

# Learning from the Experience of other European Cities

## - City Renewal Strategies in Germany



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SRL - German Association of Town-,  
Regional and State Planning

University of Cairo, 12. November 2010

## The German Association of Town, Regional and State Planning (SRL)

- Non-governmental organization (NGO);
- Founded in 1969 by planners of different spheres;
- Currently 2.000 planners in the civil service, private offices, associations and other institutions in the range of planning;
- Considering its principal task as to show commitment to the recognition and the necessity of planning and a highly sophisticated planning culture;
- This requires procedures, which orientate towards features such as:
  - professional and social involvement,
  - responsibility for nature and man,
  - safeguarding the future.

# The German Association of Town, Regional and State Planning (SRL)

## The general mission of the SRL:

- The SRL encourages the formation of opinion and the exchange of views of all participants in planning area.
- Therefore, the SRL intends to cultivate, to strengthen and to broaden democratic manners.

# The German Association of Town, Regional and State Planning (SRL)

## The platforms to exchange views:

- Working groups, conferences, workshops on national level;
- Regional branches with regionalized thematic focus;
- German planning journal „Planerin“;
- Website „www.srl.de“







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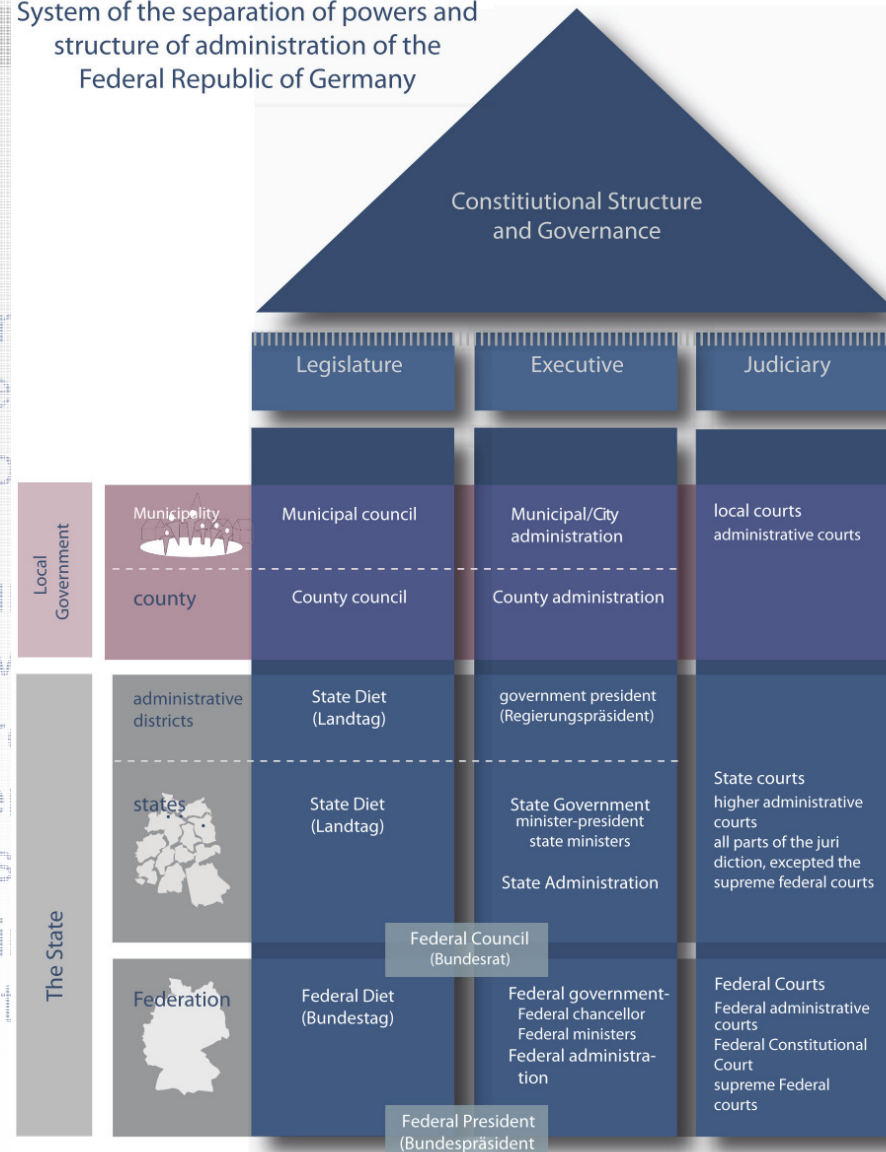
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System of the separation of powers and structure of administration of the Federal Republic of Germany



- The third level of self-governing of the local level is subject only to supervision by the state and subject only to the jurisdiction of the state courts.
- Municipalities, counties, and administrative districts (self-governing) are subject to supervision by the state and subject only to the jurisdiction of the state courts.
- In this regard, the state is subject only to the supervision of the federal government and subject only to the jurisdiction of the federal courts.
- This principle is the basis of the federal system in Germany.

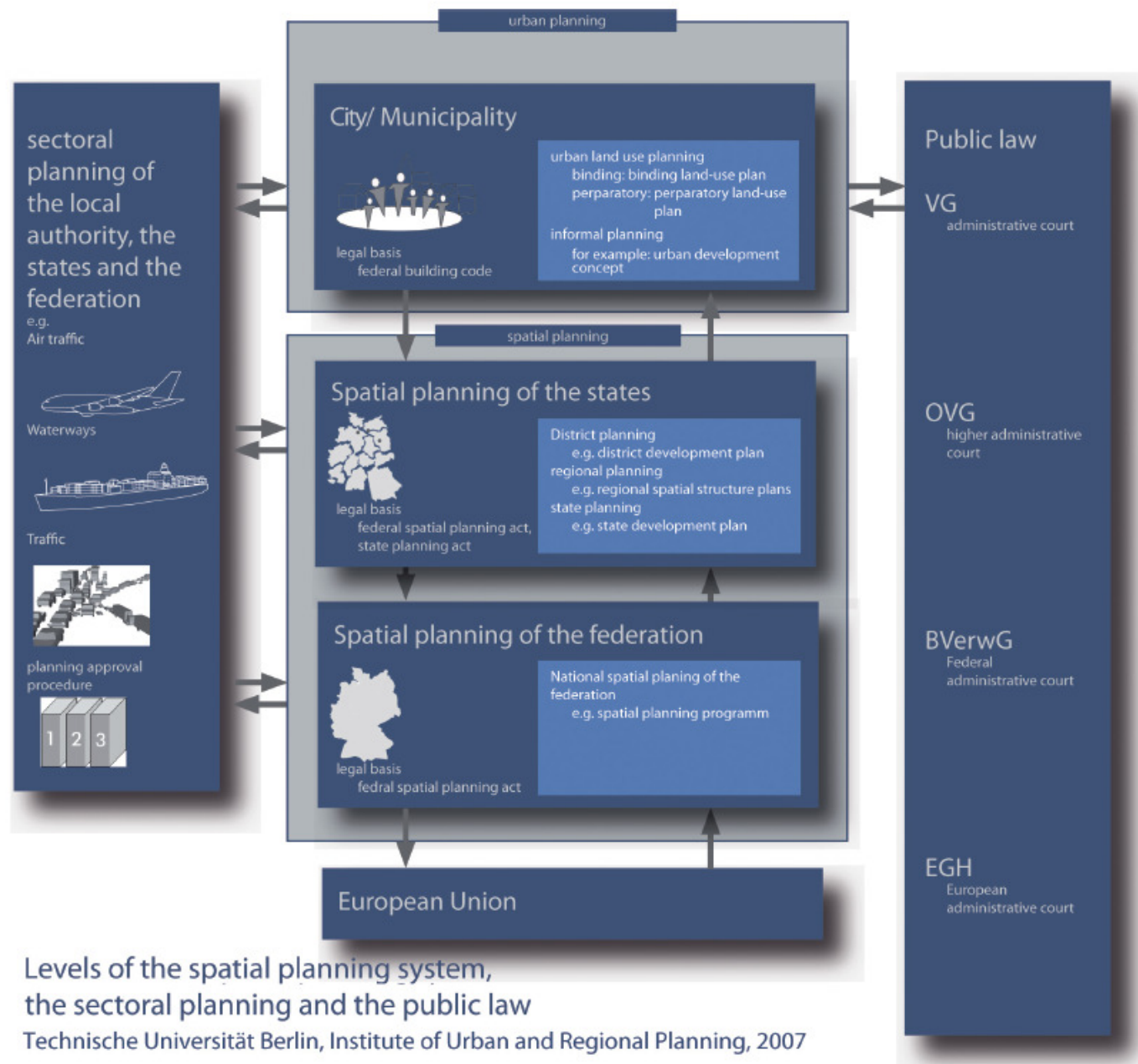
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# The German Spatial Planning System

- Federal spatial planning is limited essentially to the development of:
  - guiding principles and principles of spatial planning which also provide the legal basis for state spatial planning and
  - superordinate specifications for sectoral planning.



