



Gentrify, Gentrifying, Gentrified: The Study of Philadelphia County, PA

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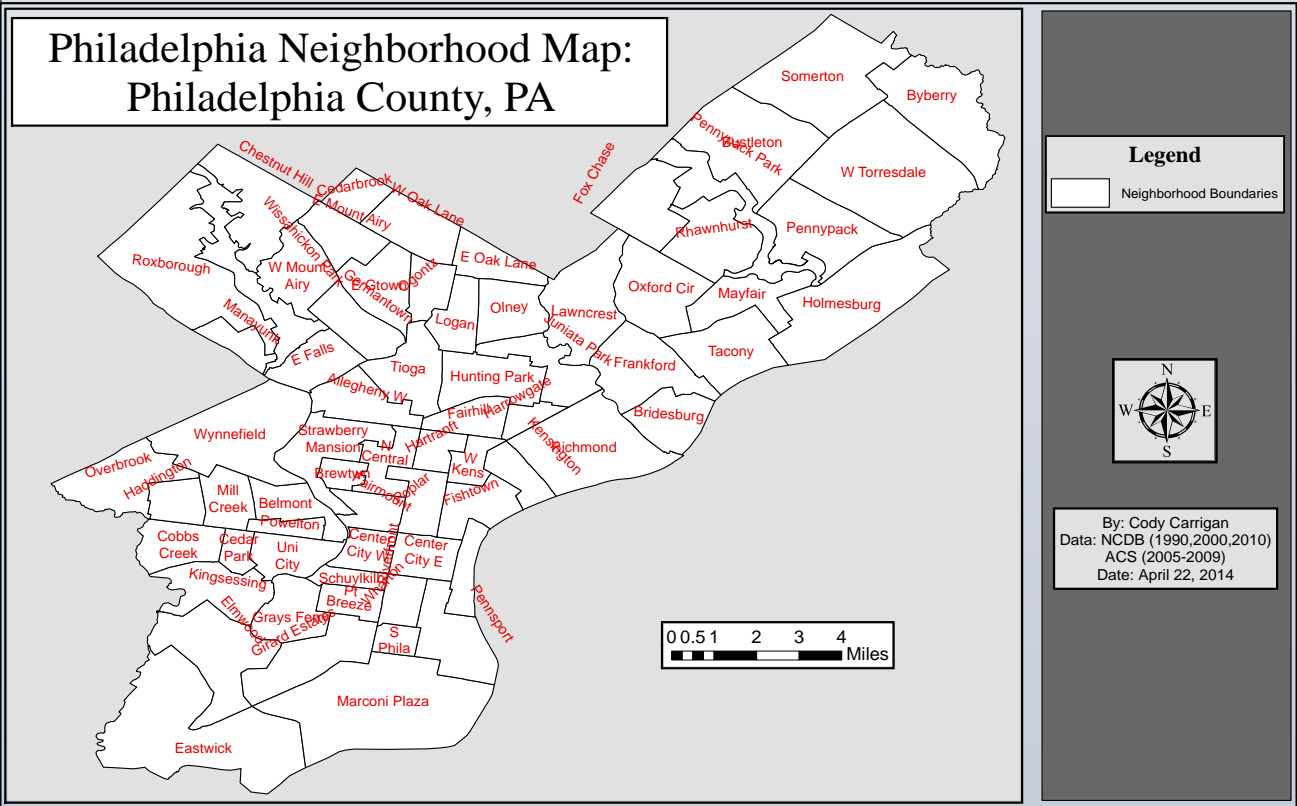
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Abstract

This study examined the condition of gentrification and its associated indicators within the neighborhoods of Philadelphia County following the guidelines set forth by Portland's Bureau of Planning and Sustainability. The main focus of this study was on three key indicators of gentrification, which are Residential Vulnerability, Demographic Change, and Housing Market Conditions. The results from these three indicators were then plugged into a gentrification scale culminating in the neighborhood typology map.

