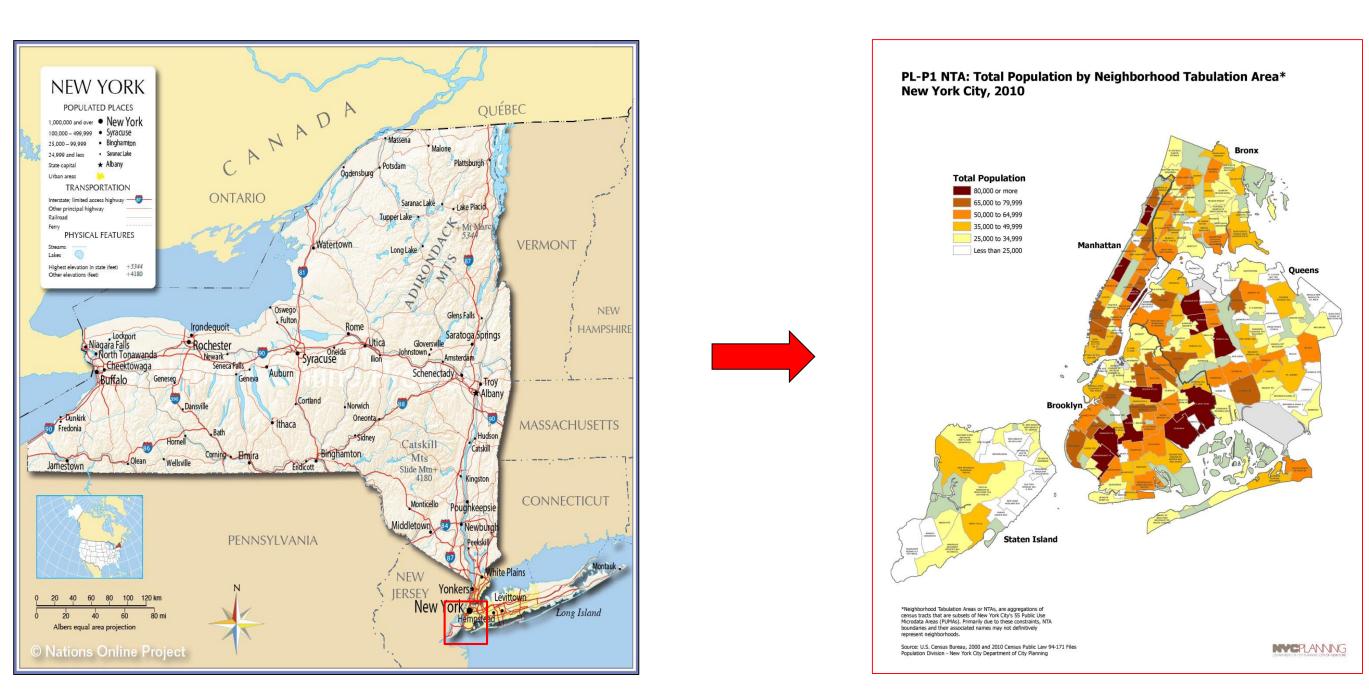# WILLIAMSBURG, BROOKLYN: GENTRIFICATION AT ITS 'BEST' IN NYC

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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