# The German Spatial Planning System

- State spatial planning authorities have to ensure
  - that the goals and principles of national spatial planning and state spatial planning are respected and taken into account in local government planning;
  - the acceptance of suggestions from local authorities and the required coordination of the local development goals with superordinate planning goals within the system of mixed top-down / bottom-up planning.

Planning level	State spatial planning	Planning instrument	Content of plan	Legal basis	Policy Maker	Legal Impact	Scale
state		state development plan, state spatial planning programme, state development programme (varied from state to state)	Representation of the desired spatial and structural development for the territory of the state and plan includes comprehensive, state-wide, aims of spatial planning	spatial planning act and state planning act	state diet or state government	Binding effects for all planning authorities	ca.1: 50.000





# The German Spatial Planning System

- Regional planning (as a part of state spatial planning) is concerned with
  - the detailed elaboration, sectoral integration, and implementation of the goals of state spatial planning;
  - the mediation between state spatial planning and local urban land-use planning;
  - the adjustment of regional planning with federal and state spatial planning.

Planning level	Regional planning	Planning instrument	Content of plan	Legal basis	Policy Maker	Legal Impact	Scale	
part of states		Regional plan, regional spatial structure plans, territorial development plan (varied from state to state)	It constitutes the vital link between the state's perspectives for development and the specific local decisions in the context of urban land-use planning	spatial planning act and state planning act	state diet or county council	Binding effects for all planning authorities	ca.1: 25.000 - 1: 100.000	



# The German Spatial Planning System

- Local urban land-use planning
  - is a formal tool on the basis of the Federal Building Code;
  - prepares and controls the use of land for building or other purposes;
  - has its aims and principles laid down in the form of planning guidelines:
    - sustainable urban development and a socially equitable utilisation of land for the general good of the community;
    - contributing to a more humane environment and to the protection and development of natural resources;
    - preservation and development of the urban cultural heritage.
  - is carried out on two levels: the preparatory land-use plan and the binding land-use plan.

## Local planning

Local planning		Planning instrument	Content of plan	Legal basis	Policy Maker	Legal impact	Scale	
 Planning level local authority	Urban land-use planning	local development plan	Arrangements for urban development and order in the form of legally binding designations for specific parts of the municipal territory	Federal Building Code in connection with Land Utilisation Ordinance and Plan Notation Ordinance	Municipal council	Legal by binding for everyone, legal basis for building projects and issuing building permits	ca.1: 500 - 1: 1.000	
		Preparatory land-use plan	Represents in basic form the type of land uses envisaged for the entire municipal territory in accordance with the intended urban development	Federal Building Code in connection with Land Utilisation Ordinance and Plan Notation Ordinance	Municipal council	Binding effects for all planning authorities	ca.1: 10.000	

# City Renewal in Germany – in practice

...can be roughly characterized through two types of approach:

- Initiatives driven by subsidies and therefore mostly initiated by the city council, involving the public within the process.
- Initiatives of the private sector (mostly homeowners, local business etc.), supported by the city council and administration.

# Initiatives of the Public Sector

- City of Gelsenkirchen
- City of Moenchengladbach

# City Renewal in Germany – in practice

- “Stadtumbau West”, which means “Urban Restructuring in West Germany”, is a promotion programme initiated by the German Federal Government and the state governments;
- Central pillar of urban development funding since 2004;
- “Stadtumbau West” is a reaction to the impact on urban development and housing caused by demographic and economic structural changes;
- The programme stretches out the positive effects of a restructuring programme for the cities in eastern Germany to foster their shrinkage after the German re-unification onto the former prospering regions in West-Germany.

# City Renewal in Germany – in practice

- The priorities for the financial aid in the “Stadtumbau West” programme are as follows:
  - Strengthening inner cities and town centres
  - Revitalising industrial locations/urban derelict land or brownfields
  - Furthering development schemes for residential areas
- More than 300 cities and local authorities in west Germany are taking part in the urban restructuring programme “Stadtumbau West”.
- The municipal experience will be illustrated by presenting the example of the city of Gelsenkirchen:



- Gelsenkirchen is an industrial city.
- The Ruhr region is heavily industrialized.
- This city is the capital of the inner Ruhr.
- Conservation efforts aim to strengthen the urban space and enhance the quality of life.

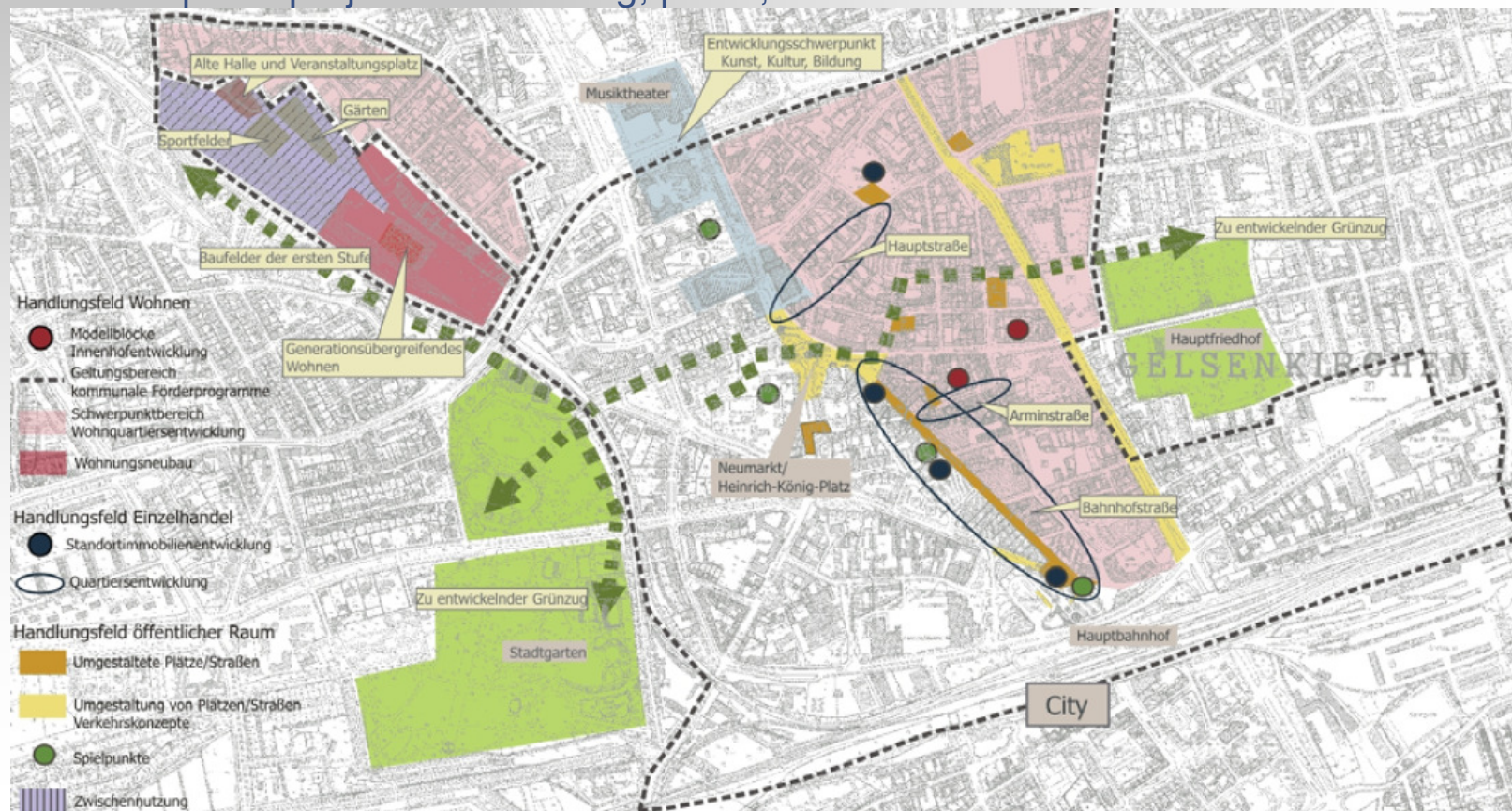
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# City Renewal in Germany in practice

## Example 1: Gelsenkirchen

- Main Target: Redevelopment of the city-center;
  - Renewal CBD
  - Impulse projects for housing, parks, cultural functions



# City Renewal in Germany in practice

## Example 1: Gelsenkirchen

- 1st step: Re-organisation of the municipality:
  - Installing a “city renewal board” as a steering committee;
  - Newly founded “city renewal-unit” as executive unit;
  - Out of this unit one renewal team per renewal district;
  - External “City renewal company”, run as a private sector company, to carry out real-estate businesses and rebuilding of houses, preparation of brownfields etc.
- 2nd step: Involving the public:
  - Installation of a advisory board on a the large scale, consisting of local politicians, associations (retail, services, ethnic groups, homeowners, tenants, etc.);
  - Installation of small scale stakeholder groups per street or per measure;
  - Public relations measures;



