

Nusrat Aishi

"Chinatown says 'no' to luxury: rezoning group makes renewed call to city for more affordable housing." *Real Estate Weekly*, vol. 58, no. 7, 23 Nov. 2011, p. C4. *Gale General OneFile*, https://link.gale.com/apps/doc/A274874570/ITOF?u=cuny_ccny&sid=ITOF&xid=8e92c593. Accessed 9 Nov. 2020.

The author of this newspaper article informs the reader of how residents in Chinatown feel about the new constructions of luxury buildings in their community. The article makes it clear that the majority of residents are not happy with the new developments that are occurring because it takes away the affordable housing in the community. According to the director of the Chinatown Tenant Union, "We've seen more luxury condos and expensive new businesses displace the residents and small businesses that make up the heart of our community". In addition to highlighting their concerns, the article mentions the new plans the Chinatown community themselves have created in order to combat gentrification. This includes having new developments be "site reviewed" and be at least 60% affordable. Therefore the main objective of this article is to show the response of the community to inclusionary zoning. Thus, this source is helpful because the newspaper provides the Chinatown resident's perspective and allows them to tell their story. It is necessary to know their perspective because they are the ones living in an area that is being gentrified and it is important to know if it is affecting them or not.

"Converting Chinatown: A snapshot of a neighborhood becoming unaffordable and unlivable." *CAAAV*, Dec. 2008, <file:///home/chronos/u-0180d1ed32bd530d172371c87b790ff9589a274d/MyFiles/Downloads/CovertngChinatownReport.pdf>. *PDF file*.

This report was created by the CAAAV (Committee Against Asian American Violence) and discusses the ways people are being displaced in Chinatown. The report says that the increased property value of Chinatown has resulted in many housing violations for low income families. Housing violations include buyouts, refusal to collect rent and renew leases, not making necessary repairs to apartments and summons to court. This is in order to kick out those who live in rent stabilized apartments to change the prices to market rate. In addition, with less affordable housing being created due to new developments being luxury it is hard for low income families to find a place to live. This source is useful to understand why zoning leads to displacement of

Chinatown families. The report also contains valuable statistics to get a good idea on how many Chinatown residents feel the impacts of gentrifications. This will be helpful to compare to the information gathered from the field report.

Kazis, Noah, et al. "Shaping the Next New York: The Promise of Bloomberg's Rezoning." *Streetsblog New York City*, 18 Feb. 2010, nyc.streetsblog.org/2010/02/18/shaping-the-next-new-york-the-promise-of-bloombergs-rezonings/. Accessed 6 Nov. 2020.

Noah Kazi informs the reader about the recent changes NYC neighborhoods and more changes to come from the Bloomberg administration. He provides a brief outline on how neighborhoods are changing, which ones, and why. He explains that Bloomberg's intent was to increase New York City's economy while also making it a sustainable place. This is why neighborhoods near transit areas are being upzoned while other wealthier neighborhoods are being down zoned to preserve their character. The way they are upzoning areas is by implementing a pro-development plan to attract wealthier people to live in these transit areas. To downzone, a limited amount of developments are created. Thus, the purpose of this article is to explain Bloomberg's plan. This article is useful for having the government's perspective of the gentrification of these neighborhoods and what incentives they had to create such changes. It is necessary to have the government's perspectives so there can be an informed understanding of why zoning occurs and expected positives from it.

Li, Bethany Y. "Zoned out: Chinatown and lower east side residents and business owners fight to stay in New York City." *Asian American Policy Review*, vol. 19, 2010, p. 91+. *Gale In Context: U.S. History*, https://link.gale.com/apps/doc/A247634136/GPS?u=cuny_ccny&sid=GPS&xid=6c02f81f. Accessed 10 Nov. 2020.

Bethany Li discusses the impacts of gentrification caused by Bloomberg's rezoning on Chinatown residents. She goes in detail on how Chinatown residents were excluded from zoning discussions from the lack of transparency and accessibility from the local government. In turn, these residents are now facing challenges because of how Bloomberg's plan offers no protections

for the people living in Chinatown. She explains what parts of Bloomberg's plan will hurt the affordability of housing for residents such as the increase in luxury condominiums in exchange for affordable housing. She also briefly goes over how the zoning creates a skewed affordable housing income requirement because of the "inflated area median income". The overall purpose of this article is to inform the readers of how the zoning that took place in 2008 is disproportionately hurting immigrant communities of color that were unable to speak up for themselves and are now going to be displaced because of it. This source provides a good overview on what parts of Bloomberg's will hurt low income Chinatown residents and mentioned many tenant organizations' reactions towards this. It is useful to know specific reasons on why Chinatown is being gentrified and see if residents had control on what occurs in their communities.

My essay will be about the gentrification that occurred in Chinatown after Bloomberg's zoning plan in 2008. My argument is that residents in Chinatown are aware and feel the impacts of gentrification in their neighborhood. The zoning plan, intended to uplift the neighborhood, is actually displacing and hurting the low income residents that have resided in this neighborhood, especially immigrants.

The sources I have gathered show that residents were not part of and are not happy with the zoning decision that occurred in their neighborhood. I have collected evidence from both sides of the argument for the gentrification in Chinatown and when I conduct my field report will see which side is more apparent in the neighborhood. I imagine using the report to compare to tenant surveys that I will conduct and I will interview neighborhood organizations to see if they think gentrification is as big of a deal as it was presented in the newspaper. By interviewing real estate and government officials, we will see if the other side is valid or if they conceded.