Gentrification in Philadelphia

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What is Gentrification?

- Definition of gentrification is **hotly disputed**

- Generally understood as the process in which a **poor urban area** experiences change stemming from an **influx of wealthier residents**

- Some effects associated with gentrification include residential **displacement**, increased **housing prices**, and **demographic changes**

- Extensive research on the topic, yet **no consensus** on even basic facts

Research Question and Overview

How do different gentrification measures **converge and/or diverge**?

- There is **no clear definition** or standard measurement of gentrification in the

  literature

- This has implications for public policy, resident rights, real estate, etc.

- Research will aim to compare/contrast different measurements

Literature Review
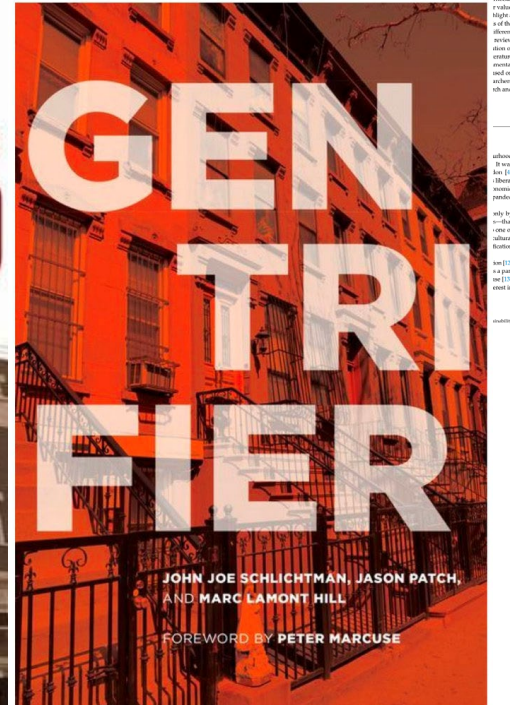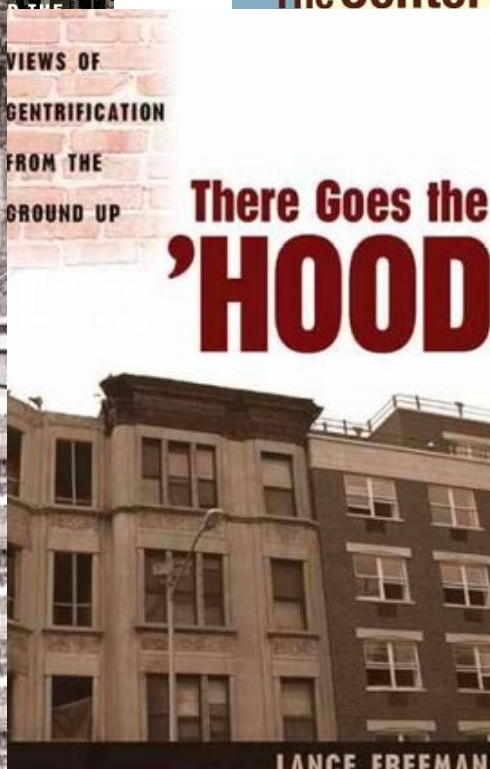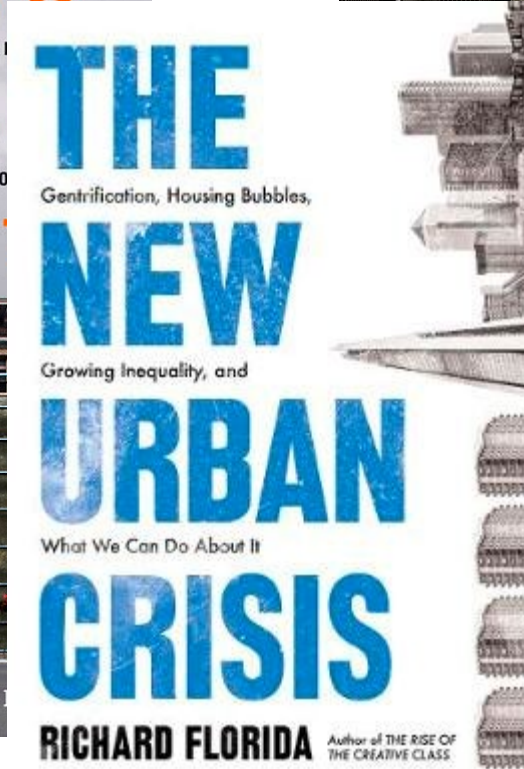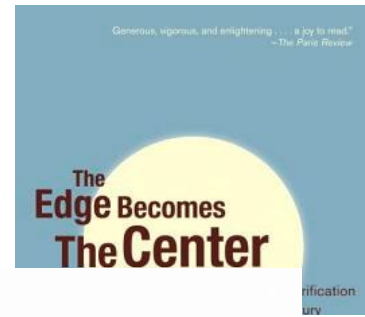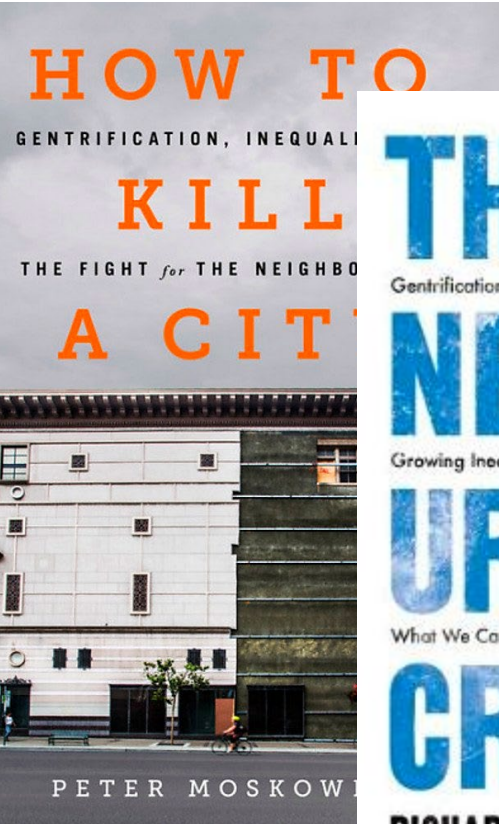
Literature Review: Historical Overview

