Abstract
From 1990 to 2012, the 'perfect storm' of an influx of high-income white homeowners, the displacement of populations of color and change in rental and owner-occupied properties plowed through New York City. Williamsburg, Brooklyn is well known throughout the country for its gentrification. Census data was gathered to observe whether Williamsburg gentrified more so than surrounding New York City neighborhoods. Spatial and statistical analyses of Williamsburg and 31 other neighborhoods and their gentrification showed that Williamsburg has become more gentrified than the other neighborhoods.

Key words: gentrification, Williamsburg, Brooklyn, Queens, Manhattan, NYC, NTA, displacement

Gentrification of NYC
• Improved public safety and resurgence of NYC water front real estate in the 1990s (Lonely Planet, 2015)
• Predominantly high-income White homeowners moved in to the Williamsburg and other NYC neighborhoods
• Lower-income residents, typically minorities, displaced due to the growing cost of living

Methods
• Used variables and methods used by Dr. Lisa Bates in her Portland, Oregon study to identify and measure gentrification
• Analyzed change from 2000 to 2012 for all 32 neighborhoods
• Wilcoxon Signed Rank Test used to test Williamsburg's significance among the 31 other neighborhoods

Results & Conclusions
• All neighborhoods gentrified
• Williamsburg became more gentrified, relative to its surrounding neighborhoods, to a statistically significant degree (Lewandowski, 2015) only in that the population has become more white and had decreases in more rental properties than the other neighborhoods (Lewandowski, 2015)
• Applying Tobler's first Law of Geography, nearly every neighborhood in Brooklyn, Queens, and Manhattan is gentrified, gentrifying, or susceptible to gentrification

Sources

About the Census Data
• Data gathered from:
  - National-level Census (Short-Form)
  - American Community Survey (Long-Form)
  - NYC Census Neighborhood Tabulation Areas (NTAs)
• Variables tested:
  ✓ Race and Ethnicity
  ✓ Tenure
  ✓ Median Income
  ✓ Median House Value

Gentrification in Williamsburg, Brooklyn

Source: NYC.gov