

CONTEXT

BACKGROUND
Revere is a shifting city on Massachusetts's north shore with a significant population of white families that have lived and worked in the area for generations, as well as rising populations of people of color. The city has developed in clusters, leaving areas lacking access to resources including healthy food. Community organizers are developing a plan to address the needs of the most vulnerable residents. At the same time, development is on the rise and is aimed at the waterfront to attract new residents and visitors.

GENTRIFICATION AND DISPLACEMENT
The definition of gentrification ranges from purely economic (higher-income households, development targeted toward higher incomes, and housing investment coming into a neighborhood), to demographic (increases in white, college-educated, and non-family people in the area), to somewhere in between. This study uses both economic and demographic factors to predict gentrification risk. Gentrification's definition, measures, and connection to displacement continue to be debated and contextual.

RESEARCH QUESTIONS
What does gentrification risk look like in Revere? What areas have the highest risk? How does upcoming development relate to gentrification risk?

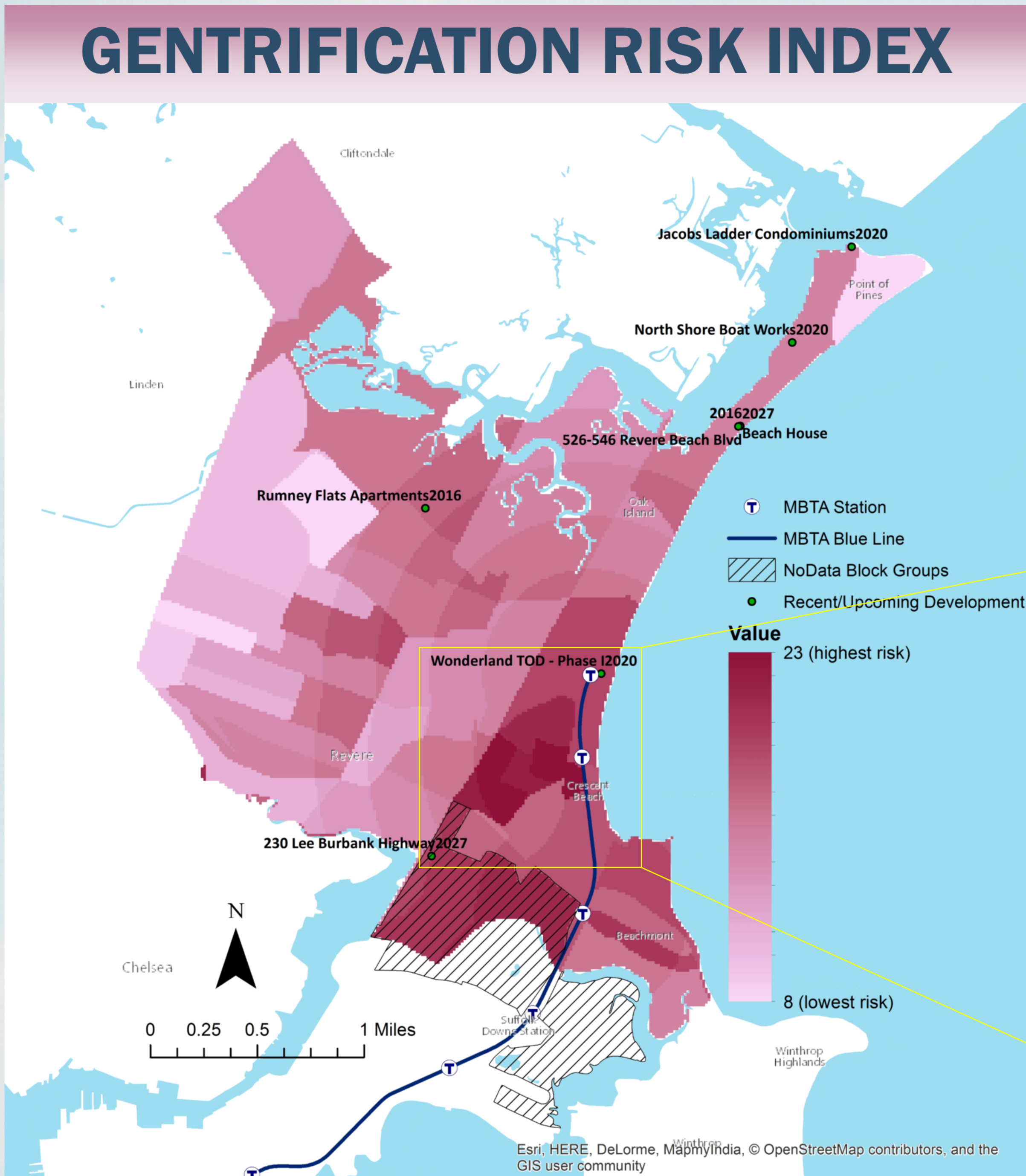
METHODOLOGY

MAP PROJECT AND FACTORS
This study created a gentrification index map to visualize Revere in terms of susceptibility to gentrification. Raster analysis was used to sort and evaluate Revere economic and demographic data. A gentrification risk index was created from five relevant factors: educational attainment, income, race, renter population, and access to public transit. Each factor was scored from 1-5 (5 being highest risk), and then added together to create a final score.

