



Rutgers Center on Law, Inequality &
Metropolitan Equity

Displacement Risk and Gentrification:
The CLiME Displacement Risk Indicators Matrix (DRIM)
Methodology

A CLiME Research Brief

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By David D. Troutt

Research and graphics by Cristina Garmendia

Introduction

As Newark experiences unprecedented growth potential, Newarkers express more and more anxiety about the prospects of housing displacement brought on by the processes of gentrification that have transformed urban neighborhoods across the United States. Given the recent history of other cities in its metropolitan neighborhood—New York, Hoboken and Jersey City—Newark would seem poised to attract the kind of global capital that has accelerated so much economic development among the transportation corridors that have easy access to Manhattan. With both an international airport, a port, R1 research institutions, a medical school and a rail hub at Newark Penn Station, this small, working-class city—just 24 square miles—would seem to be next in line for the arrival of a new “gentry”. It has not happened yet.

However, the Center on Law, Inequality and Metropolitan Equity (CLiME) at Rutgers Law School decided to examine the potential for displacement *by any means* in this brief analysis rooted in housing and demographics. (A more comprehensive Report on Housing and Equitable Growth in Newark will follow in January 2018.) Here is a summary of our pertinent findings.

- Newark, a city with the second highest rate of renters in the country, is deep into a crisis of affordable housing. Rents are rising significantly, and income-restricted housing is at risk.
- Traditional gentrification processes—such as the wholesale transformation of neighborhoods for upscale housing development and the retail stores that cater to more expensive tastes, the proliferation of private schools, the rapid entry of at least college-educated non-Hispanic whites—have not taken significant hold in Newark—yet.
- People *are* moving to the City and locating in some of its more expensive neighborhoods.
- There is significant vulnerability to housing displacement as witnessed by incomes that cannot keep pace with asking rents, very high eviction rates and low owner-occupancy (in part a reflection of high rates of foreclosure over the past decade).

Newark elected officials care deeply about the City and its residents. They are aware of these concerns. We believe that many of the findings here can aid them and their constituents in the process of producing *just growth*—that is, economic development that is inclusive, equitable and offers shared opportunities for longtime

residents and newcomers alike. One such aid is the **Displacement Risk Indicators Matrix (DRIM)**, a data tool that can help policymakers forecast the likely impact of proposed changes. In the remainder of this Brief, we outline the DRIM methodology and how to use it while providing additional measures of displacement along the way.

The Displacement Risk Indicators Matrix (DRIM)

Purpose

The DRIM was designed as an assessment tool for policymakers, organizers, developers and the public to view the City and its five wards through select data condensed into variables that demonstrate risks associated with housing displacement. These risks are not always identified with typical gentrification. While some cities may be appropriate contexts for a gentrification index, we chose *displacement* for Newark. Using the DRIM, policymakers can measure the potential impact of contemplated policy initiatives or proposed developments.

3 Categories, 2 Time Periods, 6 Places

The ten displacement factors are divided into three conceptual categories. Each category can stand alone or be viewed in conjunction with one or both of the others. They are:

1. VULNERABILITY –stress indicators on households (rent burden, rent, income and poverty rate)
2. MARKET DYNAMICS –indicators that show *rising* rents, decreased affordability and new construction
3. “Gentrifier” population –indicators showing increases in the presence of wealthier, more college-educated renters

The categories are set up in three blocks of time: the present (2015), the past (2000) and the change in between (trends). The first and third blocks are probably the most useful; the second (2000) is an interesting reference point.

The City statistic is always the baseline for comparison to the individual wards, and it is represented in the white “Newark” column. The five columns that follow represent the five wards.

DATA SOURCES: All data in the DRIM and elsewhere in this Brief are derived from analyses of the U.S. Bureau of the Census American Community Survey (ACS) for 2000-2015.

Newark, NJ 2000-2015 CLIME Displacement Risk Indicators Matrix
 Newark, NJ 2000-2010

Displacement Risk Indicator Matrix (DRIM) **CLIME, Fall 2017**

Color Legend	
Higher risk	Lower risk

2015	Newark	East Ward	Central Ward	North Ward	South Ward	West Ward
Vulnerability	Characterization	Statistic	Compared to city	Statistic	Compared to city	Statistic
1 EXTREME RENT BURDEN (% of households)	High	31%	Less rent-burdened	28%	Equally rent-burdened	31%
2 RENT (Median gross rent)	Moderate	\$573	More expensive	\$659	Less expensive	\$545
3 INCOME (Median household income)	Low	\$33,139	More income	\$41,952	Less income	\$31,830
4 POVERTY (% of households with incomes below poverty level)	High	25%	Less poverty	23%	More poverty	34%
Market Dynamics						
5 AFFORDABLE RENTS (% of households paying <\$900)	Low	42%	More affordable	30%	More affordable	40%
6 HIGH RENTS (% of households paying >\$1250, FMR for 2-bed)	Low	24%	More high-rent units	28%	Less high-rent units	19%
7 OCCUPANCY PERMITS (per 1000 housing units in 2012-2016)*	Low	7.7	More occupancy per	9.5	More occupancy per	11.4
Gender/Population						
8 OWNER-OCCUPIED (Number of households)	Low	20,086	3,446	3,083	4,155	4,210
8 OWNER-OCCUPIED (% of households)	Low	22%	Less owner-occupied	18%	Less owner-occupied	22%
9 NON-HISPANIC WHITE (% of population)	Low	11%	More non-Hispanic	31%	Less non-Hispanic	8%
10 BACHELORS DEGREE (% of population)	Low	13%	Less college-educ	13%	More college-educ	19%

