

The Gentrification of Long Island City, NY: 1990-2010

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Introduction

Since the 1950s many inner city neighborhoods that have experienced urban decline have undergone the process of gentrification which has resulted in their reinvestment. Gentrification restructures urban space and stems from social, political and economic factors. Disinvested inner city neighborhoods that have experienced decline have been transformed into areas of opulence and wealth. The neighborhoods that experience gentrification are characterized by low income working class families and a renter based housing market. Once the process begins dilapidated structures are rehabilitated and new buildings are built while wealthy upper class households that have a bachelors degree or higher and are young and not married move into the area. This causes rents and property values to increase and leads to the displacement of the low-income working class families.

Research Questions

How has the demographic, socio-economic, and ethnic/racial Changed since gentrification began in LIC?

Literature Review

▪ **Production Theory:** The rent gap is the difference between how much rent/value that a particular site is worth at its current use and the potential amount of rent/value that the site can be worth at a higher or "better" use.

▪ When the rent gap is determined to be great the area undergoes gentrification because developers can make a profit.

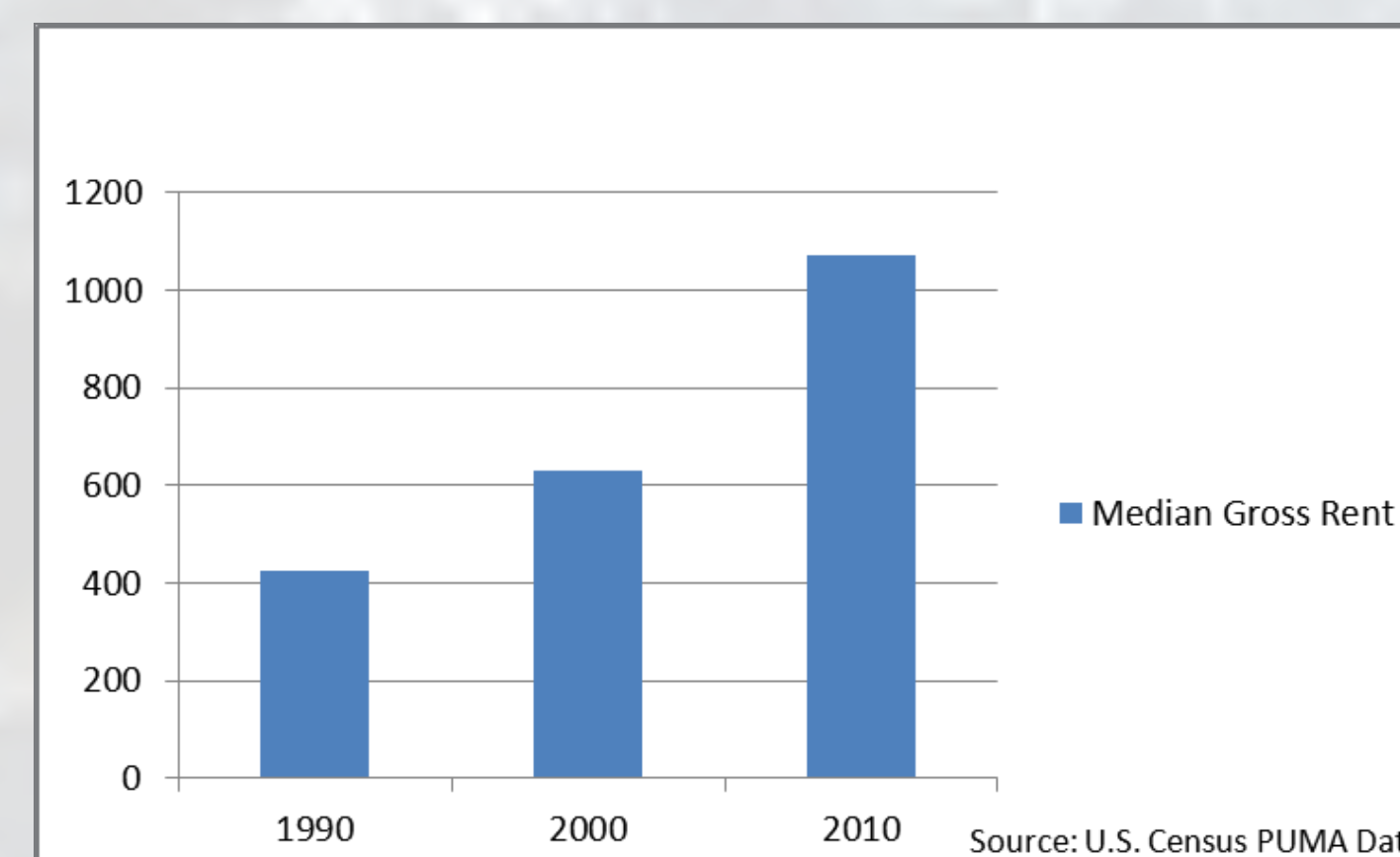
▪ **Consumption Theory:** The consumption theory explains that young college graduates who work in professional occupations and are highly paid move into a gentrifying/ gentrified areas.

