
Gentrification in the Alberta Area

GIS II (GEOG 492/592)

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Gentrification

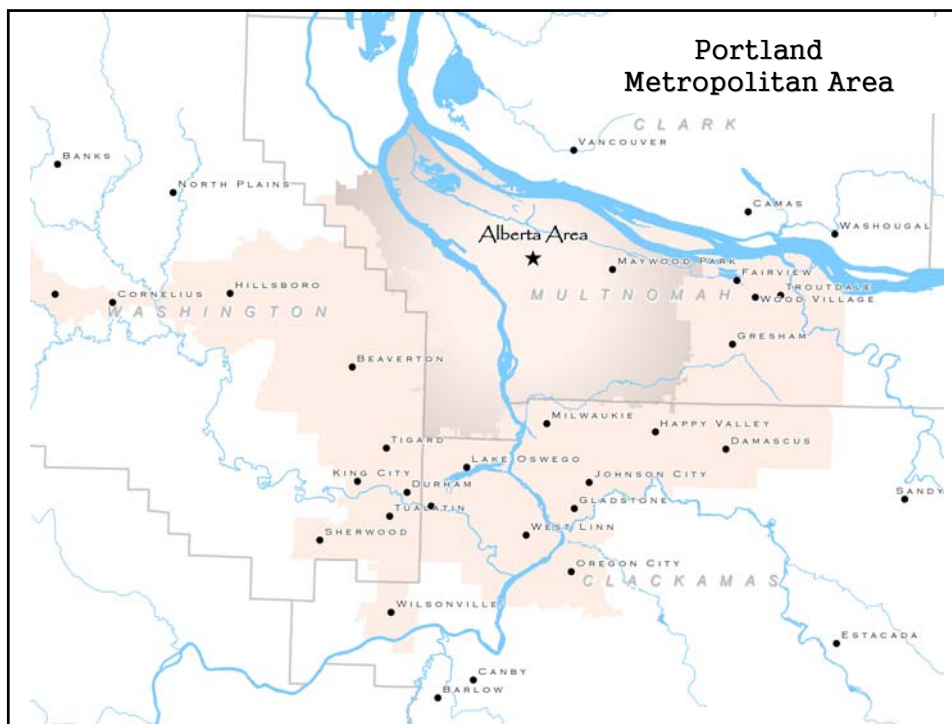
- Definition
 - Brookings Institute
 - Three key factors
 - Lower income resident displacement
 - Upgrading of housing stock
 - Change in character
- Dr. Daniel Sullivan (PSU)
 - Alberta Neighborhood Survey, 2004

Why care about gentrification?

- Social and Cultural Impacts
 - Equity
 - Displacement
 - Lack of diversity
 - Marginalization of minority group(s)

Study Questions

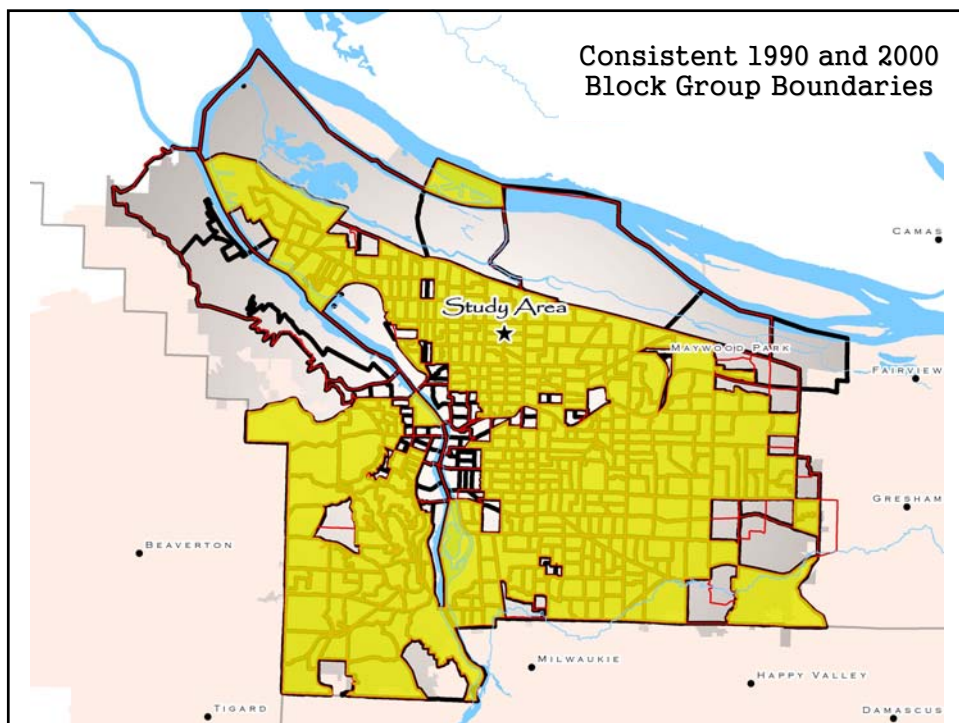
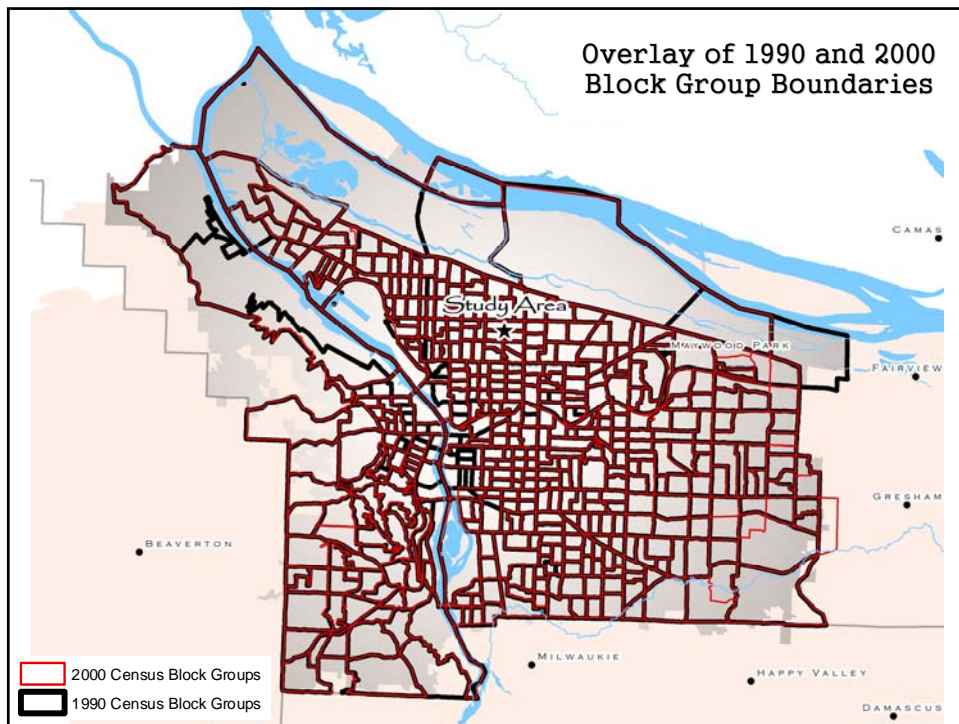
- Is there evidence of gentrification occurring in the Alberta Street area?
- Can decennial census data be used to determine gentrification?



