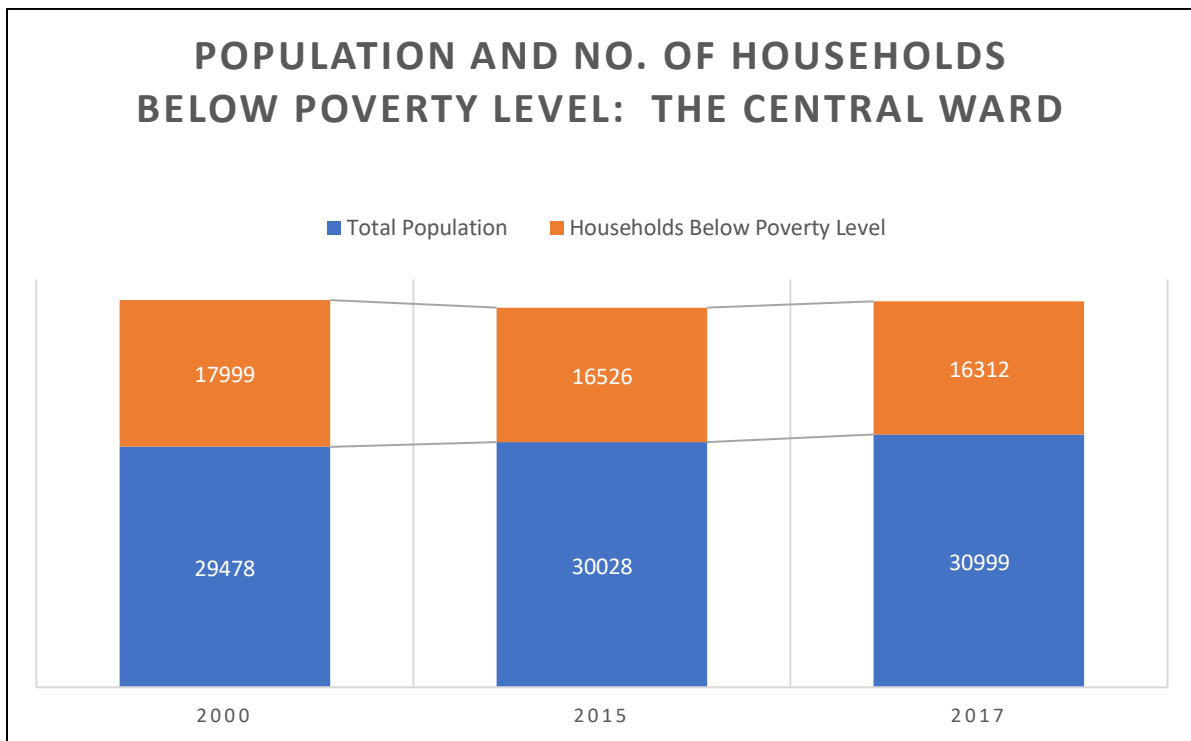


**Memo: The Central Ward DRIM Analysis (08/28/2019)**

Based on the previous DRIM analysis and updated 2017 DRIM analysis, three Wards have been analyzed and found to be *Displacement-Risk Neighborhoods*: The Central Ward, the South Ward, & the East Ward.

