



TRACT offers a broad and deep overview of residential displacement in Los Angeles County. Through a robust, data-driven framework, this interactive mapping tool illustrates the interwoven factors that contribute to housing instability.

Tracking Regional Affordability and Challenges to Tenancy (TRACT)

2023 Update

Findings & Recommendations

What is the Displacement Vulnerability Composite?

Displacement Vulnerability analyzes property and ownership information at the parcel level, as well as demographic and economic data at the census tract level to assess risk of residential instability.

What is the Gentrification Potential Composite?

Gentrification Potential examines the spatial and economic conditions that render an area attractive for redevelopment, which risks displacing existing residents.

What is the Gentrification Intensity Composite?

Gentrification Intensity evaluates demographic and economic evidence of recent neighborhood change that may indicate ongoing gentrification and displacement, especially in communities with higher Vulnerability and Potential indices.



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Census Gentrification Potential Composite

Gentrification Potential examines the spatial and economic conditions that render an area attractive for redevelopment, which risks displacing existing residents.

0-35

35-36

36-39

39-42

42-50

This census tract's Gentrification Potential lies in the top 20% compared to the rest of the County.

Composite

Scores

General Data

Scale Composite

42

Geography
Composite

40

County
Composite

38

Introductions

LACDA's Housing Strategies Unit

Established to support Los Angeles County's (LA County) housing affordability initiatives by:

- Using data-driven analysis to craft policy fostering residential stability
- Preserving existing housing
- Protecting tenants from displacement pressures
- Supporting Single Family Homeownership programming



Census Vulnerability Composite

Displacement Vulnerability analyzes property and ownership information at the parcel level, as well as demographic and economic data at the census tract level, to assess risk of residential instability.

0-26

26-36

36-46

46-57

57-77

This census tract's Displacement Vulnerability lies in the top 20% of mapped tracts in the County.

