



Urban Green Justice through Policy and Planning Practice

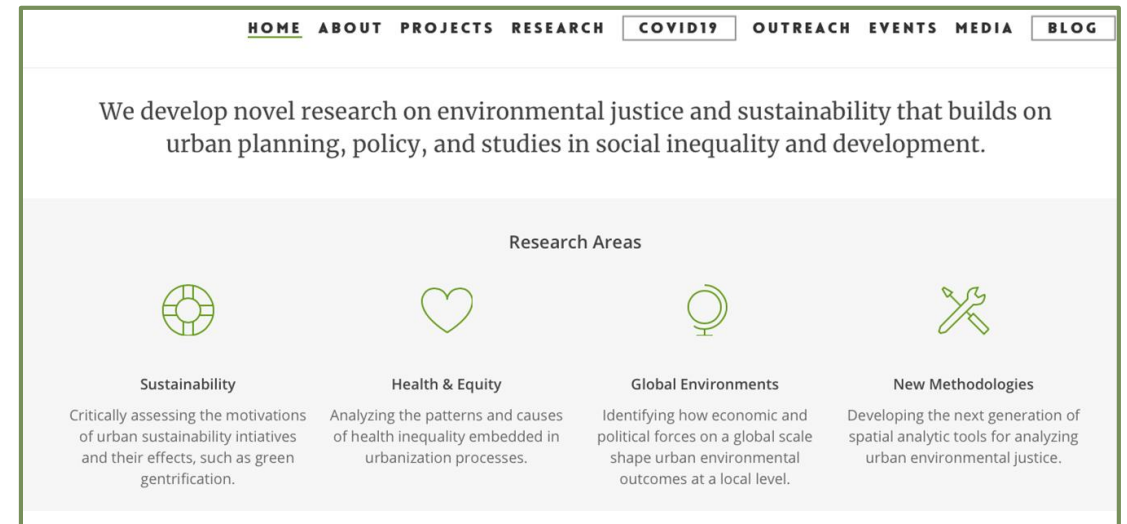
Fighting displacement and gentrification + improving accessibility and inclusiveness to green amenities

June 4, 2021



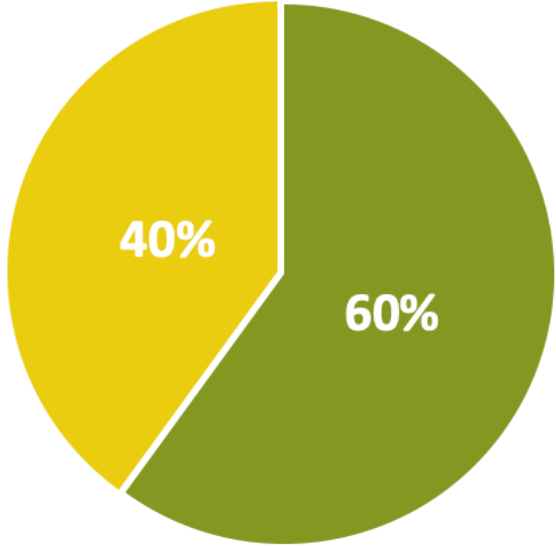
What and who is BCNUEJ?

- The **Barcelona Lab for Urban Environmental Justice and Sustainability** was founded in partnership with the Institute of Environmental Science and Technology at the Universitat Autònoma de Barcelona and a research group from the Hospital del Mar Medical Research Institute in Barcelona.
- The lab examines the structural and systemic drivers of social inequalities, exclusion, oppression, and neo-colonization in cities with the aim to create more **just, resilient, healthy and sustainable** cities.



Policy and Planning Tools for Urban Green Justice Report Highlights

- Review of current policy and regulation approaches for anti-displacement and anti-gentrification as well as community environmental mobilization
- In-depth examination of 50 tools and regulations available to planners and policy-implementers to support housing equity (30 tools) and just green development (20 tools)
- Analysis of tool implementation through imagined simulation of city characteristics and profile



● Anti-displacement and anti-gentrification tools (30)
● Equitable green development tools (20)

Figure 1: Breakdown of 50 tools summarized and analyzed in this report's toolkit.

Who is the report for? Relevant Stakeholders



TENANTS
Individuals who occupy land or property rented from a landlord

- Vulnerable to displacement as a result of insecurity of tenure
- Partake in a contractual agreement with owner/manager of property



HOMEOWNERS
Individuals who own their own home

- Subject to homeownership taxes paid to municipal, state/provincial, and national governments



MUNICIPALITY
The government of a local area

- Manages land use of housing and green spaces
- May develop affordable housing or outsource development to private/non-profit industry



STATE or PROVINCIAL GOVERNMENT

- Funds larger green infrastructure projects
- Regulate and fund urban housing markets



NATIONAL or FEDERAL GOVERNMENT

- Coordinates state/territorial governments in allocating funds, issuing tax credits, and