- Term "gentrification" was first coined by Glass (1964) describing working-class London neighborhoods "**invaded**" by upper-class residents

- Gentrification studies broadly divides between **quantitative and qualitative research** (Brown-Scaracino, 2017)

- Scholars disagree on consequences of gentrification due to different methods of measurement and scaling (**macro or micro** trends) (Preis, 2021)

Gaps in Literature

- No universally accepted measure

- Scholars must create their own measurements when studying gentrification

    - **Replication difficult,** results cannot easily be cross-referenced or meta-analyzed

- Large body of research on effects of gentrification, less on how to measure it or **what it even means**

- Therefore hard to compare and contrast results in the field, **apply findings** to the real world

Literature Review: Classifying Gentrification

Methods to measure gentrification range from simple to complex

- Economic: Using one attribute as a proxy for gentrification, such as income
  - Eichel (2016) and Landis (2016)
  - Pros: Simple, easy, scalable. Cons: Inaccurate results

- Socio-Economic: Combining attributes to measure gentrification, such as education level, income
  - Ding (2016), Freeman (2005)

- Comprehensive: All above, but also race, proximity to public transit, etc.
  - Pudlin (2019)

Research Purpose

- Compare different measures of gentrification in the literature in Philadelphia neighborhoods

- Analyze differences and similarities between measures

- Overarching goal: contribute creating a clearer definition contextualization of gentrification
  - This will benefit policymakers, residents, researchers