Census Information

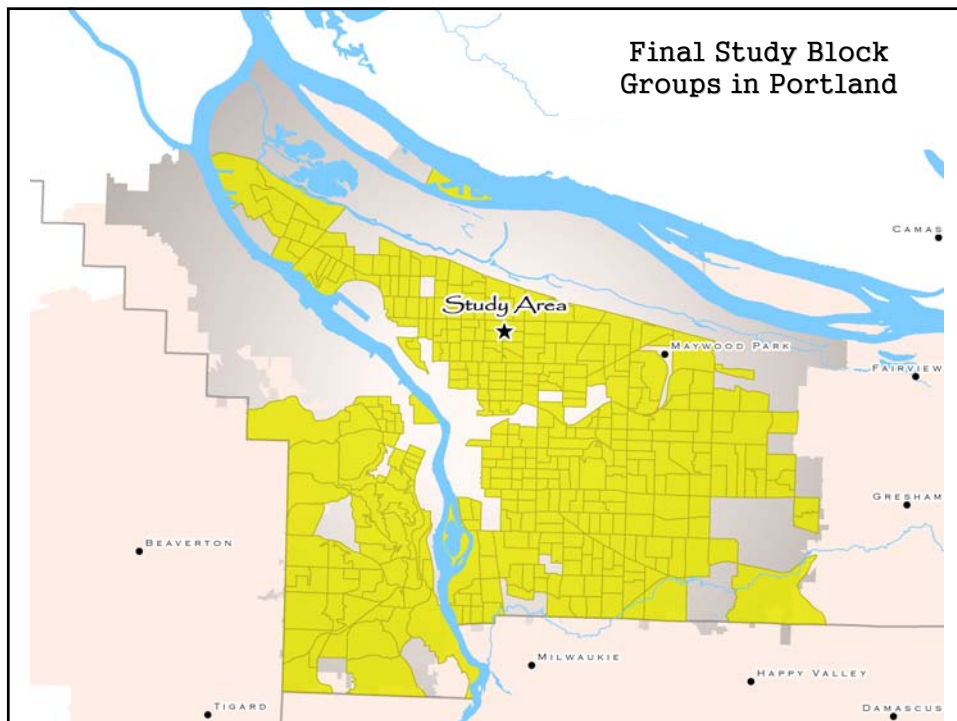
USCENSUSBUREAU
Helping You Make Informed Decisions

<http://factfinder.census.gov>



Census Block Groups

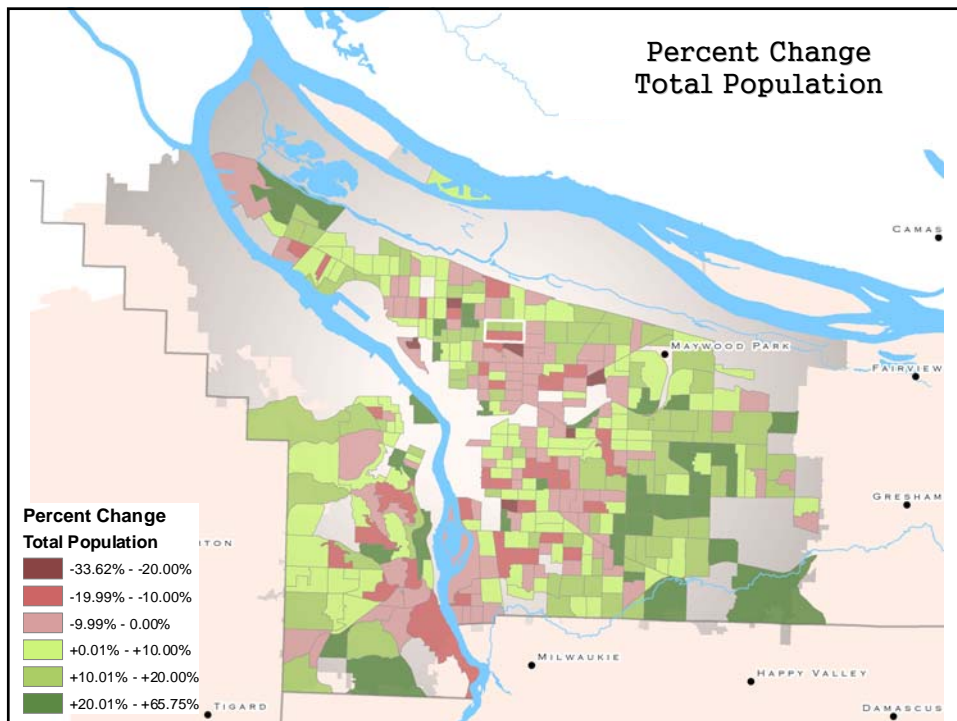
- Multnomah County
 - 537 block groups in 1990
 - 508 block groups in 2000
- City of Portland
 - 468 block groups in 1990
 - 431 block groups in 2000
- Final Study Area
 - Of 468 (1990) and 431 (2000) 372 total block groups consistent for study

