

Appendix C:

**Residential and
Commercial
Gentrification
Assessment**

MEMORANDUM

To: City of Sacramento, Elizabeth Boyd
From: Amy Lapin and Kate O'Beirne
Subject: Stockton Boulevard Specific Plan Residential and Commercial Gentrification Assessment Update; EPS #192166
Date: September 2, 2022

The Economics of Land Use



Reader's Note: This memorandum updates an initial memorandum evaluating residential and commercial gentrification in the Study Area, prepared in September 2021. The analysis contained herein presents an update to the commercial gentrification analysis only, based on an expanded evaluation of commercial trends occurring citywide. More information related to the updated analysis and methodology can be found in the Commercial Gentrification Assessment section.

The City of Sacramento (City) initiated a planning process to prepare a specific plan and neighborhood action plan for the Stockton Boulevard corridor and surrounding neighborhoods. The process has encompassed robust stakeholder involvement and myriad technical analyses and will culminate in targeted strategies to guide development, prioritize funding, and facilitate investment in equitable social, financial, and health outcomes for existing residents and businesses.

As part of the planning process, Economic & Planning Systems, Inc. (EPS) prepared a comprehensive economic context report in February 2021 (February 2021 Report) that summarized existing socioeconomic and real estate conditions in the broader Stockton Boulevard Strategic Neighborhood Action Plan (SNAP) Study Area surrounding the corridor (Specific Plan Area). See **Map 1** for the boundaries of the Specific Plan Area and Neighborhood Study Area.¹

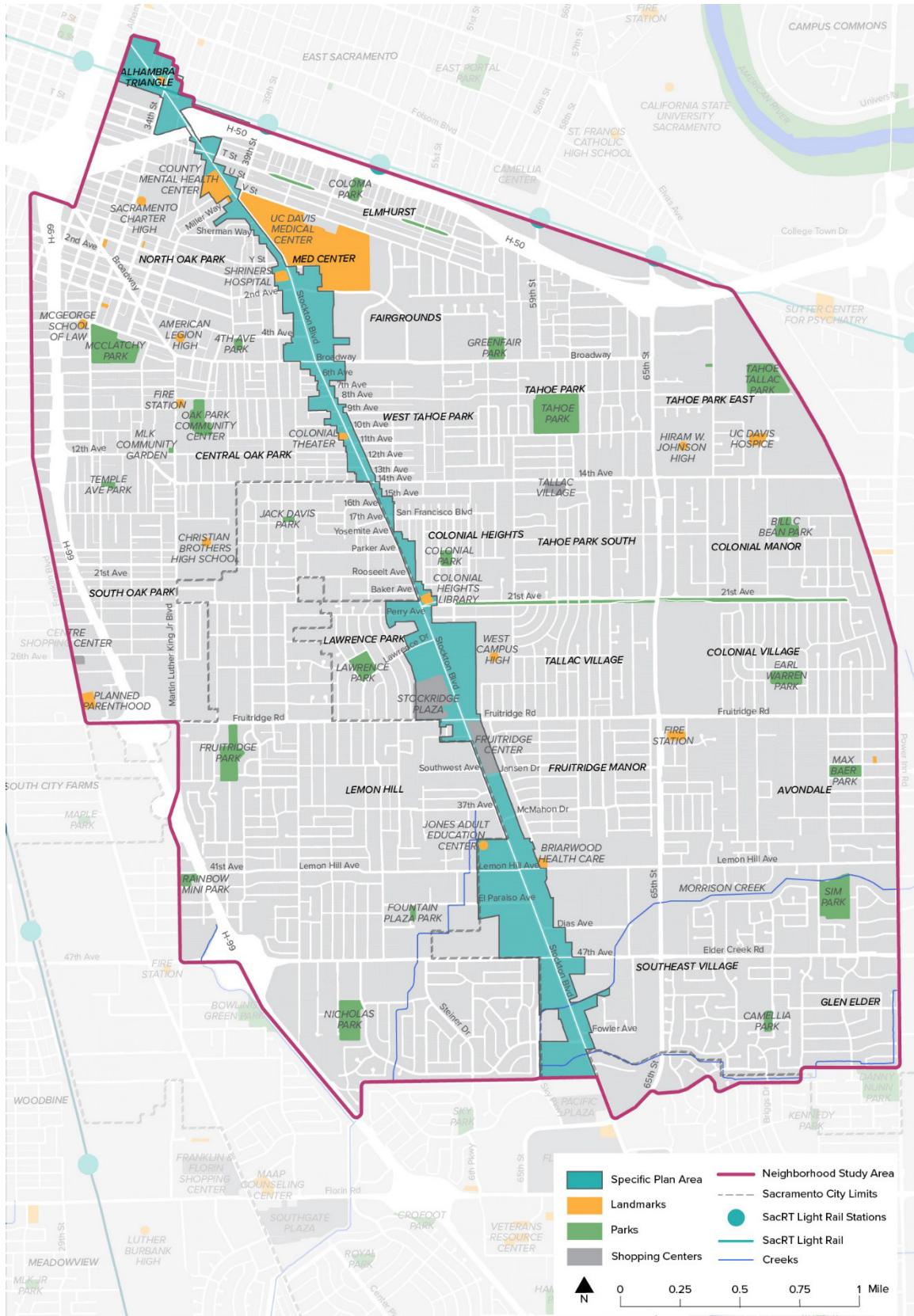
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¹ The Stockton Boulevard Specific Plan Economic Context Report, prepared by EPS for the City, can be found online: <http://www.cityofsacramento.org/-/media/Corporate/Files/CDD/Planning/Stockton-Blvd-Plan/Stockton-Blvd-SP-Economic-Context-Final-Report-02-09-2021.pdf?la=en>

Map 1. Stockton Boulevard Specific Plan Area and Defined Neighborhood Study Area



Building on historical and forecasted socioeconomic and real estate trends in the Neighborhood Study Area highlighted in the February 2021 Report and in response to concerns expressed by local stakeholders, the City requested EPS assess residential and commercial gentrification trends in the Neighborhood Study Area.

This memorandum summarizes the key findings and methodological approach used to conduct the gentrification assessment for the Specific Plan Area. Also included, in the appendices of this memorandum, are detailed methodological steps to conduct the gentrification assessment summarized in this document for other study areas in the City.

The findings from this assessment are intended to be used, in part, to establish actionable strategies to continue investing in the Neighborhood Study Area while minimizing gentrification-related displacement. These strategies will be vetted and prioritized with City staff and community stakeholders as part of the forthcoming Specific Plan Area neighborhood action plan.

Organization of this Memorandum

This memorandum provides context and salient socioeconomic and real estate findings about the Neighborhood Study Area from the February 2021 Report, before providing an overview of gentrification, and summarizing key findings from the residential and commercial gentrification assessments. Use the following links to directly access specific sections of this memorandum:

- [Stockton Boulevard Plan Area and Neighborhood Study Area Context](#)
- [Gentrification Overview](#)
- [Residential Gentrification Assessment](#)
- [Commercial Gentrification Assessment](#)
- [Next Steps and Policy Considerations](#)

This memorandum also includes two appendices: [Appendix A](#), which provides the detailed residential gentrification assessment methodology, and [Appendix B](#), which provides the detailed commercial gentrification assessment methodology. These methodological approaches can be used by City staff to conduct gentrification assessments in other study areas in the City.

Stockton Boulevard Plan Area and Neighborhood Study Area Context

Plan Area Overview

Stockton Boulevard serves as an important five-lane corridor, connecting downtown to south Sacramento and adjacent neighborhoods, and accommodating one of Sacramento Regional Transit’s (RT) busiest bus routes. The Plan Area, which encompasses a 4.8-mile segment of Stockton Boulevard within the City, spans from Alhambra Boulevard to the north to the City’s southern boundary to the south.

The Plan Area is a predominantly commercial corridor comprising approximately 420 acres (424 parcels) in total, with about 280 acres (about 240 parcels) of commercially-zoned property. **Table 1** provides a summary of land uses in both the Specific Plan Area and the broader Neighborhood Study Area, which is described in more detail in the next section.

Table 1. Stockton Boulevard Specific Plan Area and Neighborhood Study Area by Current Land Use Designation

Item	Plan Area [1] [2]			Study Area [1]		
	Parcels	Acres	% of Total Acreage	Parcels	Acres	% of Total Acreage
Land Use						
Residential	138	55.8	13.2%	24,854	4,240.2	73.4%
Commercial						
Retail/Commercial	184	183.2	43.5%	573	335.2	5.8%
Office	43	68.7	16.3%	113	195.2	3.4%
Medical	12	31.1	7.4%	46	127.6	2.2%
Subtotal Commercial	239	283.0	67.2%	732	658.0	11.4%
Agriculture	0	0.0	0.0%	2	0.4	0.0%
Industrial	18	27.9	6.6%	110	192.8	3.3%
Public	10	40.7	9.7%	102	360.0	6.2%
Recreational	4	3.2	0.8%	9	7.5	0.1%
Other	15	10.8	2.6%	425	318.0	5.5%
Total	424	421.4	100.0%	26,234	5,776.9	100.0%

Source: Ascent Stockton Boulevard Plan Area; County of Sacramento; EPS.

[1] Parcel and acreage information excludes Right-of-Way (ROW).

[2] Land Use acreage in Plan Area includes an estimated 60 acres of vacant land with a range of residential and nonresidential zoning designations.

Neighborhood Study Area Overview

The Neighborhood Study Area includes the Specific Plan Area and multiple diverse neighborhoods to the east and west of the corridor. The Neighborhood Study Area is approximately 7,400 total acres (nearly 5,800 acres excluding Right-of-Way), over 70 percent of which is contained in the City with the remaining acreage located in unincorporated Sacramento County (County).² The Neighborhood Study Area is bounded by U.S. Highway 50 (Hwy 50) and the Sacramento RT Light Rail Gold Line to the north, Power Inn Road to the east, Morrison Creek to the south, and Highway 99 to the west.

Similar to the approach used in the February 2021 Report, the gentrification assessment delineates the Neighborhood Study Area into the following six Subareas (see **Map 2**):

- Elmhurst
- Oak Park
- Fruitridge Pocket
- Tahoe & Colonial
- Lemon Hill
- South of Fruitridge

Neighborhood Study Area Socioeconomic Context

As of 2018, the Neighborhood Study Area contained over 86,000 residents (17 percent of City residents), almost 31,900 housing units (16 percent of the City's housing supply), and 31,300 jobs (10 percent of total jobs in the City).

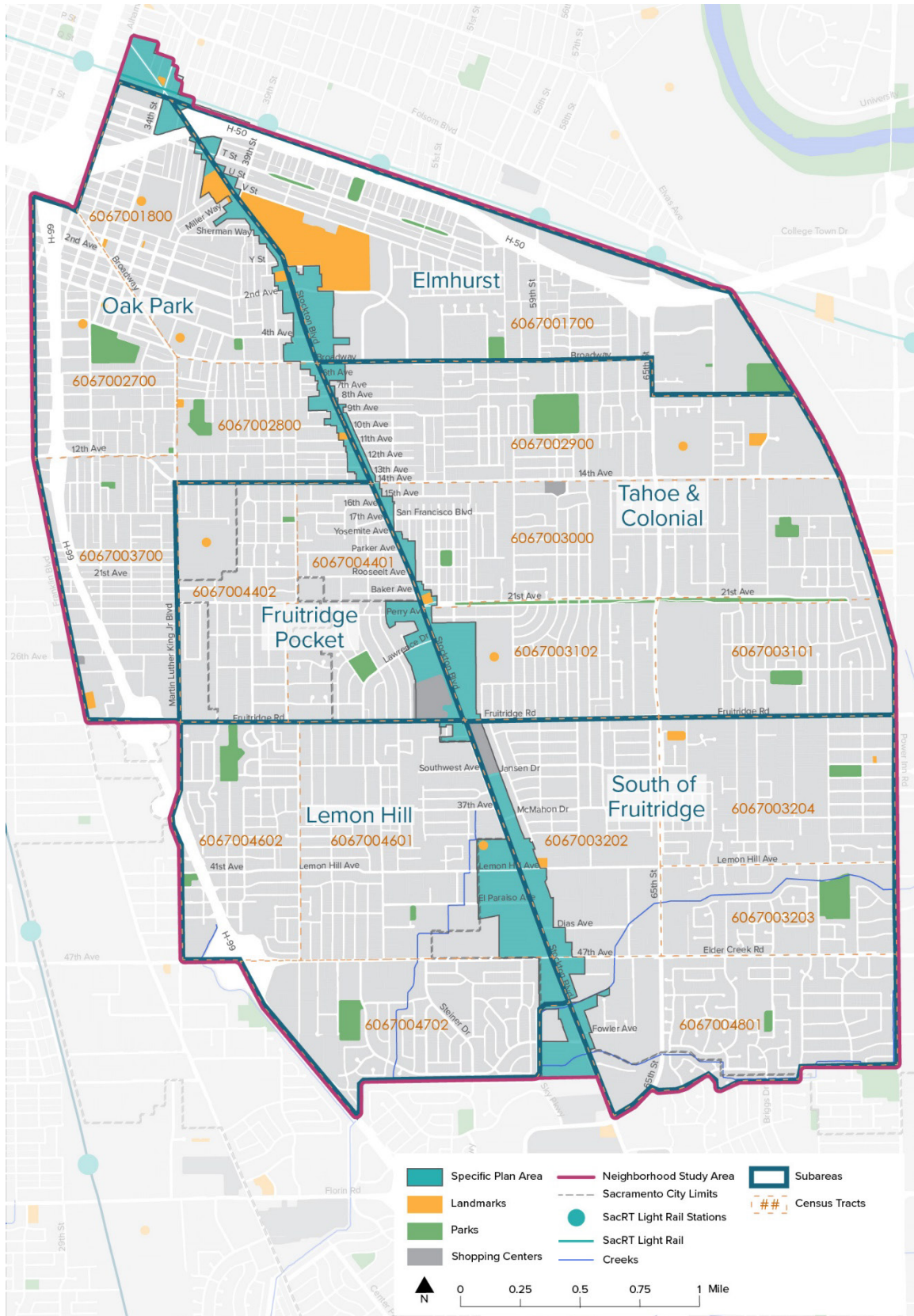
Socioeconomic Trends

Many of the Neighborhood Study Area neighborhoods have been historically occupied by lower-income households and residents comprising "Communities of Color," including residents that identify as Black or African American, Vietnamese American, Latino, and Hispanic.³ Between 2010 and 2018, the percentage of the Neighborhood Study Area's population that identified as a race or ethnicity considered a community of color remained constant but there was a notable shift to the east and south, with percentage declines in Elmhurst and Oak Park Subareas and percentage increases in Tahoe & Colonial, Lemon Hill, and South of Fruitridge Subareas. Similarly, in reviewing trends about residents who identify as Black or African American only, the percentage of Neighborhood Study Area population remained steady between 2010 and 2018 but the historically Black and African American community of Oak Park experienced significant declines for this population in contrast to large increases in the Fruitridge Pocket Subarea.

² Note that the Study Area does not align with the northern and southern boundaries of the Plan Area because the Study Area uses Census Tract boundaries whereas the Plan Area uses parcel boundaries. See **Map 2**.

³ For this analysis, "Communities of Color" include populations that identify as Black or African American, American Indian, and Alaska Native, Asian, Native Hawaiian and Other Pacific Islanders, Hispanic or Latino, Some other Race, and Two or More Races in the ACS.

Map 2. Stockton Boulevard Neighborhood Study Area and Study Subareas



The February 2021 Report noted that, since 2010, the Neighborhood Study Area's population has become wealthier and more educated, with Subareas in the northern portion of the Neighborhood Study Area comprising a greater concentration of higher-income households and greater levels of higher educational attainment. Further, nearly all Subareas in the Neighborhood Study Area experienced declines in the percentage of residents living under the poverty level, with the most significant declines occurring in the Oak Park and Fruitridge Pocket Subareas.

Employment Trends

The Neighborhood Study Area is a strong employment node within the City with employment concentrated in Health Care, Educational Services, and Utilities industries. The Neighborhood Study Area is home to significant existing and planned medical facilities in the Elmhurst Subarea, including the existing UC Davis Medical Center (plus a planned expansion); the Shriners Hospital for Children; and the planned Aggie Square mixed-use innovation and research project. The Neighborhood Study Area is also home to the Sacramento City Unified School District (SCUSD) Offices in the Lemon Hill Subarea, and the Sacramento Municipal Utility District (SMUD) headquarters also in the Elmhurst Subarea.

Real Estate and Cultural Trends

As Sacramento's first suburb, the Oak Park neighborhood has undergone considerable change over the years, from a thriving, predominantly white working class community to a thriving, predominantly Black working class community, to a community with higher than average poverty, crime, and neglect.⁴ Redevelopment efforts in north Oak Park began in the 1970s but change was negligible until a surge of new commercial and residential revitalization projects commenced in the early 2000s.⁵ Thereafter, bolstered by continued job growth driven by the medical facilities and SMUD headquarters in the Oak Park and Elmhurst Subareas respectively, as well as consumer preferences for living in urban locations close to employment opportunities and services, several projects with a mix of residential and commercial uses were developed in the northern portion of the Neighborhood Study Area. Adjacent to northern Oak Park, the high-end, market-rate residential project, The Gio, was constructed in the Elmhurst Subarea and has primarily attracted nearby medical facility employees.

Along Stockton Boulevard in the center of the Neighborhood Study Area, the northern portion of the South of Fruitridge Subarea and the Fruitridge Pocket Subarea are experiencing increased development activity, with the redevelopment of two retail shopping centers. The north end of the Fruitridge Shopping Center includes the addition of national chains Starbucks and a CVS Pharmacy and Stockton Plaza includes the

⁴ Hooks, Kris, 2017. The Gentrification of Sacramento's Oak Park. KCET Public Media Group. <https://www.kcet.org/shows/city-rising/the-gentrification-of-sacramentos-oak-park> [Accessed June 2021].

⁵ Ibid.

addition of national chains of Planet Fitness, Smart & Final, and Ross Dress for Less as well as smaller retail shops.

The southern portion of the Neighborhood Study Area contains the Little Saigon District, an Asian American and Pacific Islander district that spans 2 miles along Stockton Boulevard from Fruitridge to the southern City boundary. The Little Saigon District was officially designated as a business district in 2010, but its role as a cultural hub for the Vietnamese community emerged over 40 years ago.⁶ The district currently includes a concentration of Southeast Asian businesses in the Lemon Hill and South of Fruitridge Subareas.

With recent redevelopment efforts and significant forthcoming investment in the Neighborhood Study Area, including development projects (Aggie Square, UC Davis Medical Center Hospital expansion, several proposed and approved residential projects along the Boulevard) and public infrastructure projects (transportation improvements), and an objective of supporting inclusive economic development to improve prosperity for residents and businesses, it is imperative to understand the extent to which gentrification pressures exist in the Neighborhood Study Area.

Gentrification Overview

Although neighborhoods continually experience some degree of change, the concept of gentrification was first introduced in the 1960s, when an influx of “gentry,” a reference to middle-class residents, moved into a low-income neighborhood in London, England, displacing residents and changing the social character of the community.⁷ Since then, gentrification has been identified and studied in cities globally. In the United States, gentrification has tended to occur primarily in large coastal cities but has also appeared in smaller cities in neighborhoods with a high concentration of amenities near a central business district.⁸

In a review of relevant literature, however, there does not appear to be a universally accepted definition of gentrification. Many definitions focus on one or more of the impacts of gentrification but there is no consensus on which factors are the most salient. Some definitions focus on the displacement of existing residents, while other definitions highlight the change in a neighborhood’s character. Still other definitions reference

⁶ Mizes-Tan, Sarah, 2021. A Neighborhood IN Transition: Sacramento’s Little Saigon Grapples with Culture And The American Dream. Capital Public Radio. <https://www.capradio.org/articles/2021/02/11/a-neighborhood-in-transition-sacramentos-little-saigon-grapples-with-culture-and-the-american-dream/> [Accessed June 2021].

⁷ Solomon, Jane, 2014. When and Where Did the Word Gentrification Originate. KOED. <https://www.kqed.org/news/136343/gentrification-a-word-from-another-place-and-time> [Accessed July 2021].

⁸ Wiltse-Ahmad, Alyssa, 2019. Study: Gentrification and Cultural Displacement Most Intense in America’s Largest Cities, And Absent from Many Others. National Community Reinvestment Coalitions. <https://ncrc.org/study-gentrification-and-cultural-displacement-most-intense-in-americas-largest-cities-and-absent-from-many-others/> [Accessed July 2021].

increased property values as the essential element signifying gentrification.⁹ Often, gentrification is described as a process of neighborhood renewal or revitalization without identifying specific impacts.

The City's 2021-2029 Housing Element, adopted in August 2021, defines gentrification as "the process by which higher income households displace lower income residents of a neighborhood, changing the essential character of that neighborhood. Often, though not always, gentrification has a very clear racial component, as higher income white households replace lower income minority households." The City's definition emphasizes the process of change, noting the impacts consist of changes to the cultural and socioeconomic characteristics of the neighborhood.

Causes and Effects of Gentrification

As described above, gentrification is a complicated economic force that has been interpreted in myriad ways. The precise causes of gentrification have been widely debated but many academic studies have identified the primary causes as those that fall under the following three general, and sometimes overlapping, categories.¹⁰

- **Private market forces**, including commercial and residential investment; property value increases; conversion from rental to homeownership housing; the presence of amenities; rapid employment growth; a tight housing market.
- **Socioeconomic changes**, including individual preferences for amenities and urban locales; an influx of higher-income households, college-educated residents, white residents, and non-family households.
- **Public sector policies**, including long-term cycles of public investment and disinvestment that cause property values to increase or decline; local and Federal financial incentives that encourage private investment; disposition of public-owned property; zoning and code enforcement.¹¹

Causes that fall under the categories of "private market forces" and "socioeconomic changes" represent factors that have the potential to attract or deter wealthier residents from investing in a lower-income neighborhood. Causes that fall under the category of "public-sector policies" reflect the set of rules made by policymakers that make gentrification more or less likely to occur. There is evidence that the causes of

⁹ Chapple, Karen, 2009. Mapping Susceptibility to Gentrification: The Early Warning Toolkit. https://communityinnovation.berkeley.edu/sites/default/files/mapping_susceptibility_to_gentrification.pdf [Accessed June 2021].

¹⁰ Holland, Steve, 2016. Gentrification: Causes and Consequences. Journal of Lutheran Ethics. https://www.elca.org/JLE/Articles/1135#_edn12 [Accessed July 2021].

¹¹ Kennedy, Maureen; and Paul Leonard, 2001. Dealing With Neighborhood Change: A Primer On Gentrification and Policy Choices. The Brookings Institution Center on Urban and Metropolitan Policy. <https://www.brookings.edu/wp-content/uploads/2016/06/gentrification.pdf> [Accessed July 2021].

gentrification likely stem from some combination of these factors.¹² Notably, many of the drivers of gentrification are also essential components for successful urban environments.

Gentrification can have positive or negative effects, depending on the circumstances of the neighborhood, city, or region, and on the constituency affected. Positive impacts may include increased commercial activity, improved economic opportunity, lower poverty and crime rates, and an increase in property values, which can benefit existing homeowners. The negative effects of gentrification can include increased rents and the loss of affordable residential and commercial space, which primarily impacts renters, the displacement of low-income households, and the transformation of a community's cultural and social fabric. However, research on the impacts of gentrification has produced contradictory findings, resulting in challenges regarding clear-cut policy solutions.¹³

While displacement is often considered the primary negative consequence of gentrification, it may not be as causal as once thought. Several studies have suggested that displacement rates are no higher in gentrifying neighborhoods than they are elsewhere, supporting an approach of evaluating displacement separate from the leading drivers of gentrification (factors that are causing neighborhood change).^{14 15 16}

A recent study distinguished between gentrification (the process of neighborhood change) and displacement (what happens to households in the neighborhood). The study highlighted the finding that low-income households move around frequently, regardless of whether the household is living in a gentrifying neighborhood, and regardless of their neighborhood location (in New York City), type of residence (market-rate or affordable housing), or demographic group (race). In short, the study concluded that lower-income households tend to be very residentially unstable and can lose their housing or be forced to

¹² Chapple, Karen, 2009. Mapping Susceptibility to Gentrification: The Early Warning Toolkit. Center for Community Innovation at the Institute of Urban and Regional Development.
https://communityinnovation.berkeley.edu/sites/default/files/mapping_susceptibility_to_gentrification.pdf [Accessed July 2021].

¹³ Kennedy, Maureen; and Paul Leonard, 2001. Dealing With Neighborhood Change: A Primer On Gentrification and Policy Choices. The Brookings Institution Center on Urban and Metropolitan Policy.
<https://www.brookings.edu/wp-content/uploads/2016/06/gentrification.pdf> [Accessed July 2021].

¹⁴ Brummet, Quentin; and Reed, Davine, 2019. The Effects of Gentrification on the Well-Being and Opportunity of Original Resident Adults and Children. Federal Reserve Bank of Philadelphia.
<https://www.philadelphiafed.org/-/media/frbp/assets/working-papers/2019/wp19-30.pdf?la=en> [Accessed July 2021].

¹⁵ Gould Ellen, Ingrid; and O'Regan, Kathy, 2010. How Low-Income Neighborhoods Change: Entry, Exit, and Enhancement. Furman Center for Real Estate & Urban Policy.
https://furmancenter.org/files/publications/How_Low_Income_Neighborhoods_Change_1.pdf [Accessed July 2021].

¹⁶ Refer to the Analysis Limitations section of this document for details on the components needed for a displacement study.

move for any number of reasons.¹⁷ As another study noted, low-income household rates of mobility tend to be uniformly high across all types of neighborhoods.¹⁸

The precise cause of residential instability is difficult to discern because multiple factors often coalesce resulting in both intended and unintended household movement. These factors include:

- **Individual and household characteristics**, including changes in household income and benefits, employment status, family composition, availability of childcare, and physical and mental health.
- **Housing unit characteristics**, including damage or disrepair, housing code violations, and conflicts with landlords.
- **Neighborhood-level dynamics**, including blight, vacant buildings and lots, an increase in violent crime, and socioeconomic changes.
- **Local, regional, or broader housing market dynamics**, including market-rate and affordable housing supply, and other economic factors that influence residential consumer (renters and buyers) and property owner behaviors (e.g., mortgage interest rates; consumer demand). Exclusionary zoning, racial and ethnic segregation, and housing and mortgage discrimination also can influence housing instability.
- **Other local, State, and Federal systems**, including the availability of housing assistance and other social welfare support, the criminal justice system, and changes in the labor market (including employment supply and wages).^{19 20}

The findings regarding uniform residential instability, regardless of whether a neighborhood is gentrifying, may be surprising, as they run counter to prevailing notions of gentrification's most concerning impact. One reason why displacement has been inextricably linked to gentrification may be that "displacement is simply more salient in gentrifying areas. People may be less likely to notice the evictions and forced moves in other neighborhoods, because in non-gentrifying neighborhoods newly entering tenants

¹⁷ Dragan, Kacie; Ellen, Ingrid; and Glied, Sherry A., 2019. Does Gentrification Displace Poor Children? New Evidence from New York City Medicaid Data. National Bureau of Economic Research. https://www.nber.org/system/files/working_papers/w25809/w25809.pdf [Accessed June 2021].

¹⁸ Richardson, Jason, Bruce Mitchell, and Juan Franco. Shifting Neighborhoods, Gentrification and cultural displacement in American cities. National Community Reinvestment Coalition. <https://nrcr.org/gentrification/> [Accessed June 2021].

¹⁹ Desmond, Matthew. Evicted: Poverty and Profit in the American City. New York: Crown Publishers, 2016.

²⁰ Theodos, Brett, Sara McTarnaghan, and Claudia Coulton, 2018. Family Residential Instability: What Can States and Localities Do? https://www.urban.org/sites/default/files/publication/98286/family_residential_instability_what_can_states_and_localities_do_1.pdf [Accessed August 2021].

more closely resemble those exiting.”²¹ Another reason may be because of data limitations; U.S. Census data is the primary source of longitudinal socioeconomic data, but it doesn’t provide information about why households move or the location of their next residence.

That said, it is evident that a combination of market, demographic, and public policy factors can increase demand and pricing for real estate in some neighborhoods, in particular those neighborhoods that are proximal to employment opportunities, amenities, and other high-value neighborhoods. As a result, some households, primarily renters, will be priced out of their neighborhood and seek housing in more affordable locales. When displacement does occur, this change in residence can have detrimental impacts on residents, impeding access to healthy food, health care, recreation, and social networks and causing stress and mental health issues.^{22 23} Furthermore, residents who move out of a neighborhood because of price increases may find themselves unable to return, even more so if demand for location increases but the housing supply, both market rate and affordable, does not commensurately increase.

Commercial Gentrification

The overwhelming majority of discourse on gentrification relates to its impacts on residents. To the extent that residents experience rising housing costs and are forced to move to another neighborhood and in-migrating residents have different tastes and preferences, commercial businesses, in particular small businesses that catered to the original residents, may also be vulnerable to gentrification pressures. Commercial tenants in gentrifying neighborhoods also may be subject to predatory leasing practices, harassment from landlords, rising rents, and competition from new businesses.²⁴ And, with less access to capital and credit than their white counterparts, small businesses owned by people of color can be at higher risk of business closure or displacement from gentrification. The primary signals of commercial gentrification include declines in

²¹ Richardson, Jason, Bruce Mitchell, and Juan Franco. Shifting Neighborhoods, Gentrification and cultural displacement in American cities. National Community Reinvestment Coalition. <https://ncrc.org/gentrification/> [Accessed June 2021].

²² Centers for Disease Control and Prevention, 2009. Health Effects of Gentrification. <https://www.cdc.gov/healthyplaces/healthtopics/gentrification.htm> [Accessed June 2021].

