

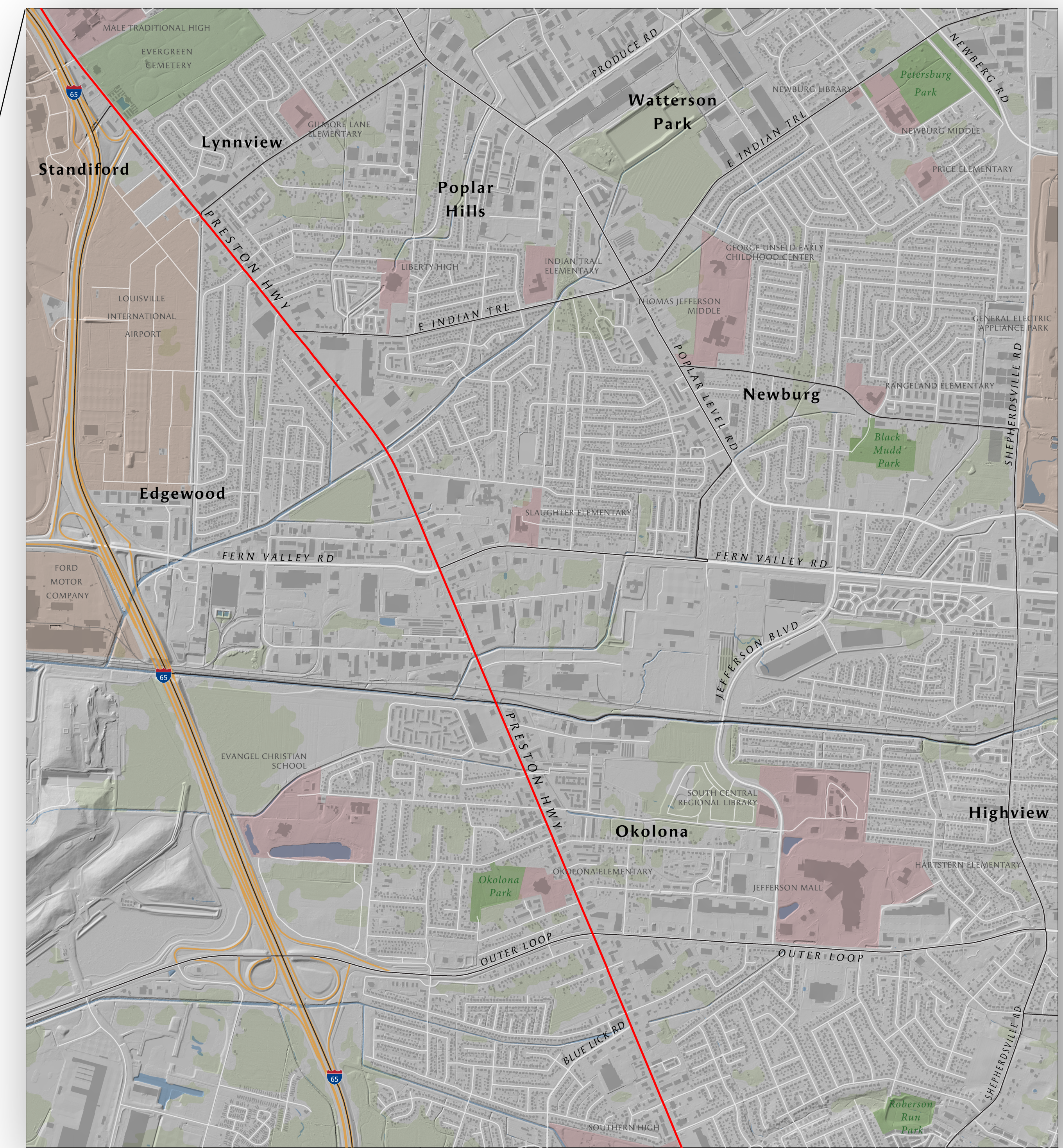
Gentrification Vulnerability Analysis of the Preston Avenue Corridor

Michael McCanless, Jacob Saindon, Gregory Madden, Connor Schatz

Gentrification Vulnerability Model

D1: Vulnerable Population?	D2: Demographic Change?	D3: Housing Market Condition	Tract Type
Renter households, communities of color, educational attainment, median household income	Increase in homeowner households, white population, educational attainment, median household income	Home value appreciation rates	Data from ACS 2019 & 2010 5yr estimates and 2014-18 HUD CHAS data
Yes	No	Adjacent	Susceptible
Yes	No	Accelerating	Early: Type 1
Yes	Yes	Adjacent	Early: Type 2
Yes	Yes	Accelerating	Dynamic
			N/A

This poster adapts Lisa Bates' (2013) risk assessment study on the City of Portland and applies the method to the Preston Avenue Corridor in Louisville, Kentucky. The model produced incorporates three dimensions of neighborhood change. For each dimension, census tracts were compared to county wide thresholds and assigned a risk assessment measure, illustrated in the table above.



Featured in this inset map, we have chosen to take a closer look at a few of the most at risk areas for gentrification. The areas of highest risk are mainly in the Okolona neighborhood featuring most notably the Jefferson Mall. However, areas north and west also have varying levels of risk which are primarily the result of the vulnerable populations portion of our analysis.