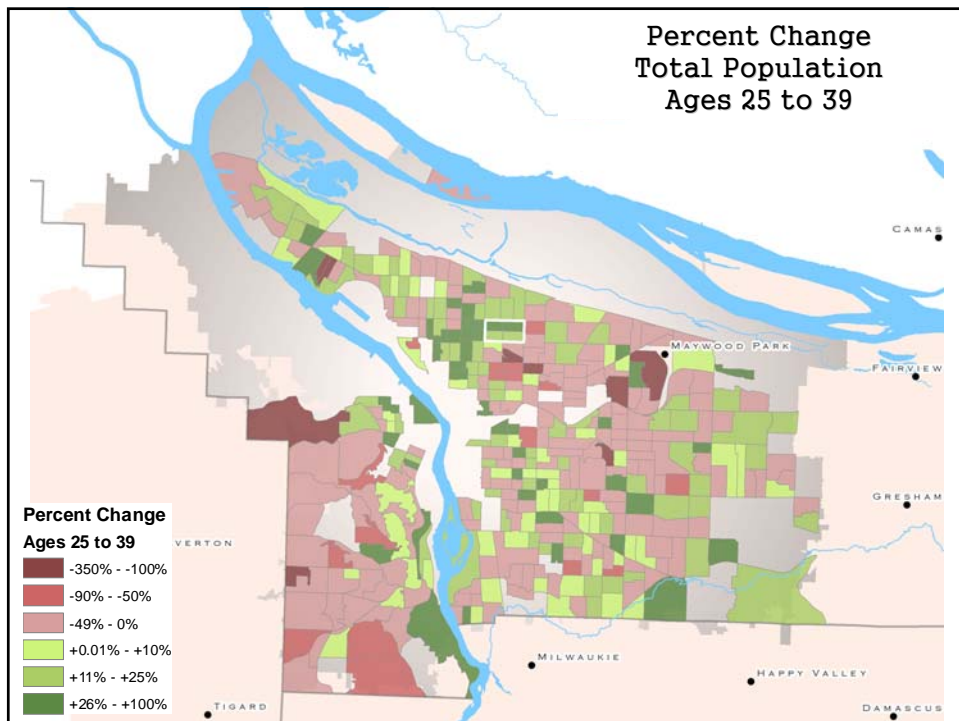
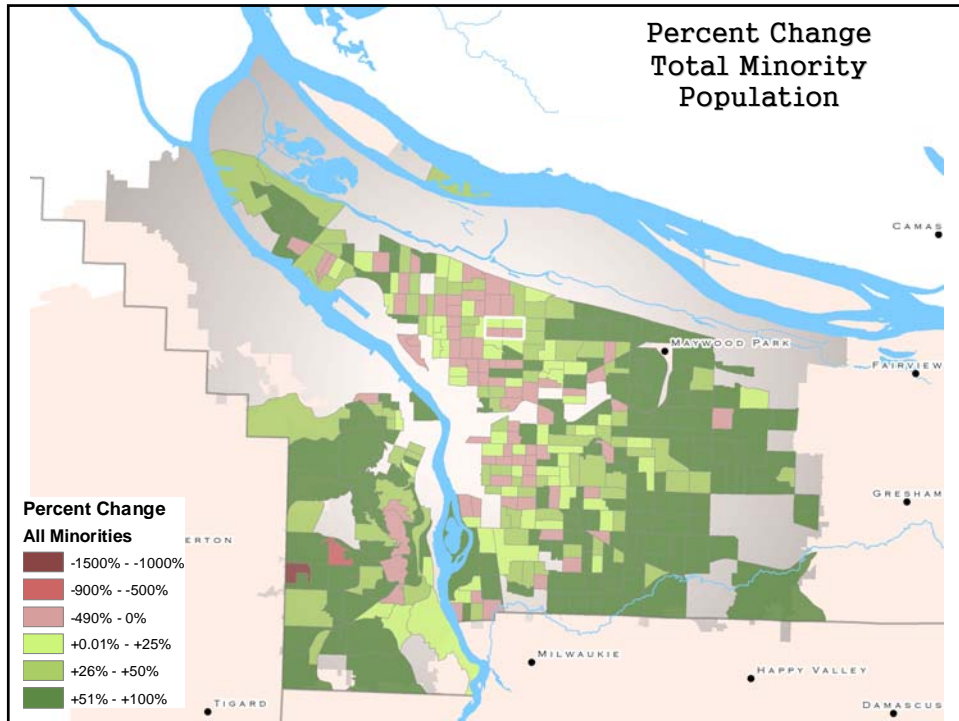