²³ Brummet, Quentin; and Reed, Davine, 2019. The Effects of Gentrification on the Well-Being and Opportunity of Original Resident Adults and Children. Federal Reserve Bank of Philadelphia. <https://www.philadelphiafed.org/-/media/frbp/assets/working-papers/2019/wp19-30.pdf?la=en> [Accessed June 2021].

²⁴ Lung-Amam, Willow, 2021. Businesses Are Victims of Gentrification, Too. Bloomberg CityLab. <https://www.bloomberg.com/news/articles/2021-05-19/small-businesses-are-victims-of-gentrification-too> [Accessed July 2021].

minority-owned and non-chain, small establishments as well as a higher churn rate of infrequent (not patronized often) and discretionary (optional spending) establishments.²⁵

Residential Gentrification Assessment

Drawing from the extensive body of research and well-documented gentrification evaluation methodologies developed by the UC Berkeley Urban Displacement Project and the University of Texas at Austin's The Uprooted Project, EPS prepared a similar but simplified, quantitative-based methodology for the purpose of assessing current conditions in the Neighborhood Study Area and creating a framework the City can replicate and modify, to continue to evaluate the Neighborhood Study Area and other neighborhoods in the City.^{26 27}

Residential Gentrification Methodological Approach

The methodology used in this analysis relies on socioeconomic data obtained from the U.S. Census American Community Survey (ACS) to measure gentrification conditions and estimated low-income household displacement as of 2018 in the Neighborhood Study Area Subareas.²⁸ The methodology is based on metrics that are theorized to contribute to gentrification and displacement conditions as described further below.

1. **Household income.** This criterion categorizes the income-level of the households in each Census Tract in the Study Area based on the notion that tracts with a concentration of existing low-income households are susceptible to gentrification and displacement whereas tracts with a concentration of moderate- to high-income households are susceptible to increasing exclusivity (exclusion of low-income households). A Census Tract's household income category was assigned based on whether the majority of households had an income that fell within income categories defined by the California Department of Housing and Community Development (HCD) Income Limits for Sacramento County (i.e., low-income, moderate-income, high-income). If the Census Tract did not contain a majority of households that fell within an income category, the tract was defined as containing a mixture of household

²⁵ Chapple, Karen, UC Berkeley & Anastasia Loukaitou-Sideris, UC Los Angeles with Silvia R. González, Dov Kadin & Joseph Poirier. Commercial Gentrification Analysis: Methodology. Urban Displacement Project.

https://www.urbandisplacement.org/sites/default/files/commercial_gentrification_methodology_.pdf
[Accessed May 2021].

²⁶ For more information on the UC Berkeley Urban Displacement Project research and methodology, refer to the following publications on their Web site: <https://www.urbandisplacement.org/publications>.

²⁷ For more information on University of Texas at Austin's The Uprooted Project, refer to their Web site: <https://sites.utexas.edu/gentrificationproject/>.

²⁸ The U.S. Census ACS data for 2018 was the most current available data at the time this analysis was completed.

incomes and the income category was assigned based on the tract's median household income (i.e., Mixed-Low; Mixed-Moderate; Mixed-High).

2. **Change in low-income households.** This criterion reflects the change in the number of low-income households in each Census Tract from 2010 to 2018. A decline in low-income households coupled with a Low-Income category assignment signals the potential for ongoing displacement as well as susceptibility to gentrification when coupled with other factors present in that tract. It should be noted that because of data limitations related to the specifics of the households being measured, it cannot be concluded with certainty if the declines represent displacement or other intended or unintended move.
3. **Rental housing costs.** This criterion measures the average annual change in median gross rent in the Census Tract or adjacent Census Tract, as high rent burdens (and significant changes in rental rates) are strongly associated with both gentrification and displacement. In combination with the low-income category status and other metrics, moderate to significant increases in rental housing costs in or near a Census Tract can signify early to advanced gentrification status.
4. The **proportion of college-educated residents.** This criterion measures the percentage of residents with an Associate's degree or higher compared to the City as a whole in both 2010 and 2018. In combination with the household income category status and other metrics, a higher percentage of college-educated residents is strongly associated with susceptibility to gentrification and displacement of low-income households.
5. The **proportion of White residents.** This criterion measures the percentage of residents that identify as White compared to the City as a whole in both 2010 and 2018. In combination with the household income category status and other metrics, a higher percentage of White residents may be associated with susceptibility to gentrification and displacement of low-income households.
6. The **proportion of Homeowner-residents.** This criterion measures the percentage of residents that own their home compared to the City as a whole in both 2010 and 2018. In combination with the household income category status and other metrics, a higher percentage of homeowners may be associated with exclusivity of low-income households.

Using ACS data at the Census Tract geography level, Census Tracts in the Neighborhood Study Area were categorized, first by their predominant household income level, and then by the degree to which each Census Tract experienced leading indicators of gentrification between 2010 and 2018, as described above.

Similar to the Urban Displacement Project approach, the analysis defined household income profiles for each Census Tract as the basis for determining whether an area would be considered along the spectrum of either gentrification or exclusivity (i.e., higher-income and higher housing cost areas that likely provide limited housing opportunities for low-income households). Thus, each Census Tract was assigned a low-, moderate-, or

high-income profile designation which reflects estimated vulnerability to gentrification and displacement pressures (i.e., predominantly low-income household Census Tracts are more vulnerable than moderate- to high-income Census Tracts). Once an income profile was defined, EPS defined criteria for seven different categories related to gentrification or exclusivity, which are described in more detail below. The detailed residential gentrification methodology and gentrification category data and calculations is provided in **Appendix A**.

Low-Income Census Tract Gentrification Categories

- **Susceptible to Displacement.** A Census Tract was considered Susceptible to Displacement if it met a single criterion: whether it was categorized as a low-income Census tract as of 2018. This categorization acknowledges the findings in recent studies that indicate that lower-income households are residentially unstable for a variety of reasons, including gentrification pressures.
- **Susceptible to Gentrification.** Building on the previous “Susceptible to Displacement” category, a Census Tract was considered Susceptible to Gentrification if it met two criteria: 1) it was determined to be a low-income Census Tract as of 2018; and 2) it contained rental housing that demonstrated a moderate to significant increase in pricing between 2010 and 2018 or was located adjacent to a Census Tract that contained rental housing that experienced a moderate to significant increase in pricing. These factors identify Census Tracts that are not currently determined to be gentrifying but exhibiting changing conditions in the rental housing market or adjacent to a neighborhood (Census Tract) with changing conditions in the rental housing market, which can have a geographical ripple effect and increase risk for gentrification in the Census Tract.
- **Early Gentrification.** Building on the previous “Susceptible to Gentrification” category, a Census Tract was considered to be experiencing Early Gentrification if it met the following four criteria: 1) it was determined to be a low-income Census Tract as of 2018; 2) it contained rental housing that demonstrated a significant increase in pricing between 2010 and 2018; 3) there was a decline in low-income households between 2010 and 2018; and 4) the Census Tract exhibited one of three key demographic trends that have been demonstrated to be an indicator of gentrification. These factors are aligned with a combination of factors, as described earlier in this memorandum (private market forces; demographic changes) that suggest an early stage of gentrification.
- **Advanced Gentrification.** A Census Tract was considered to be experiencing Advanced Gentrification if it met the same criteria as the criteria described under the “Early Gentrification” category but instead of meeting only one of three key demographic trends, the Census Tract met two of three key demographic trends, exhibiting conditions aligning with advanced gentrification.

Moderate- to High-Income Census Tract Exclusivity Categories

- **At Risk of Becoming Exclusive.** A Census Tract was categorized as being At Risk of Becoming Exclusive if it met the following criteria: 1) it was determined to be a

moderate-income Census Tract as of 2018; and, 2) the Census Tract exhibited at least one of three key demographic trends that demonstrate the area is trending towards potential exclusivity. Neighborhoods that are at risk of becoming exclusive pose a particular concern to adjacent lower-income neighborhoods, as proximity has been found to be a factor leading to gentrification in the adjacent low-income neighborhood.

- **Early Exclusivity.** A Census Tract was categorized as experiencing Early Exclusivity if it met the following three criteria: 1) it was determined to be a moderate- to high-income Census Tract as of 2018; 2) there was a decline in low-income households between 2010 and 2018; and 3) the Census Tract exhibited at least two of three key demographic trends that demonstrate the neighborhood has begun the process of becoming an exclusive, higher-income and higher-housing cost neighborhood.
- **Advanced Exclusivity.** A Census Tract was categorized as experiencing Advanced Exclusivity if it met the following two criteria: 1) it was determined to be a high-income Census Tract as of 2018; and 3) the Census Tract exhibited at least two of three key demographic trends that demonstrate the neighborhood has become an exclusive, higher-income and higher-housing cost neighborhood.

Historical Decline of Low-Income Households (Potential for Ongoing Displacement)

This analysis evaluates changes in the number of low-income households that occurred between 2010 and 2018 as a proxy for displacement. This analysis does not categorize the extent of the decline (i.e., minimal, moderate, or significant), primarily because the scope of the analysis was limited to the Neighborhood Study Area, which did not allow for conclusions within the context of a larger geography (i.e., City, County).

This analysis does not assume displacement is occurring along the continuum of gentrification and exclusivity designations. Rather, this analysis provides a metric for displacement as a separate overlay, reflecting evidence that suggests displacement of low-income households may be occurring in gentrifying and non-gentrifying neighborhoods alike.

Residential Gentrification Assessment Findings

Table 2 summarizes the gentrification and displacement assessment findings for the Neighborhood Study Area. The residential gentrification and displacement results are also displayed geographically by Census Tract by Subarea in **Map 3**. The data supporting these findings are provided in **Appendix A**:

Table 2. Residential Gentrification Assessment Criteria

Category	Residential Gentrification Criteria
2018 Income Category	Determination of the predominant household income level for households in a Census Tract to determine the extent of gentrification or exclusivity (Low, Moderate, High)
Susceptibility and Potential for Ongoing Displacement	
Susceptible to Displacement of Low Income Households	1. Predominantly <u>low</u> income CT or median household income < 80% AMI in 2018
Historical Decline of Low Income Households (Potential for Ongoing Displacement)	1. Decline in low income households between 2010-2018
Low-Income Census Tract Gentrification Categories	
Susceptible to Gentrification	1. Predominantly low income CT or median household income < 80% AMI in 2018 2. Moderate to significant average, annual increase (2 to >5%) or adjacent to a CT with a moderate to significant average, annual increase in rental housing costs between 2010-2018
Early Gentrification	1. Predominantly low income CT or median household income < 80% AMI in 2018 2. Decline in low income households between 2010-2018 3. Significant average, annual increase (>5%) in rental housing costs between 2010-2018 4. Meets 1 of 3 demographic gentrification criteria in 2018
Advanced Gentrification	1. Predominantly moderate income CT or median household income is between 80% and 120% AMI in 2018 2. Decline in low income households between 2010-2018 3. Significant average, annual increase (>5%) in rental housing costs between 2010-2018 4. Meets 2 of 3 demographic gentrification criteria in 2010 and 2018
Moderate-to-High-Income Census Tract Exclusivity Categories	
At Risk for Becoming Exclusive (Stable Moderate Income)	1. Predominantly moderate income CT or median household income is between 80% and 120% AMI in 2018 2. Meets at least 1 of 3 demographic gentrification criteria in 2010 and 2018
Early Exclusivity (Stable Moderate to High Income)	1. Predominantly moderate to high income CT or median household income is between 80% and 120% or > 120% AMI in 2018 2. Decline in low income households between 2010-2018 3. Meets at least 2 of 3 demographic gentrification criteria in 2010 and 2018
Advanced Exclusivity (Stable High Income)	1. Predominantly high income CT or median household income is > 120% AMI in 2018 2. Meets at least 2 of 3 demographic gentrification criteria in 2010 and 2018

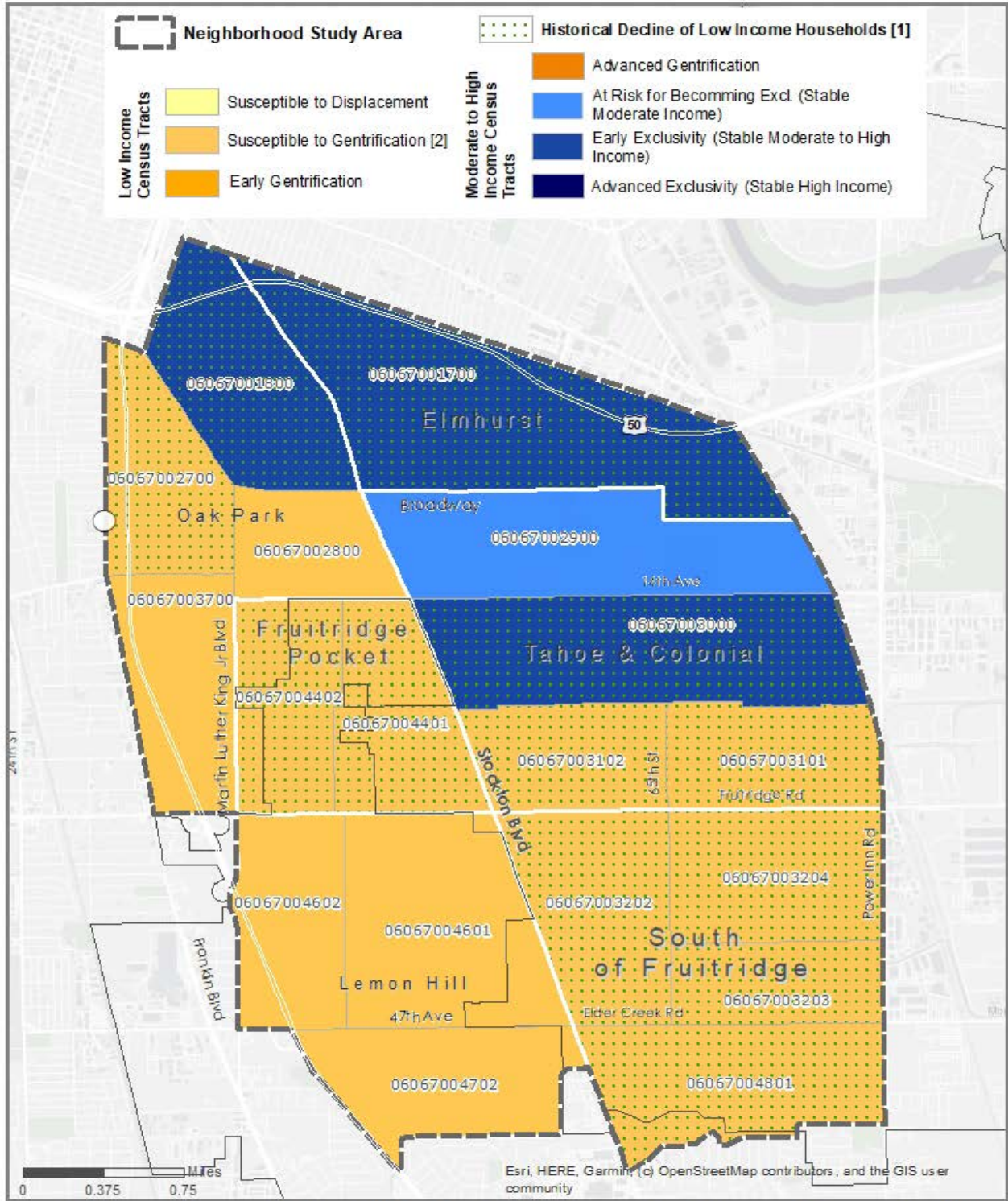
Source: City of Sacramento <https://www.cityofsacramento.org/tpp>; U.S Census ACS 2010 and 2018; State of California Department of Housing and Community Development (HCD); UC Berkeley Urban Displacement Project; EPS.

Table 2- A. Residential Gentrification Assessment Categories by Census Tract

Study Subarea/ Census Tract	2018 Income Category of Census Tract	Susceptibility and Potential for Ongoing Displacement		Low-Income Census Tract Gentrification Categories			Moderate-to-High-Income Census Tract Exclusivity Categories		
		Susceptible to Displacement of Low Income Households	Historical Decline of Low Income HHs (Potential for Ongoing Displacement)	Susceptible to Gentrification	Early Gentrification	Advanced Gentrification	At Risk of Becoming Exclusive (Stable Moderate Income)	Early Exclusivity (Stable Moderate to High Income)	Advanced Exclusivity (Stable High Income)
<i>Source</i>	<i>Table A-1</i>	<i>Table A-2</i>	<i>Table A-2</i>	<i>Table A-3</i>	<i>Table A-3</i>	<i>Table A-3</i>	<i>Table A-4</i>	<i>Table A-4</i>	<i>Table A-4</i>
Elmhurst 6067001700	Mixed-Moderate	No	Yes	No	No	No	No	Yes	No
Oak Park 6067001800 6067002700 6067002800 6067003700	Mixed-Moderate Low Low Low	No Yes Yes Yes	Yes Yes No No	No Yes Yes Yes	No No No No	No No No No	No No No No	Yes No No No	No No No No
Fruitridge Pocket 6067004401 6067004402	Low Low	Yes Yes	Yes Yes	Yes Yes	No No	No No	No No	No No	No No
Tahoe & Colonial 6067002900 6067003000 6067003101 6067003102	Mixed-Moderate Mixed-Moderate Low Low	No No Yes Yes	No Yes Yes Yes	No No Yes Yes	No No No No	No No No No	Yes No No No	No Yes No No	No No No No
Lemon Hill 6067004601 6067004602 6067004702	Low Low Low	Yes Yes Yes	No No No	Yes Yes Yes	No No No	No No No	No No No	No No No	No No No
South of Fruitridge 6067003202 6067003203 6067003204 6067004801	Low Low Low Low	Yes Yes Yes Yes	Yes Yes Yes Yes	Yes Yes Yes Yes	No No No No	No No No No	No No No No	No No No No	No No No No

Source: City of Sacramento <https://www.cityofsacramento.org/tpp>; U.S Census ACS 2010 and 2018; State of California Department of Housing and Community Development (HCD); UC Berkeley Urban Displacement Project; EPS.

Map 3. Stockton Specific Plan Neighborhood Study Area Residential Gentrification Assessment



Source: City of Sacramento; U.S. Census ACS 2010 and 2018 5-year; State of California Department of Housing and Community Development; U.C. Berkeley Urban Displacement Project; EPS.

[1] Reflects a decrease in low income households between 2010-2018 in Census Tracts that experienced increased and decreased total households over this period. For Census Tracts that experienced a decline in total households, the decline in low income households exceeded the decline in total households.
 [2] Census Tracts that are categorized as "Susceptible to Gentrification" are also susceptible to displacement but not necessarily experiencing displacement of low-income households. Census Tracts that experienced declines in low income households between 2010-2018 are noted on this map.

- **Approximately one-third of Neighborhood Study Area households live in areas that are Becoming Exclusive or have the Potential to Become Exclusive to low-income households.** The northern portion of the Neighborhood Study Area, comprising Elmhurst and North Oak Park and most of the Tahoe & Colonial Subarea are designated as moderate-income Census Tracts that are either Becoming Exclusive to low-income households (Elmhurst, the northern portion of the Oak Park Subarea, and the middle portion of the Tahoe & Colonial Subarea) or have the Potential to Become Exclusive to low-income households (northern Tahoe & Colonial Subarea). This finding was not unexpected given various factors that have been identified as probable drivers of gentrification, including: close proximity to areas with abundant employment opportunities and amenities (midtown and downtown); close proximity to a high housing value neighborhood to the north of the Neighborhood Study Area (East Sacramento); a concentration of employment opportunities and amenities in these Census Tracts themselves (in Elmhurst and northern Oak Park) or adjacency to these employment opportunities and amenities (northern Tahoe & Colonial Subarea); and sustained public and private investment in the northern portion of the Neighborhood Study Area (northern Oak Park and Elmhurst).
- **The remaining two-thirds of Neighborhood Study Area households live in areas that are categorized as Susceptible to Gentrification.** Households living in the southern portions of the Oak Park and Tahoe & Colonial Subareas, and the entirety of the Fruitridge Pocket, Lemon Hill, and South of Fruitridge Subareas met conditions that align with the “Susceptible to Gentrification” designation. That is, these Subareas or portions of subareas were predominantly low-income and experienced moderate to significant rental housing pricing increases or were located adjacent to Census Tracts that experienced moderate to significant rental housing pricing increases. It is important to note that the distinction between this designation and a more prominent gentrification designation (Early Gentrification and Advanced Gentrification) means that residents and households did not meet any of the three demographic criteria that often accompany gentrification (i.e., these Census Tracts did not contain a higher percentage of college educated residents, white residents, or homeowner households relative to the City average).
- **Between 2010 and 2018, the Neighborhood Study Area experienced an estimated net decline in low-income households, although data limitations and comparisons to Citywide trends lead to mixed conclusions.** The Neighborhood Study Area experienced a net loss of about 420 low-income households between 2010 and 2018, including declines in Census Tracts that were defined as having both moderate-income and low-income profiles. Unsurprisingly, declines were estimated in the northern portion of the Neighborhood Study Area (Elmhurst, and northern portion of Oak Park), where Census Tracts were identified as “Becoming Exclusive” to low-income

households.²⁹ Net declines also were estimated in subareas throughout the Neighborhood Study Area with the exception of the Lemon Hill Subarea, which experienced a substantial increase in low-income households. Notably, although there was a substantial decline in low-income households in the northern portion of Oak Park, there was a counterbalancing increase in the southern portion of the Oak Park Subarea resulting in a negligible change overall in the entire Oak Park Subarea.

These findings are complicated by the estimated net decline in low-income households that occurred Citywide during the same period. Between 2010 and 2018, the City experienced a net decline of about 980 low-income households. Without more detailed data regarding these households, one theory is that some low-income households throughout the City, including in the Neighborhood Study Area, were displaced to locations outside of the City. Because some Census Tracts in the Neighborhood Study Area (and presumably in Census Tracts throughout the City) experienced an *increase* of low-income households, one could conclude that some low-income households were displaced from one area of the City (or from locations outside the City) to these tracts. An alternative theory could be that the households that were defined as low-income at the beginning of the period (2010) experienced an increase in income that exceeded the low-income threshold at the end of the period (2018). The converse could also be true for other households, both hypotheses could be true, or other theories yet to be identified. The limitation of not knowing exactly which households moved where complicates the ability to determine *how much* displacement occurred in the Neighborhood Study Area (or throughout the City).

It is also worth noting that while some Census Tracts in the Neighborhood Study Area experienced declines in low-income households and residents who identify as a race or ethnicity considered a “community of color” (signaling evidence of gentrification) there were other Census Tracts that experienced declines in low-income households and substantial increases of residents who identify as a race or ethnicity considered a “community of color” (the three most southern Census Tracts in the Tahoe & Colonial Subarea and the two Census Tracts to the east of Stockton Boulevard in the South of Fruitridge Subarea).

While it is difficult to definitively conclude how much displacement has occurred in the Neighborhood Study Area, to the extent that Census Tracts in the Neighborhood Study Area have experienced myriad conditions correlated with gentrification, it is probable that some low-income households, which may have moved because of rental housing pricing increases or other reason, may find themselves unable to return to

²⁹ One Census Tract in northern Oak Park identified as Susceptible to Gentrification (low-income profile) also had a significant decline in low-income households, but experienced a decline in rental housing pricing, met none of the demographic gentrification criteria in 2010, and met one of the demographic gentrification criteria in 2018.

their neighborhood without an increase in affordable housing supply and policies and programs that promote the economic prosperity of existing residents.

Another form of displacement, cultural displacement, results when the preferences and behaviors of new residents supplant those of the existing residents. Although difficult to measure, the demographic gentrification criteria—including increases in college educated and white residents—can be used as a proxy. Between 2010 and 2018, the largest increases in the percentage of college educated residents were in the northern portion of the Neighborhood Study Area (Elmhurst, north Oak Park, and north Tahoe & Colonial subareas), although it is important to note that the percentage of college-educated residents increased throughout the Neighborhood Study Area, with the exception of the Lemon Hill subarea, and throughout the entire City. Similarly, despite a decline in the percentage of residents that identify as white in the City overall between 2010 and 2018, the Neighborhood Study Area experienced increases in the percentage of white residents in the northern Subareas (Elmhurst and north Oak Park) with corresponding declines in the percentage of the population that identifies as a race or ethnicity considered a “community of color.” It can be surmised that based on this evaluation of socioeconomic data and known real estate and public investments, that the northern Census Tracts of the Neighborhood Study Area have experienced cultural displacement for at least the last decade.

Commercial Gentrification Assessment

Similar to the residential assessment methodology, EPS prepared a methodology to evaluate commercial gentrification in the Neighborhood Study Area. The methodological approach closely follows the approach developed by The Urban Displacement Project and measures gentrification based on metrics that are estimated to contribute to commercial gentrification. Per the reader’s note described in the beginning of this memorandum, it is important to note that the original assessment (described in the initial September 2021 memorandum) was limited to an evaluation of commercial establishments in the Neighborhood Study Area. This updated memorandum analyzes establishment data in the City, in addition to the Neighborhood Study Area, to provide a contextual understanding of commercial gentrification trends over two study periods (2000-2009 and 2010-2019) and to allow for specific findings occurring in the Neighborhood Study Area relative to broader (Citywide) trends.

Commercial Gentrification Methodological Approach

The initial step in evaluating commercial gentrification was to select only those Census Tracts that contained a commercial density greater than the Citywide median density, measured as the quantity of total establishments by Census Tract per Census Tract land area (acres). Commercial concentrations within Census Tracts were defined for all tracts in the City for the ending study period years of 2009 and 2019. Thus, commercial gentrification trends by Census Tract were evaluated further if the Census Tract met this threshold.

Following the commercial density threshold analysis, the commercial gentrification methodological approach measured four criteria to assess commercial gentrification trends in the Neighborhood Study Area over two periods: 2000 to 2009; and 2010 to 2019. This approach relied on data from the National Establishment Time-Series (NETS) Database for 2019 and used geospatial analysis to develop a composite index of each of the four criteria, as described below:³⁰

1. **Minority-owned establishments.** This criterion reflects the change in the share of minority-owned establishments in a Census Tract over the study periods. A decline in the percentage share of minority-owned establishments by Census Tract is assumed to indicate commercial gentrification.
2. **Non-chain, small establishments.** This criterion reflects the change in the share of non-chain, small establishments in a Census Tract over the study periods. A decline in the percentage share of non-chain, small establishments by Census Tract is assumed to indicate commercial gentrification.
3. **Infrequently patronized establishments.** This criterion reflects the churn rate at which infrequently patronized establishments move in and out of a Census Tract.³¹ An infrequent establishment is defined as an establishment that is not patronized often. Refer to **Table B-10** for a list of North American Industry Classification System (NAICS) codes that comprise the infrequently patronized establishments evaluated in this analysis. A higher churn rate is assumed to indicate commercial gentrification.
4. **Discretionary establishments.** This criterion reflects the churn rate at which discretionary, or optional spending, establishments move in and out of a Census Tract. Refer to **Table B-11** for a list of NAICS codes that comprise the discretionary establishments evaluated in this analysis. A higher churn rate is assumed to indicate commercial gentrification.

The raw values were calculated for each criterion for the City's Census Tracts and then indexed on a scale of 1-100 to align the values for ease of comparison and aggregation. Following the Urban Displacement Project methodology, the rescaled index for the first two criteria—minority-owned establishments and non-chain, small establishments—were weighted with a factor of 3 to reflect the importance of these criteria in the overall composite index.³² The re-scaled index for the other two criteria—infrequently

³⁰ The NETS database is a comprehensive time-series database, prepared annually by Walls & Associates, of over 63 million establishments throughout the United States from 1990 through 2019. This assessment evaluates changes in establishments in the Study Area from 2000 through 2019.

³¹ The churn rate is defined as number of establishments that cease operations move out of or cease, a Census Tract, divided by total number of establishments.

³² Chapple, Karen, UC Berkeley & Anastasia Loukaitou-Sideris, UC Los Angeles with Silvia R. González, Dov Kadin & Joseph Poirier. Commercial Gentrification Analysis: Methodology. Urban Displacement

patronized establishment churn rates and discretionary establishment churn rates—were not weighted. The weighted and unweighted indices for each criterion were aggregated to determine an overall composite index for each Census Tract. The higher the composite index, the more a Census Tract is estimated to reflect commercial gentrification conditions.

A summary of the components of the commercial gentrification methodology is provided in **Table 3**. The detailed methodological approach and supporting data and calculations are provided in **Appendix B**.

Project.

https://www.urbandisplacement.org/sites/default/files/commercial_gentrification_methodology...pdf

[Accessed May 2021].

Table 3. Commercial Gentrification Assessment Methodological Components

	Commercial Gentrification Criteria			
	Criteria A Minority-Owned Est. Share Diff.	Criteria B Non-Chain Small Est. Share Diff.	Criteria C Infrequent Est. Churn Rate	Criteria D Discretionary Est. Churn Rate
Description	This criterion reflects the share difference in minority-owned establishments as a percentage of total establishments between time periods analyzed: 2000-2009; and 2010-2019. This criterion is indexed and weighted.	This criterion reflects the share difference in non-chain small establishments as a percentage of total establishments between time periods analyzed: 2000-2009; and 2010-2019. This criterion is indexed and weighted.	This criterion reflects the churn rate of infrequently-patronized establishments between time periods analyzed: 2000-2009; and 2010-2019. This criterion is indexed and not weighted.	This criterion reflects the churn rate of discretionary establishments between time periods analyzed: 2000-2009; and 2010-2019. This criterion is indexed and not weighted.
Raw Value Interpretation	A decline in minority-owned businesses indicates greater commercial gentrification.	A decline in non-chain small businesses indicates greater commercial gentrification.	A higher churn rate reflects greater commercial gentrification.	A higher churn rate reflects greater commercial gentrification.
Indexed Value	Yes (0-100 Index)	Yes (0-100 Index)	Yes (0-100 Index)	Yes (0-100 Index)
Index Weighting	A weighting factor was applied to the indexed value to reflect the prominent role minority-owned establishments plays in commercial gentrification.	A weighting factor was applied to the indexed value to reflect the prominent role non-chain small establishments plays in commercial gentrification.	No weighting applied to the indexed value.	No weighting applied to the indexed value.
Index Weighting Factor	3.00	3.00	1.00	1.00
Indexed Value Interpretation	A higher indexed score denotes greater commercial gentrification.			
	Minimum value generates highest indexed value; Maximum value generates lowest indexed value.	Minimum value generates highest indexed value; Maximum value generates lowest indexed value.	Maximum value generates highest indexed value; Minimum value generates lowest indexed value.	Maximum value generates highest indexed value; Minimum value generates lowest indexed value.

Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

Commercial Gentrification Assessment Findings

By the end of the second study period (2010-2019), commercial density increased in the Study Area and Citywide, and commercial gentrification assessment results, relative to the 2009 findings, present several conclusions. As of 2019, only one Census Tract in the Study Area was identified as a commercially gentrifying tract (a different and adjacent Census Tract in the Oak Park Subarea). See **Map 5**. That is, the 2000-2009 Census Tracts that qualified as commercially gentrifying no longer met the Composite Index threshold in the latter study period, suggesting what appears to be improved conditions in the case of the Oak Park Subarea Census Tract or improved conditions relative to the Citywide threshold, in the case of the South of Fruitridge Subarea Census Tract. Related to this finding, the Citywide Gentrification Composite Index threshold increased over time, suggesting a greater amount of commercial gentrification is occurring in the City. It is also important to note that, as of 2019, there are several Census Tracts that are not considered commercially concentrated tracts (i.e., commercial density and the number of establishments are low) but exhibit a high gentrification composite index, suggesting the need to monitor and intervene, as necessary, with strategies to mitigate further commercial gentrification.

In assessing the individual components of the composite index, there are several key conclusions regarding indicators of commercial gentrification in the Neighborhood Study Area. The data supporting these findings are provided in **Appendix B**:

- **The percentage of minority-owned establishments in the Neighborhood Study Area has declined over time, despite an increase in total establishments in the Neighborhood Study Area.** Between 2000 and 2019, the percentage of establishments in the City owned by minorities slowly declined from approximately 3.7 percent of total establishments down to 1.9 percent of total establishments (a loss of 20 minority-owned establishments), a proportional imbalance to the 92 percent increase in total establishments, an absolute increase of 17,122 establishments. Similarly the number of establishments in the Neighborhood Study Area increased over this same period from 1,480 to over 2,900, the percentage of minority-owned establishments declined from 4.0 percent in 2000 to 1.6 percent in 2019. In terms of absolute establishments, the Neighborhood Study Area contained 59 minority-owned establishments in 2000 and experienced a loss of 12 minority-owned establishments as of 2019, most of which were in the South of Fruitridge Subarea.

Table 4. Commercial Gentrification Assessment Summary

Item	2000-2009							2010-2019						
	Commercial Density (2010)		Gentrification Composite Index		Commercially Gentrifying Census Tracts	Note	Commercial Density (2019)		Gentrification Composite Index		Commercially Gentrifying Census Tracts	Note		
	Est. per Acre	Meets Threshold	Index Score	Meets Threshold			Est. per Acre	Meets Threshold	Index Score	Meets Threshold				
Citywide Threshold Values														
Median Commercial Density	0.33		-				0.39		-					
20th Pctl. of Composite Index	-		367.8				-		432.7					
Elmhurst														
6067001710	0.31	No	316.2	No	No	[1]	0.40	Yes	367.3	No	No	[2]		
6067001720	0.49	Yes	234.9	No	No	[2]	0.69	Yes	360.9	No	No	[2]		
Oak Park														
6067001800	0.51	Yes	340.0	No	No	[2]	0.79	Yes	178.2	No	No	[2]		
6067002700	0.65	Yes	373.6	Yes	Yes	Decrease in minority-owned establishments; high churn rates for both infrequent and discretionary establishments	0.68	Yes	329.0	No	No	[2]		
6067002800	0.43	Yes	353.1	No	No	[2]	0.52	Yes	477.7	Yes	Yes	Decrease in both minority-owned and small business establishments; high churn rates for both infrequent and discretionary establishments		
6067003700	0.47	Yes	367.1	No	No	[2]	0.51	Yes	339.0	No	No	[2]		
Fruitridge Pocket														
6067004401	0.23	No	217.9	No	No	[1]	0.20	No	317.6	No	No	[1]		
6067004402	0.07	No	193.4	No	No	[1]	0.12	No	59.5	No	No	[1]		
Tahoe & Colonial														
6067002900	0.45	Yes	255.5	No	No	[2]	0.53	Yes	266.3	No	No	[2]		
6067003010	0.33	Yes	286.2	No	No	[2]	0.46	Yes	392.9	No	No	[2]		
6067003020	0.52	Yes	326.0	No	No	[2]	0.45	Yes	363.5	No	No	[2]		
6067003101	0.27	No	309.6	No	No	[1]	0.32	No	254.2	No	No	[1]		
6067003102	0.34	Yes	256.5	No	No	[2]	0.33	No	483.4	Yes	No	Low commercial density, but noting decrease in minority-owned and small businesses establishments; high churn rates for both infrequent and discretionary establishments		
Lemon Hill														
6067004602	0.26	No	639.6	Yes	No	Low commercial density, but noting decrease in minority-owned establishments; high churn rates for both infrequent and discretionary establishments	0.26	No	385.5	No	No	[1]		
6067004603	0.05	No	881.6	Yes	No	Low commercial density, but noting decrease in minority-owned establishments; high churn rates for both infrequent and discretionary establishments	0.04	No	1,111.3	Yes	No	Low commercial density, but noting decrease in small businesses establishments; high churn rates for both infrequent and discretionary establishments		
6067004604	0.08	No	333.6	No	No	[1]	0.09	No	445.4	Yes	No	Low commercial density, but noting decrease in small businesses establishments; high churn rate for discretionary establishments		
6067004702	0.07	No	298.3	No	No	[1]	0.06	No	447.8	Yes	No	Low commercial density, but noting decrease in minority-owned establishments		
South of Fruitridge														
6067003202	0.49	Yes	369.9	Yes	Yes	Decrease in minority-owned establishments; high churn rates for both infrequent and discretionary establishments	0.49	Yes	406.1	No	No	[2]		
6067003203	0.24	No	271.8	No	No	[1]	0.21	No	541.2	Yes	No	Low commercial density, but noting decrease in both minority-owned and small business establishments		
6067003204	0.31	No	503.6	Yes	No	Low commercial density, but noting decrease in minority-owned establishments; high churn rates for both infrequent and discretionary establishments	0.34	No	364.6	No	No	[1]		
6067004801	0.28	No	376.2	Yes	No	Low commercial density, but noting decrease in minority-owned establishments	0.30	No	408.7	No	No	[1]		
Census Tracts Meeting Threshold														
% of Study Area Census Tracts	-	43%	-	29%	10%		-	48%	-	29%	5%			
% of Total City Census Tracts [3]	-	51%	-	59%	10%		-	50%	-	60%	10%			

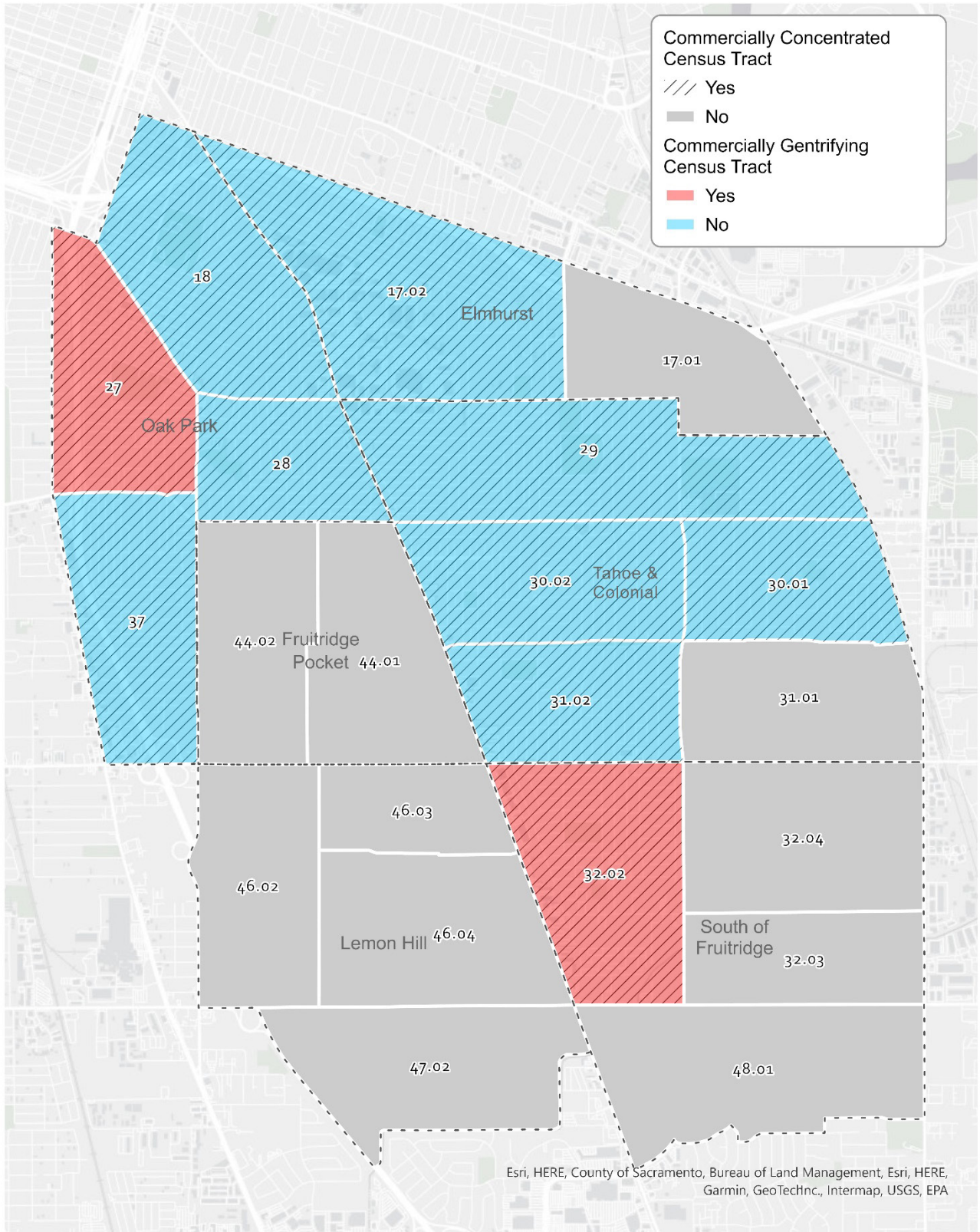
Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

[1] Does not meet either threshold.

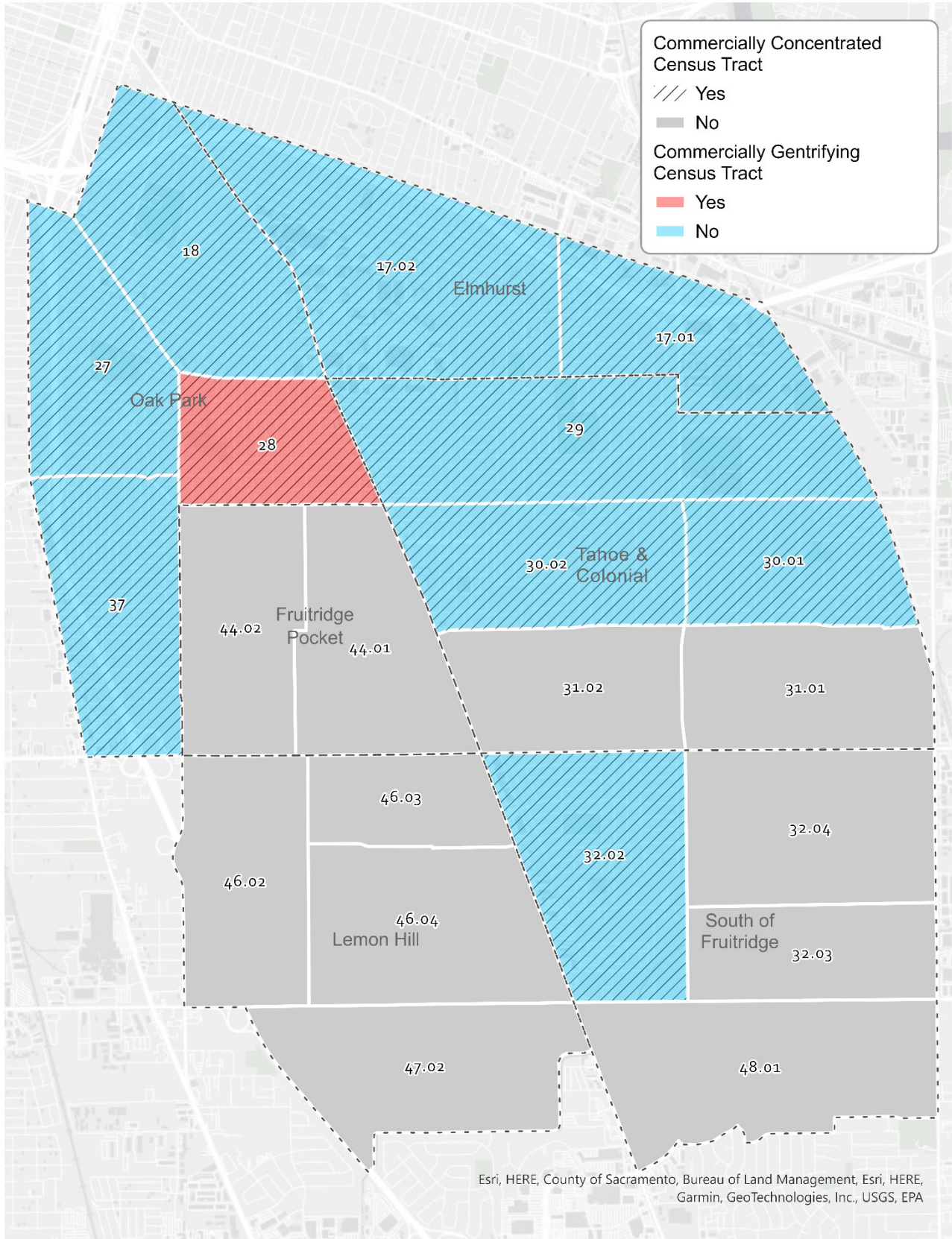
[2] Meets the Commercial Density threshold, but not the Gentrification Index threshold.

[3] See Table B-5 and Table B-6.

Map 4. Study Area Commercial Displacement Risk: 2000 - 2009



Map 5. Study Area Commercial Displacement Risk: 2010 - 2019



- **Anecdotal evidence affirms that minority-owned, small businesses are prospering in Oak Park despite what the numeric data suggests.** An article in the Sacramento Bee indicated that since 2020 minority-owned, small businesses are increasing, with 4 non-chain, small black-owned businesses that opened during the Pandemic and 2 more in the pipeline.³⁴ This finding shows the limitation of the data analysis on a census tract level, which may obscure gentrification trends that are occurring at a smaller geography (i.e., block-level impacts). Another limitation of the numeric analysis is the self-assessment, whether business owners report if they identify as a minority or leave that section blank. The thriving businesses in Oak Park provides an example for one expanse of the Neighborhood Study Area at one point in time, additional outreach to stakeholders throughout the Neighborhood Study Area, especially stakeholders in the Lemon Hill Subarea, which is home to a portion of the Little Saigon district, is necessary to determine whether these findings reflect data limitations or the reality of commercial gentrification conditions, including the loss of minority-owned establishments and cultural changes in the community.
- **Retail establishments in the Neighborhood Study Area are predominantly characterized by non-chain, small establishments, with a higher proportion of total establishments than the proportion Citywide.** Large retail chain establishments play a strong role in changing the culture of a commercial district.³⁵ To its credit, as new residents and commercial businesses have grown in the Neighborhood Study Area, the proportional share of non-chain, small businesses have also increased, from 83.7 percent in 2000 to 90 percent of total establishments as of 2019. This increase was primarily driven by new small business growth in the northern portion of the Neighborhood Study Area (Elmhurst, Oak Park, and Tahoe & Colonial), although growth occurred throughout the Neighborhood Study Area. The City's proportional share has been consistently lower than the Neighborhood Study Area, with non-chain, small establishments representing 78.8 percent of total establishments in 2000 increasing to 87 percent as of 2019. Although the Neighborhood Study Area has successfully maintained - and increased - a proportional share of non-chain, small establishments, this analysis does not evaluate the extent to which the types of non-chain, small businesses have changed over time, how these establishments might align with or diverge from the preferences of incumbent residents, and whether current establishments have changed the cultural dynamics of commercial districts in the Neighborhood Study Area.

³⁴ Clift, Theresa. 'A shift has occurred.' How Oak Park's diverse business community is thriving despite COVID. The Sacramento Bee. <https://www.sacbee.com/news/local/article253403615.html> [Accessed August 2021].

³⁵ Chapple, Karen, UC Berkeley & Anastasia Loukaitou-Sideris, UC Los Angeles with Silvia R. González, Dov Kadin & Joseph Poirier. Commercial Gentrification Analysis: Methodology. Urban Displacement Project. https://www.urbandisplacement.org/sites/default/files/commercial_gentrification_methodology...pdf [Accessed May 2021].

- **Although the total number of establishments increased, the proportional share of infrequently patronized and discretionary establishments in the Neighborhood Study Area declined between 2000 and 2010.** In 2000, infrequently patronized establishments represented 7 percent of total establishments in the Neighborhood Study Area. While the absolute number increased (from 105 to 145), the proportional share declined to 6 percent by 2010. There was a similar trend with discretionary establishments. While the absolute number of discretionary establishments increased (from 169 to 230), the proportional share declined from 11 percent in 2000 to 9 percent by 2010. Over the 2-decade study periods, the Neighborhood Study Area experienced significant churn of infrequently patronized and discretionary establishments. The City followed a similar pattern with proportional declines in the infrequently and discretionary establishments even with absolute increases and significant churn of both types of establishments over both time periods.

Analysis Limitations

The residential and commercial gentrification assessments documented in this memorandum are presented as an initial methodological approach and set of findings, subject to refinement, as new research and data become available, and supplemented by relevant qualitative data, including stakeholder input.

Residential Gentrification Assessment

As noted in the gentrification overview, defining and measuring gentrification and displacement is complicated. Many studies have used a variety of criteria and data sources to evaluate and arrive at gentrification and displacement conclusions. While other studies have employed rigorous, statistical methods to evaluate data and formulate conclusions, the objective of the approach used for this study was to develop a simple, generalized method of evaluating gentrification and displacement that could be replicated by the City in the future. This simplified approach and use of US Census data as the sole data source result in analytical limitations that warrant documentation.

While the use of US Census data improves the validity of the conclusions, it also confines the data analyzed to a specific timeframe that may not fully capture the process of neighborhood change. On one hand, the study period may be too short, obscuring the extent of low-income household loss following an influx of other socioeconomic factors that contribute to gentrification (i.e., increases in college-educated and white residents). On another hand, the most recent Census data used in this analysis is from 2018, which will not reflect any recent socioeconomic changes. This becomes important in strong real estate market contexts (as has been the case for parts of the Neighborhood Study Area for the last several years), as above-average demand can accelerate neighborhood

change and potential displacement. Where local market conditions are more tepid, gentrification indicators may not have the same displacement impacts.³⁶

Evaluating US Census data at the Census Tract level may obscure gentrification trends that are occurring at a smaller geography (i.e., block-level impacts). It is important to note the conclusions derived for Subareas or Census Tracts within the Subareas in this analysis may differ from the reality of existing residents at a smaller geography.

With respect to evaluating the extent of gentrification-related displacement, US Census data does not provide information about why households move or the location of their next residence. Evaluating the loss of low-income households alone is insufficient to formulating conclusions regarding displacement. Additional data, such as a stakeholder survey, could be used to further our understanding of gentrification-related displacement in the Neighborhood Study Area or other areas of the City.

Commercial Gentrification Assessment

As described previously, the commercial gentrification assessment relied on establishment data derived from the NETS database. The geographical information tied to each establishment in the database (i.e., addresses, latitude and longitude coordinates) required significant manual adjustment to clean up the data to be evaluated geospatially and aligned with Census Tract boundaries in the Neighborhood Study Area. While EPS made every effort to correct all geographical information, data errors may still exist.

The methodological approach employed in this assessment uses the context of composite indices for Census Tracts in a larger geography to make determinations regarding commercial gentrification in the Census Tracts of the Neighborhood Study Area. The analysis examines two study periods (2000-2009 and 2010-2019). Comparing the Study Area to the City provides a larger picture of the context of commercial establishments within the area and if Study Area establishments are following similar citywide trends or if the Study Area is experiencing more signs of gentrification than the rest of the City. For example, some of the Gentrification Composite Indices within the Study Area may have increased indicating signs of gentrification but fell below the 20th percentile of citywide trends in the latter study period and therefore would not be considered to be gentrifying. These Census Tracts have been noted (in **Table 4**) as tracts the City should monitor for ongoing commercial gentrification.

A limitation of the commercial gentrification assessment is whether business owners report whether they identify as a minority. The composite index, and subsequent conclusions about commercial gentrification, rely heavily on business owners self-reporting as minorities, to the extent they do identify as a minority. For many establishments in the Neighborhood Study Area, the “minority owner” field was blank,

³⁶ Chapple, Karen, Paul Waddell, Daniel Chatman, Miriam Zuk, Anastasia Loukaitou-Sideris, Paul Ong, Silvia R. Gonzalez, Chhandara Pech, and Karolina Gorska, 2017. Developing a New Methodology for Analyzing Potential Displacement. Urban Displacement Project. <https://ww2.arb.ca.gov/sites/default/files/classic/research/apr/past/13-310.pdf> [Accessed June 2021].

leading us to conclude that the establishment was not minority-owned. Potentially, there are establishments in the Neighborhood Study Area that are indeed minority-owned but the business owner intentionally or unintentionally left this field blank.

Finally, as described previously, the Neighborhood Study Area is predominantly characterized by non-chain, small businesses, and, in fact, has experienced an increase in these establishments over time. However, further research is warranted to evaluate how non-chain, small businesses have changed over time, how these establishments align with or diverge from the preferences of incumbent residents, and whether changes in non-chain, small establishments have transformed the cultural dynamics of commercial districts in the Neighborhood Study Area.

Next Steps and Policy Considerations

Gentrification has the potential to contribute to prosperity and an enhanced quality of life for residents and businesses in the Study Area. However, investment in the Study Area (as well as other local, regional, and Federal economic conditions) can cause real estate prices to rise, displacing existing residents and places of business and potentially changing the community's cultural history and social structure. Programmatic and public policy interventions are necessary to mitigate gentrification and pressures on the most vulnerable populations.

This section identifies ways in which the City can establish actionable strategies to continue investing in the Neighborhood Study Area while minimizing gentrification-related displacement.

- **Conduct stakeholder outreach to supplement the quantitative gentrification and displacement assessment.** Given the data limitations described in the previous section, quantitative data analysis should be supplemented by qualitative data to confirm or refine conclusions. The quantitative analysis may not fully capture gentrification and displacement pressures at the block level. Further, changes to the neighborhood's cultural fabric may be challenging to discern through quantitative methods. To supplement the quantitative analyses presented in this memorandum, a stakeholder survey could be used to further understand demographic, cultural, and socioeconomic changes for the purpose of crafting policies or developing programs to mitigate gentrification and displacement. The City's Neighborhood Development Action Team (NDAT), a collaboration between City departments and partner agencies, could engage with residents and business owners directly to confirm quantitative-based findings. For example, outreach could be conducted to determine whether the types of non-chain small businesses, although indicative of inclusive economic development efforts, are meeting the needs of existing or new residents of the area.
- **Supplement existing City strategies that mitigate gentrification and displacement with additional policies to stabilize the Neighborhood Study Area.** The City and other non-City organizations currently have a set of policies and programs in place in the Study Area. There are myriad programs and initiatives,

including the current Specific Plan effort, to improve neighborhood conditions relating to community engagement, culture, housing, inclusive economic development, transportation connections and safety, public health. In addition, the Neighborhood Study Area has and continues to experience an increase in proposed new residential and employment-generating uses. As considerable investment in the Neighborhood Study Area continues, there are several strategies that have been identified as effective in mitigating displacement in some communities, although these strategies should be vetted with City staff and community stakeholders to determine feasibility within the Study Area.^{37 38}

- **Facilitate production of both market-rate and affordable housing.** Housing production is an effective mitigating approach in the context of a strong housing market with high demand and limited supply. By increasing the supply of housing, particularly affordable housing, in strong markets, housing costs can be moderated and relieve displacement pressures.³⁹ Policies that further streamline the entitlement process, and reduce development costs and other risks to developers, should be contemplated. This strategy requires the presence of strong housing market conditions to be effective, and a long timeframe and significant costs to implement. *Existing City policies that fall under the category of facilitating housing production include the City's accessory dwelling unit ordinance and the Mixed Income Housing ordinance and associated Housing Impact Fee which generates revenues to develop affordable workforce housing; fee reductions on affordable housing projects; and development application streamlining.*
- **Preserve affordable rental housing.** In contrast with housing production strategies, strategies that preserve both subsidized and unsubsidized affordable housing units do not require a strong housing market to be effective since they apply to existing units and can be implemented in the short-term. Preservation strategies found to be the most effective at mitigating gentrification and displacement include preserving naturally occurring affordable housing through rehabilitation programs that subsidize upgrades and other unit improvements in order to maintain steady rental rates. In addition, community land trusts (CLTs) or other policies that allow for collective ownership and tenant control of the land can not only mitigate displacement but provide opportunities for building wealth.

³⁷ Chapple, Karen, and Anastasia Loukaitou-Sideris, 2021. White Paper on Anti-Displacement Strategy Effectiveness. https://www.urbandisplacement.org/sites/default/files/images/carb_anti-displacement_policy_white_paper_3.4.21_final_accessible.pdf [Accessed August 2021].

³⁸ Similar to research on the causes and effects of gentrification, research regarding the effectiveness of policies mitigating gentrification and displacement concluded a mix of findings and identified a need for further research to determine the factors or community characteristics that lead to desired outcomes.

³⁹ Chapple, Karen, and Anastasia Loukaitou-Sideris, 2021. White Paper on Anti-Displacement Strategy Effectiveness. https://www.urbandisplacement.org/sites/default/files/images/carb_anti-displacement_policy_white_paper_3.4.21_final_accessible.pdf [Accessed August 2021].

Research on CLTs caution that this type of initiative tends to help moderate-income households, rather than the most vulnerable populations.⁴⁰

- **Strengthen and supplement neighborhood stabilization policies.** The City implemented the Tenant Protection Program in 2019, which establishes limits on annual rent increases and provides protection to longer-term tenants from unwarranted lease terminations. In addition, the City and other agencies and organizations provide homeownership and tenant resources. The Community Benefit Agreement (CBA) associated with the proposed Aggie Square project in the Elmhurst Subarea identified other neighborhood stabilization policies including: providing down payment and other buying assistance to low-income first-time homebuyers; expanding homelessness prevention programs; and contributing towards home repair programs. The City should consider strengthening these programs through communication to the community on available resources. The City should consider implementing additional strategies such as a foreclosure assistance and tenant right to counsel program. Neighborhood stabilization strategies were found to have a direct and immediate impact to mitigating gentrification and displacement in particular when multiple programs are implemented simultaneously.⁴¹
- **Strategies to mitigate commercial gentrification and displacement will need to be tailored to specific challenges local establishments in the Neighborhood Study Area are facing.** Based on specific challenges to Neighborhood Study Area establishments, various strategies to mitigate commercial displacement, as derived through the Small Business Anti-Displacement Toolkit, include:⁴²

 - Establishing a **heritage tourism program** to preserve a neighborhood's cultural identity by amplifying its heritage and creating more foot traffic for local businesses.
 - Establishing a **legacy business preservation program** to preserve long-term businesses by providing long-standing small businesses with grants, technical assistance, or other marketing and branding services.
 - Implementing a **cooperative initiative**. Consumer cooperatives, such as grocery stores, coffee shops, and hardware stores, meet community needs and are controlled by members/customers. Worker cooperatives operate in most industries and are democratically controlled by the workers. Real estate investment cooperatives are similar to consumer co-ops in which groups of community residents pool resources to purchase community-owned real estate. A commercial real estate investment co-op is for-profit and allows residents to collectively invest in real estate, securing space for small businesses and other

⁴⁰ Ibid.

⁴¹ Ibid.

⁴² Small Business Anti-Displacement Toolkit. <https://antidisplacement.org/toolkit/>. [Accessed August 2021].

democratically controlled uses. These mechanisms can help residents build equity and wealth via shared ownership in commercial real estate.

- Imposing **commercial rent control** to limit the amount of rent landlords can charge existing businesses for new or renewed leases, thereby preserving affordability and mitigating displacement because of rapid rental rate increases.
- Implementing a **local hiring ordinance and purchasing program** to promote the utilization of local residents and suppliers on City-led or City-funded projects.
- Establishing a **neighborhood business incubator** to help startup businesses grow and succeed by providing free or low-cost workspace, mentorship, expertise, access to investors, and in some cases, working capital.
- Enacting a **neighborhood-serving retail zone** to sustain small, local businesses by limiting the size and type of stores in certain districts.
- Enacting a **formula business ordinance** to allow a certain number of chain stores in a particular district in order to maintain a diversity of services, methods of operation, and other features.

These actions and policy considerations, coupled with additional strategies derived through various methods throughout the Project, will be vetted and prioritized with City staff and community stakeholders as part of the forthcoming Specific Plan Area neighborhood action plan.



APPENDICES:

Appendix A: Residential Gentrification
Assessment Methodology

Appendix B: Commercial Gentrification
Assessment Methodology

Appendix A

Residential Gentrification Assessment Methodology

To measure the different elements to displacement and gentrification the analysis measures 4 major criteria:

- Criteria A measures a Census Tract by their majority Income Category,
- Criteria B measures Displacement,
- Criteria C measures Gentrification, and
- Criteria D measures Demographic drivers of Gentrification.

