Chapter 10

Neighbourhoods: Sustainable Communities, Revitalization, Empowerment

Social change in a Canadian prairie inner city: Influences of housing interventions and market dynamics

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Keywords: inner-city housing, neighbourhood dynamics, social housing

Over the years leading to the early 1990s, the West Broadway neighbourhood of inner city Winnipeg, Canada, was in decline, showing signs of physical deterioration and social malaise. Its proximity to the central business district and to upscale neighbourhoods posed further threats of redevelopment and gentrification. From the mid 1990s considerable amounts of volunteer energy, public funding, and philanthropic resources were expended in the name of neighbourhood stabilization, with programs focusing on community development, employment, community art, housing and other themes. Anecdotal evidence abounds that social change has been rapid in the area.

Since the summer of 2003, a team of community and academic research workers funded by the Winnipeg Inner City Research Alliance has been taking stock of changes in the neighbourhood. Social changes were documented through analysis of Census data as a first step. Then the study has attempted to elaborate relationships between residential real estate investment by philanthropic organizations and investment by private agents. Its overall goal is to determine whether neighbourhood change can be attributed to philanthropic housing work. The project seeks to contribute to practice and scholarship by furthering knowledge of the consequences of neighbourhood interventions.

The present paper describes the analytical approaches used in the study. Substantial literatures have emerged documenting influences of market dynamics (Megbolugbe et al. 1996), community development (Zielenbach 2000) and other factors (Leo and Shaw 2002) in community revitalization. While these
various influences can be seen to shift developments in certain directions, the analysis must recognize that particular outcomes are contingent upon local circumstances (Beauregard 1990). The paper shows how existing literature can be adapted to guide analysis in one Canadian prairie inner city.

Urban neighbourhood revitalization: Philadelphia’s Neighborhood Transformation Initiative (NTI)

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Keywords: neighbourhood revitalization, vacant land, housing redevelopment, housing markets, taxation policies

Since 1950, Philadelphia has suffered from high levels of population and economic loss, and has struggled with the subsequent abandonment and deterioration of once viable commercial corridors and vibrant neighbourhoods.

Federal, state, and local policies that encouraged decentralization have left Philadelphia at a disadvantage to its neighbouring suburban counties in many aspects; namely, housing and economic market growth, quality of life, and taxation.

Attracting development has been difficult because legislative and operational barriers to acquiring vacant property and abandoned housing for redevelopment have hampered neighbourhood revitalization efforts. A municipal program called the Neighborhood Transformation Initiative (NTI) aims to improve Philadelphia residents’ quality of life by eliminating blight in deteriorated neighbourhoods, and stabilizing healthy neighbourhoods. NTI is also taking serious action towards the way Philadelphia approaches neighbourhood revitalization by reorganizing and consolidating the city’s three housing and community development agencies.

Philadelphia’s future as a prosperous city for commerce, with desirable neighbourhoods to live in, will be significantly affected by its ability to change the way it thinks and operates with regard to development.

This paper looks at how several decades of abandonment and blight have shaped Philadelphia’s urban landscape and how it has affected the quality of life and housing markets in Philadelphia’s neighbourhoods. There is a detailed exploration of NTI’s investment strategy and proposed changes to municipal operations. Barriers to redevelopment and how they have contributed to the current large inventory of vacant properties are also investigated. Specific focus is given to Lower North Philadelphia, where population and business loss is well above the city’s average. A case study of the Brewerytown neighbourhood – a designated NTI planning area in Lower North Philadelphia – is examined,
and other aspects of neighbourhood revitalization, not addressed within NTI’s mandate, are proposed.

Measuring the accessibility of services and facilities for residents of public housing in Montréal

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Keywords: public housing, access to services and facilities, Montreal

For the residents of public housing, whose mobility is often reduced due to their precarious economic situation and their stage in the life cycle, the accessibility of services and facilities is a fundamental concern. Moreover, in Montréal, public housing is dispersed throughout the city. Accessibility thus varies greatly from one building to the next. The aim of this study is to first evaluate the accessibility of various urban resources using spatial data analysis in geographic information systems, and then to develop an indicator of the accessibility of services and facilities for each public housing project using multivariate data analysis. In other words, we will try to answer the following question: In Montréal, is public housing located in “residual” spaces, that is, in rather undesirable spaces where there is an inadequate supply of urban resources? For that, we retained forty-four types of service or facility classified in several domains such as cultural services, educational services, health services, sport and recreational facilities, banking, and transport facilities.

The methodological approach is based on two types of data analyses. Spatial data analysis in GIS was used to calculate a measure of the accessibility: the network distance between the public housing building and the service or facility in each of the 44 types. Multivariate data analyses, especially principal components analysis (PCA) and agglomerative hierarchical clustering (AHC) were used to classify the various public housing buildings based on the accessibility of services and facilities.

First, with PCA, we identify some explanatory factors for the differential accessibility of services and facilities among public housing buildings. Then, with the AHC, we identify eight facilities landscapes around public housing buildings.

In terms of the distribution of the public housing clientele according to the eight facilities landscapes identified, for half of the residents of public housing, there is a very good or good accessibility of services and facilities. Most of these residents live in public housing in some of the central or relatively central districts. On the other hand, for 45% of public housing residents, there is a low
level of access to services and facilities. These residents live in districts around the city centre or in more outlying districts. And finally, for the 5% of public housing residents living in two districts on the city’s eastern periphery, there is very limited service accessibility.

Recently, in Quebec, the government announced the construction of new social housing projects. The results of the study can be used by decision makers to choose the location of these projects.

