



STATE-LED GENTRIFICATION IN GERMAN CITIES

INVESTIGATING THE RELATIONSHIP BETWEEN POLITICAL INTERVENTIONS,
NEIGHBOURHOOD UPGRADING AND DISPLACEMENT

INVESTIGATING THE STATE'S IMPACT ON GENTRIFICATION

1. Conceptual framework
2. Research design and data
3. Linking spatiotemporal and survey data
4. Conclusion

SLG IN URBAN STUDIES AND POLITICS



FF/Main Ostend in 2012
wikipedia

- SLG: „Third wave“ thesis (Hackworth/Smith 2001) and policy-centered perspective
- Political/planning discourses on gentrification and the (un)intended effects of urban renewal policies
- Lack of systematic analyses and empirical evidence in Germany (Üblacker 2018)
- *Main research question: How and why do urban development interventions induce, amplify or mitigate gentrification in German cities?*

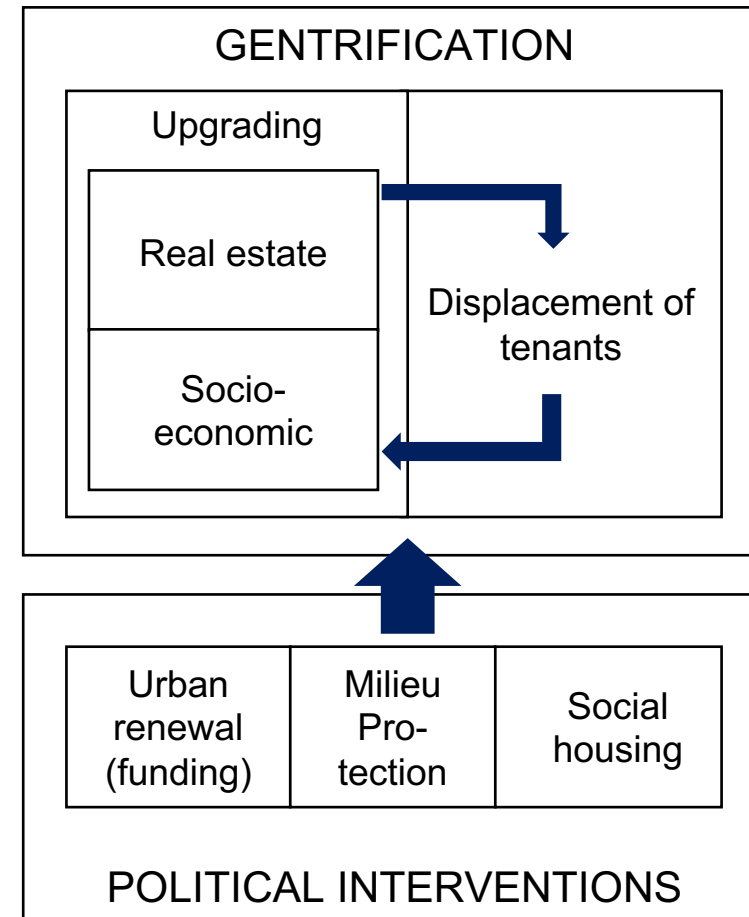
GENTRIFICATION AND POLITICAL INTERVENTIONS

- Gentrification

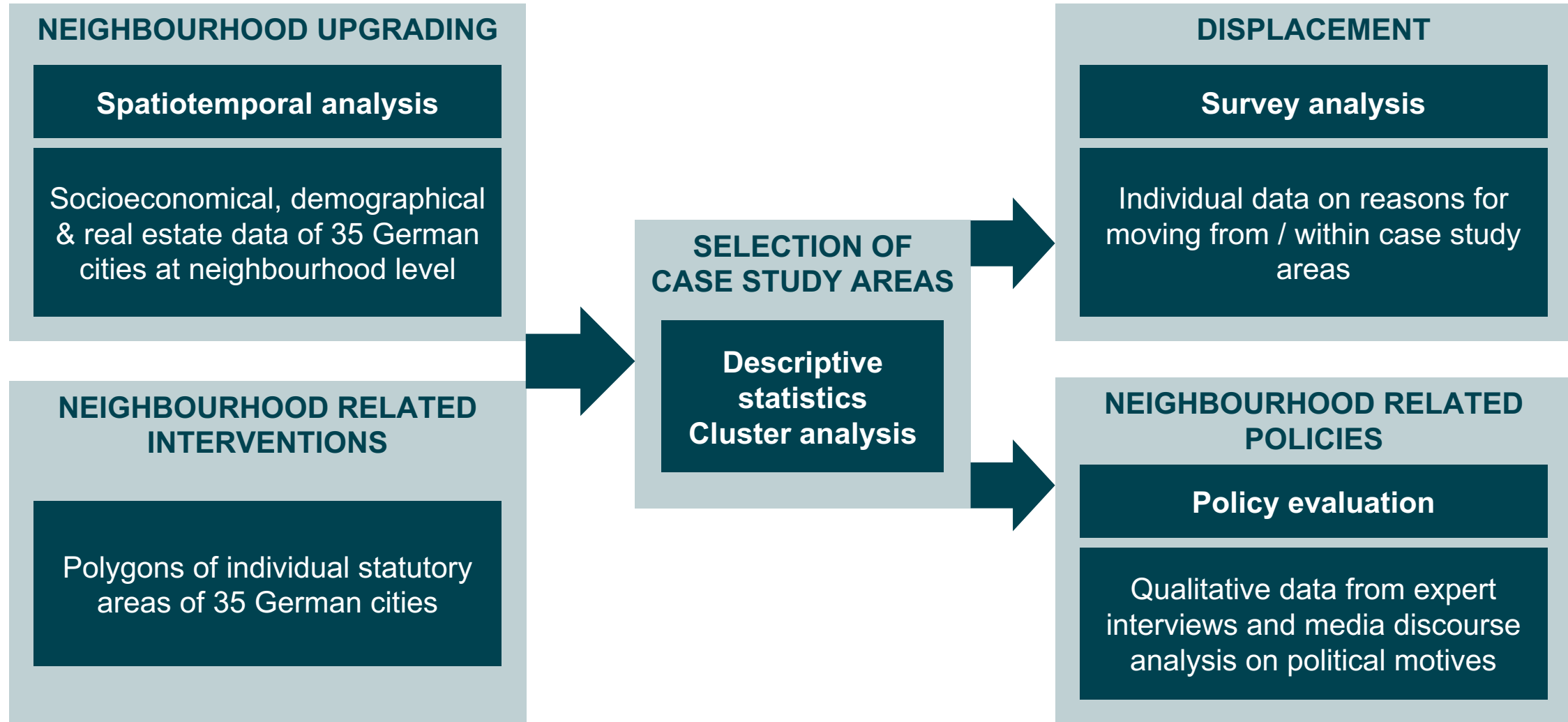
= real estate and social upgrading of an urban area which is associated with the displacement of relevant parts of the (relatively low-status) resident population

