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How has Gentrification Affected Several of the Largest Neighborhoods in Queens?

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Abstract

The need to address gentrification in an area like Queens, New York proves to be rather imminent. Given the racial and ethnic diversity of Queens, the social implications of gentrification can be severe to the community; these communities were built by lower class citizens and/or immigrants, and to have them be gentrified would mean that soon enough, the people already living within the area will be unable to afford the luxuries and real estate they are used to. As such, we conducted a study to see the rates of gentrification amongst some of Queens' largest neighborhoods on the basis of changes in the real estate market, household income, and demographic breakdown of these locations. Our findings show that there were significant increases in household income and real estate prices that signified gentrification was occurring within the area. However, our findings were not concrete enough to show that demographic change insinuates gentrification. Given these findings, future studies can look to identify rates of gentrifications amongst the Queens neighborhoods not talked about in this paper or other neighborhoods in general, as well as examining the role that demographics play into gentrification more in-depth to see to what extent changes need to be made in general or to the process/speed of gentrification as a whole.

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LITERATURE REVIEW

Gentrification

Though the definition of the term is frequently disputed, most individuals associate *gentrification* with the process in which there is an increase in investment and renewal made to low-income neighborhoods by the middle-upper class (Hwang, 2016). While the idea of improving upon a community does not seem like it would pose an issue, most of the communities that are gentrified are home to racial and ethnic minorities who settle for these lower-income neighborhoods given that their economic status may not be able to keep up with more expensive areas. Additionally, the racial and ethnic minorities who are present in gentrified areas were residing within the area prior to any sort of gentrification. They were able to help stabilize communities that previously experienced deindustrialization and suburbanization through establishing businesses accordingly, taking into account affordability as it relates to the neighborhood residents' income (Hwang, 2016).

The link between gentrification and racial attitude becomes more imminent when taking into account that most gentrifiers do so in order to avoid living in homogenous communities in which there is a high presence of racial and ethnic minorities, such as African Americans, Asians, and Hispanic/Latinx (Hwang, 2016). The study conducted by Hwang in 2016 tested several hypotheses, in which most of them ended up being proven correct. Some of the major findings include that predominantly Asian neighborhoods were more likely to experience gentrification than neighborhoods with less Asian presence and that both neighborhoods in which there is an ample presence of Asians and neighborhoods with an ample presence of Hispanics were more likely to experience gentrification than neighborhoods with an ample presence of African Americans (there was no difference amongst white neighborhoods). While the study done by Hwang identified key aspects of gentrification as it relates to race in major cities, one city that was not covered was New York.

Queens

New York City inhabits over 8.3 million individuals coming from an array of cultural backgrounds (Census, 2019). With a racial demographic of 42.7% white, 29.1% of Hispanic or Latinx, 24.3% black or African American, and 14.1% Asian, New York City (NYC) is home to the most diverse people across the nations. The median income per individual and household in NYC is $32,320 and $63,998, respectively (Census,

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2019). The demographics further differentiates when looking into the five sections NYC is split into being boroughs. New York City has five boroughs being Brooklyn, Manhattan, Queens, Staten Island, and The Bronx.

Queens is located on the easternmost side of New York City. It is right next to Brooklyn and is connected to Manhattan through multiple bridges like the Manhattan Bridge. Compared to the other boroughs, Queens is by far the largest in terms of land area, stretching over 178 square miles (NY Government). In 2017, it was crowned as the "most ethnically diverse urban area on the planet," with at least a hundred thirty eight different languages spoken by the inhabitants in Queens (Koyfman, 2017). It is also the second most populated borough, behind Brooklyn having 2.59 million inhabitants, with 2.287 million inhabitants. Within Queens itself, people are further divided into neighborhoods in which they more closely associate with compared to borough or the city (NY Government). Queens is home to a variety of landmarks ranging from parks to sport stadiums to even airports. Queens holds the largest park in the city being Flushing Meadows Park which is also in close proximity to both the US Open tennis tournament and New York Mets baseball stadium. Queens also inhabits two of the most used airports in the city being John F. Kennedy International Airport and LaGuardia Airport.