Cracks in development: Preliminary observations on second-wave gentrification in Sydney

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Keywords: gentrification, compact cities, governance

The inner urban redevelopment of Sydney is evidencing a regulatory vacuum which may result in declining quality of life for settlers in new developments and a rapid deterioration in the urban fabric of the city. Based on research on the Sydney inner city redevelopment of Pyrmont Ultimo this paper investigates the experience of settlers in new medium density developments.

Pyrmont Ultimo is an exemplar of urban consolidation and compact city policies transforming the settlement patterns and urban form of Australia’s capital cities. The redevelopment has paralleled that of other brown field industrial water fronts in the post Fordist economy. Rapid population growth in the area has been fuelled by changed housing expectations, economic restructuring and demographic shifts.

The paper reviews the impact of private/public relationships on development and some preliminary outcomes for settlers in relation to their expectations of the area, the management and governance of new development and the quality of life in medium and high density developments.

The paper argues that the macro program of deregulation has devolved management down to UDCs and individual developments resulting in conflicts of interest and a regulatory vacuum in relation to quality of life in new medium density developments.
Traps and stepping stones: Neighbourhood dynamics and family well-being

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Keywords: housing choice, neighbourhood effects, economic mobility, human development

Societies around the world struggle not only to ensure that housing is affordable to all but to create housing choices that provide meaningful access to social and economic opportunity. In the U.S., studies of context effects – for example, effects of neighbourhoods chosen by housing consumers but also of schools, kinship units, or other contexts – on human behaviour and well-being now span the social sciences and pose some of the most daunting analytic problems faced by social researchers.

Understanding such effects is particularly important as city-regions face continued economic restructuring and large-scale demographic change from migration, aging, and other forces – and as policymakers and researchers seek to understand and respond to increased economic inequality and its consequences. To date, however, almost all relevant research has either studied processes of neighbourhood change (hinting at possible effects on individuals and families) or of human development (including possible effects of neighbourhood characteristics).

This theoretical essay argues strongly for integrating these largely separate enterprises and outlines a framework for doing so. I discuss three dynamic functions – neighbourhood change, individual exposure to risks and resources, and life course transitions – that contribute to neighbourhood effects and use simple Markovian risk models to illustrate the extent of residential transition over time. I propose that neighbourhoods be thought of as traps, stepping stones, or destinations for families navigating the life course (not just “stable” or “declining” in traditional terms) and that more attention be given to how housing mobility relates to other family strategies for getting by, getting ahead, and propelling the next generation.

Part of a larger study funded by leading philanthropies and the federal housing agency in the United States, the paper includes a discussion of cutting-edge housing policy experiments and the implications of persistent segregation and cost burdens in the U.S. housing market.

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Shared responsibility: Building sustainable communities in Winnipeg’s inner city

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Keywords: inner city, community development, young men, Aboriginal

This research is about inner city residents’ perceptions of what makes a healthy community. We often think of communities as geographically defined locations; however, the concept of community also extends to groups who share common bonds, such as culture, occupation or religion. Minkler and Wallerstein (1997) contend that communities have four components: (1) physical and human built environment that supports residents’ needs, (2) social dynamics and interactions, (3) group identity and cohesion, and (4) collectives who act together for political change. While most inner city areas of Winnipeg suffer from poor housing and infrastructure, many are vibrant in terms of their social interactions and community organizations.

Aboriginal youth in Winnipeg’s inner city experience poverty, unemployment, as well as the effects of colonization, racism and alienation. To meet their families’ economic needs, many have been pushed into activities that place them at high risk for contact with the justice system. This contact often leads to a period of incarceration, and eventually, a return to their home community. Typically, these young men are not seen as community builders; the personal, family and community issues they experience while working to build community illustrate the multiple barriers faced in enhancing the physical and social health of neighbourhoods.

We interviewed young Aboriginal men who had grown up in the inner city and were actively involved in community development initiatives, to understand their perceptions of what makes a healthy community, as well as how their vision could be realized. We learned about how they saw the interrelationship between historical treatment of Aboriginal people and public policy, how their experiences as children in the community fuelled their resolve to make it a better place for their own children, and how their brotherhood has kept them safe and placed them in position to be the community’s “guardians of the future.”
The welfare of neighbourhoods: The spatial distribution of the social assistance caseload and housing policy in Winnipeg

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Keywords: affordable housing, welfare policy, poverty

While intuition would correctly lead one to presume that there is a strong correlation between the distribution of poverty in a city and people on social assistance, examination using mapping techniques illustrates the significant strength of this relationship. Like many indicators of poverty, Winnipeg's social assistance caseload is highly concentrated in the inner city. Households on social assistance in Winnipeg are also faced with diminishing assistance levels and, as a result, increasingly limited housing options as housing costs rise. The combination of these trends is most troubling for housing and social policy analysts.

While the high concentration of social assistance recipients in the inner city results in tens of millions of dollars of funds flowing into inner city neighbourhoods on an annual basis, the neighbourhoods and the housing stock recapture few, if any, benefits as a result of these expenditures. At the same time, the level of social assistance is such that recipients face extreme levels of poverty. These circumstances present interesting policy and program dilemmas for governments that are addressed in this paper.

