

# Jersey City, NJ

...

Max Shi

I pledge my honor that I have abided by the Stevens Honor System.

# History

Population: 292,449

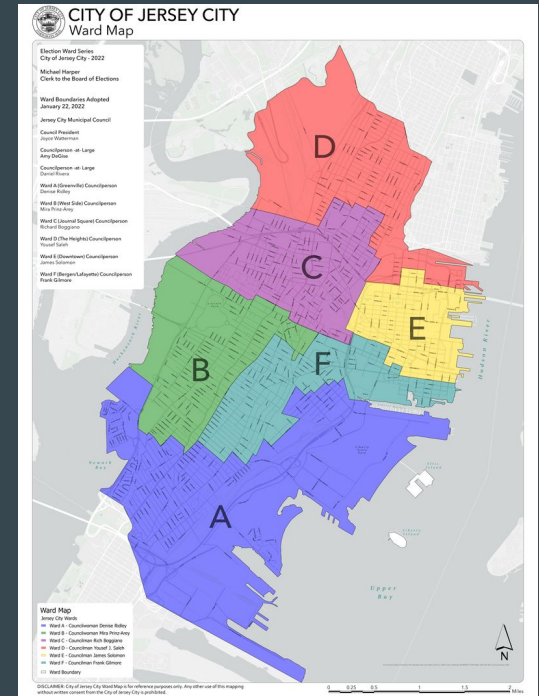
Divided into six wards

## 1623 - Founded as part of New Netherlands

## 1674 - Given to the British over Dutch War

1870 - Jersey City annexes Hudson City (Ward D) and Bergen City (Ward C and F)

1980 - Development of waterfront area begins as the area becomes “Wall Street West” with tenants like Citibank, Goldman Sachs, etc.



# Gentrification in Jersey City

- Jersey City has been a case study for gentrification, especially Waterfront area
- Very different atmospheres comparing different wards of Jersey City, and vastly different costs of living
- What makes it attractive?

Opinion

**Control gentrification in Jersey City now, community leaders say. Residents are being pushed out of their homes.**

Updated: Apr. 18, 2019, 3:31 p.m. | Published: Apr. 18, 2019, 2:04 p.m.

## Jersey City and The Fight Against Gentrification: The Intro

### **Jersey City is booming, but gentrification fears loom large**

*Amid an influx of apartments and new businesses, longtime residents worry about change*

By **Emily Nonko** | May 5, 2017, 12:03pm EDT

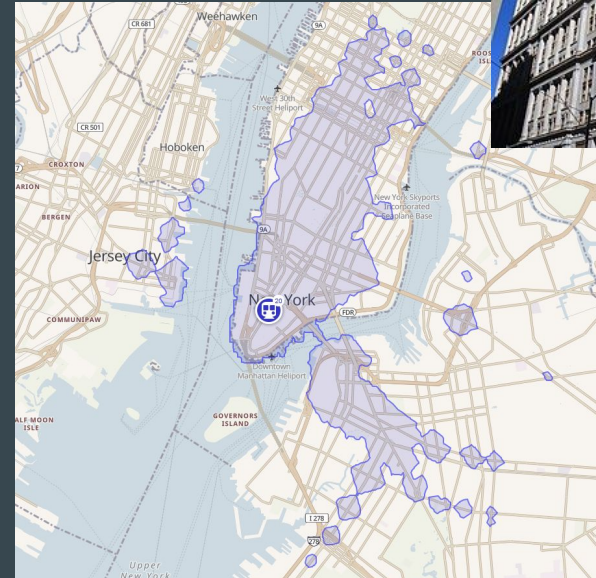
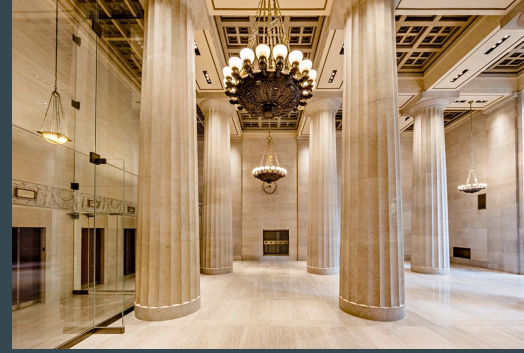
# Priorities

- Commute time
- Community
- Cost of living
- Quality of life - Noise and Safety

Jersey City is detached from the city, while also providing easy access to the city through the PATH. The quieter living, quality of life, and cost of living is significantly better in NJ than the city itself, which would provide an ideal place to live.