Philadelphia Neighborhood Map

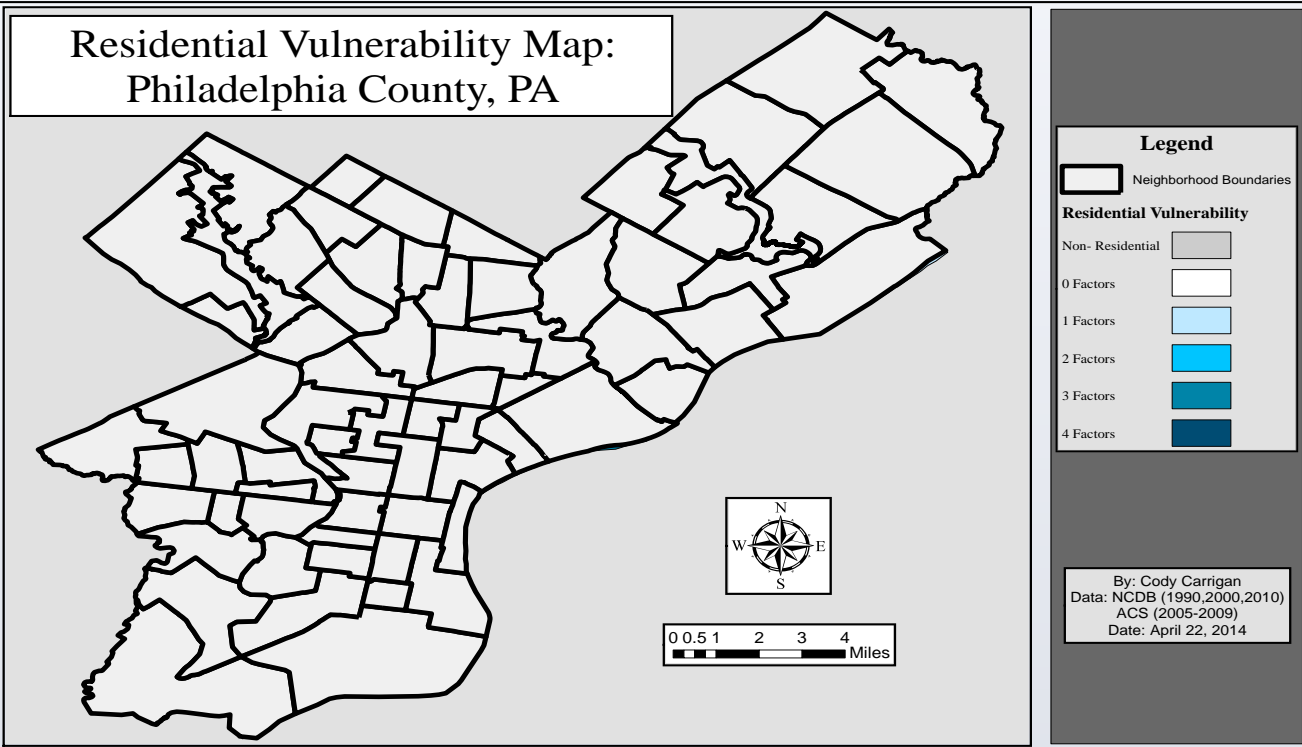


Important Information

Non-residential Census Tracts: all census tracts not having a hundred residents or fifty homes in any of the three decades (1990, 2000, or 2009) were removed from the study