Homeownership strategies: An integral part of neighbourhood revitalization

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Keywords: distressed neighbourhoods, modest-income homeownership, neighbourhood revitalization, social cohesion, social mix

Over the last several years, the city of Montréal has developed a strategy for revitalizing distressed neighbourhoods, in collaboration with local boroughs, community-based groups and the Québec and the federal governments. The objective is to reverse the dynamic of disinvestment in these neighbourhoods, leading to physical decline and in turn contributing to deterioration in the quality of life and to social exclusion. In addition to programs favouring the renova-
tion of existing housing and the creation of new units on vacant land or the transformation of non-residential buildings, the city offered a homeownership program to assist modest-income buyers to purchase a home. In order to reduce the risk to program participants who were marginally able to afford homeownership, an education and training program was also offered to allow potential purchasers themselves to better evaluate the advantages and risks of homeownership.

The presentation will describe the homeownership program Domino, initiated in 2002, which provided a part of the down payment to modest-income purchasers ofplexes in certain low-income neighbourhoods in Montréal. Pplexes are small, multiple-unit buildings containing two to five units and are generally occupied by a resident-landlord. The specific context and the rationale for the program will be discussed as well as the principal characteristics of program beneficiaries including household socio-economic characteristics, age, previous tenure status, residential trajectory and the impact of the program on the household's decision to purchase.

Based on these data, we will examine the use of the program within the framework of an asset-based approach. We suggest that, not only were participants able to accumulate equity through their purchase, but also acquired a revenue stream from the rental units which allowed purchasers to more easily assume the acquisition, renovation and operating costs and to reduce their financial risk. In terms of neighbourhood revitalization, the program will also be assessed as a means of retaining socially mobile households within the neighbourhood and thus contributing to increasing the social mix. This process is in opposition to increasing social mix through the attraction of higher status households from outside the neighbourhood, which is often referred to as gentrification. It is frequently claimed that the latter contributes to forced mobility of the local population.

Rebuilding a neighbourhood: Housing and comprehensive community development

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Keywords: neighbourhood revitalization, community development, community economic development

The North End Housing Project (NEHP) is a community-controlled inner city housing organization that has renovated 73 derelict single-family units in Winnipeg’s North End. While the focus of NEHP’s work is housing, the organiza-
Neighbourhoods take a broad-based, multidimensional approach to neighbourhood revitalization. Project organizers see community housing markets as a key determinant of the socio-economic makeup of neighbourhoods. As property values decline, housing markets “filter out” more affluent residents and concentrate poverty in geographic localities. This spatial concentration compounds the stresses that accompany poverty.

NEHP is renovating housing in clusters to try to impact neighbourhood housing markets. A n empirical study of multiple listing prices on a street-by-street basis showed that average house prices in the neighbourhood fell from $26,366 to $14,569 between 1994 to 1999. After the project began in 1999 housing prices rose from $14,569 to $23,281. Nonparametric tests showed that price increases were greater, and statistically different, in NEHP’s target area compared to surrounding neighbourhoods, and the city as a whole.

NEHP’s affordable housing is provided on a lease-to-purchase basis. Homeownership is intended to create greater community stability. All public subsidies (half the cost of renovations) are written off for low income homeowners over a fifteen-year period.

NEHP takes a community economic development approach to neighbourhood renewal. Rent paid during the leasing period (first five years) builds equity for homeownership. All labour on NEHP homes is carried out by local residents who have been trained in the organization’s employment program. NEHP created 29 staff years of employment in 2003, and paid $1.96 million in renovation wages to local residents over the four years of its existence. A social cost benefit analysis showed that for every $2 of public subsidies for housing in the project, nearly $1 was returned to the public treasury in welfare savings and new revenues because of employment creation.

Sixteen renovation workers are ex-federal offenders who were members of an Aboriginal street gang. Three have graduated to employment in the industry, and four are ready to graduate. None has re-offended over the course of the program.

NEHP is encouraging stronger social linkages among neighbourhood residents through a comprehensive outreach program. Many report that they feel safer in the community, perceive greater neighbourhood stability, and would like to become involved in addressing neighbourhood issues. Homeowners in the community have begun to renovate their properties in the belief that rising housing values will repay their investments.
Evaluation of sustainable spatial development in the neighbourhoods close to Istanbul City Centre

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Keywords: sustainable spatial development, cultural identity, urban transformation, revitalization

Istanbul, which since the 1950s has been getting bigger in a manner that cannot be controlled and stopped, tries to stand against this acceleration of growth on one hand and tries to preserve its historical identity that it has carried on for centuries on the other hand. While growth continued on the urban fringe during this process of approximately 50 years, social, economic and spatial changes were observed in the city centre. Worldwide, this process of change was defined as urban conservation and urban renewal. Today, along with these two basic concepts, theoretical and practical studies have shown the importance of the urban transformation concept.

This study aims at investigating the social, economic and spatial change and evaluates the opportunities for sustainable spatial development in the Dolapdere-Elmadag area, which is situated close to the Istanbul city centre.

The area studied is a neighbourhood developed in conformity with a plan prepared at the end of the 19th century, surrounded by main roads, and has a mixed usage comprising mostly housing, industrial, commercial and educational functions. It has some streets and buildings that display the characteristics of the 19th century. The early inhabitants of the area are the workers in the industrial facilities in the area as well as non-Muslim minorities from upper and middle income groups. Besides these people there are also migrants mostly from middle and low income groups from Anatolia. The physical and social changes in the area have led to economic changes as well. Although the price of land in this settlement, which is close to the city centre, is high, the value of the buildings is low in relation to the changes in the physical and social environment.