Source: NYC.gov

About the Census Data

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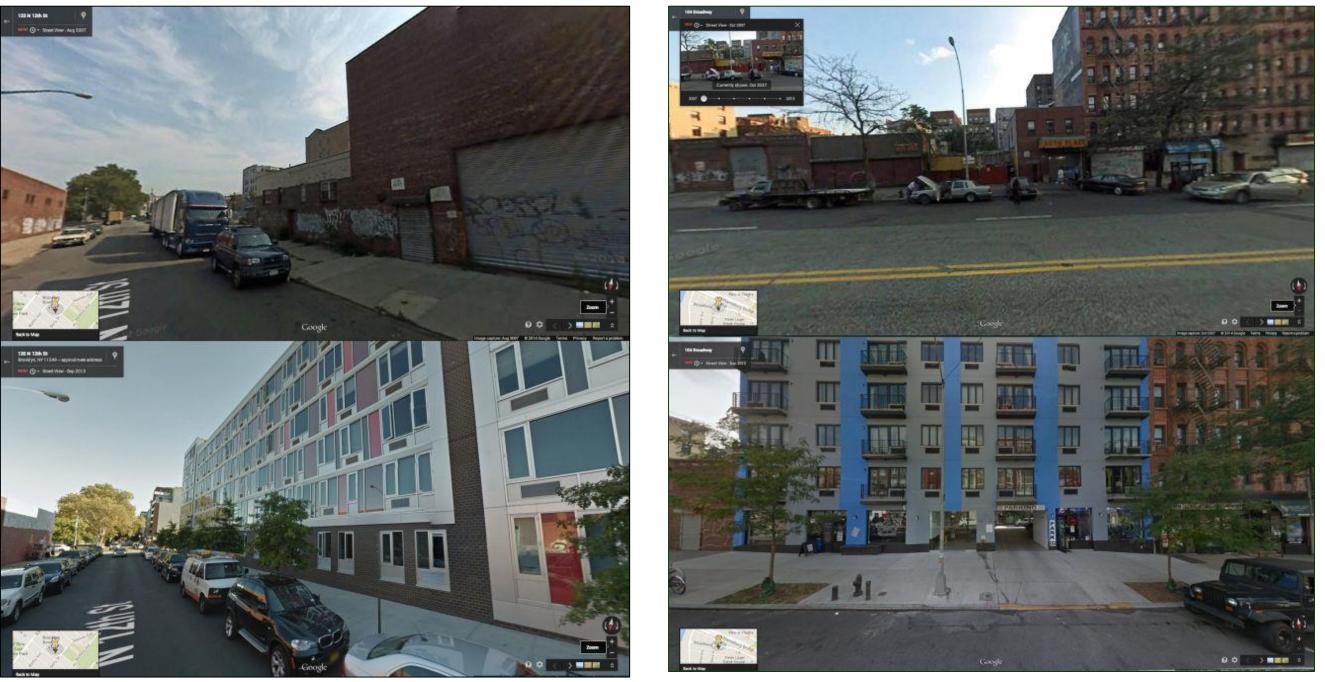- Variables tested:
   ✓ Race and Ethnicity
   ✓ Tenure
   ✓ Median Income
   ✓ Median House Value

Gentrification in Williambsurg, Brooklyn

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 Williambsurg and other NYC neighborhoods
- Lower-income residents, typically minorities, displaced due to the the growing cost of living

Gentrification of Williamsburg, Brooklyn (Feinberg, 2015)

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

Methods

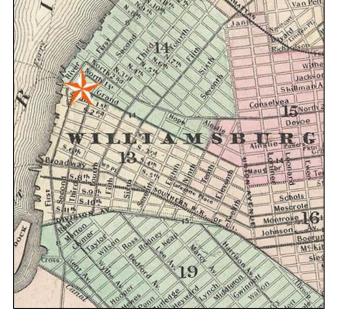| NTA |
| --- |
| Steinway |
| Old Astoria |
| Astoria |
| Queensbridge/Ravenswood/Long Island City |
| Hunters Point/Sunnyside/West Maspeth |
| Woodside |
| Maspeth |
| Middle Village |
| Ridgewood |
| Glendale |
| Greenpoint |
| North Side/South Side |
| Williamsburg |
| East Williamsburg |
| DUMBO/Vinegar Hill/Downtown Brooklyn/Boerum Hill |
| Brooklyn Heights/Cobble Hill |
| Carroll Gardens/Columbia ST/Red Hook |
| Park Slope/Gowanus |
| Sunset Park West |
| Sunset Park East |
| Bay Ridge |
| Bath Beach |
| Battery Park City/Lower Manhattan |
| Chinatown |
| SoHo/TriBeCa/Civic Center/Little Italy |
| Lower East Side |
| East Village |
| West Village |
| Stuyvesant Town/Cooper Village |
| Gramercy |
| Hudson Yards/Chelsea/Flat Iron/Union Square |
| Murray Hill/Kips Bay |

Tests of Normality

	Kolmogorov-Smirnov[a]			Shapiro-Wilk		
	Statistic	Df	Sig.	Statistic	df	Sig.
Median Income change	.166	32	.025	.871	32	.001
Median House Value change	.219	32	.000	.669	32	.000
White pop change	.146	32	.081	.905	32	.009
Pop color change	.082	32	.200[*]	.968	32	.048
Owner Occupied change	.173	32	.016	.929	32	.037
Renter Occupied change	.245	32	.000	.781	32	.000

*. This is a lower bound of the true significance.

a. Lilliefors Significance Correction

- 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

Sources

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