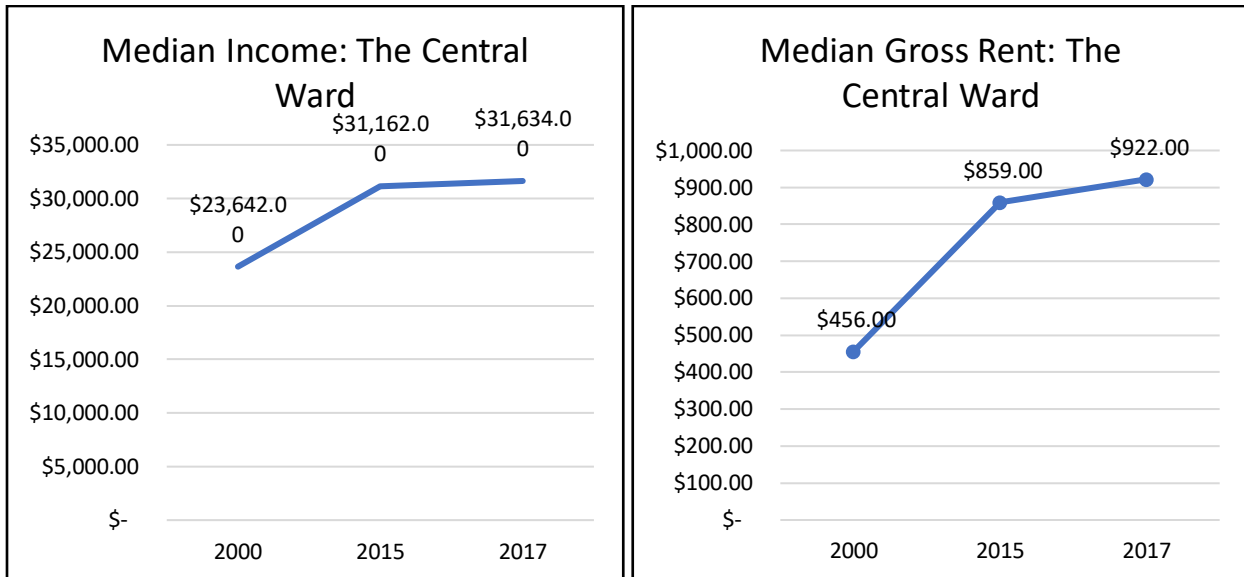
To better understand the trend of displacement that has occurred between years 2000, 2015, & 2017, we conduct a baseline study to analyze the specific displacement risk indicators for one Ward: The Central Ward.

Let us first look at population trend and poverty status change in the Central Ward-

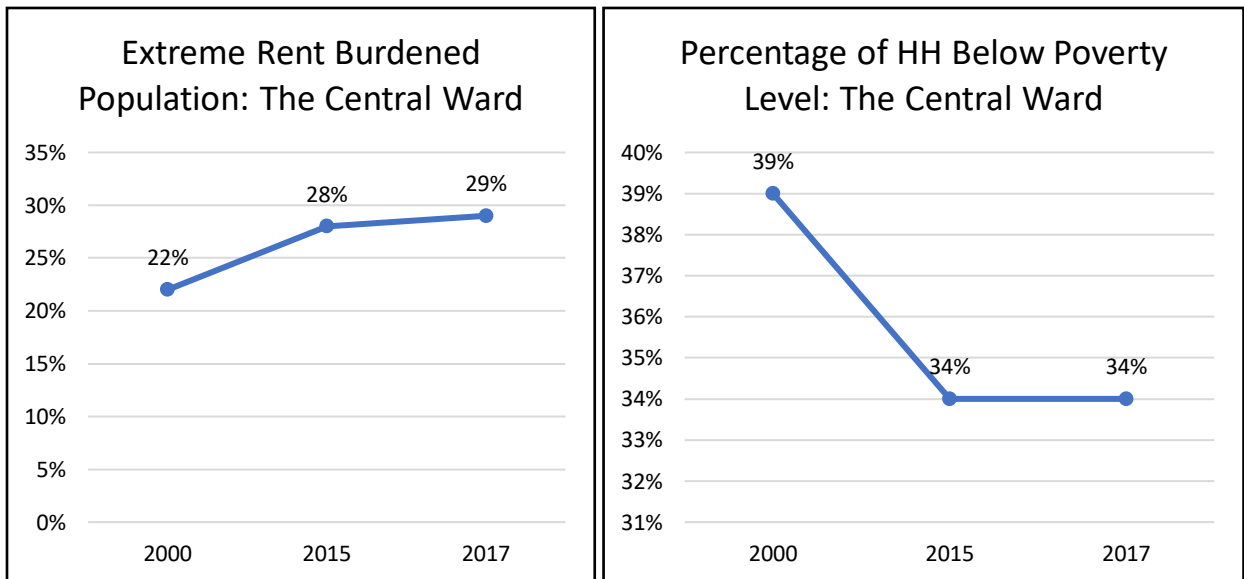


Between 2000-2017, the Central Ward showed an increase in total population with a decline in the number of households below the poverty level.