In this study, the existing problems and potentials of Dolapdere-Elmadag area, shaped within the social, cultural and economic factors in the historical process, will be evaluated. In conclusion, decisions and implementation methods that might be adopted for conservation, renewal and revitalization of the neighbourhood with its social, economic, functional and spatial dimensions will be evaluated.
Happy to move back? An assessment of social impact of neighbourhood redevelopment in inner-city Beijing

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Keywords: social inequality, inner-city redevelopment, residential satisfaction

Since the 1990s, continuous large-scale urban redevelopment has caused increasing building demolition and forced displacement of urban residents in China. Inner-city neighbourhoods also experienced different redevelopment policies. The market mechanism has become decisive in the entire social and economic life of its citizens. The balance between economic efficiency and social equity is genuinely in crisis, and social stability becomes critical in future development.

This paper is based on data collected during my dissertation field trip in Beijing last fall. It will investigate the neighbourhood redevelopment in the inner city of Beijing by examining socio-economic composition and household satisfaction across four neighbourhoods along different redevelopment phases. The question that I will explore is whether residents are satisfied with their current living conditions, and if not, why. The goal of this paper is to yield insights into the social consequences of urban redevelopment, and help to inform the policy-making process in the future. It will set the stage for discussion of housing impacts in a broader economic, cultural, and political context.

The adoption of land use rights, the institutionalization of real estate companies, and the termination of welfare housing all contributed to the change of urban redevelopment phases since the late 1980s, and thus facilitated the social restructuring of redeveloped neighbourhoods.

I interviewed planners, officials, developers, residents, among others involved in the redevelopment processes. Household questionnaire surveys were also conducted in four neighbourhoods redeveloped under different phases. Data show the dynamics of social impact of inner-city redevelopment in Beijing.

It is concluded that the mix of market forces and administrative power does reinforce social inequalities in accessing redeveloped housing stock. Throughout the process, redeveloped apartments show clear segregation of original residents and those moving in from outside. The majority of original residents were displaced, while the privilege that the sit-in tenants held mediated the process of “gentrification.” However those who stayed were generally not satisfied
with the redeveloped housing at the time of my research. In China where the market has co-opted the state into undertaking a pro-growth policy, and where there is very little evidence of a civil society providing a viable counterweight to over-development, this paper hopes to encourage policy-makers to rethink strategies to balance growth with social equity for future projects.

Residents’ participation: An effective social means of achieving sustainable residential landscape in housing development?

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Keywords: community, sustainability, landscape, residents’ participation

Today, human beings are starting to exhaust the capacity of the very systems that sustain them. Thus the concept of creating a sustainable world becomes urgently needed by society. This paper first introduces the concept of creating a sustainable residential landscape. In residential communities a sustainable landscape emphasizes three factors, including the ecological character of the plants, cultural heritage of the classic landscape garden, as well as the social interrelationship between people and nature (He, et al, 2003). Planners cannot create sustainable communities without having the commitment from residents to modify or adapt their behaviour or attitudes towards caring for the landscape around them. As people work together to heal their environment, they also heal themselves (Van der Ryn & Cowan, 1996; Grant et al, 1996).

People and plants are the main body of a residential community. There are many researchers who either focus on the psychological need of the residents or the ecological character of the plants. Human beings are living social groups and active participation by the residents can help to achieve sustainability (Grant et al, 1996). Sociologists have also done many studies on community participation and social participation from the sociological point of view (James et al. 1986). However, there is a gap in how to combine human activity and plant life in a balanced and ecological way to form a sustainable residential landscape.

This paper puts forward a hypothesis that residents’ participation could become an effective social means to combine people and plants to achieve a sustainable residential landscape. It introduces three cases in Guangzhou, the largest city in south China experiencing large-scaled housing developments, to
verify this idea. Site investigation, questionnaires to the residents, as well as several informal interviews with the housing estates developers were the main methods of data collection. This paper will also quote the framework created by the United Nations Economic and Social Council Resolution 1929 in evaluating the participation issue. (James et al. 1986)

At the end of this paper, it is shown that residents' participation can contribute not only in building up friendship with neighbours, but also can reduce energy and resource consumption in the community. The paper further points out that people's current consciousness about participation must be totally changed: Residents' self-directed participation ought to be regarded as a valuable input for developers and designers.

Responding to “low demand and unpopular housing”: The English and French experience

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Keywords: neighbourhood revitalization, community involvement, demolition, unpopular housing, neighbourhood management

In recent years, in many parts of England and France, a mismatch between housing supply and demand has resulted in an increasing number of neighbourhoods experiencing problems of empty properties, depressed house prices and high stock turnover.

This paper looks at the response of policy makers and social housing landlords in the two countries to this phenomenon, which in England has been referred to as “low demand.” It does so with reference to four key themes: partnership working, community involvement, neighbourhood management, and demolition.

The paper draws on a range of data sources including an in-depth case study of Vaulx-en-Velin, a low-demand neighbourhood located in the north of the Greater Lyon Conurbation. The principal differences between policy and practice in the two countries are highlighted and related to their specific national contexts.
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Sustainable communities: Helpful planning concept or chimera?

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Keywords: sustainable communities, planning policy

In the U.K., regional, urban and planning policy has been given a new focus around sustainable communities, signifying a more holistic vision of places than has prevailed for many years. Sustainable communities combine environmental, economic and social dimensions with at least an in-principle recognition of interdependencies between areas and scales of decision-making. There is an underlying concern for the long-term consequences of prevailing urban trends and a recognition that new ways of planning and managing development may be needed.

Yet the concept also covers important ambiguities and needs to be deconstructed for deeper understanding and practical policy formulation. The paper considers a number of issues in greater detail.

