

# 'Historic' vs. 'Hazardous'

Racial equity outcomes of  
historic district  
designation in  
formerly-redlined Jersey  
City neighborhoods,  
1970 - 2020



## AREA DESCRIPTION

### Security Map of Hudson County, New Jersey

1. POPULATION: a. Increasing \_\_\_\_\_ Decreasing \_\_\_\_\_ Static Yes
- b. Class and Occupation Laborers with an estimated income of \$800 and up. Many are on relief
- c. Foreign Families 75 % Nationalities Italian & Polish d. Negro 25 %
- e. Shifting or Infiltration Negroes are rapidly filtering in

2. BUILDINGS:	<u>PREDOMINATING</u> <u>15 %</u>	<u>OTHER TYPE</u> <u>10 %</u>
a. Type and Size	<u>Doubles 3-5 rms per unit</u>	<u>Singles 4-7 rms</u>
	<u>70% brick</u>	<u>70% brick</u>
b. Construction	<u>30% frame</u>	<u>30% frame</u>
c. Average Age	<u>70 yrs.</u>	<u>70 yrs.</u>
	<u>50% need minor and 25% major repairs. 10% are unfit for use</u>	<u>50% need minor and 25% major repairs. 10% are unfit for use</u>
d. Repair		
e. Occupancy	<u>60%</u>	<u>62%</u>
f. Owner-occupied	<u>25%</u>	<u>25%</u>
g. 1935 Price Bracket	<u>\$ No market % change</u>	<u>\$ No market % change</u>

# Which City Is Most Expensive for Renters? You Might Be Surprised.

With a spate of new luxury developments luring tenants from across the Hudson River, Jersey City has made itself the priciest city in the nation.

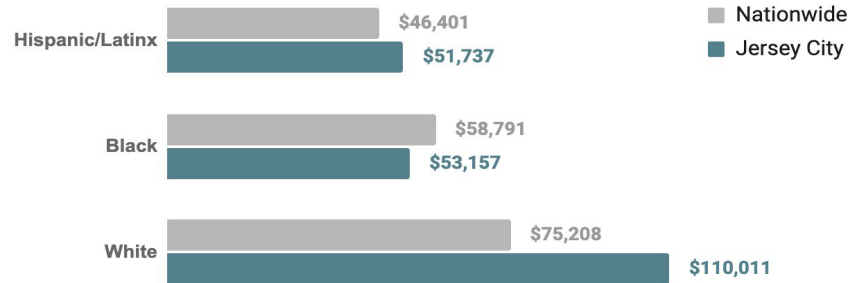
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## Black households make \$5,634 less in Jersey City than they do nationwide. White households make \$34,803 more.

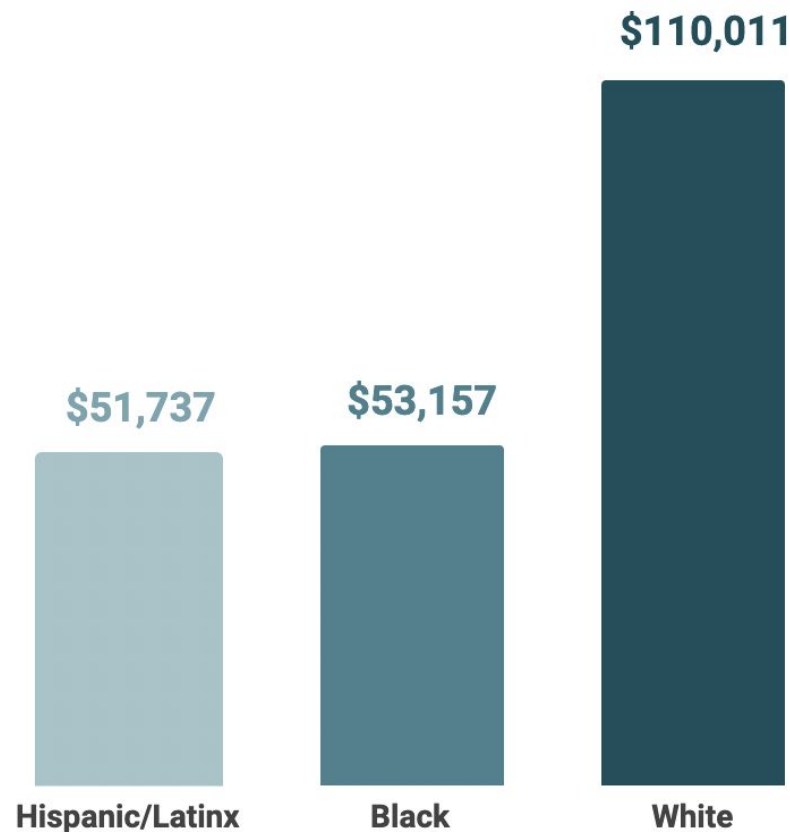
U.S. Census estimates of median household income in 2021.