# City Renewal in Germany in practice

## Example 1: Gelsenkirchen

### Fassadenprogramm





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# City Renewal in Germany in practice

## Example 2: Moenchengladbach





# City Renewal in Germany in practice

## Example 2: Moenchengladbach



Angabe 01 - Juni 2007

### Projektzeitung zum 1. Innenstadtforum

## Innenstadtkonzept Rheydt

### Impulse für die City

**Innenstadtkonzept Rheydt**

Liebe Mitbürgerinnen und Mitbürger, Rheydt und insbesondere die Rheinische Innenstadt haben bewirkt, dass sich der Wandel an ihrer städtebaulichen Gestalt, an ihren Bauten, an der Hofschaft und an der Bevölkerungsstruktur ablesen lässt. Die Rheinische Innenstadt hat sich einen Namen gemacht, der über die Stadtgrenzen hinaus bekannt ist. Dies ist ein Erfolg, den wir uns nicht nehmen lassen wollen. Um diesen Erfolg zu festigen und zu vertiefen, ist es notwendig, dass wir uns für ein zielgerichtetes innenstadtkonzept entscheiden, das die Entwicklung der Stadt in den nächsten Jahren steuert. Dies ist ein Prozess, an dem wir alle gemeinsam teilhaben können. Wir laden Sie ein, sich an diesem Prozess zu beteiligen. Ihre Meinung ist uns wichtig. Wir werden Ihre Beiträge in der Entwicklung des Innenstadtkonzepts berücksichtigen. Zusammen mit dem Dezernat für Stadtplanung und Bauwesen werden wir ein Konzept entwickeln, das die Entwicklung der Stadt in den nächsten Jahren steuert. Wir werden Ihre Beiträge in der Entwicklung des Innenstadtkonzepts berücksichtigen. Zusammen mit dem Dezernat für Stadtplanung und Bauwesen werden wir ein Konzept entwickeln, das die Entwicklung der Stadt in den nächsten Jahren steuert.

### 1. Innenstadtforum

12. Juni 2007 in der Stadthalle

**Programm**

- 19:00 Uhr Einlass
- 19:15 Uhr Einführung „Perspektive Innenstadt Rheydt“ Helmut Homes, Techn. Beigeordnete Dezernat Planung und Bauen
- 19:30 Uhr Vortrag zum Innenstadtkonzept Prof. Kunibert Wächter, schauens-wachsen
- 20:00 Uhr Diskussion „Entwicklungs- und Perspektiven“
- ca. 21:00 Uhr Ende der Veranstaltung

Angabe 02 - Oktober 2007

### Projektzeitung zum 2. Innenstadtforum

## Innenstadtkonzept Rheydt

### In Rheydt geht's voran!

**Innenstadtkonzept Rheydt**

Liebe Mitbürgerinnen und Mitbürger, die Aufbruchstimmung in Rheydt ist spürbar. Zahlreiche Bürgerinnen und Bürger, Einzelne und Gruppen, Eigentümer und Vertreter der Stadtverwaltung sind mit ihren Ideen im Innenstadtkonzeptprozess. Am 14. November 2007 wird das Innenstadtkonzept vorgestellt. Dies ist ein wichtiger Schritt in der Entwicklung der Stadt. Wir laden Sie ein, sich an diesem Prozess zu beteiligen. Ihre Meinung ist uns wichtig. Wir werden Ihre Beiträge in der Entwicklung des Innenstadtkonzepts berücksichtigen. Zusammen mit dem Dezernat für Stadtplanung und Bauwesen werden wir ein Konzept entwickeln, das die Entwicklung der Stadt in den nächsten Jahren steuert.

### 2. Innenstadtforum

14. November 2007 in der Stadthalle Rheydt

**Programm**

- 19:00 Uhr - Einlass
- 19:30 Uhr - Einführung in die Veranstaltung: Helmut Homes, Techn. Beigeordneter Dezernat Planung und Bauen
- 19:45 Uhr - Vortrag zum Innenstadtkonzept: Prof. Kunibert Wächter, schauens-wachsen
- 20:30 Uhr - Diskussion der Entwicklungsperspektiven
- 21:30 Uhr - Ende der Veranstaltung

Angabe 03 - Mai 2008

### Projektzeitung zum 3. Innenstadtforum

## Innenstadtkonzept Rheydt

### Zukunftsaufgabe Innententwicklung!

**Gemeinsam den begenommen Weg weitergehen**

Liebe Mitbürgerinnen und Mitbürger, wir haben gemeinsam mit Ihnen ein Innenstadtkonzept für Rheydt entwickelt. Dieses Konzept ist ein wichtiger Schritt in der Entwicklung der Stadt. Wir laden Sie ein, sich an diesem Prozess zu beteiligen. Ihre Meinung ist uns wichtig. Wir werden Ihre Beiträge in der Entwicklung des Innenstadtkonzepts berücksichtigen. Zusammen mit dem Dezernat für Stadtplanung und Bauwesen werden wir ein Konzept entwickeln, das die Entwicklung der Stadt in den nächsten Jahren steuert.

### 3. Innenstadtforum

5. Juni 2008 in der Stadthalle Rheydt (Theater)

**Programm**

- 19:00 Uhr Einlass
- 19:30 Uhr Begrüßung durch Helmut Homes, Techn. Beigeordneter Dezernat Planung und Bauen
- 19:45 Uhr Präsentation der Ergebnisse zum Innenstadtkonzept durch Prof. Kunibert Wächter, schauens-wachsen
- 20:30 Uhr Diskussion der Ergebnisse

### Inhalt

Zukunftsaufgabe Innententwicklung! Einleitung zum dritten Innenstadtforum

**Seite 1**

Welches Förderprogramm passt zu Rheydt? Realisierung des Mischgebietes

**Seite 2-3**

Die Weiterentwicklung der Hauptstraße

**Seite 3**

Schönwiesprojekte

**Seite 4-5**

Verkehr in der Innenstadt

**Seite 6**

„Jahre Innentstadt soll schöner werden“ Kleine Schritte mit großer Wirkung

**Seite 7-8**

Der Dialog soll fortgesetzt werden...

**Seite 8**

Einladung zum dritten Innenstadtforum Präsentation der Ergebnisse zum Innenstadtkonzept Rheydt

Engagement ist das Schlüsselwort, um die Herausforderung komplexer Themen wie der Innenstadtkonzeptschaffung meistern zu können. Und das ist jeder alle gelohnt.

Somit die öffentliche Hand als auch die Innenstadtkonzeptschaffenden, Einzelpersonen, Gewerbebetriebe, Dienstleister, lokale Institutionen und Vereine sowie die Rheinische Bürgerinnen und Bürger müssen dabei zusammenarbeiten, um die Herausforderung des allgemeinen Wohlbefindens zu bewältigen. Das ist insbesondere dann wichtig, wenn die Realisierung Unterstützung von beiden Seiten benötigt.

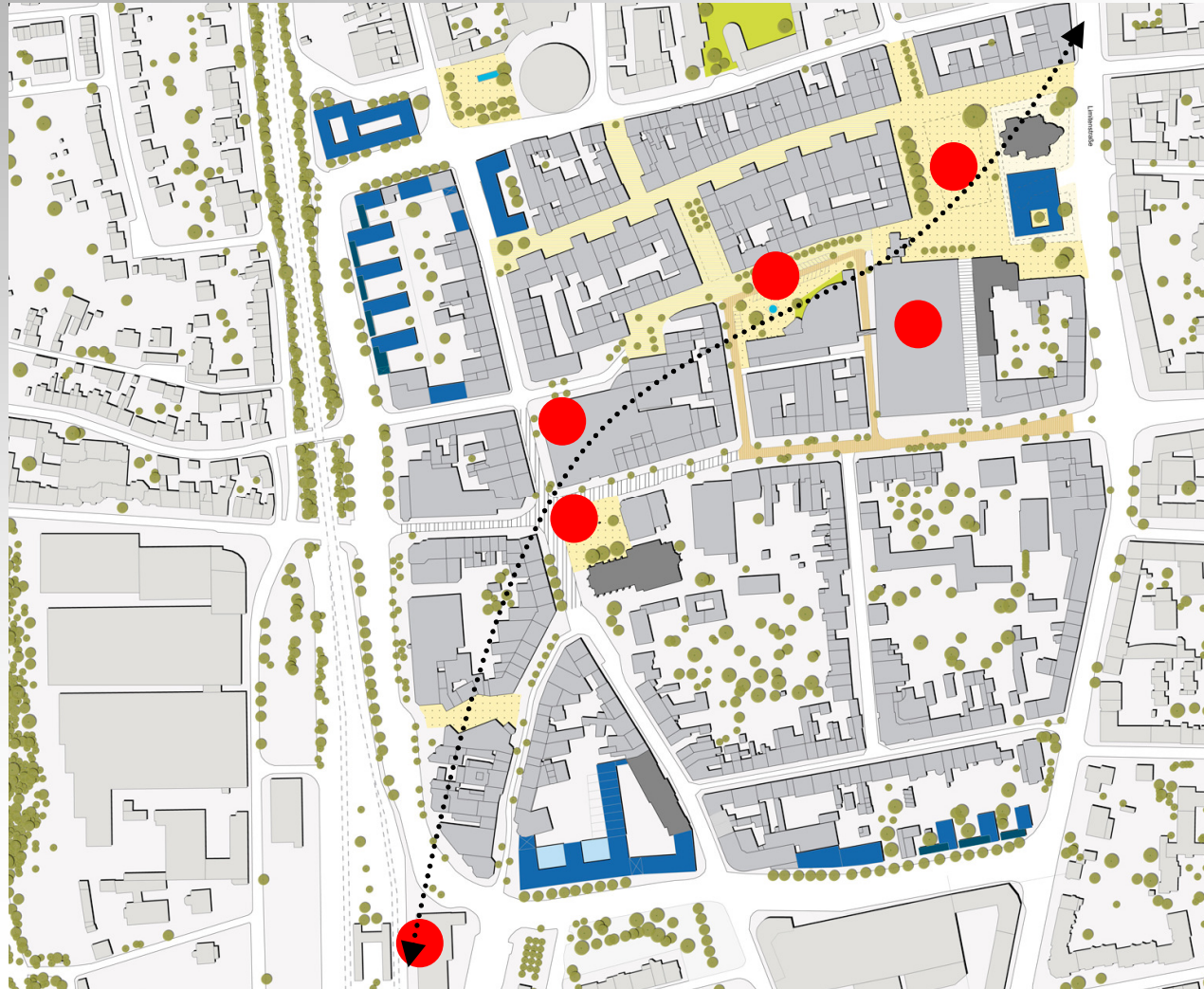
Die Stadt Moenchengladbach ist in der Position, öffentliche Fördergelder zu beantragen und so notwendige finanzielle Zuschüsse zu akquirieren.