The Significance of Community. What are the different needs of households from their local communities – income, shelter, education, recreation, social interaction, identity, security, etc. – and their relative significance for different social groups and at different stages of the life-cycle? Is it the case, as some have argued, that place-based communities are relatively unimportant in the contemporary world?

Temporal Magnitude. What is the time scale for considering sustainability: within a generation or between generations? What is the nature or significance of the issues? Is it a matter of quality of life, survival of life, or survival of places?

Multi-Dimensional Challenge. What are the potential relationships between economic, social and environmental improvements? Can they be mutually supportive or are they competing priorities with fundamental tensions and trade-offs involved?
**Cultural Change.** Human activities have adverse effects or costs on the environment and society at different spatial scales. How can government embed the significant cultural shifts represented by the sustainable communities agenda into the attitudes and everyday practices of citizens and businesses towards the environment, society, economy and patterns of resource consumption?

**Governance Capacity.** How can the strategic capacity of local governance to integrate long-term economic, social, and environmental considerations be increased in the face of competing priorities for short-term delivery, resource constraints and institutional fragmentation? Furthermore, the governance system faces the difficulty of having to integrate planning and infrastructure decisions across boundaries and spatial scales.

**The Importance of Context.** Policy priorities are bound to differ depending on the urban and regional context, e.g., levels of prosperity, social circumstances and environmental conditions. There is also an issue about whether it is realistic for every community within fragile regions to become sustainable without significant economic improvements.

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Saving Strathcona, saving homes: The untold story of ethnic minority women and grassroots hybrid cultural resistance to slum clearance in Vancouver

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Keywords: ethnic minority women, resistance, urban renewal

Scholars and analysts of urban studies in Canada have long recognized the significance of the battle against "slum clearance" in Vancouver's Strathcona neighbourhood. Under the National Housing Act (NHA) of 1944 and 1954, three levels of government conspired to bulldoze Canada's inner city ethnic neighbourhoods, mostly long-established immigrant settlements, to disperse residents, and to replace older housing stock with new highrises, public housing and "public works." As a consequence, ethnic minority communities, particularly Chinese Canadian communities in many of Canada's major urban centres such as Toronto, Vancouver, Montreal, Victoria and Calgary, disappeared. Strathcona, the residential community adjacent to Vancouver's China-
town, narrowly escaped a similar fate. After two phases of urban renewal had already been completed, Strathcona residents mounted a successful campaign to halt wholesale destruction of their neighbourhood and to stop a tri-level government policy of “slum clearance.”

In analyzing the significance of these events, urban policy analysts have overlooked the leadership role played by ethnic minority women and failed to recognize their innovative strategies and tactics of culturally hybrid grassroots resistance.

Previous explanations single out the role of external agents as determinants of success (Anderson, 1991, Hasson and Ley, 1994) or increased professional immigration (Lai, 1998). These scholars have neglected not only the role of minority women indigenous to the neighbourhood as leaders, but also the transformational effects on participants, and on the larger structures of government with which the neighbourhood regularly engaged.

I argue that a far more complex set of factors were at work and a far wider range of effects needs to be acknowledged. Local, grassroots initiatives, such as that mounted by Strathcona’s property owners and tenants, SPOTA, helped to trigger a broader urban social movement that radically shifted the politics and face of the city.

Extant accounts have not paid sufficient attention to the range of social, housing and urban policies that were influenced as a result of this specific struggle, nor have existing studies recognized local neighbourhood initiatives, such as SPOTA, as a component of urban social movements. SPOTA’s resistance was significant as a catalyst for change in the collective public reimagining of Vancouver’s architectural, geophysical, social, political, economic and cultural life.

The paper situates community struggles with government urban renewal policies within a broader context of modernist planning discourse and nation building. It uncovers the significance of women’s modes of resistance, and identifies culturally hybrid and gendered forms. Implications for reconceptualizing urban policy formation are suggested.

Integrated “grey-zones” in the city fabric: A study of transformation dynamics in Kolkata, India

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Keywords: urban fabric, grey zone, old city housing

Housing in old city areas in transition within metropolitan cities has several dimensions, which call for dialogues and discourses. It becomes difficult to address this subject in its totality because of the complexities and overlays
involved. This paper focuses on the dynamics of change in old city areas in Kolkata, India.

The present trend in city-level architectural and planning interventions in old city areas appears to be restrictive in concentrating on area-specific issues rather than addressing them in the context of the city’s overall development. Hence a two-level approach forms the core of the study – working towards a classification of fragile “grey zones” identified in the context of the whole city and subsequently adopting an area-specific action plan. The work methodology is as follows:

Understanding the pattern of distribution of old areas in the structure of the whole city: A study of the city structure shows a distinct pattern of existence of old city areas trapped within the urban framework of subsequent developments.

Examination of the present approach of heritage zone definition and urban renewal policies and the existence of uniform zoning guidelines and bylaws for the remaining city: A major thrust in the present approach to urban renewal embodies action area plans restricted to “heritage building” precincts and their immediate environs which work within isolated pockets engendered by the presence of “important” buildings. Taking up scattered isolated action areas for intervention appears to be restrictive in approach.

Defining and establishing the presence of continuous “grey zones” in the city as a distinct typology, which form a substantial housing stock and play a pivotal role in the living dynamics of the city and constitute large volumes of land, locked in stagnation in the city core.

Formulation of Criteria of Selection for defining which areas would constitute or qualify as grey zones on the basis of case studies has been undertaken.

