INDEX

Academia, 469–473 Affinity-based sociality, 198 Affordability, 114, 121, 124, 273 Affordable housing, 21, 25, 106, 107,	Architects for Social Housing (ASH), 471–472 Argenteuil, 152–153 ASH. See Architects for Social Housing (ASH) Assimilation, 147 AUM theory. See Anxiety/Uncertainty Management theory (AUM theory) Austerity, 26, 144, 442, 447–448, 448–449, 463 economics, 144 Banks, 263, 265, 269, 294, 364, 365, 369 'Bauverein' cooperative, 264–265 BBP. See Better Buildings Programme (BBP) Better Buildings Programme (BBP), 370
population, 223 series of renewal periods, 465–466	BHA. See Boston Housing Authority (BHA) BIDs model. See Business Improvement
social housing units in, 243	District model (BIDs model)
Transvaal neighborhood in, 219–225	Boston Housing Authority (BHA), 43 Boston Miracle, The, 55
Anglo-Saxon societies, 282	Boston's Orchard Park public housing
ANRU. See Agence Nationale de	project, 37
Rénovation Urbaine (ANRU)	redevelopment, 38–40
Anti-Muslim	findings, 49
attitudes in Netherlands, 230	after redevelopment, 53-57
Anxiety/Uncertainty Management	before redevelopment, 49–53
theory (AUM theory), 229,	methods, 47–49
230–231, 245	Orchard Park demographics, 48
Aoyama-Kitamachi apartments projects, 297	Orchard Park to gardens, 43–47 public housing narratives, 40–43
271	public flousing flatfatives, 40 43

public housing redevelopment,	stigmatization against past and
57-58	expected changes, 324-326
"Bottom-up" perspectives, 17	socially-mixed areas in, 321-324
Britain urban regeneration schemes, 143–144	CHP. See Community housing provider (CHP)
British renewal policies, 147	CIDs. See City Improvement Districts
British urban housing regeneration	(CIDs)
programmes, 145–146	Citizen participation, 144–145,
Business Improvement District model	146–147
(BIDs model), 365–366	Citizenship, 152, 153, 161, 195–196
(212 0 1110 402), 000 000	City Development Strategy (CDS), 367
Cabrini Green, 3, 314, 321, 322	City Improvement Districts (CIDs), 365,
demolition of Cabrini-Green project,	368
8	Civil society, 162, 256, 354, 383, 399,
stigmatization of Cabrini Green	461
neighborhood, 344–345	Civility, 217–218
Cabrini-Green–Near North area in	CJP. See Central Johannesburg
Chicago, 24–25, 321, 324	Partnership (CJP)
changes in neighborhood, 326–329	Close-knit network, 231–232
current territorial stigmatization,	CNL. See Confédération Nationale du
331–334	Logement (CNL)
discourse of poor blacks, 330	Coalition Government, 144
discourse of wealthy whites,	Colonization
329-330	of amenities, 326–327
stigmatization against past and	middle-class, 465
expected changes, 324–326	Communitarianism, 147
CBD. See Central Business District	Communities, 82–88, 96, 164–165,
(CBD)	194
CDS. See City Development Strategy	cohesion, 97
(CDS)	reference group, 123
Central Business District (CBD), 354	welfare against, 146-148
Central Johannesburg Partnership	Community housing provider (CHP),
(CJP), 359	112, 115, 120–121
'Centuria'. See WVB Centuria GmbH	"Company housing", 280–281
Chamber of Civil Engineers (IMO), 399	Competition theory, 229, 230, 245
Chicago, 3–4, 6, 8–9, 19, 59, 467	Computer-assisted telephone interview
Cabrini Green-near north area in, 25,	(CATI), 188
324	Confédération Nationale du Logement
changes in neighborhood,	(CNL), 165
326-329	Conflicts, 162–163, 217–218
current territorial stigmatization,	Conseils citoyens, 167–169
331–334	Conservative Government, 74, 79, 89,
discourse of poor blacks, 330	163, 441, 448
discourse of wealthy whites,	Contact hypothesis, 229, 245
329-330	Contemporary urban renewal, 221