In this paper, we will analyze gentrification in Queens neighborhoods specifically. Hwang's findings exemplifying the link between gentrification and race are important to understand when analyzing several of Queens' neighborhoods, as Queens is considered to be the most racially and ethnically diverse community in the state. For example, neighborhoods like Elmhurst and Corona have racial presences of the following: 54% Latino, 4% African American 5% White, and 35% Asians (U.S. Census Bureau, 2019). With racial/ethnic demographic breakdowns like this, the effects of gentrification on Queens neighborhoods could certainly spell adversity.

Now that it has been identified that Queens County is susceptible to gentrification on the basis of its racial/ethnic breakdown, it is important to take a look at the rate of gentrification among some of the several larger neighborhoods in Queens. These include Astoria, Elmhurst/Corona, Flushing/Whitestone, Long Island City (LIC), and Woodside/Sunnyside. These neighborhoods were further looked into three main categories which are dependent on the location. On the map of Queens, NY, Corona/Elmhurst is located more in the middle. Meanwhile, Astoria, Long Island City (LIC) and Woodside/Sunnyside are located on the upper left of Queens. On the opposite side, Flushing/Whitestone are located more on the upper right of Queens. From looking at the geographical location of these neighborhoods, further understanding of potential trends can be improved.

As such, these neighborhoods were the central focus of this paper, and directly relate to our hypotheses. We hypothesized that these Queens neighborhoods will have

become more susceptible to gentrification over the years given Queens' racial/ethnic background. In order to test this hypothesis, we analyzed the real estate, household income, and demographics of these neighborhoods, as they serve as vital indicators of whether or not gentrification has occurred within an area. They are all factors one would see change as it relates to gentrification.

METHODS & MATERIALS

In order to test our hypotheses, we conducted archival research regarding gentrification rates in several of Queens' largest neighborhoods. We researched the following neighborhoods: Astoria, Elmhurst/Corona, Woodside/Sunnyside, Long Island City (LIC), and Flushing/Whitestone. To label a neighborhood as one that has been gentrified or in the process of being gentrified, they must hit the following criterias: increase in household income, increase in property value (entailing housing, buildings etc,) and change in racial/ethnic demographics. The aforementioned serve as adequate criteria for measuring gentrification in neighborhoods for the following reasons:

Real Estate

Real estate refers to the market that encompasses housing and other properties/buildings. It serves as an indicator for the gentrification of a neighborhood because gentrification refers to investments made to lower income neighborhoods; these investments include improved infrastructure and bolstered market prices, including the real estate market. If the value of real estate and housing increases in a neighborhood from previous years, that means there must have been some sort of improvement made to the area that would constitute for the increase in value. The same goes for other properties and buildings; improved infrastructure of a neighborhood would allow for more resources to be allocated to that neighborhood, which would translate to more well-funded, strong-foundationed properties and buildings.

In order to use the real estate market as a measure of gentrification within these Queens neighborhoods, we compared the price of housing and other buildings over the years as it relates to the modern day. If the price increased, that would indicate that some sort of gentrification has occurred.

Household Income

Household refers to the gross income of all household members in a family. Household income is crucial in determining whether a neighborhood is gentrified as can be concluded from the definition of gentrification itself. As previously mentioned, gentrification is primarily initiated by the middle-upper class. The communities that are

often gentrified are those of low-income. The change in prevalent socioeconomic status of those living in these neighborhoods would lead to an increase in household income. Therefore if a neighborhood is undergoing gentrification or has undergone gentrification, there would be significant increase in household income over time.

In order to compare household income for each neighborhood, we used the census to record and evaluate change in household incomes. We decided to look at the data available for us which are typically one to three years apart.

Demographics

Demographics also serve as a sign that gentrification has occurred in a neighborhood. Gentrified neighborhoods appeal more towards higher income families as opposed to lower income families. The reason is that when gentrification occurs in a neighborhood, the value of the markets in the neighborhood increase, and may increase to a point where it becomes difficult to afford some of these markets for a lower income family. It would appeal more so to higher income families because they get to reside and make use of a market that is well-priced relative to the income they make. Given the structure of the current job market, minorities (with the exception of Asians) often are subject to lower paying jobs and wage gaps; ungentrified neighborhoods would appeal to them because it would be more affordable relative to their income. For example, Black/African American individuals make median weekly earnings of $813 Hispanics make $785, Whites make $1,008, and Asians make $1,392 (Bureau of Labor Statistics, 2020).With that being said, if there is a change in racial/ethnic diversity within a neighborhood, it may be a sign of gentrification. A decrease in racial/ethnic diversity construes the idea that gentrification must have occurred; the minority groups would be more likely to move out and be displaced if the markets increase in price. As such, we analyzed the racial/ethnic breakdown of the several Queens neighborhoods to see if we can identify any decreases or even increases in population that would allow us to gauge any sort of gentrification.