Examine whether the problems of all these residential districts of the city have certain commonalities, which could be addressed by formulating a city-level developmental framework within which the individual action area plans can operate addressing locality specific issues.

The present paper highlights salient features of an ongoing research work undertaken by the authors. A shift in the delineation of our city structures is imperative to work towards developing a planning/design framework, which would encompass the living dynamics of the city.

The state and civil society in urban regeneration: Negotiating sustainable participation in Belfast and Dublin

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Keywords: Ireland, urban regeneration, civil society, participation

This paper considers the results of research into two housing-related urban
regeneration programs: the North Belfast Housing Strategy in Northern Ireland, and the Ballymun regeneration initiative in Dublin, Republic of Ireland.

The research theorizes the process of partnership in the case study areas as a site of interaction between the state and civil society, providing a form of analysis for micro level programs which acknowledges the influence of factors at the macro and meso levels and provided a structured approach to their assessment.

The analysis concludes that consultation structures are not concerned primarily with programmed implementation. Rather, the two reasons for the establishment of partnership structures are to promote community development and to encourage community legitimation of the programmed.

In the light of these findings, the paper also considers how the complex and uneven relationship between state agencies and the organizations of civil society within urban regeneration programs could contribute towards sustainable community participation. The discussion starts from the point that sustainable participation requires the creation of effective strategies and structures through which change can be managed through a process of negotiation.

It is argued that the intention of state agencies to build community "capacity" within urban regeneration programs should be undertaken in the context of a deeper understanding of inequalities between the state and civil society and the ways in which change is negotiated within consultation processes.

Displacing gentrification in Toronto: White middle-class identity and lofts

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Keywords: gentrification, racialization, lofts

In 1995, Toronto city council brought in zoning changes to two formerly industrial areas of downtown Toronto. King and Parliament, and King and Bathurst were to be rezoned, from “light industrial,” to “mixed commercial/residential use.” One of the immediate effects was that old industrial buildings could be redeveloped and sold as condominiums. What followed in the next five years was often described, in local newspapers, as not only a real estate boom, but also a revitalization of the city.

Through an analysis of loft advertising campaigns and newspaper articles, a striking story emerges, of white saviours and imperiled urban space, a story that is fundamentally an affirmation of white liberal identity and a disenfranchisement of racialized subjects. The paper I will present traces a long-standing colonial narrative of the downtown as an untamed frontier, a wasteland saved by gentrification, and more recently as the home of flourishing diversity. Sym-
bolically, in past and current representations of the downtown, gentrification operates as a metaphor of white men proving their virility by going into uncharted, uncivilized territories, while the unacknowledged effects of gentrification are the actual displacement and marginalization of people.

Both the official story and its shadows further secure the dominance of the white middle class. In turn-of-the-twenty-first-century Toronto, white middle-class people who choose to live in old, converted inner city buildings resemble their white settler ancestors. “Settlers” or gentrifiers continue to be depicted as strong and brave, because they are able to move into “dangerous” downtown spaces and not only survive but improve their historic surroundings, and they are good and respectable because they choose to mix it up with foreign elements rather than flee to the safety of the suburbs. In so doing, the white middle class is credited with saving the city’s past and securing the nation’s future, a story that eclipses historical and present day dislocation of racialized people from their homes and land. What rarely enter into public narratives about “reviving” the downtown are the symbolic and physical displacements of marginalized people that occur as a result of gentrification. These multiplied displacements and erasures further distance marginalized people from belonging to the nation.

“Gentrifiers” or “affordable housing” consumers? Living alone and owning one’s home in the inner city: The case of Montréal, Canada

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Keywords: one-person households, homeownership, condominium tenure, gentrification, inner city, Canada

Residential intensification – through infill and conversion from other uses – has become a major arm of municipal policies fostering central-city revitalization and the consolidation of the “post-industrial” vocation of the urban cores of numerous Western cities.

While new luxury-end housing often forms part of the backbone of these “consumption landscapes,” so too does housing aimed at younger, less-wealthy professionals and technical workers (often employed in the cultural and “new economy” sectors).

The housing units thereby created are targeted to small households, including those comprising people living alone. Depending on national and local contexts, they may be rental or condominium units.
In the latter case, it may be tempting to some analysts to dismiss this phenomenon as just another sidebar in the gentrification process. Yet might it not also be seen as a way of creating “adequate and affordable” homeownership for a demographic group within the middle class historically marginalized by the market and by housing policy?

With the diversification of life course paths, as well as women's increased economic and social autonomy, non-elderly people are living alone for longer spells than in the past. The emergence of the condominium tenure form - especially in inner cities lacking the “familist” baggage of single-family suburbs - has made the leap from renting to homeownership both possible and appealing to growing numbers of people who live alone, with women contributing particularly strongly to this trend. Yet, although being “single” is no longer necessarily associated with residential instability, almost no scholarly research has documented the characteristics or explored the residential and urban experience of the young - and not-so-young - people who buy an inner-city home while living alone. Moreover, the few studies that have explored the consumption and sociability practices of this group, within and outside the home, have neglected gender issues.

As a contribution toward filling these lacunae, this paper first draws on data from a questionnaire survey to which 423 recent purchasers of new nonluxury condominiums in inner-city Montréal (Québec, Canada) responded in March 2001; most were first-time buyers and 50% lived alone. Then, using qualitative interviews conducted a year later with 50 of the first-time purchasers in the original sample, the paper explores the meanings that the 18 women and 15 men in this group who were living alone attach to their move into this form of homeownership, as well as the ways they relate to their neighbourhood and to urban living more generally.