Die Einzelhändler und Gastronomiebetriebe haben einen sehr unmittelbaren Einfluss auf die



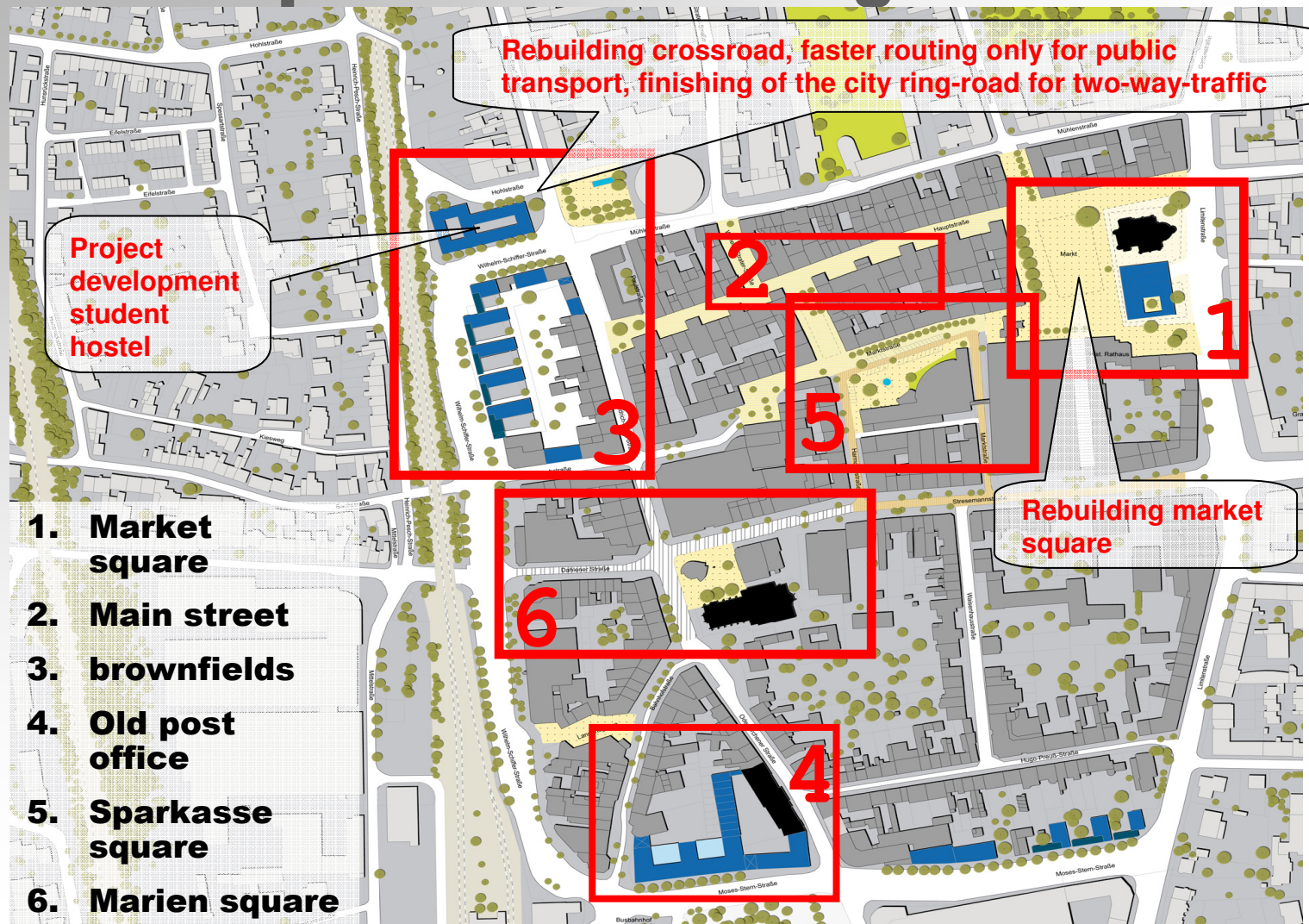
# City Renewal in Germany in practice

## Example 2: Moenchengladbach



# City Renewal in Germany in practice

## Example 2: Moenchengladbach





# City Renewal in Germany in practice

## Example 2: Moenchengladbach



# City Renewal in Germany in practice

## Example 2: Moenchengladbach

### Renovating market square

- Open kickoff-colloquium forum for the architectural competition;





# City Renewal in Germany in practice

## Example 2: Moenchengladbach



### Renovating market square

Decision criteria:

- architectural quality;
- economicalness;
- feasibility

# City Renewal in Germany in practice

## Example 2: Moenchengladbach

### Renovating market square

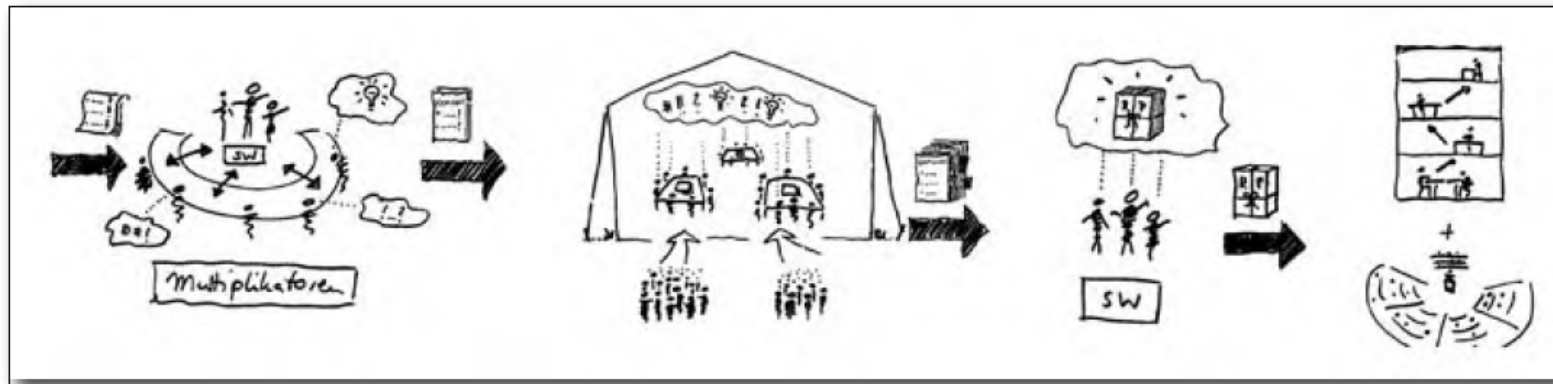
Winner architectural competition: „Planorama“ (Berlin, Germany)





# City Renewal in Germany in practice

## General project scheme for public driven inner-city renewal projects



- Collecting informations
- Development of scenario´s and a basic vision
- First steps into public
- City forums
- „City workshop“
- Development of projects
- Support local initiatives
- Evaluation of Ideas and suggestions of the citizens
- Identifikation of key areas
- Development of a realization strategy and of key projects
- Public presentation
- Political discourse
- Political decision-making

# Initiatives of the Private Sector

- Neighbourhood Improvement Districts

# City Renewal in Germany in practice - Urban improvement districts

## UID – General Informations

- Generic term for Business, Housing, Neighbourhood, Multifamily etc. Improvement Districts
- Origin: North-American Model for private initiatives with self assessment / taxation -especially BIDs
- Example for privatist tradition of urban development and a weak public sector in Anglo-American countries
- Increasing importance in Germany and part of the Federal Building Code since 2006
- Variety of models from voluntary and informal activities to legal instruments like BIDs + HIDs
- Additional to public funded strategies

# City Renewal in Germany in practice - Urban improvement districts

## Constitutive features of the UID-model:

- Area-based self-organisation of private stakeholders ie. proprietors or business people;
- Joint financing via an obligatory levy (no free-riders);
- Clearly defined area and limited duration;
- Broad spectrum of activities possible.