PRIVATE DEVELOPERS
Individuals and companies that profit from building houses or renovating existing properties for sale

- Seeks development in municipalities with high profit margin
- Contribute to affordable housing and green space when mandated
- Subject to requirements and taxes



COMMUNITY ASSOCIATIONS
Non-governmental association of participating members

- Consist of neighbors, group of homeowners, or renters
- Seek engagement in different stages of policy planning and implementation



NONPROFIT ASSOCIATIONS
Non-business entities furthering a social cause and providing public benefits

- Manage housing, land use, and public green spaces
- Partner with city agencies in carrying out housing policies



BUSINESS ASSOCIATIONS
Organizations or entities producing or buying goods and services for profit

- Provide employment to local residents
- Small businesses may often be displaced because of gentrification



COMMUNITY ORGANIZATIONS
Organizations that seek to improve a community's social welfare and functioning

- Community organisations identify needs and goals for a community, as well as how to organise in order to achieve these



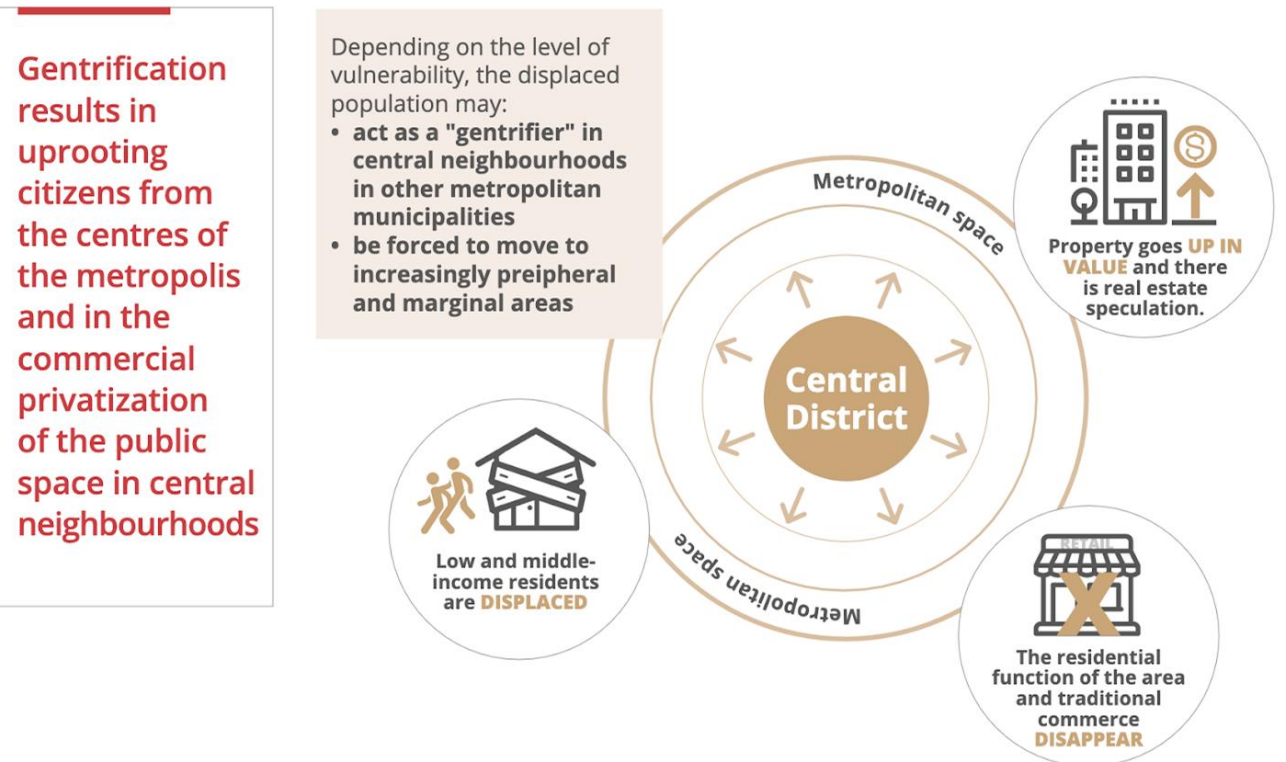
TERMINOLOGY

What is gentrification?

Redevelopment and regeneration projects intended for improved quality of life instead displace working class residents away from city center as they can no longer afford every-day living costs, rent prices and property taxes.

“Gentrification is deeply rooted in social dynamics and economic trends. Its signs, effects and trajectories are to a large degree determined by its local context; the physical and social characteristics of the neighbourhoods in question, the positions and the goals of the actors, the dominant functions of the city, the nature of economic restructuring and local government policy. The study of the city should pay heed to this complexity. ... In the end, the ‘why’ of gentrification is less important than the ‘how’ and the repercussions of the process”

(Van Weesep, 1994)



(Source: Metropolis, 2018)

What is green gentrification?

