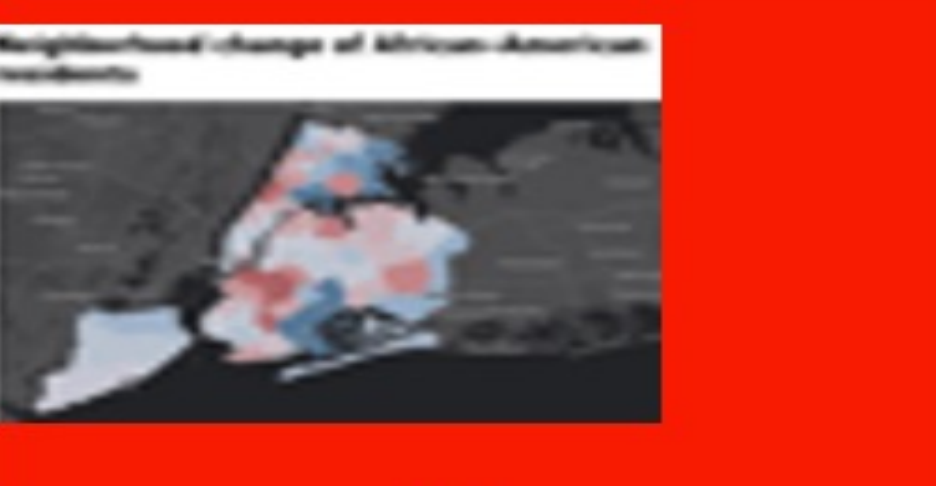


Gentrification and Displacement: Where does it all fit?

Year	1970	1980	1990	2000	2010
Population	2,290,000	2,290,000	2,290,000	2,290,000	2,290,000
Median Family Income	\$12,700	\$18,200	\$24,500	\$34,500	\$44,500
Median Rent	\$60	\$80	\$100	\$120	\$140
Homelessness	100,000	150,000	200,000	250,000	300,000



- Even through three decades, New York City has spent more than 18 billion dollars in order to increase shelters and affordable housing programs. The question still remains, how has the homelessness in New York City still grown? One direct answer is the housing market and lack of rent regulation. New York City rent regulation has failed to reflect the average New York citizen income.
 - Investors have acquired hundreds of rental buildings in low- and moderate-income neighborhoods, with the purchase prices frequently far higher than what the rent rolls would justify. What motivates most of these investors is the prospect of removing the property from rental regulation, enabling them to charge much higher rents. (Association for Housing and Neighborhood Development, 2011; Savitch-Lew and Spittal, 2017). (Cityscape, 357)
- The fact is, all these New York City Mayors failed to even tackle the rise of gentrification; Giuliani and Bloomberg anti-homeless policies included the rezoning. This ultimately affected neighborhood areas such as Greenpoint, Brooklyn and many other gentrified neighborhoods listed below to allow the rise of income. With unregulated rent control, landlords turned their backs on the low-income families and rose the rent amount in order for it to reflect the "modern" changes occurring within said neighborhood.

Neighborhood	Year	Population	Median Income	Median Rent	Homelessness
Greenpoint	1970	100,000	\$10,000	\$50	50,000
Greenpoint	1980	150,000	\$15,000	\$70	75,000
Greenpoint	1990	200,000	\$20,000	\$90	100,000
Greenpoint	2000	250,000	\$25,000	\$110	125,000
Greenpoint	2010	300,000	\$30,000	\$130	150,000

Screenshots from: <https://www.citylab.com/life/2017/05/mapping-the-transformation-of-new-york-city/628330/>
<https://www.dnainfo.com/new-york/2016/05/09/crowns-the-ohio-chase-into-citys-18-most-rivier-neighborhoods/>
<https://www.jstor.org/stable/10.2307/26850684>



- Bloomberg's goals were far-fetched to say the least; his policies wanted to eradicate the chronic homelessness, which Black families made up 92% of that population. The five-year plan wanted to integrate multiple organizations to tackle unemployment, homelessness, and poverty among homeless families. In 2003, the EAU shelter warehouse was subject to close; but it never did.
- Context: He wanted to preserve 100k housing and planned to do massive rezoning; this rezoning caused growth to gentrification in Greenpoint Brooklyn and the neighborhoods surrounding the Barclays center. The rezoning caused an increase of citizens in homeless shelters, going all the way up to 50,000. On top of that, he stripped mass amounts of funding from helpful services such as Section 8 housing; as well as failing to uphold inspections of public housing services after rezoning. Council speakers and organizations such as the Women in Need foundation saw that Bloomberg gutted fundamental funding for specialty shelters such as single mothers after his plan of rezoning. There was a lawsuit pushed by the city council heavily criticizing his new requirements on what qualifies to be homeless. Sadly Bloomberg's idea of protecting the homeless and impoverished marginalized community was sent by disinvestment of NYCHA and check-ups on public buildings. It is a new norm that many NYCHA buildings don't even have heat or water.