2000	Newark	East Ward	Central Ward	North Ward	South Ward	West Ward
Vulnerability	Characterization	Statistic	Compared to city	Statistic	Compared to city	Statistic
1 EXTREME RENT BURDEN (% of households)	Moderate	23%	Less rent-burdened	18%	More rent-burdened	24%
2 RENT (Median gross rent)	Low	\$566	More expensive	\$600	Less expensive	\$614
3 INCOME (Median household income)	Low	\$27,058	More income	\$32,464	Less income	\$27,429
4 POVERTY (% of households with incomes below poverty level)	High	25%	Less poverty	21%	More poverty	35%
Market Dynamics						
5 AFFORDABLE RENTS (% of households paying <\$750)	High	76%	More affordable	73%	More affordable	71%
6 HIGH RENTS (% of households paying >\$900, inflation-adjusted FMR)	Low	9%	More high-rent units	10%	Less high-rent units	11%
7 OCCUPANCY PERMITS (per 1000 housing units in 1997-2011)*	Moderate	24.5	Less occupancy per	33.5	More occupancy per	41.0
Gender/Population						
8 OWNER-OCCUPIED (Number of households)	Low	21,738	4,129	2,714	4,313	4,515
8 OWNER-OCCUPIED (% of households)	Low	22%	More owner-occupied	23%	Less owner-occupied	23%
9 NON-HISPANIC WHITE (% of population)	Low	14%	More non-Hispanic	48%	Less non-Hispanic	16%
10 BACHELORS DEGREE (% of population)	Low	9%	Less college-educ	7%	More college-educ	10%

2000-2015 Change	Newark	East Ward	Central Ward	North Ward	South Ward	West Ward
Vulnerability	Characterization	Statistic	Compared to city	Statistic	Compared to city	Statistic
1 EXTREME RENT BURDEN (% change in % of households)	More rent-burdened	37%	Larger increase	43%	Larger increase	25%
2 RENT (% change in number)	More expensive	65%	Larger increase	71%	Larger increase	88%
3 INCOME (% change in number)	More income	22%	Larger increase	29%	Larger increase	32%
4 POVERTY (% change in % of households)	More poverty	3%	Larger increase	5%	Decrease	-12%
Market Dynamics						
5 AFFORDABLE RENTS (% change in % of households)	Less affordable unit	-45%	Larger decrease	-59%	Smaller decrease	-38%
6 HIGH RENTS (% change in % of households)	More high-rent unit	165%	Larger increase	176%	Larger increase	100%
7 OCCUPANCY PERMITS (% change in number of permits)*	Less occupancy per	-59%	Smaller decrease	-60%	Larger decrease	-72%
Gender/Population						
8 OWNER-OCCUPIED (Change in number of households)	No change	-1,552	683	389	-158	-305
8 OWNER-OCCUPIED (% change in % of households)	Less non-Hispanic	0%	Decrease	33%	Decrease	-5%
9 NON-HISPANIC WHITE (% change in % of population)	More college-educ	-34%	Larger decrease	48%	Larger decrease	-53%
10 BACHELORS DEGREE (% change in % of population)	More college-educ	46%	Larger increase	103%	Smaller increase	35%

How to Read the DRIM

1. Note the baseline

In general, red indicates a variable showing higher risk of housing displacement, yellow is lower than red but still high while green represents lower risk. These risk levels are all relative to the City as a whole – the baseline – which in most cases is already pretty high. In the example below, we characterized vulnerability factors for Newark as a whole in 2000. The rate of extreme rent burden (i.e., paying more than 50% of income toward rent) is “moderate” at 23%, but for many cities that would be very high. Next, median gross rents of \$586 were low for the region (note how they rise in the “change” block and their 2015 amount). Incomes are low and poverty rates high for the City compared to other cities.