Contingent approach to urban renewal,	432, 434, 440–442, 444,
373-377	450, 451, 459, 465, 468, 471
Contradictory stigmas, 321	DHPW. See Queensland State
Cooperatives, 258–259	Department of Housing and
stock, 270	Public Works (DHPW)
Coordination anti-démolition,	Discourse analysis, $9-16$, 468 , 470
149	Displacement of residents, 8, 15–16,
Cost-effectiveness, 358	18, 313, 395, 459–460, 462
Council estates/housing, 2, 4, 10, 14,	Domino effects, 357
20, 27, 70, 73–74, 86–87,	'Downtown' culture, 439
97, 99, 143, 145, 159, 432,	Doxic common sense, 468
434, 438, 440–442, 446,	Dualist system, 282
448-451, 467, 469-472	Dutch urban neighborhoods, 225-226
Council Tax Benefit, 447–448	'Dwellers' associations, 162–166
Councillors views, 78–82	
Counter-hegemonicoppositional/critical	EAP. See Estate Action Plan (EAP)
discourse, 13–14	East German shrinking city, social
Counter-stigmas, 321	housing in
Courier Mail, The, 113, 126	demolitions and 'Urban Regeneration
Creative class, 295, 465	East', 268–270
Cross-neighborhood networks and	expiring social housing in Halle,
walled sociability, 197-199	260-262
	Federal funding schemes, 254
Dai-isshu, 282	overproduction of residential
Dai-nishu, 282	housing, 255
Daily (non)interaction in Netherlands,	poverty concentration, 270–272
225-231	rise of financial investors in 'Am
Dalan's projects, 396–397	Südpark', 264–267
Decanting process, 79–90	social housing in Germany, 256–260
Decentralization, 313–314	two rounds of privatization,
Deindustrialization, 4, 24, 253, 313,	262–264
433, 435–436, 463	See also Boston's Orchard Park
Demolishing public/social housing,	public housing project; Japan,
4-8, 12, 16, 18, 22, 41, 45,	social housing in
69–99, 141–171, 255, 258,	Economic model social housing, 256
268–272, 292–302,	Engaged sociology, 472–473
322–330, 432–434, 438,	Entrepreneurial strategies, 395
440–451, 462–467,	Entrepreneurial growth, 432–433
470–471	Eskişehir and Karapinar valley
Demolition(s), 21, 69, 73, 88, 91,	gecekondu renewal project,
96–99, 107, 141–144, 146,	400–404
162, 165, 167–169, 171,	Estate Action Plan (EAP), 76
255, 268, 269, 272, 295, 296,	Ethnographic research, 354–355
298, 317–319, 322,	Eviction, 161, 359, 364, 399, 407, 420,
324–326, 330, 394, 404,	424–426, 434, 445, 447

European countries, 142–143 Ghetto/es, 3-5, 12, 144, 147, European Union's guidelines, 183 156-157, 316, 324, Ex-MOI, 185-186 433-434 Exaggerated discourse of disaster, 4-5GHLC Act. See Government Housing Existing Debts Assistance Act, 264–265 Loan Corporation Act (GHLC Act) Face-to-face interaction, 227 GLC. See Greater London Council Federal funding schemes, 254 (GLC) Federalization, 259-260 Global neoliberal urban strategy, Ferrier Estate, 470 395-396 Financial investors in 'Am Südpark', Global-north and global-south urban 264 - 267renewal problems comparison Fitness to Work tests, 448 Cabrini Green, 314 Five Estates, 70, 97 Cabrini Green-Near North area in Camden Estate, 75-76, 86, 91 Chicago, 324–334 Gloucester Grove Estate, 75 Chicago, 312–313 in LBS, 74-78 demographic analyses, 313 North Peckham Estate, 75, La Loma-La Florida area in Santiago, 88 - 89334-344 Sumner Estate, 75–76, 85 mixed-income housing, 314 Willowbrook Estate, 75–76 place, 314-321 Functional mix, 155–156 Santiago, 313 social mix, 314-321 Gap market, 369 socially-mixed areas in Chicago and Gauteng Partnership Fund (GPF), Santiago, 321-324 369 stigmas, 314-321 urban renewal, 314-321 GEAR. See Growth Employment and Redistribution (GEAR) Globalised discourse of Gecekondus, 392–393, 394, 463 deconcentration, 11–12 conditions of illegal gecekondu Globalist discourses, 397 settlements, 416-419 Government Housing Loan Turkish experience and situation, Corporation Act (GHLC Act), 395 - 397280 Gentrification, 14–15, 18, 70, 74, 99, GPF. See Gauteng Partnership Fund 107, 143, 146, 149, 156, 170, (GPF) 218, 221–222, 244, 246, *Grands ensembles*, 143–144, 156, 304, 318, 327, 375–376, 157–158, 160–161, 165 422, 431, 438, 441, 449, 460, Greater London Council (GLC), 75 465 Grounded approach to urban renewal, specter of gentrification, 21, 131 373 - 377by stealth, 74, 114, 180 Growth Employment and third-wave/state-led. See State-led Redistribution (GEAR), 358 gentrification urban renewal as, 22, 105–131, 463, Halle, expiring social housing in, 468 260 - 262

