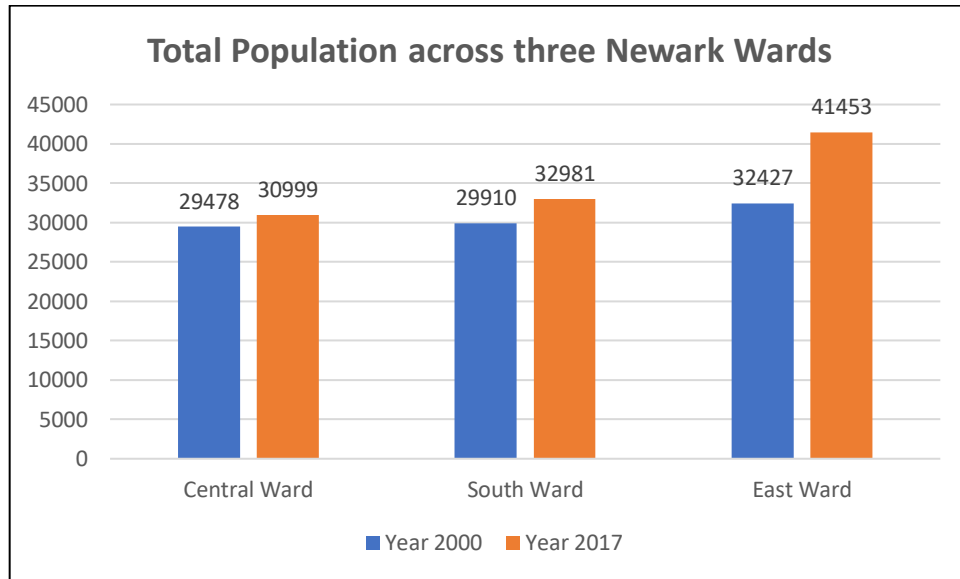


Memo: DRIM Test Analysis/DRIM Variables (08/13/2019)

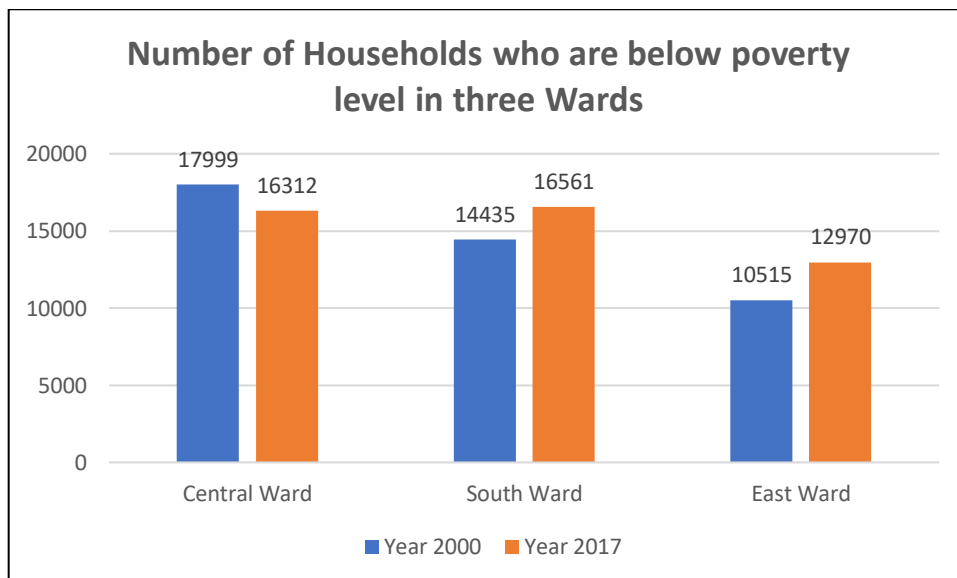
Based on the previous DRIM analysis and updated 2017 DRIM analysis, three Wards have been analyzed to be considered as *Displacement-Risk Neighborhoods*.

To better understand the trend of displacement that has occurred between years 2000 and 2017, we conduct a baseline study to analyze the specific displacement risk indicators.

