ANALYZING GENTRIFICATION RISK IN REVERE, MA

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, measuring, 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
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.

GENTRIFICATION RISK INDEX
1. % of population >25 with a Bachelor’s Median Household Income % Population Identify as White % Renters Access to T
2. Higher percentage of students, earning a bachelor’s degree,
3. Median household income is higher, and the cost of living is higher.
5. Closer distance to the T.

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)
1. North Shore Rail Works (2020)
2. Wonderland TOD (Transit-Oriented Development) - Phase I (2020)
3. Revere Beach House (2022)

DESCRIPTION
1. Residential - 5 story, 143 apartments.
2. Residential - 5 story, 351 units totaling 645 parking spaces. Part of a mixed-use development.
3. Residential - 5 story, 234 luxury rental apartments and 368 spaces of on-site parking.

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, Hillsdale Ave to the south, and Centennial Ave/Ons Street to the east. The nearest T stop is Revere Beach, which is less than 0.5 mile from the eastern edge of the high-risk area. The high-risk area is also near upcoming development Wonder- land TOD Phase I (2020), a big mixed-use development, as well as a hotel on 230 Lee Burbank Highway (2022). 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.