2000		Newark	
Vulnerability		<i>Characterization</i>	<i>Statistic</i>
1	EXTREME RENT BURDEN (% of households)	Moderate	23%
2	RENT (Median gross rent)	Low	\$586
3	INCOME (Median household income)	Low	\$27,058
4	POVERTY (% of households with incomes below poverty level)	High	28%
Market Dynamics		<i>Characterization</i>	<i>Statistic</i>
5	AFFORDABLE RENTS (% of households paying <\$750)	High	76%
6	HIGH RENTS (% of households paying >\$900, inflation-adjusted FMR)	Low	9%
7	OCCUPANCY PERMITS (per 1000 housing units in 1997-2011)*	Moderate	24.5
"Gentrifier" Population		<i>Characterization</i>	<i>Statistic</i>
8	OWNER-OCCUPIED (Number of households)	Low	21,738
8	OWNER-OCCUPIED (% of households)	Low	22%
9	NON-HISPANIC WHITE (% of population)	Low	14%
10	BACHELORS DEGREE (% of population)	Low	9%

2. Compare the wards by their relation to the city-wide statistic

2015		Newark		East Ward	
Vulnerability		Characterization	Statistic	Compared to city	Statistic
1	EXTREME RENT BURDEN (% of households)	High	31%	Less rent-burdened	26%
2	RENT (Median gross rent)	Moderate	\$973	More expensive	\$1,026
3	INCOME (Median household income)	Low	\$33,139	More income	\$41,952
4	POVERTY (% of households with incomes below poverty level)	High	29%	Less poverty	23%
Market Dynamics		Characterization	Statistic	Compared to city	Statistic
5	AFFORDABLE RENTS (% of households paying <\$900)	Low	42%	Less affordable	30%
6	HIGH RENTS (% of households paying >\$1250, FMR for 2-bed)	Low	24%	More high-rent units	28%
7	OCCUPANCY PERMITS (per 1000 housing units in 2012-2016)*	Low	7.7	More occupancy pe	9.5
"Gentrifier" Population		Characterization	Statistic	Compared to city	Statistic
8	OWNER-OCCUPIED (Number of households)	Low	20,086		3,446
8	OWNER-OCCUPIED (% of households)	Low	22%	Less owner-occupa	18%
9	NON-HISPANIC WHITE (% of population)	Low	11%	More non-Hispanic	31%
10	BACHELORS DEGREE (% of population)	Low	13%	Less college-educat	13%

3. Compare the wards to the city-level indicators for both 2000 and 2015.

2015	Newark		East Ward		Central Ward		North Ward		South Ward		West Ward	
Vulnerability	Characterization	Statistic	Compared to city	Statistic	Compared to city	Statistic	Compared to city	Statistic	Compared to city	Statistic	Compared to city	Statistic
1 EXTREME RENT BURDEN (% of households)	High	31%	Less rent-burdened	28%	Less rent-burdened	28%	Equally rent-burdened	31%	More rent-burdened	34%	More rent-burdened	37%
2 RENT (Median gross rent)	Moderate	\$973	More expensive	\$1,028	Less expensive	\$859	Less expensive	\$845	Less expensive	\$909	More expensive	\$1,004
3 INCOME (Median household income)	Low	\$33,139	More income	\$41,952	Less income	\$31,162	Less income	\$31,830	Less income	\$30,315	Less income	\$32,615
4 POVERTY (% of households with incomes below poverty level)	High	28%	Less poverty	23%	More poverty	34%	Less poverty	28%	More poverty	32%	More poverty	30%
Market Dynamics	Characterization	Statistic	Compared to city	Statistic	Compared to city	Statistic	Compared to city	Statistic	Compared to city	Statistic	Compared to city	Statistic
5 AFFORDABLE RENTS (% of households paying <\$900)	Low	42%	Less affordable	30%	More affordable	53%	Less affordable	40%	Less affordable	47%	More affordable	39%
6 HIGH RENTS (% of households paying >\$1250, FMR for 2-bed)	Low	24%	More high-rent units	28%	Less high-rent units	19%	Less high-rent units	22%	Equal high-rent unit	24%	More high-rent unit	28%
7 OCCUPANCY PERMITS (per 1000 housing units in 2012-2016)*	Low	7.7	More occupancy pe	9.5	More occupancy pe	11.4	Less occupancy pe	5.0	Less occupancy pe	5.2	Less occupancy pe	4.3
Gentrifier Population	Characterization	Statistic	Compared to city	Statistic	Compared to city	Statistic	Compared to city	Statistic	Compared to city	Statistic	Compared to city	Statistic
8 OWNER-OCCUPIED (Number of households)	Low	20,088		3,448		3,083		4,155		4,210		5,182
8 OWNER-OCCUPIED (% of households)	Low	22%	Less owner-occupa	18%	Less owner-occupar	19%	Less owner-occupa	22%	More owner-occupa	23%	More owner-occup	28%
9 NON-HISPANIC WHITE (% of population)	Low	11%	More non-Hispanic	31%	Less non-Hispanic v	7%	Less non-Hispanic	8%	Less non-Hispanic i	2%	Less non-Hispanic	2%
10 BACHELORS DEGREE (% of population)	Low	13%	Less college-educat	13%	More college-educar	19%	Less college-educar	13%	Less college-educar	12%	Less college-educs	13%

