The Moving Mapper

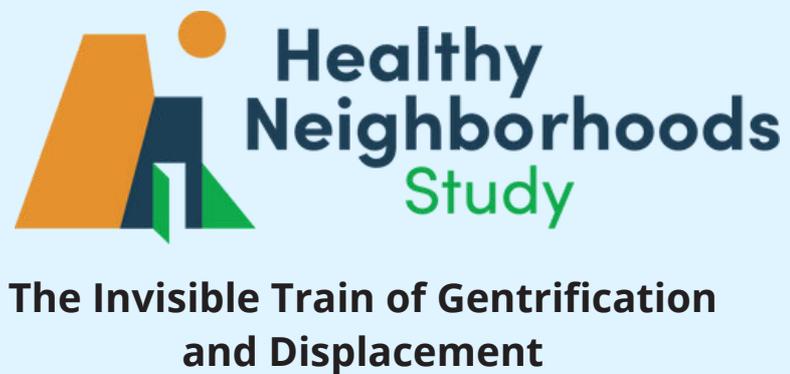**Healthy Neighborhoods Study**

The Invisible Train of Gentrification and Displacement

Our Hypothesis

Residents of HNS neighborhoods with lower incomes are being "pushed out" in a specific geographic pattern, and have less choice in where they move compared to higher income residents as gentrification unfolds.

What we did

1. We looked at the direction and rate of moves into and out of neighborhoods across Massachusetts between 2009 and 2019.

2. Using U.S. Federal Reserve Bank credit score data, we labeled movers as "advantaged" or "disadvantaged", based on their access to credit.

3. We created an interactive online mapper that enables the public to explore moving patterns of advantaged and disadvantaged residents to and from communities: http://hns.media.mit.edu/.
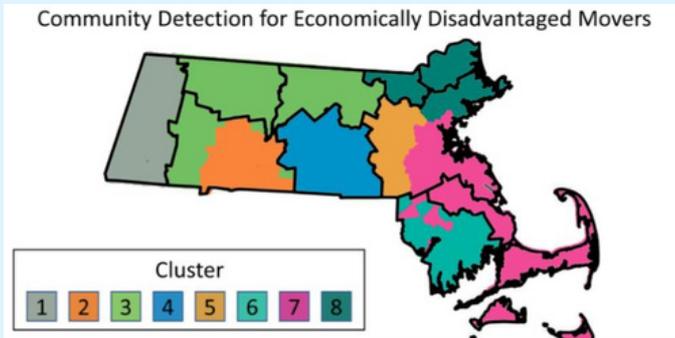
What we found

Less advantaged people are pushed farther away from their communities of origin, and are limited in their moving options.

- Less advantaged people are moving outward from HNS communities.
- Less advantaged people are moving in the pattern that residents predicted - outward farther away from their communities, up the north coast and down the south coast.
- Advantaged people move to a wider range of communities across the state and communities located within planning boundaries used by policymakers.
- Less advantaged people move to a more limited set of nearby communities and communities that are not located within existing planning boundaries.

Why it matters

Residents and advocates can now present data on moving patterns to policymakers when advocating for housing stability, choice, and needs of disadvantaged long-time community residents and newcomers.

Community Detection for Economically Disadvantaged Movers

Cluster
1 2 3 4 5 6 7 8

Housing and community development decisions are often made at the city level, but displacement of less advantaged residents has a ripple effect across communities. Less advantaged residents are pushed into a limited set of communities that often fall outside planning boundaries. This data helps describe where people are moving, and can inform better regional planning, development, and resource allocation to meet residents' needs.

What to do with this information

- Check out where people in your community are moving to and from using our. ([mapper](#) | [HNS maps fact sheets](#))
- Share this information with decision makers in your community.
- Anticipate the needs of disadvantaged movers and organize support and resources to meet them.
- Take a regional approach. Collaborate with leaders in communities that disadvantaged movers are moving from and to.

Residents knew that when economically disadvantaged people moved from their rapidly gentrifying neighborhoods, they were pushed to a predictable set of communities.

Big Data We used credit data to map out where people moved to and from, and learn about differences between groups of movers.

Findings Less advantaged people are pushed farther away from their communities of origin, and are limited in their moving options.

Takeaway Displacement is a regional problem requiring regional solutions, created by planners and residents

Additional resources

Check out the Moving Mapper at **http://hns.media.mit.edu/**

Read the full research paper and learn more about the Healthy Neighborhoods Study at **https://hns.mit.edu**