**Impact of rezoning on racial distribution in New York City**

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**Hypothesis**

*Null Hypothesis*:

Rezoning in New York City has no effect on racial distribution.

*Alternative Hypothesis*:

Rezoning in New York City increases Racial Inequity, pushing long-time residents outside of their neighbourhoods

**Motivation**

Rezoning has the potential to be a catalyst in urban development by incentivizing improvements in distressed neighbourhoods, increasing affordable housing units, and fostering economic development in the affected areas. However, it also has the potential to drive out longtime residents by creating unaffordable and untenable living conditions in the neighbourhoods. Upzoning, downzoning, and land-use changes can impact the residential capacity of the neighbourhoods and their real estate prices, resulting in changes in local demographics. It is therefore imperative that precautionary measures be taken and rigorous analysis is conducted to understand the impact of rezoning and its potential negative socio-economic consequences. While it is impossible to predict exactly how, and to what extent, rezoned neighbourhoods will change, clues from the past can be used to estimate the future development patterns in these affected areas.

**Research Question**

Does Rezoning increase Racial Inequity in New York City, resulting in a demographic shift and negative socio-economic consequences?

**Objectives**

Primary Quantitative:

1. Demographic shifts caused by rezoning:
   1. Looking at neighborhoods that have been rezoned
   2. Looking at neighborhoods in the midst of rezoning/considered for future rezoning
2. Measuring the risk of displacement in rezoned neighborhoods disaggregated by race/ethnic group
   1. Evaluate the change in racial composition in the affected neighborhoods over time
3. Using the findings from the previous analysis:
   1. Look at the likely racial composition of the neighbourhoods planning to be rezoned, whether or not displacement was likely to occur, and if so, in a racially disparate manner.
   2. The analysis would also consider how the anticipated demographic composition of the new development would influence existing residential segregation patterns.

Secondary Quantitative:

1. Measure the effects of the Mandatory Inclusionary Housing program in the rezoned neighborhoods
   1. Measuring the number of affordable housing units and planned affordable housing projects in rezoned neighbourhoods and compare to the rate of demographic shift

Qualitative:

1. Tentative Research Questions:
   1. How can the costs and benefits of rezoning be distributed across racial/ethnic groups?
   2. How would the proposed development affect residential segregation?
   3. How would the Mandatory Inclusionary Housing Program affect residential segregation?
2. Desk Research:
   1. How rezoning has affected the lives of residents in the rezoned neighbourhoods outside of the findings readily available from the data
   2. Has the city been successful at curbing racial segregation/displacement in the wake of rezoning with programs such as MIH and others

**Potential Additional Demographic Parameters to Consider:**

1. Education Level
2. Class as a function of Income Level (either above or below the city-wide median income level)

**Data Sets:**

1. Pluto Re-Zoning Data
2. Pluto Mandatory Inclusionary Housing Program Data
3. MAP Pluto GIS
4. Zoning GIS
5. American Community Survey (ACS) Demographic Data

**Roles:**

* Vaidehi and Matthew: Qualitative Analysis of Topic through Desk Research, Drafting, and Organization of Findings
* Howard, Jeff, and Yaman: Data Acquisition, Quantitative Data Analysis, and Data Visualization
* All: Interpretation of Findings

**References**

1. CUSP Gentrification Map ([www.urbandisplacement.org](http://www.urbandisplacement.org))
2. NYC Rezoning Commitments Tracker (<https://morr.maps.arcgis.com>)