# City Renewal in Germany in practice - Urban improvement districts

## Status of legislation of the UID-model by state:

Federal State	UID Legislation	UID projects in implementation
Bremen	Bremisches Gesetz zur Stärkung von Einzelhandels- und Dienstleistungszentren vom Juli 2006	<ul style="list-style-type: none"> <li>• BID Ansgarikirchhof</li> <li>• BID „Das Viertel“</li> </ul>
Hamburg	Gesetz zur Stärkung der Einzelhandels- und Dienstleistungszentren (GSED) vom Dezember 2004 mit Änderung vom November 2007	<ul style="list-style-type: none"> <li>• BID Sachsen tor Bergedorf</li> <li>• BID Neuer Wall</li> <li>• BID Wandsbek Markt</li> <li>• BID Lüneburger Straße Harburg</li> <li>• BID Alte Holstenstraße Bergedorf</li> <li>• BID Hohe Bleichen Heuberg</li> </ul>
Hamburg	Gesetz zur Stärkung von Wohnquartieren durch private Initiativen vom Dezember 2007	<ul style="list-style-type: none"> <li>• <b>NID Steilshoop</b></li> </ul>
Hessen	Gesetz zur Stärkung von innerstädtischen Geschäftsquartieren (INGE) vom Januar 2006	<ul style="list-style-type: none"> <li>• 4 BID in der Giessener Innenstadt: Seltersweg, Katharinenviertel, Marktquartier und Theaterpark</li> <li>• BID Baunatal</li> </ul>
Nordrhein-Westfalen	Gesetz über Immobilien- und Standortgemeinschaften (ISGG) vom Juni 2008	Noch kein Projekt in Umsetzung
Saarland	Gesetz zur Schaffung von Bündnissen für Innovation und Dienstleistungen (BIDG) vom Mai 2007	BID Saarbrücken Burbach
Schleswig-Holstein	Gesetz über die Einrichtung von Partnerschaften zur Attraktivierung von City-, Dienstleistungs- und Tourismusbereichen (PACT) vom Juli 2006	<ul style="list-style-type: none"> <li>• PACT Flensburger Innenstadt</li> <li>• PACT Elmshorn</li> <li>• PACT Schmuggelstieg (Norderstedt)</li> <li>• PACT Rendsburg</li> </ul>

# City Renewal in Germany in practice - Urban improvement districts

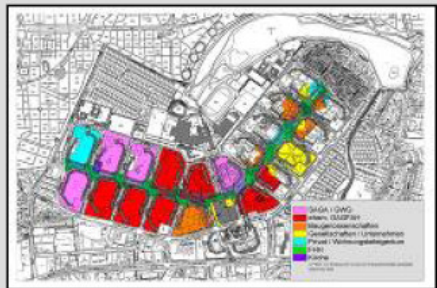
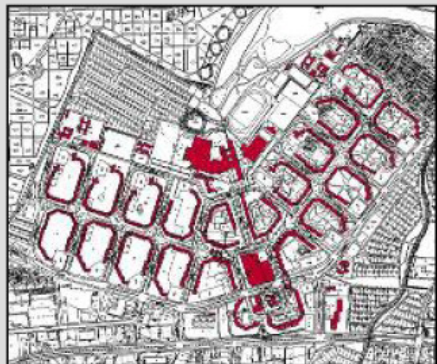
## Example: The Hamburg NID – Steilshoop

- Housing estate built between 1969 and 1975;
- 6.380 dwellings, 14.300 inhabitants;
- Urban renewal programme from 1987 –1999: more than 13 million Euros of public funds;
- largest proprietor GAGFAH (2.160 dwellings), sold to US Fortress Investment Group in 2004;
- Negative image, declining quality of public spaces, worsening local amenities (shopping centre).



# City Renewal in Germany in practice - Urban improvement districts

## Example: The Hamburg NID - Steilshoop



Sources: Ellen Fiedelmeier 2008, Bezirksamt Wandsbek

© S. Kreitz, HafenCity University, Hamburg



# City Renewal in Germany in practice - Urban improvement districts

## Example: The Hamburg NID - specific attributes

- Compulsory self-assessment on real property = self-taxing funding mechanism of the proprietors;
- Quorum for the obligatory proprietor-ballot: min. 30 % positive votes / max. 30 % negative;
- Clearly defined area;
- Limited period of time (max. five years);
- Management / Implementation through third party;
- Additionality (“on top”): complementary services, e.g. enhanced services (street cleaning), capital improvements (public realm), marketing activities.

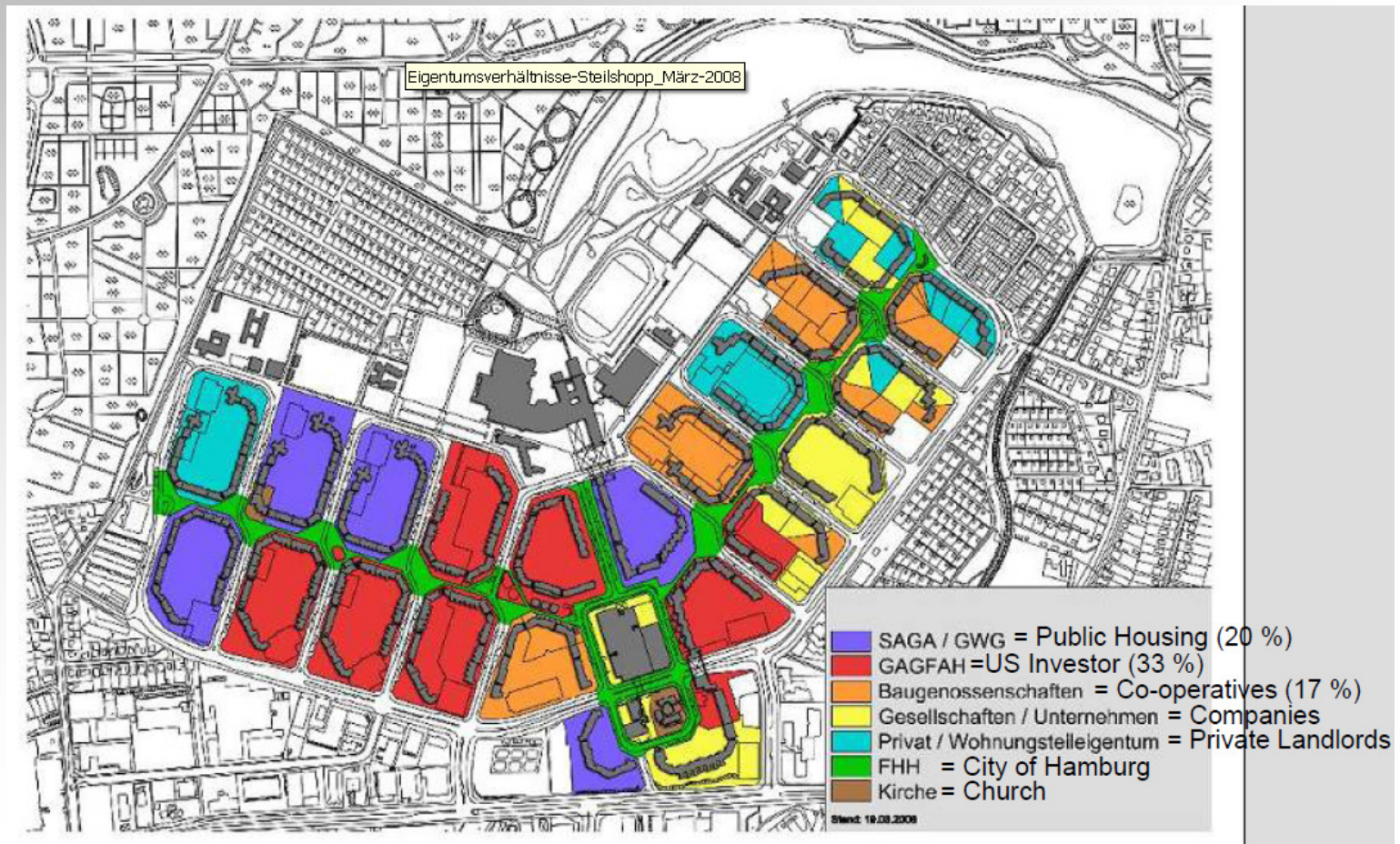
# City Renewal in Germany in practice - Urban improvement districts

## Example: The Hamburg NID – Steilshoop

- Start of the NID-process at the end of 2006;
- Initiative from large proprietors: public housing company SAGA GWG and housing co-operatives;
- Political and administrative support for a NID;
- Scientific support from HCU for the pilot project;
- Parallel: Special public initiative for neglected neighbourhoods in 2007 (“Lebenswerte Stadt”) and Integrated neighbourhood management from 2008 –2013 (“Aktive Stadtteilentwicklung”).