2000	Newark		East Ward		Central Ward		North Ward		South Ward		West Ward	
Vulnerability	Characterization	Statistic	Compared to city	Statistic	Compared to city	Statistic	Compared to city	Statistic	Compared to city	Statistic	Compared to city	Statistic
1 EXTREME RENT BURDEN (% of households)	Moderate	23%	Less rent-burdened	18%	Less rent-burdened	22%	More rent-burdened	24%	More rent-burdened	24%	More rent-burdened	28%
2 RENT (Median gross rent)	Low	\$588	More expensive	\$800	Less expensive	\$458	More expensive	\$614	Less expensive	\$523	Less affordable	\$819
3 INCOME (Median household income)	Low	\$27,058	More income	\$32,464	Less income	\$23,842	More income	\$27,429	Less income	\$25,988	Less income	\$27,862
4 POVERTY (% of households with incomes below poverty level)	High	28%	Less poverty	21%	More poverty	39%	Less poverty	28%	More poverty	30%	Less poverty	27%
Market Dynamics	Characterization	Statistic	Compared to city	Statistic	Compared to city	Statistic	Compared to city	Statistic	Compared to city	Statistic	Compared to city	Statistic
5 AFFORDABLE RENTS (% of households paying <\$750)	High	78%	Less affordable	73%	More affordable	89%	Less affordable	71%	More affordable	78%	Less affordable	70%
6 HIGH RENTS (% of households paying >\$800, inflation-adjusted FMR)	Low	9%	More high-rent units	10%	Less high-rent units	5%	More high-rent unit	11%	Less high-rent units	8%	More high-rent unit	11%
7 OCCUPANCY PERMITS (per 1000 housing units in 1997-2011)*	Moderate	24.5	Less occupancy pe	23.5	More occupancy pe	41.0	Less occupancy pe	18.8	Less occupancy pe	9.3	Less occupancy pe	14.4
Gentrifier Population	Characterization	Statistic	Compared to city	Statistic	Compared to city	Statistic	Compared to city	Statistic	Compared to city	Statistic	Compared to city	Statistic
8 OWNER-OCCUPIED (Number of households)	Low	21,738		4,129		2,714		4,313		4,515		6,057
8 OWNER-OCCUPIED (% of households)	Low	22%	More owner-occupa	23%	Less owner-occupar	14%	More owner-occupa	23%	Less owner-occupa	21%	More owner-occup	27%
9 NON-HISPANIC WHITE (% of population)	Low	14%	More non-Hispanic	48%	Less non-Hispanic v	5%	More non-Hispanic	18%	Less non-Hispanic i	1%	Less non-Hispanic	5%
10 BACHELORS DEGREE (% of population)	Low	9%	Less college-educat	7%	More college-educar	9%	More college-educs	10%	Less college-educar	9%	More college-educ	11%

4. Note CHANGE between 2000 and 2015 at the city level, which we then use to quantify ward-level changes. Finally, we can put these snapshots and trends together in one matrix...

Displacement Risk Indicator Matrix (DRIM)