Source: 2021 ACS 5-year estimates of median household income (S1903).

The Hudson River waterfront in Jersey City, N.J., has seen a crop of luxury high-rises sprout up in recent years, along with a sculpture by the artist Jaume Plensa, "Water's Soul" (2020). Getty

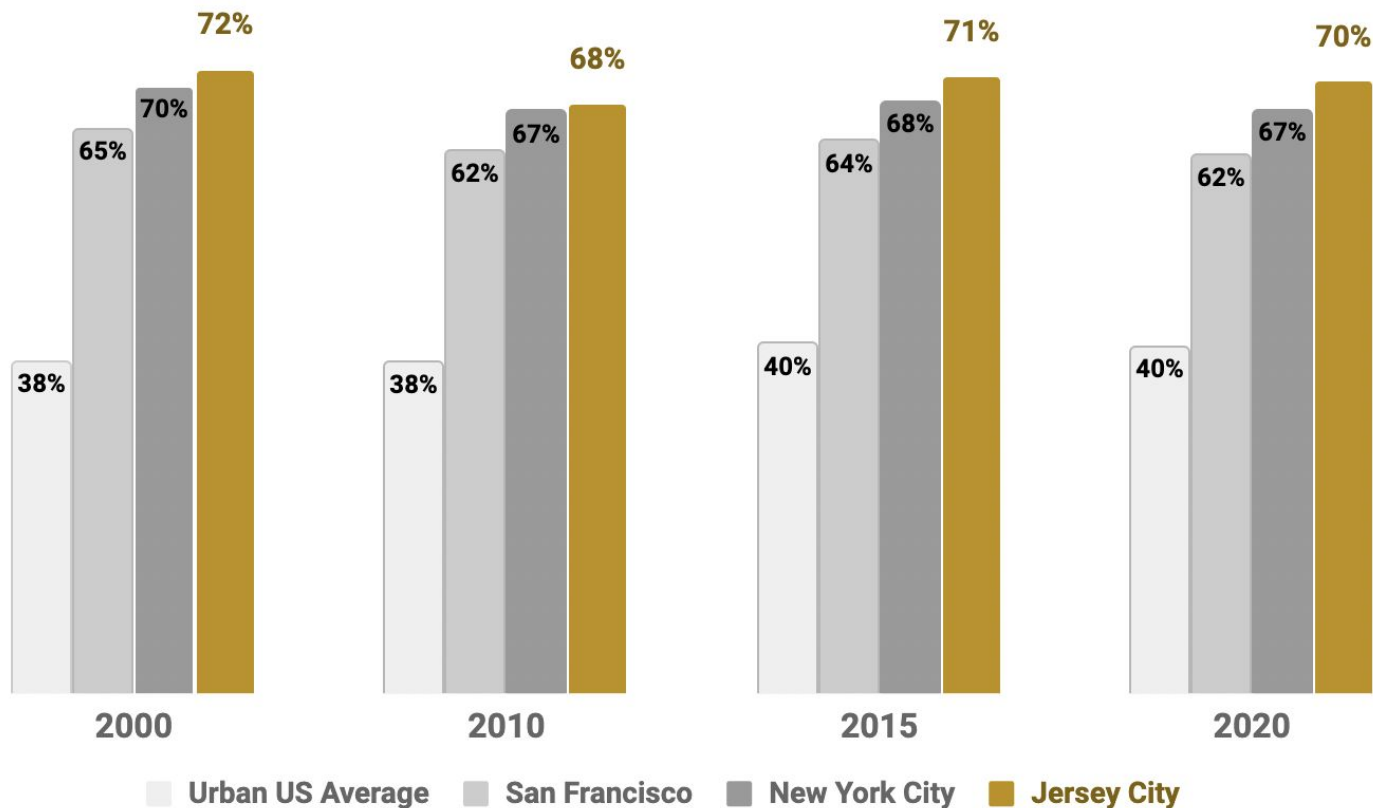
**Last year in Jersey City, Black and Hispanic/Latinx household incomes were less than half those of white households.**