Purpose & Overview

Composite

Scores

General Data

Scale
Composite

62

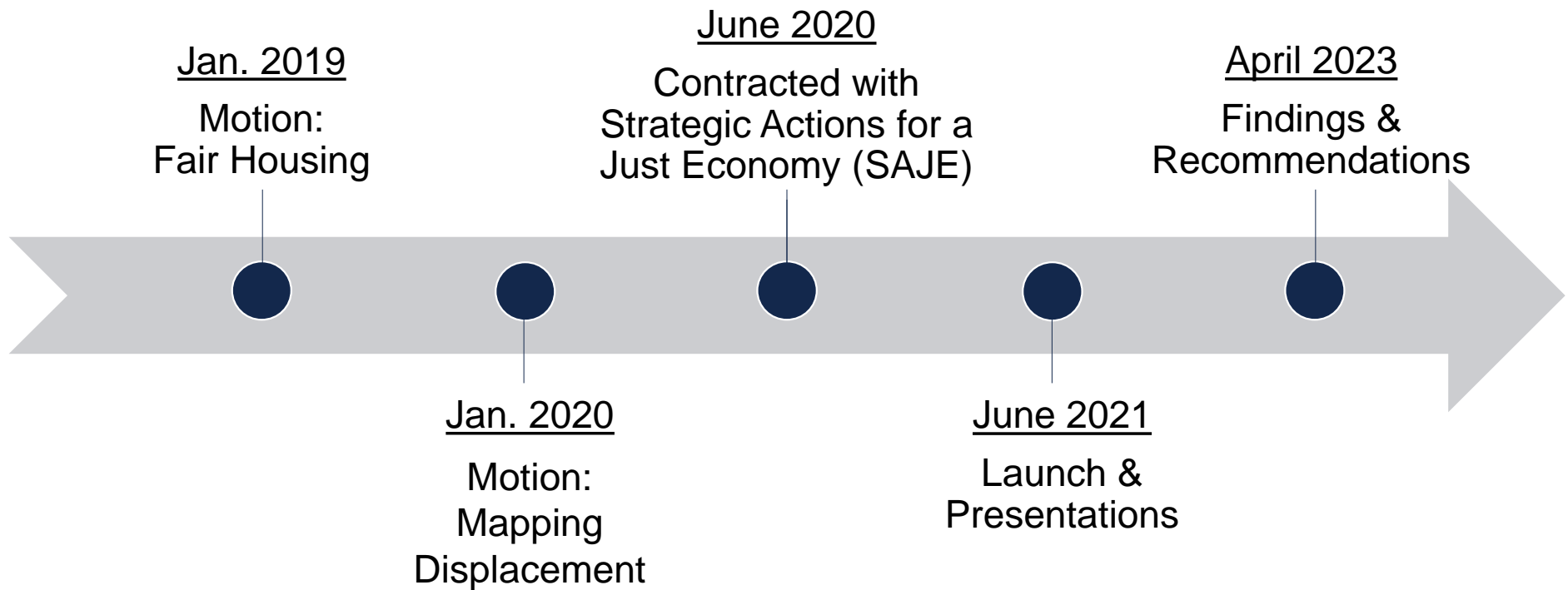
Geography
Composite

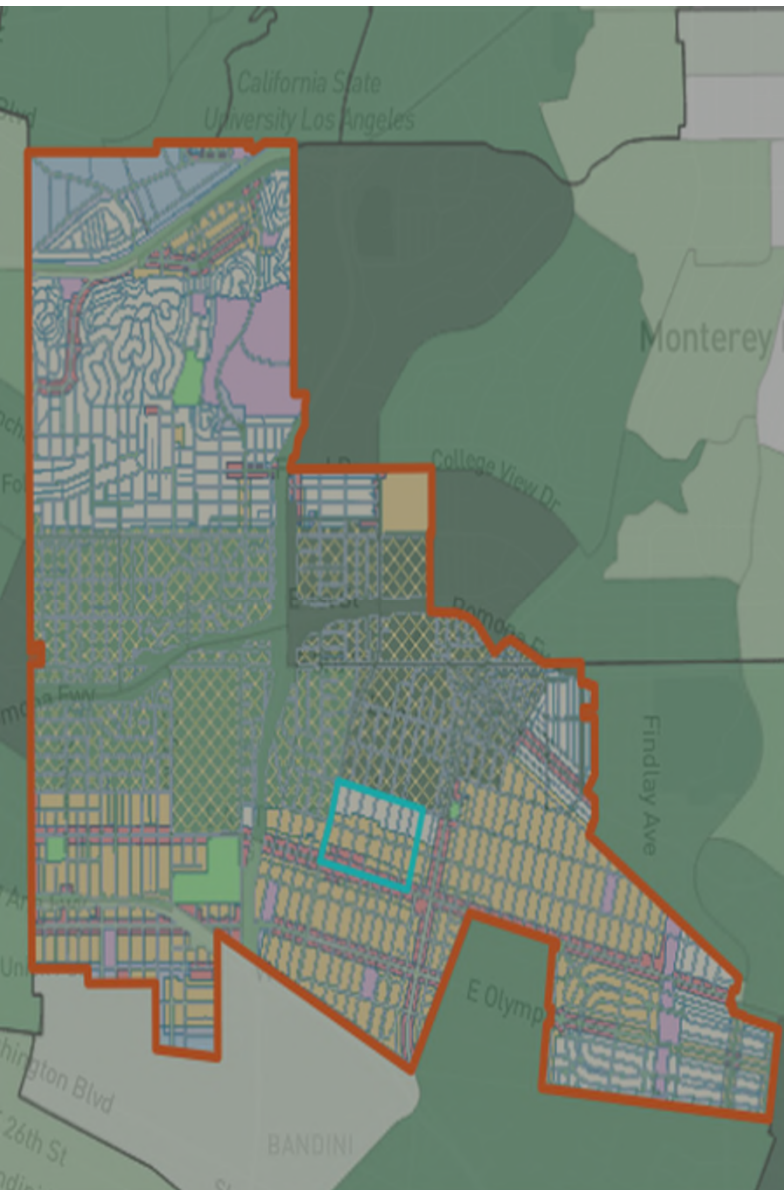
55

County
Composite

42

Timeline of TRACT





How is TRACT Used?



LOS ANGELES COUNTY
**CONSUMER &
BUSINESS AFFAIRS**



**California
Housing
Partnership**

Measuring Gentrification & Displacement

Community Gentrification Intensity Composite

Gentrification Intensity evaluates demographic and economic evidence of recent neighborhood change that may indicate ongoing gentrification and displacement, especially in communities with higher Vulnerability and Potential indices.

0-2 3-4 4-5 5-6 6-9

This community exhibits four of ten Gentrification Intensity indicators.

Composite

Scores

General Data

Scale
Composite

4

Geography
Composite

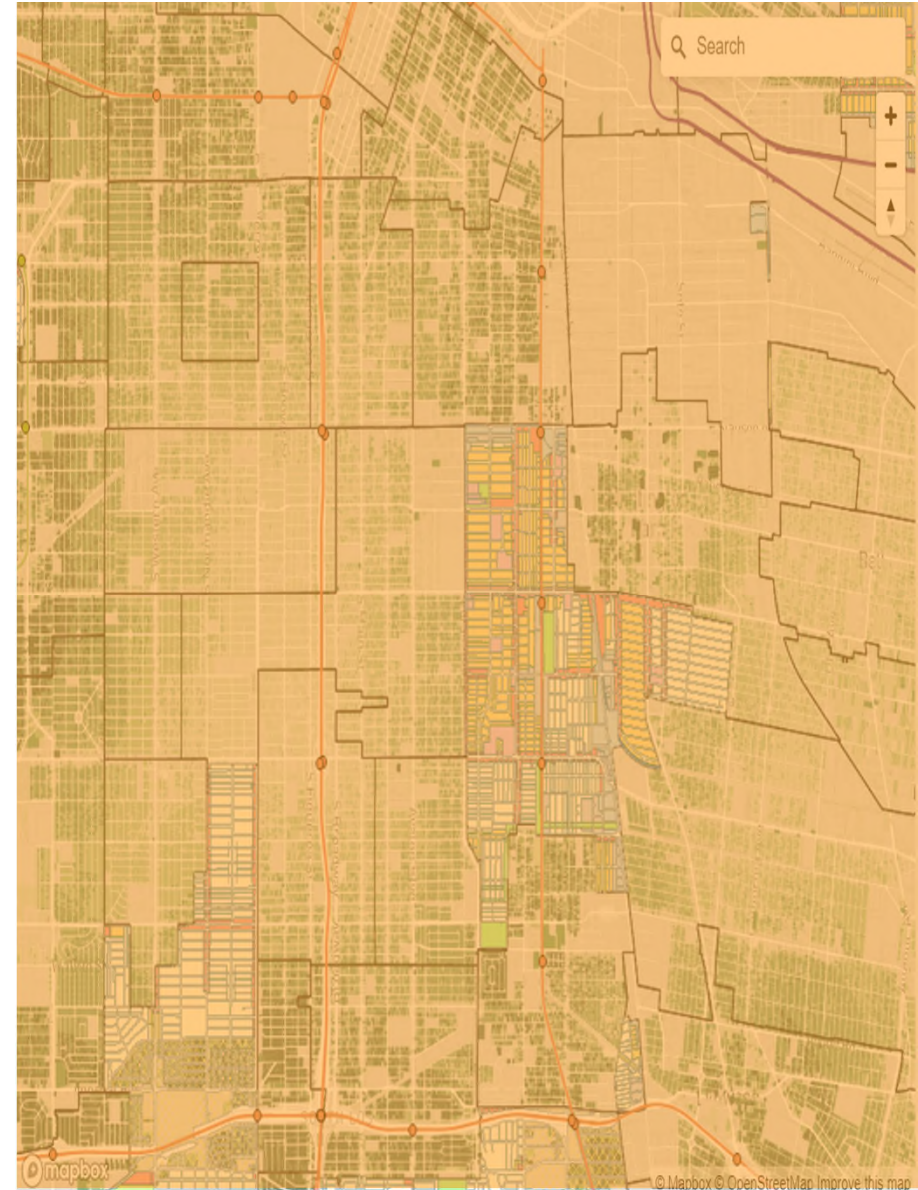
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County
Composite