Income Category Criteria

The income category criterion, **Criteria A**, characterizes the overarching income category for each Census Tract in 2018. The Census Tracts are categorized by measuring the percentage of households by the income category using the 2018 California Department of Housing and Community Development's (HCD) Income Limits in Sacramento County for a household size of 3, as well as examining the median household income for each Census Tract as shown in **Table A-1**. A Census Tract's household income category is assigned based on whether there is a majority income category (the percentage of households in any of the income categories exceeds 50%). If there is no defined majority household income category ("NA"), the Census Tract is defined as containing a mixture of household incomes and the category is assigned based on median household income (i.e., Mixed-Low; Mixed-Moderate; Mixed-High).

Displacement Criteria

The displacement criterion combines the income category, **Criteria A**, with a measurement of the change in low-income households in each Census Tract between 2010 -2018, **Criteria B**, as shown in **Table A-2**.

A Census Tract that is measured as "**Susceptible to Displacement**" include the following criterion:

- A majority of low-income households, or a score of 1 for **Criteria A**. Moderate- and High-income Census Tracts score 2 or higher.

A Census Tract that is experiencing “**Potential Ongoing Displacement**” include the following criteria:

- A decline in low-income households between 2010-2018 in Census Tracts that experienced increased and decreased total households over this period. For Census Tracts that experienced a decline in total households, the decline in low-income households exceeded the decline in total households. In **Table A-2** a decline in low-income households equates a score of 1 for **Criteria B**. Census Tracts with no decline in low-income households score zero.

Gentrification Criteria

The gentrification criterion in **Table A-3** combines the income category, **Criteria A**, with a measurement of the change in low-income households **Criteria B**, with a measurement of the average annual change in median gross rent from 2010-2018, **Criteria C**.

Criteria C measures the magnitude of the average annual percentage change in rent for the Census Tract as well as adjacent Census Tracts.

A Census Tract considered “**Susceptible to Gentrification**” is measured as the following:

- “Susceptible to Displacement” reflecting a majority of low-income households, or a score of 1 for **Criteria A**.
--AND--
- An average, annual change in median rent greater than 2 percent and below 5 percent in the Census Tract for **Criteria C**, reflecting a score of 1 or more.
--OR--
- An average annual change in median rent of greater than 2 percent and below 4 percent in adjacent Census Tracts for **Criteria C**, reflecting a score of 1.

Census Tracts that are categorized as “**Susceptible to Gentrification**” are also susceptible to displacement but not necessarily experiencing displacement of low-income households.

A Census Tract experiencing “**Early Gentrification**” reflects the following criteria:

- A majority of low-income households, a score of 1 for **Criteria A**.
--AND--
- A decline in low-income households from 2010-2018, a score of 1 for **Criteria B**.
--AND--
- An average annual change in median rent of greater than 5 percent in the Census Tract for **Criteria C**, reflecting a score of 2.⁴³
--OR--
- An average annual change in median rent greater than 5 percent in the Census Tract for **Criteria C**, reflecting a score of 1.
--PLUS--
- An average annual change in median rent of greater than 5 percent in adjacent Census Tracts for **Criteria C**, reflecting a score of 1.
--AND--
- **Criteria D** reflects a score of 1 in 2018 (**Criteria D** is detailed in the next section).

A Census Tract experiencing “**Advanced Gentrification**” reflects the following criteria:

- A majority of moderate-income households, a score of 2 or greater for **Criteria A**.
--AND--
- A decline in low-income households from 2010-2018, a score of 1 for **Criteria B**.
--AND--
- An average annual change in median rent of greater than 5 percent in the Census Tract for **Criteria C**, reflecting a score of 2.
--OR--
- An average annual change in median rent of greater than 5 percent in adjacent Census Tracts for **Criteria C**, reflecting a score of 1.
- **Criteria D** reflects a score of 2 in 2018 (**Criteria D** is detailed in the next section).

Demographic Gentrification Criteria

The Demographic Gentrification criteria, **Criteria D**, measure the status of change for 3 demographic categories including the following:

- **College-Educated population** percentage compared to the City of Sacramento as a whole in 2010 and 2018. A Census Tract with a greater percentage of college-education population than the City reflects a score of 1.

⁴³ A 5 percent threshold related to the average, annual change in median rent is based on the City of Sacramento’s Tenant Protection Program: <https://www.cityofsacramento.org/tpp>. Note: when the criterion was established for this gentrification assessment methodology, the program indicated the annual rental rate increase cannot exceed 5 percent plus the change in the CPI as calculated by the California Department of Industrial Relations. As of July 2021, the threshold is now 9 percent, but the methodology retains the previous 5 percent threshold.

- **White population** percentage compared to the City of Sacramento as a whole in 2010 and 2018. A Census Tract with a greater percentage of the white population than the City reflects a score of 1.
- **Homeowner Households** as a percentage of total households compared to the City of Sacramento as a whole in 2010 and 2018. A Census Tract with a greater percentage of homeowner households than the City reflects a score of 1.

These criteria are summarized in **Table A-4** for the Neighborhood Study Area.

A Census Tract categorized as **“Stable Moderate to High Income (At Risk of Becoming Exclusive)”** reflects the following criteria:

- A majority of moderate-income households, a score of 2 or greater for **Criteria A**.
--AND--
- At least one demographic gentrification category is met in **Criteria D** for 2010 and 2018.

A Census Tract categorized as **“Stable Moderate to High Income (Early Exclusivity)”** reflects the following criteria:

- A majority of moderate- to high-income households, a score of 2 or greater for **Criteria A**.
--AND--
- A decline in low-income households from 2010-2018, a score of 1 for **Criteria B**.
--AND--
- At least 2 demographic gentrification categories are met in **Criteria D** for 2010 and 2018.

A Census Tract categorized as **“Stable Moderate to High Income (Advanced Exclusivity)”** reflects the following criteria:

- A majority of high-income households, a score of 3 for **Criteria A**.
--AND--
- At least 2 demographic gentrification categories are met in **Criteria D** for 2010 and 2018.

Appendix B

Commercial Gentrification Assessment Methodology

Commercial Concentration

The commercial concentration was defined for the Neighborhood Study Area and the City for each Census Tract for the study period years of 2000 and 2010, see **Table B-1 and B-2**. Commercial establishment density is the quantity of total establishments by Census Tract/Census Tract land area. This exercise is completed to compare the commercial establishment density of the Neighborhood Study Area's Census Tracts with the City's Census Tracts and removes any City Census Tracts that fall below the citywide median commercial concentration density for each period

Commercial Gentrification Composite Index

To measure commercial gentrification, the Commercial Gentrification Index was established by developing aggregate scores for 4 indexed metrics, **Criteria A, B, C, and D** by Census Tract.

Tables B-2 through **B-6** summarize the index, weight, and summarize **Criteria A-D** from 2000-2009 and 2010-2019, respectively. To index the values, the raw values are indexed on a scale of 0-100 using the minimum and maximum for each criterion within the City's Census Tracts. The values for **Criteria A and B** are weighted and then the index scores for all four criteria are aggregated into the composite score.

Minority-Owned Establishments

Criteria A of the Gentrification Assessment, as shown in **Tables B-7 and B-8**, reflects the share difference of minority-owned establishment in the Neighborhood Study Area and the City. The total number of minority-owned establishments were divided by the total number of establishments from 2000 to 2019. The index reflects the change during two study periods from 2000 to 2009 and 2010 to 2019 with the City's Census Tracts. A loss of minority-owned businesses indicates commercial gentrification. This index was weighted three times higher given the salience of minority-owned businesses within the theory of commercial gentrification.

$$\text{Criteria A} = (\text{Current total M-O est.} / \text{Current total est.}) - (\text{Start of study period total M-O est.} / \text{Start of study period total est.})$$

Non-Chain Small Business Establishments

Criteria B of the Gentrification Assessment, as shown in **Tables B-9 and B-10**, reflects the share difference of Non-chain small businesses in the Neighborhood Study Area and the City. Small biz defined as an establishment with fewer than 20 employees and less

than 5 total establishments within the parent company. The total number of non-chain small business establishments were divided by the total number of establishments from 2000 to 2019. The index reflects the change during two study periods from 2000 to 2009 and 2010 to 2019. A loss of non-chain small business establishments indicates commercial gentrification. This index was also weighted three times higher given the importance of non-chain small businesses within the theory of commercial gentrification.

$$\frac{\text{Current total NC-SB est.}/\text{Current total est.}}{\text{(Start of study period total NC-SB est.}/\text{Start of study period total est.)}}$$

Infrequent Establishment Churn

Criteria C of the Gentrification Risk Assessment, as shown in **Tables B-11 through B-14**, reflect the infrequent (not shopped at often) establishment churn in the Neighborhood Study Area. This index measures the rate at which infrequently patronized businesses move into and out of the census tract from 2000 to 2019. The index reflects the churn rate during two study periods from 2000 to 2009 and 2010 to 2019. Higher churn rate denotes more commercial gentrification. Infrequent establishments by NAICS are defined in **Table B-19**.

$$\frac{\text{(Establishment Deaths + Out-Migration)}}{\text{(Total Est. at start of study period)}}$$

Discretionary Establishment Churn

Criteria D of the Gentrification Assessment, as shown in **Tables B-15 through B-18**, reflect the discretionary (optional spending for consumers) establishment churn, the rate at which discretionary businesses move into and out of the census tract. This index measures the rate at which discretionary patronized businesses move into and out of the census tract from 2000 to 2019. The index reflects the churn rate during two study periods from 2000 to 2009 and 2010 to 2019. Higher churn rate denotes more commercial gentrification. Discretionary establishments by NAICS are defined in **Table B-20**.

$$\frac{\text{(Establishment Deaths + Out-Migration)}}{\text{(Total Est. at start of study period)}}$$

Table B-1
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Commercial Concentration: Study Area

Item	Total Acreage	2010		2019	
		Total Est.	Density (Est. per Acre)	Total Est.	Density (Est. per Acre)
Elmhurst					
6067001710	290.6	90	0.31	115	0.40
6067001720	579.3	284	0.49	398	0.69
Oak Park					
6067001800	424.4	218	0.51	334	0.79
6067002700	318.3	206	0.65	216	0.68
6067002800	228.5	98	0.43	118	0.52
6067003700	352.8	167	0.47	180	0.51
Fruitridge Pocket					
6067004401	342.6	78	0.23	67	0.20
6067004402	306.5	22	0.07	37	0.12
Tahoe & Colonial					
6067002900	572.7	259	0.45	303	0.53
6067003010	276.1	91	0.33	128	0.46
6067003020	354.2	185	0.52	161	0.45
6067003101	316.4	85	0.27	101	0.32
6067003102	285.3	97	0.34	94	0.33
Lemon Hill					
6067004602	325.4	85	0.26	85	0.26
6067004603	178.2	9	0.05	7	0.04
6067004604	382.1	32	0.08	35	0.09
6067004702	380.5	28	0.07	22	0.06
South of Fruitridge					
6067003202	408.7	199	0.49	200	0.49
6067003203	243.5	59	0.24	51	0.21
6067003204	395.2	124	0.31	134	0.34
6067004801	462.6	129	0.28	140	0.30
Median	342.6	97	0.31	118	0.34

Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

Table B-2
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Commercial Concentration: City of Sacramento

Item	Total Acreage	2010		2019	
		Total Est.	Density (Est. per Acre)	Total Est.	Density (Est. per Acre)
City of Sacramento					
1.00	548.4	153	0.28	188	0.34
2.00	373.4	290	0.78	305	0.82
3.00	353.6	210	0.59	288	0.81
4.00	240.2	266	1.11	297	1.24
5.01	97.7	119	1.22	159	1.63
5.02	116.3	96	0.83	130	1.12
6.00	100.4	245	2.44	244	2.43
7.00	127.0	790	6.22	693	5.46
8.00	142.7	328	2.30	397	2.78
11.02	97.7	438	4.48	594	6.08
11.03	290.1	2,203	7.59	2,418	8.33
12.01	97.7	193	1.98	283	2.90
12.02	69.4	159	2.29	200	2.88
13.00	195.9	357	1.82	478	2.44
14.00	196.2	938	4.78	997	5.08
15.00	431.5	690	1.60	859	1.99
16.01	469.0	420	0.90	534	1.14
16.02	285.7	233	0.82	289	1.01
17.01	290.6	90	0.31	115	0.40
17.02	579.3	284	0.49	398	0.69
18.00	424.4	218	0.51	334	0.79
19.00	273.1	303	1.11	351	1.29
20.00	255.3	408	1.60	508	1.99
21.00	380.7	262	0.69	331	0.87
22.00	674.7	170	0.25	208	0.31
23.00	299.8	228	0.76	266	0.89
24.00	796.8	279	0.35	411	0.52
25.00	243.2	93	0.38	119	0.49
26.00	231.7	174	0.75	231	1.00
27.00	318.3	206	0.65	216	0.68
28.00	228.5	98	0.43	118	0.52
29.00	572.7	259	0.45	303	0.53
30.01	276.1	91	0.33	128	0.46
30.02	354.2	185	0.52	161	0.45
31.01	316.4	85	0.27	101	0.32
31.02	285.3	97	0.34	94	0.33
32.02	408.7	199	0.49	200	0.49
32.03	243.5	59	0.24	51	0.21
32.04	395.2	124	0.31	134	0.34
33.00	587.6	255	0.43	326	0.55
34.00	566.0	351	0.62	380	0.67
35.01	296.0	200	0.68	264	0.89
35.02	311.4	185	0.59	212	0.68
36.00	313.7	183	0.58	180	0.57
37.00	352.8	167	0.47	180	0.51
38.00	1,210.4	265	0.22	266	0.22
39.00	606.4	132	0.22	138	0.23
40.05	547.2	220	0.40	241	0.44
40.06	472.6	150	0.32	155	0.33
40.08	412.8	123	0.30	160	0.39
40.11	302.3	162	0.54	221	0.73
40.12	492.1	141	0.29	147	0.30
40.13	583.0	192	0.33	220	0.38
40.14	258.7	70	0.27	78	0.30
40.15	421.2	212	0.50	234	0.56
40.16	350.1	94	0.27	106	0.30
40.17	242.1	140	0.58	149	0.62
40.18	220.9	156	0.71	169	0.76
40.19	216.8	86	0.40	118	0.54
40.20	190.5	205	1.08	265	1.39
41.00	502.5	203	0.40	177	0.35
42.01	469.1	114	0.24	127	0.27
42.02	405.8	123	0.30	136	0.34
42.03	404.5	108	0.27	135	0.33
43.01	274.7	69	0.25	91	0.33
43.02	658.9	100	0.15	112	0.17
44.01	342.6	78	0.23	67	0.20
44.02	306.5	22	0.07	37	0.12
45.01	445.4	99	0.22	89	0.20
45.02	667.7	125	0.19	117	0.18
46.02	325.4	85	0.26	85	0.26
46.03	178.2	9	0.05	7	0.04
46.04	382.1	32	0.08	35	0.09
47.01	346.3	25	0.07	23	0.07
47.02	380.5	28	0.07	22	0.06
48.01	462.6	129	0.28	140	0.30
48.02	351.7	37	0.11	41	0.12
49.04	612.1	29	0.05	35	0.06
49.06	236.8	47	0.20	70	0.30
49.07	78.3	20	0.26	22	0.28
49.08	360.4	115	0.32	144	0.40
49.09	212.8	105	0.49	91	0.43
49.10	212.0	116	0.55	90	0.42

Table B-2
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Commercial Concentration: City of Sacramento

Item	Total Acreage	2010		2019	
		Total Est.	Density (Est. per Acre)	Total Est.	Density (Est. per Acre)
City of Sacramento					
50.02	757.3	15	0.02	19	0.03
52.01	485.7	141	0.29	162	0.33
52.02	457.7	93	0.20	111	0.24
52.04	917.9	318	0.35	372	0.41
52.05	2,195.8	725	0.33	845	0.38
53.01	1,599.2	359	0.22	448	0.28
54.02	1,413.3	881	0.62	912	0.65
54.03	343.7	692	2.01	674	1.96
54.04	1,026.5	305	0.30	308	0.30
55.02	708.7	593	0.84	607	0.86
62.02	402.1	181	0.45	179	0.45
63.00	694.0	252	0.36	222	0.32
64.00	852.5	301	0.35	291	0.34
65.01	414.9	106	0.26	114	0.27
65.02	539.4	94	0.17	111	0.21
66.00	554.3	126	0.23	132	0.24
67.03	517.9	246	0.47	261	0.50
67.04	303.8	79	0.26	82	0.27
67.05	596.4	145	0.24	148	0.25
67.06	368.6	74	0.20	103	0.28
68.01	182.1	27	0.15	23	0.13
68.02	145.6	79	0.54	64	0.44
68.03	269.6	37	0.14	42	0.16
69.01	903.3	277	0.31	310	0.34
69.02	389.3	306	0.79	324	0.83
70.01	838.8	219	0.26	296	0.35
70.07	928.9	177	0.19	199	0.21
70.10	652.5	525	0.80	573	0.88
70.11	501.5	281	0.56	345	0.69
70.12	262.0	125	0.48	118	0.45
70.13	166.2	61	0.37	68	0.41
70.16	1,256.9	200	0.16	336	0.27
70.17	1,906.4	49	0.03	111	0.06
70.19	1,403.0	204	0.15	369	0.26
70.20	640.3	158	0.25	186	0.29
70.21	585.6	92	0.16	113	0.19
70.22	125.1	37	0.30	55	0.44
70.23	313.8	129	0.41	132	0.42
70.24	171.1	150	0.88	179	1.05
70.25	305.0	142	0.47	225	0.74
70.26	1,049.6	30	0.03	109	0.10
70.27	631.5	148	0.23	223	0.35
70.28	589.3	279	0.47	380	0.64
71.01	18,907.0	0	0.00	1	0.00
71.03	541.4	217	0.40	329	0.61
71.05	477.4	154	0.32	235	0.49
71.06	1,601.5	288	0.18	373	0.23
71.07	3,397.5	159	0.05	271	0.08
71.08	699.2	105	0.15	219	0.31
71.09	413.4	113	0.27	151	0.37
71.10	287.5	163	0.57	186	0.65
71.11	272.6	135	0.50	196	0.72
72.04	2,000.9	216	0.11	283	0.14
74.13	1,403.3	30	0.02	33	0.02
75.04	847.4	4	0.00	3	0.00
92.01	13,842.3	794	0.06	904	0.07
96.01	1,527.9	128	0.08	204	0.13
96.08	942.0	170	0.18	295	0.31
96.09	349.3	118	0.34	139	0.40
96.10	461.5	154	0.33	138	0.30
96.14	556.6	30	0.05	33	0.06
96.33	173.9	47	0.27	52	0.30
96.34	291.6	111	0.38	127	0.44
96.40	163.0	81	0.50	106	0.65
96.41	505.7	274	0.54	392	0.78
99.00	65,916.9	0	0.00	0	0.00
Median	402.1	150.0	0.33	179.0	0.39

Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

**Table B-3
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Commercial Gentrification Assessment (2000-2009): Study Area**

Item	Criteria A			Criteria B			Criteria C			Criteria D			All Criteria Index Score
	Minority-Owned Est. Share Diff.			Non-Chain Small Est. Share Diff.			Infrequent Est. Churn Rate			Discretionary Est. Churn Rate			
	Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	
Assumptions [1]													
Minimum Value for Index	(0.16)	100.00	-	(0.02)	100.00	-	0.00	0.00	-	0.00	0.00	-	-
Maximum Value for Index	0.04	0.00	-	0.20	0.00	-	8.00	100.00	-	5.00	100.00	-	-
Weighting Factor	-	-	3.00	-	-	3.00	-	-	1.00	-	-	1.00	-
Elmhurst													
6067001710	(0.02)	31.15	93.44	0.06	63.41	190.24	1.00	12.50	12.50	1.00	20.00	20.00	316.19
6067001720	(0.02)	28.37	85.10	0.13	33.28	99.84	2.00	25.00	25.00	1.25	25.00	25.00	234.93
Oak Park													
6067001800	(0.01)	23.14	69.43	0.06	66.44	199.33	2.14	26.79	26.79	2.22	44.44	44.44	339.99
6067002700	(0.02)	29.02	87.06	0.02	82.25	246.74	1.00	12.50	12.50	1.36	27.27	27.27	373.57
6067002800	(0.02)	27.88	83.65	0.02	84.82	254.46	0.00	0.00	0.00	0.75	15.00	15.00	353.11
6067003700	(0.04)	42.01	126.03	0.04	73.68	221.04	0.63	7.81	7.81	0.61	12.22	12.22	367.11
Fruitridge Pocket													
6067004401	(0.03)	37.64	112.93	0.16	17.08	51.24	1.50	18.75	18.75	1.75	35.00	35.00	217.92
6067004402	0.00	19.67	59.02	0.10	44.80	134.39	0.00	0.00	0.00	0.00	0.00	0.00	193.41
Tahoe & Colonial													
6067002900	(0.01)	22.68	68.05	0.08	53.77	161.30	0.67	8.33	8.33	0.89	17.78	17.78	255.46
6067003010	(0.00)	20.06	60.18	0.05	70.70	212.09	0.20	2.50	2.50	0.57	11.43	11.43	286.19
6067003020	(0.00)	20.92	62.76	0.04	74.37	223.10	1.40	17.50	17.50	1.13	22.61	22.61	325.97
6067003101	(0.03)	35.43	106.30	0.07	61.10	183.31	0.00	0.00	0.00	1.00	20.00	20.00	309.61
6067003102	(0.01)	25.42	76.25	0.09	52.31	156.92	0.67	8.33	8.33	0.75	15.00	15.00	256.51
Lemon Hill													
6067004602	(0.03)	35.11	105.34	0.06	63.18	189.54	13.50	168.75	168.75	8.80	176.00	176.00	639.63
6067004603	(0.20)	122.95	368.85	(0.11)	142.59	427.76	2.00	25.00	25.00	3.00	60.00	60.00	881.61
6067004604	(0.05)	43.14	129.43	0.06	63.62	190.87	0.00	0.00	0.00	0.67	13.33	13.33	333.64
6067004702	(0.06)	52.87	158.61	0.10	46.57	139.71	0.00	0.00	0.00	0.00	0.00	0.00	298.31
South of Fruitridge													
6067003202	(0.00)	20.87	62.61	0.00	90.89	272.68	1.17	14.58	14.58	1.00	20.00	20.00	369.87
6067003203	0.02	10.19	30.57	0.04	73.74	221.23	0.00	0.00	0.00	1.00	20.00	20.00	271.80
6067003204	(0.07)	57.95	173.85	0.01	86.04	258.13	2.00	25.00	25.00	2.33	46.67	46.67	503.64
6067004801	(0.03)	36.45	109.34	0.03	77.28	231.83	1.20	15.00	15.00	1.00	20.00	20.00	376.17

Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

[1] The minimum and maximum for indexing the values are the minimum and maximum values for the larger geography of the City of Sacramento for each Census Tract.

Table B-4
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Commercial Gentrification Assessment (2010-2019): Study Area

Item	Criteria A			Criteria B			Criteria C			Criteria D			All Criteria Index Score
	Minority-Owned Est. Share Diff.			Non-Chain Small Est. Share Diff.			Infrequent Est. Churn Rate			Discretionary Est. Churn Rate			
	Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	
Assumptions [1]													
Minimum Value for Index	(0.05)	100.00	-	(0.05)	100.00	-	0.00	0.00	-	0.00	0.00	-	-
Maximum Value for Index	0.03	0.00	-	0.08	0.00	-	12.00	100.00	-	10.50	100.00	-	-
Weighting Factor	-	-	3.00	-	-	3.00	-	-	1.00	-	-	1.00	-
Elmhurst													
6067001710	(0.01)	45.13	135.39	(0.00)	66.06	198.19	1.88	15.63	15.63	1.90	18.10	18.10	367.29
6067001720	(0.01)	46.07	138.21	(0.00)	64.06	192.18	1.67	13.89	13.89	1.75	16.67	16.67	360.95
Oak Park													
6067001800	(0.01)	44.33	132.99	0.08	0.00	0.00	2.00	16.67	16.67	3.00	28.57	28.57	178.23
6067002700	0.00	32.52	97.57	(0.00)	62.27	186.80	2.67	22.22	22.22	2.36	22.45	22.45	329.04
6067002800	(0.02)	62.59	187.76	(0.02)	78.51	235.53	3.67	30.56	30.56	2.50	23.81	23.81	477.65
6067003700	(0.01)	44.67	134.00	0.01	57.96	173.89	1.71	14.29	14.29	1.77	16.85	16.85	339.03
Fruitridge Pocket													
6067004401	0.00	34.17	102.50	(0.00)	63.55	190.65	1.29	10.71	10.71	1.44	13.76	13.76	317.62
6067004402	0.03	4.95	14.85	0.07	2.59	7.76	1.00	8.33	8.33	3.00	28.57	28.57	59.52
Tahoe & Colonial													
6067002900	0.01	27.66	82.97	0.02	48.41	145.23	2.09	17.42	17.42	2.17	20.63	20.63	266.26
6067003010	0.00	34.92	104.77	(0.03)	83.46	250.38	2.13	17.71	17.71	2.10	20.00	20.00	392.85
6067003020	(0.01)	48.36	145.09	(0.00)	63.46	190.38	1.63	13.54	13.54	1.52	14.46	14.46	363.47
6067003101	0.01	29.40	88.19	0.02	42.11	126.32	2.25	18.75	18.75	2.20	20.95	20.95	254.21
6067003102	(0.02)	60.80	182.41	(0.04)	90.61	271.83	1.64	13.64	13.64	1.63	15.48	15.48	483.36
Lemon Hill													
6067004602	0.01	22.84	68.53	0.02	43.14	129.42	7.83	65.28	65.28	12.83	122.22	122.22	385.45
6067004603	0.00	36.63	109.90	(0.32)	318.72	956.17	2.00	16.67	16.67	3.00	28.57	28.57	1,111.31
6067004604	0.00	36.63	109.90	(0.05)	101.12	303.37	1.00	8.33	8.33	2.50	23.81	23.81	445.41
6067004702	(0.04)	78.50	235.50	0.00	62.16	186.47	1.50	12.50	12.50	1.40	13.33	13.33	447.81
South of Fruitridge													
6067003202	(0.02)	60.26	180.77	(0.00)	65.89	197.68	1.67	13.89	13.89	1.45	13.79	13.79	406.13
6067003203	(0.04)	86.89	260.67	(0.03)	88.75	266.24	0.00	0.00	0.00	1.50	14.29	14.29	541.20
6067003204	(0.01)	48.20	144.61	0.01	55.64	166.92	2.80	23.33	23.33	3.13	29.76	29.76	364.63
6067004801	(0.02)	64.61	193.83	0.00	60.19	180.57	1.90	15.83	15.83	1.94	18.45	18.45	408.68

Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

[1] The minimum and maximum for indexing the values are the minimum and maximum values for the larger geography of the City of Sacramento for each Census Tract.