Study Area

The study area is Long Island City, in Queens New York

Race and Hispanic/Latino Population

- Long Island City has a total population of 308,092. Its racial make up is 67% White, 15% Asian, and 7% Black. Its Hispanic/Latino population is 26%.
- It is a central neighborhood in NYC that is five minutes away from midtown Manhattan and has excellent access to public transportation.
- The neighborhood has the most industrially zoned land in NYC.
- Gentrification process has led to the shedding of its vacant and abandoned industrial structures.
- Median household rent have been increasing in Long Island City.



Null Hypotheses

H01: There is no significant difference in the demographic SES of Long Island City between 1990-2010.

H02: There is no significant difference in the racial make up of Long Island City between 1990-2010.

Data and Method

Data Acquisition Sources

- Census Public Use Microdata (PUMS) 1990-2010 US Census
- Census Tracts American fact finder US Census
- National Historical Geographic Information System

Variables of Study

- Population
- Economic
- Housing

Method of Data Analysis

- Chi Squares were used to test differences
- Maps were created using ESRI ArcGIS

Discussion

•H01

•Age Cohorts: The age of the population in Long Island City is becoming progressively younger since 1990.

•There has been a dramatic increase in the population with a bachelors degree or higher. This is an indicator that gentrification is occurring in LIC as more college graduates move to the area.

•Marital Status: The single and never married population are increasing relative to the married population.

•Total Household Income has changed since 1990 with households making \$75,000 increasing faster than those making under \$50,000. Households with incomes less than \$50,000 are declining which indicates that lower income households are decreasing.

•H02

•Since 1990 the racial breakdown of Long Island City has changed. The Asian population has increased in the area while the white population decreased between 1990-2000 but began to increase in 2010. The Black population has been negatively effected their percentage has dropped.

•H03

•The median monthly gross rent has been increasing since 1990 due to the greater demand to live in the area. This is in agreement with the literature on gentrification that states that rents increase. As rents increase it will place pressure on low income households to move out of the area.

References

- Smith, Neil. "Toward a Theory of Gentrification: A Back to the City Movement by Capital Not People." Journal of the American Planning Association 45.4 (1979): 538-48.
- Hannett, C. 1991. The blind men and the elephant: the explanation of gentrification, Transactions of the Institute of British Geographers, 16, 173-189
- Hackworth, J. (2002). Post-recession Gentrification in New York City. *Urban Affairs Review*, 37: 815- 843.

Results and Analysis

▪ I reject the H01

Variable	Value	DF	Asymp. Sig. (2-sided)
Age	2305.108	8	0.000
Education	15703.09	6	0.000
Marital Status	5986.445	10	0.000
Household Income	47016.52	6	0.000



