# Investment without Displacement
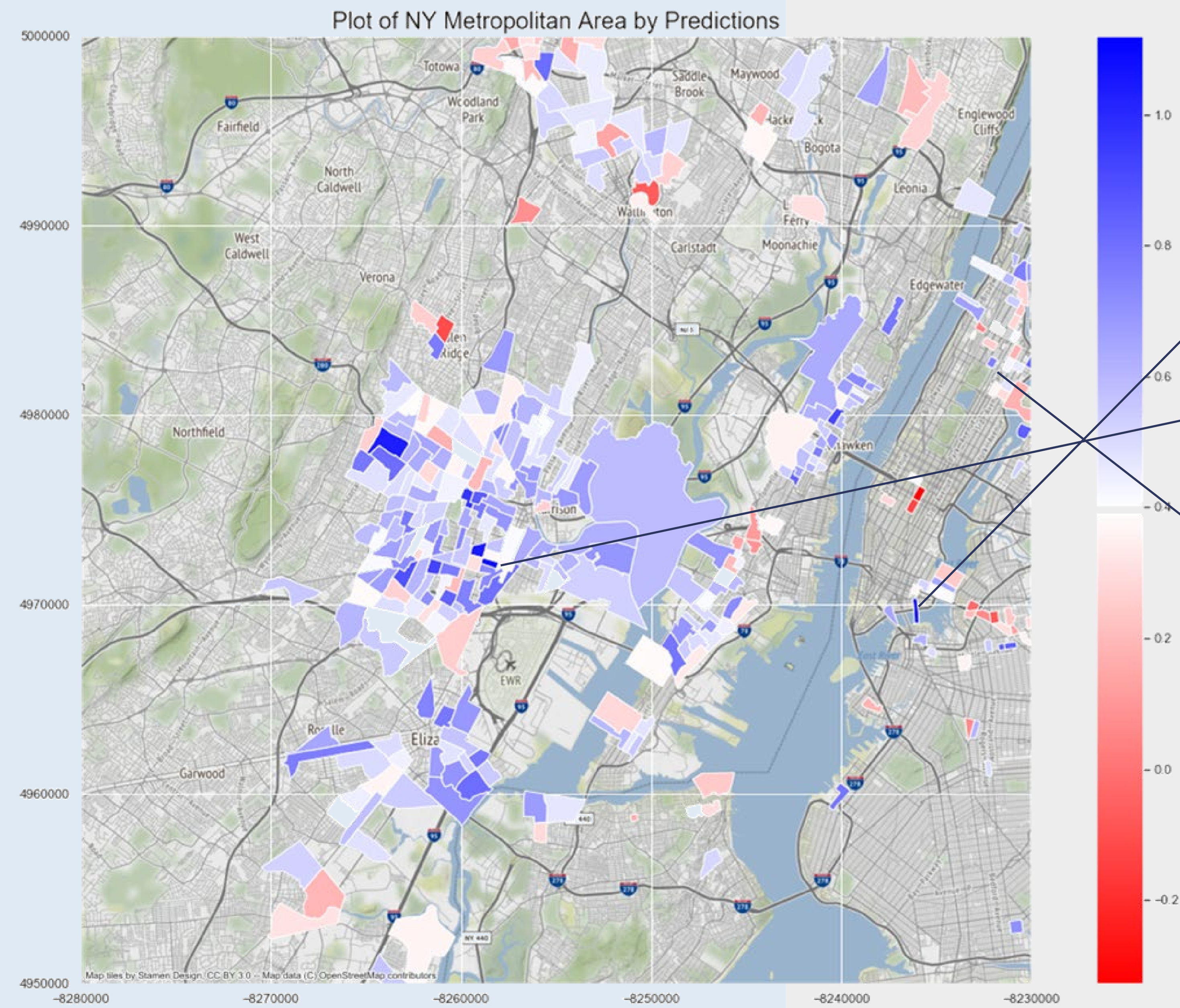## An Industry-Driven Approach to Ethical Investing

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## Investment Resilient Tracts
### - A Guideline for NYC Investors!

