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## Abstract

The purpose of this research is to find out the effects of gentrification on the affordable housing market for the residents of Brooklyn, NY. I will be researching why there has been a decrease in affordable housing for Brooklyn residents. In my research I will utilize quantitative data and secondary data from my online data collection. From my research I aim to find how gentrification has affected the affordability of housing in Brooklyn, NY.

## Introduction & Research Question

### Introduction

New York City is known as one of the most expensive cities to live in. Beyond the glittering skyscrapers lies an ongoing struggle for its residents to find affordable housing, specifically in Brooklyn. With more residents leaving Manhattan for Brooklyn, it is causing an increase in what used to be an affordable borough for its local residents. As a result of gentrification, neighborhoods in Brooklyn have seen a decrease in the availability of affordable housing.

### Research Question

Why has there been a decrease in affordable housing for Brooklyn residents?

### Hypothesis

There has been a decrease in affordable housing for Brooklyn residents because of the increase in gentrification.

## Research Design & Data Collection

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## Results

**Affordable Housing Decrease** - Overall there has been a decrease in the affordable housing available to Brooklyn, NY residents between 2000-2018 due to the increase of gentrification.

**Low and Moderate Income** - There has been an increase in rent for those who fall into the low- and moderate-income ranges during periods of increased gentrification between 2000-2014.

**Subsidized Housing Units** - Between 2020-2035 there will be a total of 21,511 housing units released from housing programs in Brooklyn, NY in areas affected by gentrification.

Figure 15: Recently Available Rental Units Affordable to Appropriately-Sized Households by Neighborhood Type

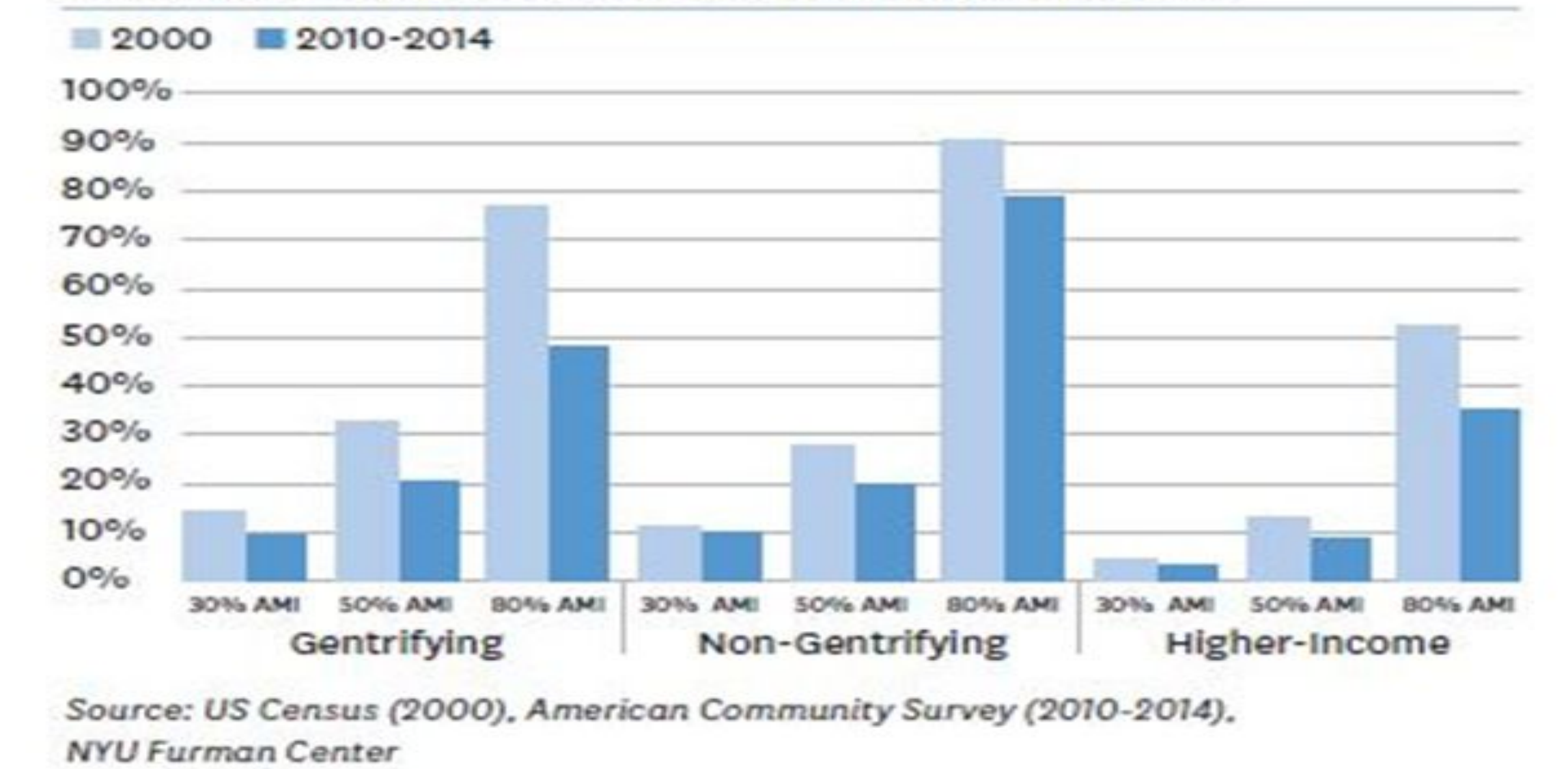


Figure 15. Recently Available Rental Units Affordable to Appropriately-Sized Households by Neighborhood Type