City compactness tendencies and gentrification in Japanese Cities

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Keywords: city compactness, gentrification, Japan

The need to create sustainable communities in urban areas brings greater effects to the compact city concept. Obviously, from global discussion level mainly in Europe, the U.S., and Australia, this strategy has started to be adopted into worldwide local strategy or implementation level, including Japanese cities.
Despite evidence that the concept of compact cities is still contentious, compact city development has typically been argued to be able to promote urban regeneration, revitalization of city centres, and other known objectives of compactness, as well as enhancement of social welfare in central areas. To deliver such compact development principles, many policy alternatives have been adopted by many local governments.

Tools such as urban infill and development boundaries are being used to optimize affordable housing within dense populations in existing urban settlements. These developments have actually been indicated as promoting the rebirth of some neighbourhoods and a rise in property and land values. They also influence displacement problems among poorer residents, many of them elderly and unable to afford higher rents and taxes. These effects are known as gentrification, a process whereby higher-income households displace lower-income residents of a neighbourhood, changing the essential character and flavour of that neighbourhood.

This study aims to present and provide actual information on Japanese city development and tendencies, from the viewpoint of city compactness. It is an initial and important step to understand the characteristics of Japanese cities in implementing efforts towards recent compact development. Using 63 Tohoku Region cities in Japan as a case study, the study illustrates existing conditions in Japanese cities, particularly through city data.

Second, based on the preceding results, some analysis related to the effect of compactness in inner cities will be conducted, especially their effects related to gentrification. It is interesting to note that since there is a common trend in Japanese city context, the total population has tended to decrease, while the proportion of elderly persons has increased significantly.

This study will show how Japanese cities face and accelerate these two problems: delivering compactness and anticipating the gentrification process. Generally, the results inevitably will help to prepare an appropriate strategy to handle both problems in cities.

Pseudo housing projects for the poor: Urban renewal programs through development plan modifications in the Altindag District of Ankara

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Keywords: urban transformation, comprehensive renewal, development plan modifications, disadvantaged groups

The concept of “urban transformation” can be used for various purposes in
theory and practice: a comprehensive change in urban areas in its very general meaning, a change in existing building stock when physical environment is taken into account, and manipulation and transformation of “unwanted” parts of a city for certain reasons by specific actors when thinking in common sense and intuitive terms. In its widest meaning the concept refers to a descriptive effort of social, economic, cultural, political transformations in the urban sphere.

Taking physical environment into account, the motives and aims of the physical transformation are of concern. The dominant approaches of “urban renewal through planning” before the 1980s, “urban renewal through projects” approaches after the 1980s and various models like renewal, resettlement, rehabilitation, redevelopment and revitalization can be understood within this perspective.

Intuitively, questions arise such as “What is the meaning of urban transformation?” “What is meant to be transformed?” “Who will realize it?” Whatever the model or form is, will the urban transformation be realized by the state, using public funds and urban planning? Will the pushing force of the transformation be the urban development rights and indirect state intervention? Or is transformation inevitably unrealistic without the private sector and its projects?

When the Turkish example is considered for the urban transformation on behalf of the disadvantaged groups with respect to housing, it can be said that what is meant by “transformation” is simply the renewal of the physical environment with existing limited means. Rather than a “qualitative” change, a “quantitative” change comes to the fore. Other than market forces, limited state intervention through development rights has been widely used. Yet in most cases the “transformation” itself becomes an aim, not the disadvantaged groups.

In this paper, moving forward from the meaning of the urban transformation itself and the ideology behind it, the aim will be the examination of the Ankara Altindag District Municipality and its urban renewal programs. In this example, the meaning of urban transformation and its consequences for the disadvantaged groups will be examined.

It will be argued that; with limited resources and under the pressures of clientelistic relations and political groups, the municipality used development plan modifications to realize solely a physical change, while using the concept of “urban transformation” as an ideology among the disadvantaged groups with respect to housing, who in fact had been excluded.
Affordable housing for different income groups in working-class neighbourhoods in Amsterdam: Social mix or segregation?

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Keywords: affordability, social mix, social capital, social control, public space, neighbourhood

Just like urban renewal policies in the USA and many European countries, Dutch policies today aim to create a housing mix for different income groups in working class neighbourhoods. By building “expensive” housing units, the middle classes would settle in these neighbourhoods. These more affluent are expected to bring more social capital into the neighbourhood, leading to stronger social cohesion, improved trust relations and increased participation in civic organizations. Moreover, the better-off are expected to prevent the poorer sections of society from falling into a culture of poverty by showing positive role models. In other words, a new population mix would lead to increased liveability of the neighbourhood.

As a result of this policy, the composition of the population in such neighbourhoods has changed. One can make a distinction between the so-called native Dutch, immigrants and the more affluent “newcomers,” who face problems in living together and sharing the public space. In this paper, I will discuss the dynamics between different groups in a Dutch working class neighbourhood, including some of their norms and values concerning for example the use of public space.

The process of living together is guided by organizations such as the city council, a housing corporation, community police, community development workers and a residents’ group, which is dominated by the newcomers. The newcomers want to invest in a better living environment and have taken up several initiatives to encourage and improve contact between the residents. They exchange gifts with neighbours and organize street festivals for all. However, the newcomers’ intention to invest in the relations between residents was not appreciated by all.