“...implementation of an environmental planning agenda related to public green spaces that leads to the displacement or exclusion of the most economically vulnerable human population”.

(Dooling, 2009)

What is a green amenity?

Environmentally-based features, such as parks, gardens, greenways, urban farms, rail-to-trail infrastructures, aimed at increasing quality of life through health and wellbeing, for those who have access to it.



General Planning Conundrums in North American Context

- **Race and racism figure among the primary predictors and indicators of green inequities** (Mohai and Saha, 2015; Pulido, 2017).
 - ▶ In the United States, race and racism often affect property and real estate title structure, and may lead to ghettoization of neighborhoods and whole areas of a city.
 - ▶ The deep racial dimension of inequity characterizing the North American context can make some policies more promising than others - some policies related to shared land tenure can be evocative of the past practices of sharecropping and slavery to many black residents who were denied land ownership (Interview, 2019).
 - ▶ Minorities and immigrants may have a conflicted relation with nature because racist discourses and practices have often excluded them from green amenities (Anguelovski et al., 2020; Park and Pellow, 2011).
 - ▶ Urban greening runs the risk of rebranding of racialized neighborhoods into green areas of privilege for upper class and white residents
- **Prioritization of individual wealth accumulation strongly characterizes the American context.**
 - ▶ Domination of capitalist housing agendas over socialist agendas may generate tensions around right to affordable and permanent housing or the subsidized rents based on income, especially among vulnerable and racialized communities.
 - ▶ Low-income and working-class residents can often find themselves trapped in cycles of reliance on social welfare without stable income and resulting financial and housing security.
 - ▶ Homeownership is often dominated by higher-income, white families while long-term homeownership passed amongst generations can lead to issues with securing and proving housing title
 - ▶ Single-family home regulations that protect low-density living have arisen as an attempt to protect economically privileged residents from market forces.

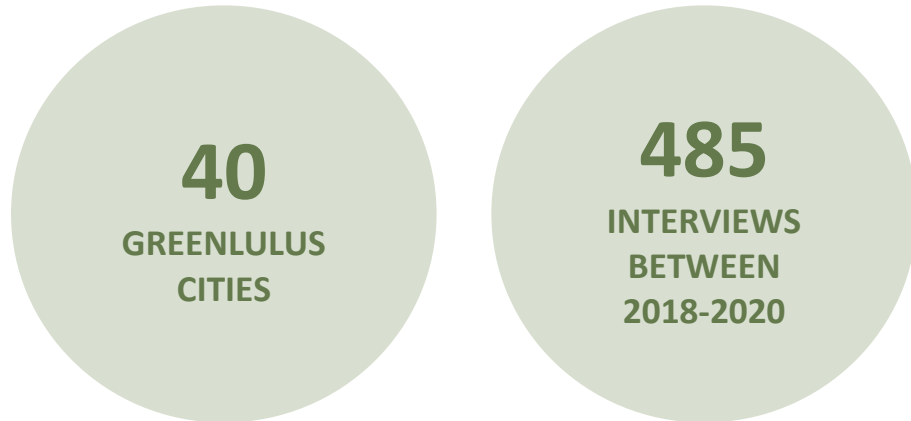
General Planning Conundrums in European Context

- ▶ Although the significance of factors such as race and wealth appears to be greater in the United States, these still play an important role in the European context, especially when it comes to the ghettoization of minority and ethnic neighborhoods.
- ▶ Rent control and other housing policies promoting affordable housing are often implemented in countries where political parties favor social welfare but have recently decreased in prevalence due to the increased involvement of the private finance and real estate sector and political prioritization of private property.
- ▶ Affordable housing policies may also carry a significant ideological burden, as they are associated with more “socialist” agendas.
- ▶ The deployment of financial instruments such as green bonds, following the EU Green Bond Standard, may fail to consider social and equity issues, therefore producing negative equity effects (García-Lamarca and Ullström, 2020).
- ▶ Community mobilization around green equity and environmental justice is not highly prevalent in European cities and community-focused or community-driven economic development schemes are scarce.



METHODOLOGY

Methodology GreenLULUs



Cities from...

- Coastal, Midwest and Southern **United States**
- **Canada**
- Northern and Southern **Europe**

Interviews with...