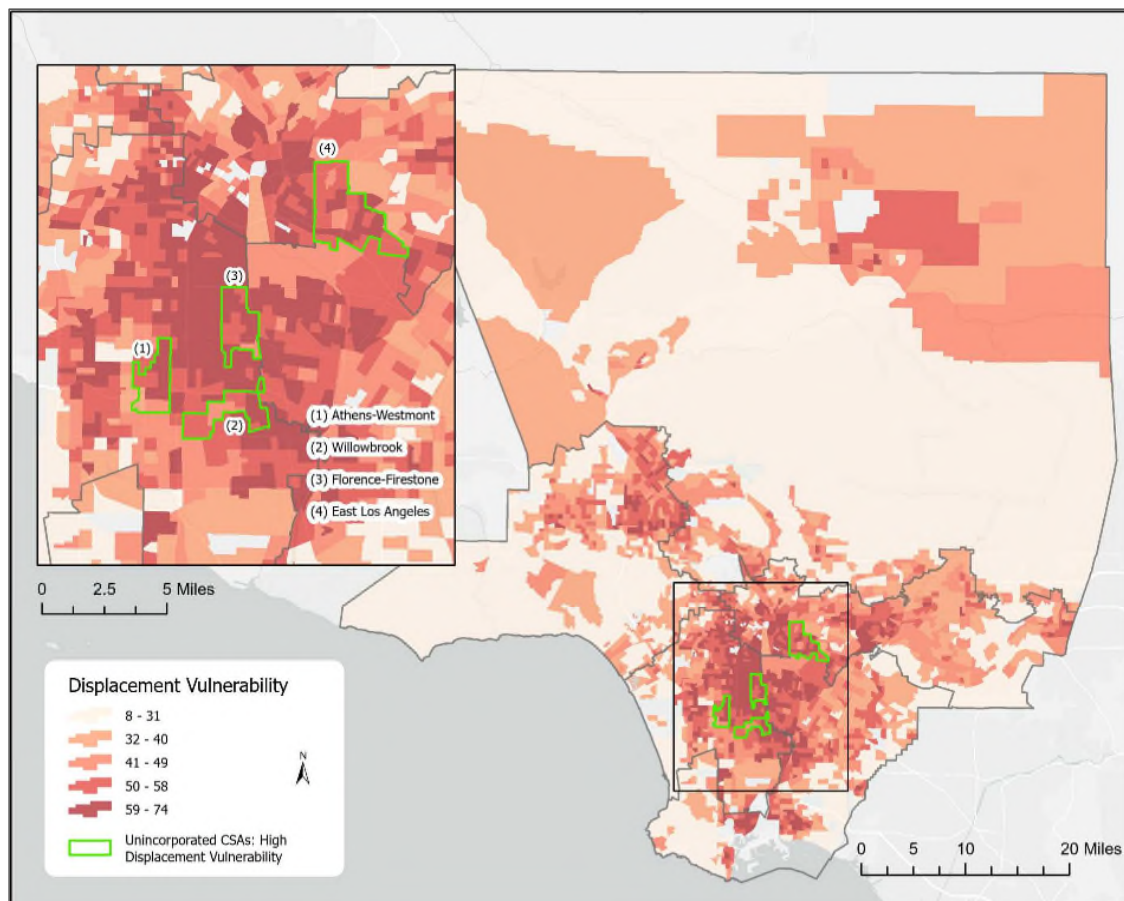
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Composite Scores

- **Displacement Vulnerability**
- **Gentrification Potential**
- **Gentrification Intensity**

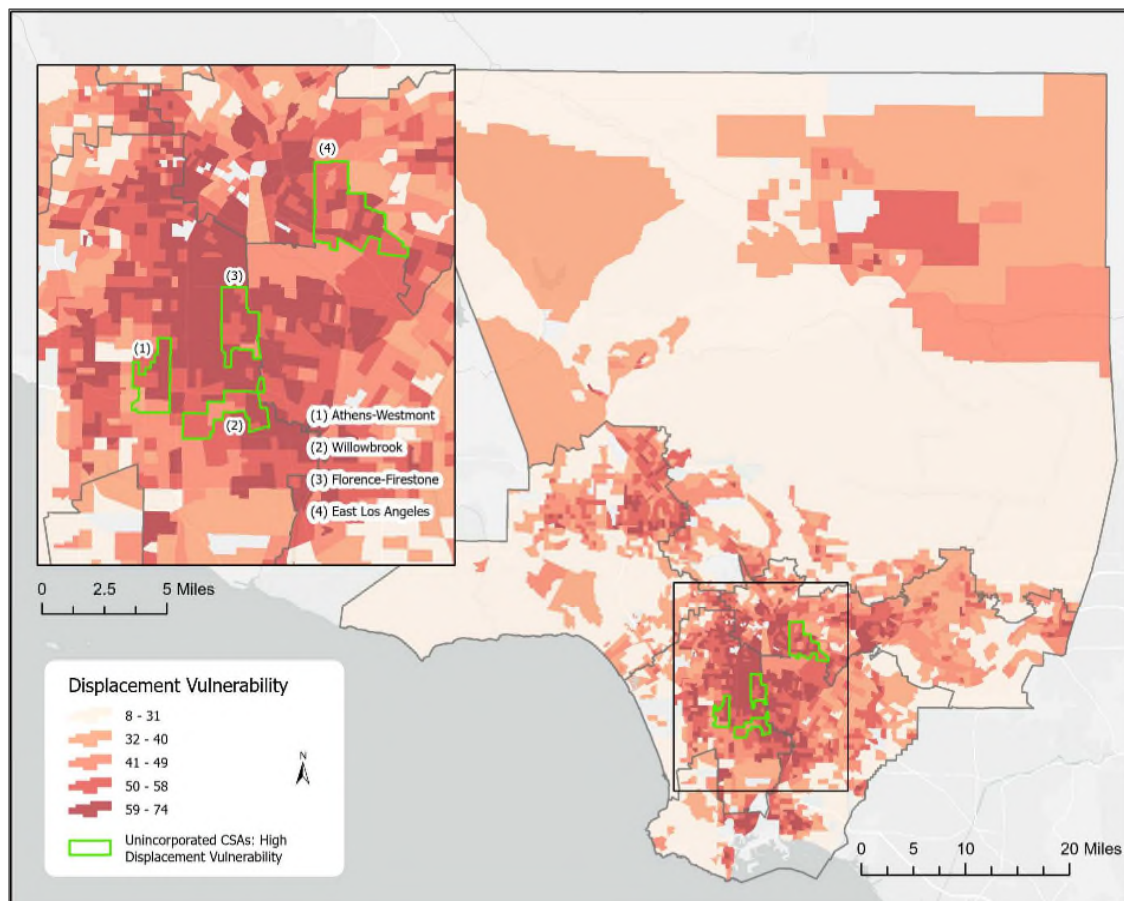


Displacement Vulnerability



Assesses the likelihood that a resident will be forced to move out of their community due to housing market forces - i.e. **residential instability**