VARIABLE	INTERPRETATION FOR GENTRIFICATION RISK
% of population >25 with a bache-	Lower percentages of higher-education attainment may mean higher risk. Research notes that new college-educated residents, earning steadier or higher in-
Median household income	Lower median household income may mean higher risk. Income accounts for residents who may be paying a high share of their income into their housing
% of population identify as white	A lower percentage of white population (/higher % of people of color) may mean higher risk. Race is used as a proxy for wealth. Research found that gentrifying
% of renter-occupied units	Higher percentage of renter-occupied units may mean higher risk. More renters in an area may mean that landlords can take advantage of rising market values
Access to T stop	Closer distance to the T may mean more risk. Area around rail transit is particularly expensive due to efficiency and accessibility.

METHODS
Variable data was joined to Census block groups, converted to raster, and the resulting raster was reclassified with a risk score.

- Conversion tool Feature to Raster was used to convert to rasters (pixels).
- Spatial analyst tool Reclassify organized the rasters into quantiles (5 groups, each containing 20% of data) with a risk score of 1-5 (5 highest).
- The MBTA layer was analyzed using Euclidean Distance and then a score reclassification based on distance of 0.5 miles (walking distance), 0.75 miles, 1 mile, 1.25 miles, and 1.5 miles and further.
- Reclassified raster layers were added together in the Raster Calculator to create a total score for the Gentrification Risk Index. Finally, the reclassified rasters were Clipped to maintain Revere's boundary.



DEVELOPMENT IN REVERE

Recently completed and upcoming development in Revere was geocoded to compare gentrification risk areas to development. There are currently 7 developments in Revere complete between 2016-2027.

NAME (COMPLETION YEAR)	DESCRIPTION
526-546 Revere Beach Blvd. (2016)	Residential - 5-story, 143 apartments.
Rumney Flats Apartments (2016)	Residential - Three 5-story, 231 units total, 346 parking spaces. Part of a mixed-use develop-
Jacobs Ladder Condominiums (2020)	Residential - No additional information found.
North Shore Boat Works (2020)	Marina - Water transportation and boat yard.
Wonderland TOD (Transit-Oriented Development) - Phase I (2020)	Office, retail, hotel, residential - Phase I construction plan include: 8-story office building, 135 room hotel/ 149 unit residential condo, 17,000 sq. ft. of retail, 240 spaces of off-street parking.
230 Lee Burbank Highway (2027)	Hotel - 227-room Hampton Inn hotel located on Route 1A in Revere.
Beach House (2027)	Residential - 6-story, 234 luxury rental apartments and 368 spaces of on-site parking.

ANALYSIS & CONCLUSION

GENTRIFICATION RISK
Risk appears lowest on the west side of Revere with block groups scoring 8-12. As block groups are viewed going toward the east, gentrification risk generally increases with scores on the east side of Revere ranging from 15-19. Outlier areas of interest are two block groups, one in the northeast with a lower score of 8, as well as one in the northwest with a higher gentrification score of 16-18. Across Revere, there is also a visible increase in gentrification risk relative to proximity to T stations.

DEVELOPMENT
The map shows a possible correlation between recent and upcoming development with gentrification risk in corresponding areas. Both outlier block groups are within 1 mile of recent or upcoming development, most of which are market-rate or luxury housing. Overall, there are 7 recent and upcoming developments in Revere, with all but one of them having a market-rate housing component. This may prove to be dangerous especially if current lower-income Revere residents and/or new residents want to move into the city.



HIGHEST GENTRIFICATION RISK AREA IN REVERE
The area of highest gentrification risk with a total score of 23 roughly encompasses three block groups. The area is bordered by Beach Street to the north, VFW Parkway and Revere Beach Parkway to the west, Hillside Ave to the south, and Centennial Ave/Dix Street to the east. The nearest T stop is Revere Beach, which is less than 0.1 mile from the eastern edge of the high-risk area. The high-risk area is also near upcoming development Wonderland TOD Phase I (2020), a big mixed-use development, as well as a hotel on 230 Lee Burbank Highway (2027). Both developments are less than 0.5 mile away from the edges of the high-risk area. The sites may partially serve existing Revere community members, and may bring in people of higher-income to use the developments' amenities.

CONCLUSION & NEXT STEPS
This map may inform ROTM's planning on identifying areas that have higher gentrification risk, would benefit from stabilization, and can be further studied regarding food access and environmental justice.

LIMITS & SOURCES OF ERROR

- There is no standard for measuring gentrification risk. There are various and debated factors for measuring gentrification. More accessible and contextual research is needed.
- There was no Census-reported data for two block groups, one that partly intersected with Revere and another close to Revere's border.
- Spatial unit could be smaller than block groups, and would require additional steps of collecting, standardizing, and monitoring data.

