

**Rutgers Center for Law, Inequality and Metropolitan Equity
(CLiME)**

Annual Report
Fiscal Year 2018

September 2018



Overview

2018 was an exciting year for CLiME. CLiME's action-oriented research on structural inequality and interdisciplinary public scholarship on equitable reform focused on Newark, a city that faces a longstanding crisis of housing and affordability. CLiME's efforts continue to promote more equitable approaches to public law and policy despite rapid demographic change, and increased displacement risk threatened by redevelopment and gentrification.

Highlights of CLiME's 2018 projects include:

- **Leadership of Rutgers Newark Equitable Development Working Group, an anchor institution initiative**
- **The CLiME Displacement Risk Indicators Matrix (DRIM) Methodology**
- **A comprehensive Newark Housing study**
- **Comprehensive recommendations on equitable growth to Newark Mayor Ras Baraka**
- **A major research publication, "*Making Newark Work for Newarkers*"**
- **Numerous student-written legal memos on topics ranging from civil rights to counsel to limited-equity cooperatives.**
- **Dr. Alicia Lukachko's final study on Newark school children, "Assessment of Trauma in School-Aged Children with Significant Emotional and Behavioral Challenges: A Pilot Study"**

Project descriptions:

The CLiME Displacement Risk Indicators Matrix (DRIM) Methodology

DRIM was designed as an assessment tool for policymakers, organizers, developers and the public to view the city and its five wards through select data condensed into variables that demonstrate risks associated with housing displacement. These risks are not always identified with typical gentrification. While some cities may be appropriate contexts for a gentrification index, we concluded that displacement was more accurate for Newark. Using DRIM, policymakers can measure the potential impact of contemplated policy initiatives or proposed developments. Displacement Risk and Gentrification: The CLiME Displacement Risk Indicators Matrix (DRIM) Methodology research brief can be read in its entirety [here](#).

2000	Newark	
Vulnerability	<i>Characterization</i>	<i>Statistic</i>
1 EXTREME RENT BURDEN (% of households)	Moderate	23%
2 RENT (Median gross rent)	Low	\$586
3 INCOME (Median household income)	Low	\$27,058
4 POVERTY (% of households with incomes below poverty level)	High	28%
Market Dynamics	<i>Characterization</i>	<i>Statistic</i>
5 AFFORDABLE RENTS (% of households paying <\$750)	High	76%
6 HIGH RENTS (% of households paying >\$900, inflation-adjusted FMR)	Low	9%
7 OCCUPANCY PERMITS (per 1000 housing units in 1997-2011)*	Moderate	24.5
"Gentrifier" Population	<i>Characterization</i>	<i>Statistic</i>
8 OWNER-OCCUPIED (Number of households)	Low	21,738
8 OWNER-OCCUPIED (% of households)	Low	22%
9 NON-HISPANIC WHITE (% of population)	Low	14%
10 BACHELORS DEGREE (% of population)	Low	9%

Figure 1: The CLiME Displacement Risk Indicators Matrix (DRIM) Methodology

Housing Studies Examine Displacement in Newark

In February 2016, CLiME launched a comprehensive study of housing trends in the city. In May 2016, CLiME led a Rutgers University-Newark anchor initiative, researching laws and policies that might promote more equitable growth in the city as it changes.

The "[Housing in Newark Research Brief](#)" represents the first installment of our almost year-long work. It provides quantitative snapshots of key variables in Newark's housing dynamics, some of which have not been publicly reported for several years.

