

Project Information Form

Project Title:	Gentrification Near Rail Transit Areas: A Micro-Data Analysis of Moves into Los Angeles Metro Rail Station Areas
University:	University of Southern California
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PI Contact Information:	Email: boarnet@usc.edu
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Start and End Dates:	September 1, 2017 – August 31, 2018
Brief Description of Research Project:	<p>Rail transit and neighborhood compositional changes are becoming clearly linked in the public mind. Examples where rail transit has been associated with neighborhood gentrification are abound. In Los Angeles, the Gold, Expo, and Red/Purple lines have been associated with gentrification concerns, and similar concerns have been raised regarding the soon-to-open Crenshaw Line. These same concerns are present in most large metropolitan areas that are building or expanding rail transit. Prior studies have raised the concern that rail transit expansion catalyzes or exacerbates gentrification. This report seeks to shed light on this concern, beginning with a brief summary of the evidence from prior studies on both rail-related housing price increases and changing composition. It then introduces a newly available data source, which the authors use to examine the relationship between new rail transit station opening and neighborhood income composition. This report aims to determine whether a rail station opening in Los Angeles County is associated with the share and income composition of residents who move in and out of neighborhoods near that rail station. Specifically, the researchers address who moves into rail-station neighborhoods, when and if higher income households are growing as a share of station area population relative to lower-income households, and if rail stations cause this phenomenon or if it is happening regardless of the transit investment.</p>



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Describe Implementation of Research Outcomes (or why not implemented):	
Impacts/Benefits of Implementation (actual, not anticipated):	
Web Links <ul style="list-style-type: none">• Reports• Project website	https://ncst.ucdavis.edu/project/gentrification-near-rail-transit-areas-a-micro-data-analysis-of-moves-into-los-angeles-metro-rail-station-areas/ https://escholarship.org/uc/item/4p4584w8