

Gentrification

Gentrification is the process of changing the character of a neighborhood through the influx of more affluent residents and businesses. It is a common and controversial topic in urban politics and planning. Gentrification often increases the economic value of a neighborhood, but the resulting demographic displacement may itself become a major social issue. Gentrification often sees a shift in a neighborhood's racial or ethnic composition and average household income as housing and businesses become more expensive and resources that had not been previously accessible are extended and improved.

The gentrification process is typically the result of increasing attraction to an area by people with higher incomes spilling over from neighboring cities, towns, or neighborhoods. Further steps are increased investments in a community and the related infrastructure by real estate development businesses, local government, or community activists and resulting economic development, increased attraction of business, and lower crime rates. In addition to these potential benefits, gentrification can lead to population migration and displacement.

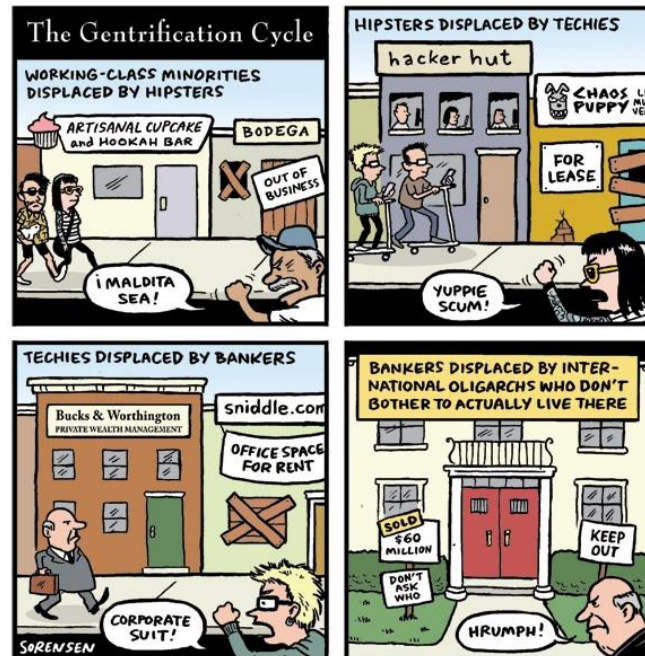
British sociologist Ruth Glass was first to use "gentrification" in its current sense. She used it in 1964 to describe the influx of middle-class people displacing lower-class worker residents in urban neighborhoods.

The "Airbnb effect"

Airbnb slowly increases the value of an area to the detriment of the indigenous residents, many of whom are pushed out due to financial constraints.

Cities, popular ones especially, seem to fare the worst. In major cities such as Amsterdam, Barcelona, Edinburgh, and Los Angeles, studies on the 'Airbnb effect' have found that over-tourism facilitated by platforms such as Airbnb negatively impacts on house prices and communities.

The short-term rental sector is just as affected. Research conducted by the Harvard Business Review across the US found that Airbnb is having a detrimental impact on housing stock as it encourages landlords to move their properties out from out of the long-term rental and for-sale markets and into the short-term rental market.





Gated communities

A gated community (or walled community) is a form of residential community or housing estate containing strictly controlled entrances for pedestrians, bicycles, and automobiles, and often characterized by a closed perimeter of walls and fences.

Historically, cities have built defensive city walls and controlled gates to protect their inhabitants, and such fortifications have also separated quarters of some cities. Today, gated communities usually consist of small residential streets and include various shared amenities.

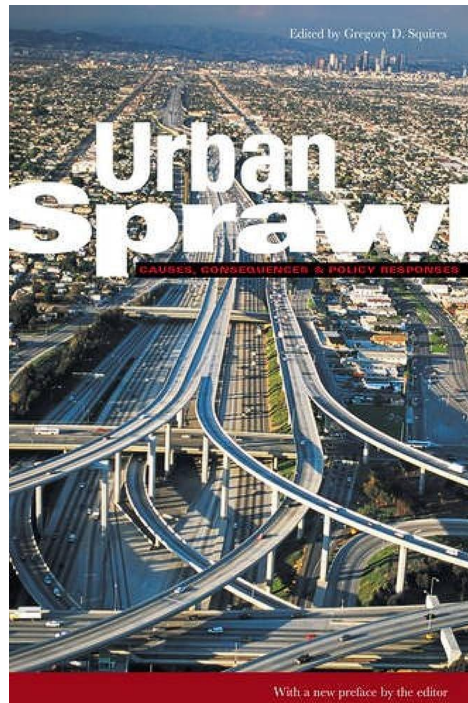
Given that gated communities are spatially a type of enclave, anthropologists argue that they have a negative effect on the net social capital of the broader community outside the gated community. Some gated communities are secure enough to resemble fortresses and are intended as such.



Suburbanisation

Suburbanization is a population shift from central urban areas into suburbs, resulting in the formation of (sub)urban sprawl. As a consequence of the movement of households and businesses out of the city centers, low-density, peripheral urban areas grow. Suburbanization is inversely related to urbanization, which denotes a population shift from rural areas into urban centers.

Many residents of metropolitan regions work within the central urban area, but live outside of it, in satellite communities called suburbs, and commute to work by car or mass transit. Others have the opportunity to work from home, due to technological advances. Suburbanization often occurs in more economically developed countries. The United States is believed to be the first country in which the majority of the population lived in suburbs rather than cities or rural areas.



The urban sprawl

Urban sprawl refers to the expansion of poorly planned, low-density, auto-dependent development, which spreads out over large amounts of land, putting long distances between homes, stores, and work and creating a high segregation between residential and commercial uses with harmful impacts on the people living in these areas and the ecosystems and wildlife that have been displaced.

Although some would argue that urban sprawl has its benefits, such as creating local economic growth, urban sprawl has many negative consequences for residents and the environment, such as higher water and air pollution, loss of agricultural capacity, increased car dependency, higher taxes...

In its path, urban sprawl consumes immeasurable acres of forests and farmland, and in its wake, leaves vacant storefronts and traffic congestion, which can stretch miles from urban centers and is creating a hidden debt of unfunded infrastructure and services, urban decay, social dysfunction, and environmental degradation.



Urban renewal

Also called urban regeneration in the United Kingdom and urban redevelopment in the United States, urban renewal is a program of land redevelopment often used to address urban decay in cities, and involves the clearing out of blighted areas in inner cities to clear out slums and create opportunities for higher class housing, businesses, and other developments.

A primary purpose of urban renewal is to restore economic viability to a given area by attracting external private and public investment and by encouraging business start-ups and survival. It is controversial for its frequent use of slum clearance.