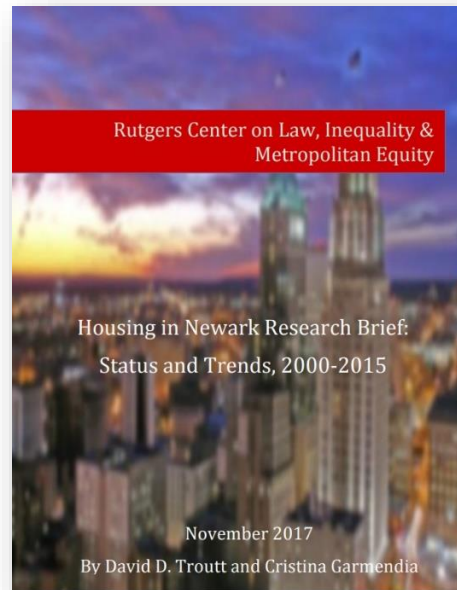


Figure 2 "Housing in Newark Research Brief: Status and Trends, 2000-2015"

Recommendations to The City of Newark

In October 2017, the Rutgers Equitable Development Working Group and CLiME submitted "[Recommendations to the City of Newark, Mayor Ras Baraka.](#)" This report provided research and recommendations about spreading the benefits of potential economic growth to all wards and neighborhoods in the city of Newark. The research was initiated with the question: how does a working-class city like Newark, attracting economic growth in the midst of a thriving metropolitan region, harness newfound resources to grow in ways that ensure the maximum amount of inclusion and opportunity for its current and future residents?

Making Newark Work for Newarkers: Housing and Equitable Growth in the Next Brick City

Making Newark Work for Newarkers is the [full report](#) of the Rutgers University-Newark Project on Equitable Growth in the city of Newark, written by CLiME and incorporating

research conducted in conjunction with a university working group whose work began last April.

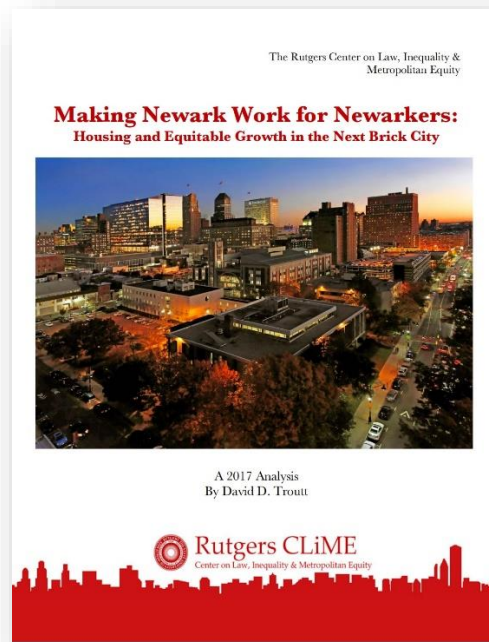


Figure 3: Making Newark Work for Newarkers

This Executive Summary includes the main findings from each chapter, as well as the highlights from a comprehensive set of recommendations we submitted to Mayor Ras Baraka on October 27, 2017. The key fact that drives any study of equity and opportunity in a city undergoing downtown redevelopment is this: Newarkers face a longstanding crisis of housing affordability. We considered the goal of equitable growth in the context of housing issues first before expanding to think about the fabric of community life and economic opportunity in the city.

Making Newark Work for Newarkers is one of CLiME's most noteworthy projects of 2017. The question that launched this report is how to sustain economic growth in the city of Newark while preserving equity and inclusion? Equity, after all, is the missing principle of so much of the development that has characterized many other great American cities over the last three decades. Equity presumes that the process of growth—of buildings, tax bases, populations and institutions—will follow fairness and inclusion.

An ideal model of equitable growth recognizes the worth and the struggle of Newarkers as their city reaches for its optimum potential and crafts policies to empower them to seize greater, improved resources and to utilize them in improving their quality of life.

This report seeks to contribute to the development of that model. Rutgers University and CLiME are resolute partners in what promises to be an exciting journey in growing stronger together.

Making Newark Work for Newarkers culminates a year-long research effort, including:

- The most recent analysis of housing market trends from 2000-present
- An original “gentrification index” called the Displacement Risk Indicators Matrix (DRIM) for the city and its wards
- Analysis of the causes and characteristics of Newark’s affordability crisis
- A comprehensive set of over 30 recommendations to the mayor that outline a plan for equitable development.