Heterogenization of social housing	units, 5, 18, 20, 24, 38, 41, 42, 52,
policies, 260	57–58, 185, 187, 195, 197,
High-quality services and	219-220, 224, 243, 246,
infrastructures, 192–194	253-254, 256, 258-270,
HMR. See Housing Market Renewal	280, 287, 290, 292, 295, 297,
(HMR)	319, 322, 327–328, 337,
Homelessness, 106, 121, 124, 288, 366,	344, 362, 404, 406–407, 412
447	voucher, 57, 59
Homeownership-oriented housing	See also Affordable housing; Council
policy, 282	housing; Boston's Orchard
HOPE VI program, 7, 20, 37–63,	Park public housing project;
434	Municipal housing; Public
Hot Spots policy, 332	housing; Social housing
Housing, 143	Housing Market Renewal (HMR), 146,
authorities, 11, 38, 42, 59–61, 153	149, 434, 437, 439, 441, 443,
benefit, 447–448	451, 469
building programmes, 432	Hybrid social enterprises, 115–116
crisis, 462, 471, 473, 484	•
and neighborhood renewal,	ICRC. See Inner-city Regeneration
219-221, 224, 245, 460	Charter (ICRC)
provision process, 353–354	Illegal gecekondu settlements,
BIDs model, 365–366	conditions of, 416–419
breakdown of income bands and	"Incremental building", 467
available housing typologies,	Influx control laws, 356–357
361	Informal settlement, 378, 383, 394, 463
for-profit companies, 361–363	in post-war era in Turkey, 394–395
inner city, 258, 262, 322,	Inner city. See Housing inner city
352-381	Inner-city Regeneration Charter (ICRC),
through market, 360	359
social housing providers, 362	Institutional effects, 317–318
South Africa social housing, 361	Integrated neighborhoods, 313
TUHF's CEO laments, 364	Inter-ethnic relations, 183, 202–203
renewal period, 219, 220, 245, 466	Interethnic contact, 229, 238–240,
single-family, 322, 323, 335, 346	244-247
stock, 18, 24, 91, 106–108,	International Monetary Fund's
110-112, 115, 120, 122,	strategies, 396
126, 142, 144, 153, 155, 156,	International terrorist attacks, 217, 242,
158, 181, 186, 188,	332
190–192, 196, 200, 205,	Ishihara, Shintaro, 287, 301
207-209, 218, 253,	
256-259, 262-263, 267,	Japan, social housing in, 24, 278–279,
272, 285–286, 262, 361,	283
440, 448, 460, 465	change in housing tenure in, 281
in Logan, 110	Japanese social housing system,
tenures, 190, 437–438	282

public housing vs. public corporation Justice and Development Party (AKP), housing, 282-284 392-393, 397-398, 399, regional differences in housing tenure 404, 408 in, 284 restructuring of social housing, Karapõnar Renewal Project, 25–26, 285 - 288392-393, 407 3 pillars of Japanese Housing Policy, Karapinar valley gecekondu renewal 279 - 282project, Eskişehir and, 400-404 See also Turkey, social housing and renewal strategies in Keynesian, 1-2, 14, 304, 392, Japan Housing Corporation, 282–283, 394-396, 398, 423, 432, 449 Kita-Aoyama apartments, 299-300 285 Kita-Aoyama Project, 301 Japanese Ministry of Land, 300 Japanese National Railways (JNR), Kodan, public housing, 282–283 289 - 290Koei, public housing, 282–283 JDA. See Johannesburg Development Kosha, public corporation, 285 Agency (JDA) JHC. See Johannesburg Housing LA. See Local Authority (LA) Company (JHC) La Loma, 323-324 La Loma-La Florida area in Santiago, JNR. See Japanese National Railways 25, 314, 334–344 (JNR) Johannesburg Development Agency changes in neighborhood, 326–329 (JDA), 359–360 discourse Johannesburg Housing Company of lower-status residents, (JHC), 364, 370 340 - 341Johannesburg inner-city, urban of upper-status residents, 338-340 regeneration and low-income in, 352 - 353stigmatization against past and broader macro-economic policy expected changes, 324–326 framework, 355 territorial stigmatization, 331–334 contradictory, overburdened process, Labor union housing, 219 377 - 381Labour Government, 145, 441 grounded, contingent approach to Land-banking, 443, 445, 450 urban renewal, 373-377 LBS. See London Borough of increasing inclusion and urban Southwark (LBS) transformation, 366-373 LCC. See Logan City Council (LCC) LCCH. See Logan City Community list of buildings, 355 map, 354 Housing (LCCH) Level One, international financial market-based approaches, 353 - 354investor, 263-264 Leverage effects, 264, 270 renewal and housing provision through market, 360-366 Liberal National Party (LNP), 118 urban decay and regeneration in Limbo-land, 442–445 inner-city Johannesburg, Limbo effects, 444–445 356 - 360LNP. See Liberal National Party (LNP)