Table B-5
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Commercial Gentrification Assessment (2000-2009): City of Sacramento

Item	Commercial Density Threshold (2010) (Est. per Acre) [1]	Criteria A Minority-Owned Est. Share Diff.			Criteria B Non-Chain Small Est. Share Diff.			Criteria C Infrequent Est. Churn Rate			Criteria D Discretionary Est. Churn Rate			All Criteria Index Score
		Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	
		Assumptions [2]												
Minimum Value for Index	-	(0.16)	100.00	-	(0.02)	100.00	-	0.00	0.00	-	0.00	0.00	-	-
Maximum Value for Index	-	0.04	0.00	-	0.20	0.00	-	8.00	100.00	-	5.00	100.00	-	-
Weighting Factor	-	-	-	3.00	-	-	3.00	-	-	1.00	-	-	1.00	-
City of Sacramento														
1.00	0.28	-	-	-	-	-	-	-	-	-	-	-	-	-
2.00	0.78	(0.02)	27.98	83.95	0.06	63.82	191.46	1.13	14.06	14.06	1.36	27.27	27.27	316.74
3.00	0.59	(0.01)	23.43	70.30	0.08	57.78	173.34	0.00	0.00	0.00	0.57	11.43	11.43	255.07
4.00	1.11	0.00	18.98	56.94	0.05	68.16	204.48	1.57	19.64	19.64	1.40	28.00	28.00	309.07
5.01	1.22	0.01	13.42	40.26	0.01	87.49	262.47	1.25	15.63	15.63	0.88	17.50	17.50	335.85
5.02	0.83	0.02	10.51	31.54	0.04	73.23	219.68	1.00	12.50	12.50	0.50	10.00	10.00	273.72
6.00	2.44	(0.01)	25.56	76.69	(0.02)	100.00	300.00	1.50	18.75	18.75	1.71	34.29	34.29	429.72
7.00	6.22	(0.01)	24.60	73.81	0.05	70.02	210.05	1.47	18.42	18.42	1.14	22.86	22.86	325.14
8.00	2.30	(0.02)	28.86	86.57	0.09	52.53	157.60	8.00	100.00	100.00	2.80	56.00	56.00	400.16
11.02	4.48	0.00	17.14	51.41	0.01	87.82	263.46	1.13	14.06	14.06	0.97	19.31	19.31	348.24
11.03	7.59	(0.00)	20.58	61.73	0.03	76.14	228.42	2.00	25.00	25.00	1.61	32.24	32.24	347.39
12.01	1.98	(0.00)	21.37	64.12	0.02	83.72	251.17	1.38	17.19	17.19	0.89	17.78	17.78	350.25
12.02	2.29	0.01	12.12	36.35	0.06	64.65	193.95	3.00	37.50	37.50	5.00	100.00	100.00	367.80
13.00	1.82	(0.00)	21.70	65.09	0.10	47.72	143.15	0.67	8.33	8.33	0.90	18.10	18.10	234.67
14.00	4.78	(0.01)	22.54	67.62	0.01	89.28	267.83	1.04	12.95	12.95	0.85	17.00	17.00	365.40
15.00	1.60	(0.01)	25.91	77.74	0.04	74.82	224.47	1.07	13.39	13.39	0.94	18.71	18.71	334.31
16.01	0.90	(0.01)	23.08	69.24	0.04	75.81	227.42	1.03	12.87	12.87	0.96	19.27	19.27	328.80
16.02	0.82	(0.01)	22.41	67.24	(0.01)	96.52	289.57	0.88	10.94	10.94	0.76	15.29	15.29	383.04
17.01	0.31	-	-	-	-	-	-	-	-	-	-	-	-	-
17.02	0.49	(0.02)	28.37	85.10	0.13	33.28	99.84	2.00	25.00	25.00	1.25	25.00	25.00	234.93
18.00	0.51	(0.01)	23.14	69.43	0.06	66.44	199.33	2.14	26.79	26.79	2.22	44.44	44.44	339.99
19.00	1.11	0.01	12.97	38.92	0.04	75.13	225.38	1.14	14.29	14.29	1.08	21.54	21.54	300.12
20.00	1.60	0.00	17.46	52.39	0.03	76.56	229.67	0.94	11.72	11.72	0.96	19.20	19.20	312.88
21.00	0.69	(0.01)	23.78	71.35	0.06	65.73	197.20	0.40	5.00	5.00	0.35	7.00	7.00	280.55
22.00	0.25	-	-	-	-	-	-	-	-	-	-	-	-	-
23.00	0.76	(0.01)	23.39	70.16	0.06	66.06	198.18	1.14	14.29	14.29	1.29	25.71	25.71	308.35
24.00	0.35	(0.01)	22.60	67.79	0.04	75.91	227.74	0.67	8.33	8.33	0.87	17.33	17.33	321.19
25.00	0.38	(0.04)	38.08	114.23	0.06	62.85	188.54	1.00	12.50	12.50	1.00	20.00	20.00	335.27
26.00	0.75	(0.04)	38.15	114.45	0.08	54.61	163.84	0.88	10.94	10.94	0.83	16.67	16.67	305.89
27.00	0.65	(0.02)	29.02	87.06	0.02	82.25	246.74	1.00	12.50	12.50	1.36	27.27	27.27	373.57
28.00	0.43	(0.02)	27.88	83.65	0.02	84.82	254.46	0.00	0.00	0.00	0.75	15.00	15.00	353.11
29.00	0.45	(0.01)	22.68	68.05	0.08	53.77	161.30	0.67	8.33	8.33	0.89	17.78	17.78	255.46
30.01	0.33	-	-	-	-	-	-	-	-	-	-	-	-	-
30.02	0.52	(0.00)	20.92	62.76	0.04	74.37	223.10	1.40	17.50	17.50	1.13	22.61	22.61	325.97
31.01	0.27	-	-	-	-	-	-	-	-	-	-	-	-	-
31.02	0.34	(0.01)	25.42	76.25	0.09	52.31	156.92	0.67	8.33	8.33	0.75	15.00	15.00	256.51
32.02	0.49	(0.00)	20.87	62.61	0.00	90.89	272.68	1.17	14.58	14.58	1.00	20.00	20.00	369.87
32.03	0.24	-	-	-	-	-	-	-	-	-	-	-	-	-
32.04	0.31	-	-	-	-	-	-	-	-	-	-	-	-	-
33.00	0.43	(0.01)	26.48	79.44	0.07	60.88	182.64	1.00	12.50	12.50	0.83	16.67	16.67	291.25
34.00	0.62	(0.03)	35.25	105.76	0.03	79.12	237.35	0.56	7.03	7.03	0.73	14.62	14.62	364.76
35.01	0.68	(0.01)	27.15	81.45	0.07	61.39	184.17	0.78	9.72	9.72	0.58	11.67	11.67	287.01
35.02	0.59	(0.03)	33.51	100.54	(0.00)	93.89	281.68	0.62	7.69	7.69	0.63	12.50	12.50	402.41
36.00	0.58	(0.04)	40.29	120.87	0.02	82.28	246.85	1.40	17.50	17.50	1.33	26.67	26.67	411.89
37.00	0.47	(0.04)	42.01	126.03	0.04	73.68	221.04	0.63	7.81	7.81	0.61	12.22	12.22	367.11
38.00	0.22	-	-	-	-	-	-	-	-	-	-	-	-	-
39.00	0.22	-	-	-	-	-	-	-	-	-	-	-	-	-
40.05	0.40	(0.04)	39.23	117.70	0.01	85.85	257.55	2.00	25.00	25.00	1.00	20.00	20.00	420.24
40.06	0.32	-	-	-	-	-	-	-	-	-	-	-	-	-
40.08	0.30	-	-	-	-	-	-	-	-	-	-	-	-	-
40.11	0.54	(0.06)	51.34	154.02	0.06	66.38	199.15	1.00	12.50	12.50	0.80	16.00	16.00	381.67
40.12	0.29	-	-	-	-	-	-	-	-	-	-	-	-	-

Table B-5
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Commercial Gentrification Assessment (2000-2009): City of Sacramento

Item	Commercial Density Threshold (2010) (Est. per Acre) [1]	Criteria A			Criteria B			Criteria C			Criteria D			All Criteria Index Score
		Minority-Owned Est. Share Diff.			Non-Chain Small Est. Share Diff.			Infrequent Est. Churn Rate			Discretionary Est. Churn Rate			
		Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	
40.13	0.33	(0.03)	32.90	98.71	0.08	56.20	168.60	0.50	6.25	6.25	0.13	2.50	2.50	276.05
40.14	0.27	-	-	-	-	-	-	-	-	-	-	-	-	-
40.15	0.50	(0.03)	33.67	101.02	0.05	71.14	213.42	0.67	8.33	8.33	0.55	10.91	10.91	333.68
40.16	0.27	-	-	-	-	-	-	-	-	-	-	-	-	-
40.17	0.58	0.02	7.44	22.33	0.04	73.41	220.24	1.14	14.29	14.29	0.83	16.67	16.67	273.52
40.18	0.71	0.02	9.44	28.31	0.03	80.20	240.60	1.50	18.75	18.75	1.50	30.00	30.00	317.66
40.19	0.40	0.01	13.67	41.00	0.04	74.22	222.66	1.00	12.50	12.50	1.50	30.00	30.00	306.17
40.20	1.08	(0.01)	25.31	75.93	0.15	22.58	67.74	1.40	17.50	17.50	1.25	25.00	25.00	186.17
41.00	0.40	(0.02)	28.47	85.42	0.04	75.32	225.96	0.80	10.00	10.00	1.40	28.00	28.00	349.38
42.01	0.24	-	-	-	-	-	-	-	-	-	-	-	-	-
42.02	0.30	-	-	-	-	-	-	-	-	-	-	-	-	-
42.03	0.27	-	-	-	-	-	-	-	-	-	-	-	-	-
43.01	0.25	-	-	-	-	-	-	-	-	-	-	-	-	-
43.02	0.15	-	-	-	-	-	-	-	-	-	-	-	-	-
44.01	0.23	-	-	-	-	-	-	-	-	-	-	-	-	-
44.02	0.07	-	-	-	-	-	-	-	-	-	-	-	-	-
45.01	0.22	-	-	-	-	-	-	-	-	-	-	-	-	-
45.02	0.19	-	-	-	-	-	-	-	-	-	-	-	-	-
46.02	0.26	-	-	-	-	-	-	-	-	-	-	-	-	-
46.03	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-
46.04	0.08	-	-	-	-	-	-	-	-	-	-	-	-	-
47.01	0.07	-	-	-	-	-	-	-	-	-	-	-	-	-
47.02	0.07	-	-	-	-	-	-	-	-	-	-	-	-	-
48.01	0.28	-	-	-	-	-	-	-	-	-	-	-	-	-
48.02	0.11	-	-	-	-	-	-	-	-	-	-	-	-	-
49.04	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-
49.06	0.20	-	-	-	-	-	-	-	-	-	-	-	-	-
49.07	0.26	-	-	-	-	-	-	-	-	-	-	-	-	-
49.08	0.32	-	-	-	-	-	-	-	-	-	-	-	-	-
49.09	0.49	0.04	0.00	0.00	0.17	12.75	38.25	2.00	25.00	25.00	1.00	20.00	20.00	83.25
49.10	0.55	0.00	19.11	57.33	0.00	90.93	272.79	0.86	10.80	10.80	1.11	22.16	22.16	363.08
50.02	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-
52.01	0.29	-	-	-	-	-	-	-	-	-	-	-	-	-
52.02	0.20	-	-	-	-	-	-	-	-	-	-	-	-	-
52.04	0.35	0.00	19.62	58.86	0.10	44.94	134.83	1.25	15.63	15.63	1.29	25.88	25.88	235.20
52.05	0.33	(0.02)	29.90	89.71	0.06	64.10	192.30	1.31	16.37	16.37	1.28	25.60	25.60	323.99
53.01	0.22	-	-	-	-	-	-	-	-	-	-	-	-	-
54.02	0.62	(0.01)	23.38	70.14	0.13	32.34	97.03	1.45	18.18	18.18	1.45	29.00	29.00	214.35
54.03	2.01	0.00	19.19	57.56	0.06	66.66	199.98	2.50	31.25	31.25	3.50	70.00	70.00	358.79
54.04	0.30	-	-	-	-	-	-	-	-	-	-	-	-	-
55.02	0.84	(0.01)	22.39	67.16	0.14	30.39	91.17	0.95	11.85	11.85	1.00	20.00	20.00	190.19
62.02	0.45	(0.03)	34.46	103.38	0.03	79.78	239.33	1.29	16.07	16.07	1.11	22.22	22.22	381.00
63.00	0.36	(0.02)	27.87	83.61	0.08	56.86	170.57	1.69	21.15	21.15	1.73	34.67	34.67	310.00
64.00	0.35	(0.02)	30.39	91.18	0.10	45.32	135.95	1.23	15.38	15.38	1.00	20.00	20.00	262.51
65.01	0.26	-	-	-	-	-	-	-	-	-	-	-	-	-
65.02	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-
66.00	0.23	-	-	-	-	-	-	-	-	-	-	-	-	-
67.03	0.47	0.01	16.63	49.88	0.13	34.21	102.63	0.60	7.50	7.50	0.78	15.56	15.56	175.56
67.04	0.26	-	-	-	-	-	-	-	-	-	-	-	-	-
67.05	0.24	-	-	-	-	-	-	-	-	-	-	-	-	-
67.06	0.20	-	-	-	-	-	-	-	-	-	-	-	-	-
68.01	0.15	-	-	-	-	-	-	-	-	-	-	-	-	-
68.02	0.54	0.00	19.67	59.02	0.09	52.90	158.71	0.56	6.94	6.94	0.69	13.85	13.85	238.51
68.03	0.14	-	-	-	-	-	-	-	-	-	-	-	-	-
69.01	0.31	-	-	-	-	-	-	-	-	-	-	-	-	-
69.02	0.79	0.00	19.04	57.12	0.05	68.01	204.02	1.39	17.38	17.38	1.42	28.30	28.30	306.82
70.01	0.26	-	-	-	-	-	-	-	-	-	-	-	-	-
70.07	0.19	-	-	-	-	-	-	-	-	-	-	-	-	-
70.10	0.80	0.00	17.81	53.42	0.20	0.00	0.00	8.00	100.00	100.00	1.67	33.33	33.33	186.76

Table B-5
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Commercial Gentrification Assessment (2000-2009): City of Sacramento

Item	Commercial Density Threshold (2010) (Est. per Acre) [1]	Criteria A			Criteria B			Criteria C			Criteria D			All Criteria Index Score
		Minority-Owned Est. Share Diff.			Non-Chain Small Est. Share Diff.			Infrequent Est. Churn Rate			Discretionary Est. Churn Rate			
		Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	
70.11	0.56	(0.02)	29.71	89.14	0.11	44.29	132.87	1.00	12.50	12.50	0.55	10.91	10.91	245.42
70.12	0.48	(0.02)	30.65	91.96	0.04	74.33	223.00	1.00	12.50	12.50	1.78	35.56	35.56	363.02
70.13	0.37	0.01	12.99	38.97	0.11	42.61	127.82	0.00	0.00	0.00	0.00	0.00	0.00	166.78
70.16	0.16	-	-	-	-	-	-	-	-	-	-	-	-	-
70.17	0.03	-	-	-	-	-	-	-	-	-	-	-	-	-
70.19	0.15	-	-	-	-	-	-	-	-	-	-	-	-	-
70.20	0.25	-	-	-	-	-	-	-	-	-	-	-	-	-
70.21	0.16	-	-	-	-	-	-	-	-	-	-	-	-	-
70.22	0.30	-	-	-	-	-	-	-	-	-	-	-	-	-
70.23	0.41	(0.02)	30.08	90.24	0.03	78.83	236.49	0.67	8.33	8.33	1.00	20.00	20.00	355.06
70.24	0.88	(0.04)	41.92	125.77	0.07	58.39	175.16	0.33	4.17	4.17	0.46	9.23	9.23	314.33
70.25	0.47	(0.06)	51.49	154.48	0.04	73.63	220.90	1.00	12.50	12.50	1.50	30.00	30.00	417.88
70.26	0.03	-	-	-	-	-	-	-	-	-	-	-	-	-
70.27	0.23	-	-	-	-	-	-	-	-	-	-	-	-	-
70.28	0.47	0.03	6.39	19.16	0.09	52.86	158.58	1.14	14.29	14.29	1.50	30.00	30.00	222.03
71.01	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-
71.03	0.40	(0.11)	74.25	222.74	0.10	47.20	141.59	0.00	0.00	0.00	0.00	0.00	0.00	364.33
71.05	0.32	-	-	-	-	-	-	-	-	-	-	-	-	-
71.06	0.18	-	-	-	-	-	-	-	-	-	-	-	-	-
71.07	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-
71.08	0.15	-	-	-	-	-	-	-	-	-	-	-	-	-
71.09	0.27	-	-	-	-	-	-	-	-	-	-	-	-	-
71.10	0.57	(0.06)	51.48	154.44	(0.01)	94.84	284.52	0.00	0.00	0.00	2.00	40.00	40.00	478.96
71.11	0.50	(0.16)	100.00	300.00	0.00	92.05	276.15	6.00	75.00	75.00	4.50	90.00	90.00	741.15
72.04	0.11	-	-	-	-	-	-	-	-	-	-	-	-	-
74.13	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-
75.04	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-
92.01	0.06	-	-	-	-	-	-	-	-	-	-	-	-	-
96.01	0.08	-	-	-	-	-	-	-	-	-	-	-	-	-
96.08	0.18	-	-	-	-	-	-	-	-	-	-	-	-	-
96.09	0.34	(0.04)	39.87	119.61	0.04	74.56	223.67	2.00	25.00	25.00	4.00	80.00	80.00	448.28
96.10	0.33	(0.06)	52.91	158.73	0.02	84.95	254.86	2.00	25.00	25.00	3.00	60.00	60.00	498.59
96.14	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-
96.33	0.27	-	-	-	-	-	-	-	-	-	-	-	-	-
96.34	0.38	(0.02)	31.54	94.61	0.14	28.85	86.54	2.00	25.00	25.00	0.86	17.14	17.14	223.29
96.40	0.50	(0.03)	35.09	105.27	0.16	19.16	57.47	0.75	9.38	9.38	1.20	24.00	24.00	196.11
96.41	0.54	(0.03)	32.70	98.11	0.08	57.11	171.33	1.08	13.46	13.46	0.83	16.67	16.67	299.57
99.00	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-

Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

[1] Commercial concentration is the number of establishments per acre within the Census Tract. See Table B-2.

[2] The assumptions include Census Tracts within the City of Sacramento that meet the commercial concentration threshold, which is more than or equal to the citywide median. If the density threshold was not met, no composite index value was calculated.

**Table B-6
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Commercial Gentrification Assessment (2010-2019): City of Sacramento**

Item	Commercial Density Threshold (2019) (Est. per Acre) [1]	Criteria A Minority-Owned Est. Share Diff.			Criteria B Non-Chain Small Est. Share Diff.			Criteria C Infrequent Est. Churn Rate			Criteria D Discretionary Est. Churn Rate			All Criteria Index Score
		Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	
		Assumptions [1]												
Minimum Value for Index	-	(0.05)	100.00	-	(0.05)	100.00	-	0.00	0.00	-	0.00	0.00	-	-
Maximum Value for Index	-	0.03	0.00	-	0.08	0.00	-	12.00	100.00	-	10.50	100.00	-	-
Weighting Factor	-	-	-	3.00	-	-	3.00	-	-	1.00	-	-	1.00	-
City of Sacramento														
1.00	0.34	-	-	-	-	-	-	-	-	-	-	-	-	-
2.00	0.82	(0.01)	45.31	135.94	0.01	55.35	166.05	1.29	10.78	10.78	2.24	21.33	21.33	334.11
3.00	0.81	(0.00)	39.66	118.97	0.03	40.99	122.97	1.86	15.48	15.48	2.00	19.05	19.05	276.47
4.00	1.24	0.01	22.69	68.06	0.01	54.05	162.14	2.38	19.79	19.79	2.19	20.83	20.83	270.82
5.01	1.63	0.00	31.80	95.40	0.05	21.24	63.71	4.00	33.33	33.33	3.33	31.75	31.75	224.20
5.02	1.12	(0.02)	55.23	165.70	0.00	60.99	182.98	2.25	18.75	18.75	2.20	20.95	20.95	388.38
6.00	2.43	(0.00)	41.32	123.96	(0.00)	62.79	188.38	12.00	100.00	100.00	10.50	100.00	100.00	512.34
7.00	5.46	(0.01)	43.46	130.38	0.01	52.82	158.47	1.71	14.25	14.25	1.68	15.99	15.99	319.08
8.00	2.78	(0.00)	37.25	111.76	0.00	59.73	179.19	1.83	15.28	15.28	1.91	18.18	18.18	324.42
11.02	6.08	(0.00)	41.69	125.07	0.03	38.82	116.47	2.25	18.75	18.75	1.97	18.80	18.80	279.08
11.03	8.33	(0.01)	45.15	135.45	(0.01)	73.11	219.32	2.26	18.82	18.82	2.15	20.46	20.46	394.04
12.01	2.90	0.00	34.42	103.27	(0.01)	71.32	213.95	2.40	20.00	20.00	2.38	22.62	22.62	359.84
12.02	2.88	(0.02)	54.40	163.21	(0.05)	100.00	300.00	3.50	29.17	29.17	2.67	25.40	25.40	517.77
13.00	2.44	(0.02)	54.71	164.14	0.01	57.09	171.27	1.75	14.58	14.58	1.88	17.86	17.86	367.85
14.00	5.08	(0.00)	40.39	121.17	0.02	46.42	139.26	1.89	15.77	15.77	2.05	19.49	19.49	295.69
15.00	1.99	(0.00)	42.01	126.03	0.03	40.40	121.20	2.00	16.67	16.67	2.47	23.53	23.53	287.43
16.01	1.14	(0.01)	47.58	142.74	0.01	53.19	159.56	1.63	13.54	13.54	1.58	15.08	15.08	330.91
16.02	1.01	(0.01)	46.70	140.09	0.01	54.09	162.28	1.43	11.90	11.90	1.70	16.19	16.19	330.46
17.01	0.40	(0.01)	45.13	135.39	(0.00)	66.06	198.19	1.88	15.63	15.63	1.90	18.10	18.10	367.29
17.02	0.69	(0.01)	46.07	138.21	(0.00)	64.06	192.18	1.67	13.89	13.89	1.75	16.67	16.67	360.95
18.00	0.79	(0.01)	44.33	132.99	0.08	0.00	0.00	2.00	16.67	16.67	3.00	28.57	28.57	178.23
19.00	1.29	(0.03)	67.95	203.85	0.00	61.63	184.90	1.92	16.03	16.03	2.35	22.38	22.38	427.15
20.00	1.99	(0.01)	53.74	161.21	(0.00)	63.89	191.67	1.83	15.28	15.28	2.23	21.27	21.27	389.43
21.00	0.87	(0.01)	49.31	147.94	(0.01)	70.10	210.29	1.82	15.15	15.15	1.76	16.78	16.78	390.16
22.00	0.31	-	-	-	-	-	-	-	-	-	-	-	-	-
23.00	0.89	(0.02)	57.93	173.80	(0.01)	73.30	219.89	1.69	14.10	14.10	2.00	19.05	19.05	426.85
24.00	0.52	(0.00)	39.18	117.54	0.01	57.21	171.63	2.00	16.67	16.67	2.00	19.05	19.05	324.88
25.00	0.49	(0.01)	51.99	155.98	0.01	51.57	154.71	2.00	16.67	16.67	2.33	22.22	22.22	349.57
26.00	1.00	(0.02)	60.17	180.51	(0.02)	78.69	236.06	2.22	18.52	18.52	2.64	25.11	25.11	460.19
27.00	0.68	0.00	32.52	97.57	(0.00)	62.27	186.80	2.67	22.22	22.22	2.36	22.45	22.45	329.04
28.00	0.52	(0.02)	62.59	187.76	(0.02)	78.51	235.53	3.67	30.56	30.56	2.50	23.81	23.81	477.65
29.00	0.53	0.01	27.66	82.97	0.02	48.41	145.23	2.09	17.42	17.42	2.17	20.63	20.63	266.26
30.01	0.46	0.00	34.92	104.77	(0.03)	83.46	250.38	2.13	17.71	17.71	2.10	20.00	20.00	392.85
30.02	0.45	(0.01)	48.36	145.09	(0.00)	63.46	190.38	1.63	13.54	13.54	1.52	14.46	14.46	363.47
31.01	0.32	-	-	-	-	-	-	-	-	-	-	-	-	-
31.02	0.33	-	-	-	-	-	-	-	-	-	-	-	-	-
32.02	0.49	(0.02)	60.26	180.77	(0.00)	65.89	197.68	1.67	13.89	13.89	1.45	13.79	13.79	406.13
32.03	0.21	-	-	-	-	-	-	-	-	-	-	-	-	-
32.04	0.34	-	-	-	-	-	-	-	-	-	-	-	-	-
33.00	0.55	(0.04)	88.20	264.61	0.02	45.59	136.77	2.22	18.52	18.52	2.11	20.05	20.05	439.95
34.00	0.67	(0.02)	60.24	180.72	(0.00)	63.07	189.22	1.52	12.64	12.64	1.87	17.83	17.83	400.41
35.01	0.89	0.01	29.00	86.99	0.01	53.83	161.49	2.07	17.26	17.26	2.05	19.52	19.52	285.27
35.02	0.68	(0.05)	90.55	271.66	0.01	52.78	158.35	1.41	11.76	11.76	1.66	15.76	15.76	457.54
36.00	0.57	(0.02)	61.72	185.17	0.02	49.87	149.60	2.00	16.67	16.67	1.82	17.32	17.32	368.75
37.00	0.51	(0.01)	44.67	134.00	0.01	57.96	173.89	1.71	14.29	14.29	1.77	16.85	16.85	339.03
38.00	0.22	-	-	-	-	-	-	-	-	-	-	-	-	-
39.00	0.23	-	-	-	-	-	-	-	-	-	-	-	-	-

Table B-6
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Commercial Gentrification Assessment (2010-2019): City of Sacramento

Item	Commercial Density Threshold (2019) (Est. per Acre) [1]	Criteria A			Criteria B			Criteria C			Criteria D			All Criteria Index Score
		Minority-Owned Est. Share Diff.			Non-Chain Small Est. Share Diff.			Infrequent Est. Churn Rate			Discretionary Est. Churn Rate			
		Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	
40.05	0.44	(0.01)	48.68	146.05	0.00	59.92	179.75	3.80	31.67	31.67	2.71	25.85	25.85	383.32
40.06	0.33	-	-	-	-	-	-	-	-	-	-	-	-	-
40.08	0.39	(0.01)	48.37	145.11	(0.00)	64.66	193.99	6.00	50.00	50.00	10.00	95.24	95.24	484.33
40.11	0.73	(0.03)	69.93	209.80	0.03	39.85	119.56	2.67	22.22	22.22	3.13	29.76	29.76	381.35
40.12	0.30	-	-	-	-	-	-	-	-	-	-	-	-	-
40.13	0.38	-	-	-	-	-	-	-	-	-	-	-	-	-
40.14	0.30	-	-	-	-	-	-	-	-	-	-	-	-	-
40.15	0.56	(0.02)	61.35	184.05	(0.00)	63.82	191.46	2.14	17.86	17.86	2.60	24.76	24.76	418.13
40.16	0.30	-	-	-	-	-	-	-	-	-	-	-	-	-
40.17	0.62	(0.02)	63.78	191.33	(0.00)	64.44	193.33	1.75	14.58	14.58	2.14	20.41	20.41	419.65
40.18	0.76	(0.04)	77.67	233.02	0.00	59.77	179.30	2.50	20.83	20.83	2.60	24.76	24.76	457.92
40.19	0.54	(0.00)	40.33	120.99	(0.01)	72.51	217.53	4.00	33.33	33.33	5.00	47.62	47.62	419.48
40.20	1.39	(0.03)	67.28	201.83	0.04	30.02	90.07	1.83	15.28	15.28	2.30	21.90	21.90	329.08
41.00	0.35	-	-	-	-	-	-	-	-	-	-	-	-	-
42.01	0.27	-	-	-	-	-	-	-	-	-	-	-	-	-
42.02	0.34	-	-	-	-	-	-	-	-	-	-	-	-	-
42.03	0.33	-	-	-	-	-	-	-	-	-	-	-	-	-
43.01	0.33	-	-	-	-	-	-	-	-	-	-	-	-	-
43.02	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-
44.01	0.20	-	-	-	-	-	-	-	-	-	-	-	-	-
44.02	0.12	-	-	-	-	-	-	-	-	-	-	-	-	-
45.01	0.20	-	-	-	-	-	-	-	-	-	-	-	-	-
45.02	0.18	-	-	-	-	-	-	-	-	-	-	-	-	-
46.02	0.26	-	-	-	-	-	-	-	-	-	-	-	-	-
46.03	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-
46.04	0.09	-	-	-	-	-	-	-	-	-	-	-	-	-
47.01	0.07	-	-	-	-	-	-	-	-	-	-	-	-	-
47.02	0.06	-	-	-	-	-	-	-	-	-	-	-	-	-
48.01	0.30	-	-	-	-	-	-	-	-	-	-	-	-	-
48.02	0.12	-	-	-	-	-	-	-	-	-	-	-	-	-
49.04	0.06	-	-	-	-	-	-	-	-	-	-	-	-	-
49.06	0.30	-	-	-	-	-	-	-	-	-	-	-	-	-
49.07	0.28	-	-	-	-	-	-	-	-	-	-	-	-	-
49.08	0.40	0.01	30.55	91.64	0.00	62.06	186.18	3.25	27.08	27.08	3.40	32.38	32.38	337.28
49.09	0.43	(0.01)	42.65	127.94	(0.03)	87.62	262.85	2.25	18.75	18.75	2.00	19.05	19.05	428.58
49.10	0.42	(0.04)	87.16	261.49	(0.01)	69.28	207.84	1.31	10.90	10.90	1.47	14.01	14.01	494.23
50.02	0.03	-	-	-	-	-	-	-	-	-	-	-	-	-
52.01	0.33	-	-	-	-	-	-	-	-	-	-	-	-	-
52.02	0.24	-	-	-	-	-	-	-	-	-	-	-	-	-
52.04	0.41	0.00	36.16	108.47	(0.04)	92.37	277.10	2.06	17.13	17.13	2.00	19.05	19.05	421.76
52.05	0.38	-	-	-	-	-	-	-	-	-	-	-	-	-
53.01	0.28	-	-	-	-	-	-	-	-	-	-	-	-	-
54.02	0.65	0.00	35.89	107.67	0.01	51.93	155.78	1.55	12.88	12.88	1.84	17.56	17.56	293.89
54.03	1.96	(0.00)	37.88	113.63	0.00	61.51	184.52	2.86	23.81	23.81	3.50	33.33	33.33	355.29
54.04	0.30	-	-	-	-	-	-	-	-	-	-	-	-	-
55.02	0.86	0.00	33.27	99.82	(0.02)	80.06	240.17	1.97	16.38	16.38	1.86	17.67	17.67	374.04
62.02	0.45	(0.02)	62.32	186.97	0.00	58.44	175.32	2.37	19.74	19.74	2.43	23.13	23.13	405.16
63.00	0.32	-	-	-	-	-	-	-	-	-	-	-	-	-
64.00	0.34	-	-	-	-	-	-	-	-	-	-	-	-	-
65.01	0.27	-	-	-	-	-	-	-	-	-	-	-	-	-
65.02	0.21	-	-	-	-	-	-	-	-	-	-	-	-	-
66.00	0.24	-	-	-	-	-	-	-	-	-	-	-	-	-
67.03	0.50	(0.01)	47.53	142.60	0.00	60.99	182.96	1.90	15.83	15.83	1.71	16.25	16.25	357.64
67.04	0.27	-	-	-	-	-	-	-	-	-	-	-	-	-

Table B-6
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Commercial Gentrification Assessment (2010-2019): City of Sacramento