- Urban development interventions

→ Focus on area-related interventions by municipal authorities



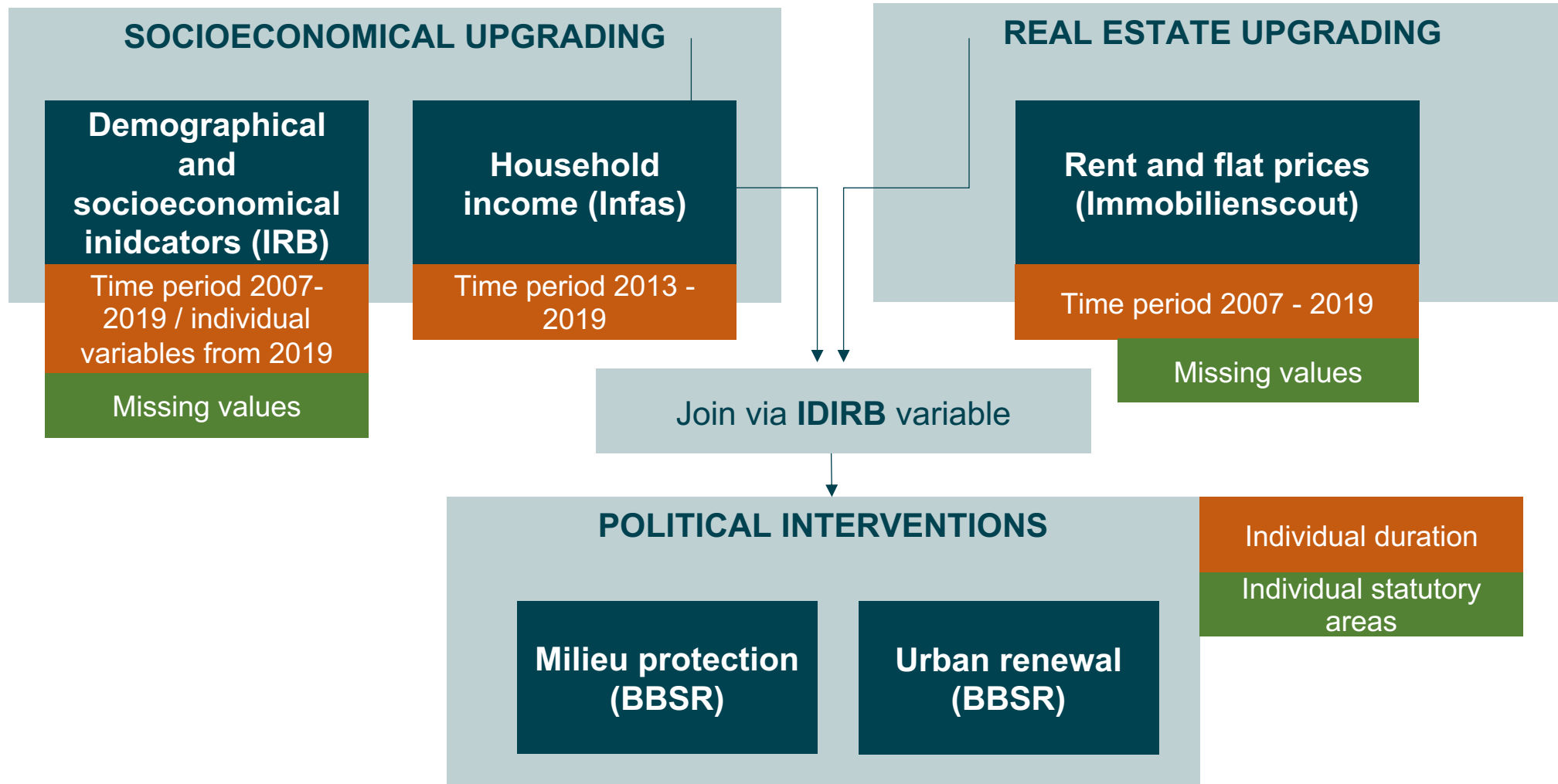
RESEARCH DESIGN



DATA OVERVIEW

| Topic | Source | Spatial level | Time scale | Georeference |
|--|--|-------------------------------|------------------------|-----------------------|
| Socioeconomical + demographical dynamics | Innerstädtische Raumbeobachtung (IRB / BBSR) | 35 German cities | 2007-2019 | Neighbourhood (IDIRB) |
| Real estate dynamics | RWI | 35 German cities | 2007-2019 | Neighbourhood (IDIRB) |
| Net household income | Infas 360 | 35 German cities | 2007-2019 | Neighbourhood (IDIRB) |
| Political interventions | City / municipal administration | 35 German cities | Individual time period | Statutory area |
| Individual perceptions, motives and characteristics of movers | Primary surveys | 4 German case study cities | 2022-2024 | Individual addresses |

SPATIOTEMPORAL DATA



SURVEY DATA

- N = all city's (adult) residents who have moved from / within case study area (within last 2 yrs)
- Sampling via municipal population registers
- last home address of participant as spatial reference

Question 3.4: Did your landlord announce any changes which affected your tenancy in the period before your last move? Please cross as appropriate (multiple answers are possible)

v3.4a

b

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1. My landlord announced plans to sell the flat/house.