Local Authority (LA), 75 LRI. See Logan Renewal Initiative (LRI) Logan City Community Housing (LCCH), 112, 123 MAAC. See Minami Aoyama Logan City Council (LCC), 110–111, **Apartment Corporation** 113, 125 (MAAC) Maboneng precinct, 374–375 Logan Renewal Initiative (LRI), 21–22, 108, 109 - 112Marginal city, 122–123 competing policy discourses, 120 Market-based approaches, 352–353 contested meanings of urban Market-oriented urban development, renewal, 117-120 place improvement and problem Mass Housing Administration project of social housing, 124–130 (TOKÍ project), 25–26, social housing reform and 392-393, 393, 399-400, problem of gentrification, 403, 404-407 120 - 124Medium-density dwellings, 128–129 location of suburbs implicated in, Middle-class residents, 161–162, 221, 111 288, 321, 338-343 research methods, 112-113 Middle-income households, 107, 216, 282-283, 288, 292, 398 urban renewal as gentrification, place-making and social Minami Aoyama Apartment housing reform, 113–117 Corporation (MAAC), 292 London, 217, 278 Minami Aoyama Housing Complex London Borough of Southwark (LBS), Reconstruction Project, 290, 74 292-293, 293, 295 Five Estates in, 74–78 Minami Aoyama public housing London public/social housing, 2-3, 6, buildings, 292 14, 16, 19, 115, 198, Ministry of Construction, 280, 204 - 205286 - 287London regeneration/renewal at public/ Mixed income communities, 11, 37, 39, 58-61, 327-328 social housing estates, 10, 20, 69-99, 144, 159-160, 170, Mixed social networks conveying heterogeneous resources, 197 301, 303, 450, 459, 461-462, 467, 470-472 Mixed tenure, 6–7, 14, 16, 74, 79, 183, Low-income households, 9, 20–22, 192, 199, 224 37-38, 42, 45, 57-59, 62,Mixed-communities, 74, 82, 111, 117, 74, 78, 106–109, 111, 434, 440-441 116-117, 120-131, 221, Mixed-income housing, 38–39, 42, 57, 243, 262, 267, 270–273, 58, 319, 320–322, 330–332, 282-283, 288, 302, 328, 344 334-338, 340-341, 345, Mixing strategies, 463–466 360, 363, 370-371, 381, Miyashita-cho apartment renewal 442, 447, 449-450, 467 project, 294-295 Low-income housing units, 287 Moderate-income Lower-status residents, discourse of, households, 282–283 340 - 341housing units, 287

Moroccan-Dutch, 217, 222, 230, 245	stigma/stigmatization, 23,
comparison with contact of	179, 317
native-born and, 237-238	See also Transvaal neighborhood
contact among, 233-237	Neoliberal/neoliberalism,
contact with native-born and, 238-243	352, 373, 392–393,
Multiplicity, 228, 434–435	461, 462–463
Municipal housing, 24, 27, 219,	neoliberal turn of social housing
256-258, 262-263, 432,	policy, 289
436	on city-center, 289
Municipal socialism, 460	new urban strategy, 289-293
Municipality's interventions, 184	neoliberalization processes, 398–399
National Association of Social Housing	neoliberalizing urbanist agenda, 114
Associations (NASHO), 372	policies, 8, 184, 352, 367, 381, 461
National Housing Finance Corporation	reasoning, 407–408
(NHFC), 369	shift towards market, 106-107
National Housing Subsidy Scheme	urbanism, 16, 279, 392-397, 432,
(NHSS), 361	450
Native-born, 23, 203, 216–223, 226,	Netherlands, 23
229-233, 235-248	contemporary renewal, 216-217
comparison with contact of	daily (non)interaction and social
Moroccan-Dutch and,	polarization in, 219,
237-238	225-231
contact among, 231–233	family reunification of women, 236
contact with Moroccan-Dutch and,	murder of Theo van Gogh, 217
238-243	physical renewal, 220
NDCs. See New Deal for Communities	social mix, 195
(NDCs)	New Deal for Communities (NDCs),
Near North Unity Program, 328–329	71, 146–147, 164, 166, 437,
Negative social behavior, reducing,	439, 441, 443, 451
194–196	New Public Management, 143
Neighborhood(s), 180, 192	New urban renewal, $6-8$, $289-290$,
crime, 3, 5, 7, 12–13, 20, 37,	293
39-41, 44, 50-52, 56,	NFP organization, 6–8, 289, 293
61–62, 78, 88, 122, 129,	See also Not-for-profit organization
182, 217, 242, 316, 319, 323,	(NFP organization)
325, 328, 331–333,	NGOs. See Non-governmental
342–345, 358, 397, 436, 464	organizations (NGOs)
effects, 4, 7, 9, 12, 14, 16, 23, 179,	NHFC. See National Housing Finance
182–183, 205–206,	Corporation (NHFC)
316–317, 324	NHSS. See National Housing Subsidy
houses, 148	Scheme (NHSS)
reducing or preventing stigma	NIMBY-ism, 128
attached to, 189–192	Non-governmental organizations (NGOs), 367
renewal period, 219-220, 466	(INUTUS), 36 /