▪ Reject H02

Variable	Value	DF	Asymp. Sig. (2-sided)
Race	9412.111	4	0.000

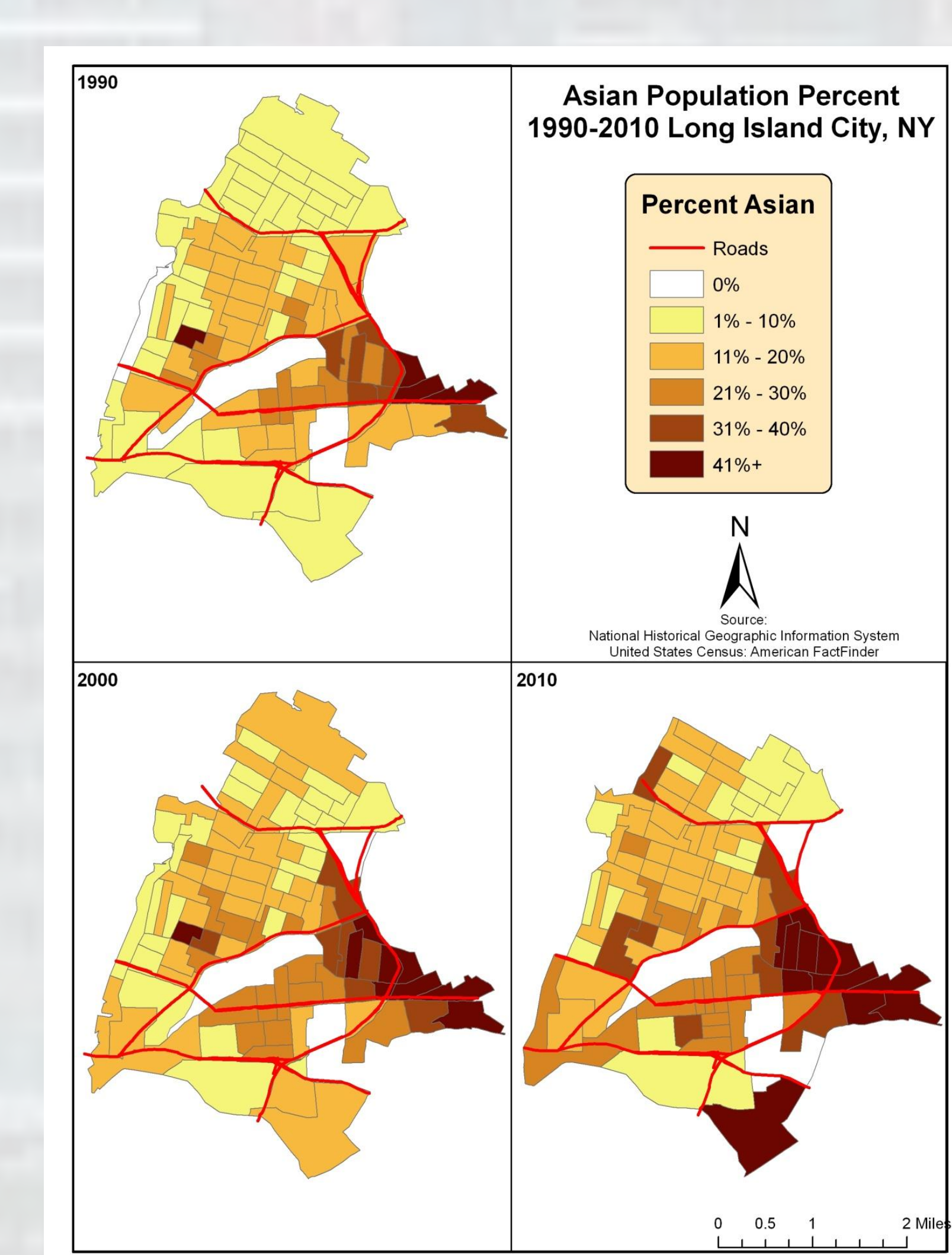