Looking more specifically at the indicators explaining the vulnerability of a neighborhood-



Between 2000-2017, the median income for the Central Ward increased by 34%, and the median gross rent increased by 102%. However, between 2015-2017, change in median income was only 2% while the median rent increased by 7%.

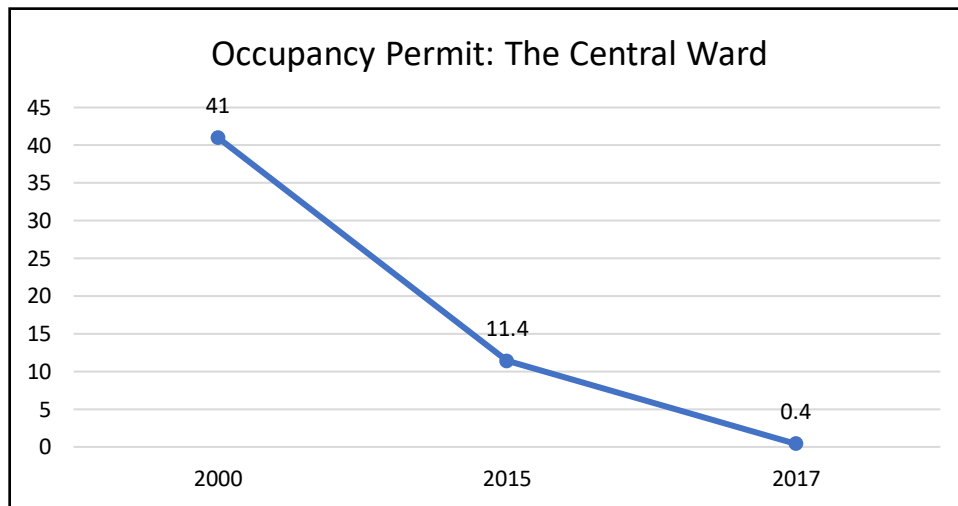
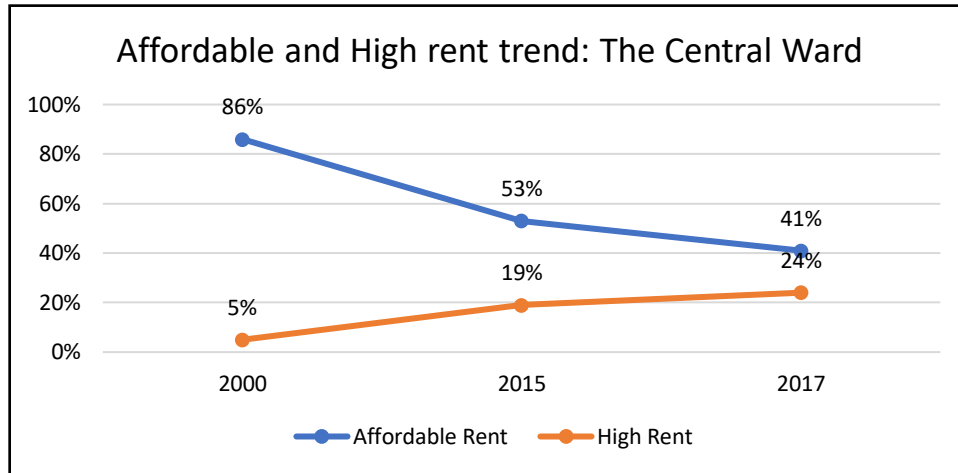


The extreme rent-burdened population is defined as the percentage of the population paying more than 50% of household income in rent.

Between 2000-2017, the extreme rent-burdened population increased by 32% while the percentage of households below the poverty level declined by 13%.

Looking at the vulnerability indicators, with the rising median rent and median income, the number of households living below poverty level declined in the Central Ward, and those continuing to reside were extremely rent-burdened.

Next section looks at how the market dynamics have fared for the Central Ward between 2000-2017.