Crafting Methodology

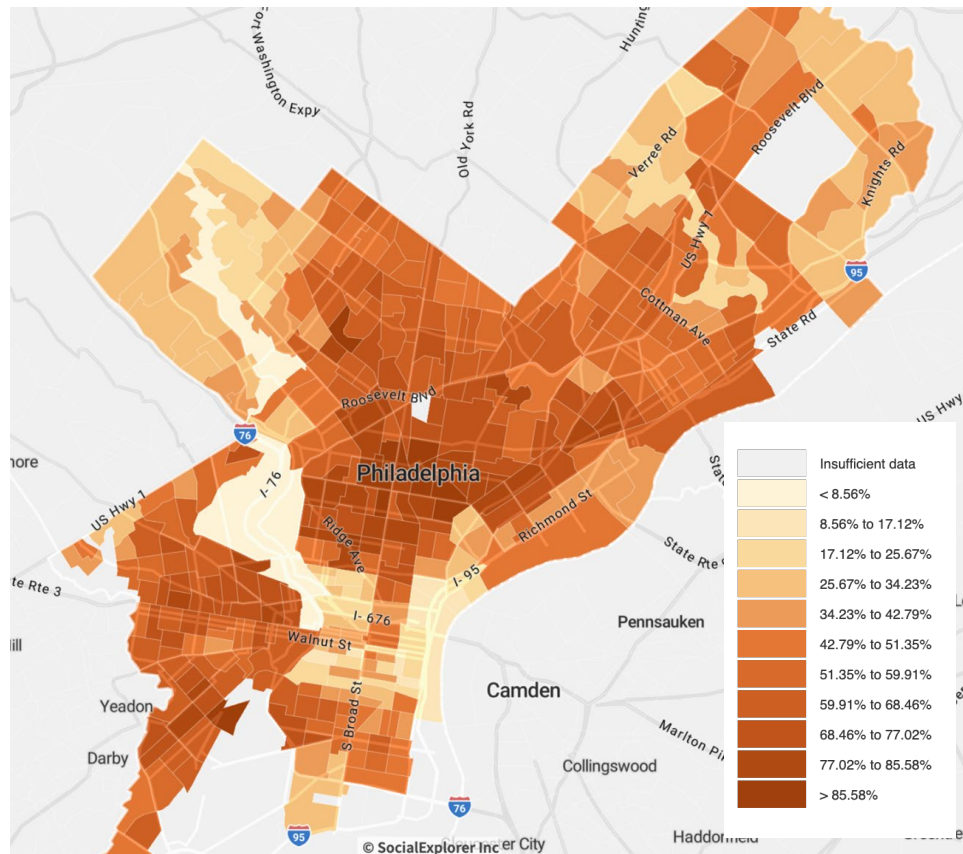| Economic (Eichel 2016)	Socio-Economic (Freeman 2005)	Comprehensive (Pudlin 2019)
A tract 80% below regional median income must have increased >10% and greater than the city median increase is gentrifying	Tracts below median income in 2000 that saw an above average increase in housing prices and college graduates	Proximity to public transportation, change in education, non-Hispanic whites, & median income, proportion of low to high income households

Example: Table of Sources (Selection Criteria)

| Source	Time	Location	Data Source(s)	Citations	Measure of Gentrification	Findings
Eichel (2016)	2000-2014	Philadelphia	Census Data	Not applicable (web article)	A tract 80% below regional median income must have increased >10% AND above the citywide median income by 2014.	Only 4% of Philadelphia's 372 residential tracts gentrified during this time period.
Ding (2016)	2002-2014	Philadelphia	Census & ACS	254	A tract with below average median income that experiences above city-median percent increase of college-educated residents and housing/rent prices.	56 Philadelphian tracts were considered gentrifying out of 365 during this time period (15%).
Freeman (2005)	1980-1990; 1990-200	Central Urban Areas	Census	885	Center city; less than median city income; less than median housing construction; increase in housing price and education	There were 2,808 gentrifying tracts out of a possible 9009 (31%).