2. My landlord announced an increase to my rent.

3. My landlord announced the renovation of the flat's/house's energy system/efficiency (e.g. exterior wall insulation, window renovation)

4. My landlord announced modernisation work (e.g. the construction of a balcony, installation of a lift)

5. None of the above

Question 3.5: Which of the following statements were true of your tenancy in the period before your last move. Please cross as appropriate (multiple answers are possible). If you lived in shared accommodation (WG), please provide the monthly rent for the whole flat.

v3.5a

b

c

d

e

f

g

h

i

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n

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p

6. The flat/house was sold

7. The rent (excluding bills) was increased, from _____ EUR per month to _____ EUR per month

8. The running costs/additional expenses were increased, from _____ EUR per month to _____ EUR per month

9. The flat's/house's energy system/efficiency was renovated (e.g. exterior wall insulation, window renovation)

10. Modernisation work was carried out (e.g. the construction of a balcony, installation of a lift)

11. The landlord did not maintain the flat/house

12. My limited tenancy agreement (e.g. temporary tenancy) expired

13. My tenancy was terminated because the landlord intended to use the flat/house for himself/herself (own use)

14. My tenancy was terminated for other reasons, namely: v3-5a19

15. The landlord offered me a replacement flat

16. I received a moving fee/settlement from the landlord

17. Construction noise, scaffolding and/or flat visits disturbed the living situation

18. I was put under pressure by the landlord/property management to move out, namely by means of: v3-5n

19. My living costs exceeded the threshold values stated by the job centre/social welfare office

20. I received the demand to reduce my living costs by the job centre/social welfare office

21. None of the above

Question 3.6: Which of the following statements were true of your housing situation in the period before your last move? Please cross as appropriate (multiple answers are possible).

v3.6a

b

22. I wanted another flat (e.g. due to size, furnishings, floor plan)

23. I wanted to buy my own flat or my own house

Resident Survey: Living and Moving in Berlin

HUMBOLDT-UNIVERSITÄT ZU BERLIN

c

d

e

f

g

h

24. It was too loud/there were noise disturbances

25. I was dissatisfied with the local care available for children / with the local schools

26. The neighbourhood/living environment was dirty

27. Many of my friends, relatives and/or acquaintances moved away

28. I no longer felt comfortable in my old neighbourhood/living environment

29. None of the above

Question 3.7: Which of the following statements were true of your personal and professional situation in the period before your last move or were foreseeable at that time? Please cross as appropriate (multiple answers are possible).

v3.7a

b

c

d

e

30. Changed living circumstances/wishes (e.g. the wish to move in with a partner, separation from a partner, childbirth, family planning)

31. Professional changes (e.g. becoming unemployed or changing place of work)

32. Children enrolling or changing school

33. Problems with other resident(s) and/or neighbour(s)

34. None of the above

4. We would now like to find out why you moved:

Question 4.1 : Which of the points you selected for questions 3.4 to 3.7 were reasons for you moving? Please enter the numbers from the possible answers of the questions.

Example: You moved because you wanted a larger flat and you wanted to move in with your partner. You would then enter the numbers 22 and 30:

22 30

Reasons for moving were: g4-1-1 bis g4-1-34

Question 4.2 : Were there other reasons for moving? Please give a maximum of four reasons as bullet points.

35. g4-2a

36. g4-2b

37.

38.

Question 4.3: Which of the reasons for moving you provided in questions 4.1 and 4.2 were the most important for you? Please also enter the numbers of the respective possible answers here.