*Source: 2021 ACS 5-year estimates of median household income (S1903).*

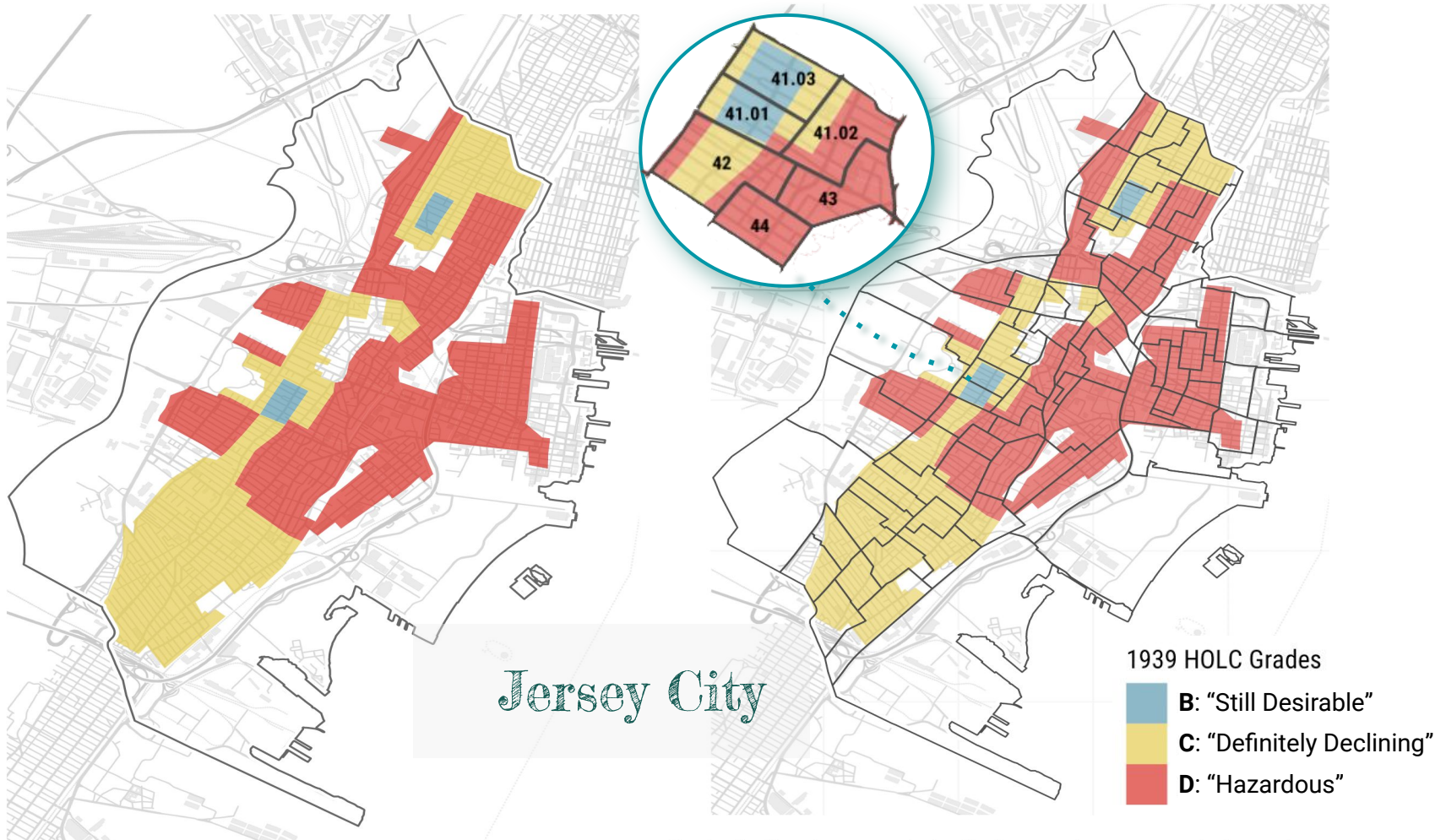
## Nearly 3 in 4 Jersey City Households Rent — More Than in Many Major American Cities.

U.S. Census: Decennial (2000) & ACS 5-year (2010 - 2020) estimates of rental-occupied units within all occupied housing units.