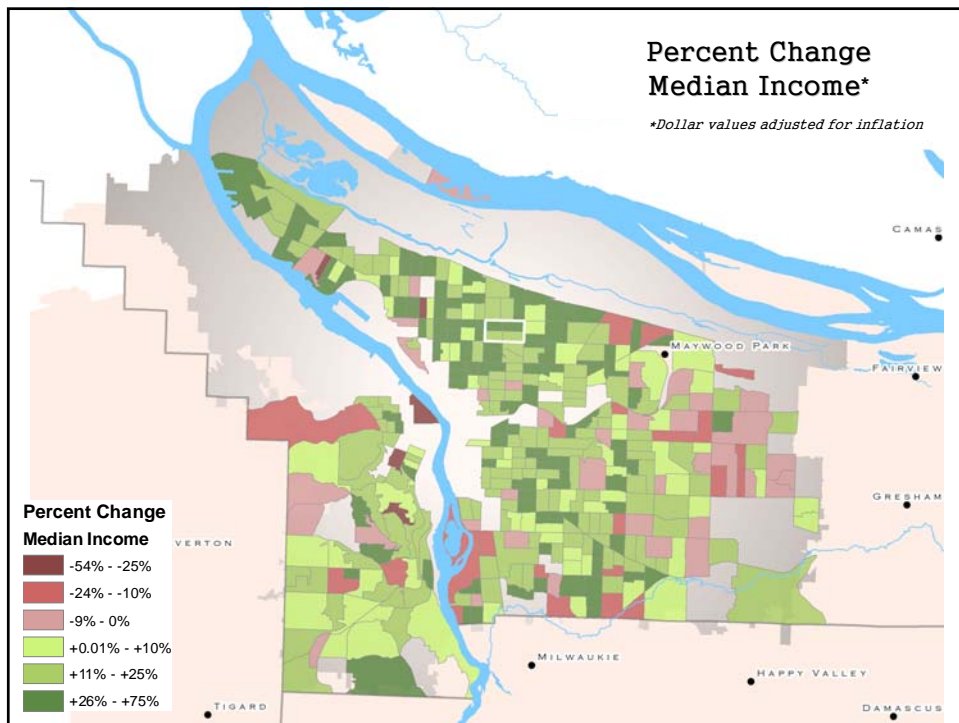
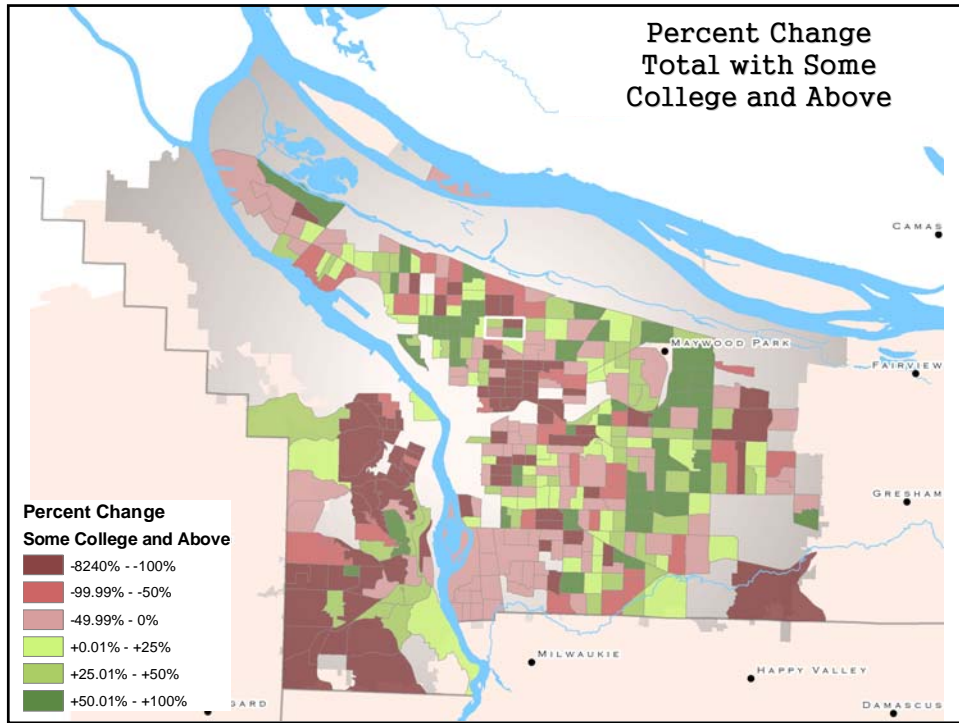
Categories

