
AP Human Geography

Sample Student Responses and Scoring Commentary

Inside:

Free Response Question 2

- Scoring Guideline**
- Student Samples**
- Scoring Commentary**

AP[®] HUMAN GEOGRAPHY 2018 SCORING GUIDELINES

Question 2

6 points: (2 + 2 + 2)

A. Explain TWO ways gentrification may positively impact neighborhoods. 2 points

- A1. Increasing property values or as properties are renovated they rise in value.
- A2. Increasing tax base; as properties are renovated they are reappraised for higher property tax values.
- A3. Stimulating new businesses and/or investment. New businesses are attracted to the area due to increased incomes of new residents and/or increased tourism.
- A4. New employment either in construction (short term) or in the new businesses that open (longer term).
- A5. Changing cultural landscape as a result of restoration efforts, aesthetic improvement of older or decaying structures, neighborhood rehabilitation, or historical preservation of structures or neighborhoods.
- A6. Improvement in business services and consumer, resident, or visitor amenities (e.g. young, diverse, “cool city” factor).
- A7. Improvement in public infrastructure, e.g., new sidewalks, repaved roads, community centers, parks, upgrading of utilities.

B. Explain TWO ways gentrification may negatively impact neighborhoods. 2 points

- B1. Displacement due to rising property values and rents; impacting less affluent, elderly, or marginalized groups.
- B2. Changing cultural landscape as modern or contemporary buildings take the place of traditional or historic architecture.
- B3. Increased social tension due to changes in neighborhood characteristics, diversity, and opportunities.
- B4. Displacement may lead to increased homelessness.
- B5. Decrease in the number of homes available for rent that could impact low-income residents.
- B6. Changing businesses as small, locally-owned businesses are replaced with national or global chains, franchises or companies with prohibitively expensive goods and services.
- B7. Shift in dwelling use from residential to commercial, or change in the type of available housing units, going from multifamily structures to single-family structures; or single-family structures to condominiums.

C. Identify and explain one way city governments may reduce the negative impacts of gentrification. 2 points (1 identification + 1 explanation)

Identification	Explanation
C1. Affordable housing programs	a. Policies to ensure affordable housing (e.g., rent control, public housing developments) or require developers to add affordable housing units
	b. Rent subsidies, tax credits, or reduced property taxes for longtime residents that allow them to stay in the neighborhood
	c. Establishing low-cost or charitable group home renovation programs
C2. Historical preservation laws	a. Purchase of development rights for buildings or homes from low-income residents, or enlist non-profit organizations to purchase, manage, or preserve buildings or homes of low-income residents
	b. Enforcing historical preservation laws to maintain the architectural character of the neighborhood
C3. Urban planning or zoning	a. Ensuring planning involves participation of entire community, transparency in the planning process, planners work with elderly and low-income residents
	b. Development of community services or retailing for lower-income residents such as food stores, medical services, housing, training, and jobs programs

ANSWER PAGE FOR QUESTION 2

A) One way that gentrification may positively impact neighborhoods is by improving the infrastructure and buildings in the neighborhood. When a neighborhood is undergoing gentrification, people of middle to high income move into rundown, poorer neighborhoods and fix up the housing and other buildings in the area. Old, run down building will either be renovated or replaced with new ones. This makes the neighborhood's overall appearance and infrastructure better.

Another way gentrification may positively impact neighborhoods is by boosting the local economy. Better housing and buildings attract businesses. This leads to the commercialization of the area and will generate a lot of income for the local economy. New businesses will open up, older ones will be revitalized and a lot of money will be generated as people start to buying things more and more.

B) One way that gentrification may negatively impact neighborhoods is by forcing out the original tenants. Before gentrification occurs the neighborhood is mostly composed of people of lower income. After gentrification, property rates will increase along with housing rates. Now the original tenants with a lower income will no longer be able to afford to live there and will have to move out.

GO ON TO THE NEXT PAGE.

ADDITIONAL ANSWER PAGE FOR QUESTION 2

Another way gentrification may negatively impact neighborhoods is by loss of historical aspects and buildings. In the process of renovating the neighborhood, older buildings with historical importance may be torn down to be replaced with newer buildings. This may lead to placelessness since the neighborhood is losing part of its uniqueness and identity.

c) One way city governments may reduce the negative impacts of gentrification is by regulating housing rates or building more affordable housing in the area. If more affordable housing is built, the people who can no longer afford to live in the gentrified neighborhood will have affordable housing that is also in proximity to where they used to live. The close proximity may help to make sure the people who are forced to relocate will not have trouble commuting to work or carrying out their daily activities. Also affordable housing built by the city government will follow safety regulations better than the housing the people who are forced out may have to live in.

GO ON TO THE NEXT PAGE.

ANSWER PAGE FOR QUESTION 2

A. Gentrification is the process of revitalizing an old neighborhood. One way this can be a positive thing is that it attracts wealthier people, and therefore attracts for businesses and services. This can increase profits for certain businesses, allowing them to stay in business and increase supply of their product. Another positive impact of gentrification, is that it allows access to certain goods that people might not have otherwise had. For example, as a result of gentrification a Whole Foods opened in East Harlem, which had previously been classified as a food desert.

B. Gentrification can also negatively impact neighborhoods. One way this can be a negative thing is that property taxes go up, as a result of the increase of a wealthier population, and existing citizens are forced to relocate. Because, people already living there cannot afford to pay higher rent ^{or} even higher costs of transportation or necessities, they are forced to move. Another negative impact of gentrification is that the existing culture and specific feeling of a city is lost. As a city's population is forced to migrate the small businesses that are local to the area are replaced with bigger corporations, because of economic issues, the people of the area are forced to move, and they take their culture with them.