CLiME, Fall 2017

Color Legend		
Higher risk	Lower risk but still high	Lower risk

2015	Newark	East Ward	Central Ward	North Ward	South Ward	West Ward
Vulnerability	Characterization	Statistic	Compared to city	Statistic	Compared to city	Statistic
1 EXTREME RENT BURDEN (% of households)	High	31%	Less rent-burdened	26%	Equally rent-burdened	31%
2 RENT (Median gross rent)	Moderate	\$973	More expensive	\$1,026	Less expensive	\$859
3 INCOME (Median household income)	Low	\$33,139	More income	\$41,952	Less income	\$31,162
4 POVERTY (% of households with incomes below poverty level)	High	29%	Less poverty	23%	More poverty	34%
Market Dynamics	Characterization	Statistic	Compared to city	Statistic	Compared to city	Statistic
5 AFFORDABLE RENTS (% of households paying <\$300)	Low	42%	Less affordable	30%	More affordable	53%
6 HIGH RENTS (% of households paying >\$1250, FMR for 2-bed)	Low	24%	More high-rent units	28%	Less high-rent units	19%
7 OCCUPANCY PERMITS (per 1000 housing units in 2012-2016)*	Low	7.7	More occupancy pe	9.5	Less occupancy pe	11.4
"Gentriifier" Population	Characterization	Statistic	Compared to city	Statistic	Compared to city	Statistic
8 OWNER-OCCUPIED (Number of households)	Low	20,086	Less owner-occupa	3,446	More owner-occupa	3,083
9 OWNER-OCCUPIED (% of households)	Low	22%	More owner-occupa	18%	Less owner-occupa	19%
10 NON-HISPANIC WHITE (% of population)	Low	11%	More non-Hispanic	31%	Less non-Hispanic	7%
11 BACHELORS DEGREE (% of population)	Low	13%	Less college-educal	13%	More college-educal	19%
2000	Newark	East Ward	Central Ward	North Ward	South Ward	West Ward
Vulnerability	Characterization	Statistic	Compared to city	Statistic	Compared to city	Statistic
1 EXTREME RENT BURDEN (% of households)	Moderate	23%	Less rent-burdened	18%	More rent-burdened	22%
2 RENT (Median gross rent)	Low	\$586	More expensive	\$600	Less expensive	\$456
3 INCOME (Median household income)	Low	\$27,058	More income	\$32,464	Less income	\$23,642
4 POVERTY (% of households with incomes below poverty level)	High	28%	Less poverty	21%	More poverty	39%
Market Dynamics	Characterization	Statistic	Compared to city	Statistic	Compared to city	Statistic
5 AFFORDABLE RENTS (% of households paying <\$750)	High	76%	Less affordable	73%	More affordable	86%
6 HIGH RENTS (% of households paying >\$900, inflation-adjusted FMR)	Low	9%	More high-rent units	10%	Less high-rent units	5%
7 OCCUPANCY PERMITS (per 1000 housing units in 1997-2011)*	Moderate	24.5	Less occupancy pe	23.5	More occupancy pe	41.0
"Gentriifier" Population	Characterization	Statistic	Compared to city	Statistic	Compared to city	Statistic
8 OWNER-OCCUPIED (Number of households)	Low	21,738	More owner-occupa	4,129	Less owner-occupa	2,714
9 OWNER-OCCUPIED (% of households)	Low	22%	More owner-occupa	23%	Less owner-occupa	14%
10 NON-HISPANIC WHITE (% of population)	Low	14%	More non-Hispanic	48%	Less non-Hispanic	5%
11 BACHELORS DEGREE (% of population)	Low	9%	Less college-educal	7%	More college-educal	9%
2000-2015 Change	Newark	East Ward	Central Ward	North Ward	South Ward	West Ward
Vulnerability	Characterization	Statistic	Compared to city	Statistic	Compared to city	Statistic
1 EXTREME RENT BURDEN (% change in % of households)	More rent-burdened	37%	Larger increase	43%	Smaller increase	26%
2 RENT (% change in number)	More expensive	66%	Larger increase	71%	Smaller increase	88%
3 INCOME (% change in number)	More income	22%	Larger increase	29%	Smaller increase	32%
4 POVERTY (% change in % of households)	More poverty	3%	Larger increase	5%	Decrease	-12%
Market Dynamics	Characterization	Statistic	Compared to city	Statistic	Compared to city	Statistic
5 AFFORDABLE RENTS (% change in % of households)	Less affordable unit	-45%	Larger decrease	-59%	Smaller decrease	-38%
6 HIGH RENTS (% change in % of households)	More high-rent units	166%	Larger increase	176%	Smaller increase	262%
7 OCCUPANCY PERMITS (% change in number of permits)*	Less occupancy pe	-69%	Smaller decrease	-60%	Larger decrease	-72%
"Gentriifier" Population	Characterization	Statistic	Compared to city	Statistic	Compared to city	Statistic
8 OWNER-OCCUPIED (Change in number of households)	No change	-1,652	Decrease	-683	Increase	369
9 OWNER-OCCUPIED (% change in % of households)	Less non-Hispanic	0%	Decrease	-19%	Increase	33%
10 NON-HISPANIC WHITE (% change in % of population)	Less non-Hispanic	-24%	Larger decrease	-35%	Increase	48%
11 BACHELORS DEGREE (% change in % of population)	More college-educal	48%	Larger increase	87%	Smaller increase	103%

DRIM Illustrations

Using the DRIM, one might ask basic questions about displacement risk in the City. Consider the three questions that follow.

1. Which ward is at most immediate risk of housing displacement by traditional processes of gentrification?

Probably the East Ward. First, looking at column 2 for 2015, it is the ward with the highest rents, the lowest poverty rate, highest incomes and the lowest rent burden. These vulnerability factors for 2015 put it slightly ahead of other wards as an area attractive to gentrifiers, even without knowing more about this complex ward and even without having the highest vulnerability levels (only one of four variables is red). But the question is gentrification risk, not simply displacement risk.

Moreover, the East Ward has been trending toward displacement, which may suggest that gentrifying forces are behind some of the changes. Looking at column 2 in the “Change” block, we see the East Ward is red in 7 out of 10 total displacement variables – the most of any ward. From 2000-2015, the East Ward showed some conventional signs of gentrification, such as a decrease in affordable units, an increase in high-rent units, a decrease in owner-occupancy and higher-educated residents. Its *increase* in the rate of extreme rent burden over time tied with the West Ward for the highest in the City. Additional neighborhood data on rent burden shows this from yet another perspective.