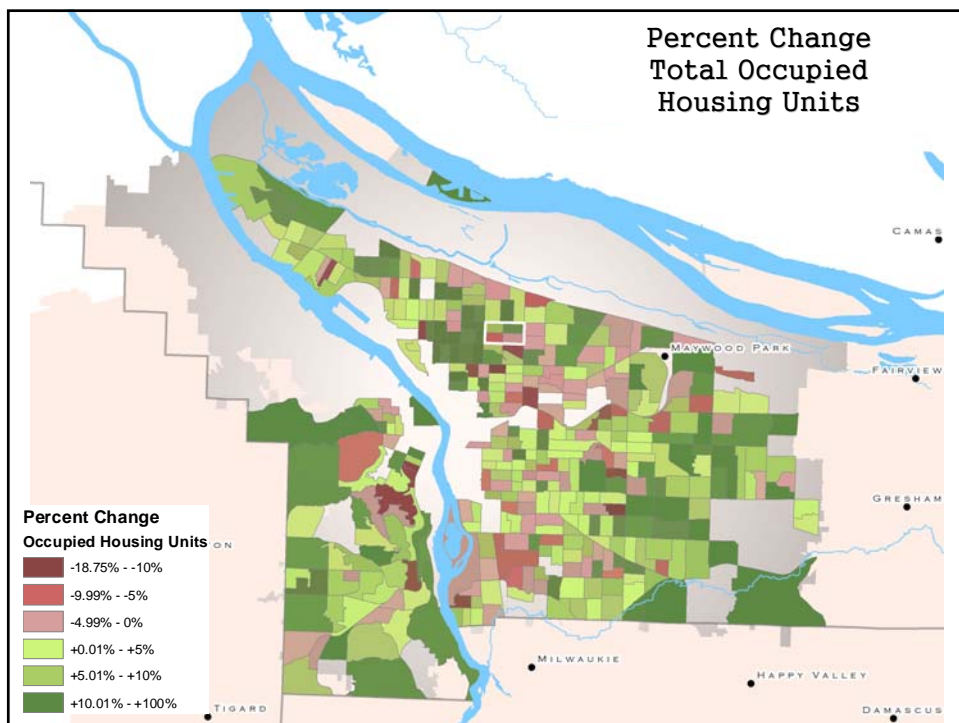
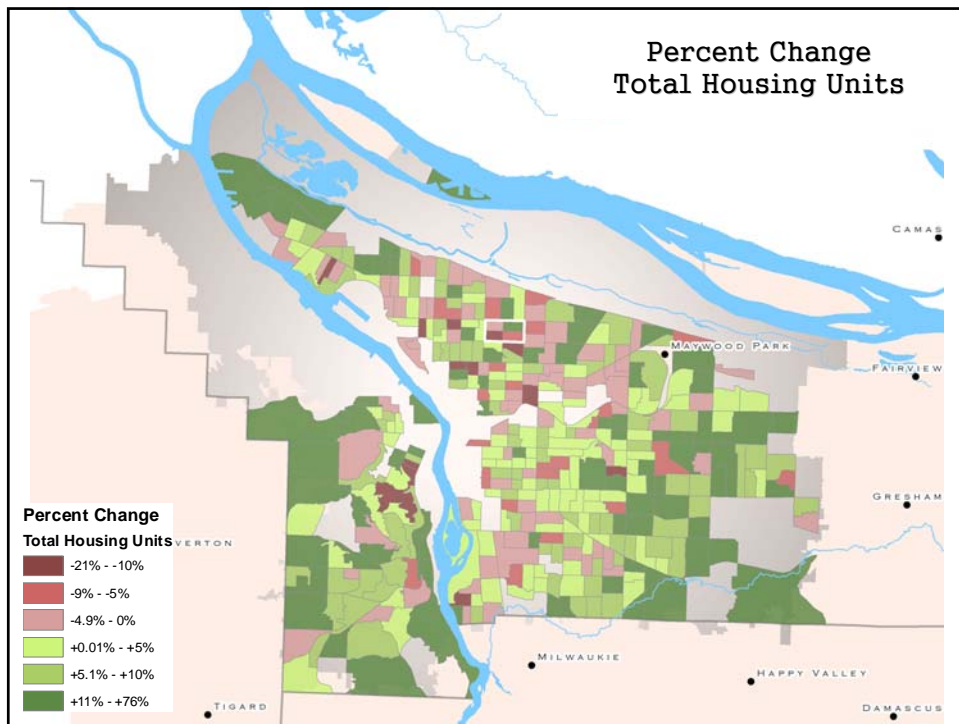
- Housing Units
- Occupancy of Housing Units
- Vacancy of Housing Units
- Owners
- Renters
- Median Cost of Rent
- Median Household Income
- Population
- Age
- Minorities
- Level of Education
- Professional

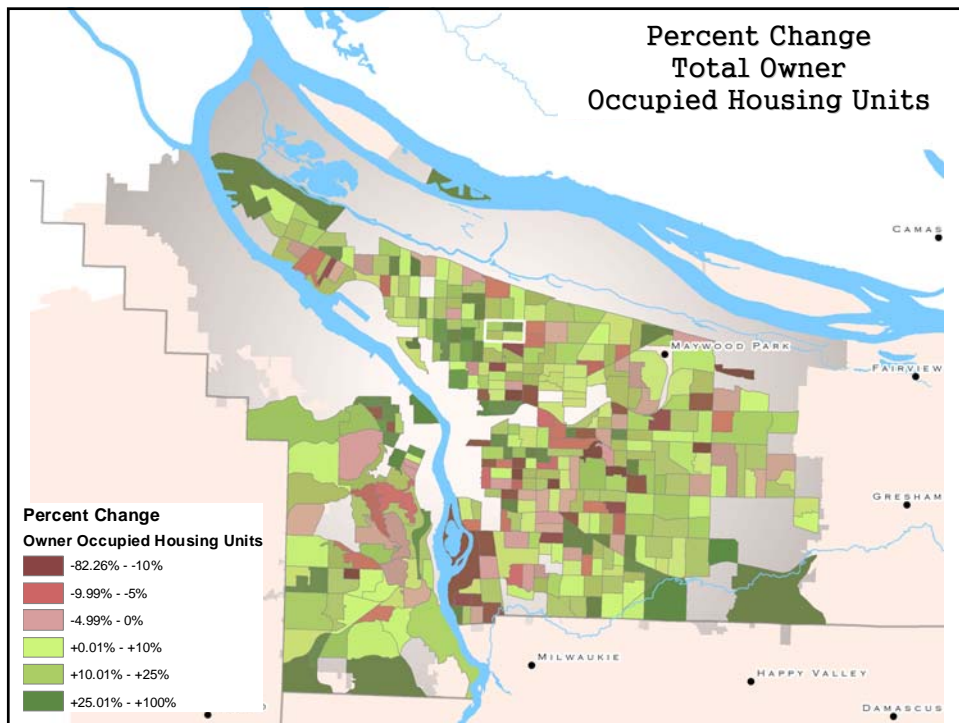
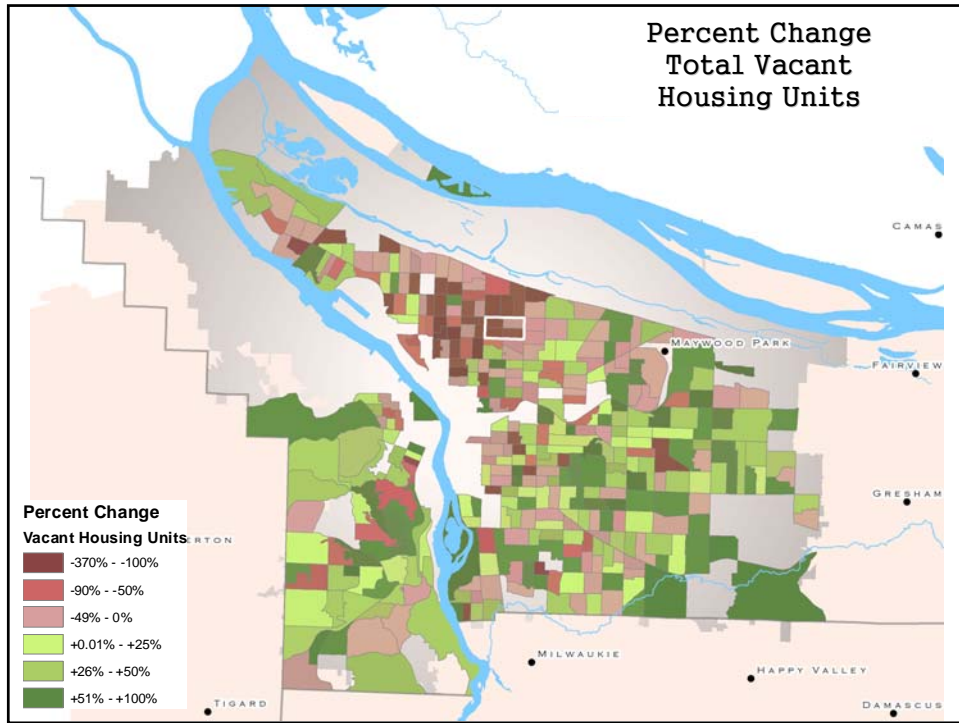
U.S. Census Bureau