Preliminary Results: Income Data

Figure 1: Philadelphia Census Tract by %/ Households Earning <50k/ year (2019 ACS 5-year estimate)

Legend:
- Insufficient data
- < 8.56%
- 8.56% to 17.12%
- 17.12% to 25.67%
- 25.67% to 34.23%
- 34.23% to 42.79%
- 42.79% to 51.35%
- 51.35% to 59.91%
- 59.91% to 68.46%
- 68.46% to 77.02%
- 77.02% to 85.58%
- > 85.58%

- Majority Low Income tracts clustered in North and West Philly
- Downtown and Northern Suburbs most well off

Preliminary Results: Race Data

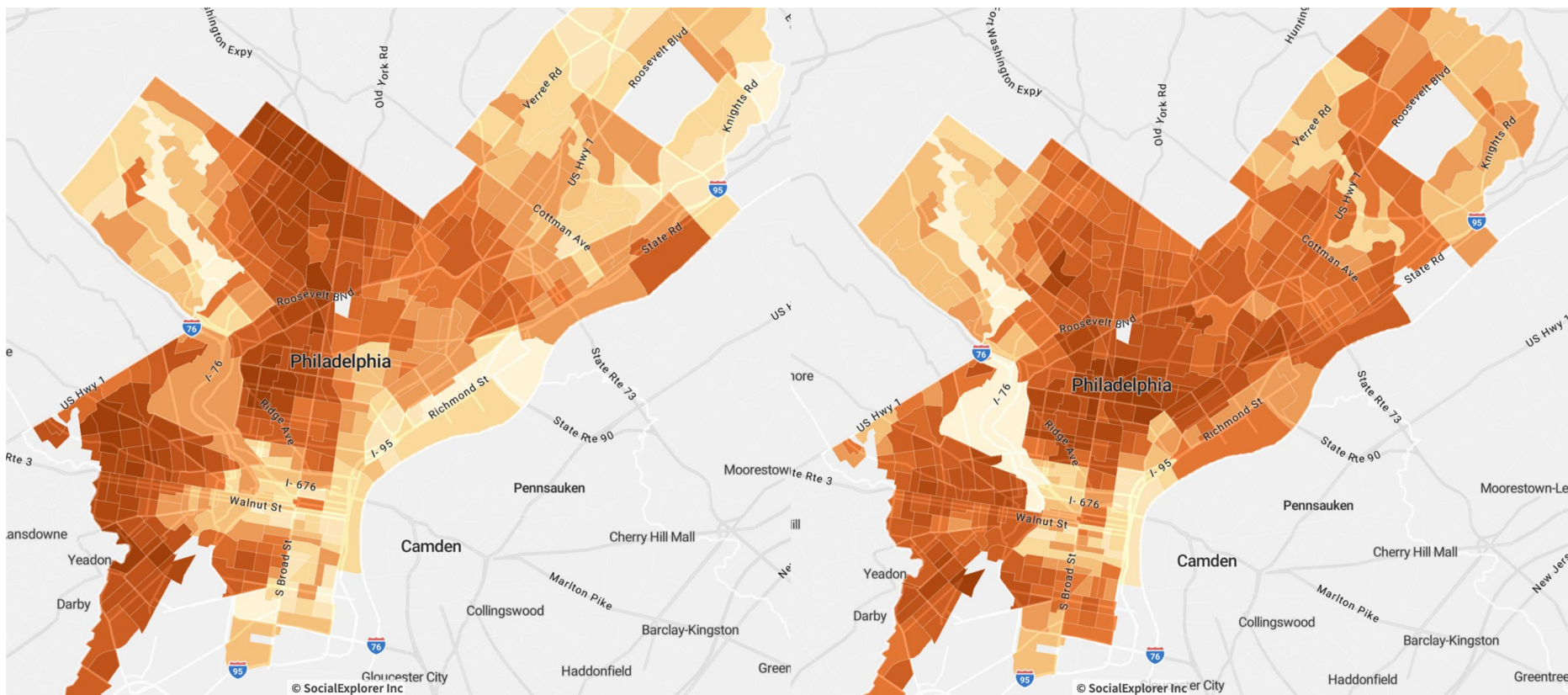Figure 2: Philadelphia Census Tract by Percentage African American or Black (2019 ACS 5-year estimate)
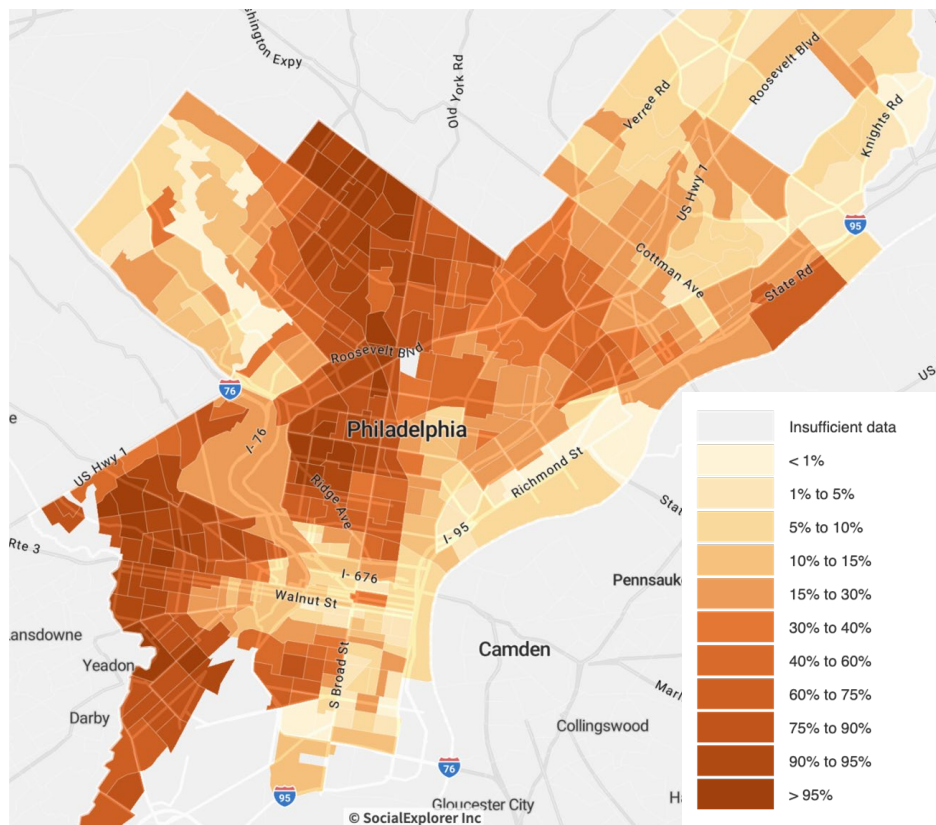
- West and North Philly