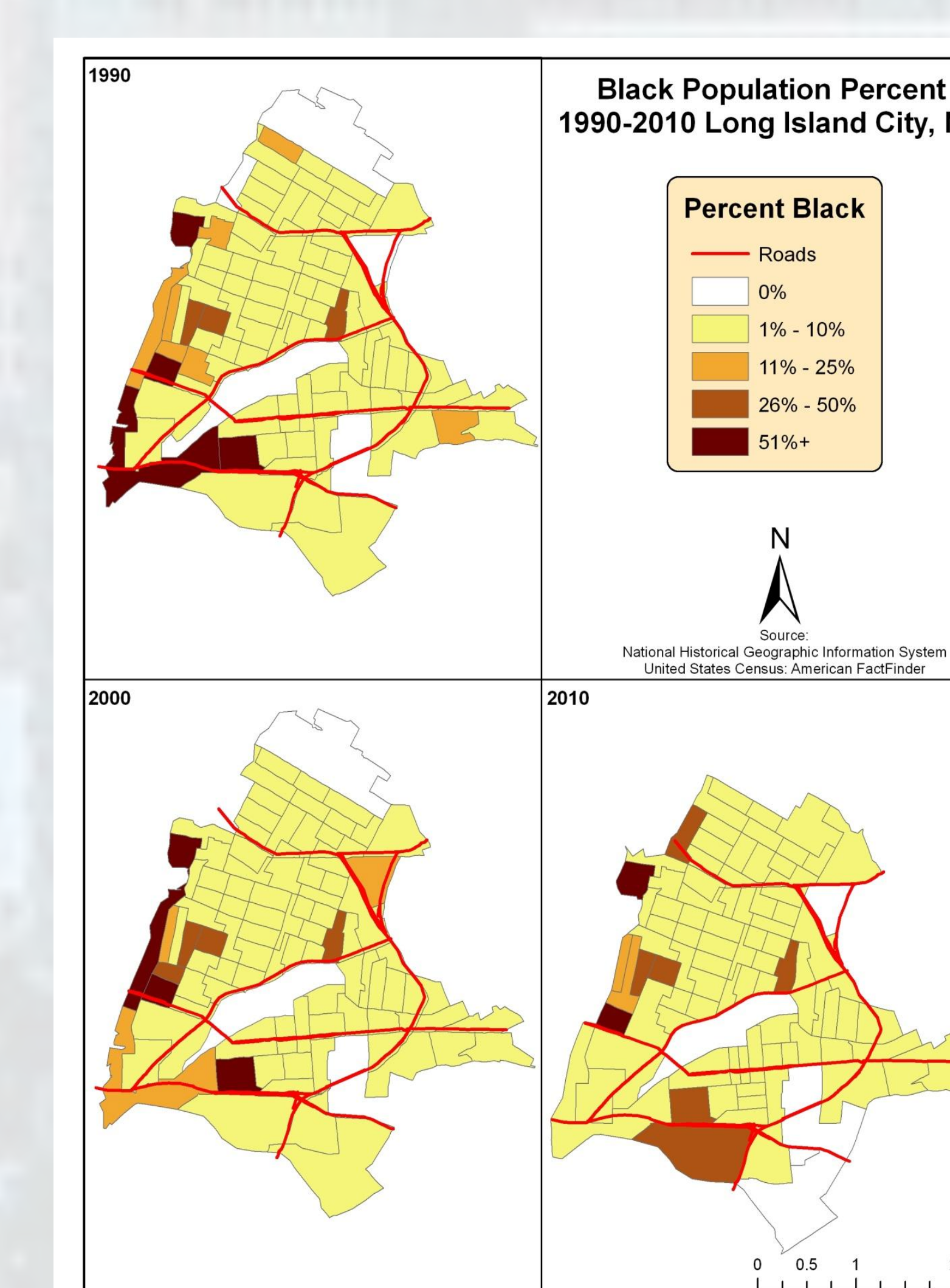
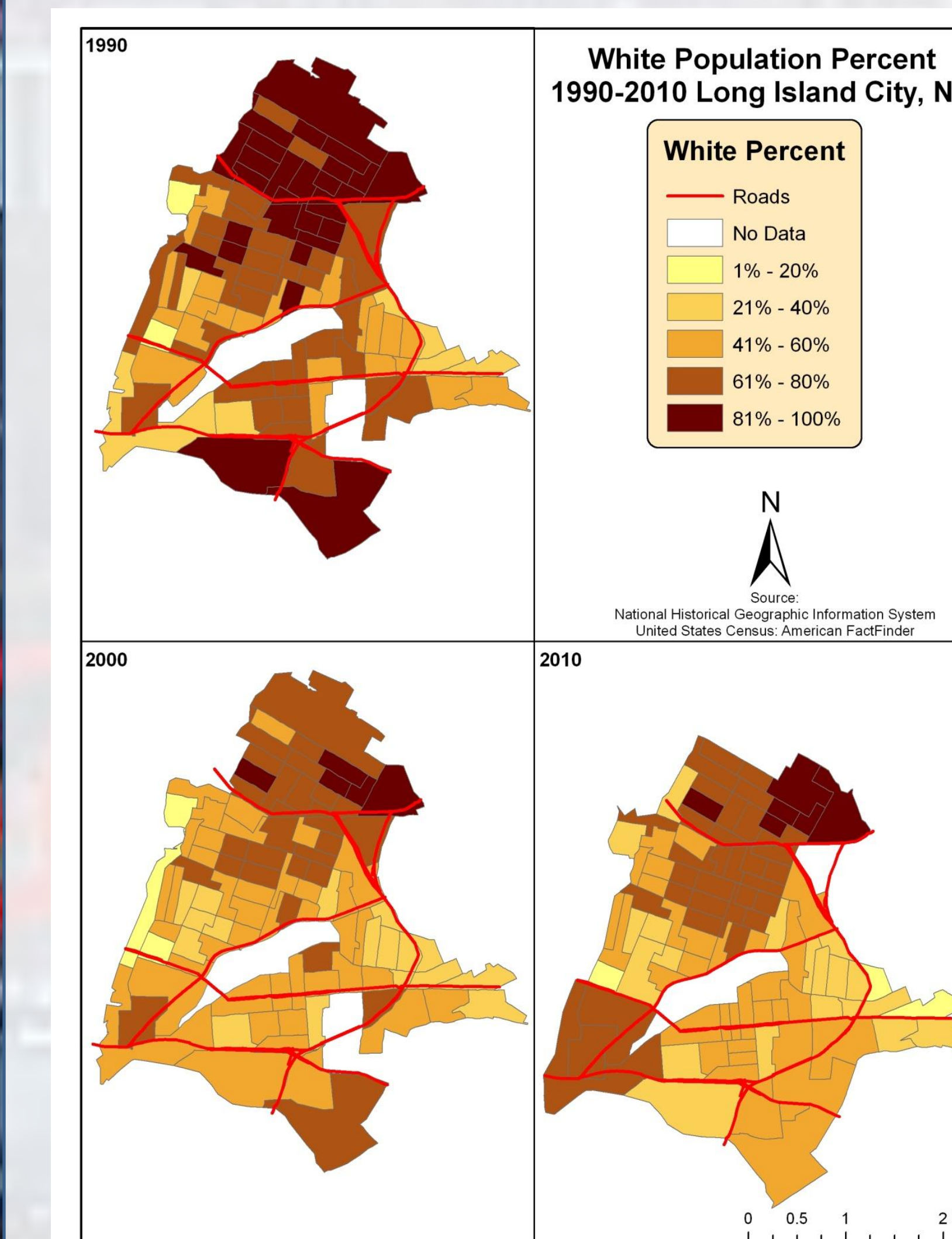