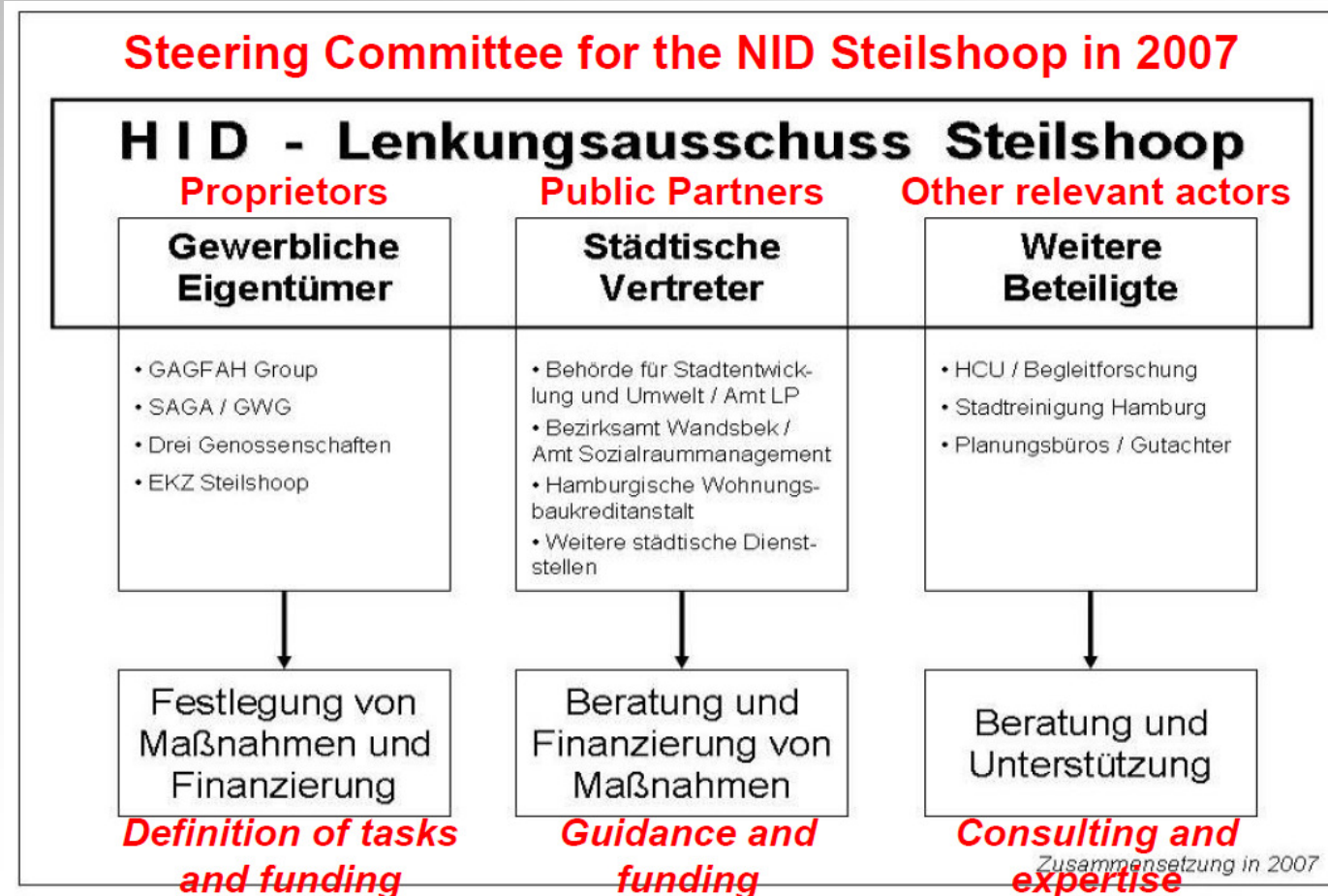
# City Renewal in Germany in practice - Urban improvement districts

## Example: The Hamburg NID - Steilshoop



# City Renewal in Germany in practice - Urban improvement districts

## Example: The Hamburg NID - Steilshoop





# City Renewal in Germany in practice - Urban improvement districts

## Example: The Hamburg NID - Steilshoop



Programme + Träger-  
schaften für Maßnahmen

Stadt	Unternehmen
<ul style="list-style-type: none"> <li>Sanierung</li> <li>Impulsprogramm „Lebenswerte Stadt“</li> <li>Quartiersmanagement - Aktive Stadtteilentwicklung</li> <li>andere freis. Maßnahmen</li> <li>Pflichtaufgaben</li> </ul>	<ul style="list-style-type: none"> <li>HID/NID</li> <li>frei. Kooperation</li> <li>frei. Maßnahmen einzelner Unterm.</li> <li>Pflichtaufgaben</li> </ul>

# City Renewal in Germany in practice - Urban improvement districts

## Example: The Hamburg NIDs - Steilshoop

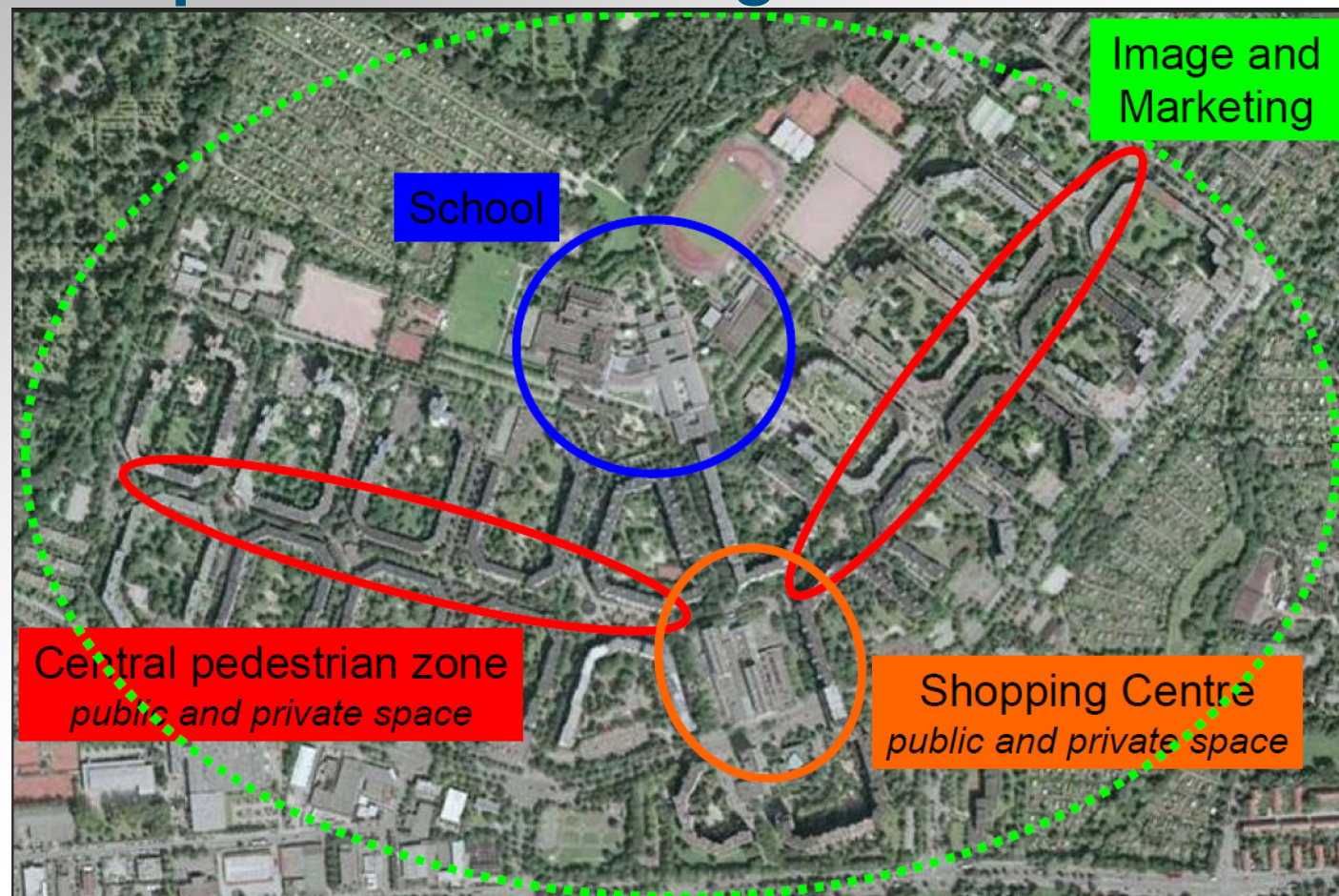
Proprietor meeting in January 2009 to discuss the envisaged activities and the further development.