- Proportionally low Black population directly near downtown

- Maps close to, but not exactly, with proportion of low income residents

Preliminary Results: Comparison

Philadelphia Census Tract by % African American or Black (2019 ACS)

Philadelphia Census Tract by % of Households Earning Less than 50k/ year (2019 ACS)
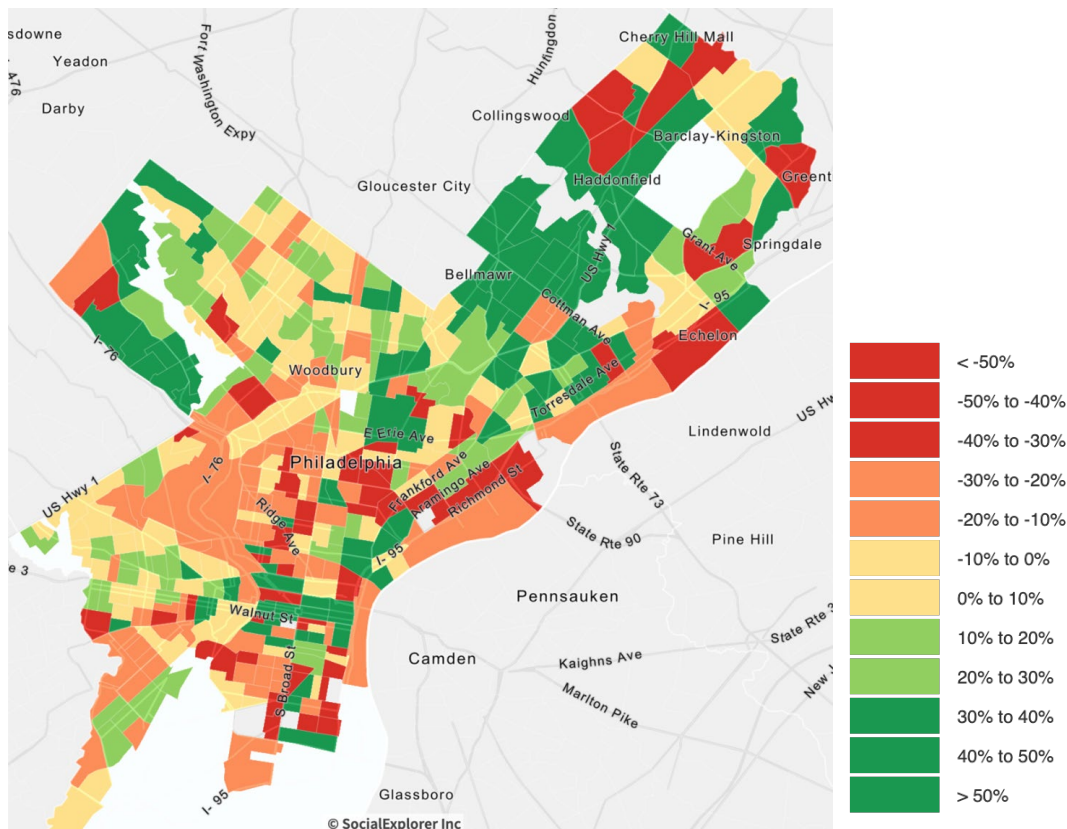
Preliminary Results

Figure 3: Change in Black or African American Populations by Census Tract, 2010-2019 (ACS 5-year estimate)

Legend:
- < -50%
- -50% to -40%
- -40% to -30%
- -30% to -20%
- -20% to -10%
- -10% to 0%
- 0% to 10%
- 10% to 20%
- 20% to 30%
- 30% to 40%
- 40% to 50%
- > 50%

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- Context for previous graph
  - West Philly: traditionally Black neighborhoods
  - North/Northeast Philly: dramatic growth last ten years

- Significant Changes
  - Black population swings of 50%
 - Bigger story than solely gentrification here