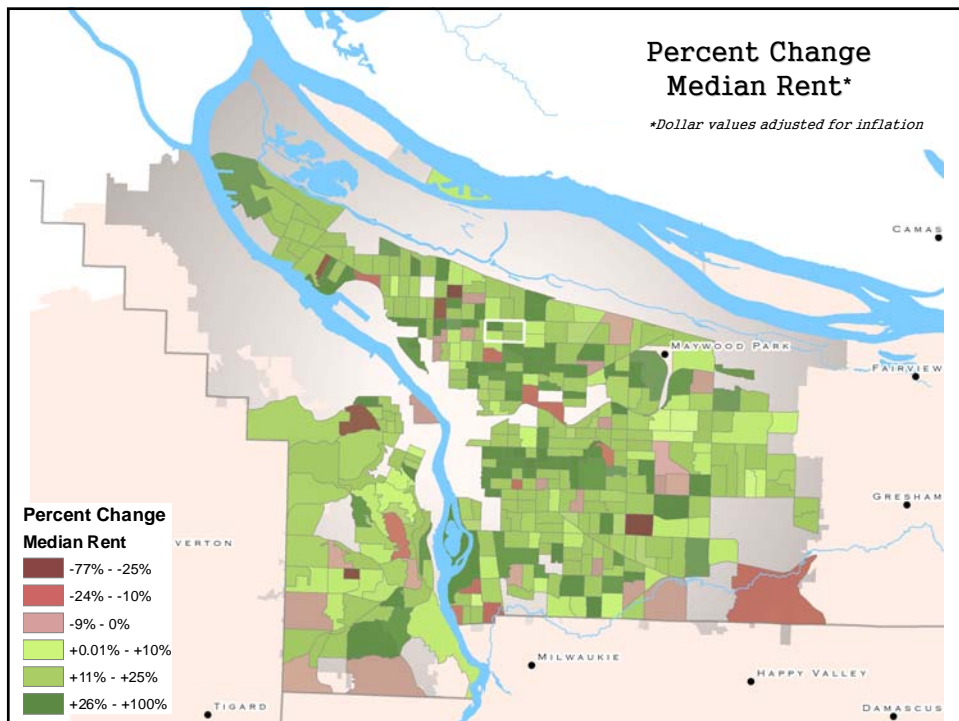
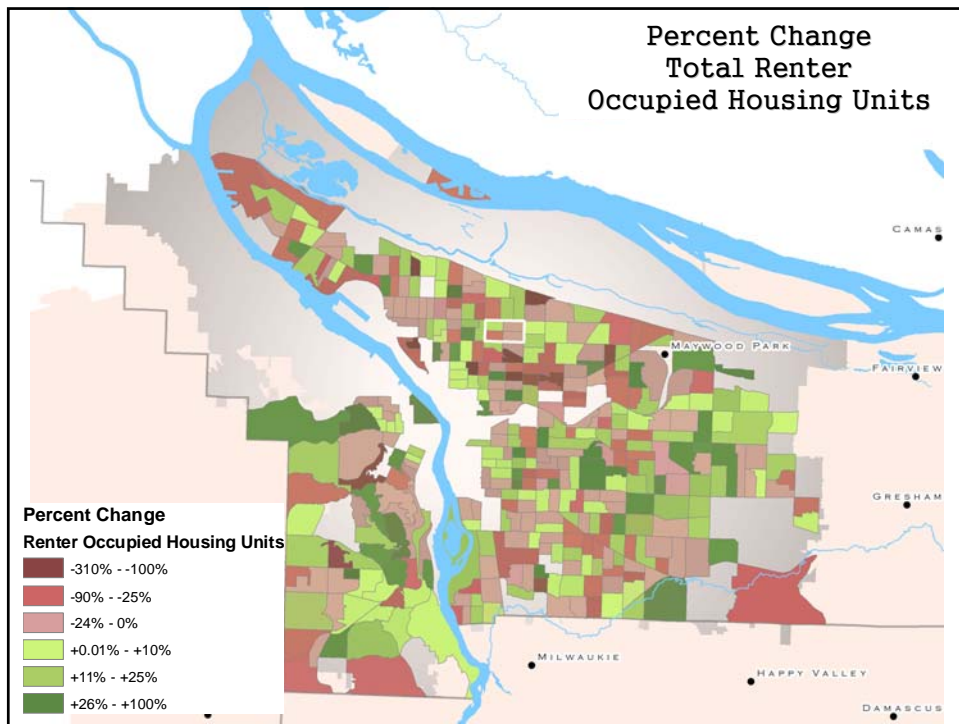