### Census Tract 2.01,
### New York County, New York

Industry breakdown (excl. education):
• Arts, entertainment, and etc. 35%
• Finance and insurance, and etc. 25%
• Other services, except public admin. 11%

### Census Tract 66,
### Essex County, New Jersey

Industry breakdown (excl. education):
• Finance and insurance, and etc. 37%
• Arts, entertainment, and etc. 18%
• Manufacturing 9%

### Census Tract 401,
### Bronx County, New York

Industry breakdown (excl. education):
• Finance and insurance, and etc. 25%
• Arts, entertainment, and etc. 22%
• Construction 13%

### Tracts Ranking No.4 – 10

Census Tract 31, Essex County, New Jersey

Census Tract 186, Essex County, New Jersey

Census Tract 219, Bronx County, New York

Census Tract 411, Bronx County, New York

Census Tract 922, Kings County, New York

Census Tract 275, Queens County, New York

Census Tract 17, Essex County, New Jersey



Plot of NY Metropolitan Area by Predictions

**No.1**
Census Tract 2.01,
New York County,
New York

**No.2**
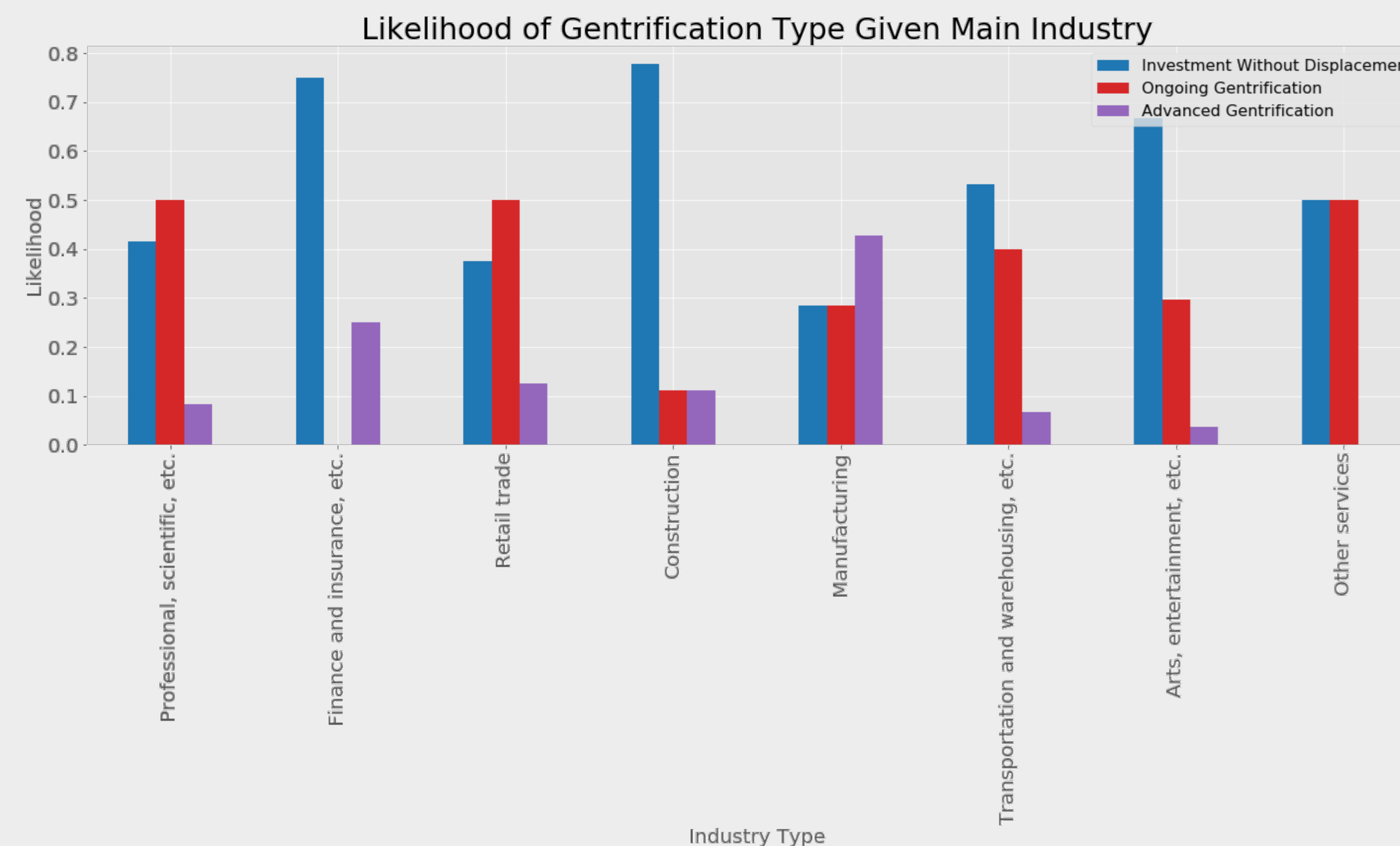Census Tract 66,
Essex County,
New Jersey

**No.3**
Census Tract 401,
Bronx County,
New York

## Background

The goal of this study is to advise investors within the NYC Metropolitan Area on possible ethical and sustainable investments in the city, with a focus on gentrification and population displacement.

