

Sonali

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Is the term white flight racist?

In some cases, yes it is. To automatically assume that property values are going to go down because a few black families moved in, crime is going to go up because of said reason or the black families are ghetto is insane. Sales prices affect home values, not who moves into a neighborhood. If your neighbor sells his home at a discount because he's in a hurry to move for a better job, that will lower your homes value. That's it. If black families can afford to move into your \$250k neighborhood, it's pretty safe to say they aren't ghetto, and probably share the same middle class American values as you do. You'll probably find that they're pretty much like you, and they moved away to get away from the high crime areas as well. When you consider China Town/little Italy etc. Those communities were built out of necessity. In the late 1800s and early 1900s when we had a large influx of immigrants coming into the country, they most often didn't speak English and weren't readily accepted into mainstream society. So they built their own communities in order to survive. San Francisco and New York. have communities like that because they were the gateway into the United States for all immigrants and they built their communities right there. This whole idea that people prefer to live around their own kind destroys the notion of America being a melting pot. When you fix a pot of beans and rice, you don't see the rice on one side of the pot, the beans on the other, and the turkey leg claiming the middle. Everything gets mixed together, because that's what happens in a melting pot.