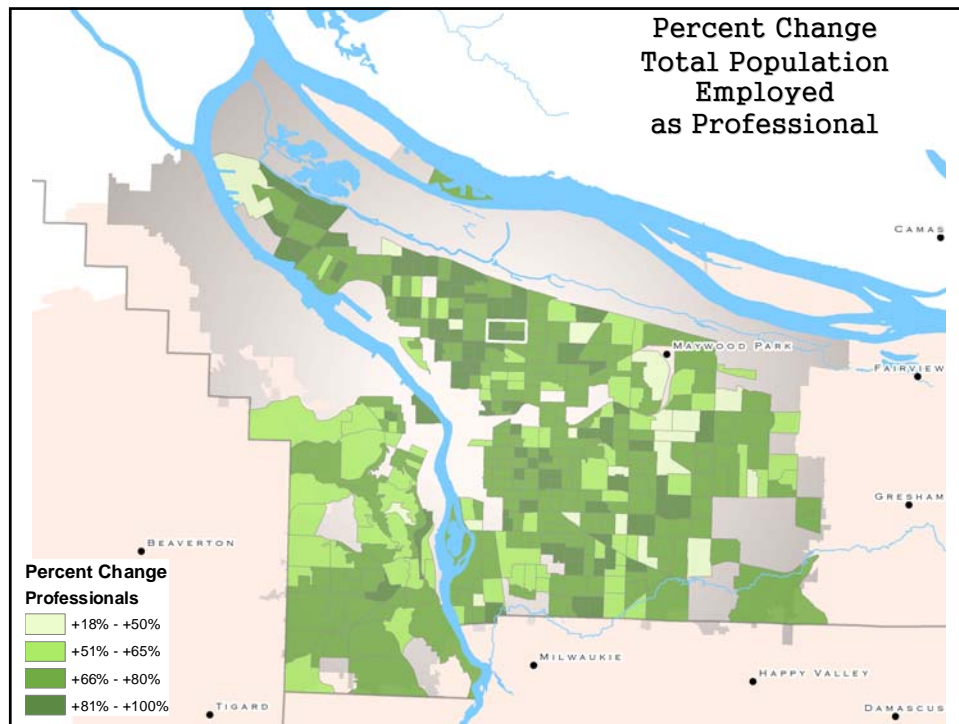












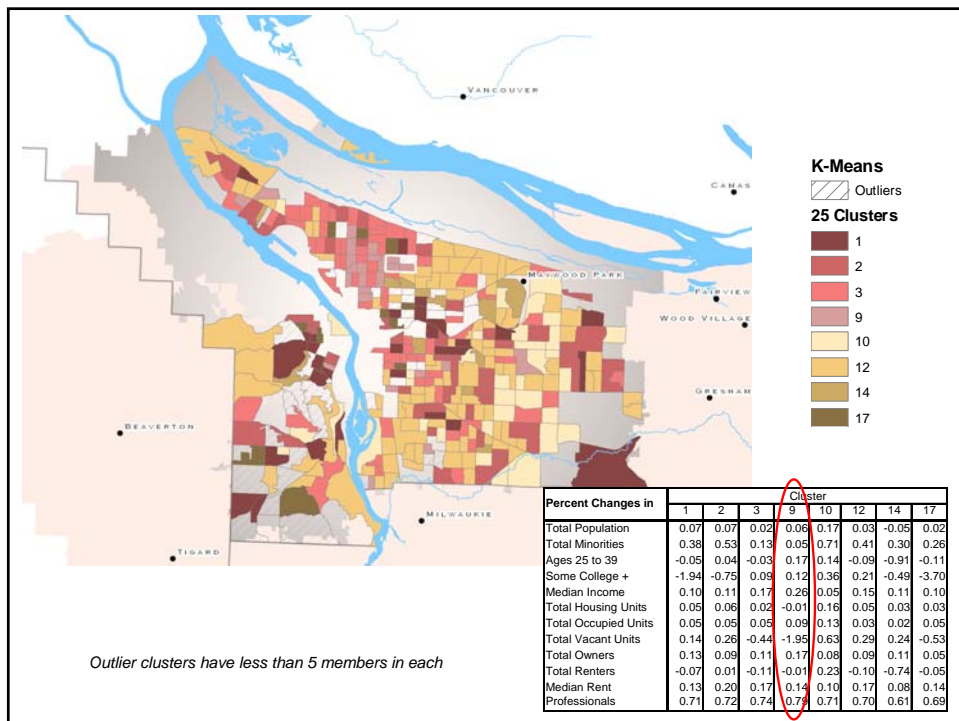
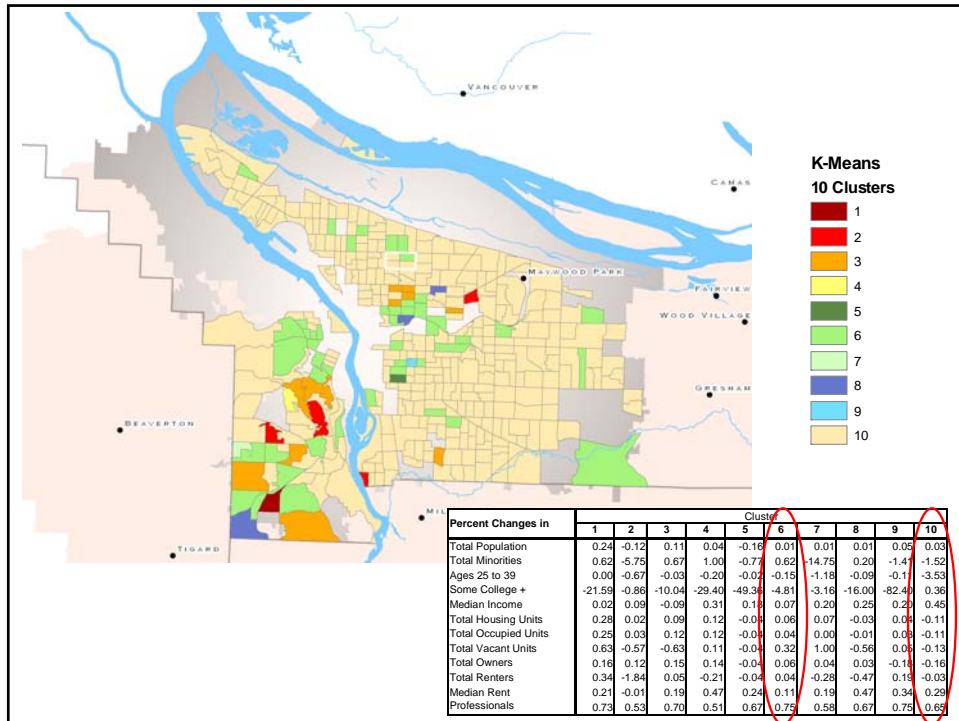
K-Means Cluster Analysis