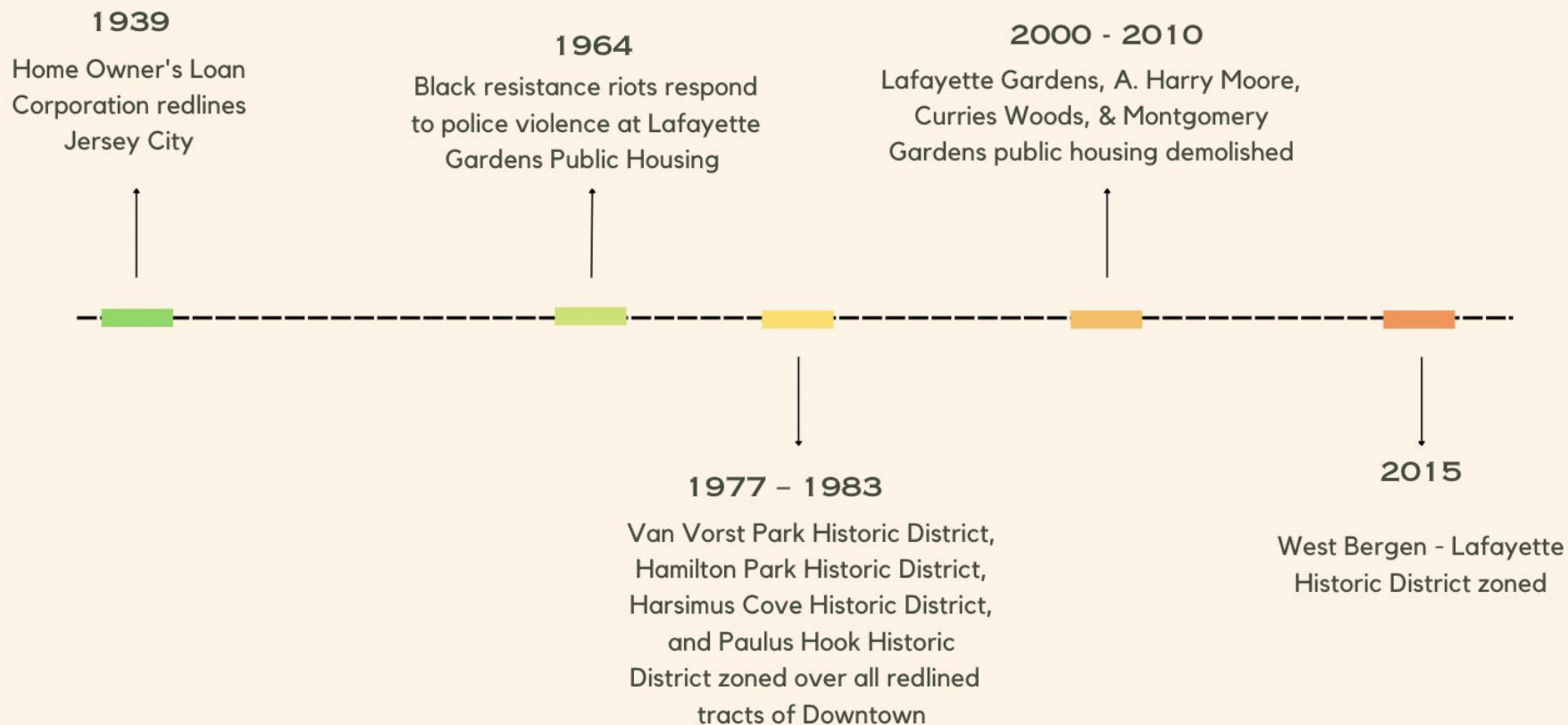


# 1939 redlining areas don't align with 2020 census tracts.



Source: U.S. Census TIGER/Line tract shapefiles (2020), NJGIN municipal boundary shapefiles, and Mapping Inequality shapefiles of 1939-era Hudson County HOLC grade polygon coordinates.