<https://www.nytimes.com/2019/11/09/nyregion/bloomberg-new-york-prosperity-inequality.html>
<https://www.nytimes.com/2011/11/29/nyregion/city-council-to-sue-over-strict-homeless-policy.html>
<https://www.nytimes.com/interactive/2018/06/25/nyregion/new-york-city-public-housing-history.html>

The Outcome of Rudy Giuliani's plan

Year	1970	1980	1990	2000	2010
Population	2,290,000	2,290,000	2,290,000	2,290,000	2,290,000
Median Family Income	\$12,700	\$18,200	\$24,500	\$34,500	\$44,500
Median Rent	\$60	\$80	\$100	\$120	\$140
Homelessness	100,000	150,000	200,000	250,000	300,000

What did he do? While Rudy Giuliani focused on butchering butchering housing regulations and focused on rezoning, he caused more luxury homes to be built instead of affordable housing. He also sold many of the properties not finished from the Koch administration to private realtors with incentive to create profit and finish construction. Rudy Giuliani also recreated the EAU shelter warehouse, which was an open spaced warehouse where families had no privacy, thin beds-cots and poor cheap meals. This was the lowest point of New York City and dehumanized what it meant to be homeless in the city. It punished people for being poor. His weak overall targeted and criminalized welfare recipients as well as the homeless, his time as mayor was used to strengthen the NYPD during times of economic recession and caused low income working class POC new Yorkers to become target of law and order. He allowed gentrification where large amounts of homeless resided near times square, and inner neighborhoods of Brooklyn and queens.

<https://www.jstor.org/stable/j.ctt1803akz.9>

Conclusion



Throughout the three decades of administrative rule in New York City, the implementation and execution of curbing anti-homelessness had been poorly executed in actually stopping the rise of poverty among single parent families. From the Koch administration's quote on quote progressive policies, to the wrath of Giuliani's law and order, then to Bloomberg's shameless deregulation of public housing and providing sufficient homes, they all lead to one thing; they never cared to protect the low-income families. These are the native New Yorkers who are the service workers, the faceless people who connect all of us and the five boroughs; all these mayors did was flout big promises and failed to implement and enforce regulation and public assistance to these families. Programs such as NYCHA and its sister program Section 8 were thrown around with inconsistent funding for years, even welfare for needs like food, healthcare, and job training since the '90s have been getting weaker. These administration programs have failed to protect these homes, all because they gave up on the people.

<https://map.displacementart.org/#c10a>

Virtual Great Day Presentation

141 The Trend of Gentrification in Urban Areas in Comparison to the Decline of Homeless Shelters that House Single-Parent Families.

By: Debora Shalom Javier

The Rise of Rudy Giuliani: Homeless Policy in the 1990s



In the time of Rudy Giuliani's power in New York City, he continued Koch's 10 year plan with his own personal twist, his overhaul cut and placed more pressure among the private and non-profit organizations to supply assistance to those needing shelters. Giuliani made it known that his stance was for the police and middle class white New Yorkers; as he entered the 90s his policies showed a lack of protection for the homeless and enforced a zero-tolerance. Establishing poverty and poor people as the blame for a bad economy, by stating that he defunded assisting welfare such as section 8 housing, vouchers and food stamps. Leaving single black mothers a higher chance of becoming poorer.

https://www.ontheissues.org/Celeb/Rudy_Giuliani_Welfare_+_Poverty.htm

What failed?

TABLE 2 Single Female-Headed Families in Poverty (Head Earnings from Head prior to most poor quarter)

Year	1970	1980	1990	2000	2010
Quarta	40	40	40	40	40
Head Earnings	10%	10%	10%	10%	10%
Head Earnings	20%	20%	20%	20%	20%
Head Earnings	30%	30%	30%	30%	30%
Head Earnings	40%	40%	40%	40%	40%

The economy in the mid 1980s had struggled tremendously, causing a slow growth of housing being built. Only around 12k homes had been built around 1983. Along with this the politicizing of raising money created a raise of unequal funding within the state's bureaucratic structures; they didn't expand on the housing programs, but only raised funding on the Municipal Assistance Corporation (MAP) to create housing units, not to provide subsidized housing. On top of that, the MAP had only created affordable housing in regions in lower Manhattan. There was also discussion that building apartments in "bad neighborhoods" wouldn't sell well, highlighting that the message of these houses were not meant for the homeless in these neighborhoods. Along with this, when we've take into account the economic instability, many were not able to pay the costs of the rising rent; Koch's plan may have created homes but failed to actually provide affordable rental apartments.

