above city average, the tract get score -1 5. If the percentage of children (Age 5-19) of the tract above city average, the tract get score -1 6. If the percentage of college education (Bachelor's degree or higher) of the tract above city average, the tract get score +1 7. If the median family income of the tract above city average, the tract get score +1 8. If the percentage of owner-occupied of the tract above city average, the tract get score +1 9. If median house value of the tract above city average, the tract get score +1 10. If the percentage of family below poverty of the tract above city average, the tract get score -1 11. If the percentage of manager occupation of the tract above city average, the tract get score +1 12. If the percentage of family with children of the tract above city average, the tract get score -1 13. If the percentage of private school attendance (pre-K through 12) of the tract above city average, the tract get score +1 * According to the 13 criteria of the socioeconomic index, each tract has one socioeconomic index one year. Based on the change of socioeconomic index, census tracts are divided into nine types. Type 6 means the area is undergoing the process of gentrification.									

Ding, Hwang, and Divringi (2016)	Non-gentrifiable (old gentrification)	Gentrifiable	Gentrifying (continued gentrification)	Non-gentrifying (stalled gentrification)
	A tract has a median household income above the citywide median at the beginning of the period of analysis.	A tract has a median household income below the citywide median at the beginning of the period of analysis.	1. A census tract was gentrifiable at the beginning of the time period. 2. And the tract has experienced an above citywide median percentage increase in either its median gross rent or median home value. 3. And the tract has experienced an above citywide median increase in its share of college-educated residents.	A tract was gentrifiable at the beginning of the period of analysis but doesn't meet the criteria of gentrifying.