# A FEW JERSEY CITY HOUSING DATES

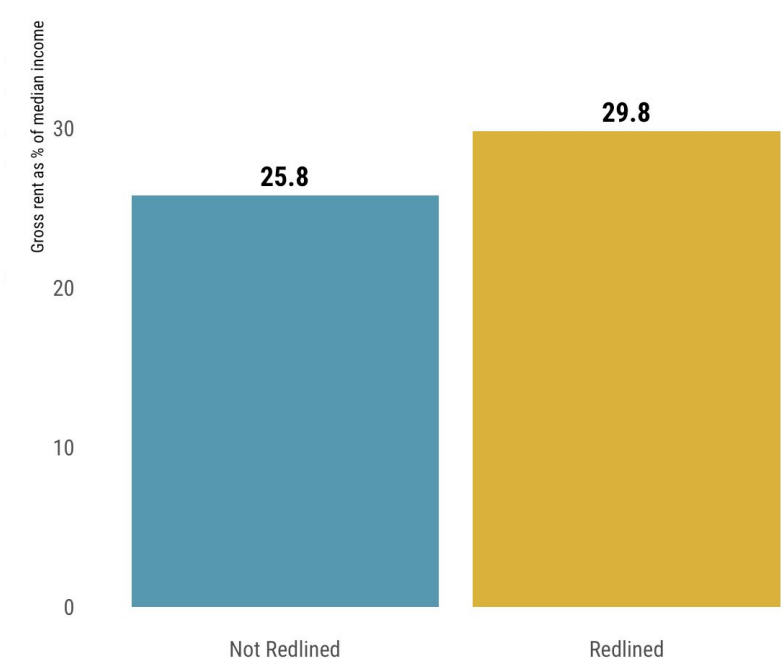


	Characteristics of Jersey City census tracts in 2020, by redlining and historic district status			
	Not Redlined (N = 26)		Redlined (N = 51)	
	Historic	Not Historic	Historic	Not Historic
n_tracts	2	24	11	40
hh_inc	120577.12	98595.90	155994.72	79767.51
pct_bl	36.21	5.63	6.86	16.11
pct_wh	24.48	25.58	40.82	15.72
pct_hplx	29.14	21.16	21.78	31.15
own	405.0	422.5	435.0	390.5
rent	686.0	971.5	722.0	931.5
pct_own	0.42	0.26	0.32	0.29
pct_rent	0.58	0.74	0.68	0.71
wh_own	201.5	107.5	219.0	67.5
bl_own	82.5	14.5	18.0	54.5
hplx_own	62.0	29.0	47.0	70.5
wh_rent	180.0	213.0	329.0	114.5
bl_rent	233.5	127.0	85.0	200.5
hplx_rent	225	159	233	265



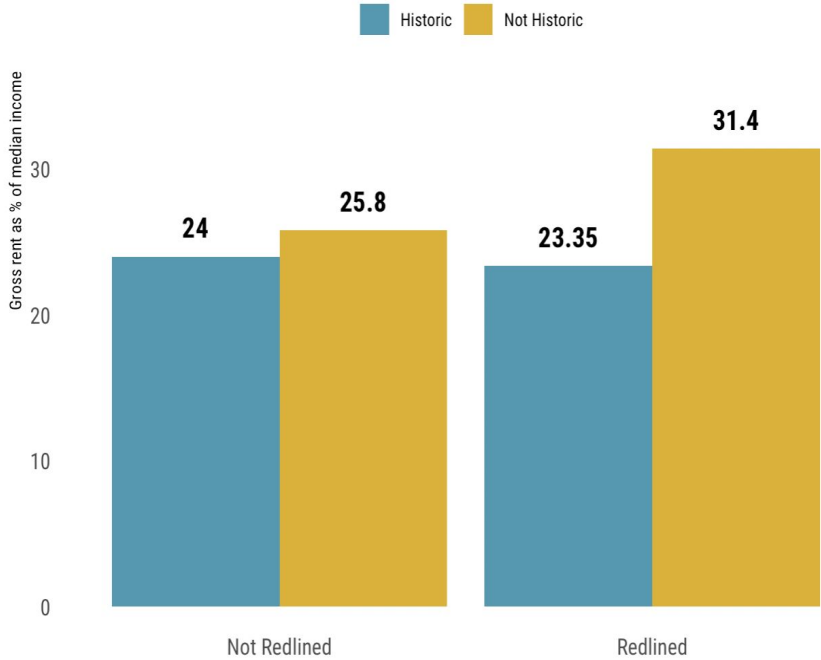
# Rent takes 4% more out of household income in Jersey City redlined neighborhoods ...

2020 gross rent as percentage of household income in Census tracts that were majority-graded 'Hazardous' or 'Definitely Declining' by HOLC.