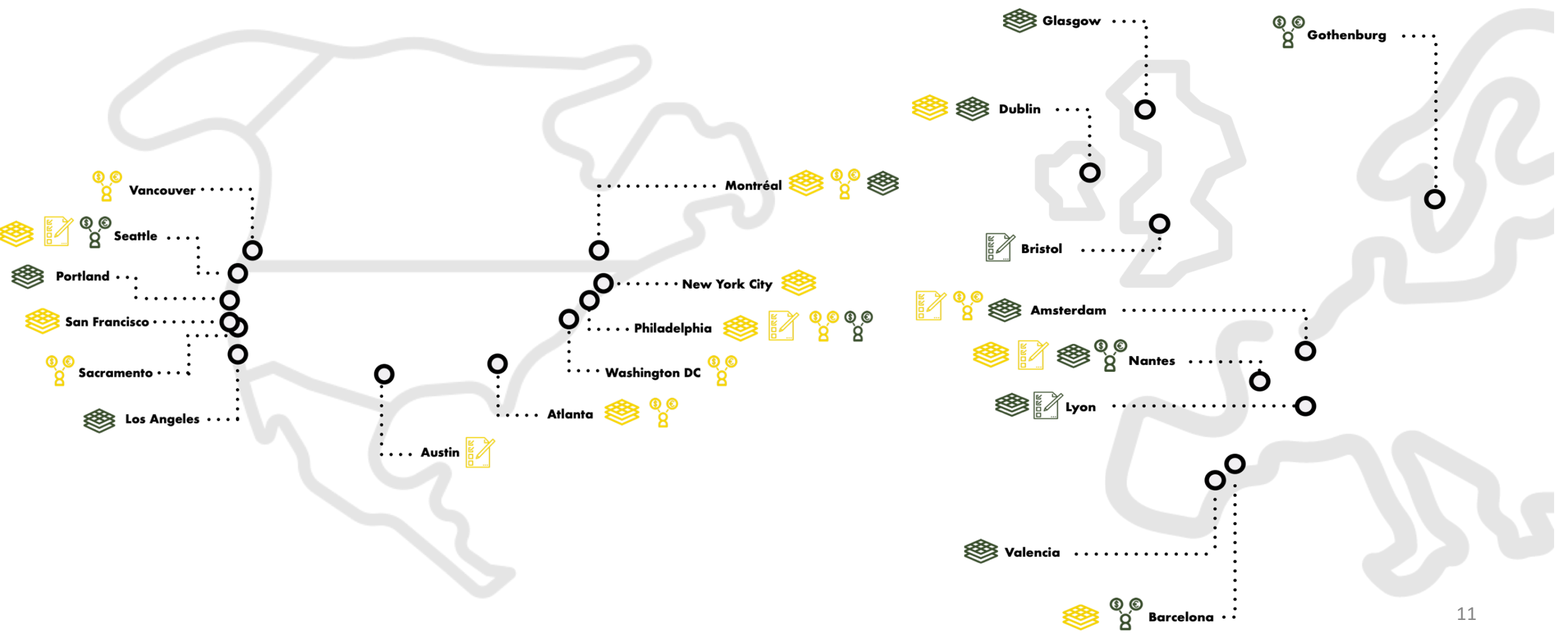
- Neighborhood and city-wide residents
- Municipal staff and elected officials
- Developers and other real estate stakeholders
- Representatives of community-based or non-profit organizations and activists

Anti-displacement and Anti-gentrification Tools

Land Use	
Developer Requirements	
Financial Schemes	

Equitable Green Development Tools

Land Use	
Developer Requirements	
Financial Schemes	





TOOLS

MORE GREEN AMENITIES / OPEN PUBLIC AMENITIES (20)

	Land use	Developer requirements/support	Financial schemes	Other greening regulations/ordinances	
	Conservation areas to preserve green spaces	Eco-district zoning and climate change mitigation	Fee paid by developer directed to green funding	Specific national financial schemes to fund green infrastructure or parks	Improved maintenance and security of public space
	Interim green spaces on vacant land	Rezoning of urban land to green space	Minimum amount of green space in new development projects	Green bonds	Clarification over administrative roles for green space management-security
	Repurposing of streets of green transit areas	Opening of private green space to the public		Regulations to support the development of urban agriculture	Improved food security or sovereignty
	Measuring/mapping access to green space	Ambitious green space development plan		New/improved urban green amenities	
	Waterfront redevelopment	Green amenity planning in large-scale urban developments		Green resilient infrastructure funding in socially and environmentally vulnerable neighbourhoods	



ANTI GENTRIFICATION / DISPLACEMENT POLICY RESPONSES (30)

Land use		Developer requirements/support	Housing focused financial schemes aimed at homeowners		Housing focused financial schemes aimed at renters	Community focused financial schemes	Other anti-gentrification regulations/ordinances
Inclusionary zoning	Regulations on touristic/short-term rental apartments (e.g. AirBnB)	Obligation for developers to include affordable units in development	Property tax payment support for homeowners	Loans for home ownership for middle/ low-income residents	Rent control	Investment incentives in specific areas - Opportunity Zones, Strategic Development Zone, Special Interest Zone, Business Improvement District)	Formal recognition of the right to stay/place OR right to return
Up-zoning	Moratorium on new businesses, hotels, and other hospitality industry permits	Density bonuses to encourage affordable housing	Homestead tax credit/tax exemption	Development tax paid by developers towards an affordable housing trust fund	Rent subsidies or vouchers	Regular support to housing coops and other non-profit housing organizations	Municipality or tenant opportunity to purchase act
Rezoning of green space to residential space	Defence of single family homes or minimum lot size	Support for developers to develop empty lots or buildings into affordable housing	Limitations or freezes to property tax increases	Transfer tax on luxury property with funds directed towards affordable housing			Public workforce housing
Preservation Districts or Historic Districts	Community Land Trusts		Housing tax credit programmes	Tax on foreign ownership of units			Equitable economic development plans with opportunity for equitable access to jobs
Land bank			Tax on vacant housing units				Equity scoring/evaluation/index of urban projects