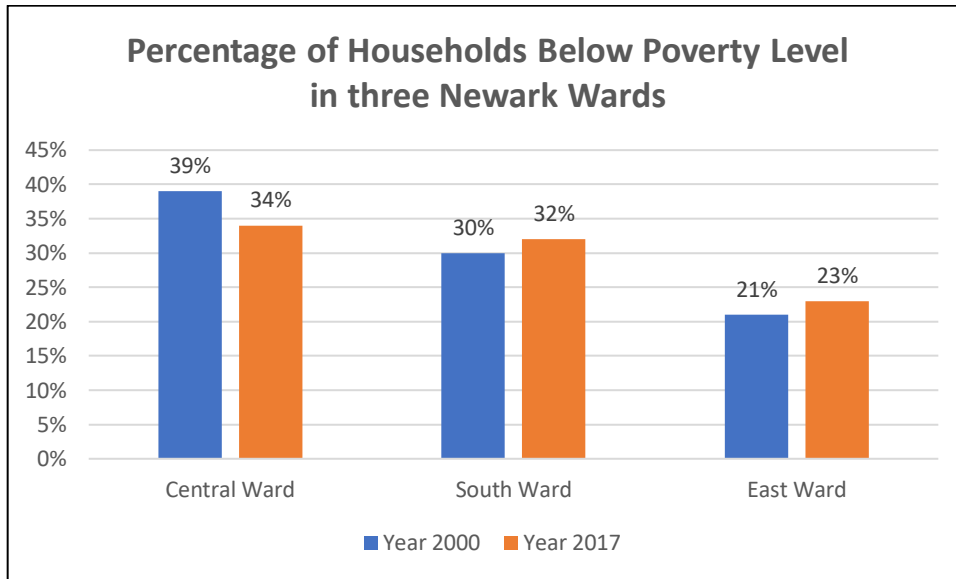
1. Total Population



2. Households Below Poverty Level



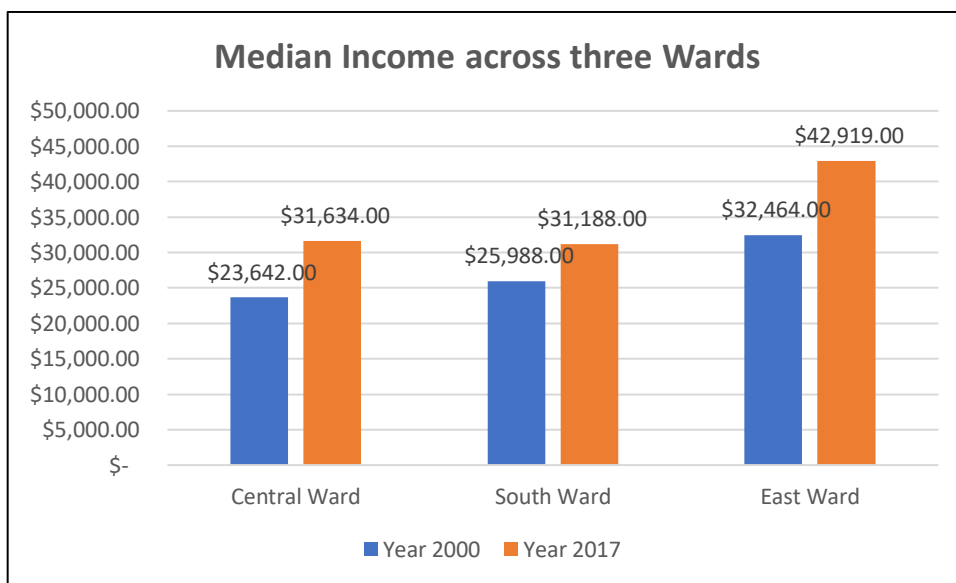
3. Percentage of Households who are Below Poverty Level