# ... but within redlined areas, historic district status means gaining or losing twice that.

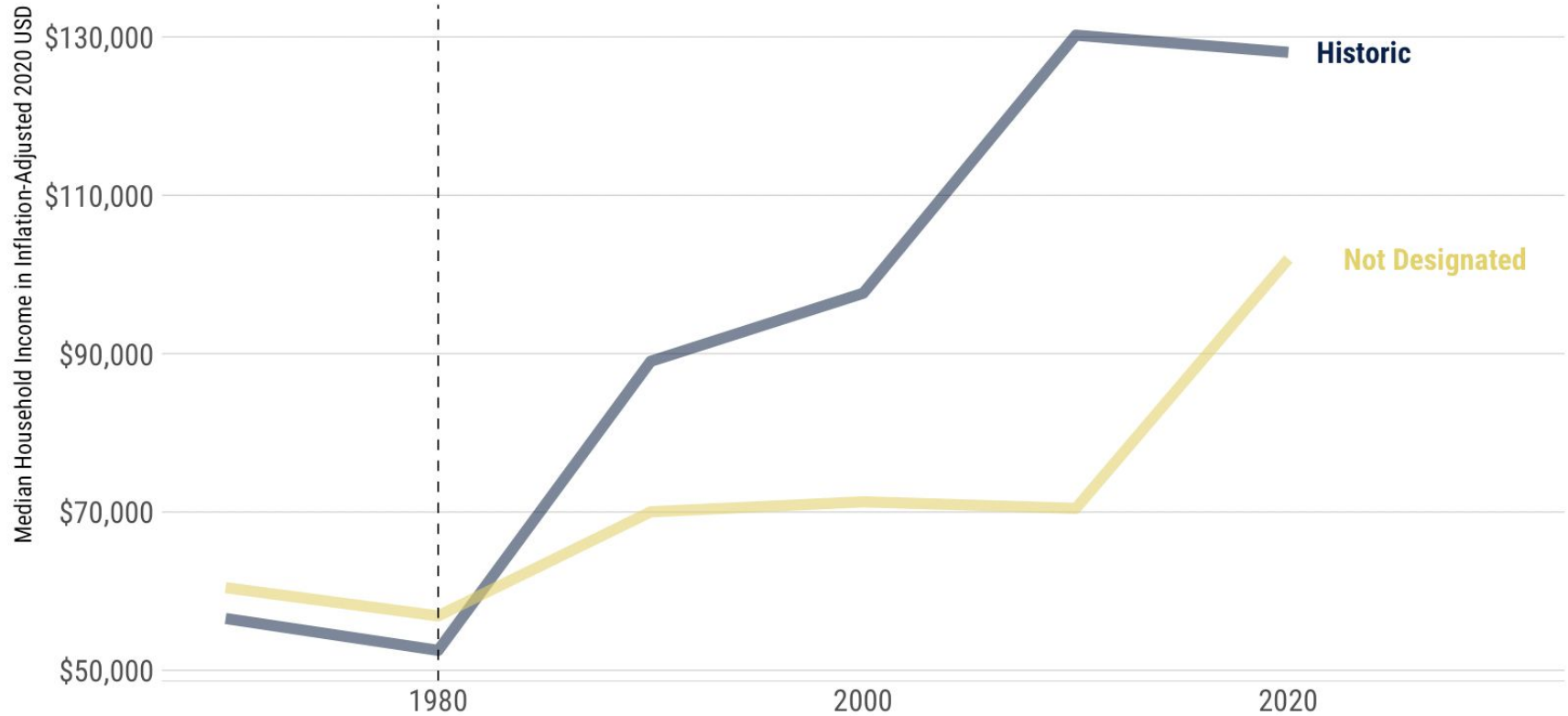
Gross rent as percentage of household income in Census tracts majority-graded 'Hazardous' or 'Definitely Declining' by the HOLC.



Source: U.S. Census Bureau 2020 ACS 5-yr estimates; tract-level HOLC grades of 'C' or 'D' digitized by University of Richmond; Jersey City historic district boundaries via data.jerseycitynj.gov.

# Redlined Tract Incomes Spiked After Historic Distric Designation.

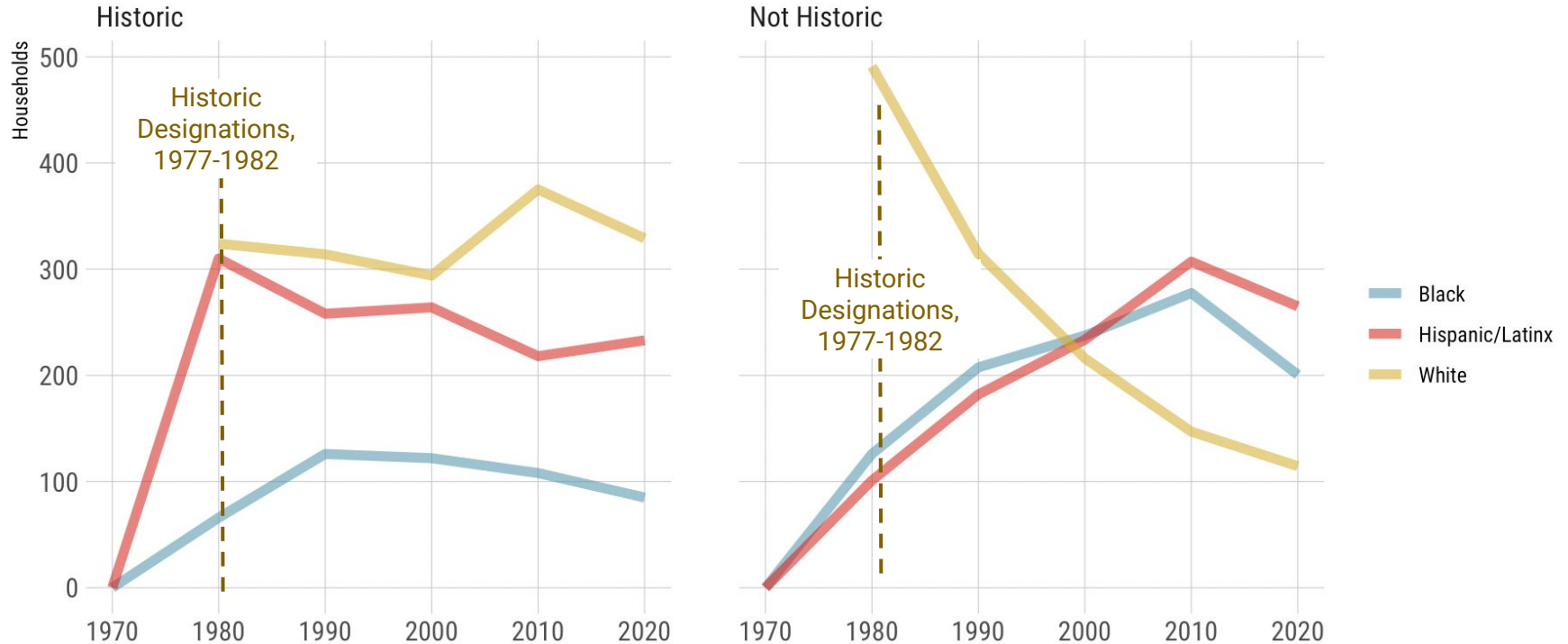
Median 2020 household income estimates across Jersey City census tracts graded 'D' by HOLC.