Not-for-profit organization (NFP Place-making, 73, 113–117, 127, 131, organization), 112, 113 Nouveau Programme National de Plan, Urbanization, Construction, Renouvellement Urbain Architecture programme (NPNRU), 144, 149 (PUCA programme), 148 Planetary urbanism, 73 Officers views, 82–88 PNRU. See Urban renewal programme Old Debts Assistance Act, 262–263 (PRU) Olympic Games, 7, 22, 24, 159, 179, Poissy-la Coudraie, 150-151, 159 183, 205, 277-304, 462 Polarization, 217-219, 225-226, Olympic Villages Housing Settlement 246-247,466Project, 184, 189 *Politique de la ville*, 146–148, 166 On-site renewal, 393, 408, 414 Poor blacks, 333-334 Orchard Gardens, 58 discourse of, 330 Orchard Park home, 44 Post-Fordist, 184, 189–190, 395 Orchard Park to Gardens, 43 Post-political regeneration, 73–74, 97 AMI, 44 Post-war architectural rendering of housing, housing policies, 463-464 renewal, 224 buildings, 46 social housing provision, 283 map of Boston, 43 Poverty concentration, 6-7, 270-272, on-site construction, 46–47 316-317, 322Orchard Park Buildings in, 1993, 45 Pre-Olympic urban renewal, 295 Owner-occupied housing, 219, 221 projects in Tokyo, 289 demand for, 221-222 Aoyama-Kitamachi apartments in Transvaal neighborhood, projects, 297 225 - 226consequences on residents and community, 298-301 Owner-occupiers, 216, 224, 233, 239, 243 - 247development of urban renewal, 293-295 Participation as co-production, illusion of win-win-win strategy, 166 - 169301 - 303Participatory politics, 144–146 Kasumigaoka Apartments, 296 PCH. See Public corporation housing new urban strategy, 289-293 public housing land, 296-297 (PCH) Peckham Partnership, 80-81 TMG, 297-298 People-based effects, 23, 206 See also Urban renewal People-based expected effects, 23, Precaritize tenants attachments, 179–180, 182, 206 444-445 Pepper-potting, 74, 83 Private finance initiative (PFI), Peripherization and Urban Politics, 292-293, 301-302 255 - 256Private-sector, 27, 114, 115, 128, 145, PFI. See Private finance initiative (PFI) 243, 257, 289, 293, 302, 353, Physical cleansing, 7 359, 361, 364–365, 368, Place attachments, 8–9, 13–14, 320 378, 399, 459–461