In the spirit of developing without destroying culture diversity, we suggested a list of tracts that will absorb investment with the least population displacement.

The listed tracts are not necessarily *good investments*, but are a simply a first pool of *ethical* investment from which the *good* investment could be extracted.

## Model and Methodology

- Building up on the *Urban Displacement Project* classification, we added a new metric named 'Investment Without Displacement' as a method to classify tracts that have improved without demographic change.
- We have defined the likelihood of a vulnerable tract to go through either gentrification or investment without displacement as a function of the main industry within that tract.
- We executed simple linear regression on the various tracts using the percentages of population working in each of the defined industries. We were able to make predictions on the vulnerable tracts present in 2018, giving information on the likelihood of those tracts to absorb investment without being displaced. In the above plot, blue tracts are more likely to go through investment without displacement.
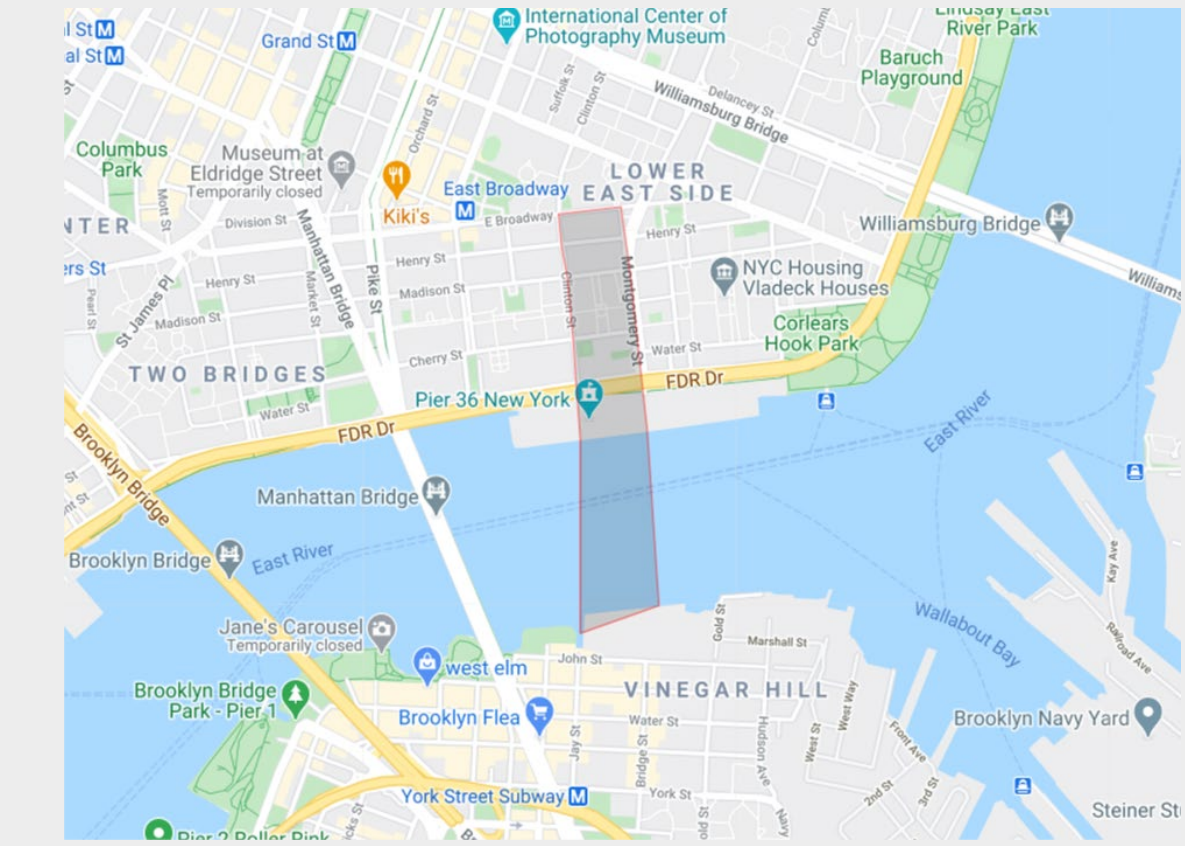


Likelihood of Gentrification Type Given Main Industry

Legend: Investment Without Displacement, Ongoing Gentrification, Advanced Gentrification

X-axis (Industry Type): Professional, scientific, etc.; Finance and insurance, etc.; Retail trade; Construction; Manufacturing; Transportation and warehousing, etc.; Arts, entertainment, etc.; Other services

Y-axis: Likelihood

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