Displacement Vulnerability



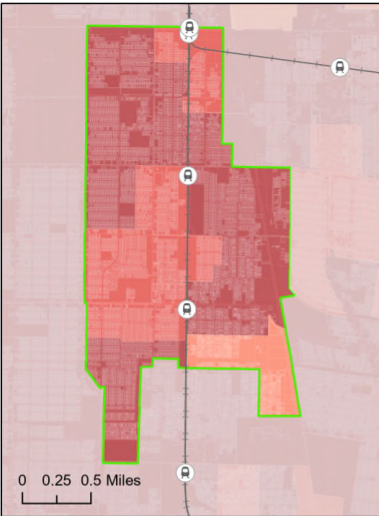
Property & Ownership

- Corporate Ownership
- Tax Arrears
- “Just Cause” Protections
- Recent Sale

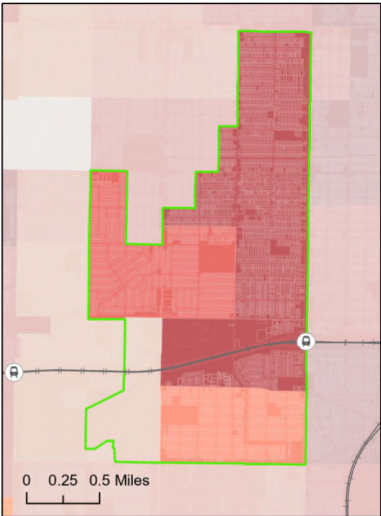
Resident Characteristics

- Renter Population
- Household Income
- Unemployment Rate
- Housing Cost Burden

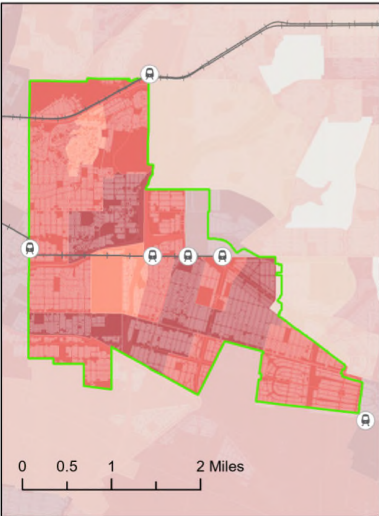
**Florence-
Firestone**



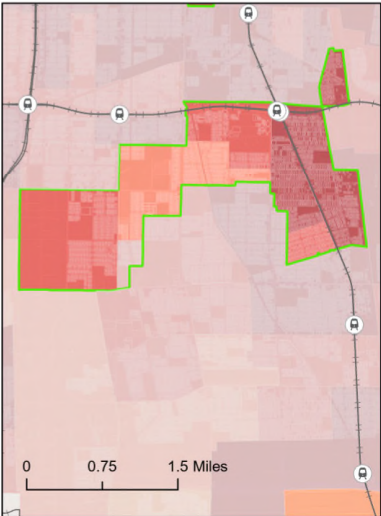
**Athens-
Westmont**



**East Los Angeles
(East LA)**



Willowbrook



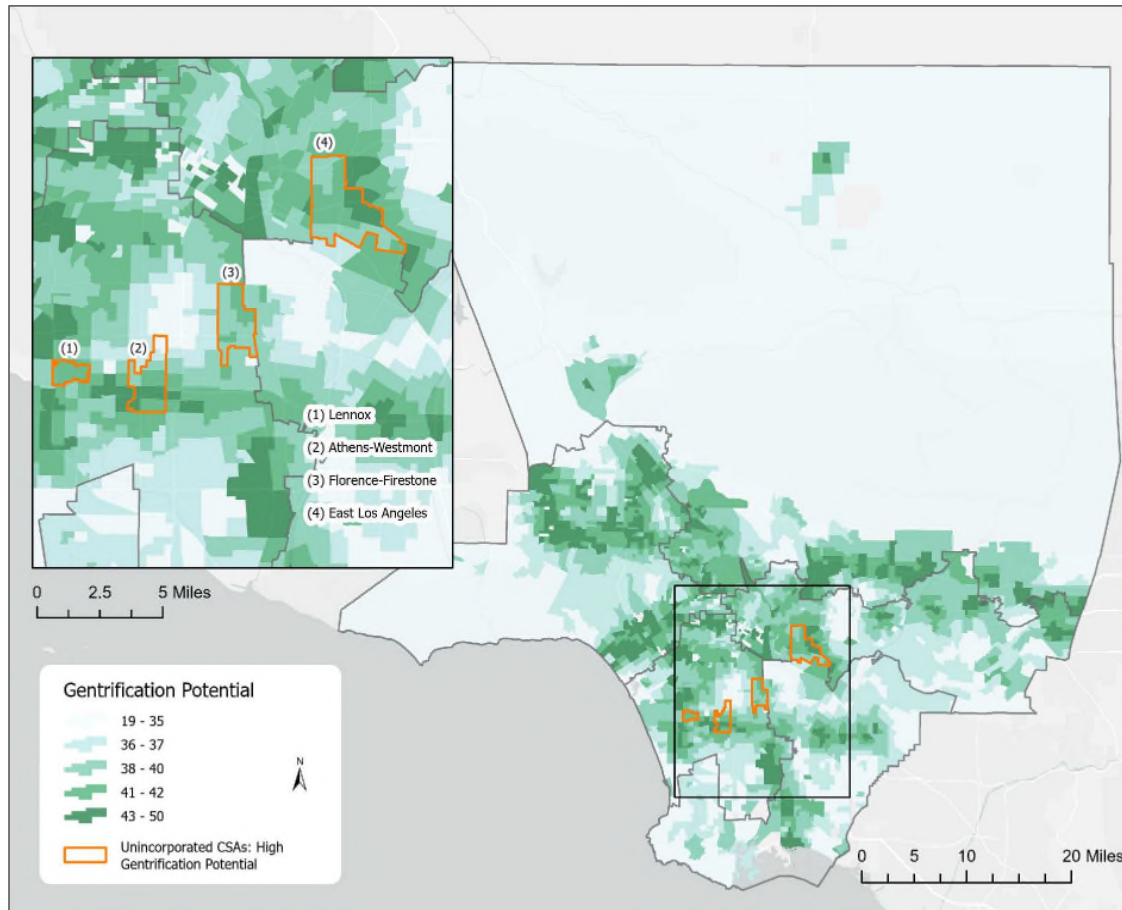
Displacement Vulnerability

- 8 - 31
- 32 - 40
- 41 - 49
- 50 - 58
- 59 - 74



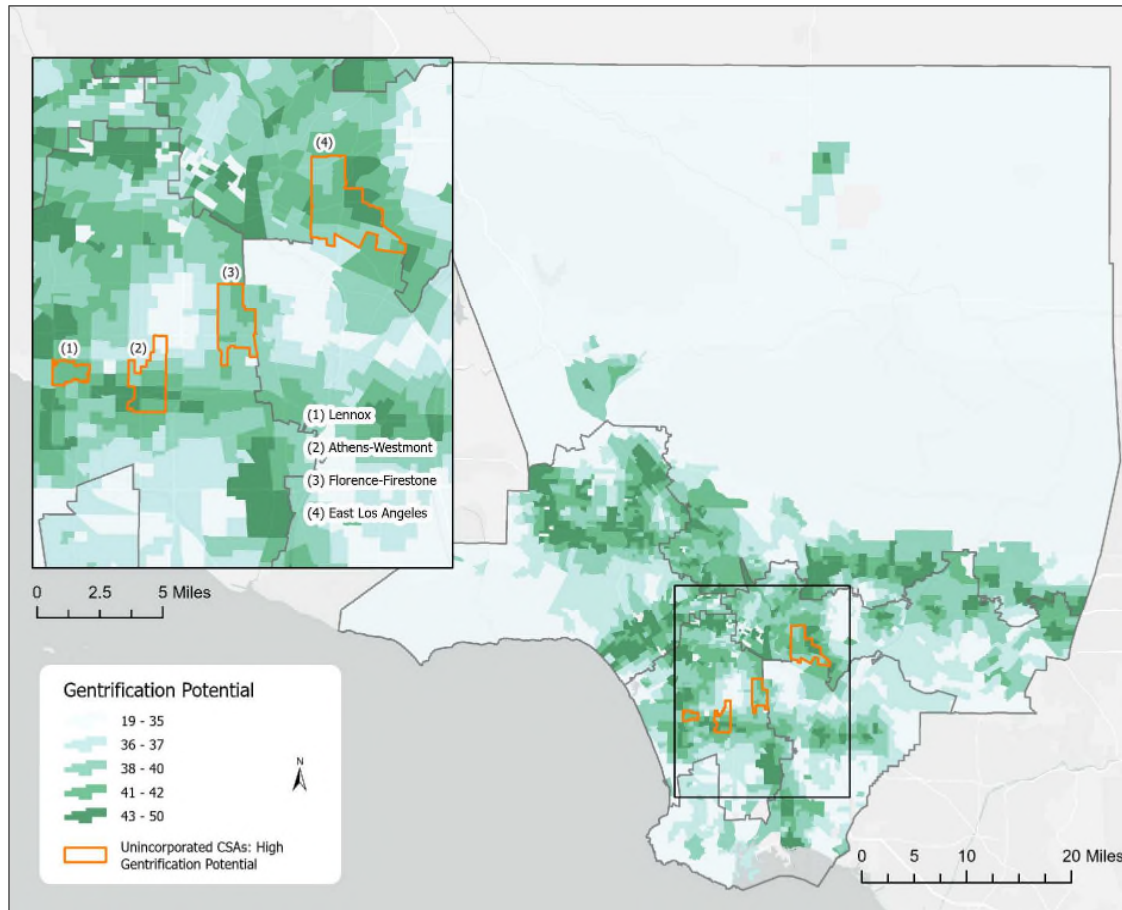
Metro Stations

Gentrification Potential



Identifies census tracts and parcels that are attractive for redevelopment, which may heighten displacement pressures in vulnerable communities