Most important reason g4-3a

Second most important reason g4-3b

Third most important reason g4-3c

Core section of our planned questionnaire and code plan

SPATIAL LINKAGE

NEIGHBOURHOOD UPGRADING

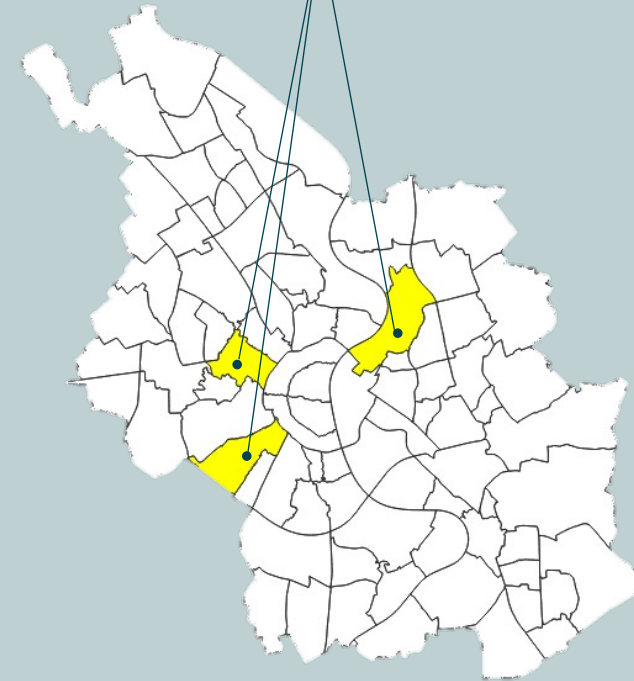
IDIRB



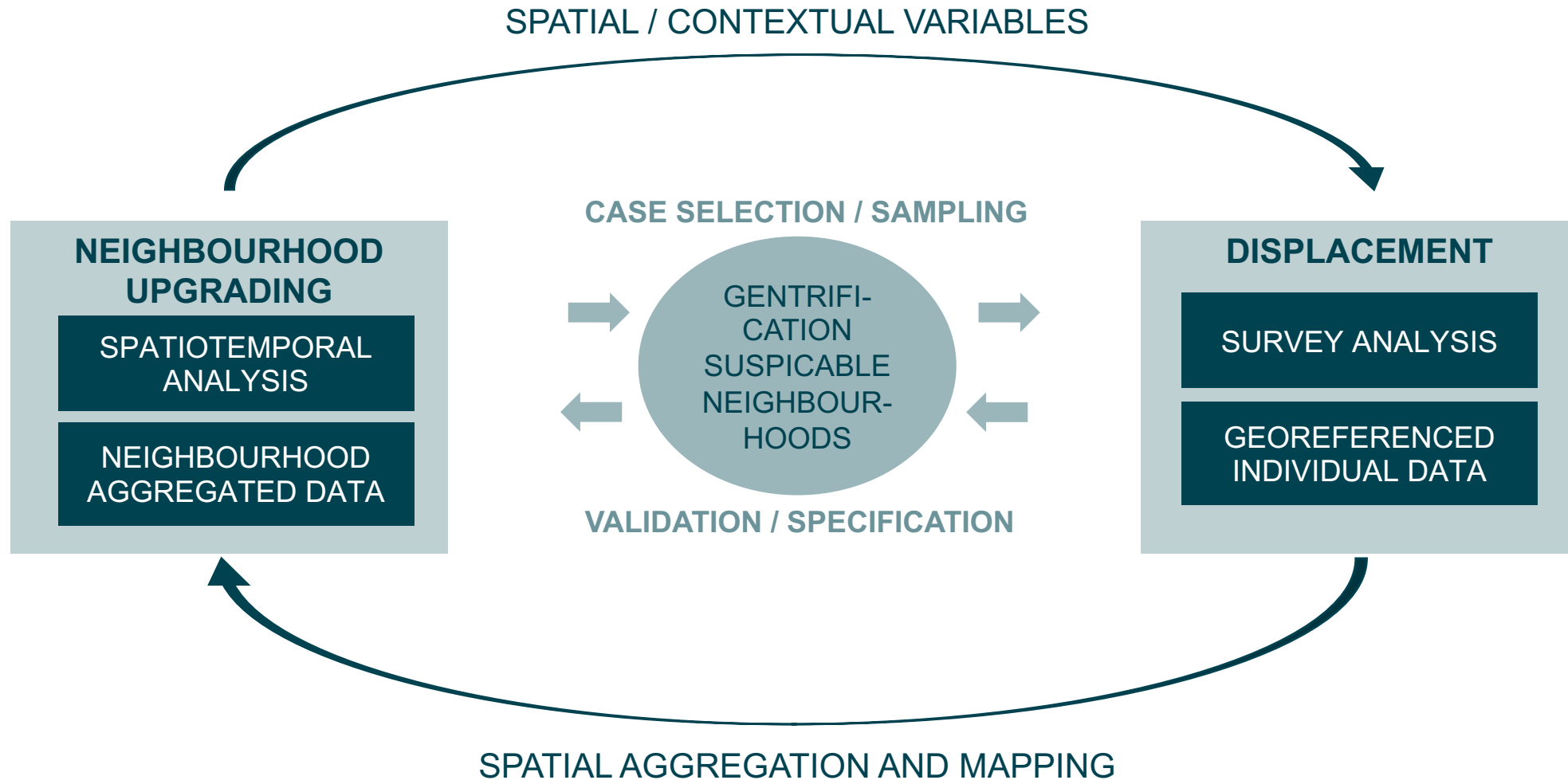
LINKAGE

GEOCODING

INDIVIDUAL
ADDRESSES



MODES OF DATA LINKAGE



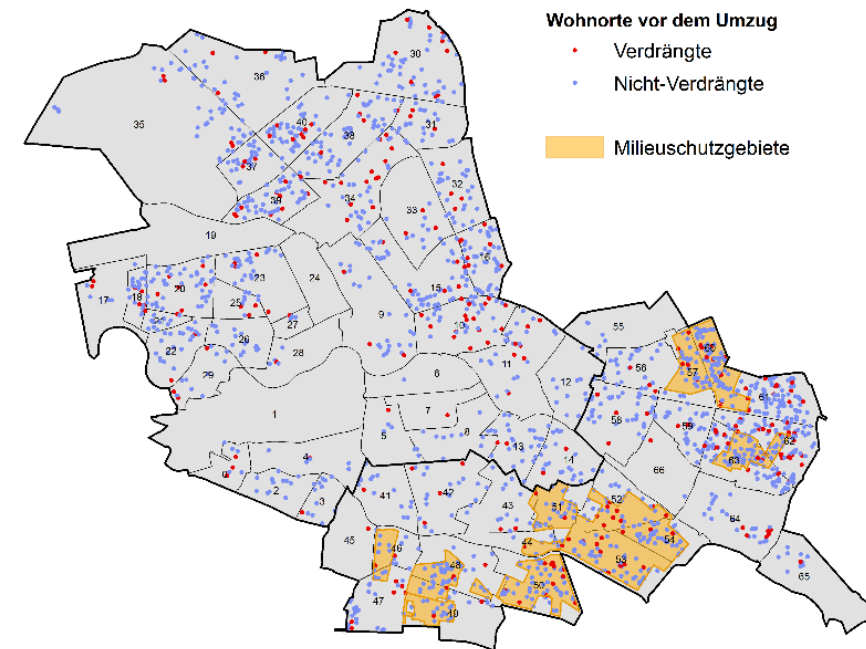
AGGREGATING AND MAPPING SURVEY DATA

- Calculation of displacement rates for case study areas or for statutory areas
- Mapping and spatial analysis of the origins of (non-)displaced movers in upgrading neighbourhoods
- Aggregating perceptions of neighbourhood upgrading

| Upgrading Neighbourhood | Displacement rate of neighbourhood | | | |
|-------------------------|------------------------------------|--------|-------|-----|
| | > 10 % | 5-10 % | 1-5 % | 0 % |
| N1 | x | | | |
| N2 | | x | | |
| N3 | x | | | |
| N4 | | | | x |
| ... | | | | |
| N12 | | | x | |

Gentrification with intense displacement
Gentrification with medium displacement
Gentrification with low displacement
Upgrading without displacement

Karte 4: Milieuschutzgebiete



Beran/Nuissl 2019: 144 (edited)

LOCAL PREDICTORS OF DISPLACEMENT