The [report](#) studied the following:

1. City characteristics and housing affordability
2. The affordability crisis: a story of intersectionality
3. Displacement and gentrification
4. Analysis of goals: a city’s responsibility for equitable growth
5. Comprehensive recommendations to Newark’ city government

Assessment of Trauma in School-Aged Children with Significant Emotional and Behavioral Challenges: A Pilot Study

Two years ago, CLiME and the Violence Institute partnered on twin aspects of the crisis of disproportionate exposure to childhood trauma among students living in concentrated poverty. CLiME’s law and policy analyses of causal structural factors are contained on our site and blog. For the first time, we publish [here](#) the empirical findings of Dr. Alicia Lukachko, our partner, who worked with a group of young people aged 8-18 referred to a partial hospitalization program from their schools in Newark, Irvington and East Orange.

One of the primary objectives of this exploratory research was to assess the prevalence and distribution of exposure to potentially traumatic events, as well as trauma-related symptoms, in a sample of children with significant emotional and behavioral problems enrolled in a partial-hospitalization program serving the Greater Newark, New Jersey area. Another main study objective was to determine the ease and feasibility of administering identified trauma assessments among this population with, as noted above, the ultimate intent of expanding screening to larger school settings and assessing impacts of trauma on school functioning.

This pilot study was conducted in conjunction with the Trauma, Schools, and Poverty Project, directed by CLiME. The study represented the first phase of a larger planned research effort aimed at better understanding the relationship between exposure to childhood trauma among children living in impoverished communities and psychological/behavioral problems that significantly impede academic functioning. As detailed in a comprehensive review of published literature on trauma conceptualizations, exposure, risk factors and outcomes, potentially traumatic events assume multiple forms and are associated with a host of harmful mental and physical health effects, diminished cognitive capacity, and other negative life outcomes in adults and children. Trauma's toll on low-income and non-white communities is especially heavy, with disproportionate burdens of both exposure and its detrimental effects.

The exploratory study took place at a community-based, urban mental health clinic between Dec 2015 and August 2016. Study participants included children aged 8 to 16 years. A total of 30 children were enrolled in the study and 22 completed the full battery of both parent and child assessments. The most commonly reported traumatic events experienced by the children in the sample were witnessing community violence (67%) and separation from parents or caretakers (57%). Roughly 40% of children exhibited symptoms of full or partial PTSD as measured by the UCLA PTSD Index. Despite the small size of the sample, the results of this study are consistent with findings indicating that children living in impoverished urban and suburban communities face a high degree of exposure to trauma, (especially community violence) and similarly high levels of trauma-related symptomatology, thereby placing these children at risk for developing psychosocial, behavior, and academic problems.

Read the study in its entirety here: [Assessment of Trauma in School-Aged Children with Significant Emotional and Behavioral Challenges: A Pilot Study](#)

Equitable Growth – Newark

CLiME has taken a leadership role in the RU-N working group from across schools and disciplines in gentrification research and coordination – in advancing equitable growth strategies in Newark, NJ, at the request of Mayor Ras J. Baraka – to explore the most creative and effective ways to distribute the myriad benefits derived from Newark's downtown economic boom to all of its neighborhoods. In addition to coordinating the working group, CLiME produced a comprehensive regional housing study of Newark, a gentrification index for the city and a complete demographic profile of the greater Newark area.

CLiME will also conduct multiple qualitative assessments of the city's institutional capacity and nonprofit infrastructure.

Housing in Newark Research Brief: Status and Trends, 2000-2015

The city of Newark is undergoing rapid transition, with radical political leadership and development cranes dotting its sky. In February 2016, CLiME launched a comprehensive study of housing trends in the city. Later, in May 2016, CLiME led a Rutgers University-Newark anchor initiative, researching laws and policies that might promote more equitable growth within the city as it changes. This [Housing in Newark Research Brief](#) represents the first installment of our almost year-long work. It provides quantitative snapshots of key variables in Newark's housing dynamics, some of which have not been publicly reported for several years.