organizations, 461	(DHPW), 108, 113, 123,
redevelopment, 470–471	126–127
Privatization, 313, 335, 358, 432–433,	
450, 460–461, 463	Racialized capitalism, 356
of social housing, 460–461	Reconstruction and Development
two rounds of, 262–264	Programme (RDP), 372, 383
Pro-gentrification agendas of local	houses, 361
states, 117–118	Recycling, 70–71, 99, 358
PRU. See Urban renewal programme	Redevelopment, 14, 20, 37-47, 49-50,
(PRU)	53-59, 61-63, 108, 132,
Psychological effects, 317	163, 289, 297–298, 314,
Public corporation housing (PCH),	322, 325, 327–328, 330,
280–285	344–345, 374, 382,
Public housing, 11, 27, 116, 150, 354,	438–439, 470–471
398, 465–466	Regeneration processes, 97, 354–355,
in Australia, 105–132	362
in France, 150	Renewal on-site project, 407–411, 422
in Italy, 179–208	Renewal process, 17–18, 353–354
in Japan, 280–304	through market, 360-366
public corporation housing vs.,	Residents, 90
282-284	interviews, 47
in Scandinavia, 143	voices, 88–94
in United Kingdom, 26, 149, 204,	Residual model, 2, 283
232, 241, 267, 431–451	Residualization, 258
See Council housing	Right to Return, 20-21, 56, 81, 86, 91,
in United States, 3, 5, 7–9, 20,	94, 467
37-63, 150, 313, 321-322,	Right-to-Buy policy, 115, 171, 181,
325-334	448, 449, 471
See Hope VI	Role-model project, 393, 408, 424
See also Housing; Municipal	• , , , , ,
housing; Social housing	Safety-net function, 288, 301
Public Housing Act, 280, 287–288	Salford, urban renewal in
Public sociology, 472–473	British city, 434–435
Public-private partnership, 7, 14–15,	cuts and retrenchments, 447-449
24, 148, 184, 277, 292–293,	housing building programmes, 432
302-303, 358, 439,	Keynesian social welfare agendas,
458, 464	432–433
PUCA programme. See Plan,	Limbo-land, 442–445
Urbanization, Construction,	locational specificities, 435-436
Architecture programme	neighbourhood effects, 433-434
(PUCA programme)	Northern Powerhouse, 436-438
	regeneration boom, 439-440
Quasi-social housing, 257, 259	Salford's Electoral Districts map, 437
Queensland State Department of	shame, regret and stigma, 445-447
Housing and Public Works	in situ residents, 440–441

spaces of regeneration, 441–442	area-based beneficial effects,
splintering city, 438–439	182-183
Salford Quays, 439	beneficial effects of tenure mix
Santiago de Chile	policies, 182
La Loma-La Florida area in, 334	criticisms, 181–182
changes in neighborhood,	cross-neighborhood networks and
336-338	walled sociability, 197–199
current territorial stigmatization,	developing high-quality services
341-344	and infrastructures, 192–194
discourse of lower-status residents,	developing mixed social networks,
340-341	197
discourse of upper-status	gentrification by stealth, 180
residents, 338–340	inter-ethnic relations, 202–205
stigmatization against past and	mixed tenure networks and shared
expected changes, 334–336	areas, 199–202
socially-mixed areas in, 321–324	policy expectations and results
Saxony-Anhalt state, 260–261	comparison, 189
Scandinavian public housing, 143	preventing stigma attached to
Scroungers ergo council house building,	neighborhood, 189–192
446–447	reducing negative social behavior,
Second displacement, 298-299	194–196
Single Regeneration Budget (SRB), 74,	reducing stigma attached to
96, 146, 149, 163	neighborhood, 189–192
Single-family housing, 323	Turin case study, 183–189
Sink estates, 3, 170, 434	reform
Slum clearance programs, 1, 7, 41, 142,	and place improvement, 109-112
436	and problem of gentrification,
Social centres, 148, 162–166	120-124
Social cleansing, 7, 14–16, 87, 107,	regeneration, 144
156, 441–442, 471	renewal, 9–16
Social cohesion, 23, 181–182, 216,	settlement, 191–192
220, 244, 246, 320, 340, 464	stocks, 196, 460
Social democracy, 26, 218, 392, 460	tenants, 106-107, 121, 181
Social disorganization, 316–317	in Transvaal neighborhood, 225
Social housing, 82, 89, 106, 149–150,	vis-à-vis renewal, 466
152, 207n2, 224, 254-255,	See also Public housing
256, 353, 361, 393,	Social housing estates, $1-2$, $4-19$, 100 ,
469-473	152, 198, 205, 255, 272, 459,
expiring social housing in Halle,	462, 468, 471
260-262	development and decline, 1, 24, 26
in Germany, 256–260	bad reputation, 5, 161, 189
income for, 243	exaggerated discourse of disaster,
in Japan, 279–288	5
and mega-event regeneration in	heartlands, $1-2$, 19
Turin	residual model of provision, 2

