

# Operationalizing Three Conceptions of Gentrification in Philadelphia

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## 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

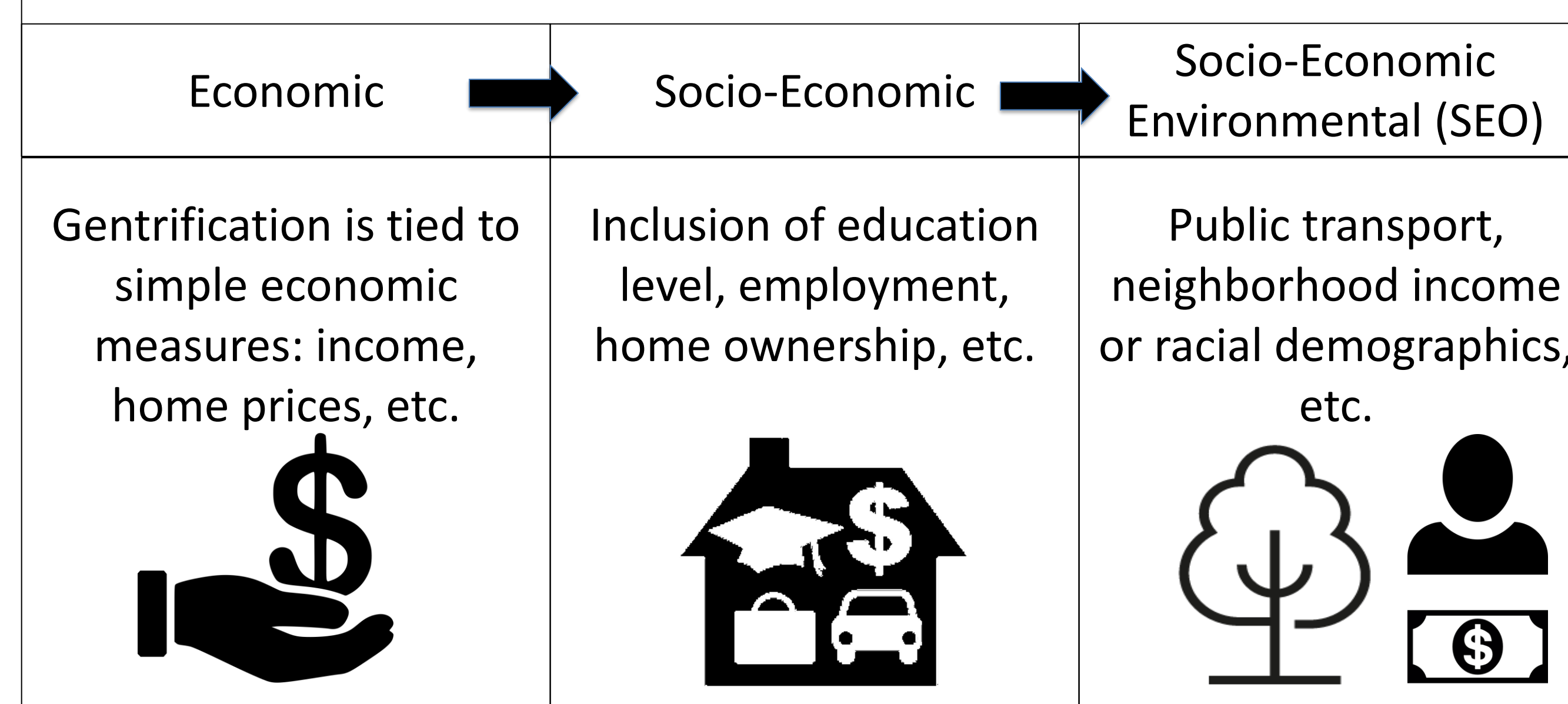
### Findings and Synthesis

- Compare Results
- Determine Next Steps
- April-Summer

## IV. Literature Review

- Term **gentrification** was first coined by Glass (1964) describing working-class London neighborhoods “invaded” by upper-class residents
- Scholars disagree on consequences of gentrification due to different methods of measurement and scaling (Preis, 2021)
- Gentrification studies broadly divides between quantitative and qualitative research (Brown-Scaracino, 2017)