The question is whether the differentiation of housing qualitatively and quantitatively will indeed lead to improved social cohesion and liveability. Differentiation goes together with welfare policies, police control and neighbourhood improvement and maintenance. It was expected that the newcomers would take initiatives to improve the liveability in the street. This expectation proved correct, but the pioneers who sought to improve liveability have also obtained a dominant position and evoked local resistance from those living
longer in the neighbourhood. The paper will discuss whether affordable housing for different income groups leads to patterns of integration or segregation within the neighbourhood.

Gentrification in Toronto: Environmental justice and citizenship

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Keywords: gentrification, environmental justice, citizenship, Toronto

As an examination of the dynamics of gentrification in downtown Toronto neighbourhoods in this paper, I will start by arguing that debates regarding threats to housing and community link citizenship rights to the goals of environmental justice.

Environmental justice in urban environments is committed to healthy communities and the improvement of the quality of life for all citizens, including their ability to access safe and affordable housing. In order for environmental justice to be achieved, citizens have both rights and obligations either individually or collectively to address social, economic, and environmental distributive inequalities.

However, it will be shown that with gentrification, citizenship is effectively directed away from collective social justice oriented objectives, such as environmental justice. Instead, citizenship is being enacted through struggles over scarce resources. Gentrification will be discussed as evidence of differentiated citizenship (Young, 1999). Powerful stakeholders are able to support their claims to urban spaces through their greater ability to exercise their social power in procedural and regulatory arenas, such as rezoning and municipal by-law decisions, in comparison to marginalized residents.

In response to this politicized context, this paper will highlight that, among marginalized residents in downtown Toronto neighbourhoods, new grassroots voices and acts of citizenship are emerging as struggles for urban survival. These acts of citizenship are fuelled by a need for greater involvement in the urban development decisions that shape their communities and their ability to access safe and affordable housing.
Citizen participation in decision making was accepted as Project Renewal's central principle and became the core of all activities at the neighbourhood level.

A strong dualistic steak runs through the Israeli political tradition concerning channels for active participation in public affairs. Apart from the act of voting in national and local elections, most Israelis have had very few formal channels through which they could influence decision making in public institutions or government bodies, especially in the local or neighbourhood levels.

Residents in distressed neighbourhoods laboured under major handicaps. They lacked both formal and informal channels of influence and had learned through bitter experience that the authorities were prone to making promises that were often not kept.

Resident participation in PR points out one significant change in the concept. The determination that citizen participation is a basic principle in PR and that the residents should take an integral part was a revolutionary step. The direct impact on neighbourhood residents caused what I call “Democracy Shock” in contrast to the period before PR.

A new era began when Local Steering Committees (LSC) of 23 members (among them, 11 were residents elected and the rest were local municipality head of departments and district government ministries' representatives) were established in each renewal area. LSCs were authorized to decide on the allocation of resources for neighbourhood programs; decisions were taken through joint deliberations; planning sub-committees were composed of professionals and residents alone and dealt with specific areas such as: youth; formal and informal education, public health, childhood education.

A second phase of resident participation began 3 years ago and was named Leading Groups. It grew out of new notions and ideas of “civil society,” close collaboration among different participants working inside the PR network, the strong need to change rigid processes that had run for too many years, and population changes in the neighbourhoods.

The Leading Group concept deals with no limit of topics or area according to the neighbourhood decision. Its advantages are: every resident can join the groups; there are no more elections at the neighbourhood level; participation is on a voluntary base; all leading groups are fully recognized by local authority
leaderships and its departments; number of activists raised significantly; close collaboration with all partners involved in the neighbourhood.

Both LSCs and Leading Groups have gained many achievements: enhancing democratic values (delegation of powers, participation in the decision process, representing the voice of different populations, legitimacy); achieving adjusted planning to the will of different groups through means of information, accountability, direct contacts, decentralization of services, comprehensive and integrated approach; social and personal mobility (establishing local leadership, managing neighbourhood institutions by the residents, upgraded skills and positions; political change (establishing new institutional organizations, election to the mayoral and municipality board, strengthening the contacts with political parties, becoming part of the establishment).

The socio-economic effects of relocation: A case study of an urban redevelopment project in Zhuji Street, Kunming, P. R. China

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Keywords: redevelopment, relocation, China

The dysfunctions in urban system and deterioration of building stocks in the city centre of Kunming not only directly relate to the future image and development of the capital city of Yunnan province, China, but also affect people who live in old and dilapidated neighbourhoods. Mass city centre redevelopment in Kunming was motivated under such circumstances. However, problems arise when people were relocated and private property was taken for the purposes of redevelopment.

The possible benefits of the redevelopment project in Zhuji Street for displacees are controversial. This study examines the socio-economic consequences of the redevelopment project and the relocation, and investigates the social, economic and physical situations of the people affected by the project, particularly the displacees. The potential of urban redevelopment to enable the inhabitants to improve their living conditions is also assessed according to the results of the investigation. Such study is important because it has strong policy implications that will help to inform decision making process in China.

A field study was conducted a few years after the resettlement was completed. The findings show that people's living conditions were improved after the relocation. A discriminant analysis shows that a sharp improvement in the physical environment and a lower housing price compared with the market
price are the most attractive elements for the displacees who moved into the resettlement sites. Yet most of them had difficulty paying all the charges before resettling, because total payment was required all at once.

Moreover, the time for transition (i.e., temporary arrangement between displacement time and the time of moving to the resettlement sites) has been rather long and the transition allowance is considered low, which aggravated the detrimental effects of the relocation, especially for the elderly displacees. Besides, the social contacts among the neighbours became worse than it had been before relocation. Recommendations for improvement of future resettlement planning are proposed based on the findings.