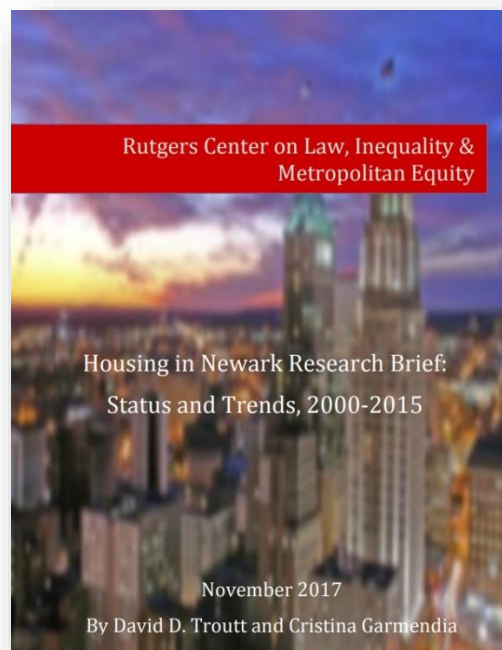


Figure 4: Housing in Newark Research Brief: Status and Trends, 2000-2015

The brief will be followed in January 2018 by the more comprehensive **Study of Housing and Equitable Growth in Newark** publication, which will include not only the data but analyses of legal trends, policy concerns and a host of recommendations and their rationales for building a stronger, more equitable Newark for all of its residents, now and in the future. The primary finding that governs all the remaining analyses is that, like many U.S. cities, Newark is in the midst of an affordable housing crisis.

The brief consists of six parts: renter trends, overall housing market trends, current asking rents, home value trends, subsidized housing and rent control and concludes with the CLiME Displacement Risk Indicators Matrix (DRIM), summarizing these data in a risk analysis.

Newark housing in context

- The city of Newark has approximately 110,000 housing units in 30,760 residential buildings.
- Newark has one of the highest share of renters among large U.S. cities, at 78%, second only to Bronx, NY.
- 60% of all renters in Newark (41,000 households) are rent-burdened.
- 57% of homeowners in Newark are mortgage-burdened.
- Newark has lost 3,300 homeowners in 5 years.
- In the current rental market, the average asking rent in Newark is \$1,410.
- In the past year, the average sales price of a home in Newark was \$219,000.

Newark is a city deep in the midst of an affordability crisis. The risk of displacement – even in the absence of traditional gentrification – is real for most Newarkers.

Publications

Public scholarship is a cornerstone of CLiME's mission to promote more equitable approaches to public law and policy. This year we published the following:

- Assessment of Trauma in School-Aged Children with Significant Emotional and Behavioral Challenges: A Pilot Study by Alicia Lukachko and Lisa Jenkins:
<https://www.clime.rutgers.edu/publications-filtered/assessment-of-trauma-in-school-aged-children-with-significant-emotional-and-behavioral-challenges-a-pilot-study>
- [Housing Studies Examine Displacement in Newark](#) by David Dante Troutt

- Recommendations to the City of Newark by Rutgers Equitable Development Working Group and David Dante Troutt:
<https://www.clime.rutgers.edu/publications-filtered/recommendations-to-the-city-of-newark-mayor-ras-baraka>
- Recap of the 2017 Trauma, Schools and Poverty Conference by Tara Marlowe:
<https://www.clime.rutgers.edu/blog/recap-of-the-2017-trauma-schools-and-poverty-conference>
- Displacement Risk and Gentrification: The CLiME Displacement Risk Indicators Matrix (DRIM) Methodology by David Dante Troutt:
<https://www.clime.rutgers.edu/publications-filtered/displacement-risk-and-gentrification-the-clime-displacement-risk-indicators-matrix-drim-methodology>

CLiME in the News

The Quietest Endorsers of Misogyny and White Supremacy Are the Most Dangerous by David D. Troutt:

<https://www.clime.rutgers.edu/blog/the-quietest-endorsers-of-misogyny-and-white-supremacy-are-the-most-dangerous>