Item	Commercial Density Threshold (2019) (Est. per Acre) [1]	Criteria A			Criteria B			Criteria C			Criteria D			All Criteria Index Score
		Minority-Owned Est. Share Diff.			Non-Chain Small Est. Share Diff.			Infrequent Est. Churn Rate			Discretionary Est. Churn Rate			
		Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	Raw Value	Indexed Value	Value After Weighting	
67.05	0.25	-	-	-	-	-	-	-	-	-	-	-	-	-
67.06	0.28	-	-	-	-	-	-	-	-	-	-	-	-	-
68.01	0.13	-	-	-	-	-	-	-	-	-	-	-	-	-
68.02	0.44	0.03	0.00	0.00	0.04	33.23	99.68	1.33	11.11	11.11	1.33	12.70	12.70	123.49
68.03	0.16	-	-	-	-	-	-	-	-	-	-	-	-	-
69.01	0.34	-	-	-	-	-	-	-	-	-	-	-	-	-
69.02	0.83	(0.01)	49.19	147.57	(0.01)	66.56	199.68	1.84	15.32	15.32	1.97	18.79	18.79	381.36
70.01	0.35	-	-	-	-	-	-	-	-	-	-	-	-	-
70.07	0.21	-	-	-	-	-	-	-	-	-	-	-	-	-
70.10	0.88	(0.00)	40.18	120.53	0.04	32.56	97.69	5.67	47.22	47.22	3.17	30.16	30.16	295.60
70.11	0.69	(0.01)	47.00	140.99	0.03	35.87	107.62	3.33	27.78	27.78	1.79	17.01	17.01	293.39
70.12	0.45	0.00	35.52	106.56	(0.03)	85.01	255.02	1.50	12.50	12.50	2.33	22.22	22.22	396.30
70.13	0.41	(0.04)	79.03	237.08	0.01	58.07	174.20	6.00	50.00	50.00	5.50	52.38	52.38	513.66
70.16	0.27	-	-	-	-	-	-	-	-	-	-	-	-	-
70.17	0.06	-	-	-	-	-	-	-	-	-	-	-	-	-
70.19	0.26	-	-	-	-	-	-	-	-	-	-	-	-	-
70.20	0.29	-	-	-	-	-	-	-	-	-	-	-	-	-
70.21	0.19	-	-	-	-	-	-	-	-	-	-	-	-	-
70.22	0.44	(0.05)	100.00	300.00	0.00	62.16	186.47	0.00	0.00	0.00	0.00	0.00	0.00	486.47
70.23	0.42	(0.02)	64.52	193.55	0.01	55.04	165.12	1.56	12.96	12.96	1.70	16.19	16.19	387.82
70.24	1.05	(0.05)	93.87	281.62	0.00	58.82	176.45	2.33	19.44	19.44	1.86	17.69	17.69	495.20
70.25	0.74	(0.01)	53.62	160.86	0.04	33.37	100.12	3.67	30.56	30.56	5.00	47.62	47.62	339.15
70.26	0.10	-	-	-	-	-	-	-	-	-	-	-	-	-
70.27	0.35	-	-	-	-	-	-	-	-	-	-	-	-	-
70.28	0.64	(0.01)	48.92	146.75	0.01	54.68	164.04	2.50	20.83	20.83	2.86	27.21	27.21	358.84
71.01	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-
71.03	0.61	(0.01)	44.10	132.31	(0.01)	66.20	198.60	2.89	24.07	24.07	2.71	25.77	25.77	380.76
71.05	0.49	(0.01)	52.38	157.13	(0.01)	67.23	201.68	2.25	18.75	18.75	2.75	26.19	26.19	403.75
71.06	0.23	-	-	-	-	-	-	-	-	-	-	-	-	-
71.07	0.08	-	-	-	-	-	-	-	-	-	-	-	-	-
71.08	0.31	-	-	-	-	-	-	-	-	-	-	-	-	-
71.09	0.37	-	-	-	-	-	-	-	-	-	-	-	-	-
71.10	0.65	0.00	33.00	99.00	(0.01)	70.23	210.70	9.00	75.00	75.00	5.00	47.62	47.62	432.32
71.11	0.72	(0.01)	52.85	158.55	(0.01)	70.40	211.21	5.00	41.67	41.67	2.40	22.86	22.86	434.28
72.04	0.14	-	-	-	-	-	-	-	-	-	-	-	-	-
74.13	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-
75.04	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-
92.01	0.07	-	-	-	-	-	-	-	-	-	-	-	-	-
96.01	0.13	-	-	-	-	-	-	-	-	-	-	-	-	-
96.08	0.31	-	-	-	-	-	-	-	-	-	-	-	-	-
96.09	0.40	(0.03)	67.01	201.03	0.00	62.16	186.47	3.50	29.17	29.17	2.50	23.81	23.81	440.48
96.10	0.30	-	-	-	-	-	-	-	-	-	-	-	-	-
96.14	0.06	-	-	-	-	-	-	-	-	-	-	-	-	-
96.33	0.30	-	-	-	-	-	-	-	-	-	-	-	-	-
96.34	0.44	(0.02)	59.09	177.26	(0.02)	77.58	232.74	3.33	27.78	27.78	2.22	21.16	21.16	458.94
96.40	0.65	(0.02)	54.52	163.56	0.03	34.48	103.45	2.20	18.33	18.33	2.29	21.77	21.77	307.11
96.41	0.78	(0.02)	55.49	166.48	(0.00)	64.10	192.30	2.07	17.26	17.26	1.95	18.61	18.61	394.65
99.00	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-

Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

[1] Commercial concentration is the number of establishments per acre within the Census Tract. See Table B-2.

[2] The assumptions include Census Tracts within the City of Sacramento that meet the commercial concentration threshold, which is more than or equal to the citywide median. If the density threshold was not met, no composite index value was calculated.

Table B-7
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Minority-Owned Establishments (2000, 2010, 2019): Study Area

Item	CRITERIA A										
	2000			2010			2019			Share Difference of Minority-Owned Establishments	
	Total Est.	Total	% of Total	Total Est.	Total	% of Total	Total Est.	Total	% of Total	2000-2010	2010-2019
Formula	a	b	c = b/a	d	e	f = e/d	g	h	i = h/g	j = f - c	k = i - f
Elmhurst											
6067001710	54	3	5.6%	90	3	3.3%	115	3	2.6%	(2.2%)	(0.7%)
6067001720	146	4	2.7%	284	3	1.1%	398	1	0.3%	(1.7%)	(0.8%)
Subtotal Elmhurst	200	7	3.5%	374	6	1.6%	513	4	0.8%	(1.9%)	(0.8%)
Oak Park											
6067001800	146	5	3.4%	218	6	2.8%	334	7	2.1%	(0.7%)	(0.7%)
6067002700	118	5	4.2%	206	5	2.4%	216	6	2.8%	(1.8%)	0.4%
6067002800	43	2	4.7%	98	3	3.1%	118	1	0.8%	(1.6%)	(2.2%)
6067003700	98	6	6.1%	167	3	1.8%	180	2	1.1%	(4.3%)	(0.7%)
Subtotal Oak Park	405	18	4.4%	689	17	2.5%	848	16	1.9%	(2.0%)	(0.6%)
Fruitridge Pocket											
6067004401	42	2	4.8%	78	1	1.3%	67	1	1.5%	(3.5%)	0.2%
6067004402	14	0	0.0%	22	0	0.0%	37	1	2.7%	0.0%	2.7%
Subtotal Fruitridge Pocket	56	2	3.6%	100	1	1.0%	104	2	1.9%	(2.6%)	0.9%
Tahoe & Colonial											
6067002900	141	3	2.1%	259	4	1.5%	303	7	2.3%	(0.6%)	0.8%
6067003010	44	1	2.3%	91	2	2.2%	128	3	2.3%	(0.1%)	0.1%
6067003020	161	3	1.9%	185	3	1.6%	161	1	0.6%	(0.2%)	(1.0%)
6067003101	37	2	5.4%	85	2	2.4%	101	3	3.0%	(3.1%)	0.6%
6067003102	63	2	3.2%	97	2	2.1%	94	0	0.0%	(1.1%)	(2.1%)
Subtotal Tahoe & Colonial	446	11	2.5%	717	13	1.8%	787	14	1.8%	(0.7%)	(0.0%)
Lemon Hill											
6067004602	48	2	4.2%	85	1	1.2%	85	2	2.4%	(3.0%)	1.2%
6067004603	5	1	20.0%	9	0	0.0%	7	0	0.0%	(20.0%)	0.0%
6067004604	22	1	4.5%	32	0	0.0%	35	0	0.0%	(4.5%)	0.0%
6067004702	10	1	10.0%	28	1	3.6%	22	0	0.0%	(6.4%)	(3.6%)
Subtotal Lemon Hill	85	5	5.9%	154	2	1.3%	149	2	1.3%	(4.6%)	0.0%
South of Fruitridge											
6067003202	154	5	3.2%	199	6	3.0%	200	2	1.0%	(0.2%)	(2.0%)
6067003203	24	2	8.3%	59	6	10.2%	51	3	5.9%	1.8%	(4.3%)
6067003204	47	5	10.6%	124	4	3.2%	134	3	2.2%	(7.4%)	(1.0%)
6067004801	63	4	6.3%	129	4	3.1%	140	1	0.7%	(3.2%)	(2.4%)
Subtotal South of Fruitridge	288	16	5.6%	511	20	3.9%	525	9	1.7%	(1.6%)	(2.2%)
Study Area	1,480	59	4.0%	2,545	59	2.3%	2,926	47	1.6%	(1.7%)	(0.7%)

Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

Table B-8
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Minority-Owned Establishments (2000, 2010, 2019): City of Sacramento

Item	CRITERIA A										Share Difference of Minority-Owned Establishments	
	2000			2010			2019			2000-2010	2010-2019	
	Total Est.	Total	% of Total	Total Est.	Total	% of Total	Total Est.	Total	% of Total			
Formula	a	b	c = b / a	d	e	f = e / d	g	h	i = h / g	j = f - c	k = i - f	
City of Sacramento												
1.00	73	2	2.7%	153	3	2.0%	188	3	1.6%	(0.8%)	(0.4%)	
2.00	150	5	3.3%	290	5	1.7%	305	3	1.0%	(1.6%)	(0.7%)	
3.00	119	2	1.7%	210	2	1.0%	288	2	0.7%	(0.7%)	(0.3%)	
4.00	146	2	1.4%	266	4	1.5%	297	8	2.7%	0.1%	1.2%	
5.01	93	2	2.2%	119	4	3.4%	159	6	3.8%	1.2%	0.4%	
5.02	74	1	1.4%	96	3	3.1%	130	2	1.5%	1.8%	(1.6%)	
6.00	195	7	3.6%	245	6	2.4%	244	5	2.0%	(1.1%)	(0.4%)	
7.00	604	18	3.0%	790	16	2.0%	693	10	1.4%	(1.0%)	(0.6%)	
8.00	240	5	2.1%	328	1	0.3%	397	1	0.3%	(1.8%)	(0.1%)	
11.02	279	5	1.8%	438	10	2.3%	594	11	1.9%	0.5%	(0.4%)	
11.03	1,665	46	2.8%	2,203	57	2.6%	2,418	45	1.9%	(0.2%)	(0.7%)	
12.01	118	1	0.8%	193	1	0.5%	283	2	0.7%	(0.3%)	0.2%	
12.02	95	1	1.1%	159	4	2.5%	200	2	1.0%	1.5%	(1.5%)	
13.00	255	6	2.4%	357	7	2.0%	478	2	0.4%	(0.4%)	(1.5%)	
14.00	775	20	2.6%	938	19	2.0%	997	17	1.7%	(0.6%)	(0.3%)	
15.00	441	13	2.9%	690	12	1.7%	859	11	1.3%	(1.2%)	(0.5%)	
16.01	366	12	3.3%	420	11	2.6%	534	9	1.7%	(0.7%)	(0.9%)	
16.02	144	2	1.4%	233	2	0.9%	289	0	0.0%	(0.5%)	(0.9%)	
17.01	54	3	5.6%	90	3	3.3%	115	3	2.6%	(2.2%)	(0.7%)	
17.02	146	4	2.7%	284	3	1.1%	398	1	0.3%	(1.7%)	(0.8%)	
18.00	146	5	3.4%	218	6	2.8%	334	7	2.1%	(0.7%)	(0.7%)	
19.00	219	8	3.7%	303	15	5.0%	351	8	2.3%	1.3%	(2.7%)	
20.00	251	10	4.0%	408	18	4.4%	508	15	3.0%	0.4%	(1.5%)	
21.00	162	5	3.1%	262	6	2.3%	331	4	1.2%	(0.8%)	(1.1%)	
22.00	101	6	5.9%	170	6	3.5%	208	5	2.4%	(2.4%)	(1.1%)	
23.00	206	6	2.9%	228	5	2.2%	266	1	0.4%	(0.7%)	(1.8%)	
24.00	150	3	2.0%	279	4	1.4%	411	5	1.2%	(0.6%)	(0.2%)	
25.00	35	2	5.7%	93	2	2.2%	119	1	0.8%	(3.6%)	(1.3%)	
26.00	93	6	6.5%	174	5	2.9%	231	2	0.9%	(3.6%)	(2.0%)	
27.00	118	5	4.2%	206	5	2.4%	216	6	2.8%	(1.8%)	0.4%	
28.00	43	2	4.7%	98	3	3.1%	118	1	0.8%	(1.6%)	(2.2%)	
29.00	141	3	2.1%	259	4	1.5%	303	7	2.3%	(0.6%)	0.8%	
30.01	44	1	2.3%	91	2	2.2%	128	3	2.3%	(0.1%)	0.1%	
30.02	161	3	1.9%	185	3	1.6%	161	1	0.6%	(0.2%)	(1.0%)	
31.01	37	2	5.4%	85	2	2.4%	101	3	3.0%	(3.1%)	0.6%	
31.02	63	2	3.2%	97	2	2.1%	94	0	0.0%	(1.1%)	(2.1%)	
32.02	154	5	3.2%	199	6	3.0%	200	2	1.0%	(0.2%)	(2.0%)	
32.03	24	2	8.3%	59	6	10.2%	51	3	5.9%	1.8%	(4.3%)	
32.04	47	5	10.6%	124	4	3.2%	134	3	2.2%	(7.4%)	(1.0%)	
33.00	166	10	6.0%	255	12	4.7%	326	1	0.3%	(1.3%)	(4.4%)	
34.00	218	19	8.7%	351	20	5.7%	380	14	3.7%	(3.0%)	(2.0%)	
35.01	116	4	3.4%	200	4	2.0%	264	7	2.7%	(1.4%)	0.7%	
35.02	120	11	9.2%	185	12	6.5%	212	4	1.9%	(2.7%)	(4.6%)	
36.00	101	9	8.9%	183	9	4.9%	180	5	2.8%	(4.0%)	(2.1%)	
37.00	98	6	6.1%	167	3	1.8%	180	2	1.1%	(4.3%)	(0.7%)	
38.00	260	9	3.5%	265	8	3.0%	266	4	1.5%	(0.4%)	(1.5%)	
39.00	67	3	4.5%	132	5	3.8%	138	3	2.2%	(0.7%)	(1.6%)	
40.05	132	8	6.1%	220	5	2.3%	241	3	1.2%	(3.8%)	(1.0%)	
40.06	68	2	2.9%	150	3	2.0%	155	3	1.9%	(0.9%)	(0.1%)	
40.08	47	2	4.3%	123	2	1.6%	160	1	0.6%	(2.6%)	(1.0%)	
40.11	77	9	11.7%	162	9	5.6%	221	6	2.7%	(6.1%)	(2.8%)	
40.12	49	4	8.2%	141	4	2.8%	147	2	1.4%	(5.3%)	(1.5%)	
40.13	111	4	3.6%	192	2	1.0%	220	4	1.8%	(2.6%)	0.8%	
40.14	34	0	0.0%	70	0	0.0%	78	0	0.0%	0.0%	0.0%	
40.15	115	8	7.0%	212	9	4.2%	234	5	2.1%	(2.7%)	(2.1%)	
40.16	38	2	5.3%	94	2	2.1%	106	2	1.9%	(3.1%)	(0.2%)	
40.17	76	2	2.6%	140	7	5.0%	149	4	2.7%	2.4%	(2.3%)	
40.18	217	11	5.1%	156	11	7.1%	169	6	3.6%	2.0%	(3.5%)	
40.19	35	0	0.0%	86	1	1.2%	118	1	0.8%	1.2%	(0.3%)	
40.20	134	8	6.0%	205	10	4.9%	265	6	2.3%	(1.1%)	(2.6%)	
41.00	124	7	5.6%	203	8	3.9%	177	5	2.8%	(1.7%)	(1.1%)	
42.01	48	0	0.0%	114	1	0.9%	127	0	0.0%	0.9%	(0.9%)	
42.02	53	2	3.8%	123	0	0.0%	136	2	1.5%	(3.8%)	1.5%	
42.03	47	3	6.4%	108	3	2.8%	135	6	4.4%	(3.6%)	1.7%	
43.01	23	1	4.3%	69	2	2.9%	91	2	2.2%	(1.4%)	(0.7%)	
43.02	30	2	6.7%	100	3	3.0%	112	3	2.7%	(3.7%)	(0.3%)	
44.01	42	2	4.8%	78	1	1.3%	67	1	1.5%	(3.5%)	0.2%	
44.02	14	0	0.0%	22	0	0.0%	37	1	2.7%	0.0%	2.7%	
45.01	70	5	7.1%	99	4	4.0%	89	2	2.2%	(3.1%)	(1.8%)	
45.02	96	3	3.1%	125	9	7.2%	117	2	1.7%	4.1%	(5.5%)	
46.02	48	2	4.2%	85	1	1.2%	85	2	2.4%	(3.0%)	1.2%	
46.03	5	1	20.0%	9	0	0.0%	7	0	0.0%	(20.0%)	0.0%	
46.04	22	1	4.5%	32	0	0.0%	35	0	0.0%	(4.5%)	0.0%	
47.01	16	1	6.3%	25	0	0.0%	23	0	0.0%	(6.3%)	0.0%	
47.02	10	1	10.0%	28	1	3.6%	22	0	0.0%	(6.4%)	(3.6%)	
48.01	63	4	6.3%	129	4	3.1%	140	1	0.7%	(3.2%)	(2.4%)	
48.02	12	0	0.0%	37	0	0.0%	41	2	4.9%	0.0%	4.9%	
49.04	11	0	0.0%	29	0	0.0%	35	1	2.9%	0.0%	2.9%	
49.06	17	3	17.6%	47	2	4.3%	70	1	1.4%	(13.4%)	(2.8%)	
49.07	4	0	0.0%	20	0	0.0%	22	0	0.0%	0.0%	0.0%	
49.08	45	4	8.9%	115	1	0.9%	144	2	1.4%	(8.0%)	0.5%	
49.09	52	0	0.0%	105	4	3.8%	91	3	3.3%	3.8%	(0.5%)	
49.10	238	10	4.2%	116	5	4.3%	90	0	0.0%	0.1%	(4.3%)	

Table B-8
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Minority-Owned Establishments (2000, 2010, 2019): City of Sacramento

Item	CRITERIA A										
	2000			2010			2019			Share Difference of Minority-Owned Establishments	
	Minority-Owned			Minority-Owned			Minority-Owned			2000-2010	2010-2019
	Total Est.	Total	% of Total	Total Est.	Total	% of Total	Total Est.	Total	% of Total		
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c = b / a</i>	<i>d</i>	<i>e</i>	<i>f = e / d</i>	<i>g</i>	<i>h</i>	<i>i = h / g</i>	<i>j = f - c</i>	<i>k = i - f</i>
City of Sacramento											
50.02	12	0	0.0%	15	0	0.0%	19	2	10.5%	0.0%	10.5%
52.01	103	1	1.0%	141	0	0.0%	162	0	0.0%	(1.0%)	0.0%
52.02	37	2	5.4%	93	4	4.3%	111	3	2.7%	(1.1%)	(1.6%)
52.04	192	3	1.6%	318	5	1.6%	372	6	1.6%	0.0%	0.0%
52.05	560	25	4.5%	725	18	2.5%	845	16	1.9%	(2.0%)	(0.6%)
53.01	269	10	3.7%	359	15	4.2%	448	14	3.1%	0.5%	(1.1%)
54.02	625	13	2.1%	881	12	1.4%	912	13	1.4%	(0.7%)	0.1%
54.03	468	7	1.5%	692	11	1.6%	674	10	1.5%	0.1%	(0.1%)
54.04	227	3	1.3%	305	4	1.3%	308	2	0.6%	(0.0%)	(0.7%)
55.02	462	11	2.4%	593	11	1.9%	607	13	2.1%	(0.5%)	0.3%
62.02	104	7	6.7%	181	7	3.9%	179	3	1.7%	(2.9%)	(2.2%)
63.00	168	6	3.6%	252	5	2.0%	222	4	1.8%	(1.6%)	(0.2%)
64.00	169	8	4.7%	301	8	2.7%	291	9	3.1%	(2.1%)	0.4%
65.01	132	2	1.5%	106	5	4.7%	114	3	2.6%	3.2%	(2.1%)
65.02	49	2	4.1%	94	4	4.3%	111	1	0.9%	0.2%	(3.4%)
66.00	74	2	2.7%	126	1	0.8%	132	0	0.0%	(1.9%)	(0.8%)
67.03	133	3	2.3%	246	7	2.8%	261	5	1.9%	0.6%	(0.9%)
67.04	27	2	7.4%	79	4	5.1%	82	3	3.7%	(2.3%)	(1.4%)
67.05	81	5	6.2%	145	10	6.9%	148	10	6.8%	0.7%	(0.1%)
67.06	33	1	3.0%	74	2	2.7%	103	1	1.0%	(0.3%)	(1.7%)
68.01	17	3	17.6%	27	2	7.4%	23	0	0.0%	(10.2%)	(7.4%)
68.02	50	0	0.0%	79	0	0.0%	64	2	3.1%	0.0%	3.1%
68.03	11	0	0.0%	37	1	2.7%	42	0	0.0%	2.7%	(2.7%)
69.01	205	6	2.9%	277	4	1.4%	310	1	0.3%	(1.5%)	(1.1%)
69.02	321	8	2.5%	306	8	2.6%	324	5	1.5%	0.1%	(1.1%)
70.01	135	8	5.9%	219	10	4.6%	296	3	1.0%	(1.4%)	(3.6%)
70.07	76	5	6.6%	177	7	4.0%	199	3	1.5%	(2.6%)	(2.4%)
70.10	258	3	1.2%	525	8	1.5%	573	7	1.2%	0.4%	(0.3%)
70.11	136	7	5.1%	281	9	3.2%	345	8	2.3%	(1.9%)	(0.9%)
70.12	161	6	3.7%	125	2	1.6%	118	2	1.7%	(2.1%)	0.1%
70.13	19	1	5.3%	61	4	6.6%	68	2	2.9%	1.3%	(3.6%)
70.16	18	3	16.7%	200	9	4.5%	336	10	3.0%	(12.2%)	(1.5%)
70.17	7	1	14.3%	49	1	2.0%	111	4	3.6%	(12.2%)	1.6%
70.19	38	2	5.3%	204	6	2.9%	369	10	2.7%	(2.3%)	(0.2%)
70.20	41	2	4.9%	158	4	2.5%	186	4	2.2%	(2.3%)	(0.4%)
70.21	40	2	5.0%	92	0	0.0%	113	1	0.9%	(5.0%)	0.9%
70.22	11	1	9.1%	37	2	5.4%	55	0	0.0%	(3.7%)	(5.4%)
70.23	60	4	6.7%	129	6	4.7%	132	3	2.3%	(2.0%)	(2.4%)
70.24	97	10	10.3%	150	9	6.0%	179	2	1.1%	(4.3%)	(4.9%)
70.25	24	3	12.5%	142	9	6.3%	225	11	4.9%	(6.2%)	(1.4%)
70.26	7	0	0.0%	30	1	3.3%	109	3	2.8%	3.3%	(0.6%)
70.27	23	1	4.3%	148	2	1.4%	223	0	0.0%	(3.0%)	(1.4%)
70.28	73	1	1.4%	279	11	3.9%	380	11	2.9%	2.6%	(1.0%)
71.01	1	0	0.0%	0	0	0.0%	1	0	0.0%	0.0%	0.0%
71.03	15	2	13.3%	217	6	2.8%	329	7	2.1%	(10.6%)	(0.6%)
71.05	12	1	8.3%	154	6	3.9%	235	6	2.6%	(4.4%)	(1.3%)
71.06	34	4	11.8%	288	14	4.9%	373	12	3.2%	(6.9%)	(1.6%)
71.07	14	1	7.1%	159	7	4.4%	271	15	5.5%	(2.7%)	1.1%
71.08	8	0	0.0%	105	5	4.8%	219	5	2.3%	4.8%	(2.5%)
71.09	27	2	7.4%	113	5	4.4%	151	4	2.6%	(3.0%)	(1.8%)
71.10	25	2	8.0%	163	3	1.8%	186	4	2.2%	(6.2%)	0.3%
71.11	15	3	20.0%	135	6	4.4%	196	6	3.1%	(15.6%)	(1.4%)
72.04	99	4	4.0%	216	7	3.2%	283	6	2.1%	(0.8%)	(1.1%)
74.13	21	0	0.0%	30	0	0.0%	33	1	3.0%	0.0%	3.0%
75.04	5	0	0.0%	4	0	0.0%	3	0	0.0%	0.0%	0.0%
92.01	557	27	4.8%	794	29	3.7%	904	22	2.4%	(1.2%)	(1.2%)
96.01	44	5	11.4%	128	4	3.1%	204	2	1.0%	(8.2%)	(2.1%)
96.08	37	0	0.0%	170	5	2.9%	295	3	1.0%	2.9%	(1.9%)
96.09	26	3	11.5%	118	9	7.6%	139	7	5.0%	(3.9%)	(2.6%)
96.10	57	7	12.3%	154	9	5.8%	138	5	3.6%	(6.4%)	(2.2%)
96.14	6	0	0.0%	30	0	0.0%	33	1	3.0%	0.0%	3.0%
96.33	16	0	0.0%	47	1	2.1%	52	2	3.8%	2.1%	1.7%
96.34	40	2	5.0%	111	3	2.7%	127	1	0.8%	(2.3%)	(1.9%)
96.40	55	3	5.5%	81	2	2.5%	106	1	0.9%	(3.0%)	(1.5%)
96.41	162	10	6.2%	274	10	3.6%	392	8	2.0%	(2.5%)	(1.6%)
99.00	0	0	0.0%	0	0	0.0%	0	0	0.0%	0.0%	0.0%
City of Sacramento	18,625	687	3.7%	30,496	843	2.8%	35,784	667	1.9%	(0.9%)	(0.9%)

Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

Table B-9
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Non-Chain Small Business Establishments (2000, 2010, 2019): Study Area

Item	CRITERIA B										
	2000			2010			2019			Share Difference of Non-Chain Small Establishments	
	Non-Chain Small Establishments		% of Total	Non-Chain Small Establishments		% of Total	Non-Chain Small Establishments		% of Total	2000-2010	2010-2019
	Total Est.	Total		Total Est.	Total		Total Est.	Total			
Formula	a	b	c = b/a	d	e	f = e/d	g	h	i = h/g	j = f - c	k = i - f
Elmhurst											
6067001700	54	41	75.9%	90	74	82.2%	115	94	81.7%	6.3%	(0.5%)
6067001720	146	104	71.2%	284	239	84.2%	398	334	83.9%	12.9%	(0.2%)
Subtotal Elmhurst	200	145	72.5%	374	313	83.7%	513	428	83.4%	11.2%	(0.3%)
Oak Park											
6067001800	146	113	77.4%	218	181	83.0%	334	303	90.7%	5.6%	7.7%
6067002700	118	104	88.1%	206	186	90.3%	216	195	90.3%	2.2%	(0.0%)
6067002800	43	41	95.3%	98	95	96.9%	118	112	94.9%	1.6%	(2.0%)
6067003700	98	87	88.8%	167	155	92.8%	180	168	93.3%	4.0%	0.5%
Subtotal Oak Park	405	345	85.2%	689	617	89.6%	848	778	91.7%	4.4%	2.2%
Fruitridge Pocket											
6067004401	42	27	64.3%	78	63	80.8%	67	54	80.6%	16.5%	(0.2%)
6067004402	14	10	71.4%	22	18	81.8%	37	33	89.2%	10.4%	7.4%
Subtotal Fruitridge Pocket	56	37	66.1%	100	81	81.0%	104	87	83.7%	14.9%	2.7%
Tahoe & Colonial											
6067002900	141	103	73.0%	259	211	81.5%	303	252	83.2%	8.4%	1.7%
6067003010	44	40	90.9%	91	87	95.6%	128	119	93.0%	4.7%	(2.6%)
6067003020	161	153	95.0%	185	183	98.9%	161	159	98.8%	3.9%	(0.2%)
6067003101	37	31	83.8%	85	77	90.6%	101	94	93.1%	6.8%	2.5%
6067003102	63	51	81.0%	97	87	89.7%	94	81	86.2%	8.7%	(3.5%)
Subtotal Tahoe & Colonial	446	378	84.8%	717	645	90.0%	787	705	89.6%	5.2%	(0.4%)
Lemon Hill											
6067004602	48	41	85.4%	85	78	91.8%	85	80	94.1%	6.3%	2.4%
6067004603	5	5	100.0%	9	8	88.9%	7	4	57.1%	(11.1%)	(31.7%)
6067004604	22	11	50.0%	32	18	56.3%	35	18	51.4%	6.3%	(4.8%)
6067004702	10	9	90.0%	28	28	100.0%	22	22	100.0%	10.0%	0.0%
Subtotal Lemon Hill	85	66	77.6%	154	132	85.7%	149	124	83.2%	8.1%	(2.5%)
South of Fruitridge											
6067003202	154	142	92.2%	199	184	92.5%	200	184	92.0%	0.3%	(0.5%)
6067003203	24	21	87.5%	59	54	91.5%	51	45	88.2%	4.0%	(3.3%)
6067003204	47	46	97.9%	124	123	99.2%	134	134	100.0%	1.3%	0.8%
6067004801	63	59	93.7%	129	125	96.9%	140	136	97.1%	3.2%	0.2%
Subtotal South of Fruitridge	288	268	93.1%	511	486	95.1%	525	499	95.0%	2.1%	(0.1%)
Study Area	1,480	1,239	83.7%	2,545	2,274	89.4%	2,926	2,621	89.6%	5.6%	0.2%

Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

Table B-10
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Non-Chain Small Business Establishments (2000, 2010, 2019): City of Sacramento