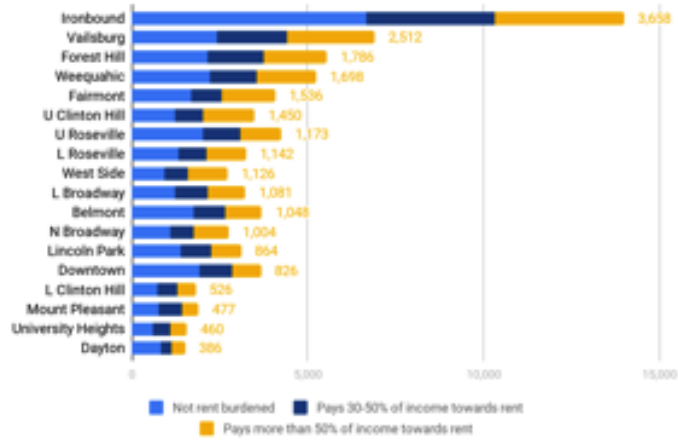
Rent-burdened neighborhoods

The **Ironbound** has the most households who pay more than 50 percent of their income towards rent.

Vailsburg, Forest Hill, Weequahic, and Fairmont also have significant numbers of highly rent-burdened households.

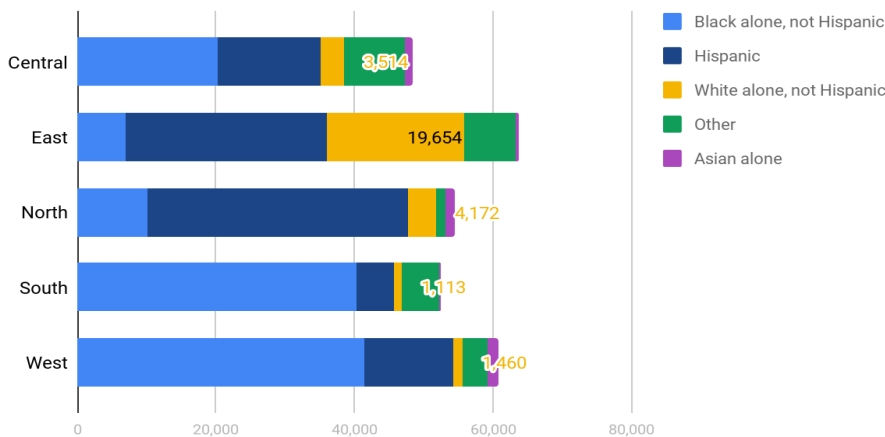
Dayton, University Heights, Mount Pleasant, and Lower Clinton Hill have the least number of highly rent-burdened households.

Rent-burdened population by neighborhood in Newark, 2015



The East Ward is also the only ward with a significant population of non-Hispanic whites, whose presence is also more closely associated with traditional gentrification processes.

Race and Hispanic Status by Wards in Newark, 2015



2. *Which ward is most at risk of displacement through sheer affordability?*

Probably the South Ward. Looking at 2015 and 2000, it has some of the lowest rents in the City, but also very high rates of poverty and lower incomes. This has not stopped extreme rent burdens from increasing, from 24% of households in 2000 to 34% of in 2015, and an increase of 43% compared to the City as a whole. Then, looking at the “Change” block, we see the South Ward in the red in 6 out of 10 categories, the second highest in the City.

3. *Why does the Central Ward exhibit such extremes?*

Probably because it contains the greatest inequality of neighborhoods combined into ward-wide statistics. This makes the Central Ward very important to watch. On the one hand, its poor neighborhoods are among the poorest. On the other, it contains parts of downtown that have experienced the highest rents and investments. It is also home to many university students. Since 2000, the percentage of units charging high rents increased there by 262% (with an 88% increase in actual rents) over time and affordable units decreased by 38%--all three figures the highest in the City.

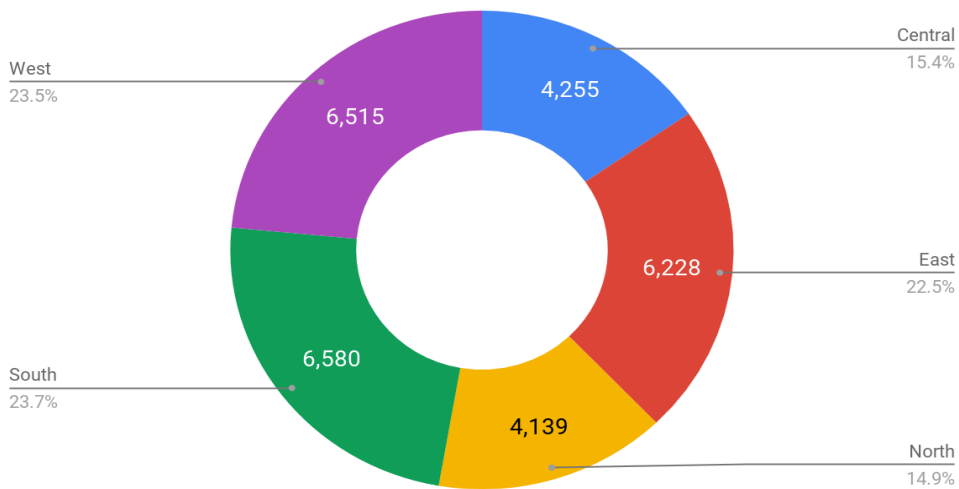
Mobility Trends Beyond the DRIM

People are moving to Newark.

