VI. Preliminary Results

Gentrification seems to map January and March Generally understood as process in which a poor urban area experiences West Philly: traditionally Black Term No universally accepted measure Effects associated with gentrification include residential displacement, Different measurements will code neighborhoods differently Determine Next Steps

IV. Literature Review

Three Broad Conceptual Frameworks of Gentrification

- Economic: Eichel (2016)
  A tract <80% of city median income must have (a) increased >10% and (b) at rate > city median increase

- Socio-Economic: Freeman (2005)
  Tracts below median income at start that saw an above average increase in housing prices and college graduates

- Socio-Economic Environmental: Pudlin (2019)
  Proximity to public transportation, change in education, whites, & median income, low to high income households

V. Selection of Methodologies

VI. Preliminary Results

- West Philly: traditionally Black neighborhoods (low change)
- North/Northeast Philly: dramatic growth of Black pop. last ten years
- Black population swings of >50%
- How much has gentrification affected these population trends?

- 63 out of 113 tracts were gentrified; 251 ungentrifiable
- Gentrification concentrated in North & South
- Non- gentrifiable tracts outside of Center City, in the suburbs
- Gentrification seems to map closely with whether Black populations increased/decreased

VII. Policy Implications

- Different measurements will code neighborhoods differently
- Therefore, the method of measurement is crucial in determining the result
- Implications for gentrification programs run by governments, residents, real estate developers

VIII. Next Steps

- Detailed study of neighborhoods
- Do residents believe their neighborhoods are gentrifying?
- Can be achieved through surveys or interviews
- Qualitative component: site visits, interviews

Selected References


I. Introduction

Gentrification Definition

- Definition of gentrification is hotly disputed
- Generally understood as process in which a poor urban area experiences change due to influx of wealthier residents
- Effects associated with gentrification include residential displacement, increased housing prices, and demographic changes

Problem Definition

- Extensive research on the topic, yet no consensus on even basic facts
- No universally accepted measure
- Scholars must create their own measurements when studying gentrification, making replication difficult
- Large body of research on effects of gentrification, less on how to measure it or what it even means
- Hard to compare research results & apply findings to policy and advocacy

II. Research Question

How do different gentrification measures converge and/or diverge?

- There is no clear definition or standard measurement of gentrification in the literature
- Research will aim to compare/contrast different measurements

III. Research Overview

Data Collection
- Literature Review for Methods
- Pull data from Census and ACS
- January-March

Data Analysis
- Apply Methods in R
- Create Data Visualizations
- March-April

Findings and Synthesis
- Compare Results
- Determine Next Steps
- April-Summer

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Operationalizing Three Conceptions of Gentrification in Philadelphia

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