Item	CRITERIA B										Share Difference of Non-Chain Small Establishments	
	2000			2010			2019			2000-2010		
	Non-Chain Small Establishments		% of Total	Non-Chain Small Establishments		% of Total	Non-Chain Small Establishments		% of Total			
	Total Est.	Total		Total Est.	Total		Total Est.	Total		Total Est.	Total	
Formula	a	b	c = b/a	d	e	f = e/d	g	h	i = h/g	j = f - c	k = i - f	
City of Sacramento												
1	73	66	90.4%	153	144	94.1%	188	182	96.8%	3.7%	2.7%	
2	150	135	90.0%	290	279	96.2%	305	296	97.0%	6.2%	0.8%	
3	119	97	81.5%	210	187	89.0%	288	264	91.7%	7.5%	2.6%	
4	146	129	88.4%	266	249	93.6%	297	281	94.6%	5.3%	1.0%	
5.01	93	78	83.9%	119	101	84.9%	159	143	89.9%	1.0%	5.1%	
5.02	74	64	86.5%	96	87	90.6%	130	118	90.8%	4.1%	0.1%	
6	195	161	82.6%	245	198	80.8%	244	197	80.7%	(1.7%)	(0.1%)	
7	604	444	73.5%	790	619	78.4%	693	551	79.5%	4.8%	1.2%	
8	240	135	56.3%	328	213	64.9%	397	259	65.2%	8.7%	0.3%	
11.02	279	235	84.2%	438	373	85.2%	594	523	88.0%	0.9%	2.9%	
11.03	1,665	1,117	67.1%	2,203	1,555	70.6%	2,418	1,674	69.2%	3.5%	(1.4%)	
12.01	118	103	87.3%	193	172	89.1%	283	249	88.0%	1.8%	(1.1%)	
12.02	95	60	63.2%	159	110	69.2%	200	129	64.5%	6.0%	(4.7%)	
13	255	188	73.7%	357	298	83.5%	478	402	84.1%	9.7%	0.6%	
14	775	686	88.5%	938	836	89.1%	997	908	91.1%	0.6%	1.9%	
15	441	377	85.5%	690	616	89.3%	859	790	92.0%	3.8%	2.7%	
16.01	366	305	83.3%	420	365	86.9%	534	470	88.0%	3.6%	1.1%	
16.02	144	138	95.8%	233	221	94.8%	289	277	95.8%	(1.0%)	1.0%	
17.01	54	41	75.9%	90	74	82.2%	115	94	81.7%	6.3%	(0.5%)	
17.02	146	104	71.2%	284	239	84.2%	398	334	83.9%	12.9%	(0.2%)	
18	146	113	77.4%	218	181	83.0%	334	303	90.7%	5.6%	7.7%	
19	219	187	85.4%	303	270	89.1%	351	313	89.2%	3.7%	0.1%	
20	251	200	79.7%	408	339	83.1%	508	421	82.9%	3.4%	(0.2%)	
21	162	118	72.8%	262	206	78.6%	331	257	77.6%	5.8%	(1.0%)	
22	101	76	75.2%	170	146	85.9%	208	180	86.5%	10.6%	0.7%	
23	206	187	90.8%	228	220	96.5%	266	253	95.1%	5.7%	(1.4%)	
24	150	135	90.0%	279	261	93.5%	411	387	94.2%	3.5%	0.6%	
25	35	32	91.4%	93	91	97.8%	119	118	99.2%	6.4%	1.3%	
26	93	80	86.0%	174	164	94.3%	231	213	92.2%	8.2%	(2.0%)	
27	118	104	88.1%	206	186	90.3%	216	195	90.3%	2.2%	(0.0%)	
28	43	41	95.3%	98	95	96.9%	118	112	94.9%	1.6%	(2.0%)	
29	141	103	73.0%	259	211	81.5%	303	252	83.2%	8.4%	1.7%	
30.01	44	40	90.9%	91	87	95.6%	128	119	93.0%	4.7%	(2.6%)	
30.02	161	153	95.0%	185	183	98.9%	161	159	98.8%	3.9%	(0.2%)	
31.01	37	31	83.8%	85	77	90.6%	101	94	93.1%	6.8%	2.5%	
31.02	63	51	81.0%	97	87	89.7%	94	81	86.2%	8.7%	(3.5%)	
32.02	154	142	92.2%	199	184	92.5%	200	184	92.0%	0.3%	(0.5%)	
32.03	24	21	87.5%	59	54	91.5%	51	45	88.2%	4.0%	(3.3%)	
32.04	47	46	97.9%	124	123	99.2%	134	134	100.0%	1.3%	0.8%	
33	166	139	83.7%	255	231	90.6%	326	302	92.6%	6.9%	2.0%	
34	218	200	91.7%	351	332	94.6%	380	359	94.5%	2.8%	(0.1%)	
35.01	116	96	82.8%	200	179	89.5%	264	239	90.5%	6.7%	1.0%	
35.02	120	114	95.0%	185	175	94.6%	212	203	95.8%	(0.4%)	1.2%	
36	101	90	89.1%	183	167	91.3%	180	167	92.8%	2.1%	1.5%	
37	98	87	88.8%	167	155	92.8%	180	168	93.3%	4.0%	0.5%	
38	260	235	90.4%	265	241	90.9%	266	248	93.2%	0.6%	2.3%	
39	67	58	86.6%	132	124	93.9%	138	128	92.8%	7.4%	(1.2%)	
40.05	132	126	95.5%	220	213	96.8%	241	234	97.1%	1.4%	0.3%	
40.06	68	54	79.4%	150	136	90.7%	155	144	92.9%	11.3%	2.2%	
40.08	47	43	91.5%	123	118	95.9%	160	153	95.6%	4.4%	(0.3%)	
40.11	77	66	85.7%	162	148	91.4%	221	208	94.1%	5.6%	2.8%	
40.12	49	45	91.8%	141	138	97.9%	147	145	98.6%	6.0%	0.8%	
40.13	111	93	83.8%	192	176	91.7%	220	202	91.8%	7.9%	0.2%	
40.14	34	34	100.0%	70	70	100.0%	78	78	100.0%	0.0%	0.0%	
40.15	115	107	93.0%	212	207	97.6%	234	228	97.4%	4.6%	(0.2%)	
40.16	38	34	89.5%	94	91	96.8%	106	104	98.1%	7.3%	1.3%	
40.17	76	68	89.5%	140	131	93.6%	149	139	93.3%	4.1%	(0.3%)	
40.18	217	203	93.5%	156	150	96.2%	169	163	96.4%	2.6%	0.3%	
40.19	35	32	91.4%	86	82	95.3%	118	111	94.1%	3.9%	(1.3%)	
40.2	134	90	67.2%	205	169	82.4%	265	229	86.4%	15.3%	4.0%	
41	124	106	85.5%	203	181	89.2%	177	155	87.6%	3.7%	(1.6%)	
42.01	48	44	91.7%	114	106	93.0%	127	114	89.8%	1.3%	(3.2%)	
42.02	53	45	84.9%	123	115	93.5%	136	126	92.6%	8.6%	(0.8%)	
42.03	47	35	74.5%	108	94	87.0%	135	119	88.1%	12.6%	1.1%	
43.01	23	21	91.3%	69	66	95.7%	91	89	97.8%	4.3%	2.2%	
43.02	30	19	63.3%	100	85	85.0%	112	91	81.3%	21.7%	(3.8%)	
44.01	42	27	64.3%	78	63	80.8%	67	54	80.6%	16.5%	(0.2%)	
44.02	14	10	71.4%	22	18	81.8%	37	33	89.2%	10.4%	7.4%	
45.01	70	67	95.7%	99	97	98.0%	89	86	96.6%	2.3%	(1.4%)	
45.02	96	72	75.0%	125	108	86.4%	117	99	84.6%	11.4%	(1.8%)	
46.02	48	41	85.4%	85	78	91.8%	85	80	94.1%	6.3%	2.4%	
46.03	5	5	100.0%	9	8	88.9%	7	4	57.1%	(11.1%)	(31.7%)	
46.04	22	11	50.0%	32	18	56.3%	35	18	51.4%	6.3%	(4.8%)	
47.01	16	15	93.8%	25	25	100.0%	23	23	100.0%	6.3%	0.0%	
47.02	10	9	90.0%	28	28	100.0%	22	22	100.0%	10.0%	0.0%	
48.01	63	59	93.7%	129	125	96.9%	140	136	97.1%	3.2%	0.2%	
48.02	12	10	83.3%	37	36	97.3%	41	41	100.0%	14.0%	2.7%	
49.04	11	10	90.9%	29	27	93.1%	35	33	94.3%	2.2%	1.2%	
49.06	17	16	94.1%	47	44	93.6%	70	64	91.4%	(0.5%)	(2.2%)	
49.07	4	4	100.0%	20	20	100.0%	22	22	100.0%	0.0%	0.0%	
49.08	45	36	80.0%	115	107	93.0%	144	134	93.1%	13.0%	0.0%	
49.09	52	36	69.2%	105	91	86.7%	91	76	83.5%	17.4%	(3.2%)	
49.1	238	221	92.9%	116	108	93.1%	90	83	92.2%	0.2%	(0.9%)	

Table B-10
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Non-Chain Small Business Establishments (2000, 2010, 2019): City of Sacramento

Item	CRITERIA B										Share Difference of Non-Chain Small Establishments	
	2000			2010			2019			2000-2010	2010-2019	
	Total Est.	Non-Chain Small Establishments	% of Total	Total Est.	Non-Chain Small Establishments	% of Total	Total Est.	Non-Chain Small Establishments	% of Total			
Formula	a	b	c = b/a	d	e	f = e/d	g	h	i = h/g	j = f - c	k = i - f	
City of Sacramento												
50.02	12	7	58.3%	15	11	73.3%	19	17	89.5%	15.0%	16.1%	
52.01	103	70	68.0%	141	95	67.4%	162	114	70.4%	(0.6%)	3.0%	
52.02	37	34	91.9%	93	92	98.9%	111	110	99.1%	7.0%	0.2%	
52.04	192	154	80.2%	318	288	90.6%	372	323	86.8%	10.4%	(3.7%)	
52.05	560	402	71.8%	725	565	77.9%	845	669	79.2%	6.1%	1.2%	
53.01	269	163	60.6%	359	244	68.0%	448	313	69.9%	7.4%	1.9%	
54.02	625	411	65.8%	881	695	78.9%	912	731	80.2%	13.1%	1.3%	
54.03	468	404	86.3%	692	636	91.9%	674	620	92.0%	5.6%	0.1%	
54.04	227	190	83.7%	305	276	90.5%	308	285	92.5%	6.8%	2.0%	
55.02	462	249	53.9%	593	400	67.5%	607	396	65.2%	13.6%	(2.2%)	
62.02	104	92	88.5%	181	165	91.2%	179	164	91.6%	2.7%	0.5%	
63	168	133	79.2%	252	219	86.9%	222	189	85.1%	7.7%	(1.8%)	
64	169	123	72.8%	301	250	83.1%	291	240	82.5%	10.3%	(0.6%)	
65.01	132	118	89.4%	106	93	87.7%	114	101	88.6%	(1.7%)	0.9%	
65.02	49	44	89.8%	94	89	94.7%	111	107	96.4%	4.9%	1.7%	
66	74	70	94.6%	126	121	96.0%	132	128	97.0%	1.4%	0.9%	
67.03	133	95	71.4%	246	207	84.1%	261	220	84.3%	12.7%	0.1%	
67.04	27	19	70.4%	79	71	89.9%	82	72	87.8%	19.5%	(2.1%)	
67.05	81	54	66.7%	145	120	82.8%	148	125	84.5%	16.1%	1.7%	
67.06	33	24	72.7%	74	64	86.5%	103	92	89.3%	13.8%	2.8%	
68.01	17	13	76.5%	27	23	85.2%	23	19	82.6%	8.7%	(2.6%)	
68.02	50	40	80.0%	79	70	88.6%	64	59	92.2%	8.6%	3.6%	
68.03	11	11	100.0%	37	35	94.6%	42	39	92.9%	(5.4%)	(1.7%)	
69.01	205	153	74.6%	277	224	80.9%	310	247	79.7%	6.2%	(1.2%)	
69.02	321	282	87.9%	306	285	93.1%	324	300	92.6%	5.3%	(0.5%)	
70.01	135	96	71.1%	219	177	80.8%	296	243	82.1%	9.7%	1.3%	
70.07	76	62	81.6%	177	164	92.7%	199	182	91.5%	11.1%	(1.2%)	
70.1	258	136	52.7%	525	383	73.0%	573	439	76.6%	20.2%	3.7%	
70.11	136	83	61.0%	281	201	71.5%	345	258	74.8%	10.5%	3.3%	
70.12	161	147	91.3%	125	119	95.2%	118	109	92.4%	3.9%	(2.8%)	
70.13	19	16	84.2%	61	58	95.1%	68	65	95.6%	10.9%	0.5%	
70.16	18	14	77.8%	200	192	96.0%	336	323	96.1%	18.2%	0.1%	
70.17	7	3	42.9%	49	46	93.9%	111	106	95.5%	51.0%	1.6%	
70.19	38	22	57.9%	204	122	59.8%	369	275	74.5%	1.9%	14.7%	
70.2	41	37	90.2%	158	154	97.5%	186	182	97.8%	7.2%	0.4%	
70.21	40	35	87.5%	92	87	94.6%	113	106	93.8%	7.1%	(0.8%)	
70.22	11	11	100.0%	37	37	100.0%	55	55	100.0%	0.0%	0.0%	
70.23	60	55	91.7%	129	122	94.6%	132	126	95.5%	2.9%	0.9%	
70.24	97	84	86.6%	150	141	94.0%	179	169	94.4%	7.4%	0.4%	
70.25	24	21	87.5%	142	130	91.5%	225	214	95.1%	4.0%	3.6%	
70.26	7	6	85.7%	30	29	96.7%	109	103	94.5%	11.0%	(2.2%)	
70.27	23	10	43.5%	148	115	77.7%	223	177	79.4%	34.2%	1.7%	
70.28	73	62	84.9%	279	261	93.5%	380	359	94.5%	8.6%	0.9%	
71.01	1	1	100.0%	0	0	0.0%	1	1	100.0%	0.0%	0.0%	
71.03	15	12	80.0%	217	195	89.9%	329	294	89.4%	9.9%	(0.5%)	
71.05	12	12	100.0%	154	153	99.4%	235	232	98.7%	(0.6%)	(0.6%)	
71.06	34	30	88.2%	288	281	97.6%	373	366	98.1%	9.3%	0.6%	
71.07	14	13	92.9%	159	156	98.1%	271	266	98.2%	5.3%	0.0%	
71.08	8	8	100.0%	105	102	97.1%	219	215	98.2%	(2.9%)	1.0%	
71.09	27	26	96.3%	113	113	100.0%	151	149	98.7%	3.7%	(1.3%)	
71.1	25	25	100.0%	163	162	99.4%	186	183	98.4%	(0.6%)	(1.0%)	
71.11	15	15	100.0%	135	135	100.0%	196	194	99.0%	0.0%	(1.0%)	
72.04	99	76	76.8%	216	185	85.6%	283	249	88.0%	8.9%	2.3%	
74.13	21	12	57.1%	30	20	66.7%	33	21	63.6%	9.5%	(3.0%)	
75.04	5	2	40.0%	4	2	50.0%	3	1	33.3%	10.0%	(16.7%)	
92.01	557	371	66.6%	794	586	73.8%	904	687	76.0%	7.2%	2.2%	
96.01	44	42	95.5%	128	126	98.4%	204	188	92.2%	3.0%	(6.3%)	
96.08	37	29	78.4%	170	153	90.0%	295	282	95.6%	11.6%	5.6%	
96.09	26	25	96.2%	118	118	100.0%	139	139	100.0%	3.8%	0.0%	
96.1	57	55	96.5%	154	151	98.1%	138	136	98.6%	1.6%	0.5%	
96.14	6	5	83.3%	30	29	96.7%	33	33	100.0%	13.3%	3.3%	
96.33	16	13	81.3%	47	45	95.7%	52	51	98.1%	14.5%	2.3%	
96.34	40	33	82.5%	111	107	96.4%	127	120	94.5%	13.9%	(1.9%)	
96.4	55	36	65.5%	81	66	81.5%	106	90	84.9%	16.0%	3.4%	
96.41	162	133	82.1%	274	246	89.8%	392	351	89.5%	7.7%	(0.2%)	
99	0	0	0.0%	0	0	0.0%	0	0	0.0%	0.0%	0.0%	
City of Sacramento	18,625	14,685	78.8%	30,496	26,189	85.9%	35,784	31,034	86.7%	7.0%	0.8%	

Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

Table B-11
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Infrequent Establishment Churn (2000-2009): Study Area

Item	Total Infrequent Est. [1] 2000	CRITERIA C			Infrequent Establishment Churn Rate
		Infrequent Establishment Churn 2000-2009			
		Went out of Business	Moved Out of the Area	Total Churn	
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = b + c</i>	<i>e = d / a</i>
Elmhurst					
6067001700	7	6	1	7	100.0%
6067001720	1	2	0	2	200.0%
Subtotal Elmhurst	8	8	1	9	112.5%
Oak Park					
6067001800	7	15	0	15	214.3%
6067002700	4	4	0	4	100.0%
6067002800	2	0	0	0	0.0%
6067003700	16	10	0	10	62.5%
Subtotal Oak Park	29	29	0	29	100.0%
Fruitridge Pocket					
6067004401	2	3	0	3	150.0%
6067004402	1	0	0	0	0.0%
Subtotal Fruitridge Pocket	3	3	0	3	100.0%
Tahoe & Colonial					
6067002900	15	10	0	10	66.7%
6067003010	5	1	0	1	20.0%
6067003020	15	21	0	21	140.0%
6067003101	0	1	0	1	0.0%
6067003102	9	6	0	6	66.7%
Subtotal Tahoe & Colonial	44	39	0	39	88.6%
Lemon Hill					
6067004602	2	27	0	27	1350.0%
6067004603	1	2	0	2	200.0%
6067004604	0	0	0	0	0.0%
6067004702	0	0	0	0	0.0%
Subtotal Lemon Hill	3	29	0	29	966.7%
South of Fruitridge					
6067003202	12	14	0	14	116.7%
6067003203	0	1	0	1	0.0%
6067003204	1	2	0	2	200.0%
6067004801	5	6	0	6	120.0%
Subtotal South of Fruitridge	18	23	0	23	127.8%
Total Study Area	105	131	1	264	251.4%
<i>Percentage of Total Est.</i>	<i>7%</i>				
City of Sacramento	1,008	1,178	2	1,180	117.1%

Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

[1] An infrequent establishment is defined as an establishment that is not shopped at often. This analysis uses the North American Industry Classification System (NAICS) codes to define infrequent establishments, see Table B-19 for the complete list of Infrequent Establishment NAICS codes and their associated business type.

Table B-12
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Infrequent Establishment Churn (2010-2019): Study Area

Item	Total Infrequent Est. [1] 2010	CRITERIA C			Infrequent Establishment Churn Rate
		Infrequent Establishment Churn 2010-2019			
		Went out of Business	Moved Out of the Area	Total Churn	
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = b + c</i>	<i>e = d / a</i>
Elmhurst					
6067001700	8	15	0	15	187.5%
6067001720	6	10	0	10	166.7%
Subtotal Elmhurst	14	25	0	25	178.6%
Oak Park					
6067001800	6	12	0	12	200.0%
6067002700	6	16	0	16	266.7%
6067002800	3	11	0	11	366.7%
6067003700	21	36	0	36	171.4%
Subtotal Oak Park	36	75	0	75	208.3%
Fruitridge Pocket					
6067004401	7	9	0	9	128.6%
6067004402	1	1	0	1	100.0%
Subtotal Fruitridge Pocket	8	10	0	10	125.0%
Tahoe & Colonial					
6067002900	11	23	0	23	209.1%
6067003010	8	17	0	17	212.5%
6067003020	16	26	0	26	162.5%
6067003101	4	9	0	9	225.0%
6067003102	11	18	0	18	163.6%
Subtotal Tahoe & Colonial	50	93	0	93	186.0%
Lemon Hill					
6067004602	6	47	0	47	783.3%
6067004603	1	2	0	2	200.0%
6067004604	1	1	0	1	100.0%
6067004702	2	3	0	3	150.0%
Subtotal Lemon Hill	10	53	0	53	530.0%
South of Fruitridge					
6067003202	12	20	0	20	166.7%
6067003203	0	0	0	0	0.0%
6067003204	5	14	0	14	280.0%
6067004801	10	19	0	19	190.0%
Subtotal South of Fruitridge	27	53	0	53	196.3%
Study Area	145	309	0	618	426.2%
<i>Percentage of Total Est.</i>	<i>6%</i>				
City of Sacramento	1,286	2,749	1	2,750	213.8%

Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

[1] An infrequent establishment is defined as an establishment that is not shopped at often. This analysis uses the North American Industry Classification System (NAICS) codes to define infrequent establishments, see for the complete list of Infrequent Establishment NAICS codes and their associated business type.

Table B-13
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Infrequent Establishment Churn (2000-2009): City of Sacramento

Item	Total Infrequent Est. [1] 2000	CRITERIA C			Infrequent Establishment Churn Rate
		Infrequent Establishment Churn 2000-2009			
		Went out of Business	Moved Out of the Area	Total Churn	
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = b + c</i>	<i>e = d / a</i>
City of Sacramento					
1	4	7	0	7	175.0%
2	8	9	0	9	112.5%
3	2	0	0	0	0.0%
4	7	11	0	11	157.1%
5.01	4	5	0	5	125.0%
5.02	4	4	0	4	100.0%
6	2	3	0	3	150.0%
7	38	56	0	56	147.4%
8	1	8	0	8	800.0%
11.02	16	18	0	18	112.5%
11.03	32	64	0	64	200.0%
12.01	8	11	0	11	137.5%
12.02	1	3	0	3	300.0%
13	12	8	0	8	66.7%
14	28	29	0	29	103.6%
15	14	15	0	15	107.1%
16.01	34	35	0	35	102.9%
16.02	8	7	0	7	87.5%
17.01	7	6	1	7	100.0%
17.02	1	2	0	2	200.0%
18	7	15	0	15	214.3%
19	7	8	0	8	114.3%
20	16	15	0	15	93.8%
21	10	4	0	4	40.0%
22	5	6	0	6	120.0%
23	14	16	0	16	114.3%
24	9	6	0	6	66.7%
25	2	2	0	2	100.0%
26	8	7	0	7	87.5%
27	4	4	0	4	100.0%
28	2	0	0	0	0.0%
29	15	10	0	10	66.7%
30.01	5	1	0	1	20.0%
30.02	15	21	0	21	140.0%
31.01	0	1	0	1	0.0%
31.02	9	6	0	6	66.7%
32.02	12	14	0	14	116.7%
32.03	0	1	0	1	0.0%
32.04	1	2	0	2	200.0%
33	8	8	0	8	100.0%
34	16	9	0	9	56.3%
35.01	9	7	0	7	77.8%
35.02	13	8	0	8	61.5%
36	10	14	0	14	140.0%
37	16	10	0	10	62.5%
38	12	13	0	13	108.3%
39	4	4	0	4	100.0%
40.05	3	6	0	6	200.0%
40.06	4	1	0	1	25.0%
40.08	4	1	0	1	25.0%
40.11	2	2	0	2	100.0%
40.12	3	3	0	3	100.0%
40.13	2	1	0	1	50.0%
40.14	1	0	0	0	0.0%
40.15	6	4	0	4	66.7%
40.16	0	0	0	0	0.0%
40.17	7	8	0	8	114.3%

Table B-13
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Infrequent Establishment Churn (2000-2009): City of Sacramento

Item	Total Infrequent Est. [1] 2000	CRITERIA C			Total Churn	Infrequent Establishment Churn Rate
		Infrequent Establishment Churn 2000-2009				
		Went out of Business	Moved Out of the Area			
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = b + c</i>	<i>e = d / a</i>	
40.18	6	9	0	9	150.0%	
40.19	1	1	0	1	100.0%	
40.2	5	7	0	7	140.0%	
41	5	4	0	4	80.0%	
42.01	0	4	0	4	0.0%	
42.02	3	3	0	3	100.0%	
42.03	4	3	0	3	75.0%	
43.01	2	2	0	2	100.0%	
43.02	1	1	0	1	100.0%	
44.01	2	3	0	3	150.0%	
44.02	1	0	0	0	0.0%	
45.01	9	11	0	11	122.2%	
45.02	8	7	0	7	87.5%	
46.02	2	27	0	27	1350.0%	
46.03	1	2	0	2	200.0%	
46.04	0	0	0	0	0.0%	
47.01	0	1	0	1	0.0%	
47.02	0	0	0	0	0.0%	
48.01	5	6	0	6	120.0%	
48.02	2	0	0	0	0.0%	
49.04	1	0	0	0	0.0%	
49.06	0	2	0	2	0.0%	
49.07	0	0	0	0	0.0%	
49.08	4	4	0	4	100.0%	
49.09	3	6	0	6	200.0%	
49.1	22	19	0	19	86.4%	
50.02	2	1	0	1	50.0%	
52.01	2	1	0	1	50.0%	
52.02	0	2	0	2	0.0%	
52.04	12	15	0	15	125.0%	
52.05	42	55	0	55	131.0%	
53.01	21	29	0	29	138.1%	
54.02	11	16	0	16	145.5%	
54.03	4	10	0	10	250.0%	
54.04	6	4	0	4	66.7%	
55.02	58	55	0	55	94.8%	
62.02	14	18	0	18	128.6%	
63	13	22	0	22	169.2%	
64	13	16	0	16	123.1%	
65.01	6	7	0	7	116.7%	
65.02	6	5	0	5	83.3%	
66	6	2	0	2	33.3%	
67.03	5	3	0	3	60.0%	
67.04	2	0	0	0	0.0%	
67.05	4	8	0	8	200.0%	
67.06	2	2	0	2	100.0%	
68.01	0	0	0	0	0.0%	
68.02	9	5	0	5	55.6%	
68.03	1	3	0	3	300.0%	
69.01	19	18	0	18	94.7%	
69.02	41	57	0	57	139.0%	
70.01	12	15	0	15	125.0%	
70.07	5	11	0	11	220.0%	
70.1	1	8	0	8	800.0%	
70.11	2	2	0	2	100.0%	
70.12	6	6	0	6	100.0%	
70.13	0	1	0	1	0.0%	
70.16	1	1	0	1	100.0%	

Table B-13
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Infrequent Establishment Churn (2000-2009): City of Sacramento

Item	Total Infrequent Est. [1] 2000	CRITERIA C			Total Churn	Infrequent Establishment Churn Rate
		Infrequent Establishment Churn 2000-2009				
		Went out of Business	Moved Out of the Area			
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = b + c</i>	<i>e = d / a</i>	
70.17	0	0	0	0	0.0%	
70.19	6	6	0	6	100.0%	
70.2	1	1	0	1	100.0%	
70.21	4	2	0	2	50.0%	
70.22	2	2	0	2	100.0%	
70.23	3	2	0	2	66.7%	
70.24	6	2	0	2	33.3%	
70.25	1	1	0	1	100.0%	
70.26	0	0	0	0	0.0%	
70.27	0	1	0	1	0.0%	
70.28	7	8	0	8	114.3%	
71.01	1	1	0	1	100.0%	
71.03	0	4	0	4	0.0%	
71.05	2	0	0	0	0.0%	
71.06	2	4	0	4	200.0%	
71.07	1	3	0	3	300.0%	
71.08	0	0	0	0	0.0%	
71.09	4	2	0	2	50.0%	
71.1	0	1	0	1	0.0%	
71.11	1	6	0	6	600.0%	
72.04	5	4	0	4	80.0%	
74.13	1	0	0	0	0.0%	
75.04	0	0	0	0	0.0%	
92.01	31	40	0	40	129.0%	
96.01	3	2	0	2	66.7%	
96.08	1	1	0	1	100.0%	
96.09	1	2	0	2	200.0%	
96.1	1	2	0	2	200.0%	
96.14	1	2	1	3	300.0%	
96.33	0	1	0	1	0.0%	
96.34	1	2	0	2	200.0%	
96.4	4	3	0	3	75.0%	
96.41	13	14	0	14	107.7%	
99	0	0	0	0	0.0%	
Total City of Sacramento	1,008	1,178	2	1,180	117.1%	
<i>Percentage of Total Est.</i>	<i>5%</i>					

Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

[1] An infrequent establishment is defined as an establishment that is not shopped at often. This analysis uses the North American Industry Classification System (NAICS) codes to define infrequent establishments, see Table B-19 for the complete list of Infrequent Establishment NAICS codes and their associated business type.

