There is currently no one universal methodology to measure gentrification. However, gentrification has a long-standing history of displacing low-income communities of color (Hall, 2001). Furthermore, government GIS projects have used various demographic variables to identify and map gentrification (Shields, 2019). Population data can be analyzed in many ways to identify gentrification, and all of these methods are mapped in this paper.

- **Percent (%) of renter-occupied units:**
  - 2010: 69%
  - 2018: 74%

- **Percent (%) of non-Hispanic White residents:**
  - 2010: 15%
  - 2018: 22%

- **Percent of adults with at least a four-year bachelor’s degree:**
  - 2010: 30%
  - 2018: 36%

The long history of redlining in Boston pervades the residential segregation that is witnessed in Boston's racial composition. More than 70% of the population identified as White in parts of East Boston, Charlestown, West Roxbury, and the border of South End and South Boston. Meanwhile, large communities of color exist in the edge of South Boston, Mattapan, Western Dorchester, Roxedale, and Hyde Park, with less than 30% of White identifying people in these areas. However, major shifts in racial demographics are occurring in parts of these neighborhoods. Several census tracts in Roxedale, Dorchester, and Mattapan are experiencing a doubling of their White population, while at least one census tract in Mattapan has less than half of the White population from 2010 to 2018. Because gentrification can induce significant changes in racial demographics, these shifts could mean that neighborhoods that have historically had large communities of color are beginning to experience the impact of gentrification. In Boston, however, communities of color still remain predominant within these neighborhoods, so a massive displacement of these communities has yet to occur.

**Low-income communities in both 2010 and 2018 are centralized in Roxbury, Mission Hill, and on the Western shores of the city, while Charlestown and West Roxbury are less apparent in the 2010 median income. Although Brighton and Fenway followed similar income patterns in 2010, there was a gradual increase in the median income of households throughout the city. Parts of South End and Allston specifically saw the median income level double.** This overall trend could indicate that households are making more money or low-income households are moving out of Boston and being replaced with higher-income households. However, some areas did report lower median incomes, including parts of Mattapan and Revere.

**CONCLUSION**

Data sources included the American Community Survey 5-year summary for 2010 and 2018, Census tracts for Suffolk County taken from the UMass GIS dataset, and data from the City of Boston.

**REFERENCES**