Tool 1 – Fee paid by developer directed to green funding

- This policy entails the creation of a **fee** that developers, interested in (re)developing a piece of urban land, are obliged to pay towards a park fund
- By applying this policy, municipalities can increase their budget for green spaces and parks
- The park fund is managed or coordinated either by a parks department or a non-governmental organization

STRENGTHS	LIMITATIONS
<ul style="list-style-type: none"> • Guarantees that a certain amount of money will be available to park funding • From education standpoint, such tool may raise awareness, especially for developers, about importance of parks, 	<ul style="list-style-type: none"> • Amount and quality of parks depends on percentage of fee • Unstable provision of parks • Usually implemented by local authorities as a recommendation, not obligation

Tool 1 – Fee paid by developer directed to green funding

Vignette

Bristol, United Kingdom

- **Section 106 Agreements** are legal agreements to ensure new development meets certain planning regulations or requirements
- They are meant to compensate the local community for the new development
- It provides a legal framework for reducing impacts of new development and increases funds for public space interventions such as the creation or improvement of parks
- A similar tool is the **Community Infrastructure Levy (CIL)**, which came into force in 2010 and is nation-wide, imposed on all developments over a certain size in order to fund infrastructure e.g., green infrastructure



Public green park in Bristol
(Source: BCNUEJ, 2019)

Tool 2 – Eco-district zoning

- Neighborhood-scale developments that address climate mitigation and adaptation with sustainable planning strategies
- Employ technologies in green building, smart infrastructure, and renewable energy, with the aim of creating low-carbon and resilient districts

STRENGTHS	LIMITATIONS
<ul style="list-style-type: none"> • Experimentation on a small-scale, including control group • Quick feedback on implementations 	<ul style="list-style-type: none"> • Unjust demolition of buildings • Unjust relocation of tenants • “Islands of privilege” in an urban fabric of uneven and inequitable distribution of services and amenities

Tool 2 – Eco-district zoning

Vignette

Cully Neighborhood - Portland, Oregon

- Living Cully Eco-District Project
- Collaboration of four community and business organizations
 - Verde (locally-employed environmentally sustainable contractor which specializes in green projects)
 - Habitat for Humanity Portland/Metro East (below-market housing provider)
 - Hacienda Community Development Corporation (CDC) (supported housing provider for Latinx community)
 - The Native American Youth and Family Center (NAYA) (supported housing provider; (first of its kind housing programming)
- Provides opportunities for local entrepreneurship, sustainable community development cultural expression, and expansion of affordable housing (Living Cully, 2020)



Landfill in Cully neighborhood transformed into a park,
designed and executed by Verde landscaping
(Source: ESA, 2018)

Tool 3 – ZAC (Zones D'Aménagement Concertée)

Nantes, France

Context

- Public investment of 30 million euros per year aimed at re-naturing projects
- 1984-2015: +200% green space (1000ha, with all inhabitants living within 300m of a green area)

What is being done?

- City offers 57 m² of green space per capita; 100 municipal parks and all inhabitants live within 300 m of a green space
- Planners in control and developers must meet their requirements (very little negotiation)
- In a ZAC at least 56% of new housing stock must be public and social housing and community participation is required

Threats

- Real estate prices have increased from tourists and those leaving Paris
- Risk of gentrification



Greening in Parc de Bottière-Chénaie
(Source: BCNUEJ, 2019)

Tool 4 – Green bonds

Green bonds are used to fund sustainability, climate-sensitive, renewable energy, energy efficiency, clean transportation, agriculture and water programs.

They function identically in **structure**, **risk** and **return**, to conventional bonds.

Who can issue green bonds?

- Municipalities
- Corporations
- Government agencies
- Supranational bodies

STRENGTHS	LIMITATIONS
<ul style="list-style-type: none"> • An opportunity to make profit while contributing to environmental improvements • Creates a culture of awareness and encourages sustainability among investors and financial community 	<ul style="list-style-type: none"> • Standardization issues • Without a clear and comprehensive reporting, it is difficult to measure success of impact • Potential greenwashing • Linking of bond proceeds to specific expenditures can make funding more expensive or lead to underfunding

Tool 4 – Green bonds

Vignette

Gothenburg, Sweden

- Gothenburg is a **frontrunner** in green bond financing
- In 2013, first city in the world to issue a green bond with aim to attract investments to reduce climate change effects
- By end of 2018, **71%** of total green bond funds had been invested in **green building** category
- Now rents are higher in these buildings – lack of consideration of **social dimensions**