# Where I'm Working!

- SWE at Orchard at 195 Broadway
- Hybrid workplace means commute 2x/week
- Important to me not to have long commute, ideally avoiding connections
- Jersey City becomes an option when observing the map





# Community and Daily Life

Average age (years):

- Jersey City: 34.3
- Hoboken: 31.7
- NYC: 36.7

Things to do:

- Grove Street Market
- Waterfront
- Newport Mall
- Hoboken



# Cost of Living

NYC City Tax: 3.5% of income to live in the city

Jersey City: All-inclusive communities with gyms, pools, co-working spaces, and even saunas and basketball courts

NYC simply does not have these options, or they are too expensive

## Beatrice

105 W 29th St, Manhattan, NY 10001

Chelsea

★★★★★ 4.9 (2 reviews) ▾

✓ Verified Listing

Monthly Rent

\$4,378 - \$10,803

Bedrooms

Studio - 3 bd

Bathrooms

1 - 3 ba

Square Feet

434 - 1,890 sq ft



## 70 Greene

70 Greene St, Jersey City, NJ 07302

The Waterfront

★★★★★ 5.0 (9 reviews) ▾

✓ Verified Listing

Monthly Rent

\$2,534 - \$6,306

Bedrooms

Studio - 3 bd

Bathrooms

1 - 2 ba

Square Feet

505 - 1,416 sq ft



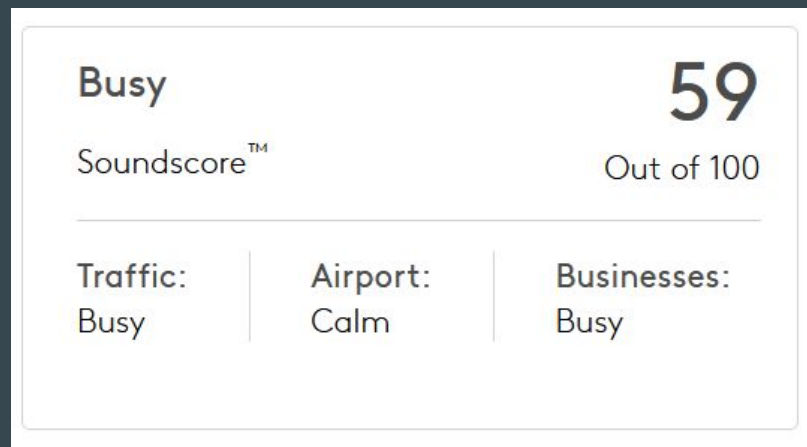
# Noise and Safety

Recent safety issues on NYC subways

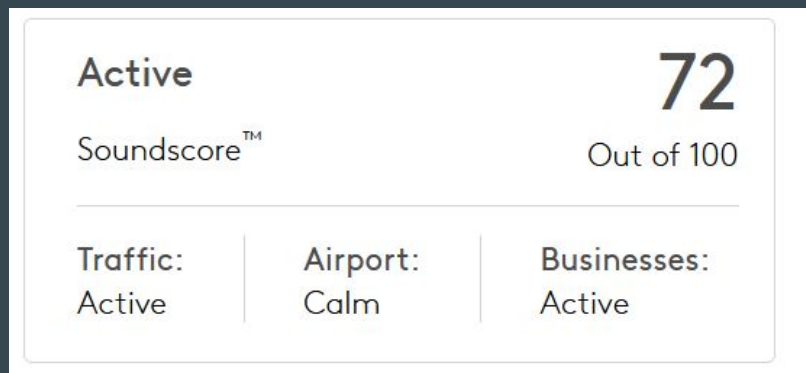
- Asian-targeted violence as well

Increased noise living in Manhattan and Brooklyn areas

Especially important for remote work



New York City (top) and Jersey City (bottom)





# Questions for Audience

- Are there any other points that make gentrification attractive?
- Do you think I should be willing to pay extra to avoid gentrifying these areas?
- Is gentrification a failure of the people to cultivate their own places to live, the government for failing to reserve spaces for ethnic groups, or something else?

**Thank you!**

# Works Cited

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