Module 5: Understanding Displacement in Your Neighborhood – Displacement Risk Index and Map (DRI/DRM)

After learning more about the community district, it can be helpful to zoom in closer to your neighborhood to understand the level of risk households face of being displaced because of population, housing, and market trends (with race strongly considered as a component across these factors). In this section, we provide a guide for moving through the EDDE's Displacement Risk Map (DRM) as well as explain the Displacement Risk Index (DRI) that it is built from.

Displacement Risk Map

- When we switch to the Displacement Risk Map, you can quickly see that it differs from the Community Data view both visually and in terms of the data it represents. The map uses what is called a Displacement Risk map to **determine the risk level that a neighborhood faces of displacement** of its most vulnerable residents.
- **The Displacement Risk map is made up of three data factors:**
  - population vulnerability,
  - housing conditions
  - market pressure.
  - The Methods & Sources page provides an explanation of the methodology decisions that were made in using these factors for the map. **The methodology for the index was developed with the City, community members, the Racial Impact Study Coalition and organizations like ANHD.**
- These data are important because they organize information from population and housing data sources to give a snapshot of stability and change for the population, housing that is available, and the housing market in one given area. The DRM is *not* **a tool to predict displacement**, but indicates areas that are more susceptible to it occurring based on their current characteristics.
- The Displacement Risk Map, or DRM for short, **differs from the Community Data map by geographic level and by how boundaries are labeled**. The DRM looks at data at the neighborhood level using Census boundaries called Neighborhood Tabulation Areas, or NTAs, to approximate the boundaries for a local neighborhood. **These areas are smaller than the community districts** and the DRM only allows you to view information at this level.
- The DRM also has a **color legend system** to help identify the different displacement risk levels of each neighborhood in New York City. The **risk levels are Highest, Higher, Intermediate, Lower, and Lowest.** All the neighborhoods are labeled by default by their risk level color so it is easy to identify which neighborhoods are high or low risk when looking at the map immediately.

Finding Your Neighborhood

- You can switch between the Community Data and Displacement Risk Map views to remind yourself of the outline for the community district. Then you can click around the neighborhoods in that area until you find the neighborhood you are looking for.
- Once you have your neighborhood selected, you'll be able to immediately tell its displacement risk level based on its color. **In our case, Jackson Heights is at a "Higher" risk level**. This level is in comparison to other neighborhoods and their displacement factors.
- You'll also see new information pop up on the left pane when you select the neighborhood. The DRM does not create a data table view of information like the Community Data view. Instead, it just provides information about the three data factors that are within the Displacement Risk map while allowing you to still see the map.
- The header area shows the **NTA number, neighborhood name, and displacement risk level.** Below the displacement risk level, you can see the three data categories which each have their own level between lowest and highest and which each have specific data points listed below them.

Population Vulnerability

- **The Population Vulnerability factor** focuses on data points that indicate socioeconomic markers that increase someone's likelihood of facing instability in the present-day housing market.
- As an example, **Jackson Heights' population vulnerability risk is "Highest"** meaning that it has a large population of neighbors who regularly deal with inequality because of their identity or financial situation.
- The **DRM considers income, race, and limited English proficiency heavily** in determining factors that can make a person more likely to be displaced.

Housing Conditions

- **The Housing Conditions factor** focuses on the type and quality of housing available to residents in the neighborhood.
- This factor also has data points that compare neighborhood data to city data, which helps us understand how housing conditions may or may not fall in line with trends seen at the city level.

Market Pressure

- **The Market Pressure factor** focuses on data that indicates a recent change in the demographics and cost of living in a neighborhood that make it less affordable for longtime and lower income residents.

- The final data point on adjacent neighborhood pressure is especially important because it is the **only comparison data point in the data factors that still compares the data to other neighborhoods**.
- We want to understand market pressure because we know that the city is rapidly changing and this factor helps us know how development practices have transformed an area.

Understanding Displacement Risk
- This information provides an immediate image of a neighborhood's displacement risk.
- This overall displacement risk level that we see for each neighborhood is based on taking **heavy consideration for population vulnerability with a focus on race** and seeing how housing conditions and market pressure change that vulnerability for New Yorkers who are most at risk of being pushed out of their neighborhoods.
- **Knowing this makes it even more important to look at the specific levels for each factor and not just the overall risk level because different neighborhoods may all have a "Higher" risk level like Jackson Heights but get to that level because of different population, housing, and market reasons.**