Tree planting in Gotheburg
(Source: Ülstrom, 2019)

Tool 1 – Rent control at municipal, regional and national levels

Rent control is a legal restriction that limits the amount a landlord can demand for leasing a home or renewing a lease

- To maintain existing affordable housing
- Limit disruptions caused by rapid rent increases
- Protecting tenants from unjust evictions and decreasing tenant turnover
- Enhancing mixed-income neighborhoods

STRENGTHS	LIMITATIONS
<ul style="list-style-type: none"> • They reduce rents for tenants targeted and fear of eviction • Preservation of mixed-income character of many incomes • Residential stability brings positive physical and mental health outcomes, and more safety 	<ul style="list-style-type: none"> • Reduces supply of decent housing and investment in new rental housing • Maintenance of buildings under rent control can be of poor quality due to decreased return on investment • ‘Mismatch’ between tenants and rental units

Tool 1 – Rent control at municipal, regional and national levels

Vignette

Vienna, Austria

- In “**Red Vienna**” period, affordable housing and rent control used to keep prices low and build city-owned social rental housing
- Today, city upholds this legacy – **70% of housing stock is regulated and rent-controlled**
- Three types of landlords:
 - 1) Municipality (around 25%)
 - 2) Limited-Profit Housing Associations (LPHAs)
 - 3) Private market-rate housing providers
- Collaboration between private and public sectors in LPHA housing ensures high-quality rent-controlled housing



The Kabelwerk LPHA housing project in Vienna with embedded rent control practices
(Source: Smart City, n.d.)

Tool 1 – Rent control at municipal, regional and national levels

Vignette

Catalonia, Spain

- In 2020, Catalan Parliament passed **Law on Urgent Measures for Rent Control**, applying in 60 Catalan municipalities with more than 20,000 inhabitants in neighborhoods considered areas under stress (e.g., where rent prices exceed 30% of average household income)
- Law limits rent increases, with few exceptions
- Opponents of bill claim it is unconstitutional and argue that the responsibility for housing affordability is passed on to property owners rather than the State



A graffiti denouncing high rents in Barcelona
(Source: Alex Garcia, La Vanguardia, 2020)

Tool 2 – Tax on vacant land units

- A tax on vacant housing requires property owners to pay a **fee** for unoccupied housing units
- Aim to **ensure available housing** in a city is utilized
- Revenue from vacancy tax often used to build affordable housing or provide services for unhoused

STRENGTHS	LIMITATIONS
<ul style="list-style-type: none"> • Encourages landowners to make units of housing available, thereby increasing housing stock • Increase supply without development 	<ul style="list-style-type: none"> • Challenge of determining vacancy of properties • Tax does not treat different types of vacancy differently

Tool 2 – Tax on vacant land units

Vignette

Paris, France

- In 1998, French PM instituted law that put **flat tax fee of 12.5%** (that increased to **25%** in first year) on vacant properties in desirable cities in France, including Paris
- Aim to encourage homeowners in large cities (more than 50,000 residents) to include long-term vacant homes (**empty more than a year**) in rental market
- In 2019, **27%** of Parisian homes remain vacant, so the city considers further increasing existing tax.



According to local journalist, a housing unit in Place des Vosges has been vacant since 1965 (Source: Traub 2019)

Tool 3 – Public workforce housing

- Priority to registered public workers for already existing social housing on the basis of income limits for new housing developments through public- private partnerships
- “The issue is not how much affordable housing is produced but where it is produced, as well as how to address the challenges of producing it where it is needed” (Haughey, 2002, 2).

STRENGTHS	LIMITATIONS
<ul style="list-style-type: none">• Encourages housing critical workers in the urban core	<ul style="list-style-type: none">• Puts pressure on existing social housing for housing low-income/ no-income individuals

Tool 3 – Public workforce housing

Vignette

Amsterdam, Netherlands

- Estimated 2,550 healthcare workers were needed meet 2021 demands in healthcare services
- Simultaneous housing prices skyrocket - €200,000 in 2000 → €500,000 in 2019 = 150% change(Ten Teije, 2020)
- Priority given to healthcare workers and teachers - maximum of 200 per employer
- “40% of the housing that is allocated to social housing in Amsterdam is already going to [priority groups]...what about artists, or mechanics, or whatever job that is not [directly] necessary for the city” (Interview, 2019).



Modular temporary worker housing in Amsterdam.