## Discussion

Future research should focus on the specific neighborhoods of Brooklyn that have been the most affected by gentrification and dig deeper to uncover why those neighborhoods over others. Is it because of the location to the city? Do those communities have desirable features that are attracting outsiders?

Additional research should also focus on possible solutions that will increase the amount of affordable housing in neighborhoods affected by gentrification.

## Conclusions

Based on my results I can conclude that there will continue to be a decrease in affordable housing units in Brooklyn, NY in the neighborhoods that have been affected by gentrification.

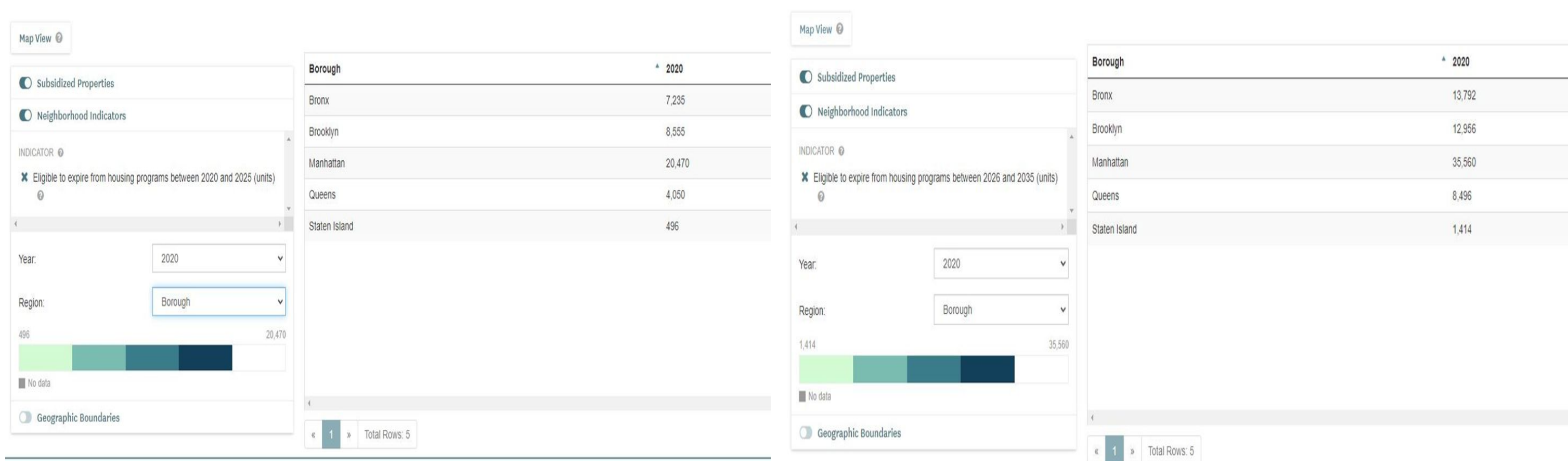


Figure 1. Housing Units Expiring from Housing Programs between 2020-2025

Figure 2. Housing by Units Expiring from Housing Programs between 2026-2035

Table 12. Share of Households Rent Burdened by Neighborhood Type and Household Income

	2000	2005-09	2010-14
<b>Gentrifying</b>			
<b>Extremely and Very Low-Income (&lt;50% AMI)</b>	67.8%	75.9%	75.4%
<b>Low-Income (51-80% AMI)</b>	28.8%	40.8%	49.8%
<b>Moderate-Income (81-120% AMI)</b>	8.5%	18.7%	26.8%
<b>Non-Gentrifying</b>			
<b>Extremely and Very Low-Income (&lt;50% AMI)</b>	73.8%	80.0%	80.1%
<b>Low-Income (51-80% AMI)</b>	29.4%	40.4%	51.7%
<b>Moderate-Income (81-120% AMI)</b>	3.0%	6.8%	9.6%
<b>Higher-Income</b>			
<b>Extremely and Very Low Income (&lt;50% AMI)</b>	75.9%	81.3%	81.6%
<b>Low-Income (51-80% AMI)</b>	49.1%	58.0%	64.8%
<b>Moderate-Income (81-120% AMI)</b>	18.5%	27.5%	32.9%

Sources: US Census (2000), American Community Survey (2005-2009, 2010-2014), NYU Furman Center (ACS PUMS)

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