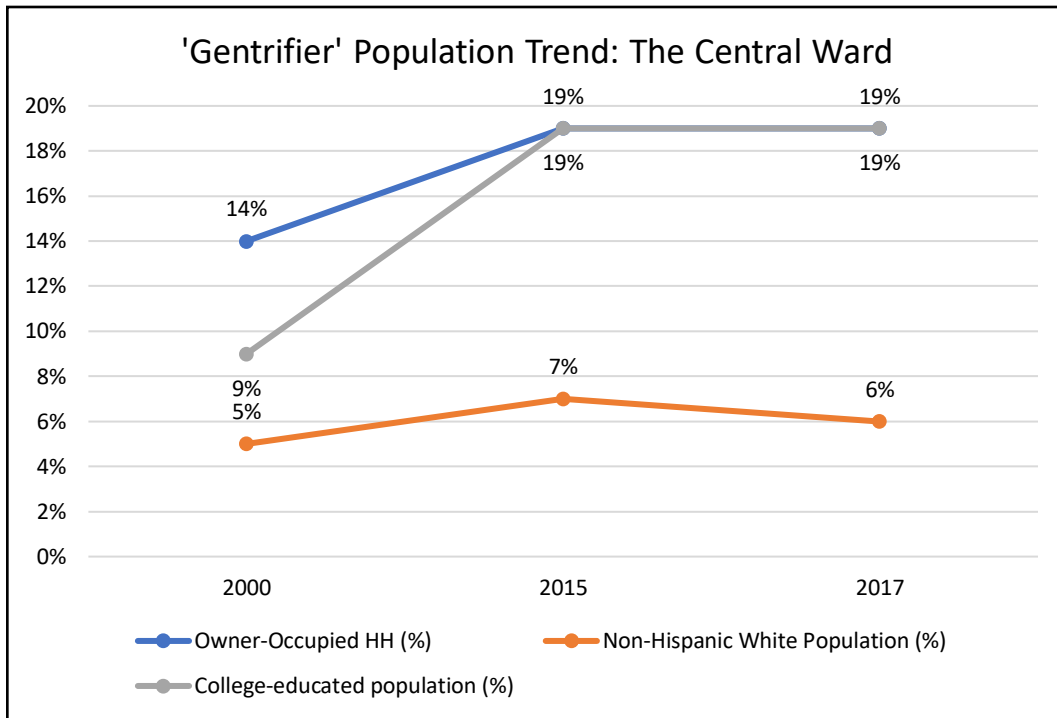
Affordable rent is defined as the percentage of the population paying less \$900 per month in rent.

High rent is defined as the percentage of the population paying more than \$1250 per month in rent for a two-bedroom apartment.

Occupancy permit is defined as the number of new permits per 1000 housing units. The number of occupancies permits for year 2000 is calculated using data from years 1997-2011. For year 2015, data for 2012-2016 was used. For year 2017, only 2017 data was used.

As seen in the figure above, while affordable rent declined by 52% between 2000-2017 for the Central Ward, the percentage of households paying rent increased by 380%. This trend, along with a decline in occupancy permits between 2000-2017 suggests a high risk of displacement in the Central Ward.

To further corroborate the findings above, let us look at indicators showing the 'gentrifier' population trend in the Central Ward-



Between 2000-2017, all three indicators to explain a shift in the demographic population are following a trend of increased risk of displacement with the increase in 'gentrifier' population.

The number of owner-occupied households in the Central Ward increased by 36% between 2000-2017, remaining consistent between 2015-2017. Similarly, the percentage of non-Hispanic white population increased by 20%, but the college-educated or percentage of the population with a bachelor's degree increased by 111% between 2000-2017, remaining consistent between 2015-2017.

**Trend change: 2000-2017**

<b>The Central Ward</b>	<b>Trend Change (2000-2017)</b>
Total Population	▲
Poverty Level (%)	▼
Median Income	▲
Median Gross Rent	▲
Extreme Rent Burdened Population (%)	▲
Affordable Rent (% of HH)	▼
High Rent (% of HH)	▲
Occupancy Permit (%)	▼
Owner-Occupied Household (%)	▲
Non-Hispanic White Population (%)	▲
College-Educated Population (%)	▲

- The Central Ward shows increased risk of displacement with the increase in ‘gentrifier’ population, decline in affordable rent, and decline in number of households below poverty level.
- The increased risk of displacement is also noticed with the increase in median income and median rent, but with an increased percentage of population who are extremely rent-burdened.