Gentrification Potential



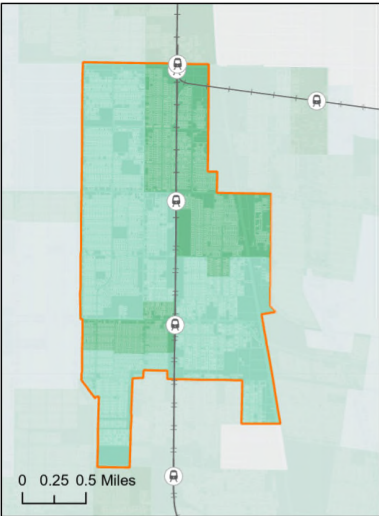
Local Amenities

- Access to Rail Transit
- Proximity to Job Centers

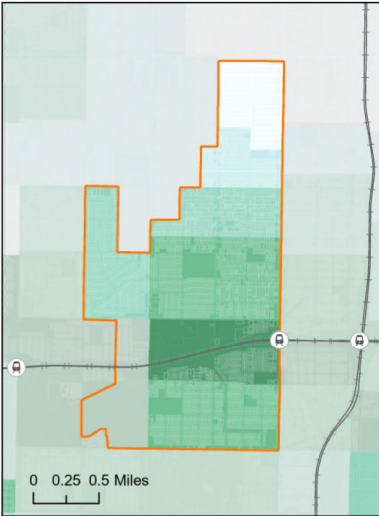
Built Environment

- Building Age
- Existing Buildout
- Allowable Density

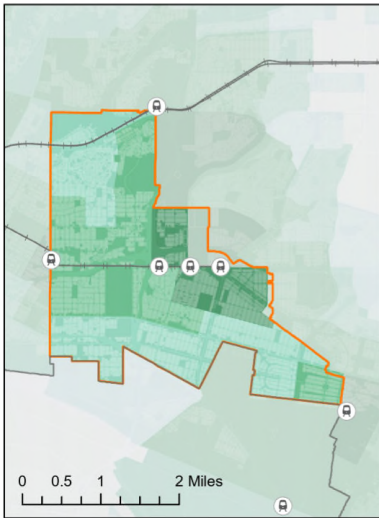
**Florence-
Firestone**



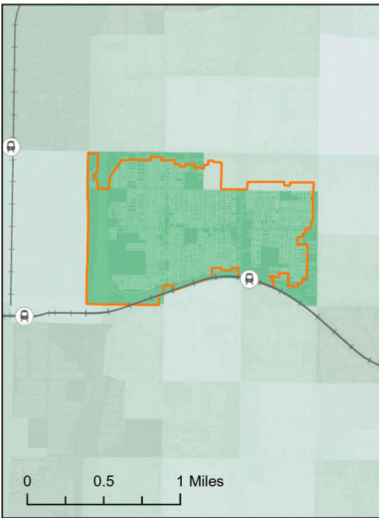
**Athens-
Westmont**



East LA



Lennox



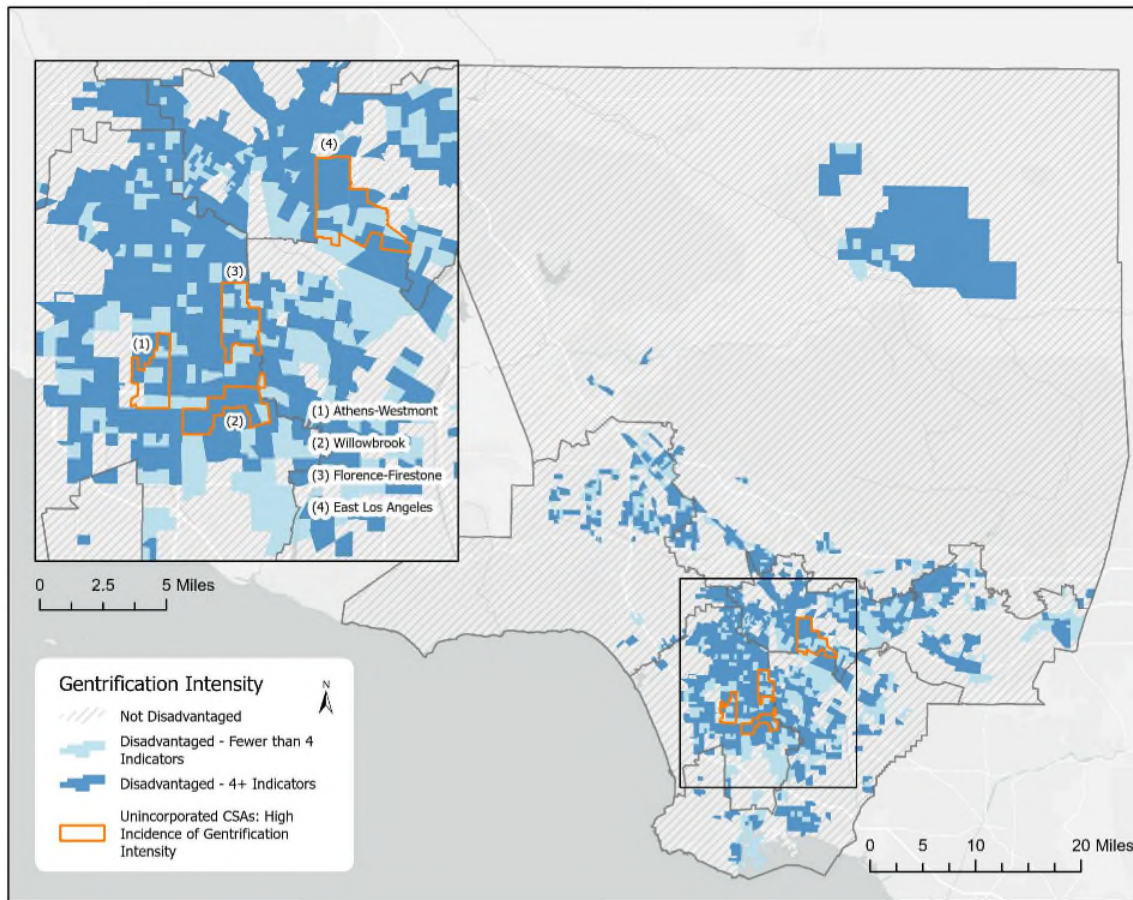
Gentrification Potential

	19 - 35
	36 - 37
	38 - 40
	41 - 42
	43 - 50

Metro Stations

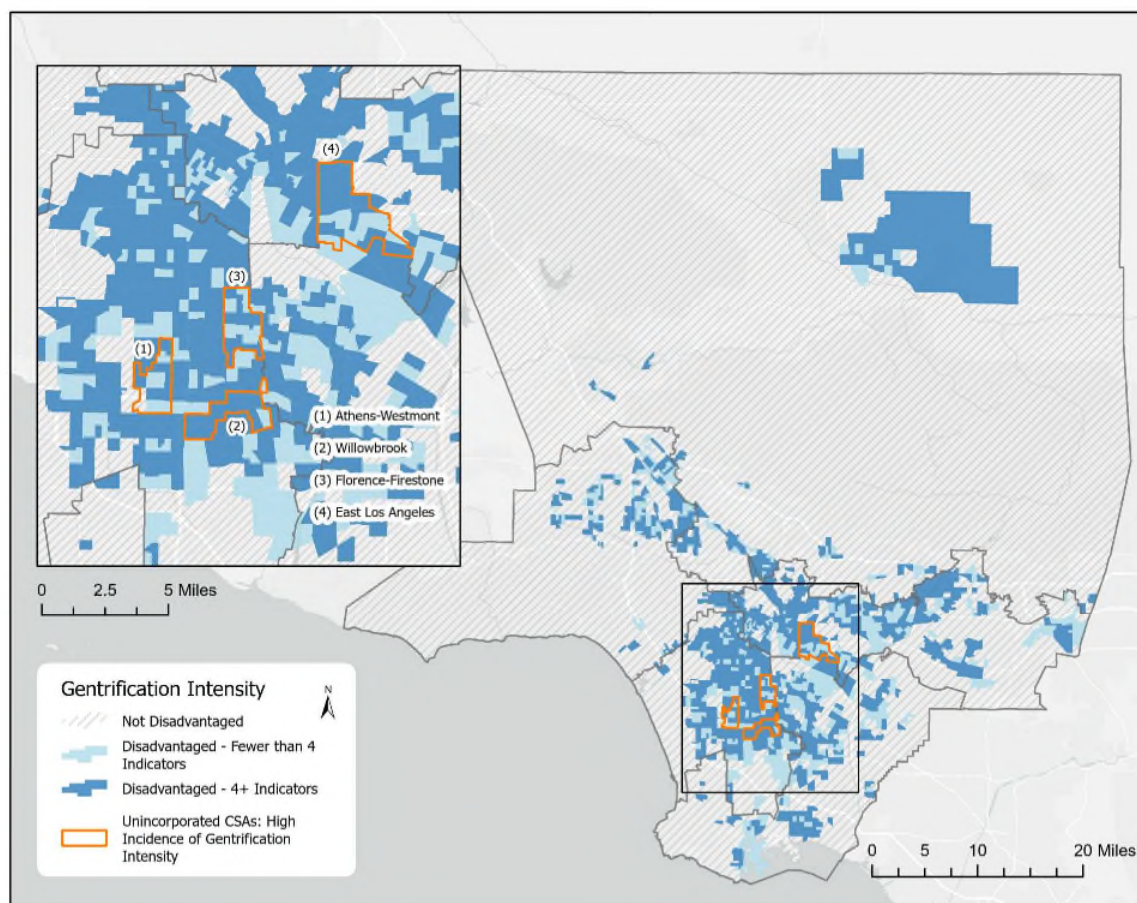