Source: 2020 ACS 5-yr estimates; 1970-2010 U.S. Census decennial estimates fitted to 2010 census boundaries by Neighborhood Change Database; tract-level HOLC grades digitized by University of Richmond; Jersey City historic district boundaries via [data.jerseycitynj.gov](https://data.jerseycitynj.gov).

# Redlined Households by Tenure, Race, & Historic Designation Status: Renters

Average household count across all Jersey City census tracts graded 'C' or 'D' in 1939.



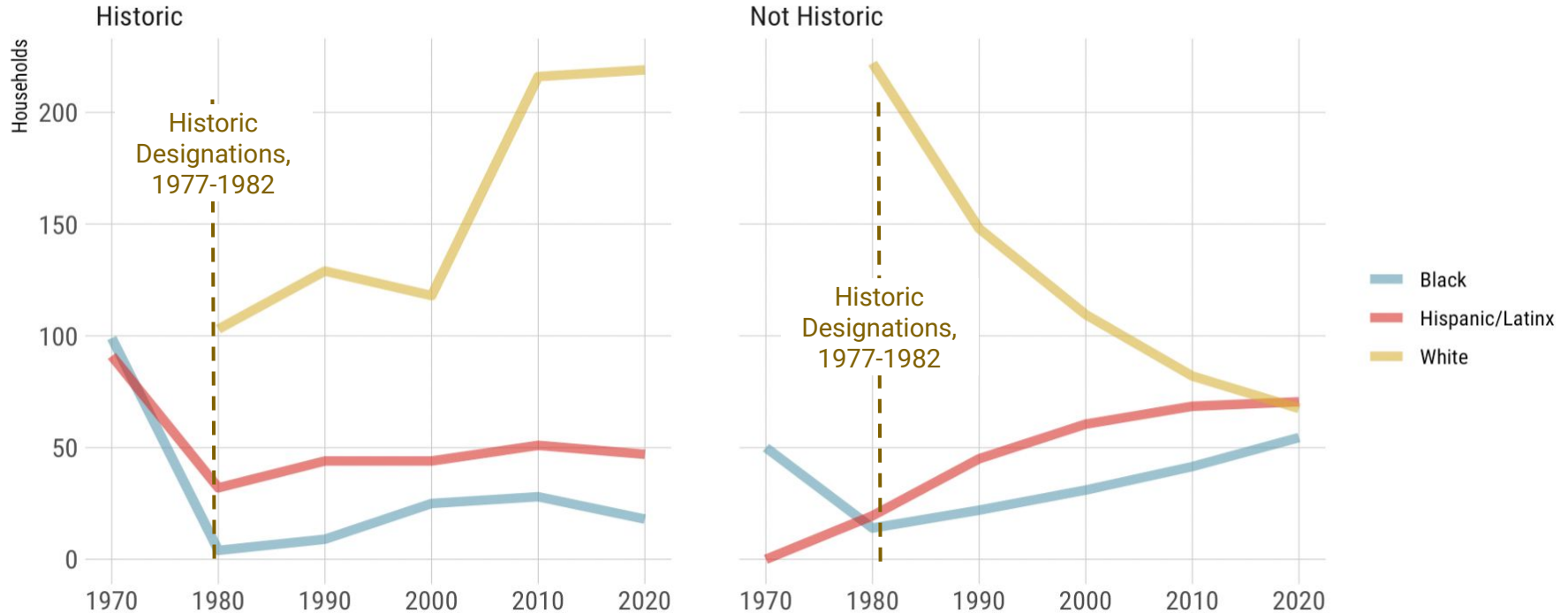
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*\* Missing data in Geolytics' 2010 alone 1970 decennial tenure estimates prevent plotting pre-1980 white tenure proportions.*



# Redlined Households by Tenure, Race, & Historic Designation Status: Homeowners

Average household count across all Jersey City census tracts graded 'C' or 'D' in 1939.