Upcoming

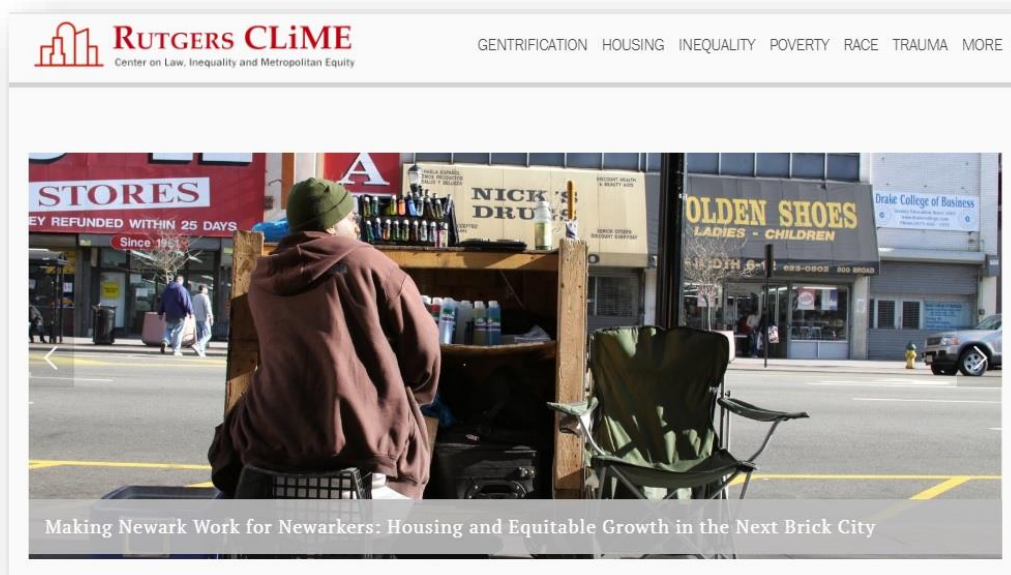
- CLiME Partnerships with:
 - Edward J. Bloustein School of Planning and Public Policy, Professor Kathe Newman Ph.D. Affordable Housing Studio (Fall 2018)
 - Express Newark Interactive Studio (Fall 2018)

CLiME Fellowship Program

CLiME welcomed Dawan Alford, the 2017-2018 CLiME fellow. Dawan brings a unique global skillset, combining a special blend of local knowledge with global research experience that equips him with a unique perspective on diverse, urban landscapes. After graduating with an undergraduate degree in Public Administration from Rutgers University-Newark, he returned to his hometown of Orange, NJ to assist underprivileged youth transitioning to college by establishing a nonprofit organization that provides scholarships to students. He founded the nonprofit in honor of his best friend who was killed as a result of gun violence. On track to receive his master's degree, Dawan serves on nonprofit boards, is a Leadership Newark fellow, and works diligently with CLiME, and International Leadership Exchange alumni to advance and enrich the greater Newark community.

Communications

Stay connected to CLiME via our social media pages. If you haven't taken the opportunity to visit our social media pages please do so, it's a great way to keep up-to-date with our upcoming work with the city of Newark. We are also pleased to announce the launch of our new and improved website — CLiME.Rutgers.edu — that will combine under one domain all our previous searchable content — including original and linked publications — as well as the CLiME blog (formerly endinequality.com, now end-in-equality.org). Find us at our new domain name: www.clime.rutgers.edu.



CLiME Platforms:

Twitter	https://twitter.com/Rutgers_Clime
Facebook	https://www.facebook.com/RutgersClime/
Website	http://www.clime.rutgers.edu
Email	clime@rutgers.edu
YouTube	https://www.youtube.com/playlist?list=PLXsaqB6r2qVrJMrLSc6u3VDxNiMq20xEL
Newsletter	Click here for our Spring 2018 Newsletter

Acknowledgements & Staffing

CLiME wishes to acknowledge that the accomplishments in this report would not have been possible without the continued support of the Newark Chancellor's Office and the Graduate School, as well as the hard work and talents of CLiME staff and affiliates. We are deeply grateful to have played a role in advancing this moving and important work.

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