Figure 1: Percentage of Age Cohorts

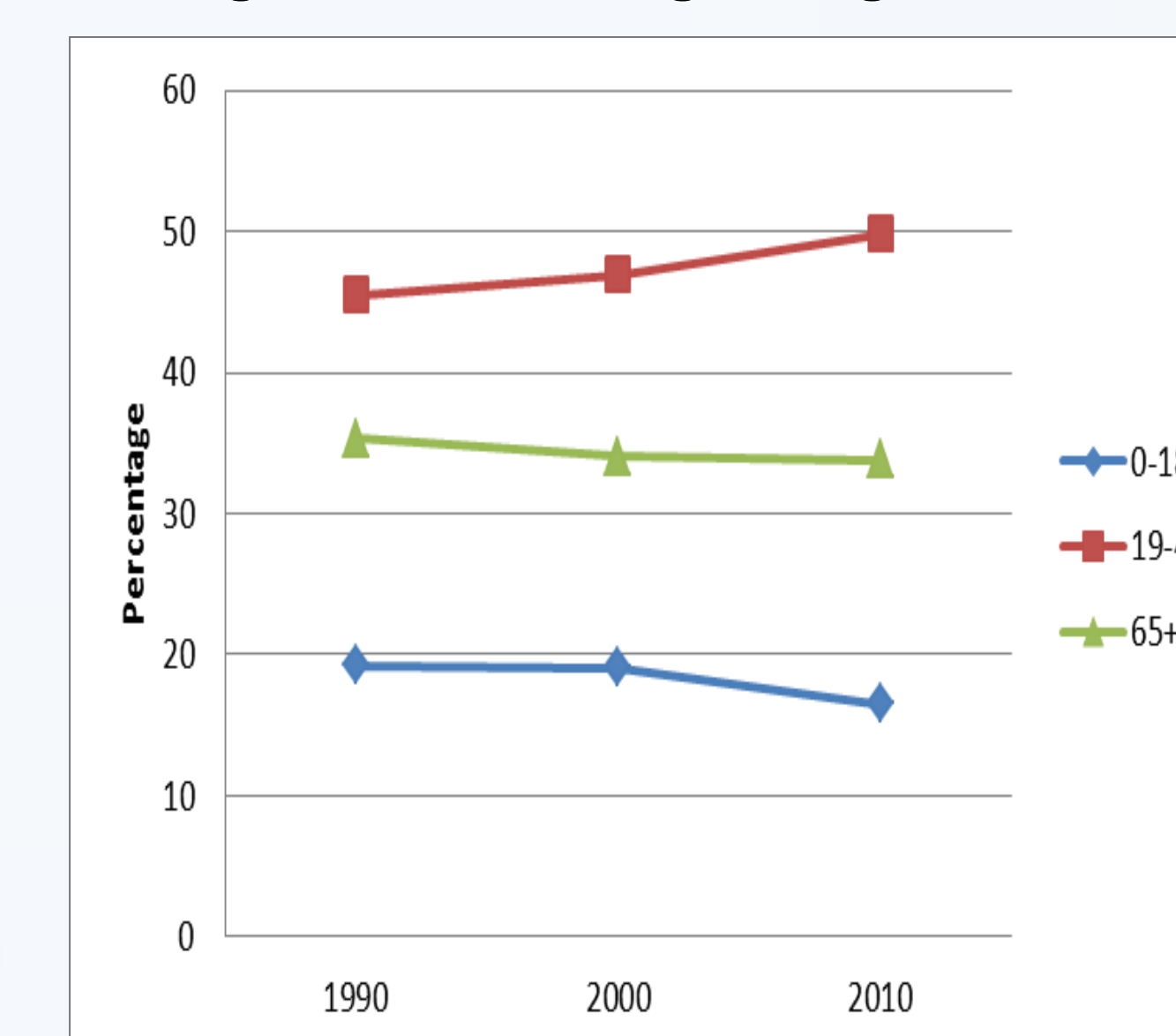


Figure 2: Percentage of Educational Attainment