(Source:Tempo Housing, 2019)



SCENARIOS

Analysis through Simulation

Scenario 1 – Smaller/rural municipality or suburb in Western-Europe and North America



Historical contexts and characteristics

- ▶ Smaller economic power and funding, typically reliant upon a singular industry (i.e. forestry, agriculture, etc.)
- ▶ Urban dwellers seek more affordable living conditions in less-dense municipalities, disrupting the economy and housing availability



Potential tools for mixed implementation

- ▶ Property tax support
- ▶ Investment incentives in specific areas
- ▶ Fee paid by developer directed to green funding



Challenges and conundrums

- ▶ Limited municipal funding to provide affordable housing and maintain green spaces
- ▶ Reliance on larger municipal/regional governments for funding and economic networking



Post-implementation wicked effects

- ▶ Incentivization in specific areas without participation from residents may overwhelm local community organizations and produce intense gentrification pressures in highly contained areas

Analysis through Simulation

Scenario 2 - Municipality centered around intensive tourism economy and/or foreign investment

Examples: Vancouver, Honolulu, Boston



Historical contexts and characteristics

- ▶ Foreign investment provides significant capital to build housing stock and boost economy
- ▶ Municipal objectives to take advantage of attractive historical, cultural, and/or environmental aspects of destinations



Challenges and conundrums

- ▶ Steers development to match demand of investors -- most often luxury housing
- ▶ Prioritization of tourism economy and investors over needs of local residents as a result of income reliance on tourism
- ▶ Consequences of tourism gentrification including lack of affordable housing, loss of community, sense of belonging, and sense of place



Potential tools for mixed implementation

- ▶ Regulations on short-term rental apartments
- ▶ Moratorium on new businesses and hotels
- ▶ Transfer tax on luxury property with funds directed towards affordable housing
- ▶ Tax on foreign ownership of units
- ▶ Tax on vacant housing units



Post-implementation wicked effects

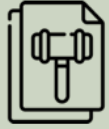
- ▶ Regulation of short-term apartments and new touristic businesses The laissez-faire approach to short-term rental regulations may exacerbate negative externalities



RECOMMENDATIONS

Recommendations for North American policy-makers, planners and community activists

Recommandations aux décideurs, planificateurs et activistes communautaires nord-américains



Resist and overturn highly neo-liberal positionalities (focusing on market mechanisms) and opt for public institution-led planning practices, with opportunity for rent control, and inclusive zoning



Hold developers accountable to mandated fees, taxes, and requirements such as minimum amounts of green space, minimum number of affordable units, and inclusion of affordable units built on site



Require developers to research, consider neighborhood gentrification pressures and outcomes prior to development proposals



Require developers to submit (and fund) an anti-displacement neighborhood benefits agreement based on community proposals



Utilize a variety of funding schemes and land use tools to help support the financial hardships of vulnerable tenants/homeowners as well as non-profit and affordable housing developers



Implement historical and special zoning protections with intention and significant detail to the vulnerable communities that will be affected by such land use regulations.



Include community participation in every planning decision, particularly in contexts with a deep racial dimension



Advocate for the preservation, improved maintenance and upgrading, and increased funding of public and affordable housing currently threatened by the increased commodification and neoliberalization of the housing market.

Recommendations for ALL policy-makers, planners and community activists



Recognize urban greening as a non-isolated intervention from other urban redevelopment initiatives which may trigger unaffordability and displacement for socially vulnerable residents. These other initiatives may affect housing, transport, commerce, historic districts and waterfront redevelopment, schools, crime, and jobs, among others.



Consider historical and ongoing contexts of injustice in a municipality as a critical first step in understanding the uses, preferences, knowledges and needs of socially vulnerable residents and how best to address them through funding and placemaking opportunities that embrace community organization and leadership to best sustain the needs of vulnerable communities.



Recognize power asymmetries within communities and in relation to government and non-governmental agencies. Self-assess preconceived notions of place and way of life, especially when life experiences differ from one's own. Implement innovative participatory planning practices and community engagement in the (re)development of all green spaces and green amenities such as community mapping, neighborhood photovoice and exploratory walks.



Support housing stability—critical for economic, physical, and mental wellbeing— through density bonuses, inclusionary zoning, and/or anti-displacement neighborhood benefits agreement aiming to ensure affordable housing provision. All such policies should be coupled with policies to prevent tenant displacement, such as rent control, subsidies and use of land banks.



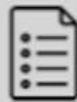
Ensure equal access to green space first through mapping and benchmarking, followed by implementation of policies that mandate a minimum area of green space per resident in order to provide opportunity for urban food agriculture and achieve positive mental and physical health outcomes for all. Revive and fund informal, hidden, or invisibilized resident-driven green practices.



Provide green spaces that can be both safe and secure for socially vulnerable residents, especially racialized minorities, women, people with disabilities and LGBTQI+ communities without creating heavily surveilled or coercive places where these their uses and identities are erased or criminalized to defend the green privilege of a few. Encourage racialized residents, and youth in particular, to occupy public green spaces and make them their own and thus fight socio-cultural displacement produced by gentrification.



Improve climate change mitigation and adaptation through environmental development tools such as the designation of Eco-District zoning, employment of green bonds, or conservation areas to preserve green spaces, while also considering the social impacts of such measures.



