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Date

Title of Speech

Opening statements:

Open with how New York City has seen a drastic increase of the number of people that have left the city, highlighting how the living situation, specifically the renting situation, has become very draining and limited for the general population. Discuss how not only are the remaining property prices/rents have increased, but there's also not enough available properties for the populace as discussed in later parts. Highlight the key factors causing this such as foreign investors hoarding properties, government policies halting new developments, government tax increases plus wage stagnations lowering the quality of life, and a deliberate push to stop full home ownership in favor of permanent renting

First paragraph:

open up with statistics that outline the general problem, such as a 237% increase in the amount of people leaving the city compared to a year prior, and how some renters have experienced up to 70% increase in their rents.

second paragraph:

Discuss the phenomenon of mainly foreign investors buying up properties such as buildings and then leaving them empty, not accepting any renters at all, effectively using the property as an investment similar to the stock market. Then highlight how domestic corporations have been buying up large amounts of properties that were once homes that people would buy, and now turning them into rentals, effectively removing home ownership opportunities in favor of constant revenue through forcing the populace to rent forever.

Third paragraph;

Conclude with how some government policies have been exacerbating the problem and where placed in a time period where it wouldn't seem like the policies could create issues, such as

previous ages where there was enough room to build properties so they didn't have to worry about limiting. Then discuss how the government could institute certain policies to fix the problem, and why they would potentially not do this since it could cause a conflict of interest with companies and revenue streams.