spatial concentration of poverty, 3	Social polarization, 23, 215–219, 224,
US public housing, $5-6$	226, 246, 466
Social landlords, 143, 153	linked with events, 466
Social liberalism, 460	Moroccan-Dutch, 217
Social mix(ing), 7, 9, 12, 14, 16,	in Netherlands, 219, 225-231
22-23, 25, 107-109,	Social policies in demolition
113-118, 120-121,	programmes, 148–152
124–125, 130, 141–142,	Social tectonic, 114, 222
144, 148–149, 155–157,	Spatial concentration of poverty, 3
179–202, 205, 207, 216,	Spatial inventories, 25
219, 222, 248, 260, 267, 273,	Spatial neighborhood effects, 4
312, 314, 319, 321, 344–345,	Spatial policies in demolition
408, 434, 442, 464–466, 469	programmes, 148–152
areas in Chicago and Santiago,	Specter of gentrification, 21
321-324	Spina District 3 project, 187–188
comparison of contact of native-born	Spina District 3 residents, 193
and Moroccan-Dutch,	Sporting mega-events, 22
237-238	SRB. See Single Regeneration Budget
contact among Moroccan-Dutch,	(SRB)
233-237	Stakeholder approach, 461, 463
contact among native-born Dutch,	Standard family model oriented policy,
231–233	280
contact between native-born and	State-induced rent gap, 433, 468,
Moroccan-Dutch, 238–243	472
controversial justifications, 161	State-led gentrification, 8, 14–16,
daily (non)interaction in	21, 70–71, 99,
Netherlands, 225–231	114–115, 123, 272,
demolitions, 159	278–279, 285, 304–305,
growing awareness of metropolitan	468–469
issues, 160–161	State-led renewal policies of
neighborhoods, 314, 319, 320	social/public housing, 38
neighbourhoods, 107	Stigmas, 13, 60, 83, 107, 110, 113,
owner-occupiers, 243–245	116, 125, 130–131, 156,
policies, 260	182, 189, 192, 203, 205,
PRU programmes, 158	314–324, 326, 329–331,
and residential mobility, 157	333, 446–447
residents, 157–158	Stigmatization, 13–14, 16, 23, 25, 110
social polarization in Netherlands,	116, 131, 158, 179, 182,
225–231	190–192, 205–206,
stakeholders, 162	311–325, 328, 331–332,
subject of national controversy, 156	335–336, 340, 344–345,
tenants, 243–245	435, 451, 465, 467
territorial stigmatization, 319	Subletting arrangements, 370–371
Transvaal neighborhood, 219–225	Super-residualization, 24, 278,
See also Tenure mix(ing)	283

Taputahsisbelgesi, 411	pre-Olympic urban renewal projects
TARA. See Tenants and Residents	in, 289
Associations (TRAs)	consequences on residents and
TAs. See Tenants Associations (TAs)	community, 298–301
Technocratic common sense, 12, 468	development of urban renewal,
Tenants, 81–82, 85, 90, 243–245	293-295
Tenants and Residents Associations	illusion of "win-win-win
(TRAs), 97, 163	strategy", 301–303
Tenants Associations (TAs), 86, 151,	new urban strategy, 289-293
157, 159, 165–168, 171,	pre-Olympic urban renewal,
262, 300	295-298
Tenure mix(ing), 181–182, 189, 243,	social housing in Japan, 279-288
465	Tokyo Twin Parks Towers, 289
renewal, 224	urban renewal projects, 279
See also Social mix(ing)	See also Turkey, social housing and
Territorial stigmatization	renewal strategies in
Cabrini Green, 314	Tokyo Metropolitan Government
Cabrini Green-Near North area in	(TMG), 24, 290
Chicago, 324–334	Top-down perspectives, 17
Chicago, 312	Toshi-saisei. See Urban Renaissance
demographic analyses, 313	Transvaal neighborhood, 218, 219, 244
La Loma-La Florida area in Santiago,	in Amsterdam East, 219
334-344	changes in population composition
mixed-income housing, 314	of both Amsterdam and, 222,
place, 314–321	223
Santiago, 313	demand for owner-occupied housing
social mix, 314–321	221
socially-mixed areas in Chicago and	housing and neighborhood renewal
Santiago,	period, 220
321-324	housing units, 219
stigmas, 314–321	impact on composition of
urban renewal, 314–321	neighborhood population,
Tertiary sociability, 198	224
3 pillars of Japanese Housing Policy,	Moroccan-Dutch interviewees in,
279–282	233
TMG. See Tokyo Metropolitan	owner-occupied housing in, 226
Government (TMG)	renewal periods in, 219
TMG-led urban renewal projects,	renewal plans for Tugela blocks, 221
. 295	social housing in, 225
TOKI project. See Mass Housing	three periods of urban renewal, 224
Administration project	type of housing in, 224
(TOKI project)	TRAs. See Tenants and Residents
Tokyo	Associations (TRAs)
Japanese capital, 278	Trickle-down effects, 24
Olympic Games, 278	Trickledown economics, 358