# City Renewal in Germany in practice - Urban improvement districts

## Example: The Hamburg NIDs - Steilshoop



# City Renewal in Germany in practice - Urban improvement districts

## Results of the NID-process in Steilshoop so far:

1. Improved area-based communication;
2. Development of a Business Plan proposal:
  - Joint Marketing and image-campaign;
  - Improved groundkeeping of public and private spaces in the central pedestrian zone;
  - Complete redesign of the central pedestrian zone;
  - Additional services, e.g. security.
3. Calculation of costs and of the NID-leverage;
4. Improvement of groundkeeping already achieved;
5. and...



# Grundeigentümer sollen Wohngebiete verschönern

Hamburg hat als bundesweiter Vorreiter die ersten Eckpunkte für ein Gesetz festgelegt, mit dem zukünftig in Wohngebieten sogenannte Housing Improvement Districts (HID) eingerichtet werden können.

Gründeigentümer können, gehören etwa die hochwertige Umgestaltung von öffentlichen Grünanlagen und Gehwegen. „Wenn auf einer öffentlichen Grünfläche genug Platz ist, können die Eigentümer sich auch ein Gemeinschafts-

## HID Steilshoop

Abgaben eingezogen werden. Maßnahmen in einem

**die tageszeitung**

### Public-Private-Schönheitskur

Nach dem Vorbild der "Business Improvement Districts" der Aufwertung des öffentlichen Raums. Das Modell

VON GERNOT KNÖDLER

In Zukunft sollen auch die Stadtteil zu engagieren. gestartete. Das Modellpro Steilshoop jetzt neben Lo

Vorbild sind die "Business Improvement Districts", wie sie worden sind. Sie erleichtern es den Grundeigentümern, d Geld fehlt. Eine Gruppe von Eigentümern kann sich mit ihren Ideen und einem dazu gehörenden Finanzierungskonzept an den Senat wenden mit der Bitte, einen Business Improvement District ei nicht mindestens ein Drittel der betroffenen Eigentümer dagegen ist, erlässt der Senat den District

# Schöner Wohnen mit Union und GAL!

City - Bausenator Axel Gedaschko (CDU) will die Förderung von Stadtteil-Initiativen verbessern.

City - Sie sollen ab 2008 gesetzlich abgesichert werden, mit privat finanzierten Quartiers-Verschönerungen nicht mehr einen Anspruch einzel-

ner Vermieter scheitern.

Den Auftakt macht eine Großwohnsiedlung im Problemstadtteil Steilshoop. Für das Pilotprojekt läuft bereits ein Wettbewerb, der aus dem Senatsprogramm "Lebenswerte Stadt" finanziert wird.

Auch die GAL will Problemvierteln neues Leben einhauchen. Wichtigster Punkt res



Bausenator Axel Gedaschko (CDU)  
Foto: ANDRÉAS COSTANZO

# HAMBURG Sonabend MO GE POS www.mopo.de So wird Steilshoop schöner

Die Grundeigentümer sollen ihr Quartier aufwerten / Aber die Mieten bleiben stabil



Steilshoop, trister Beton. Ab Herbst 2008 soll alles schöner werden.

Wird HID ein Hit?  
Komplizierter Name, einfache Sache: Wie sich Grundeigentümer in Hamburg an der Stadtentwicklung beteiligen sollen.  
Frankfurter Allgemeine SONNTAGSZEITUNG  
Beziehung "Quartiersarbeit" leisten, sich unter anderem um

Housing Improvement District  
Erstes Hamburger HID in Steilshoop

Stadtentwicklung  
or Axel Gedaschko (CDU) bereits an, Lebensqualität  
gezogen werden kann. für dürfen die Grundeigentümer festlegen, wie ihr Quartier aufwerten sollen. In Steilshoop haben sich die beiden Woh-

# City Renewal in Germany in practice - Urban improvement districts

## Pros and Cons of the NID Model

### Arguments of proponents

- Involvement of free riders
- Leverage of private investment for area-development
- Stronger obligation of local proprietors as natural agents of urban change
- New perspectives for a public-private Integrated Neighbourhood Management

### Arguments of opponents

- Withdrawal of public activity
- Privatisation of public space
- Erosion of accountability
- Lack of resident participation
- Only profitable developments
- Growing disparities
- Worst case scenario: “gated communities” vs. even more neglected neighbourhoods

# City Renewal in Germany in practice - Urban improvement districts

## Comments on the NID Model

- Widespread implementation of the NID model is still to come;
- Coalition of proponents is broad and heterogeneous: politicians from various parties, chambers of commerce, housing associations (cooperatives and public housing) and parts of the public administration
- Transfer from US BID-model to German NID requires more than “copy and paste” but specific adaptation, e.g. regarding public sector involvement and participation-procedures
- Additional instrument in the tool-box of urban regeneration and development –not a substitute;
- No influence on private property;
- Suitability: NID model is not suitable for every neighbourhood, e.g. not for neglected / deprived areas with inactive and/or poor proprietors;
- Urban Improvement Districts need strong and articulate proprietors to be successful.

# City Renewal in Germany in practice - Urban improvement districts

## Open questions concerning NID

- Is there more in the concept than “clean and safe”, e.g. a strategic perspective for an integrated public-private neighbourhood management?
- Can NIDs integrate all types of proprietors, e.g. private “amateur”landlords as well as housing companies listed on the stock exchange?
- What kind of neighbourhoods are most likely to implement a NID (owner-occupied or rented)?
- Will the NID-model support growing polarisation within the city, i.e. making good places better and neglected places even worse?



# Managing Gentrification

- **The model of “Socially Compatible Land Use” in Munich**

# Managing Gentrification

- "Gentrification" derives from "gentry", meaning the people of gentle birth, good breeding, or high social position, as in the landed-gentry .
- Sociologist Ruth Glass coined the term in 1964 to mean the influx of wealthier individuals into cities or neighborhoods who replace working or lower-classes already living there. She defined it by using London districts such as Islington as her example:

*One by one, many of the working class quarters of London have been invaded by the middle-classes—upper and lower. Shabby, modest mews and cottages—two rooms up and two down—have been taken over, when their leases have expired, and have become elegant, expensive residences [...]. Once this process of 'gentrification' starts in a district it goes on rapidly until all or most of the original working-class occupiers are displaced and the whole social character of the district is changed. Glass, R. (1964). London: aspects of change. London: Macgibbon & Kee.*

# Managing Gentrification

## Leading Indicators: Areas Most likely to Experience Gentrification

- High rate of renters;
- Ease of access to job centers;
- High and increasing levels of metropolitan congestion;
- High architectural value;
- Comparatively low housing values.



# Managing Gentrification

## Primary Indicators: Strong Signs Gentrification is Occurring:

- Move from rental tenure to Homeownership;
- Arrival of individuals or households interested in urban amenities / culture;
- Increase in businesses intended for high income people

## Secondary Indicators: Less Strong Signs Gentrification is Occurring

- Change in Racial Composition
- Change in Occupancy Rate
- Change in Income

THANKS  
GENTRIFICATION!!