In order to look over the changes in racial/ethnic demographics, we will once again turn to the census as well as numerous other archival results from surveys. Similarly to the household income, we once again record and evaluate the change in racial and ethnic demographics in the particular neighborhood. With these records, we will be analyzing potential trends that are occurring in each neighborhood.

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DATA & ANALYSIS

Astoria

Real Estate

Prices for real estate in this neighborhood saw an average increase trend towards one bedroom and two bedrooms, with a 3.9% increase and 4.3% increase respectively..Meanwhile, studios saw a 1.0% decrease in 2019 compared to 2018 prices. This data was taken from real estate that had been listed under $10,000 so any percentage in price change may have drastic effects that we must take into account. For studios, one bedroom, and two bedroom houses, the mean prices were $1896, $2196, and $2553 per month, respectively (M.N.S. Real Estate, 2019). The prices from 2018 went up by approximately $82 and $105 respectively for one bedroom and two bedrooms, while studios saw a decrease in prices by $18. According to the Queens rental market report, the data is recorded monthly and shared with landlords to adjust prices accordingly. The increase in prices from 2018 to 2019 may indicate plans for refurbishment and renovating houses in the future, showing that gentrification indeed is occurring in Astoria.

Household Income

The median household income for Astoria, NY 2018 is $68,560 (Furman Center, 2019). 2016 data shows the median household income at $58,275 (City Data). An increase of over $10,000 in median household income is a very significant difference for a span of only two years. From the rise in median household income from 2016 to 2018, we can assume that the median household income would increase at a similar rate for onwards from 2018. A large increase in median household income is extremely common during the process of gentrification. The drastic increase in median household income in Astoria, NY may indicate signs of the start of gentrification and/or the process of gentrification in this neighborhood already.

Demographics

In 2018, there were about 160,871 people in Astoria, with 14.2% of the population identified as Asian, 8.2% identified as black, 24.4% identified as Hispanic, and 49.8% identified as white (Furman Center). In 2019, The numbers were as follows: 15% identified as Asian, 5% identified as Black, 27% as Hispanic, and 50% as White. Other groups were not included as the percentage was not greater than 1% (Census Reporter, 2019). The Asian population saw an increase of approximately 7% while the Black population saw a decrease of 3.2%. The Hispanic population saw an increase of

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3% while the White population stayed relatively the same. The diversity of the neighborhood can be seen diminishing while larger population groups seem to overwhelm the rest. This change in diversity may be something that leads towards gentrification but cannot be proven by our current data.

Elmhurst/Corona

Real Estate

Real estate and housing prices have seen an increase throughout the years in Corona, Queens. Sometimes around 2015, Elmhurst and Corona saw its median household rent drop to around $1,500; in 2019, this number has increased to approximately $1,610. If an increase in $100 is not convincing enough, the average rent price in 2006 for Corona, Queens was $1,370. What we see is a sizable increase in the price for rent over the years, implying that investments and improvements must have been made to the housing in the area in order to uphold the need for these increased rent prices. This translates to the fact that there must have been some sort of gentrificial implications with respect to these increases in rent.

Household Income

The median household income in Corona/Elmhurst was $54,250 in 2018 (Furman Center) , while in 2019 it was $67,143.The majority (74%) of the population has a household income of less than $100,000 dollars while the remaining 26% make more than that. The increase just in one year is substantial. This increase can lead and is pointing towards gentrification. Such influx cannot be possible unless this certain neighborhood's population changed with respect to people with higher wages moving into and lower income people moving out due to not being able to afford or were rent burdened. These are effects of gentrification and such sudden change points at the rapid pace of it in this neighborhood.

Demographics

According to the data from the Furman Center, in 2018, Corona/Emhurst ,Queens consisted of: 32.8% Identified as Asian, 4.2% identified as black, 54.3% identified as Hispanic and 5.7% identified as white. Compared to the data taken from the 2019 ACS : 35% identified as Asian, 4% identified as black, 54% identified as Hispanic and 5% identified as White. The time gap between the 2018 and 2019 data collection is not large

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to have a significant difference between each one as observed comparing the data. However, we see that the Asian population increased by around 2%. Other than that, the data has stayed the same so it is hard to conclude anything from it, including if gentrification has been affected by the demographics.