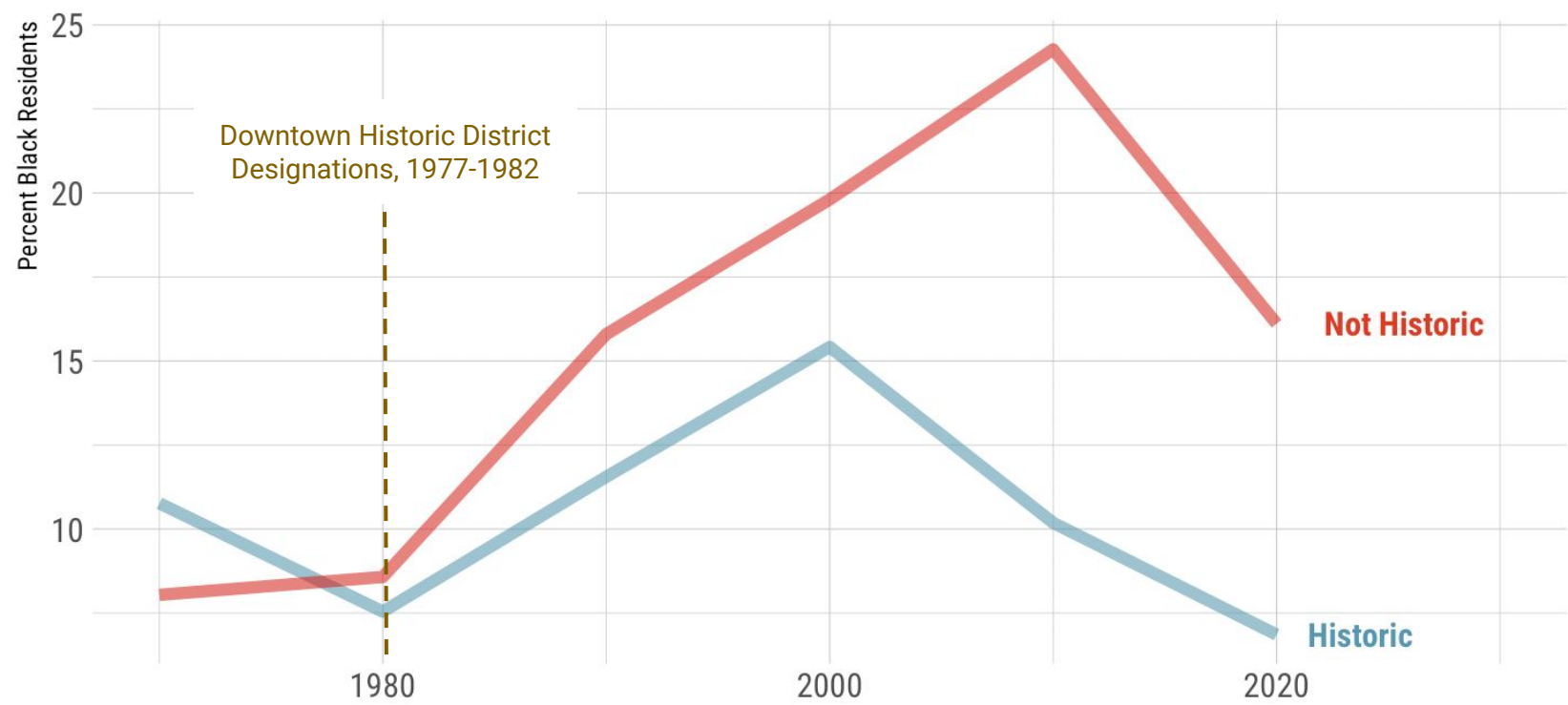


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*\* Missing data in Geolytics' 2010 alone 1970 decennial tenure estimates prevent plotting pre-1980 white tenure proportions.*

# Redlined Jersey City Census Tracts' Average Percentages of Black Residents, by Historic District Designation Status

Via decennial Census estimates of tract-level black population, 1970-2020.



Source: 2020 estimates imputed from ACS 5-yr; 1970-2010 U.S. Census decennial estimates fitted to 2010 census boundaries by Neighborhood Change Database; tract-level HOLC grades digitized by University of Richmond; Jersey City historic district boundaries via [data.jerseycitynj.gov](http://data.jerseycitynj.gov).