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Gentrification Intensity



Evaluates existing and ongoing gentrification and displacement in gentrification-eligible census tracts evidenced by demographic and neighborhood change

Gentrification Intensity



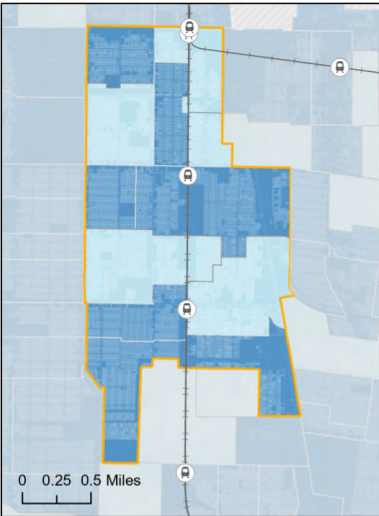
Market Shifts

- Sales Activity Heightened
- Rent Increases
- Home Value Increases

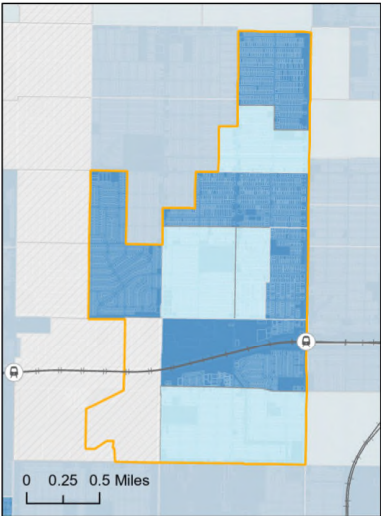
Demographic Shifts

- Fewer Long-Term Residents
- Increase in White Population
- Increase in College Educated Adults
- Increase in Household Income