Flushing/Whitestone

Real Estate

Prices for real estate in this neighbourhood has been on an upward climb for one bedroom, and studio apartments, with a 1.8% increase and a 1.2% increase respectively. However, we see that two bedroom estates lost value, seeing a 4.6% decrease. Looking at the actual prices, we see that the median cost of a 1 family house has increased from $670,290 in 2018, to $898,890 in 2019. The prices from 2 family housing has also increased from $374,910 in 2018, to $518,330 in 2019. This aligns with the aforementioned trend of housing in flushing going on an upward curve. However, although housing prices have been steadily increasing, Flushing is the only neighborhood in Queens where the average rent has fallen from $2,085 in 2018 to $2,065 in 2019. Although this is the case, the slight deviation does not take away from the increasing real estate prices in the area. The significant change in the real estate prices in the area allude more towards the idea that there has been gentrification within the area more so than the $20 decrease in average rent since 2018 to 2019.

Household Income

For the 90,000+ households in Flushing/Whitestone as of 2019, the median household income was $54,933, with a margin of error of around $6,000. Majority of the population had a household income over $50,000, with 7% making over $200,000. However, in 2016, the household income had been substantially less, hovering around $48,457 for Flushing (City Data). There is a clear increase in price over the years, which can very well be a sign of gentrification. Higher income families must have moved into the area of Flushing whilst lower income families were displaced due to the fact that they may not have been as likely to be able to afford and keep up with the growing markets and prices in the neighborhoods as a result of improvements and investments being made into the neighborhood. When considering the margin of error on the lower end as well, the price would still be slightly above what it was during 2016, and substantially higher when considering the margin of error on the higher end. The change in household income can very well serve as a significant indicator of gentrification in Flushing/Whitestone.

Demographics

In 2019, the racial/ethnic breakdown for Flushing/Whitestone is as follows: 56% Asian, 24% White, 16% Hispanic, 2% Black, and around 1% mixed. There has been an increase of 2.5%, 0.1%, and 0.7% for the Asian, White and Black communities respectively from 2018. The Hispanic population has dropped by around 4% from 2018. Given these increases and decreases in these populations, gentrification implications can be deduced. The populations that saw an increase, Asians and Whites, make significantly higher in terms of income compared to their Hispanic and African American counterparts ($1,008 and $1,392 compared to $785 and $813, respectively). What we see here is a decrease in Hispanics, who make the lowest income of the four racial/ethnic groups; this implies that the infrastructure in Flushing/Whitestone may have been improved, or enough investments may have been made in the neighborhood to displace Hispanics from the community, as their incomes may not have met the new standard of pricings and markets within the area. Therefore, there may have been gentrification occurring that is identifiable based on demographics alone.

Long Island City (LIC)

Real Estate

Compared to the rest of the neighborhoods, the average price for rent in LIC has increased astronomically. As of 2019, the mean prices for studios, one bedroom, and two bedroom houses have increased by 5.6%, 6.2%, and 5.8%, respectively, since 2018. To really understand how substantial these price increases are, we must consider the actual prices themselves. For studios, one bedroom, and two bedroom houses, the mean prices were $2,644, $3,255, and $4,291 per month, respectively (M.N.S. Real Estate, 2019). This means that since 2018, the prices for each of the three types of housing have gone up by approximately $150, $200, and $250 dollars, respectively. The increase in rent can more often than not be attributed to the improvement of building and housing infrastructure; higher quality housing demands higher pricing. This certainly serves as an indication that the gentrification has been occurring in LIC.

Household Income

In 2016, the median household income in LIC was approximately $59,464 (City Data, n.d). In 2019, the median household income for LIC was approximately $79,180 (U.S. Census, 2019). The price increase from 2016 to 2019 is substantial. This increase in household income can be linked to higher rates of gentrification. This means that over the years, there has been a recent influx of higher-earning individuals in LIC compared to previous years, meaning there must have been some sort of displacement where

lower-income families got pushed out of LIC. Higher incomes constitute the ability to afford increased prices in the market and other properties, which is an aspect of gentrification. Given that the change in household income is approximately $20,000, this can give us insight on the rate at which the gentrification is occurring. A change that dramatic would constitute for a much higher rate in gentrification than if it had been a few thousand dollars.