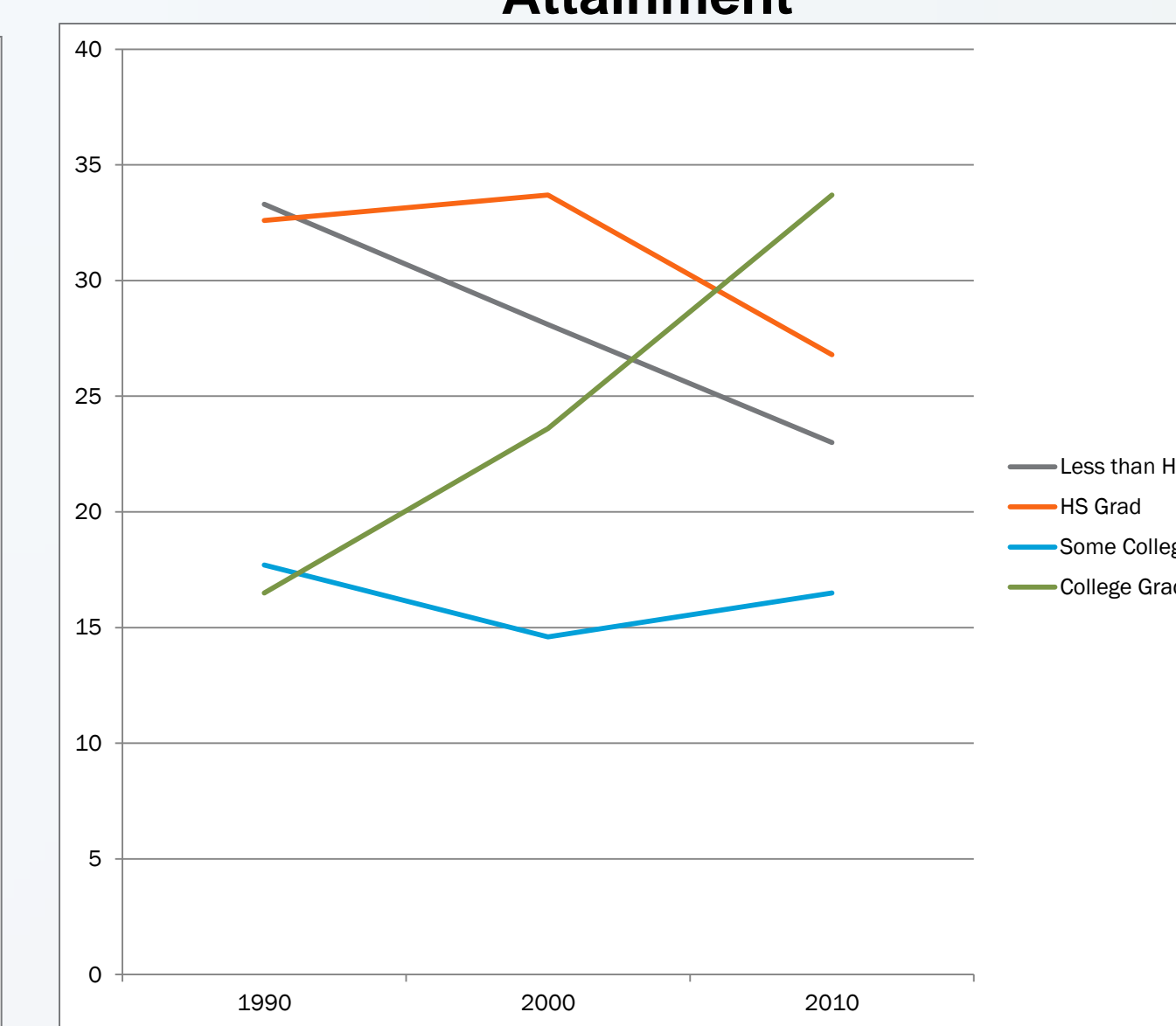


Figure 3: Percentage of Marital Status

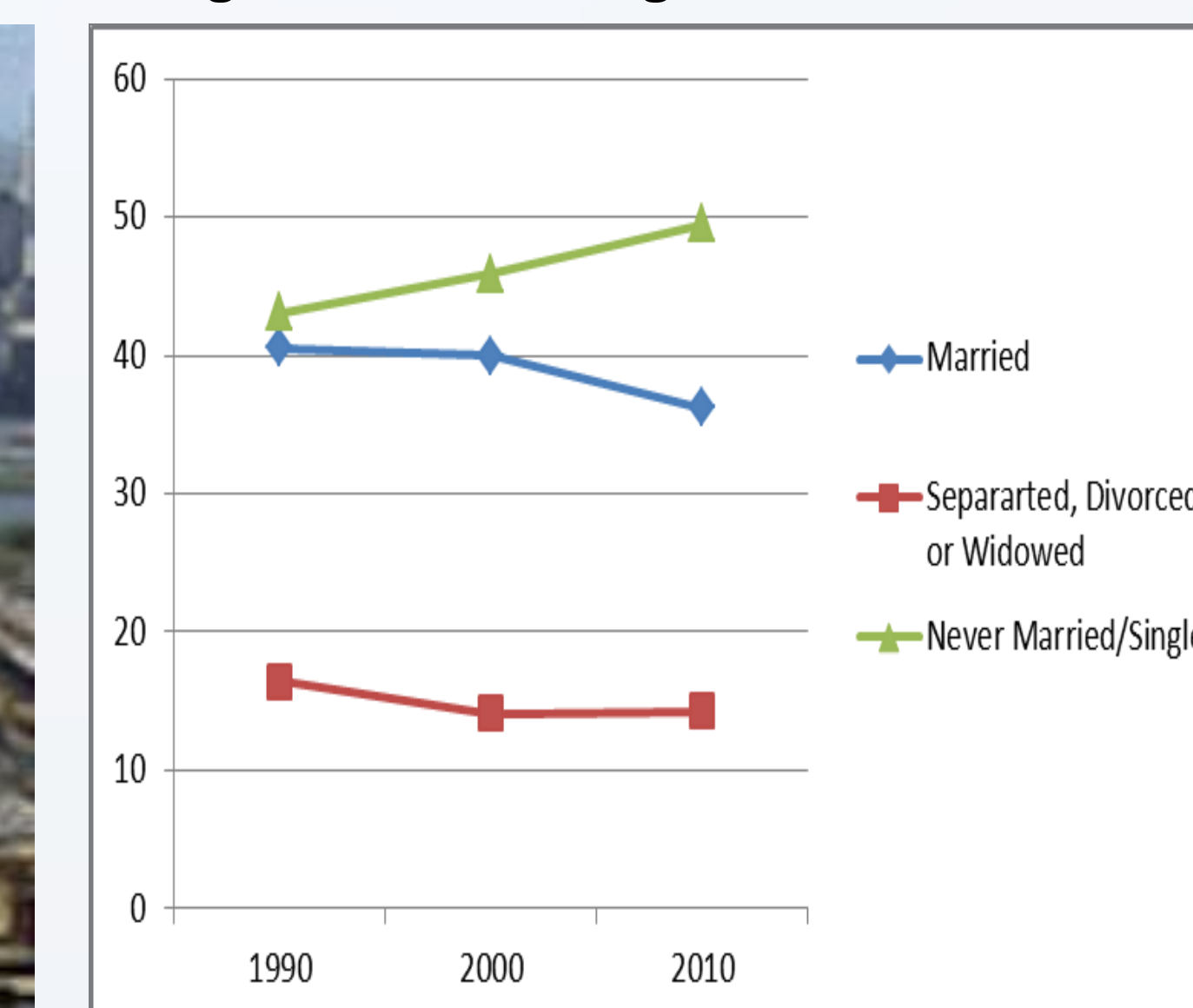