Table B-14
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Infrequent Establishment Churn (2010-2019): City of Sacramento

Item	Total Infrequent Est. [1] 2010	CRITERIA C			Infrequent Establishment Churn Rate
		Infrequent Establishment Churn 2010-2019			
		Went out of Business	Moved Out of the Area	Total Churn	
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = b + c</i>	<i>e = d / a</i>
City of Sacramento					
1	3	9	0	9	300.0%
2	17	22	0	22	129.4%
3	7	13	0	13	185.7%
4	8	19	0	19	237.5%
5.01	2	8	0	8	400.0%
5.02	4	9	0	9	225.0%
6	1	12	0	12	1200.0%
7	31	53	0	53	171.0%
8	6	11	0	11	183.3%
11.02	12	27	0	27	225.0%
11.03	31	70	0	70	225.8%
12.01	5	12	0	12	240.0%
12.02	2	7	0	7	350.0%
13	12	21	0	21	175.0%
14	28	53	0	53	189.3%
15	18	36	0	36	200.0%
16.01	32	52	0	52	162.5%
16.02	7	10	0	10	142.9%
17.01	8	15	0	15	187.5%
17.02	6	10	0	10	166.7%
18	6	12	0	12	200.0%
19	13	25	0	25	192.3%
20	18	33	0	33	183.3%
21	11	20	0	20	181.8%
22	7	21	0	21	300.0%
23	13	22	0	22	169.2%
24	11	22	0	22	200.0%
25	1	2	0	2	200.0%
26	9	20	0	20	222.2%
27	6	16	0	16	266.7%
28	3	11	0	11	366.7%
29	11	23	0	23	209.1%
30.01	8	17	0	17	212.5%
30.02	16	26	0	26	162.5%
31.01	4	9	0	9	225.0%
31.02	11	18	0	18	163.6%
32.02	12	20	0	20	166.7%
32.03	0	0	0	0	0.0%
32.04	5	14	0	14	280.0%
33	9	20	0	20	222.2%
34	29	44	0	44	151.7%
35.01	14	29	0	29	207.1%
35.02	17	24	0	24	141.2%
36	15	30	0	30	200.0%
37	21	36	0	36	171.4%
38	9	23	0	23	255.6%
39	2	5	0	5	250.0%
40.05	5	19	0	19	380.0%
40.06	8	17	0	17	212.5%
40.08	1	6	0	6	600.0%
40.11	3	8	0	8	266.7%
40.12	3	7	0	7	233.3%
40.13	4	8	0	8	200.0%
40.14	2	3	0	3	150.0%
40.15	7	15	0	15	214.3%
40.16	0	6	0	6	0.0%

Table B-14
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Infrequent Establishment Churn (2010-2019): City of Sacramento

Item	Total Infrequent Est. [1] 2010	CRITERIA C			Infrequent Establishment Churn Rate
		Infrequent Establishment Churn 2010-2019			
		Went out of Business	Moved Out of the Area	Total Churn	
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = b + c</i>	<i>e = d / a</i>
40.17	8	14	0	14	175.0%
40.18	2	5	0	5	250.0%
40.19	1	4	0	4	400.0%
40.2	6	11	0	11	183.3%
41	8	20	0	20	250.0%
42.01	2	8	0	8	400.0%
42.02	10	24	0	24	240.0%
42.03	5	12	0	12	240.0%
43.01	5	9	0	9	180.0%
43.02	3	6	0	6	200.0%
44.01	7	9	0	9	128.6%
44.02	1	1	0	1	100.0%
45.01	10	17	0	17	170.0%
45.02	13	27	0	27	207.7%
46.02	6	47	0	47	783.3%
46.03	1	2	0	2	200.0%
46.04	1	1	0	1	100.0%
47.01	0	0	0	0	0.0%
47.02	2	3	0	3	150.0%
48.01	10	19	0	19	190.0%
48.02	2	6	0	6	300.0%
49.04	2	2	0	2	100.0%
49.06	0	5	0	5	0.0%
49.07	0	0	0	0	0.0%
49.08	8	26	0	26	325.0%
49.09	4	9	0	9	225.0%
49.1	13	17	0	17	130.8%
50.02	1	2	0	2	200.0%
52.01	5	6	0	6	120.0%
52.02	3	6	0	6	200.0%
52.04	18	37	0	37	205.6%
52.05	49	109	0	109	222.4%
53.01	28	51	0	51	182.1%
54.02	22	34	0	34	154.5%
54.03	7	20	0	20	285.7%
54.04	6	10	0	10	166.7%
55.02	58	114	0	114	196.6%
62.02	19	45	0	45	236.8%
63	6	14	0	14	233.3%
64	17	40	0	40	235.3%
65.01	3	8	0	8	266.7%
65.02	7	13	0	13	185.7%
66	3	14	0	14	466.7%
67.03	10	19	0	19	190.0%
67.04	7	9	0	9	128.6%
67.05	8	19	0	19	237.5%
67.06	0	9	0	9	0.0%
68.01	0	2	0	2	0.0%
68.02	9	12	0	12	133.3%
68.03	3	5	0	5	166.7%
69.01	21	36	0	36	171.4%
69.02	31	57	0	57	183.9%
70.01	18	42	0	42	233.3%
70.07	12	27	0	27	225.0%
70.1	3	17	0	17	566.7%
70.11	3	10	0	10	333.3%
70.12	8	12	0	12	150.0%
70.13	1	6	0	6	600.0%

Table B-14
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Infrequent Establishment Churn (2010-2019): City of Sacramento

Item	Total Infrequent Est. [1] 2010	CRITERIA C			Infrequent Establishment Churn Rate
		Infrequent Establishment Churn 2010-2019			
		Went out of Business	Moved Out of the Area	Total Churn	
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = b + c</i>	<i>e = d / a</i>
70.16	3	14	0	14	466.7%
70.17	1	6	0	6	600.0%
70.19	14	29	0	29	207.1%
70.2	4	10	0	10	250.0%
70.21	5	10	0	10	200.0%
70.22	0	5	0	5	0.0%
70.23	9	14	0	14	155.6%
70.24	6	14	0	14	233.3%
70.25	3	11	0	11	366.7%
70.26	1	2	0	2	200.0%
70.27	2	11	0	11	550.0%
70.28	8	20	0	20	250.0%
71.01	0	0	0	0	0.0%
71.03	9	26	0	26	288.9%
71.05	8	18	0	18	225.0%
71.06	7	25	0	25	357.1%
71.07	4	17	0	17	425.0%
71.08	1	10	0	10	1000.0%
71.09	5	7	0	7	140.0%
71.1	1	9	0	9	900.0%
71.11	1	5	0	5	500.0%
72.04	11	31	0	31	281.8%
74.13	1	5	0	5	500.0%
75.04	0	1	0	1	0.0%
92.01	67	136	0	136	203.0%
96.01	8	15	0	15	187.5%
96.08	7	19	1	20	285.7%
96.09	2	7	0	7	350.0%
96.1	5	8	0	8	160.0%
96.14	1	4	0	4	400.0%
96.33	0	1	0	1	0.0%
96.34	3	10	0	10	333.3%
96.4	5	11	0	11	220.0%
96.41	14	29	0	29	207.1%
99	0	0	0	0	0.0%
Total City of Sacramento	1,286	2,749	1	2,750	213.8%
<i>Percentage of Total Est.</i>	<i>4%</i>				

Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

[1] An infrequent establishment is defined as an establishment that is not shopped at often. This analysis uses the North American Industry Classification System (NAICS) codes to define infrequent establishments, see Table B-19 for the complete list of Infrequent Establishment NAICS codes and their associated business type.

Table B-15
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Discretionary Establishment Churn (2000-2009): Study Area

Item	Total Discretionary Est. [1] 2000	CRITERIA D			Discretionary Churn Rate
		Discretionary Establishment Churn 2000-2009			
Formula	a	b	c	d = b + c	e = d / a
Elmhurst					
6067001700	8	7	1	8	100.0%
6067001720	4	5	0	5	125.0%
Subtotal Elmhurst	12	12	1	13	108.3%
Oak Park					
6067001800	9	20	0	20	222.2%
6067002700	11	15	0	15	136.4%
6067002800	4	3	0	3	75.0%
6067003700	18	11	0	11	61.1%
Subtotal Oak Park	42	49	0	49	116.7%
Fruitridge Pocket					
6067004401	4	7	0	7	175.0%
6067004402	1	0	0	0	0.0%
Subtotal Fruitridge Pocket	5	7	0	7	140.0%
Tahoe & Colonial					
6067002900	18	16	0	16	88.9%
6067003010	7	4	0	4	57.1%
6067003020	23	26	0	26	113.0%
6067003101	2	2	0	2	100.0%
6067003102	12	9	0	9	75.0%
Subtotal Tahoe & Colonial	62	57	0	57	91.9%
Lemon Hill					
6067004602	5	44	0	44	880.0%
6067004603	1	3	0	3	300.0%
6067004604	3	2	0	2	66.7%
6067004702	1	0	0	0	0.0%
Subtotal Lemon Hill	10	49	0	49	490.0%
South of Fruitridge					
6067003202	25	25	0	25	100.0%
6067003203	1	1	0	1	100.0%
6067003204	3	7	0	7	233.3%
6067004801	9	9	0	9	100.0%
Subtotal South of Fruitridge	38	42	0	42	110.5%
Study Area	169	216	1	217	128.4%
<i>Percentage of Total Est.</i>	<i>11%</i>				

Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

[1] A discretionary establishment is defined as an optional spending for consumers establishment. This analysis uses the North American Industry Classification System (NAICS) codes to define discretionary establishments. See Table B-20 for the complete list of Discretionary Establishment NAICS codes and their associated business type.

Table B-16
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Discretionary Establishment Churn (2010-2019): Study Area

Item	Total Discretionary Est. [1] 2010	CRITERIA D			Discretionary Churn Rate
		Discretionary Establishment Churn 2010-2019			
		Went out of Business	Moved Out of the Area	Total Churn	
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = b + c</i>	<i>e = d / a</i>
Elmhurst					
6067001700	10	19	0	19	190.0%
6067001720	8	14	0	14	175.0%
Subtotal Elmhurst	18	33	0	33	183.3%
Oak Park					
6067001800	9	27	0	27	300.0%
6067002700	14	33	0	33	235.7%
6067002800	8	20	0	20	250.0%
6067003700	26	46	0	46	176.9%
Subtotal Oak Park	57	126	0	126	221.1%
Fruitridge Pocket					
6067004401	9	13	0	13	144.4%
6067004402	1	3	0	3	300.0%
Subtotal Fruitridge Pocket	10	16	0	16	160.0%
Tahoe & Colonial					
6067002900	18	39	0	39	216.7%
6067003010	10	21	0	21	210.0%
6067003020	27	41	0	41	151.9%
6067003101	5	11	0	11	220.0%
6067003102	16	26	0	26	162.5%
Subtotal Tahoe & Colonial	76	138	0	138	181.6%
Lemon Hill					
6067004602	6	77	0	77	1283.3%
6067004603	1	3	0	3	300.0%
6067004604	2	5	0	5	250.0%
6067004702	5	7	0	7	140.0%
Subtotal Lemon Hill	14	92	0	92	657.1%
South of Fruitridge					
6067003202	29	42	0	42	144.8%
6067003203	2	3	0	3	150.0%
6067003204	8	25	0	25	312.5%
6067004801	16	31	0	31	193.8%
Subtotal South of Fruitridge	55	101	0	101	183.6%
Study Area	230	506	0	506	220.0%
<i>Percent of Total Est.</i>	<i>9%</i>				

Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

[1] A discretionary establishment is defined as an optional spending for consumers establishment. This analysis uses the North American Industry Classification System (NAICS) codes to define discretionary establishments. See Table B-20 for the complete list of Discretionary Establishment NAICS codes and their associated business type.

Table B-17
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Discretionary Establishment Churn (2000-2009): City of Sacramento

Item	Total Discretionary Est. [1] 2000	CRITERIA D			Discretionary Churn Rate
		Discretionary Establishment Churn 2000-2009			
		Went out of Business	Moved Out of the Area	Total Churn	
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = b + c</i>	<i>e = d / a</i>
City of Sacramento					
1	6	8	0	8	133.3%
2	11	15	0	15	136.4%
3	7	4	0	4	57.1%
4	10	14	0	14	140.0%
5.01	8	7	0	7	87.5%
5.02	10	5	0	5	50.0%
6	7	12	0	12	171.4%
7	91	104	0	104	114.3%
8	5	14	0	14	280.0%
11.02	29	28	0	28	96.6%
11.03	67	108	0	108	161.2%
12.01	18	16	0	16	88.9%
12.02	1	5	0	5	500.0%
13	21	19	0	19	90.5%
14	60	51	0	51	85.0%
15	31	29	0	29	93.5%
16.01	55	53	0	53	96.4%
16.02	17	13	0	13	76.5%
17.01	8	7	1	8	100.0%
17.02	4	5	0	5	125.0%
18	9	20	0	20	222.2%
19	13	14	0	14	107.7%
20	25	24	0	24	96.0%
21	20	7	0	7	35.0%
22	8	11	0	11	137.5%
23	21	27	0	27	128.6%
24	15	13	0	13	86.7%
25	2	2	0	2	100.0%
26	12	10	0	10	83.3%
27	11	15	0	15	136.4%
28	4	3	0	3	75.0%
29	18	16	0	16	88.9%
30.01	7	4	0	4	57.1%
30.02	23	26	0	26	113.0%
31.01	2	2	0	2	100.0%
31.02	12	9	0	9	75.0%
32.02	25	25	0	25	100.0%
32.03	1	1	0	1	100.0%
32.04	3	7	0	7	233.3%
33	18	15	0	15	83.3%
34	26	19	0	19	73.1%
35.01	12	7	0	7	58.3%
35.02	24	15	0	15	62.5%
36	15	20	0	20	133.3%
37	18	11	0	11	61.1%
38	21	28	0	28	133.3%
39	8	5	0	5	62.5%
40.05	11	11	0	11	100.0%
40.06	7	5	0	5	71.4%
40.08	5	1	0	1	20.0%
40.11	5	4	0	4	80.0%
40.12	4	5	0	5	125.0%
40.13	8	1	0	1	12.5%
40.14	2	0	0	0	0.0%
40.15	11	6	0	6	54.5%
40.16	2	1	0	1	50.0%

Table B-17
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Discretionary Establishment Churn (2000-2009): City of Sacramento

Item	Total Discretionary Est. [1] 2000	CRITERIA D				Discretionary Churn Rate
		Discretionary Establishment Churn 2000-2009			Total Churn	
		Went out of Business	Moved Out of the Area			
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = b + c</i>	<i>e = d / a</i>	
40.17	12	10	0	10	83.3%	
40.18	10	15	0	15	150.0%	
40.19	2	3	0	3	150.0%	
40.2	8	10	0	10	125.0%	
41	5	7	0	7	140.0%	
42.01	2	7	0	7	350.0%	
42.02	6	6	0	6	100.0%	
42.03	4	4	0	4	100.0%	
43.01	4	3	0	3	75.0%	
43.02	2	3	0	3	150.0%	
44.01	4	7	0	7	175.0%	
44.02	1	0	0	0	0.0%	
45.01	11	14	0	14	127.3%	
45.02	9	11	0	11	122.2%	
46.02	5	44	0	44	880.0%	
46.03	1	3	0	3	300.0%	
46.04	3	2	0	2	66.7%	
47.01	3	4	0	4	133.3%	
47.02	1	0	0	0	0.0%	
48.01	9	9	0	9	100.0%	
48.02	2	0	0	0	0.0%	
49.04	1	0	0	0	0.0%	
49.06	1	3	0	3	300.0%	
49.07	0	0	0	0	0.0%	
49.08	4	7	0	7	175.0%	
49.09	9	9	0	9	100.0%	
49.1	37	41	0	41	110.8%	
50.02	4	2	0	2	50.0%	
52.01	5	4	0	4	80.0%	
52.02	2	4	0	4	200.0%	
52.04	17	22	0	22	129.4%	
52.05	50	64	0	64	128.0%	
53.01	26	34	0	34	130.8%	
54.02	20	29	0	29	145.0%	
54.03	4	14	0	14	350.0%	
54.04	9	11	0	11	122.2%	
55.02	90	90	0	90	100.0%	
62.02	18	20	0	20	111.1%	
63	15	26	0	26	173.3%	
64	18	18	0	18	100.0%	
65.01	11	15	0	15	136.4%	
65.02	10	12	0	12	120.0%	
66	7	5	0	5	71.4%	
67.03	9	7	0	7	77.8%	
67.04	2	2	0	2	100.0%	
67.05	4	11	0	11	275.0%	
67.06	2	2	0	2	100.0%	
68.01	1	1	0	1	100.0%	
68.02	13	9	0	9	69.2%	
68.03	2	4	0	4	200.0%	
69.01	27	25	0	25	92.6%	
69.02	53	75	0	75	141.5%	
70.01	20	24	0	24	120.0%	
70.07	9	19	0	19	211.1%	
70.1	6	10	0	10	166.7%	
70.11	11	6	0	6	54.5%	
70.12	9	16	0	16	177.8%	
70.13	0	2	0	2	0.0%	

Table B-17
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Discretionary Establishment Churn (2000-2009): City of Sacramento

Item	Total Discretionary Est. [1] 2000	CRITERIA D			Discretionary Churn Rate
		Discretionary Establishment Churn 2000-2009			
		Went out of Business	Moved Out of the Area	Total Churn	
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = b + c</i>	<i>e = d / a</i>
70.16	1	1	0	1	100.0%
70.17	0	0	0	0	0.0%
70.19	8	10	0	10	125.0%
70.2	2	3	0	3	150.0%
70.21	5	3	0	3	60.0%
70.22	1	1	0	1	100.0%
70.23	6	6	0	6	100.0%
70.24	13	6	0	6	46.2%
70.25	2	3	0	3	150.0%
70.26	0	0	0	0	0.0%
70.27	0	4	0	4	0.0%
70.28	10	15	0	15	150.0%
71.01	1	1	0	1	100.0%
71.03	0	6	0	6	0.0%
71.05	3	1	0	1	33.3%
71.06	3	7	0	7	233.3%
71.07	1	5	0	5	500.0%
71.08	2	0	0	0	0.0%
71.09	5	2	0	2	40.0%
71.1	1	2	0	2	200.0%
71.11	2	9	0	9	450.0%
72.04	7	8	0	8	114.3%
74.13	1	0	0	0	0.0%
75.04	0	0	0	0	0.0%
92.01	36	47	0	47	130.6%
96.01	7	6	0	6	85.7%
96.08	3	4	0	4	133.3%
96.09	1	4	0	4	400.0%
96.1	2	6	0	6	300.0%
96.14	1	2	1	3	300.0%
96.33	1	3	0	3	300.0%
96.34	7	6	0	6	85.7%
96.4	5	6	0	6	120.0%
96.41	18	15	0	15	83.3%
99	0	0	0	0	0.0%
Total City of Sacramento	1,679	1,904	2	1,906	113.5%
	9%				

Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

[1] A discretionary establishment is defined as an optional spending for consumers establishment. This analysis uses the North American Industry Classification System (NAICS) codes to define discretionary establishments. See Table B-20 for the complete list of Discretionary Establishment NAICS codes and their associated business type.

Table B-18
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Discretionary Establishment Churn (2010-2019): City of Sacramento

Item	Total Discretionary Est. [1] 2010	CRITERIA D			Discretionary Churn Rate
		Discretionary Establishment Churn 2010-2019			
		Went out of Business	Moved Out of the Area	Total Churn	
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = b + c</i>	<i>e = d / a</i>
City of Sacramento					
1	8	22	0	22	275.0%
2	25	56	0	56	224.0%
3	12	24	0	24	200.0%
4	16	35	0	35	218.8%
5.01	6	20	0	20	333.3%
5.02	10	22	0	22	220.0%
6	2	21	0	21	1050.0%
7	84	141	0	141	167.9%
8	11	21	0	21	190.9%
11.02	38	75	0	75	197.4%
11.03	81	174	0	174	214.8%
12.01	16	38	0	38	237.5%
12.02	6	16	0	16	266.7%
13	24	45	0	45	187.5%
14	65	133	0	133	204.6%
15	34	84	0	84	247.1%
16.01	60	95	0	95	158.3%
16.02	20	34	0	34	170.0%
17.01	10	19	0	19	190.0%
17.02	8	14	0	14	175.0%
18	9	27	0	27	300.0%
19	20	47	0	47	235.0%
20	30	67	0	67	223.3%
21	21	37	0	37	176.2%
22	12	32	0	32	266.7%
23	21	42	0	42	200.0%
24	22	44	0	44	200.0%
25	3	7	0	7	233.3%
26	11	29	0	29	263.6%
27	14	33	0	33	235.7%
28	8	20	0	20	250.0%
29	18	39	0	39	216.7%
30.01	10	21	0	21	210.0%
30.02	27	41	0	41	151.9%
31.01	5	11	0	11	220.0%
31.02	16	26	0	26	162.5%
32.02	29	42	0	42	144.8%
32.03	2	3	0	3	150.0%
32.04	8	25	0	25	312.5%
33	19	40	0	40	210.5%
34	39	73	0	73	187.2%
35.01	20	41	0	41	205.0%
35.02	29	48	0	48	165.5%
36	22	40	0	40	181.8%
37	26	46	0	46	176.9%
38	14	35	0	35	250.0%
39	6	12	0	12	200.0%
40.05	14	38	0	38	271.4%
40.06	12	29	0	29	241.7%
40.08	1	10	0	10	1000.0%
40.11	8	25	0	25	312.5%
40.12	4	11	0	11	275.0%
40.13	13	25	0	25	192.3%
40.14	3	5	0	5	166.7%
40.15	10	26	0	26	260.0%
40.16	2	12	0	12	600.0%

Table B-18
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Discretionary Establishment Churn (2010-2019): City of Sacramento

Item	Total Discretionary Est. [1] 2010	CRITERIA D			Discretionary Churn Rate
		Discretionary Establishment Churn 2010-2019			
		Went out of Business	Moved Out of the Area	Total Churn	
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = b + c</i>	<i>e = d / a</i>
40.17	14	30	0	30	214.3%
40.18	5	13	0	13	260.0%
40.19	2	10	0	10	500.0%
40.2	10	23	0	23	230.0%
41	10	25	0	25	250.0%
42.01	4	14	0	14	350.0%
42.02	12	29	0	29	241.7%
42.03	7	17	0	17	242.9%
43.01	6	11	0	11	183.3%
43.02	7	12	0	12	171.4%
44.01	9	13	0	13	144.4%
44.02	1	3	0	3	300.0%
45.01	12	28	0	28	233.3%
45.02	16	33	0	33	206.3%
46.02	6	77	0	77	1283.3%
46.03	1	3	0	3	300.0%
46.04	2	5	0	5	250.0%
47.01	1	4	0	4	400.0%
47.02	5	7	0	7	140.0%
48.01	16	31	0	31	193.8%
48.02	4	9	0	9	225.0%
49.04	2	2	0	2	100.0%
49.06	1	7	0	7	700.0%
49.07	0	1	0	1	0.0%
49.08	10	34	0	34	340.0%
49.09	11	22	0	22	200.0%
49.1	17	25	0	25	147.1%
50.02	4	6	0	6	150.0%
52.01	12	16	0	16	133.3%
52.02	4	12	0	12	300.0%
52.04	33	66	0	66	200.0%
52.05	56	133	0	133	237.5%
53.01	34	64	0	64	188.2%
54.02	32	59	0	59	184.4%
54.03	8	28	0	28	350.0%
54.04	11	19	0	19	172.7%
55.02	83	154	0	154	185.5%
62.02	21	51	0	51	242.9%
63	13	28	0	28	215.4%
64	22	53	0	53	240.9%
65.01	3	13	0	13	433.3%
65.02	9	18	0	18	200.0%
66	4	20	0	20	500.0%
67.03	17	29	0	29	170.6%
67.04	7	9	0	9	128.6%
67.05	7	19	0	19	271.4%
67.06	2	12	0	12	600.0%
68.01	2	5	0	5	250.0%
68.02	15	20	0	20	133.3%
68.03	3	7	0	7	233.3%
69.01	27	53	0	53	196.3%
69.02	37	73	0	73	197.3%
70.01	27	58	0	58	214.8%
70.07	14	35	0	35	250.0%
70.1	12	38	0	38	316.7%
70.11	14	25	0	25	178.6%
70.12	9	21	0	21	233.3%
70.13	2	11	0	11	550.0%

Table B-18
Commercial Displacement and Gentrification Risk Assessment
Stockton Boulevard
Discretionary Establishment Churn (2010-2019): City of Sacramento

Item	Total Discretionary Est. [1] 2010	CRITERIA D			Discretionary Churn Rate
		Discretionary Establishment Churn 2010-2019			
		Went out of Business	Moved Out of the Area	Total Churn	
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = b + c</i>	<i>e = d / a</i>
70.16	6	30	0	30	500.0%
70.17	1	11	0	11	1100.0%
70.19	34	67	0	67	197.1%
70.2	10	19	0	19	190.0%
70.21	6	12	0	12	200.0%
70.22	0	6	0	6	0.0%
70.23	10	17	0	17	170.0%
70.24	14	26	0	26	185.7%
70.25	4	20	0	20	500.0%
70.26	1	3	0	3	300.0%
70.27	11	31	0	31	281.8%
70.28	14	40	0	40	285.7%
71.01	0	0	0	0	0.0%
71.03	17	46	0	46	270.6%
71.05	8	22	0	22	275.0%
71.06	15	51	0	51	340.0%
71.07	7	30	0	30	428.6%
71.08	4	21	0	21	525.0%
71.09	9	20	0	20	222.2%
71.1	4	20	0	20	500.0%
71.11	5	12	0	12	240.0%
72.04	13	41	0	41	315.4%
74.13	1	5	0	5	500.0%
75.04	0	1	0	1	0.0%
92.01	72	150	0	150	208.3%
96.01	10	23	0	23	230.0%
96.08	16	39	2	41	256.3%
96.09	4	10	0	10	250.0%
96.1	13	20	0	20	153.8%
96.14	2	5	0	5	250.0%
96.33	0	3	0	3	0.0%
96.34	9	20	0	20	222.2%
96.4	7	16	0	16	228.6%
96.41	22	43	0	43	195.5%
99	0	0	0	0	0.0%
Total City of Sacramento	2,148	4,721	2	4,723	219.9%
	7%				

Source: 2019 National Establishment Time-Series (NETS) Database; Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

[1] A discretionary establishment is defined as an optional spending for consumers establishment. This analysis uses the North American Industry Classification System (NAICS) codes to define discretionary establishments. See Table B-20 for the complete list of Discretionary Establishment NAICS codes and their associated business type.

Table B-19
Stockton Boulevard
Commercial Displacement and Gentrification Risk Assessment
NAICS Codes Used for Identifying Infrequent Establishments

Item	Infrequent Establishments: Business Type
NAICS	
441110	New Car Dealers
441120	Used Car Dealers
441210	Recreational Vehicle Dealers
441221	Motorcycle, ATV, and Personal Watercraft Dealers
441222	Boat Dealers
441229	All Other Motor Vehicle Dealers
441310	Automotive Parts and Accessories Stores
441320	Tire Dealers
442110	Furniture Stores
442210	Floor Covering Stores
442291	Window Treatment Stores
442299	All Other Home Furnishing Stores
443111	Household Appliance Stores
443112	Radio, Television, and Other Electronics Stores
443120	Computer and Software Stores
443130	Camera and Photographic Supplies Stores
444110	Home Centers
444120	Paint and Wallpaper Stores
444130	Hardware Stores
444190	Other Building Material Dealers
444210	Outdoor Power Equipment Stores
444220	Nursery, Garden Center, and Farm Supply Stores
446199	All Other Health and Personal Care Stores
447190	Other Gasoline Stations
448310	Jewelry Stores
448320	Luggage and Leather Goods Stores
451110	Sporting Goods Stores
451120	Hobby, Toy and Game Stores
451130	Sewing, Needlework, and Piece Goods Stores
451140	Musical Instrument and Supplies Stores
453310	Used Merchandise Stores
453920	Art Dealers
453930	Manufactured (Mobile) Home Dealers
453991	Tobacco Stores
453998	All Other Miscellaneous Store Retailers (except Tobacco Stores)
541940	Veterinary Services
713120	Amusement Arcades
713950	Bowling Centers
812910	Pet Care (except Veterinary) Services

Source: Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.

Table B-20
Commercial Displacement and Gentrification Risk Assessment
192166 Commercial Gentrification 09-01-22 SA Comm Con.xlsx
NAICS Codes Used for Identifying Discretionary Establishments

Item	Discretionary Establishments: Business Type
NAICS	
441110	New Car Dealers
441120	Used Car Dealers
441210	Recreational Vehicle Dealers
441221	Motorcycle, ATV, and Personal Watercraft Dealers
441222	Boat Dealers
441229	All Other Motor Vehicle Dealers
441310	Automotive Parts and Accessories Stores
441320	Tire Dealers
442110	Furniture Stores
442210	Floor Covering Stores
442291	Window Treatment Stores
442299	All Other Home Furnishing Stores
443120	Computer and Software Stores
443130	Camera and Photographic Supplies Stores
444110	Home Centers
444120	Paint and Wallpaper Stores
444130	Hardware Stores
444190	Other Building Material Dealers
444210	Outdoor Power Equipment Stores
444220	Nursery, Garden Center, and Farm Supply Stores
445291	Baked Goods Stores
445292	Confectionery and Nut Stores
445299	All Other Specialty Food Stores
445310	Beer, Wine, and Liquor Stores
446120	Cosmetics, Beauty Supplies, and Perfume Stores
446191	Food (Health) Supplement Stores
447190	Other Gasoline Stations
448310	Jewelry Stores
448320	Luggage and Leather Goods Stores
451110	Sporting Goods Stores
451120	Hobby, Toy, and Game Stores
451130	Sewing, Needlework, and Piece Goods Stores
451140	Musical Instrument and Supplies Stores

Table B-20
Commercial Displacement and Gentrification Risk Assessment
192166 Commercial Gentrification 09-01-22 SA Comm Con.xlsx
NAICS Codes Used for Identifying Discretionary Establishments

Item	Discretionary Establishments: Business Type
NAICS	
451211	Book Stores
451212	News Dealers and Newsstands
451220	Prerecorded Tape, Compact Disc, and Record Stores
452111	Department Stores (Except Discount Department Stores)
452112	Discount Department Stores
453110	Florists
453210	Office Supplies and Stationery Stores
453220	Gift, Novelty, and Souvenir Stores
453310	Used Merchandise Stores
453910	Pet and Pet Supplies Stores
453920	Art Dealers
453930	Manufactured (Mobile) Home Dealers
453991	Tobacco Stores
453998	All Other Miscellaneous Store Retailers (Except Tobacco Stores)
532230	Video Tape and Disc Rental
541940	Veterinary Services
713120	Amusement Arcades
713940	Fitness and Recreational Sports Centers
713950	Bowling Centers
722110	Full-Service Restaurants
722211	Limited-Service Restaurants
722212	Cafeterias, Grill Buffets, and Buffets
722213	Snack and Nonalcoholic Beverage Bars
722410	Drinking Places (Alcoholic Beverages)
812113	Nail Salons
812199	Other Personal Care Services
812910	Pet Care (except Veterinary) Services

Source: Commercial Gentrification Analysis: Methodology, Urban Displacement Project; EPS.