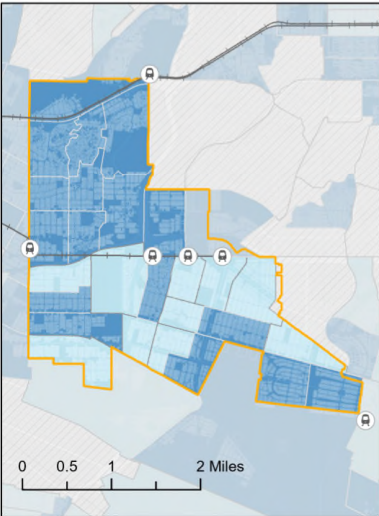
Florence-Firestone



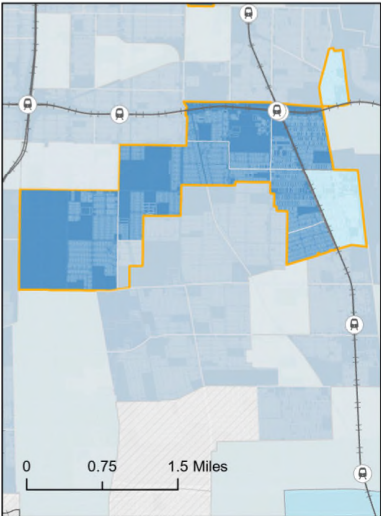
Athens-Westmont



East LA



Willowbrook

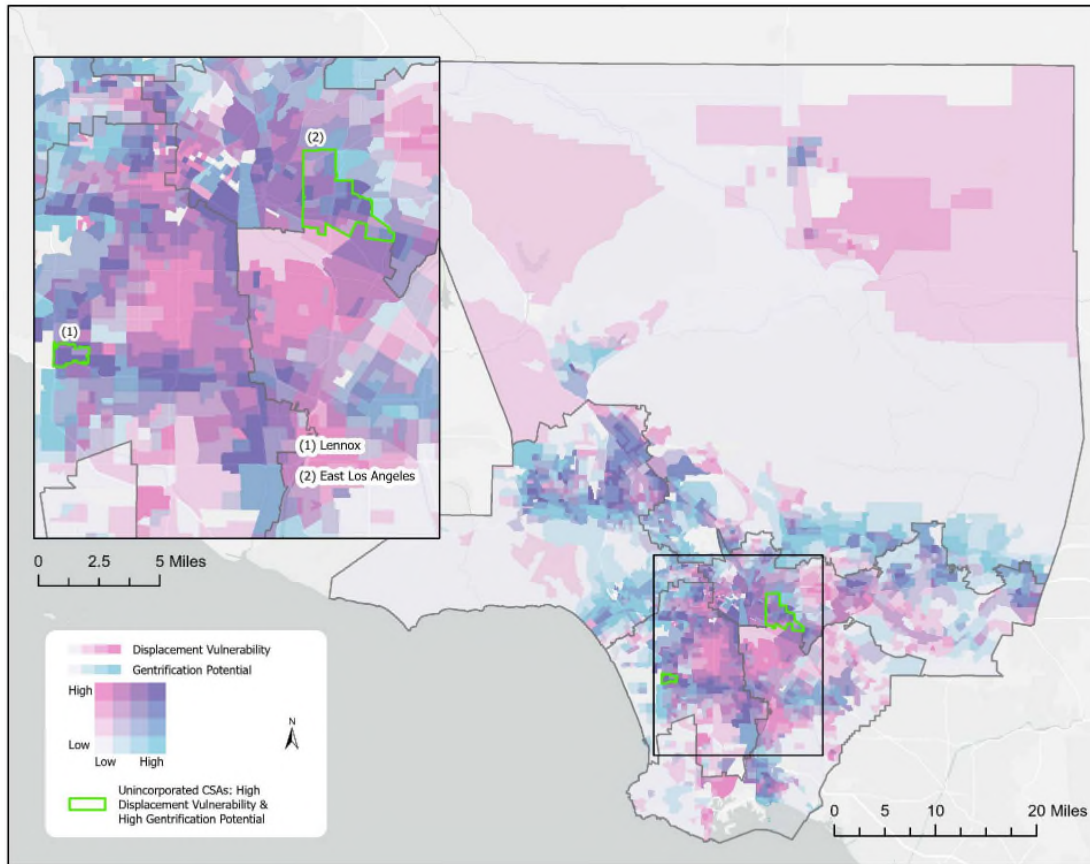


Gentrification Intensity

-  Not Disadvantaged
-  Disadvantaged - Fewer than 4 Indicators
-  Disadvantaged - 4+ Indicators
-  Metro Stations