C. One way that city governments can reduce the negative impacts of gentrification is to put in place, rent control. Governments can pass a law to put in place an effective price ceiling, so that land lords and businesses cannot increase rent and drive the existing population out. This can also allow people to save more money to pay for the increase of big corporations, who place a higher cost on their products.

GO ON TO THE NEXT PAGE.

A. One positive impact gentrification may have on neighborhoods is by tearing down the old and run-down buildings, they can build new ones designed to enable more living and working space for people. Another positive impact is gentrification may greatly beautify a city, making it more appealing to both visitors and businesses alike. An aesthetically pleasing and more eco-friendly building is much more attracting than an old one.

B. A negative impact that gentrification may bring is that it takes away homes from the lower-middle income residents that once lived in it. The cost to live in the new apartment building would be significantly higher than what it was and the old residents would have to find a new home. Another negative impact is that the gentrification may deplete the city of its old historically significant buildings and strip away a city's character. The process of reconstruction will also greatly disturb nearby residents and businesses.

C. City governments should give the residents at least a three month notice about the gentrification process, this way the residents have a sufficient amount of time to find a new home and relocate.

AP[®] HUMAN GEOGRAPHY

2018 SCORING COMMENTARY

Question 2

Overview

Unit VII., Cities and Urban Land Use, has students learn about a host of urban issues, including gentrification. Students are expected to “[e]valuate problems and solutions associated with growth and decline within urban areas,” specifically, they need to know the “economic and social problems of [changing communities including] ... gentrification.” Students need to “evaluate the infrastructure of cities” and understand that the “economic development ... [of a community is] dependent upon the location and quality of infrastructure.” Gentrification is centrally about renovating aging buildings, improving neighborhood infrastructure, and a changing demographic composition of cities.

Students were expected to show geographic skills by being able to (1) explain the positive and negative components of gentrification for a neighborhood and the various demographic groups within a neighborhood (parts A and B) and (2) devise possible solutions that city governments could implement to alleviate some of the difficulties confronting a gentrifying neighborhood (part C).

Sample: 2A

Score: 6

In part A the response earned 1 point for correctly explaining a positive impact of gentrification on neighborhoods is that high-income people move in and renovate older houses and buildings making the area more attractive as well as improving infrastructure. The response earned an additional point in part A for correctly explaining that “[b]etter housing and buildings attract businesses [*sic*]. This leads to the commercialization of the area and will generate a lot of income for the local economy.”

In part B the response earned 1 point for correctly explaining that a negative impact of gentrification on neighborhoods is that “property rates will increase along with housing rates” causing lower-income residents to move out because “tenents [*sic*] with a lower income will no longer be able to afford to live there.” The response earned an additional 1 point in part B by correctly explaining that “[i]n the process of renovating the neighborhood, older building [*sic*] with historical importance may be torn down to be replaced with newer buildings.”

In part C the response earned 2 points by correctly identifying that city governments could reduce the negative impacts of gentrification by regulating housing rates or building more affordable housing in the area” and explaining that “[i]f more affordable housing is built, the people who can no longer afford to live in the gentrified neighborhood will have affordable housing that is also in proximity to where they used to live.”

Sample: 2B

Score: 5

In part A the response earned 1 point by correctly explaining a positive impact of gentrification on neighborhoods is that “it attracts wealthier people, and therefor [*sic*] attracts for businesses and services. This can increase profits for certain businesses.” The response did not earn an additional point in part A, as the explanation continues the observation regarding businesses.

In part B the response earned 1 point for correctly explaining a negative impact of gentrification on neighborhoods related to an increase in property taxes by stating that as “property taxes go up, as a result of the increase of a wealthier population, and existing citizens are forced to relocate.” The response earned an

AP[®] HUMAN GEOGRAPHY

2018 SCORING COMMENTARY

Question 2 (continued)

additional 1 point in part B for stating that “the existing culture and specific feeling of a city is lost” and explaining “[a]s a city’s population is forced to migrate the small businesses that are local to the area are replaced with bigger corporation [*sic*] ... the people of the area are forced to move, and they take their culture with them.”

In part C the response earned 2 points for correctly identifying affordable housing programs that can include rent control or “an effective price ceiling” and explaining that with rent controls “land lords and businesses cannot increase rent and drive the existing population out.”

Sample: 2C

Score: 3

In part A the response earned 1 point for correctly explaining a positive impact of gentrification on neighborhoods is that older buildings can be torn down and replaced with aesthetically pleasing and ecofriendly buildings. The response did not earn an additional point in part A, as the statements are a continuation of the idea of a changing cultural landscape as a result of restoration efforts.

In part B the response earned 1 point for correctly explaining that a negative impact of gentrification on neighborhoods is that “it takes away homes from the lower-middle income residents that once lived in it. The cost to live in the new apartment [*sic*] building would be significantly [*sic*] higher than what it was and the old residents would have to find a new home.” The response earned an additional 1 point in part B by correctly explaining another negative impact of gentrification on neighborhoods is that historical buildings may be lost, which can take away some of the character of the cultural landscape.

In part C the response did not earn any points, as the explanation given is about giving residents advance notice of gentrification so that they could find a new place to live. This is not an acceptable response regarding the reduction of negative impacts of gentrification, as it is, in of itself, a negative impact.