Figure 4: Total Household Income

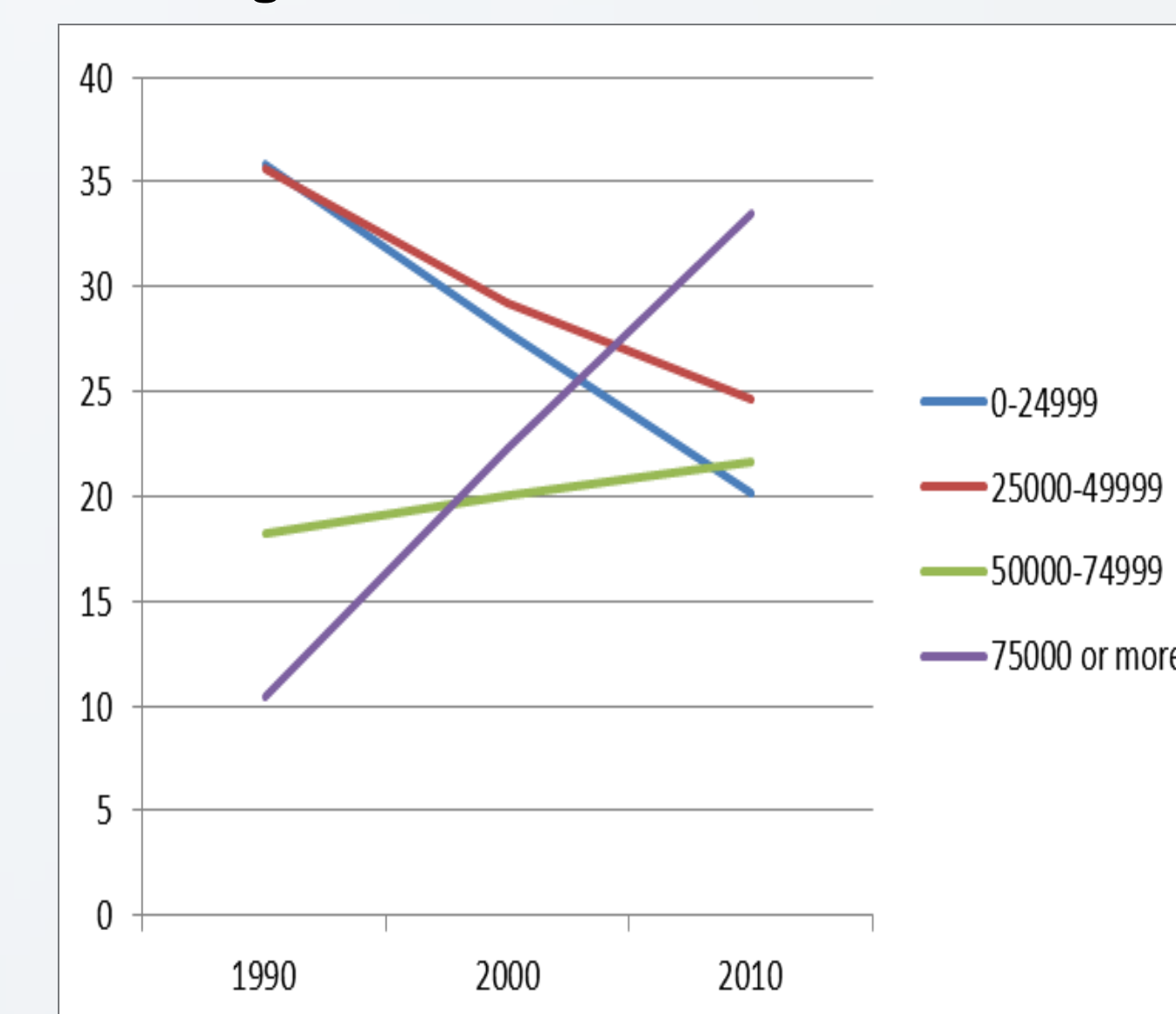
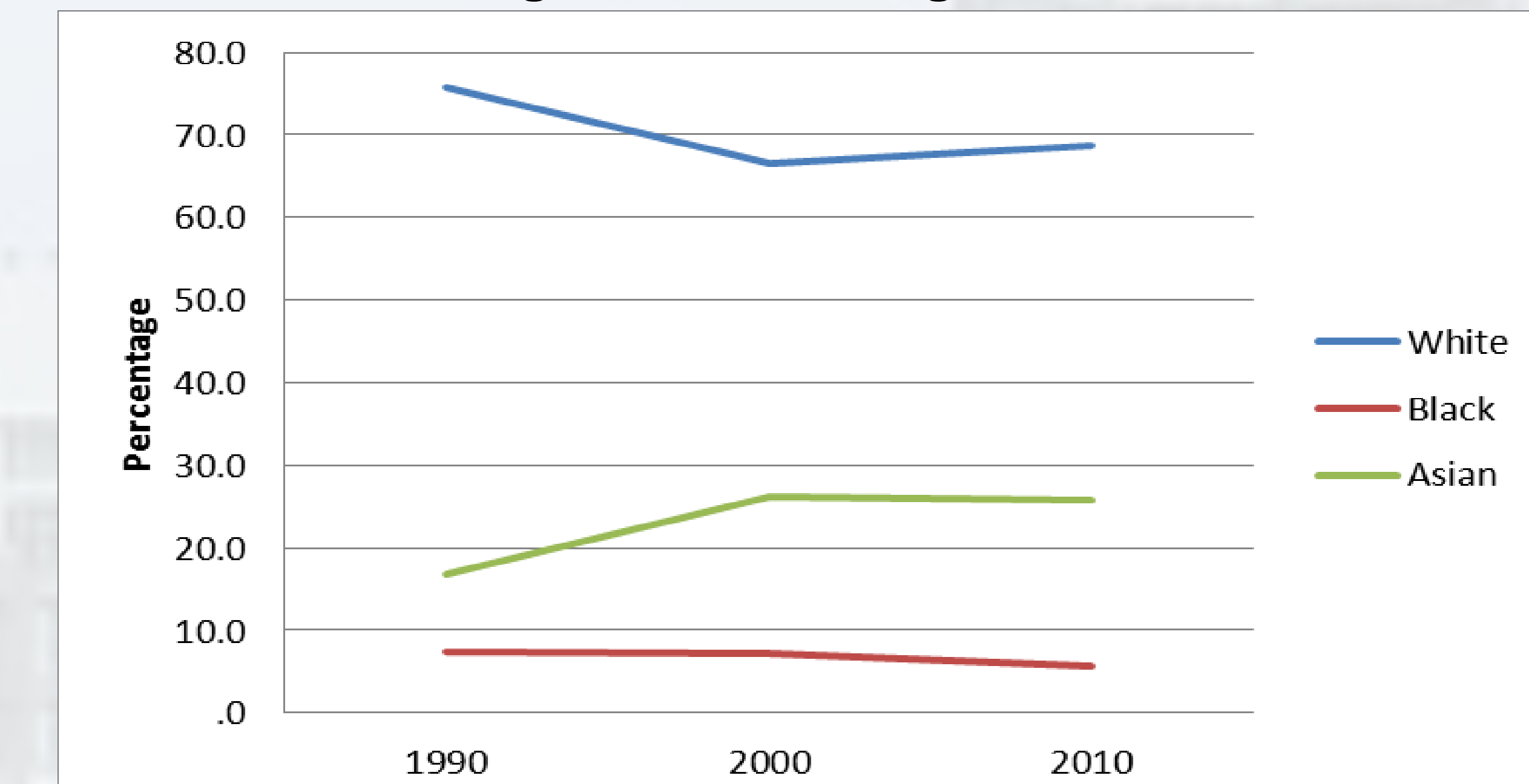


Figure 5: Percentage of Race





Chi Square = 4.412 (df=2, df=3)
Fail to Reject the Ho2: Sig. p=0.11>.01

Fail to Reject the Ho2: Sig. p=0.46>.01
Strength=0.75