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Ups and Downs of Jamaica Queens

Introduction:

As for my final paper, I will be speaking about Jamaica, Queens, the gentrification the changes that comes along. Gentrification does bring a lot of changes, Some of these changes give a positive result to the community and some of them bring a negative upside, and I will be speaking about those topics. For that being those topics would of rent, diversity, transportation, crime and much more. Over the years, Jamaica, Queens has changed over the years which eventually has affected the before, and after math. Living here, almost all my life I have seen the changes around me, also seeing the negative sides, affiliated and also the positive. When meeting new people overtime I hear them speak about Jamaica. And they put it in a way that seems like it's a bad neighborhood but living here I find it in the middle between good and bad. Jamaica is very diverse, very busy and every day. There's something new. The gentrification here has brought a lot of changes that sadly had to happen and some of them didn't but it has affected everything else which

means it has affected transportation traffic the people living in this area. And in this paper, I will be speaking about those topics.

Demographics:

Jamaica Is in the middle of the borough of Queens. Looking at the census from 2020, the total population is 105,394 people living here. 23,808 of those people are under the age of 18. Like I said, before, Jamaica is very diverse and has different races, different ethnicities, and it's just great seeing everyone together in an area. 27.4% of the population here in Jamaica Queens are Hispanic, 32% are black African-American, 27% is Asian, 2.4% or white non-Hispanic, 11.1% is from another race. In this area, there's a lot of buildings and houses. These amount of housing units in this area are 34,339 but only 32,166 are being occupied while the other 2,173 housing units are vacant. Rent has increased from the 2000 with median rent was at 1,190 and now latest in 2021 it went up to \$1590 and that only being for just a studio imagine what the prices could be for a rent of 2 or 3 bedrooms. In this area, there is a lot of schools there are 55 schools, which that includes high school, middle school, daycares and an elementary school. As you walk down the Area of Jamaica you'll see a lot of businesses supermarkets laundromats \$.99 stores, a lot of delis and also you will see a lot of buses and train stops,taxis,cars. There's alot diversity, not only in the people, but also in businesses From the different type of foods, different type of clothing, different type of objects you'll definitely find it here.

My Input:

I have lived here in Jamaica for almost 20 years and I have seen a lot of changes. I live in an apartment building and leading to that over the years. I have seen the rent go up And it's unbelievable how high the rent has gotten. For gentrification we have seen a lot of buildings being constructed. For example, on my block, there is three buildings across from it. There is a church and a school, then behind my building there was four 1 floor houses In over the years, well in the span of two years, they were all taken away and turned into two more buildings And one of them is still being constructed to this day. For the new one that was recently open I looked up how much rent was just for one studio and it went between \$1000 to \$2500. Now where I'm living is a two room apartment and maybe in 2008 The rent was maybe \$700-\$900. So the gentrification has made a big change towards rent. Crime around here is like a roller coaster we do hear about it a lot could be a robbery assault, etc. but it's not as big as in other places, but in some parts of Jamaica are you do have to be aware of your surroundings obviously, you never know what could happen. Going to school we did see a lot of gang affiliation but nothing too serious. There is a lot more people coming into the area, which means more traffic, less parking spots, and more transportation use. As somebody who does take transportation a lot especially on trains we do see a lot of homelessness and where I live a few years back, they did open a shelter to help those in that condition to get some help. The safety in this area has increased, which is really good again to be aware of our surroundings. One thing

I love about this area is how diverse it is and also to nature wise because we have a park around the corner but then it's literally surrounded by buildings. In many restaurants and businesses open, stay open for two years three years and unfortunately they have to close and move but also, I have seen other businesses grow and having to move to a bigger space to develop their business even more. Those businesses would be barbershops, nail salons, fruit markets, delis, etc.

Gentrification:

Back then Jamaica was known for having family owned businesses. Also many restaurants from many places, and also homes, but recently over the years there was more and more buildings, and also Big brand companies where they not be like. H&M, Jimmy Jazz, Targert, Shake Shack, Chipotle, Starbucks. Seeing these corporations brought such a change to Jamaica, because we didn't have that before hand. When it comes to gentrification of buildings, and my apartment building went under this landlord of luxury apartments, which is called Zara Realty. This building corporation has been in an out due to it does by a lot of buildings, but has a lot of defaults because it doesn't value the tenants and the rent is extremely high. As someone who lives in one of these apartment buildings, I say that it's true, because the landlords don't meet the listen of the tenants And we have to play by their books and pay by every deadline, etc. With all the gentrification, it does bring a lot of changes to lower come statuses due to that it's difficult working one job paying the rent, paying light and food, if you have a car, paying the car insurance, etc. Another major studies that has been modified is the use of paying

with your phone and less of cash and credit cards and even though it is a worldwide change, it's truly has affected this area. Even though the people in this area I've tried to stimulate the densification we see so many things trying to be done and so many people trying their best to live a long. For example, we see more vendors on the street either with food or personal merchandise. On transportation, we see dancers, putting on shows in maxing for money and we see that they explain the reason why on top of that I have seen women with their babies selling candy bars or fruit just to get a little bit more money. So it truly does affect the people who live there.

Crime:

When it comes to crime in Jamaica Queens, we have seen a decrease in looking at the Compstat From the police department and the precinct of 103rd we have seen the differences from 1990 to 2023. From a historical Perspective in 1990 there were 7660 crimes than looking at the year of 2022 it decreased to 2481. Back in 1990, G.L.A, Grand larceny Auto had the highest with 1,889 and that has decreased to 212 G.L.A offenses committed in 2022. Now the category with the highest offenses is Gr Larceny which had 601 offences. Now I look at this year even though we are only in the month of May and the highest offense right now is Felony assault.. Like there has been many changes, especially now I see police cops everywhere whether that be standing at a corner in the train stations on the train, several cop, cars, and even some on foot. It's much more safer and more attentiveness to the neighborhood no matter the time. From living here I have seen a lot of action when it comes to individuals and the cops, whether that be stealing,

fights and drug use. Just looking at a crime map from January of 2023 to March of 2023 there has been 173 crimes but those aren't to major crimes. As you walked on the big change companies that are found on Jamaica Avenue we see that the merchandise either have to get checked by a sales associate, Or either the merchandise is locked away due to the stealing. In certain places, you have to show a receipt and show you have bought even if it's two things. If marijuana has been legalized in the state of New York, and now we see more of it especially in this area. Before that was such a big stimulation, because there was more crime action that involves marijuana. Again, somethings are overlooked some things I brought up to the spotlight, depending on the offense, but of course it's reasonable. So many things have changed which affect another, so having a cause of one affects another.

Conclusion:

To conclude, Jamaica Queens has Developed a change that hasn't impacted the area in both a positive and negative way end. It has made significant changes to the community. Yes, the city has helped with safety having police more out on the streets, and in the neighborhood. Also with accommodations to help out those in need, also having many schools but on the contrary, it has made it a little bit difficult I'm having close down many houses and businesses To be able to construct buildings which brings the flow in of people which also brings the float in of cars, which creates more traffic more transportation use the increase in population. Jamaica is diverse in many ways. This community has different types of food, race, ethnicity, and we have a lot of support from

one another even going through hard times. The Crime has decreased in a big majority which is good. Jamaica has changed over time and as the future comes, it will change even more with more buildings more businesses, more big chain, restaurants, and businesses, more transportation, whether that is being buses, trains.

Citations:

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