Displacement Risk Analysis

Displacement occurs when housing or neighborhood conditions force residents to move. Displacement can be physical, when building conditions deteriorate or redevelopment occurs, or economic, as costs rise.

Gentrification is the influx of capital and higher-income, more highly educated residents into lower income neighborhoods. People with low incomes, people of color, and neighborhoods where households are predominantly renters are at a higher risk of displacement and gentrification.

Depending on the local and regional context, displacement may precede gentrification or the two may occur simultaneously. Several key factors drive gentrification and displacement: proximity to attractive features such as rail/transit stations and job centers, historic housing stock, and location in a strong real estate market. Gentrification and displacement are regional issues, as they are inherently linked to shifts in the regional housing and job market. Changes in neighborhood characteristics can help identify areas where displacement may be occurring.

The displacement risk tool was developed to identify areas at greater risk of displacement based on current neighborhood conditions. Displacement risk is a composite of indicators representing five elements of neighborhood displacement risks: socio-demographics, transportation qualities, neighborhood characteristics, housing, and civic engagement. The data from these five displacement indicators were compiled into a comprehensive index of displacement risk for all census tracts in the region. “Areas of Higher Displacement Risk” is determined by sorting all census tracts based on their index scores and represents the top 10 percent of scores among all tracts.
Displacement risk index

Socio-demographics
- Race/ethnicity
- English proficiency
- Education attainment
- Renters
- Household income

Transportation qualities
- Access to jobs by auto
- Access to jobs by transit
- Proximity to existing transit
- Proximity to planned transit

Neighborhood characteristics
- Proximity to supermarkets, pharmacies, restaurants
- Proximity to schools
- Proximity to parks
- Proximity to high-income areas

Housing
- Housing cost-burden
- Median rent
- Development capacity

Civic engagement
- Voter turnout