

Global Issues of Housing, Residential Segregation, and Development

Transformation of Housing under Rapid Economic Growth and Urbanization: The Case of Turkish cities

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Modernization theory anticipated a smooth trajectory of advancement for less developed countries as income growth occurred. Turkey vigorously followed the modernization project since 1923. Globalization brought disruption. Since the 1980s successive governments adopted market-oriented economic policies with a desire to rapidly integrate the economy into global markets. Strong economic growth (recently rivaling South Korea and China) coupled with steady urbanization in Turkey in the past three decades offers a good opportunity to assess the impact of rapid economic growth on cities. A large body of literature views recent urbanization patterns from a lens of neoliberalism. According to this theory, cities are exhibiting the classical symptoms of problems associated with capital accumulation. Another framework that explains current urbanization patterns is the global cities theory. The ambition of Istanbul, for example, to become a global city has created tremendous pressure on urban land markets for maximum accessibility to the needs of global capital flows. This paper will adopt an institutional approach to explain significant policy shifts observed under globalization in three areas: 1) informal housing settlement formation; 2) private sector construction of apartment blocks for condominium ownership, and; 3) massive urban transformation projects carried out by public-private partnerships to confront earthquake risks and capture land rent. The paper is based on field-based research in Turkey, which involved synthesis of latest academic and policy research published in Turkish and English and interviews with academics on urban transformation. The paper concludes with lessons from the case of Turkey (e.g., the need to proceed with caution, slowing down urban transformation to provide time for citizen engagement and deliberative input, paying attention to socio-economic consequences of urban redevelopment to prevent displacement of the urban poor, and being attentive to quality of life issues in the newly created earthquake resistant high-rise apartment blocks for a diverse demographic).

The Role of Planners in Severing the Vicious Circle of Residential Segregation and Inequality of Opportunity

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Social segregation in the U.S. has ignited a pattern of uneven urban development over half of a century. This suburbanization pattern has brought some neighborhoods to life and has contributed to the deterioration of others (Van Zandt & Mhatre, 2009). This polarization is further accelerated by the forces involved in the “pull” of desirable suburban characteristics and the “push” of undesirable inner urban area characteristics (Jargowsky, 2002; Orfield, 1997). Specifically, the interrelated social forces among sprawl, poverty concentration, and residential segregation have created pockets of both problems or privilege in terms of inequitable opportunities in education, employment, and safety in metropolitan areas (Denton, 2006; Squires & Kubrin, 2005; Van Zandt & Mhatre, 2009). Van Zandt and Mhatre (2009) argue that this uneven geography of opportunities can be counteracted by expanding housing options for the least advantaged. Practicing municipal planners face an ethical conundrum when it comes to the expansion of affordable housing choice. Affluent citizens often oppose the spread of affordable housing within their communities—expressed through NIMBY (Not In My Back Yard) behavior, while lower-income residents (who may or may not reside within the jurisdiction) clamor for better housing options and locational outcomes. This paper will explore the question of to whom planners are obligated—existing residents who oppose affordable housing, or disadvantaged, underserved, or marginalized populations who need better housing options to facilitate access to opportunity. By looking at the multidimensional relationships among these social forces and multidimensional social inequality, this paper will examine the role of planners in combating social forces including residential segregation, sprawl, and poverty concentration within their own communities.

Frontier or Boundary?: Amenities Surrounding Gated Communities in China and the US

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The growth of gated communities has continued over the past several decades around the world. Gated communities are commonly associated with segregation and private governance. The purpose of this paper is to explore the limitation of defining communities and their surrounding amenities with the public-private dichotomy. Specifically, this research compares the development of gated communities in China and the U.S. Despite the great socio-economic differences between China and the U.S, the urban planning of both countries have specific strategies and regulations to encourage amenities outside of gated communities that are accessible to a more diverse population. Based on the comparison of the planning requirements between China and the U.S, this paper explores the functions and influences of the public using amenities in and around private plots. The findings of this paper indicate that apart from the obviously walled boundaries of gated communities, gated communities have vague frontiers, in which their external amenities are highly influenced by the private governance of the communities, but remain accessible to the public due to mandatory planning requirements. More importantly, the frontiers of gated communities provide space and opportunities for

different people to interact even if they reside in separate spaces. In China, where gated communities and their amenities are more accessible in higher density, pedestrian-friendly designs, the planning requirements are stricter and result in more traditional, planned communities. If people belonging to different communities share public amenities, it is another type of integration beyond physical integration. As US communities move toward higher density designs for communities and neighborhoods, while at the same time facing inter-group conflict between diverse groups, we explore how planning the frontiers of these communities can pave the way toward integration.

(In)Visible Boundaries: The Negotiation of Urban Citizenship in the Uneven Housing Development of Nanjing

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Following the market oriented economic reforms of 1978, the rapid pace of urban redevelopment in China dramatically transformed social relations through a pattern of uneven housing development and socio-spatial segregation. The paper examines the everyday experience of Chinese residents' changing notions of the role of the welfare state, economic development, and the privatization of public land. The research builds on the urban studies literature on the role of global and state restructuring, urban entrepreneurialism, and dissent over the right to the city. In the paper, I integrate the cultural and economic spheres by examining the relationship between housing development and class antagonism in Nanjing, China. The work builds on Lefebvre's theory of class formation through spatial production and Gramsci's notion of cultural hegemony to contextualize class antagonism as manifested in dissent over urban citizenship. The concept of the "right to the city" is challenged in the Chinese context through cultural notions of personal quality, self-responsibility, and a moral imperative of state welfare. I argue that a multiscalar approach to examining contested notions of urban citizenship through the everyday experience as contextualized in broader processes of global and state restructuring is crucial to understanding the political economy of urban redevelopment in post-socialist China. The paper focuses on the following research question: How do the spatial practices of classed citizens in China (rural migrants, urban lower-class, and urban middle-class) engage with contested notions of rights to urban citizenship, access to space, and class boundaries? Through an ethnographic study in two field sites—a gated community and a dilapidated old city neighborhood—I examine the everyday experience of urban redevelopment as it constructs classed citizens. Discourses that justify and naturalize social stratification are examined through qualitative analysis of personal narratives. I conclude that profound and complex socio-spatial divisions between and within socioeconomic groups are based on the restructuring of local state control and contestation over rights to urban citizenship.