Demographics

In 2017, the racial/ethnic breakdown of LIC was the following: 43.1% White, 25.8% Hispanic, 17.8% Asian, 5.4% Black/African American, 2.5% Native Hawaiian, 1.2% American Indian/Alaskan Native, 2.6% 2 or more races, and 1.6% indicated other (City Data, 2017). While LIC may not be as diverse as a neighborhood like Corona, Queens, there is still dispersiveness amongst race/ethnicity. In 2019, the racial/ethnic breakdown was approximately 50% white, 5% Black/African American, 15% Asian, 27% Hispanic, 3% 2 or more races, while the population for other, American Indian/Alaskan Native, and Native Hawaiian were small enough to the point where they could not constitute a percentage (Census Reporter, 2019). What we can see is a clear loss of diversity within LIC; the percentage of White individuals saw an increase, while the other races/ethnicities saw a substantial decrease with the exception of Hispanics. However, these findings alone are not sufficient enough to identify whether or gentrification has occurred; while the percentage of African Americans in the area has decreased, the percentage of Hispanics has also increased, and so the increase and decrease both support and refute the idea that gentrification is occurring in LIC. Race/ethnicity alone is not a sufficient indicator for this neighborhood specifically.

Woodside/Sunnyside

Real Estate

The real estate market for Woodside has been increasing steadily year after year. In 2018, the median sales price was $405,000, in 2019, that rose to around $410,000 and in 2020, it continued to rise to around $420,000. Data from median sale price, price/Sqft, number of transactions, all indicate an increase in prices with a 34%, 54%,and 30% respectively from 2019. The rent prices in woodside for 1 bedroom, 2 bedroom, 3 bedroom, and 4 bedroom houses have also been increasing at a steady rate year over year, with a 5%, 8%, 8%, and 38% increase respectively. However, studio apartments have decreased by around 8% from 2019, with a median rent of only $1,550 in 2020. These increases in sales and rent prices certainly can allude to the gentrifying of Woodside in more recent years. The increase in property value and rent is a significant indicator of

gentrification within the area as it implies there must have been some sort of infrastructural improvement and investment within the neighborhood in order for the prices to jump as much as it did.

Household Income

In 2018, the median household income of Sunnyside/Woodside was $72,240 (Furman Center, 2019). It is important to note this as household income may fluctuate depending on the amount of people in a particular household. However, there were no reports done on the average person per household in 2018. In 2019, the average person per household was 2.5 people. The median household income of Sunnyside/Woodside is $80,913 (Census Reporter, 2019.). The household income goes across a fairly large range of under $50K, $50K-$100K and $100K-200K. In fact for each section, there is approximately 30% of households fitting into the income, being 32%, 27%, 28% respectively (Census Reporter, 2019.) The range in household income, as well as the spread percentage in each group sheds light on the issue of increased prices for rent ,as well as following affordability. Not to mention the $8000 increase in household income average in one year is quite notable. This may suggest gentrification occurring at a higher rate, although the household income group of under $50k is the majority in the Woodside/Sunnyside neighborhood with 32%, the top group making around $100k-$200k makes up 28%. Rent increase will make it hard for those with low incomes to afford, increasing gentrification so although not apparent as other neighborhoods, changes in Woodside/Sunnyside going forward should be noted.

Demographics

In 2018, the ethnic/racial breakdown for Sunnyside/Woodside was as follows: 40% Asian, 1.5% Black/African American, 27.3% Hispanic, and 28.7% White (Census Reporter, 2019). In the time frame of only a singular year, there appears to be a decrease in the number of some minorities. Meanwhile, there is an increase for others. The ethinc/racial breakdown for Sunny side in 2019 was as follows: 37% Asian, 29% Hispanic, 28% White, 3% mixed, 2% Black, and 1% other (Furman Center, 2019). From the comparison, we were able to note the decrease in percentage of Asians and Whites of 3% and 0.3% respectively. On the contrary, there was an increase in both Blacks/African Americans and Hispanics of 0.5% and 1.7% respectively. The changes found were extremely small and slight. Given the decrease in Whites and Asians and increases in African Americans and Hispanics, this implies that the rate of gentrification in Sunnyside/Woodside may be rather stable. However because of the characteristics of

these changes, we concluded that demographics were not a sufficient indicator, especially when only compared over a singular year.