- 27,862 people moved to Newark from within Essex County in 2015.
- 4,690 people moved to Newark from some other New Jersey county in 2015.
- 4,965 people moved to Newark from out of state in 2015.
- 2,206 people moved from Newark from abroad in 2015 – in line with its status as a destination for foreign-born immigrants.

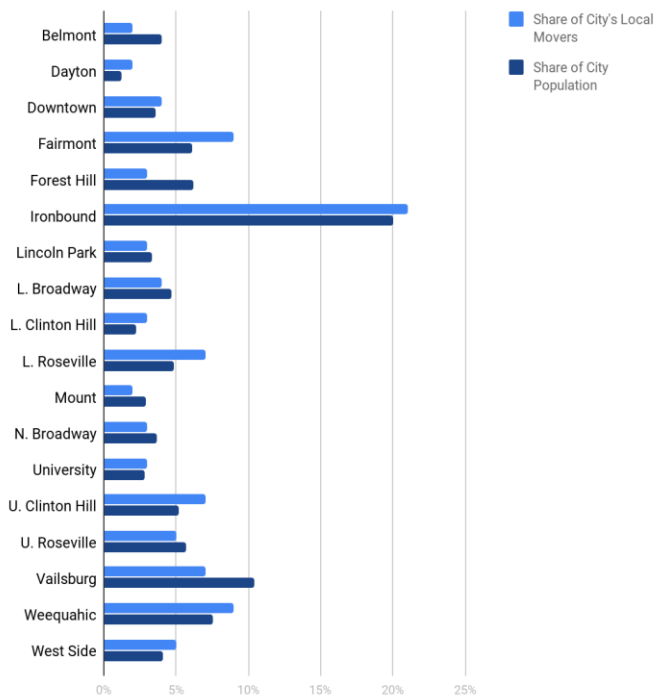
The following charts show where each group tends to settle among the City’s wards and neighborhoods.

Local Movers to Newark by Ward, 2015



Local movers tend to move to the South, West and East Wards.

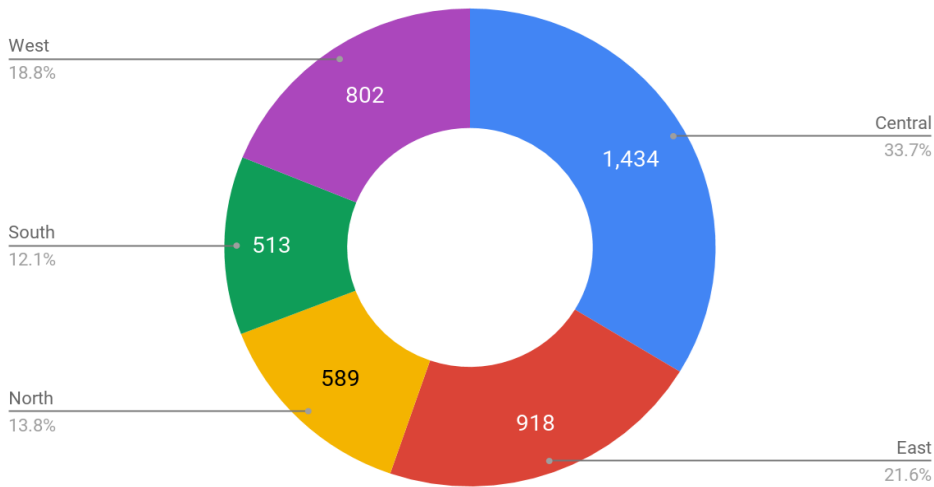
Neighborhood's Share of Local Movers, 2015



Local movers move to Ironbound, Weequahic, and Fairmont most often.

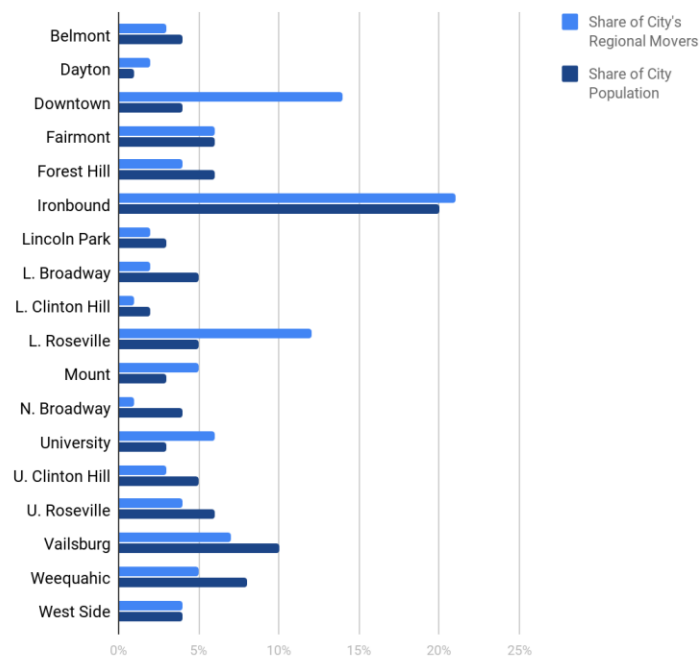
However, they move more often than expected to **Dayton**, Downtown, Fairmont, Ironbound, Lower Clinton Hill, **Lower Roseville**, Upper Clinton Hill, Weequahic, and West Side. Forest Hill attracts half the number of local movers as would be expected based on its share of the City's overall population.

