

Defining Gentrification

Sociologist Ruth Glass coined the term in 1964 to mean the influx of wealthier individuals into cities or neighborhoods who replace working or lower-classes of people already living there.



The Plan

Wealthiest LIVE IN CITIES.

THE CROWNING GLORY OF CIVILIZATION.



MINORITIES MOVE INTO CITIES.

HELLO

GOODBYE



Wealthiest FLEE CITIES TO SUBURBS.

AH, THIS IS BETTER.



Wealthiest MOVE INTO SECOND-RING SUBURBS.

CITIES ARE DEAD. THIS IS BETTER STILL.



MINORITIES MOVE INTO FIRST-RING SUBURBS.

THIS IS BETTER, I GUESS.



Wealthiest MOVE BACK INTO CITIES.

IT WORKED.



THE VAST WHITE RING CONSPIRACY

TOLLS

UNIVERSITY OF CALIFORNIA
EDUCATION FOR US MEN & WOMEN

Indicators of Gentrification

Leading Indicators: Areas Most likely to Experience Gentrification

- ✓ High Rate of Renters
- ✓ Ease of Access to Job Centers
- ✓ High/Increasing population density
- ✓ High Architectural Value
- ✓ Comparatively Low Housing Values



Indicators of Gentrification cont.

Primary Indicators: Strong Signs Gentrification is Occurring

- ✓ Move from Rentals to Home ownership
- ✓ Arrival of Individuals or Households Interested in Urban Amenities/Culture
- ✓ Increase in Businesses Intended for High Income People



GUCCI



Indicators of Gentrification cont.

*Secondary Indicators: Less Strong Signs
Gentrification is Occurring*

- ✓ Change in Racial Composition
- ✓ Change in Occupancy Rate
- ✓ Change in Income of residents



PROS

- Redevelopment or renovation of housing stock
- Revitalization of the tax base
- Increased homeownership rates
- Economic opportunities
- De-concentration of poverty
- Historic preservation

CONS

- Displacement of lower income residents
- Lack of affordable housing
- Decrease in multi-family rental units
- Loss of diversity in neighborhood businesses and residents
- Conversion of residential units to commercial property
- Decrease in social services for lower-income residents

People can't afford the housing that's being built, and the housing is not meant for them. The housing is meant for people who have higher incomes, most of whom are white... not all of them, but most of them.

~Lemon City/Little Haiti Resident