Preliminary Results
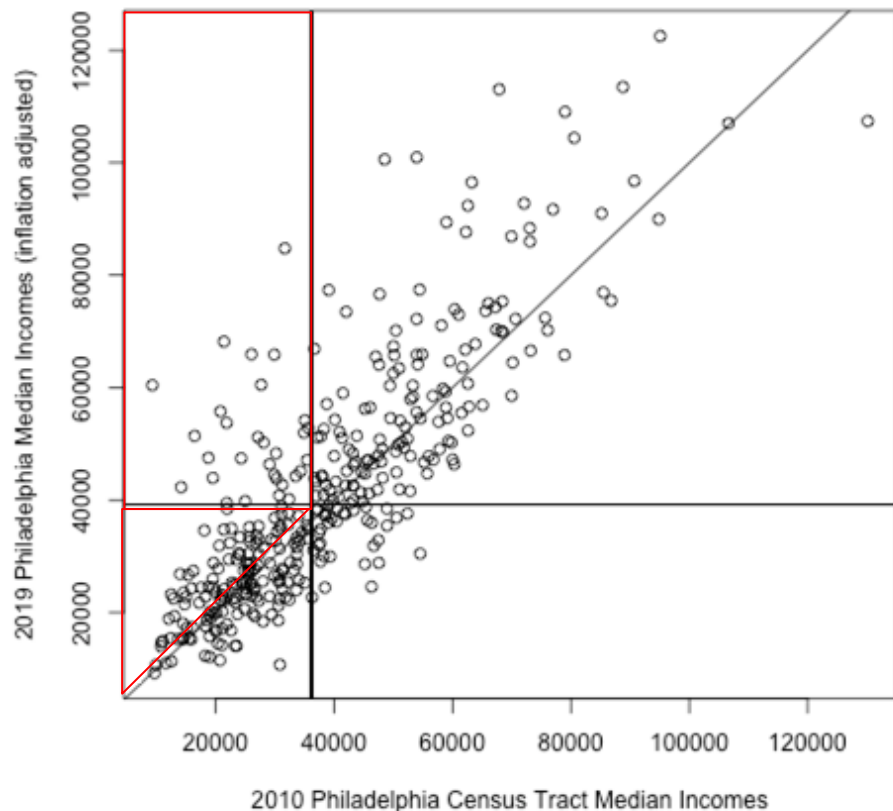
- Philadelphia Tract Median
  Incomes (2010-2019)
  - Inflation Adjusted
  - Vertical and Horizontal Lines are the City
    Medians in 2010 and 2019, respectively
  - Diagonal Line = No Change
  - Interested in Tracts Below 2010 Median but
    above the diagonal line (income increased)

Preliminary Results

Philadelphia Gentrification, 2010-2019

Tract Gentrification '10-'19

- ◼ did not gentrify
- ◼ gentrified
- ◻ ungentrifiable
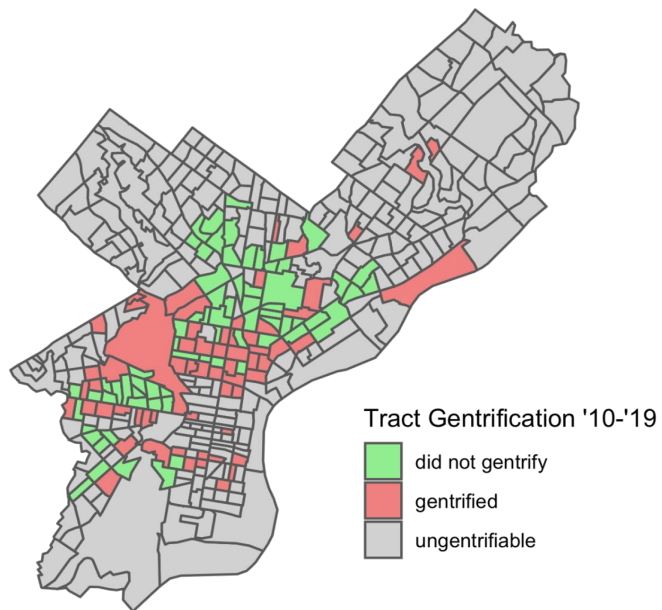
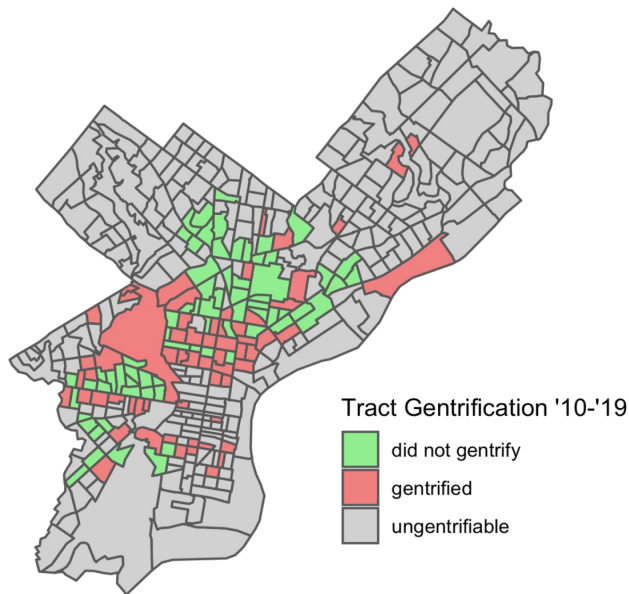Data source: 2010 & 2019 5-year ACS, US Census Bureau