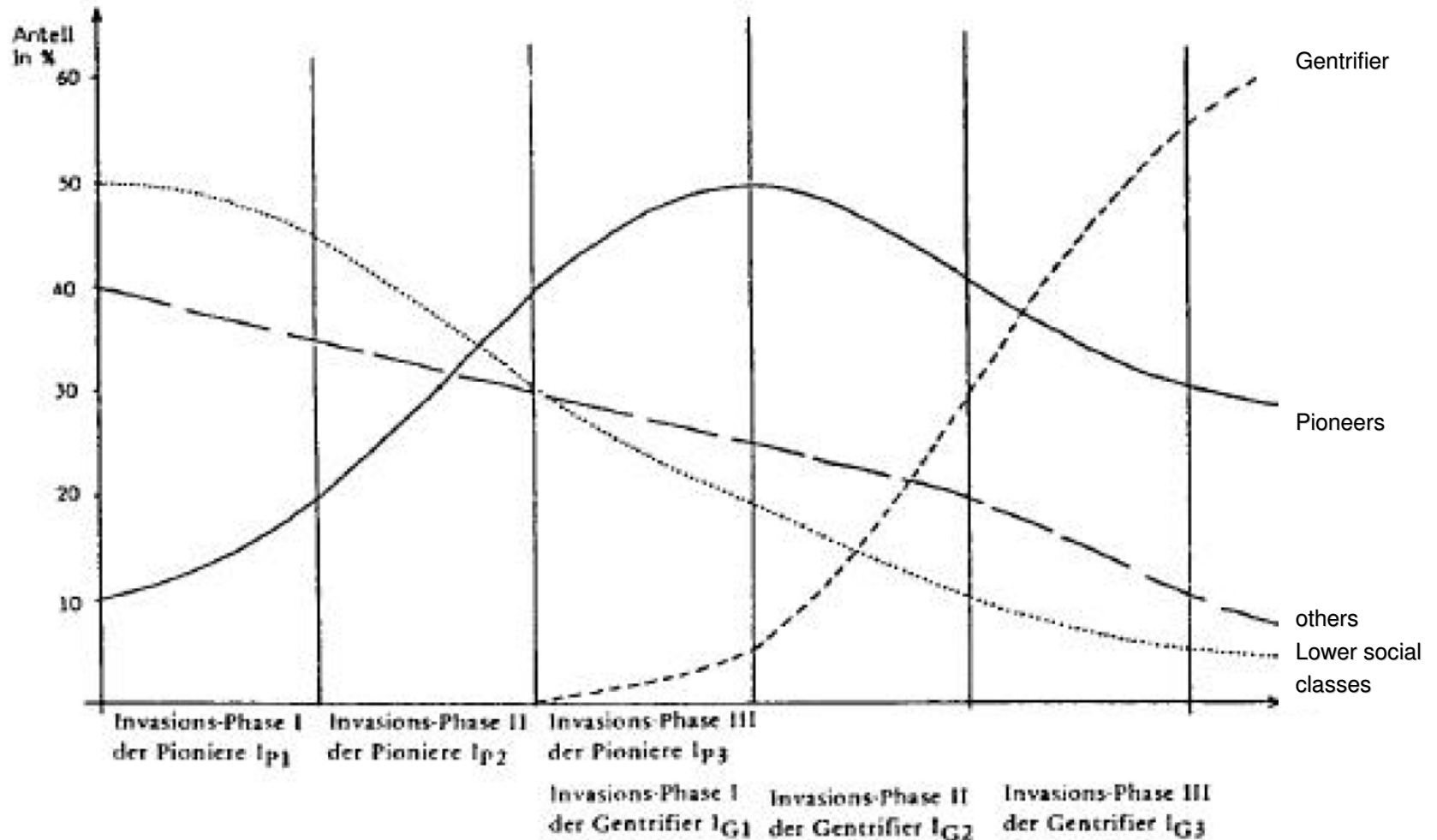


TAXES GREW, LANDLORDS  
RAISED, ETHNICITIES  
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NOW WE'RE THE  
BEST BALLERS  
ON THE BLOCK!

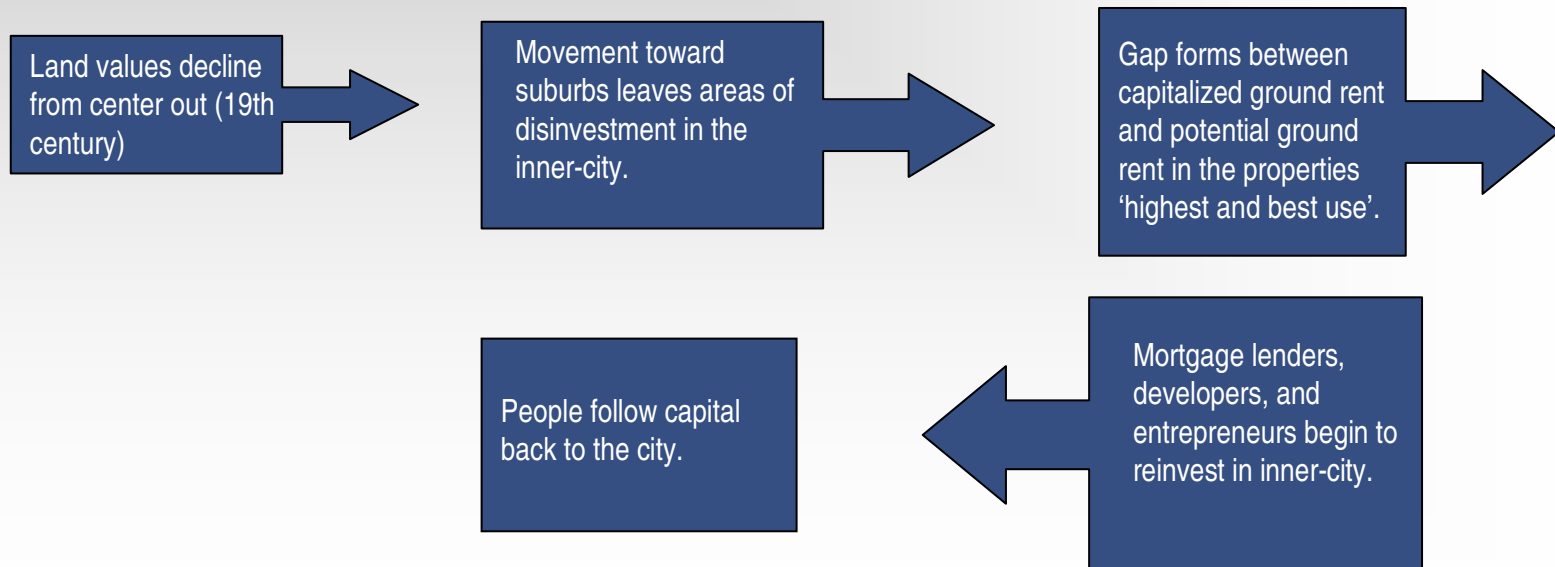


# Managing Gentrification



# Managing Gentrification

*“To explain gentrification according to the gentrifier’s actions alone, while ignoring the role of builders, developers, landlords, mortgage lenders, government agencies, real estate agents and tenants is excessively narrow.”* A. Smith (1989) ‘Gentrification and the spatial constitution of the State’, *Antipode* 21:232-60.



# Managing Gentrification

## PROS

- Redevelopment or renovation of housing stock
- Revitalization of the tax base
- Increased homeownership rates
- Economic opportunities
- De-concentration of poverty
- Historic preservation

## CONS

- Displacement of lower income residents
- Lack of affordable housing
- Decrease in multi-family rental units
- Loss of diversity in neighborhood businesses and residents
- Conversion of residential units to commercial property
- Decrease in social services for lower-income residents

# Managing Gentrification

## Tackling Gentrification and preventing displacement

- Implementation of social policies by local municipalities;
  - producing affordable housing for those who are being displaced;
  - keeping a regulated rental stock within the neighborhood;
  - using zoning regulations;
  - regulations that force the new-comers to compensate the losses of those who are being displaced;
  - distributing the revenues gained by the gentrification-led property increases through those being displaced.
- **But:** The implementation of such policies needs three qualities that the existing local authorities sometimes lack: a vision that envisages the possible social implications of the future transformation of the neighborhood, experience of implementing such social policies and a budget.



# Managing Gentrification

## From tackling to Integration and finally preventing displacement

- Use of internal dynamics of the neighborhood (neighborhood activism)
  - providing free legal support for the tenants to increase their awareness about their legal rights to stay in the neighborhood;
  - delaying the process as an mitigation strategy since it provides the renters to make smooth transitions;
  - Networking and connecting of the single pressure groups to create a critical mass (“Neighbourhood advisory council”);
  - Arising public awareness, insist on a community vision for the district;

**Keeping the city authentic and not as a scenery for tourism and bohemian lifestyle**



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# Managing Gentrification

## The model of “Socially Compatible Land Use” in Munich

Investors` contributions to municipal town planning project costs:

1. Providing access (streets, pathways): payment: 100% of the actual costs of the causal facilities (150 € / m<sup>2</sup> floor space);
2. Providing green areas: payment of the actual costs of the causal facilities:
  - 2 m<sup>2</sup> green area for every future employee,
  - 15 m<sup>2</sup> private green area for every new inhabitant;
  - 12 m<sup>2</sup> public green area for every new inhabitant (40 € /m<sup>2</sup>);
3. Social infrastructure ( in case of housing development ): payment ( 66,47 € / m<sup>2</sup>) or implementation of the causal facilities (creches, kindergardens, primary schools, etc.);
4. Providing 30% of new housing building rights for subsidized housing (20% social housing for people of lower income brackets; 10% subsidized housing of “Muenchen Modell” for people with middle-class-income)
5. Measures to strengthen commercial classical sector like trades, crafts, small-scale-industries (in case of upgrading commercial areas);
6. Payment of the costs for architectural competitions, investigations, surveys, expert opinions, pr-works, fees etc.

# Managing Gentrification

## The model of “Socially Compatible Land Use” in Munich

Investors` contributions over the last 15 years:

1. Payment for streets, pathways:	202 Mio. Euro
2. Payment for public green spaces:	83 Mio. Euro
3. Shares of payment for social infrastructure:	124 Mio. Euro
4. Payment for planning costs:	37 Mio. Euro

New social infrastructure:

1. Creches:	131 groups
2. Kindergarden	230 groups
3. Primary schools:	44 classes



# Finally...

**Inner-city renewal in Germany often depends on public subsidies. It is nearly always based on a communication process between administration, inhabitants and local business.**

**Privately ran initiatives became more popular but need a legislation. Usually, they fail in deprived districts.**

**The rather strict tool of the “social compatible land-use” does work quite successful, but needs a high tension on the real-estate market and the political will to put burden onto investors.**

**Thank you for your  
audience!**