Enhance equitable and inclusive climate change adaptation policies by reframing green resilient infrastructure as a means for community-led development, socio-ecological security and sustained livelihoods through Eco-District zoning, urban food production and living wage jobs.

BCNUEJ video projects related to urban green justice

To Green Or Not To Green

Our short documentary created by filmmaker Alberto Bougleux sheds light on the dilemma of greening cities. To Green or Not To Green: Four Stories of Urban (In)Justice in Barcelona showcases four neighborhood struggles against urban inequality in Barcelona, tracing how civic groups are mobilizing to demand better air quality, safe housing conditions, and access to health care facilities—all in relation to green space. Illustrated through the cases of La Fira, El Raval, Tres Turons, and Poblenou, the documentary addresses how issues of wealth, class, race, and unequal access to environmental amenities manifest in a city that has historically grown around a tourism and tech-based economy.



Four stories of green urban (in)justice in Barcelona.

Available on Youtube:
<https://youtu.be/Q8dUMucYN0w>

Green inequalities across six cities in Western Europe, Canada and the United States.

Forthcoming early 2022.



The Green Divide

Our upcoming interactive web documentary, to be released in the coming months, will allow viewers to explore cases of green inequalities across six cities in Europe, United States and Canada. Created by Alberto Bougleux, the platform is based on field research from BCNUEJ's GreenLULUs and Naturvation projects, Green and (Un)just Cities and documents the challenges of building greener and equitable cities in Portland, Washington D.C., Boston, Montreal, Nantes and Barcelona. Each city presents three stories of residents mobilizing for equity and inclusion around projects that aim to renature cities and improve access to green infrastructure, as well as brief geo-spatial analyses and relevant references to community groups and struggles.



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IN AN IDEAL GREEN AND JUST CITY...



Climate change mitigation and adaptation enhanced by sustainable planning strategies, such as the designation of eco-districts or conservation areas

Positive mental and physical health outcomes supported through inclusive and accessible greening



Housing stability encouraged through developer-focused policies and complemented by anti-displacement measures

Food security improved through community-led and cooperative urban agriculture projects



Land and new spatial arrangements controlled and repaired through land use regulations

Where and how cities are succeeding in securing affordable housing?

1. Vienna, Austria

Context

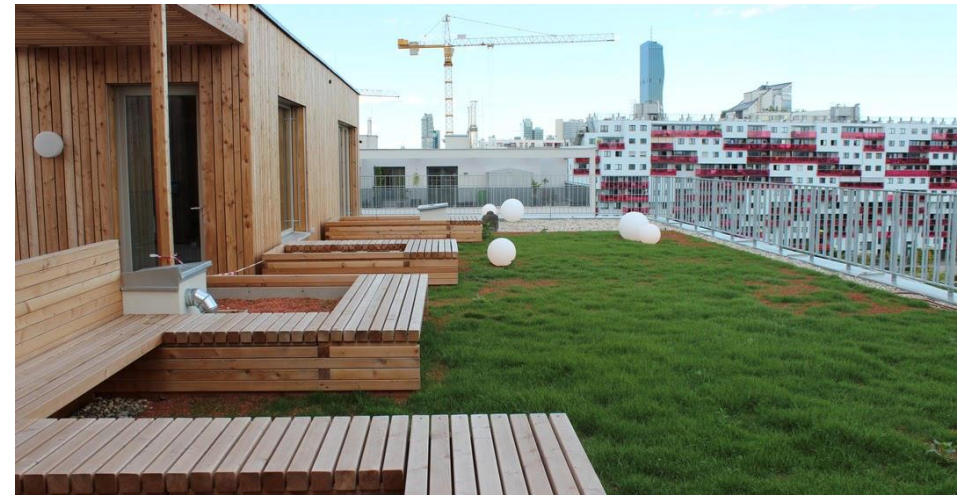
- As of 2018, 50% of housing stock affordable or social housing
- Owned by city council and limit-profit associations.

What is being done?

- Limit-profit associations get government funding to cap rents and are obliged to invest profits in new housing projects
- Enduring construction of high-quality affordable housing, city allows private developers to submit proposals to develop city-owned land

Threats

- New pressures due to population growth
- Risk of gentrification due to cutbacks on public investments



A project part of proposal-oriented development in Vienna
(Source: Wohnnet, 2020)

Where and how cities are succeeding in securing affordable housing?

3. Amsterdam, The Netherlands

Context

- Until 1990s, socially oriented urban planning characterized Amsterdam
- Simultaneously, (re)development of blue and green spaces gained momentum

What is being done?

- City prioritizes essential workers in access to housing in city center
- Supports housing cooperative
- Turns vacant office space into (temporary) housing

Threats

- Private-urban development and investments growing
- More gentrification especially in waterfront neighborhoods
 - Average price of house: from 200,000 euros in 2000 --> half a million euros in 2019

Waterfront redevelopment of old shipyard NDSM
(Source: Biesterbos/ Architecten Cie, in Het Parool, 2017)