- Assignment of context variables to survey data through spatial linkage (i.e. mover's origin within / outside MPA)
- Inclusion as spatial predictors in sequential logit regression (Y = displacement yes/no)

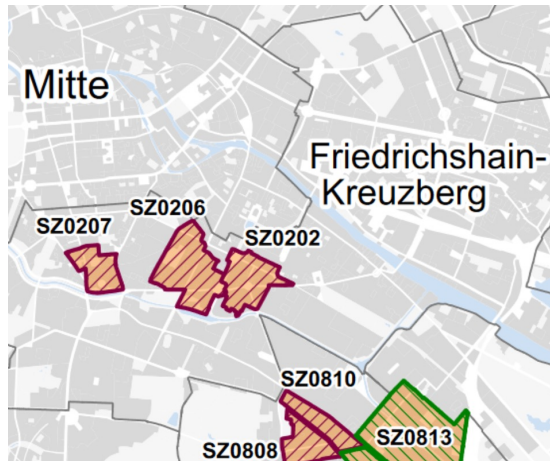
| | Modell 1: Basisvariablen | | Modell 2: + Wohncharakteristika | | Modell 3: + Umgebung | |
|---|-----------------------------|-----------|------------------------------------|-----------|-------------------------|-----------|
| | B | SE | B | SE | B | SE |
| Hauptbebauung (Blockrandbeb.) | | | | | | |
| Großsiedlungen der 60er–80er | | | | | –0,511 | 0,356 |
| Siedlungsbau der 20er–30er | | | | | –0,706 | 0,965 |
| Siedlungsbau der 50er | | | | | 0,441 | 0,527 |
| Siedlungsbau der 90er–2000er | | | | | 1,110 | 0,990 |
| Sozialer Status (mittel) | | | | | | |
| hoch | | | | | –1,079 | 0,720 |
| niedrig | | | | | 0,780 | 0,489 |
| sehr niedrig | | | | | 0,527 | 0,572 |
| Soziale Dynamik (stabil) | | | | | | |
| negativ | | | | | –13,213 | 406,488 |
| positiv | | | | | –0,184 | 0,292 |
| Milieuschutzgebiet | | | | | –0,201 | 0,231 |
| Anzahl der Fälle | | n = 1.976 | | n = 1.946 | | n = 1.940 |
| Pseudo R² nach Nagelkerke | | 0,042 | | 0,143 | | 0,152 |