<https://chpny.org/assets/Koch-1995-SOC-housing-plan.pdf>
<https://www.gothamgazette.com/624-creating-affordable-housing-how-koch-did>

Homelessness: A problem? The New York City Response in the 1980s

The Plan?
 The Koch Administration attempted to fund private organizations to provide homeless shelters to single parent families and make public homeless shelters hospitable and did funding those who were victims of poverty. The humane treatment ultimately called for the federal Carter administration and state authorities to impose temporary regulations.
 "The transition from the Koch to Dinkins administration stopped the welfare hotels by placing more homeless single parent families in permanent public housing, undermining the availability of public housing caused them to forcibly re-open the welfare hotels. By the mid 80s, there had been a 12 year waiting list for permanent housing from 80,000 single women with children. This loss of shutting down shelter hotels had caused more homelessness than intended!" (Thompson, 645)
 Rudy money? "The cost of providing shelters and permanent housing for homeless families was enormous, growing from \$10 million in the early 1980s to \$500 million in 1992. Facing billion-dollar budget deficits, the city reallocated permanent housing resources targeted to non-homeless families to the homeless as a way of preventing the development of costly additional shelter."

- The city did not want to interact with the homeless, but was forced due to the rising economic instability. The public opinion in regions like Harlem, and the Bronx Borough advocated for the growth of homeless shelters due to most of the citizens being those heavily affected by poverty. Mayor Ed Koch "Ten Year Plan" tried tackling the wide abandonment of building and landlord harassment, as well as the declining federal housing subsidies.
- Context: Regions such as Central Harlem and the South Bronx were greatly affected with a wide range of homelessness and the federal implementation of the War on Drugs caused great tension between Black civilians and police officers. On top of that landlords had begun to burn down buildings in order to receive insurance money, as well as the rise of rental prices in order to tackle the lack of public subsidies giving money to landlords. Edward Koch believed his plan of rebuilding thousands of these abandoned and burned down buildings would cause a decline of unemployment. Mayor Koch believed that the federal funding would help support NYC's homeless problem due to President Carter visiting the Bronx. He gave the planned buildings to private, for-profit and nonprofit organizations. While Koch used capital funds, he placed his trust on the New York Housing Authority as well as many smaller organizations to help build housing in South Bronx, Harlem and Central Brooklyn.

https://www.jstor.org/stable/2152088?seq=1&cid=pdf-reference#reference_tab_contents

TABLE 1 Homeless Families Prior to Shelter Intervention

Year	1970	1980	1990	2000	2010
Homeless Families	100,000	150,000	200,000	250,000	300,000
Homeless Families	100,000	150,000	200,000	250,000	300,000
Homeless Families	100,000	150,000	200,000	250,000	300,000
Homeless Families	100,000	150,000	200,000	250,000	300,000

TABLE 1 Single Parents Prior to Shelter Intervention

Year	1970	1980	1990	2000	2010
Single Parents	100,000	150,000	200,000	250,000	300,000
Single Parents	100,000	150,000	200,000	250,000	300,000
Single Parents	100,000	150,000	200,000	250,000	300,000
Single Parents	100,000	150,000	200,000	250,000	300,000

- As the growth of Gentrification becomes more dominant, the native New Yorkers and low-income working class are subjected to succumb to homelessness. Constant policies throughout the 1980s, 90s and early 2000s have constantly been protecting homeless people, often distorting their need for assistance as criminals and dehumanizing them. Black Single mothers are most often the last thought about and the first affected by these policies; the question I ask is, why do these policies keep failing?
 The growth of homelessness and lack of protection of low-income families; especially Black single mothers is due to the lack of restriction on gentrification and protection of homeless services such as temporary housing (shelters), vouchers protecting poor families from losing apartments through the Department of Homelessness and section 8.

- In order to map out the core change that gentrification brings, we must look at the increase of income that arrives within certain neighborhoods that hold predominately Black families. They earn the lowest amount while the rising number of Single Black mothers have been increasing since the 1980s: Indeed, by 1980, 15 years after "The Negro Family," the out-of-wedlock birthrate among blacks had more than doubled, to 56 percent. In the ghetto, that number was considerably higher, as high as 66 percent in New York City." (Hymowitz, 2005)

<https://www.city-journal.org/html/black-family-40-years-lies-12872.html>