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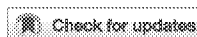
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Tracking and Explaining Neighborhood Socioeconomic Change in U.S. Metropolitan Areas Between 1990 and 2010

John D. Landis 

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Abstract

This article addresses four fundamental questions about neighborhood change processes and outcomes among large U.S. metropolitan areas between 1990 and 2010: (a) Is it possible using census data and other secondary sources to come up with a consistent and robust method to measure gentrification and other forms of substantial neighborhood socioeconomic change (SNSEC) across all U.S. metropolitan areas? (b) To what degree are gentrification and other forms of SNSEC

gentrification and other forms of SNSEC shaped by the actions of individual, and groups of, property owners, developers, and speculators versus the neighborhood service and location preferences of households? (d) To what extent are gentrification and other forms of substantial neighborhood change always accompanied by the displacement of existing residents?

Keywords: neighborhood change, gentrification

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John D. Landis is Crossways Professor in the Department of City and Regional Planning at University of Pennsylvania where he teaches and conducts research in the areas of urban growth and change, housing, and urban real estate development.

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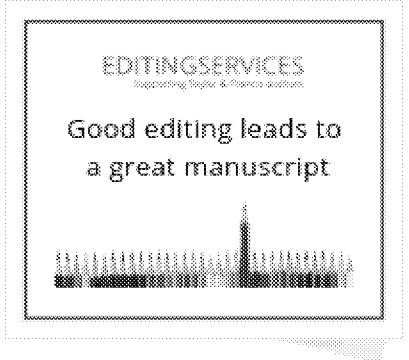
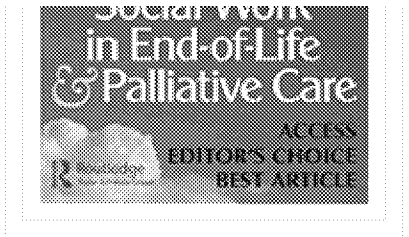
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