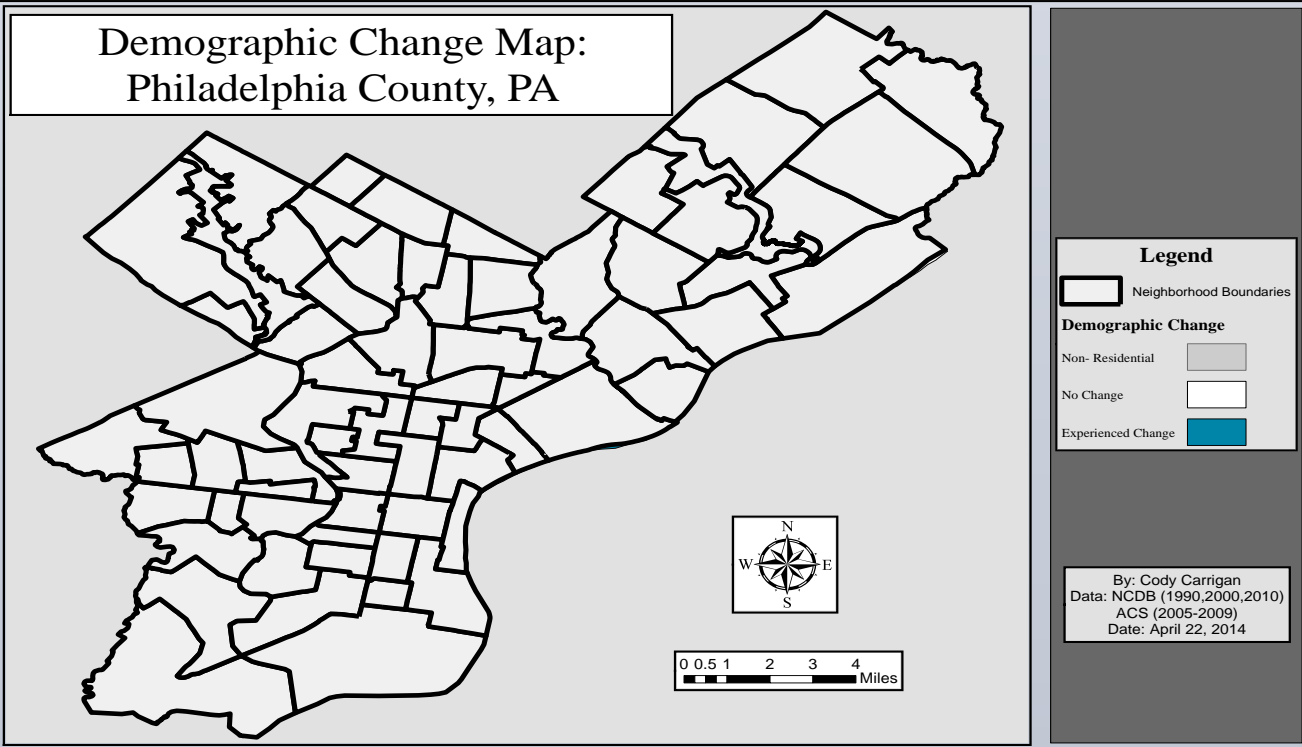
Data: obtained from the NCDB (1990, 2000, and 2010) and the ACS (2005-2009). All NCDB data was normalized to the 2000 census tracts, and the ACS data used the 2000 census tract boundaries as well.