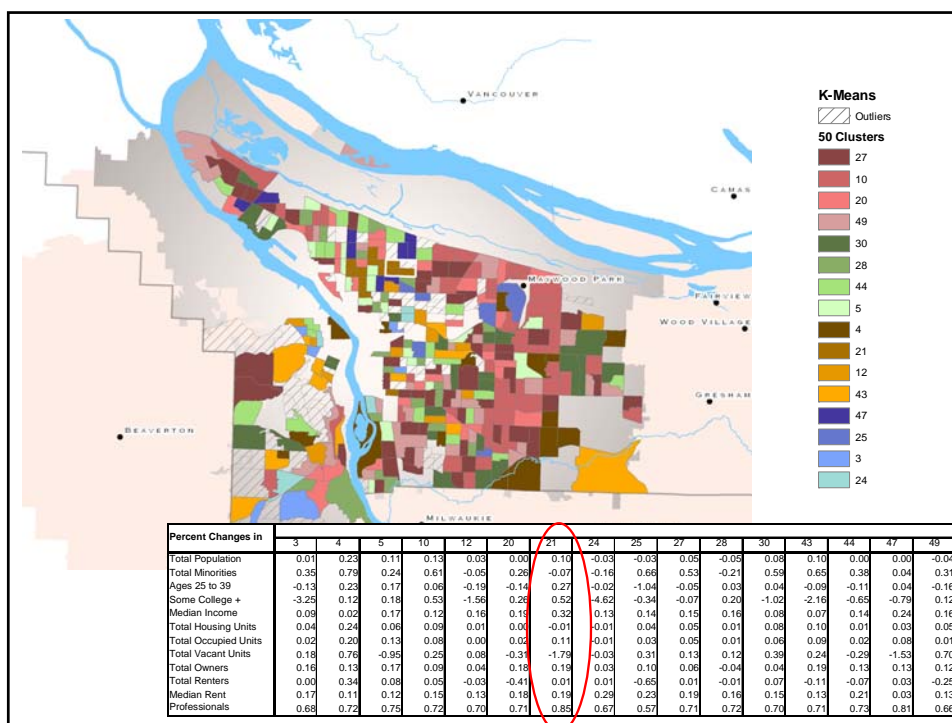
Background

- Most useful at classifying large number (thousands) of cases
- Attempts to identify homogeneous groups based on selected characteristics
 - Measures similarity
 - Forms groups that do differ (*opportunistic*)
- Relative size of statistics provides info on each variable's contribution to the separation of groups
- Steps repeated until any reassignment where:
 - Clusters more internally variable or
 - Externally similar
- Final cluster centers computed as mean for each variable within each final cluster
 - Reflect characteristics of typical case for each cluster

Criteria

- Cluster characteristics not yet known
 - Based on 12 specified variables
 - Used % change from 1990 to 2000
- Arbitrarily assigned cases to fixed number of groups (clusters)
 - Used 10, 25, and 50 clusters @ 100 iterations





Results

- Change occurred throughout the City of Portland
 - As would be expected during a decade
- Most influential categories 10, 25, and 50 clusters:
 - Education (persons age 25+ with some college or greater)
 - Total Minorities (Black, Hispanic, Asian, Pac. Island, Native American)
 - Median Rent
 - Persons aged 25-39 years

Conclusion

- Trials and Tribulations
 - Census blocks changed boundaries (1990 – 2000)
 - 2000 census is more detailed (more categories)
 - Changes in an area can occur in shorter time spans
 - Census is just snapshot of time
- Further Studies
 - Census blocks need to be made consistent
 - Resulting in more accurate analysis
 - Dasymetric mapping
- Is there evidence of gentrification occurring in the Alberta Street area?
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