### Three Broad Conceptual Frameworks of Gentrification



## V. Selection of Methodologies

### Economic: Eichel (2016)

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



### DISPLACEMENT OR SUCCESSION? Residential Mobility in Gentrifying Neighborhoods

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### 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

Los Angeles Index of Displacement Pressure  
Alex Pudlin  
City of Los Angeles Hub

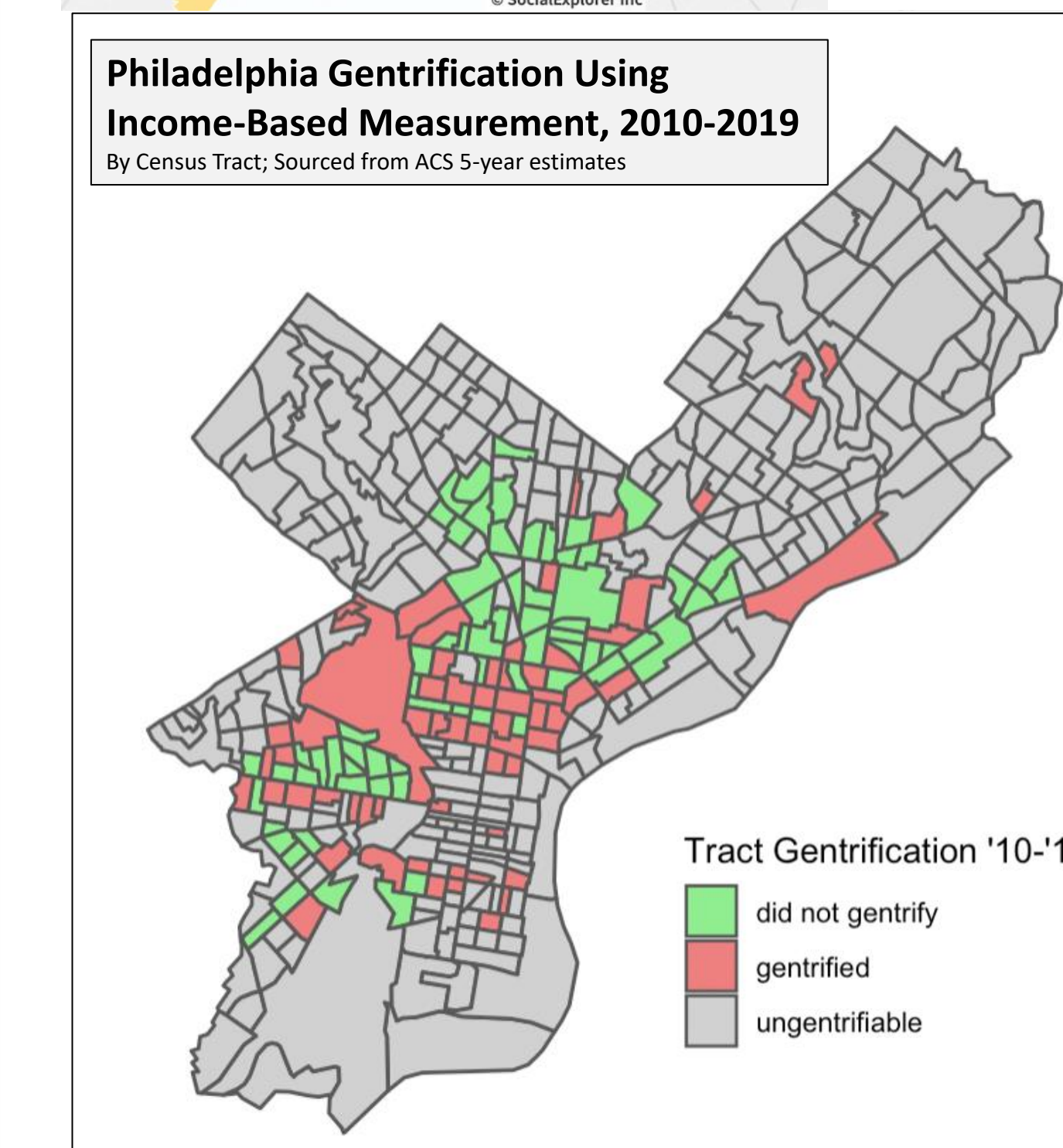
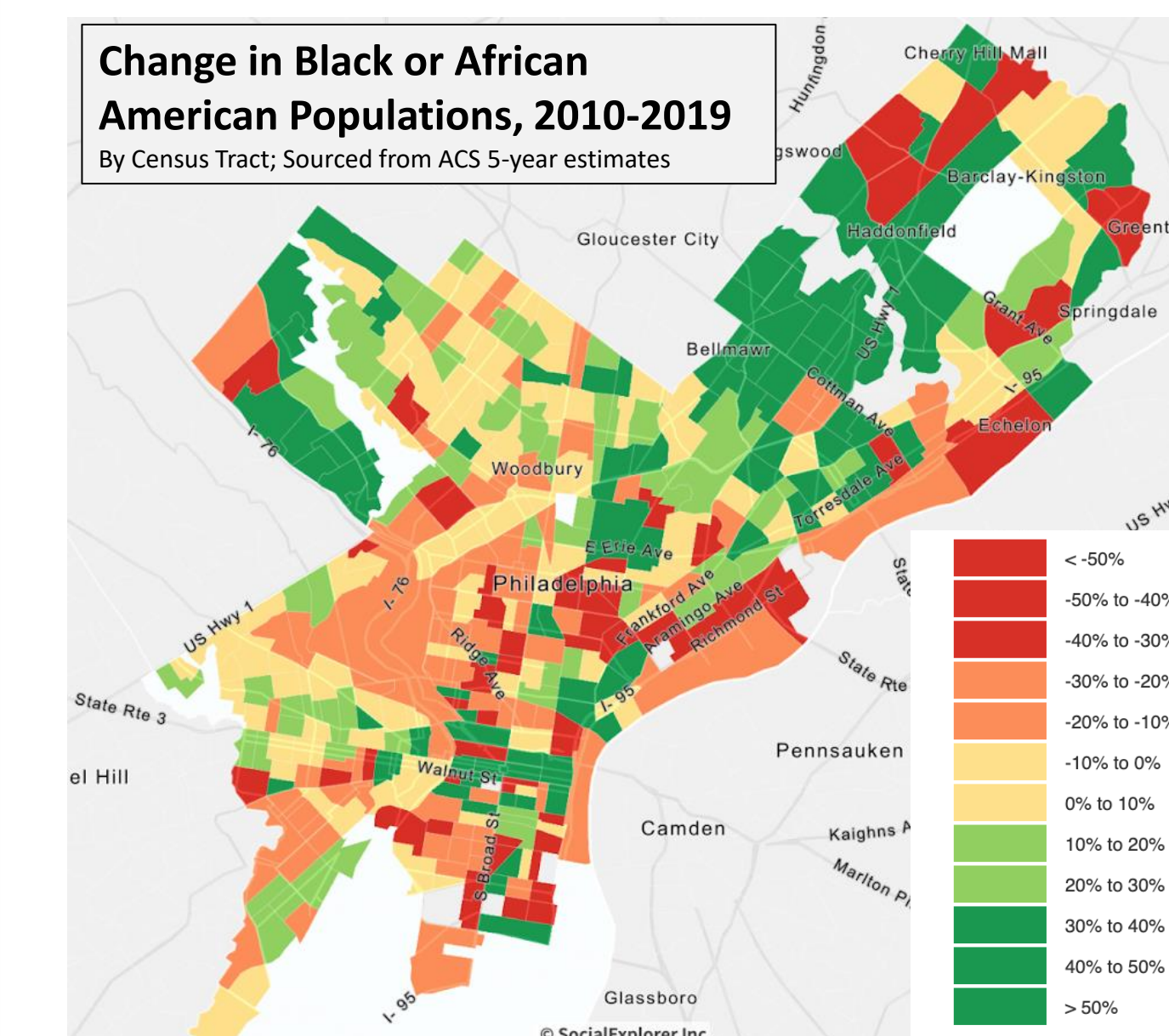


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## VI. Preliminary Results



- 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