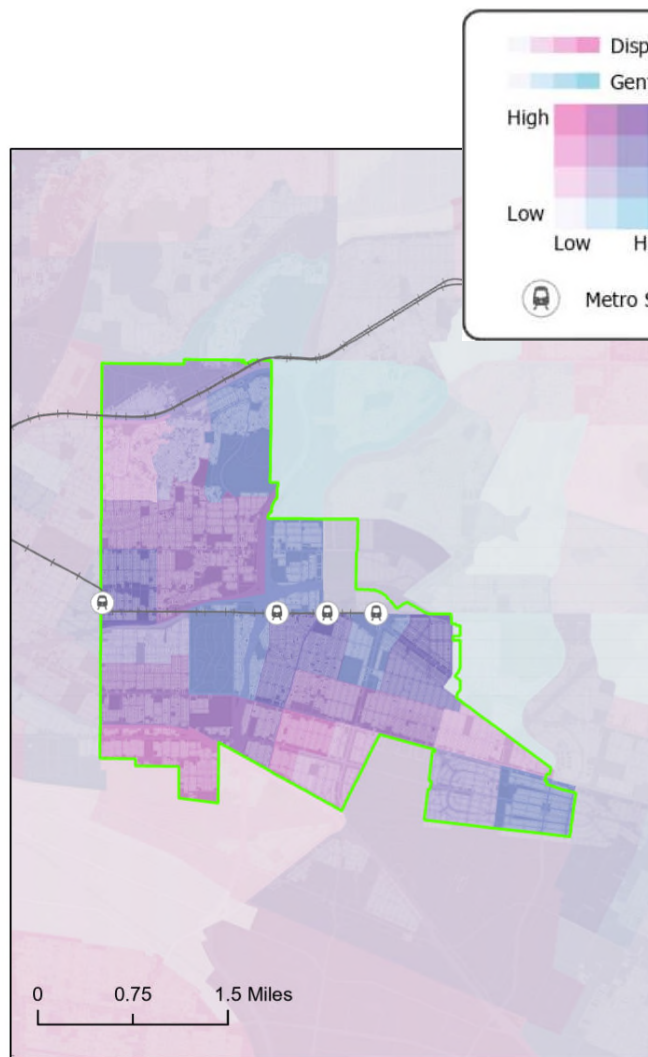


Displacement Vulnerability + Gentrification Potential

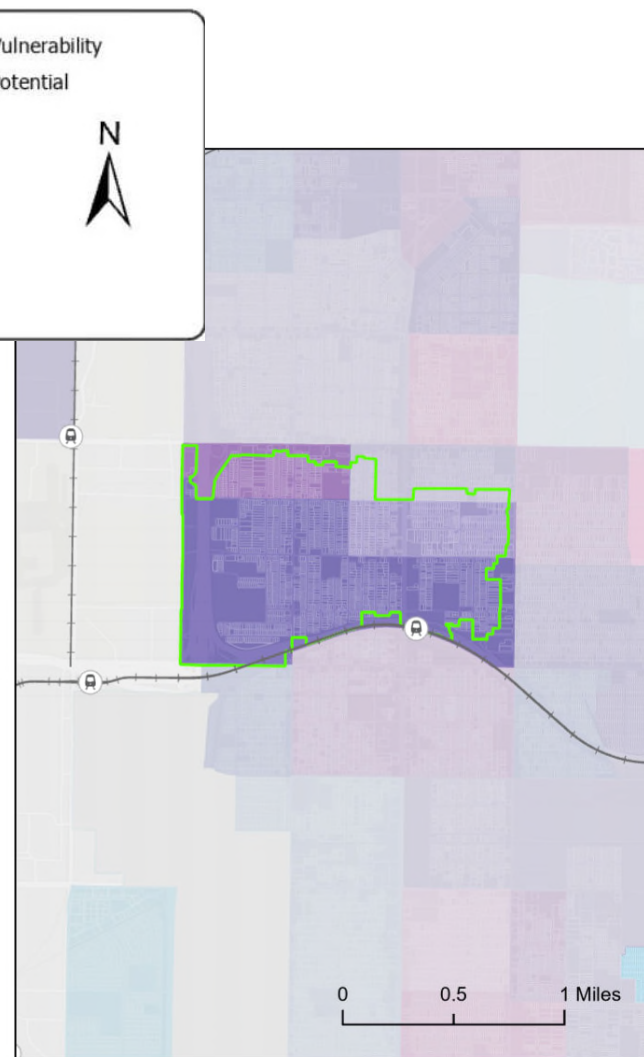


Overlays risk of residential instability (Vulnerability) with local market forces that drive speculation (Potential)

East LA



Lennox



Search

About

Explore

Overlays

Click on the map to show the composite scores for the area

Select Scale

Parcel

Select Composite

Vulnerability

Select Geography

Community

Area Selection

12003 BERENDO AVE LOS ANGELES CA 90044

APN

6089003015

[Link to LACOUNTY Assessor](#)

[Link to EPIC LA](#)

General Use

Residential

Specific Use

Five or more apartments

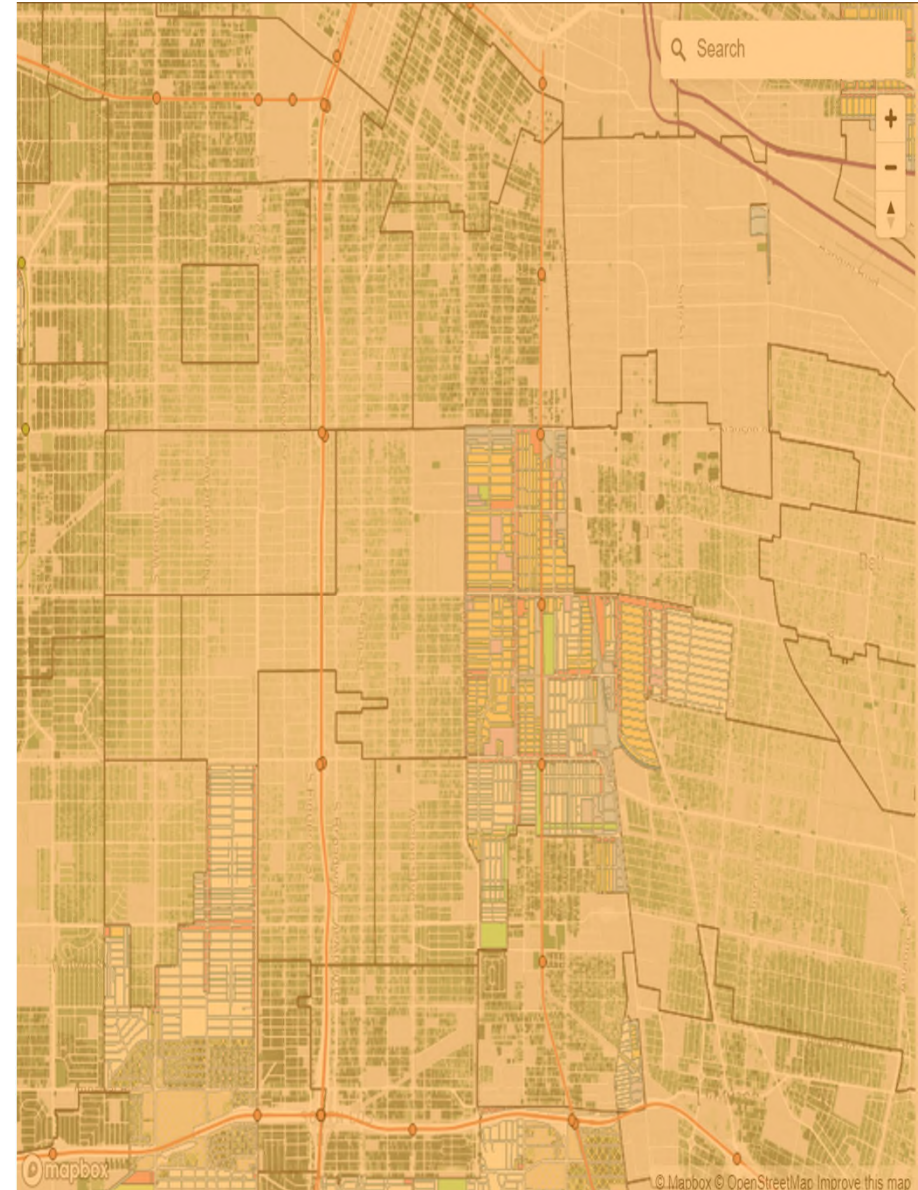
Parcel Vulnerability Composite

Displacement Vulnerability analyzes property and ownership information at

Findings & Recommendations

Highest Scores by Community

Community	Displacement Vulnerability	Gentrification Potential	Gentrification Intensity
Athens-Westmont	X	X	X
East Los Angeles	X		X
Florence-Firestone	X	X	
Lennox		X	
Willowbrook	X	X	X



“Flipping”

- Limited Liability Companies (LLCs) registered to an address in the South Bay accounted for **58 acquisitions** in unincorporated Los Angeles between May 2019 and May 2022
- **25 of these acquisitions** occurred in “gentrification eligible” tracts where home values rose faster than Countywide average





‘Naturally Occurring’ Affordable Housing (NOAH) Acquisitions

- **12 properties (123 units)** purchased by 12 unique LLCs registered to one mailing address in Beverly Hills. Nine properties in top 25th percentile of Displacement Vulnerability.
- **5 properties (64 units)** acquired by firm in Newport Beach. All properties in tracts with high Displacement Vulnerability.

Policy Recommendations

Housing Strategies Unit reported these findings and the following recommendations in a Policy Brief:

- Evaluate the County's Preservation Ecosystem
- Acquisition and Rehabilitation of NOAH Properties
- Leverage TRACT to prioritize communities for preservation programs



Questions



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