- **Results: Income-Based Gentrification Measurement**
  - 63 out of 113 tracts were gentrified
  - 251 out of 384 were non-gentrifiable
  - Gentrified tracts concentrated in North Philadelphia, specifically Northeast, & South Philly
    - >50% decrease in Black populations
  - Non-Gentrified tracts clustered further North, above Kensington
    - >50% Increase in Black populations
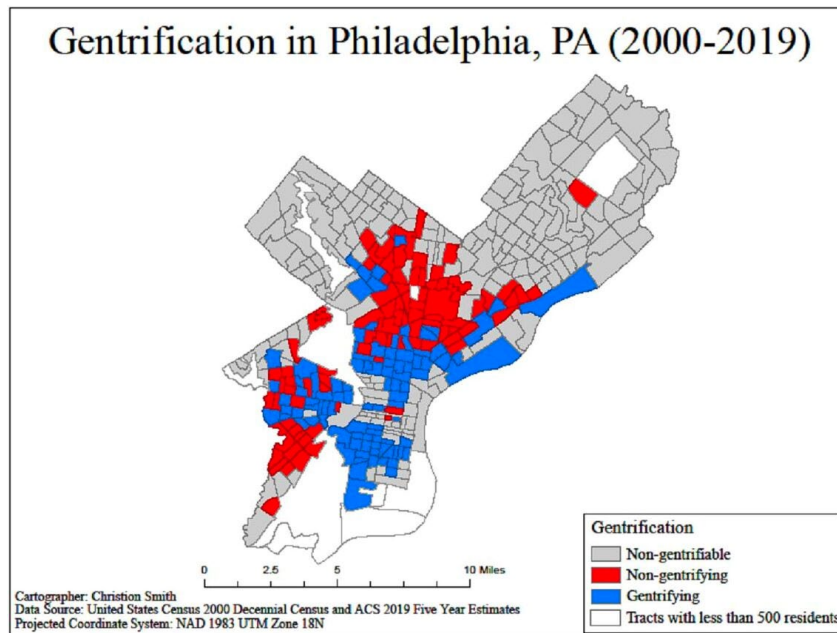 - Non-gentrifiable tracts outside of Center City, in the suburbs

Comparison of Results to Examples in Literature

Philadelphia Gentrification, 2010-2019

Tract Gentrification '10-'19
- did not gentrify (green)
- gentrified (red)
- ungentrifiable (gray)

Data source: 2010 & 2019 5-year ACS, US Census Bureau

Gentrification in Philadelphia, PA (2000-2019)

Gentrification
- Non-gentrifiable (gray)
- Non-gentrifying (red)
- Gentrifying (blue)
- Tracts with less than 500 residents (white)

0   2.5   5   10 Miles

Cartographer: Christion Smith
Data Source: United States Census 2000 Decennial Census and ACS 2019 Five Year Estimates
Projected Coordinate System: NAD 1983 UTM Zone 18N

Christion Smith. 2021. Stop-And-Frisk in Philadelphia's Changing Neighborhoods. Economy League.

This model utilized the Ding (2016) measurement, my planned model for the socio-economic view of gentrification.

Implications of Findings

- 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

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

- Attempt to determine relevance of different measurements through analyzing

  quantitative and qualitative results

  - Onus on researcher and policymaker to clearly define what gentrification is and is not