The Rezoning plans implemented by The City Planning Ccommission is causing displacement and are racist.  The market rate housing units that were built due to the rezoning out-prices the current residents who are predominantly minorities.  Though Mrs.Been, and others, argue that a majority of housing targets low income earners of New York, they fail to point out that the income data includes residents of Nassau and Westchester county, which are some of the wealthiest counties in America and both considerably whiter than up zoned areas.   These bloated income averages allow for "low-income" housing to be built that is out of the price range for the average low income city resident which tend to be of a minority group.  The rezoning also displaces local businesses and residents due to rent hikes. Small ethnic stores and street vendors are replaced by corporate chains and rich whites who are able to pay the increased rent.  Racism underlies this transition because The City Planning Commission views this as a sign of progress.  The idea that a community was stagnant with  black and Latino residents and small businesses and is now progressing when inhabited by whites and cooperations owned by whites is clearly and overtly racist.  Furthermore, the majority of up zoned areas were inhabited by minorities and in these rezoning procedures, the city never mentioned the historic racial backgrounds of said areas.  They also failed to designate sites that were important to the civil rights movement as historic landmarks thereby allowing them to be developed.