Residential Vulnerability



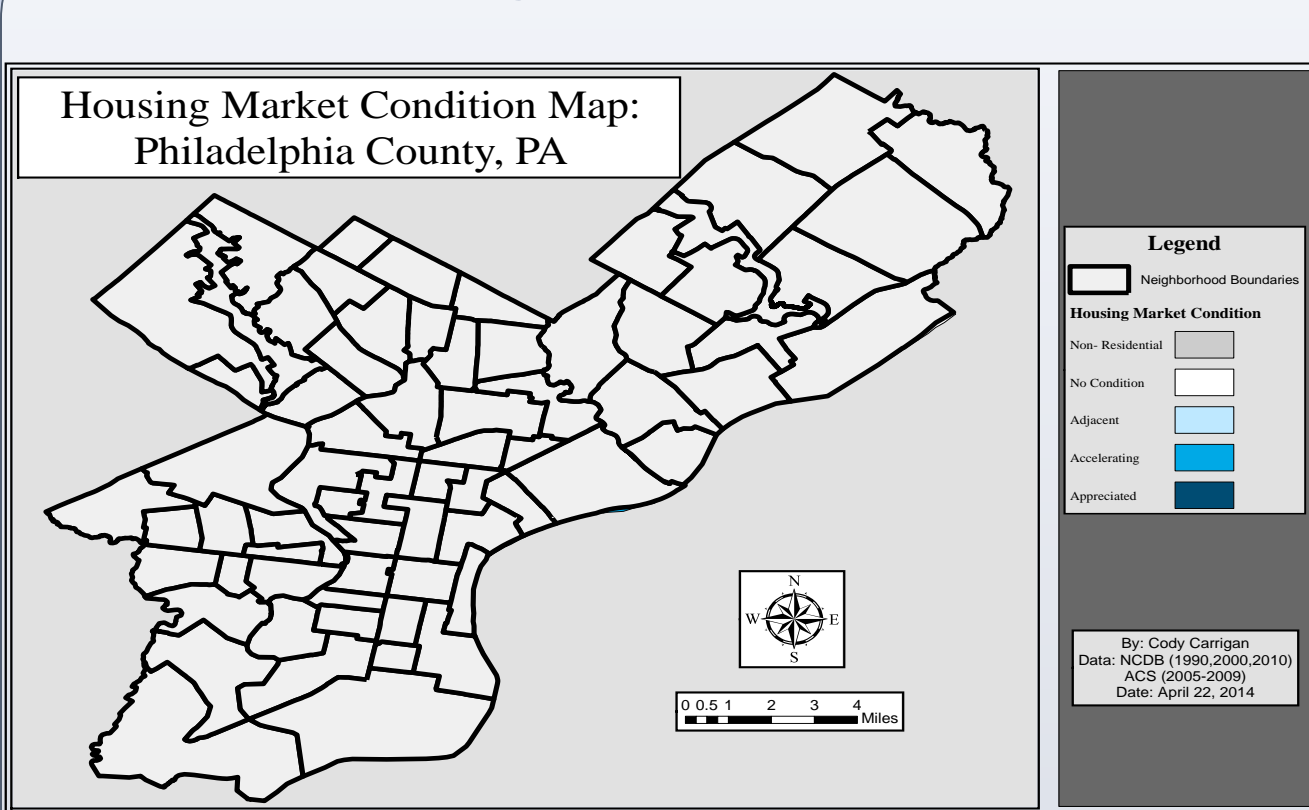
In order to calculate the residential vulnerability for a census tract, each census tract is assessed on four risk factors. The four risk factors associated with residential vulnerability are population 25+ without a bachelor's degree, renter-occupied housing, non-white population, and median family income. Through this residential vulnerability evaluation, 159 out of the 357 Philadelphia County residential census tracts qualify for having a population vulnerable to displacement.