* p < 0,1, ** p < 0,05, *** p < 0,01

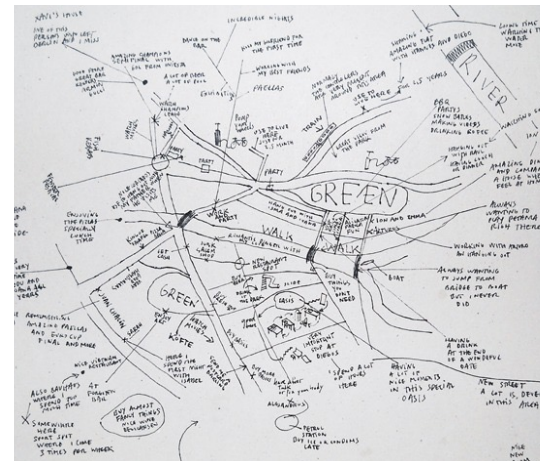
Beran/Nuisssl 2019: 231 (edited)

METHODOLOGICAL CHALLENGES

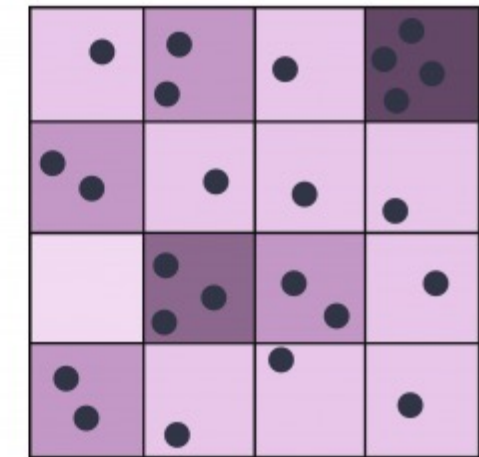
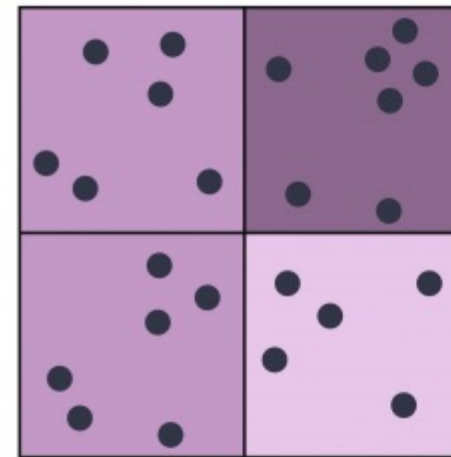
- Availability of (consistent) small-scale spatiotemporal data?
 - Appropriate spatial scaling and zoning of spatiotemporal data?
- MAUP, neighbourhood conceptions
- Limits of spatial linkage



SenStadtWohn 2024 (map detail)



Sidzimovska 2024



GIS Geography 2024

CONCLUSION: „THE NECESSITY OF WHERE“

- Investigation of Gentrification (and public interventions) demands...
 - ... linkage of small-scale spatiotemporal and survey data / analyses
 - ... conceptual and methodological engagement with spatiality

- Power of „Where“
 - Validation / classification of gentrification areas
 - Understanding the relationship between upgrading, displacement and political interventions
 - Identification of small-scale patterns and factors of gentrification and displacement

- Challenges of „Where“
 - Quantification of complex sociospatial processes vs. spatiotemporal references and quality of available data

Many thanks for your attention!

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