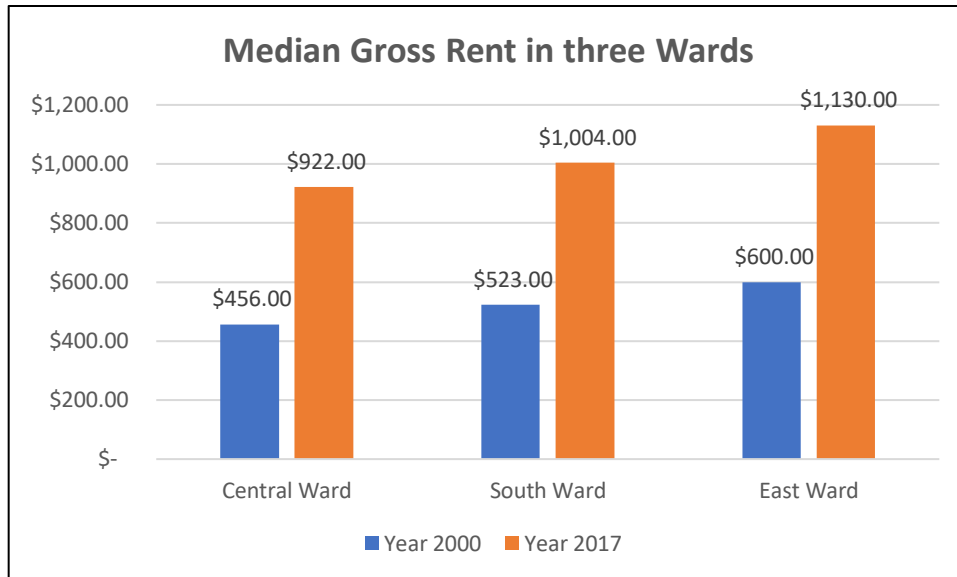
Based on the first three indicators regarding population trend, for South Ward and East Ward, there has been an increase in overall population and percentage of households who are below poverty level. On the other hand, Central Ward saw an increase in population from 2000-2017, but a decline in number of households who are below poverty level.

Keeping the above indicators in mind, let us look at more specific displacement risk indicators for the above three Wards-

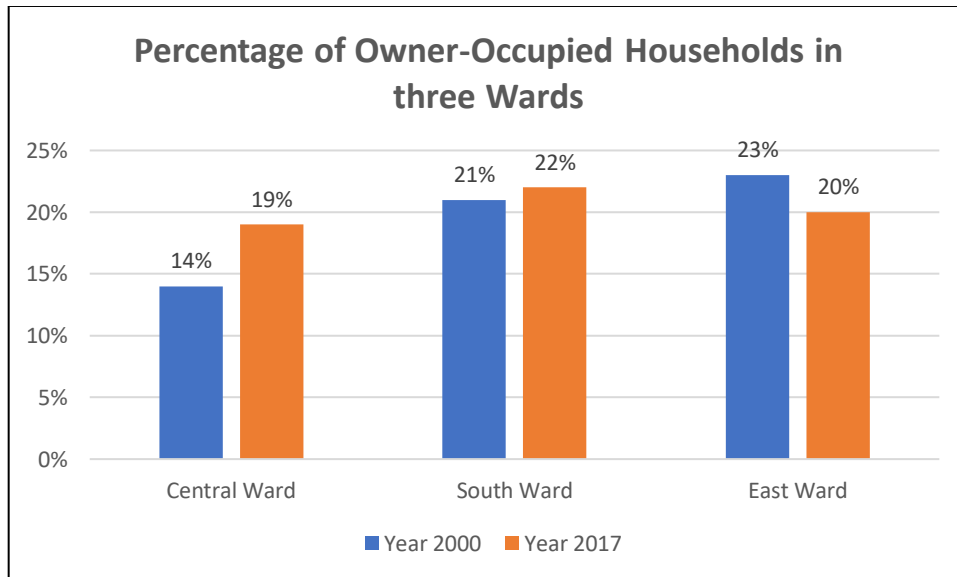
4. Median Income



5. Median Gross Rent


















6. Percentage of Owner-Occupied Households



Looking at the displacement risk indicators, both Central Ward and South Ward showed an increase in median rent and median income, but also showed an increase in percentage of owner-occupied households. Only Central Ward showed a decline in a poverty level with an increase in owner-occupied households.

On the other hand, East Ward has an increase in median income, median rent, and poverty level with a decline in owner-occupied households.

Trend Change: 2000-2017

	Population	Poverty Level (%)	Median Income	Median Rent	Owner-Occupied Households (%)
East Ward					
Central Ward					
South Ward					

From the trend change, Central Ward shows the classic display of displacement-risk based on the assumption that rising rent and income and is correlated with increase in poverty level and percentage of households who are below the poverty level.

South Ward and East Ward show an increase in number of households who are below poverty level along with rising rent and income. But East Ward also is showing a decline in owner-occupied households, thus showing the next potential Ward to show displacement.

For South Ward, while the percentage of households who are below poverty level increased by 2% between 2000-2017, overall population increased by 10%. So, while the poverty level has increased, increase in median rent and median income can be attributed to increase in population who are not below poverty level, thus displaying potential displacement in the coming years.