DISCUSSION

Our findings support our hypothesis that over the years, several of Queens' largest neighborhoods have been experiencing some sort of gentrification. The most imperative indicators for the increase in gentrification were the real estate market and household income within the areas more so than the demographics. While the demographic change certainly can indicate whether or not an area is experiencing gentrification, most of the demographic changes that we were able to find for each neighborhood were either not significant or enough or there was enough change that some of the changes end up counteracting each other. The changes may have been insignificant because significant changes of demographics occur over long periods of time. In this case, the comparisons were nearly all made only over a period of a year, causing only small differences, thereby difficulty in having significance.

In all the neighborhoods we analyzed, there was an increase in the real estate market and prices across all aspects, with the exception of rent prices in Flushing/Whitestone. These increases in the real estate market prices indicate that there were structural improvements and investments made to these neighborhoods in order for these prices to increase the way that they did; thus, indicators of gentrification within the areas. Across all the neighborhoods, the household income also saw an increase, implying some sort of gentrification was occurring; higher income families must have been moving in while lower income families were being displaced due to their abilities to keep up with and afford the growing markets and prices.

As aforementioned, the increments by which the racial/ethnic diversity of these neighborhoods changed alone was not enough to tell us whether the neighborhoods had been gentrified. There were both increases and decreases amongst higher earning and lower earning individuals as per their race/ethnicity, so a concrete conclusion could not be drawn regarding race and ethnicity. Although, it certainly still may be a possibility if looked into a different neighborhood where the degree of dispersion is much larger. Queens upholds its identity as the most diverse urban location on the planet, and as such it's no surprise that the diversity is for the most part upheld in its largest neighborhoods.

However, despite the maintenance of its diversity, this can still mean trouble for Queens residents. With investments and improvements being made at such drastic rates within several of Queens' neighborhoods, many of its residents that cannot keep up with these increases will find themselves to be at risk of being displaced and in extreme cases, nowhere to go. Gentrification does not always need to have a negative connotation; in the big picture, improvements to infrastructure can certainly bolster a location's prosperity

and credibility. However, the issue stems from the fact that oftentimes those who are at risk of being gentrified cannot keep up with the gentrification because they are not provided with the resources or aid to do so.

Like with all studies, there exists limitations within ours as well. Our study only accounts for several of Queens' larger neighborhoods, which means that we were unable to look into some of the other Queens neighborhoods which are large in their own right. This could mean that the validity of our hypothesis is subject to change. The findings of gentrification as it relates to income, real estate, and demographics for other Queens' neighborhoods could either support the notion that Queens is being rapidly gentrified or that the rate of gentrification is relatively stable if not decreasing. In addition, another limitation is the margin errors that exist in many data points. When comparing the demographics and household incomes, a margin of error of over 10 percent was noted. A high margin error invalidates any large difference as a high margin of error may mean the data points collected may have been a result of chances. To add on, another limitation is the use of two different sources when comparing the household incomes and demographics. Because the census is only done every decade, results from the same source can not be done. There may be a few differences and discrepancies between the way Furman Center and the census is collected, which can potentially invalidate the claims found and made.

Our study can have several future implications. Given our findings of what is seemingly a rapidly gentrifying Queens, researchers can look to see the rate of gentrification in other neighborhoods as well. Brooklyn, NY is an excellent place to start, as it shares many of the same characteristics as Queens and has sometimes been argued to experience gentrification at a much higher rate than Queens. A future study could also look at gentrification of Queens on a much larger scale, meaning encompassing several other Queens neighborhoods aside from the ones we covered. Naturally speaking however the studies can extend far beyond Brooklyn as well and address any neighborhoods that appear to be gentrifying or at risk of gentrifying. It may also be helpful to do a year-by-year analysis of gentrification to truly get concrete rates of gentrification, as our study compares distinct time periods and may not necessarily always track the year-by-year rate of gentrification in these neighborhoods. There is also the display of the imminent need to act in favor of those who draw the short end of the stick when it comes to gentrification. The diversity within Queens is subject to being lost if gentrification continues at its current rate while supplies and aid are either stagnant or not being allocated at all to the people who are forced to be at risk of displacement. With that being said, another study could be done honing more in on racial/ethnic implications of gentrification, both whether they serve as indicators of gentrification or the effects it may have on them as well.

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