Regional Movers to Newark Wards, 2015



Regional movers tend to move to the Central Ward.

Neighborhood's Share of Regional Movers, 2015

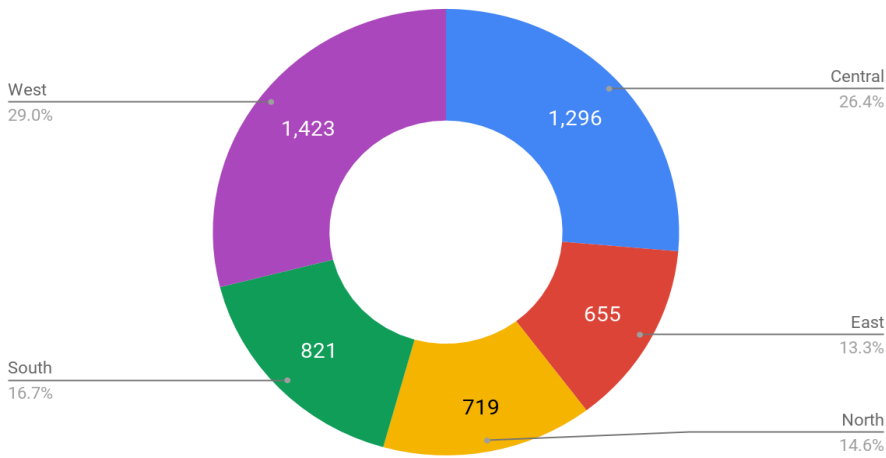


Regional movers move to Ironbound, Downtown, and Lower Roseville most often.

However, they move more often than expected to Dayton, **Downtown**, **Lower Roseville**, Mount Pleasant, and University Heights.

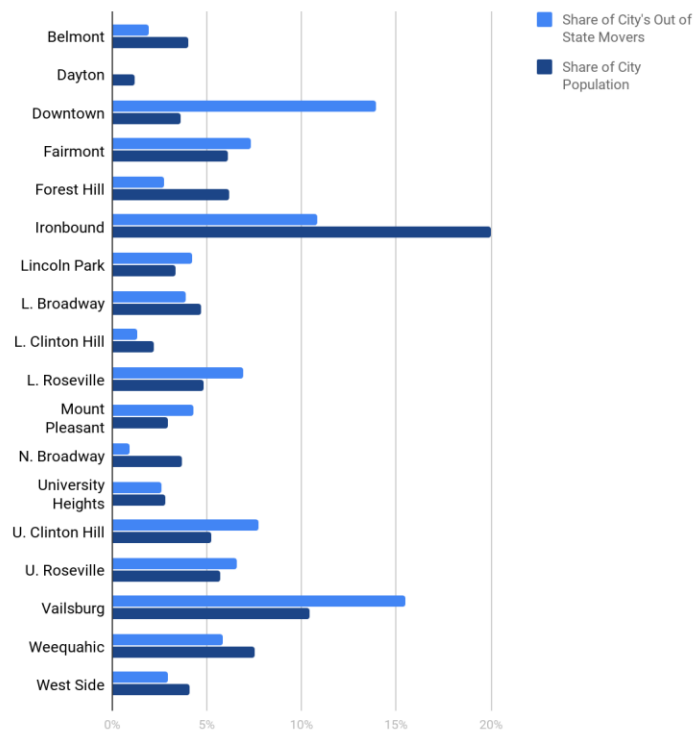
North Broadway attracts a quarter the number of regional movers as would be expected based on its share of the City's overall population.

Out-of-State Movers to Newark Wards, 2015



Out-of-staters tend to move to the Central and West Wards.

Neighborhood's share of out-of-state movers, 2015



Out-of-state movers move to Downtown, Ironbound, and Vailsburg most often.

However, they move more often than expected to **Downtown**, Fairmont, Lincoln Park, Lower Roseville, Mount Pleasant, Upper Clinton Hill, Upper Roseville, and **Vailsburg**.

The Ironbound attracts half the number of out-of-state movers as would be expected based on its share of the City's overall population.

Conclusion

We hope the Displacement Risk Indicators Matrix described and illustrated here is useful in both highlighting the significance of the displacement threat currently facing many Newarkers and in forecasting the impact that particular projects or investments may have on the wards in the future.

Acknowledgements

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