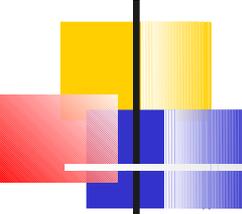


Gentrification: Beyond Displacement

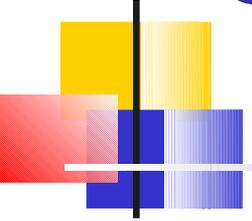
April 1, 2012



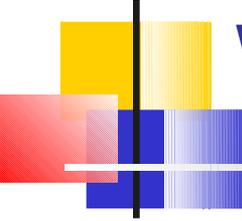
Presentation Outline

- Motivation: Poorer households and persons of color remain in gentrifying neighborhoods
- Methods
- Key Findings
- Summary & Policy Implications

Gentrification and Displacement

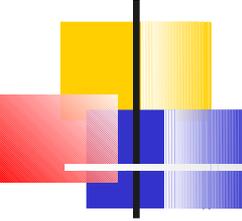


- New York City
 - Lower rates of turnover in gentrifying neighborhoods
- National Study
 - Equivalent rates of turnover
 - Modest rates of displacement



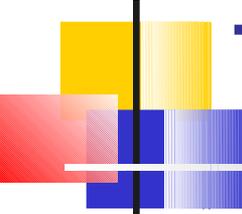
What do the folks say?

- Qualitative Approach
- Semi-structured interviews
- Participant Observation
- Study sites
- Harlem
- Clinton Hill, Brooklyn



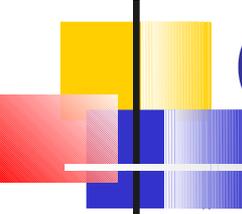
Beyond Displacement

- Ambivalence toward gentrification
- Cynicism
- Conflicts over norms



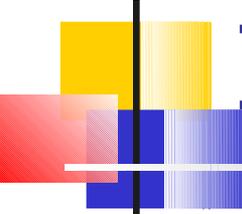
The Good

- Better Services
 - “For example if they weren’t here we would have still had those old supermarkets with their dried out vegetable and spoiled meat- Where in now we don’t have that.” 67 year old Harlem resident
- Homeowners benefited



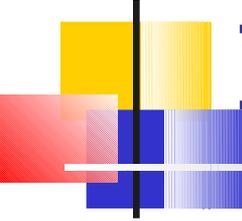
Conflict over Norms

- If we on the corner or stoop with a beer the police is coming. Meanwhile Max's (the restaurant) put a patio out and people is sitting out there drinking wine. But i can't have a beer? -54 year old Harlem resident



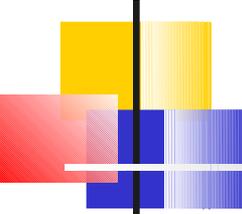
Improvements for “them”

- I mean, you see maybe a more police presence, but that’s for them. That’s not really for the older residents. It sorta is a slap in the face, because you should have been getting that prior to people coming in. 34 year old Harlem resident



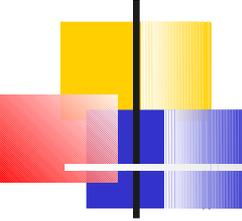
Improvements for “them”

- Lance: Do you have a sense of why they’re trying to clean up the neighborhood now as opposed to in the past?
- Respondent: It’s for the white people. Obviously, I mean it’s not for us. 44 year old Harlem resident



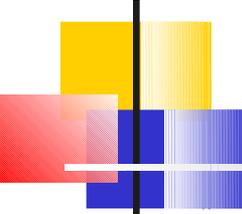
Making Sense of the Story

- “whites=better services” is probably **not** the whole story
- Black middle class
- Community based organizations
- Past and present mistreatment breed cynicism



Neighborhood Effects

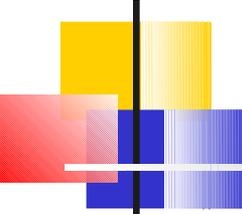
- Theory that neighborhood socioeconomic composition affects life chances
 - Peer Effects
 - Collective Socialization
 - Social Networks
 - Political economy of place



Neighborhood Effects

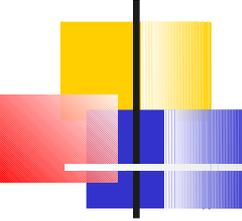
- Peer Effects

- I saw my friend's sister go back to school. So that motivated me to go back.
- Lance: Didn't seeing all the students ever motivate you?
- No. They're strangers. I don't know them. Seeing them doesn't mean anything to me. Lifelong resident of Harlem



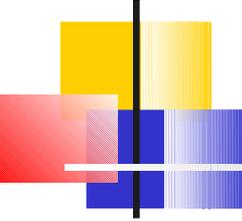
Neighborhood Effects

- Collective Efficacy Socialization
 - Weaker in some instances:
 - I don't say anything. I have not called the police on these cats across the streets who harass me. My impact has been non-impact 'cause I don't want to mess with it, and I don't want to get hurt. I'm not trying to start conversations. 38 year old recent gentrifier



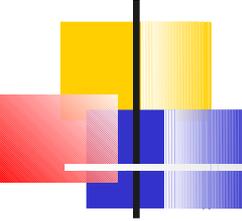
Neighborhood Effects

- Collective Efficacy/Socialization
 - I try to keep the teenagers in line.. Most of them call me aunt Jenny and if I see them doing something wrong I step to them. But I respect them. If they need anything I'm there for them. 50ish Clinton Hill resident



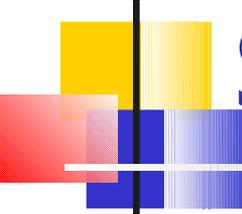
Neighborhood Effects

- To give you an example of how it's changing, there's a group called friends of PS 11 which is a group of parents whose children are not of school age yet who decided to do decided to some fund raising for the school. They were able to raise \$60,000 for a science lab..." resident of Clinton Hill



Neighborhood Effects

- Social Ties
 - Getting by vs. getting ahead
 - The landlord was trying to turn the building to a coop but now following the rules. So I went to the State Office building and got lots of information. I threatened to take him to court. They were like “Uh-oh, she’s starting to do her research.” 32 year old Harlem gentrifier.



Summary

- A double edged-sword
 - Does Gentrification always engender cynicism?
 - Does the race of the gentrifiers matter?
 - How can we minimize conflict?