Demographic Change



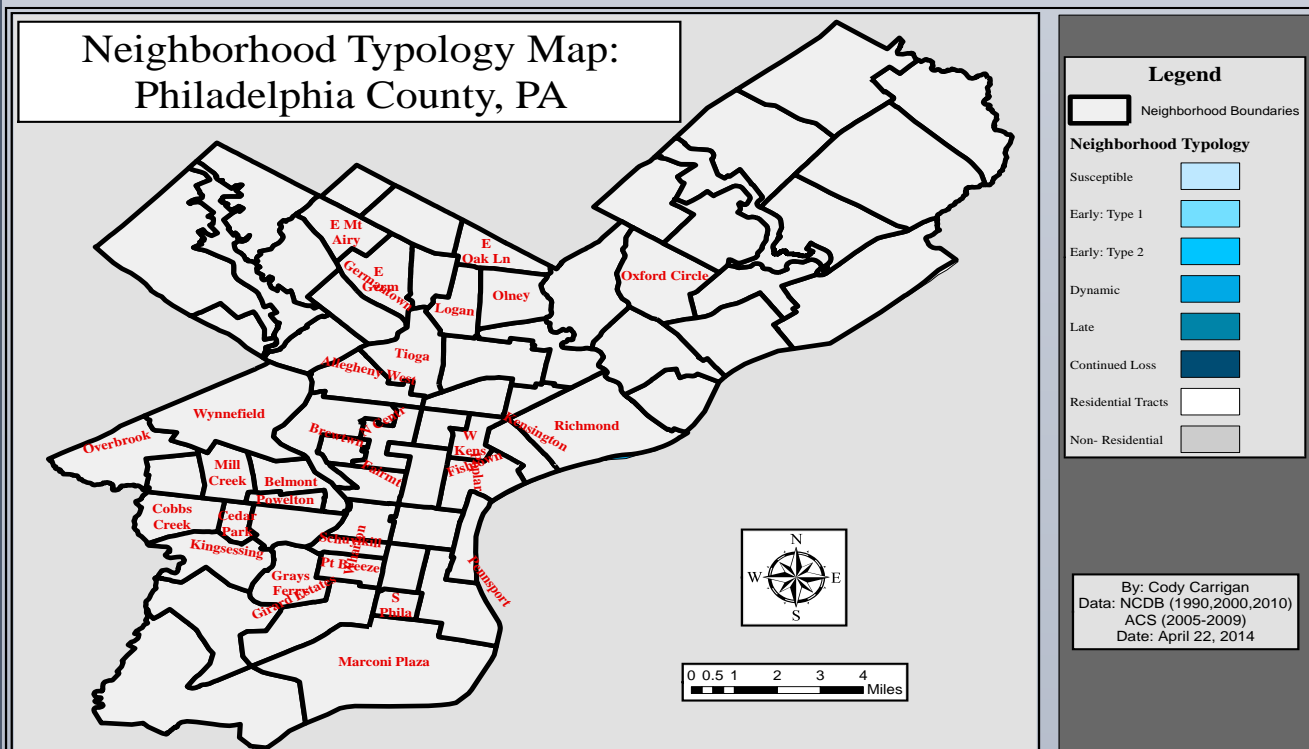
In order to calculate the demographic change for a census tract, each census tract is assessed on four key issues. The four issues associated with demographic change are owner-occupied homes, white population, population 25+ with a bachelor's degree, and median household income. Through this evaluation of demographic change, 147 out of the 357 Philadelphia County residential census tracts qualify for having experienced demographic change.

Housing Market Conditions



In order to calculate the housing market condition for a census tract, each census tract was first designated as having either a low/moderate housing value in 2010 or a high housing value. Through further analysis, a census tract could then be labeled as being part of the three housing market conditions: adjacent, accelerating, or accelerated. Through this evaluation of housing market conditions, there were a total of 126 Philadelphia County residential census tracts that qualified for one of the three categories. There were 93 census tracts in the adjacent category, 10 in the accelerating, and 23 in the appreciated.

Neighborhood Typology



Neighborhood Typology

In the neighborhood typology map, census tracts can qualify for these six categories by:

Susceptible- adjacent housing condition, vulnerable population, and no demographic change

Early: Type 1- accelerating housing condition, vulnerable population, and no demographic change

Early: Type 2- adjacent housing condition, vulnerable population, and experienced demographic change

Dynamic- accelerating housing condition, vulnerable population, and experience demographic change

Late- appreciated housing condition, vulnerable population, and experienced demographic change

Continued Loss- appreciated housing condition, does not qualify for vulnerable populations, and experienced demographic change

Results:

Stage	Number	Name of Tracts
Susceptible	33	Belmont, Brewerytown, Cobbs Creek, E. Germantown, E. Mount Airy, E. Oak Lane, Germantown, Grays Ferry, Kingsessing, Logan, Mill Creek, N. Central, Olney, Overbrook, Oxford Circle, Point Breeze, Poplar, Powelton, Richmond, S. Philadelphia, Tioga, W. Kensington, Wynnefield
Early: Type 1	1	N. Central
Early: Type 2	14	Allegheny West, Belmont, Girard Estates, Grays Ferry, Kensington, Macaroni Plaza, Mill Creek, Olney, Oxford Circle, Point Breeze, Poplar
Dynamic	3	N. Central, Point Breeze, Richmond
Late	2	Cedar Park, Poplar
Continued Loss	7	Fairmount, Fishtown, Germantown, Pennsport, Schuylkill, Wharton