Trust for Urban Housing Finance	Urban
(TUHF), 363, 369	equilibrium, 434
TUHF. See Trust for Urban Housing	investments, 396
Finance (TUHF)	modernization' agenda, 126
Turin case study, 182, 183	Pamphleteer, 72
distinctive features of Ex-MOI and	policy, 9–16
Spina, 3, 187	restructuring, 443
neighborhood and community	revanchism, 465
spaces, 188	strategies, 397
policy windows, 184	village, 470
public/private cooperation, 188	Urban decay and regeneration in inner
social cohesion, 185	city Johannesburg, 356
Spina, 3, 185	discovery of gold, 356
Spina District 3 project, 187	GEAR strategy, 358–359
Turkey, social housing and renewal	influx control laws, 356–357
strategies in, 392	urban governance, 359–360
commonality, 393	Urban regeneration, 7, 70
conditions of illegal gecekondu	councillors views, 78–82
settlements, 416–419	discussion, 94–98
economic concerns, 404–407	Five Estates in LBS, 74–78
Eskişehir and Karapinar valley	methodology and literature review,
gecekondu renewal project,	71–74
400–404	officers views, 82–88
forthcoming evictions and officials	residents voices, 88–94
perceptions about TOKİ	Urban Regeneration East, 268–270
projects, 419–423	Urban Renaissance, 285, 289
informal settlements in post-war era	Urban renewal, 1, 6–8, 14, 17–19,
in, 394–395	21–26, 38, 105–109,
inhabitants, 411–413	113–120, 122, 124,
neoliberal urbanism, Turkish	126–127, 129–132, 142,
experience and situation of	144–145, 147, 149–155,
Gecekondus, 395–397	157, 59, 161, 162, 163,
'renewal on-site' project, 407–411	166–170, 180, 215–216,
situation of deed and allotment	218–219, 221, 224,
owners, 413–416	246-247, 277-279,
urbanism in Turkey after 2000s,	289–290, 292–293,
397–400	295–296, 298–299,
See also Japan, social housing in	302–304, 314, 318–319,
Twice-cleared communities, 7, 41,	324, 351–352, 366,
298–299	391–393, 395–396,
- 220 - 222	398–400, 408, 459–463,
Unitarian system, 282	466, 468–469
United States, 144, 150	competing policy discourses in
Upper-status residents, discourse of,	Logan, 120
338–340	competing tendencies, 108

contested meanings in Logan,	housing providers, 370–371
117-120	local state, 370
place improvement and problem	marketized paradigm, 371
of social housing, 124–130	NASHO, 372
social housing reform and	neoliberal, 373
problem of gentrification,	NGOs, 367
120–124	NHSS model, 372–373
contingent approach to, 373–377	regeneration process, 368–369
in France and England	Urbanism in Turkey after 2000s,
emphasize plural, 154	397–400
expressions of local conflicts,	US public housing, 5, 322
162–166	F 110-110 110-110-100, 0 , 0 ==
landlocked, 155	Waste, 71–73
New Public Management, 143	We-they configurations, 217
participation as co-production,	Wealthy whites, 333–334
166–169	discourse of, 329–330
participatory politics, 144–146	Welfare
Politique de la ville, 146–148	assertions, 393
risk and conflict, 152	against community, 146–148
Scandinavian public housing, 143	housing, 286
social and spatial policies in	state, 1–2, 5, 11, 14, 26, 142, 181
demolition programmes,	313, 368, 391, 395, 420,
148–152	424–425
social landlord, 153	Welfare Party (WP), 397
social mix, 155–162	West Germany, 2, 258
as gentrification, 113–117	Wilders, Geert, 217
policies, 459	Win-win-win strategy, 24, 277,
projects, 298, 395	301–303
redux, 6	Work Programme, 448
three periods of, 224	Working-class areas/communities/
See also Pre-Olympic urban renewal	residents, 13, 74, 92, 147,
Urban renewal programme (PRU), 145,	152, 435, 439–442, 446,
147–148, 149, 154, 159,	449, 469
161, 163, 168, 169	WVB Centuria GmbH, 265
Urban Renewal Upgrade Projects, 293,	,
293–294	Zones franches, 148
Urban transformation, 26, 319, 322,	Zones urbaines sensibles (ZUS),
366, 396	146–147
CIDs, 368	