

EXTENDED ABSTRACT

GENTRIFICATION, TOURISTIFICATION AND SEGREGATIONS AS INTERRELATED PROCESSES IN TOURISTIC CITIES

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1. INTRODUCTION

The processes of gentrification, touristification and segregation in cities have been topics of investigation broadly analyzed by recent literature, but few studies have investigated the interdependent dynamics linked with some of these processes. In order to understand the relationship of these processes in urban dynamics, it needs to be noted that the analogy of these processes either confused or exaggerated the definition of each one of the processes and problems of urban space. The common traits such as displacement, social substitution and change in urban landscapes, of housing characteristics and life conditions are the result of the different conceptual connotation of these terms in their temporal evolution. Nevertheless, these three processes do not coalesce equally into the overall account of a chained and reciprocal action within the urban dynamics of any city.

The term gentrification has evolved since it was first described as a process of social substitution that started with a period of abandonment, and ended up meaning the displacement of lower income residents with the arrival of investment and transformation of the housing stock. Touristification is produced due to the non-planned rise of touristic housing and distribution of urban space as objects of touristic use with implications in the socio-spatial urban transformation. This process is not necessarily related with gentrification and/or touristic gentrification, but in either process, similarities and differences have been recognized, even abuses in its uses and concomitance. To a lesser extent, residential segregation and socioeconomics have been analysed in interdependence with the other two analyzed urban processes. Residential segregation is mainly influenced by housing and rent, and affects the consequent or previous displacement of social groups for an uneven distribution of urban spacing meaning that it has similarities with gentrification and touristification.

2. OBJECTIVE

In literature there exists an approximation to the relationship of some of these gentrification, touristification and segregation processes of the cities that connect them, but that

does not provide a diagnostic of the study of the linked dynamics of the three processes in the same spatial and temporal scale. The objective of this investigation shows how the utilization of a case study such as the touristic city of Alicante, the urban processes of gentrification, touristification and segregation display an independent character linked in its origin, developed at an interurban level and in the same temporal scale. The investigation is oriented with the objective of analysing the evolution of these processes and its reciprocal dynamics with different focuses in the interurban context, in contraposition with the now biased and decontextualized analysis of some processes in the urban scope, all inside a theoretic-conceptual framework without empiric diagnostic.

3. METHODOLOGY

The methodology of study in the processes of gentrification, touristification and segregation in these cities has been supported by the usage of different techniques and tools of analysis. In the initial phase of this present study, the methodology was based on the bibliography research in which different academic databases were used. Subsequently, there's been use of qualitative and quantitative analysis techniques, or the combination of both, for a mixed methodology that defined and characterized the development of each one of these processes at different scales. Referring to the proposed quantitative method, data of the temporal cycle of analysis was used in accordance to population, level of studies, net income and, also, of main housing, not principal, touristic and of average price. However, in order to estimate the growth rates, the fact that the INE does not provide population and income data beyond 2021 has limited the update of the series to the year 2023. In regard to housing, data from the census has also been used, as it is the same with the database, the block registry and the set of houses of touristic use inside the "Generalitat Valenciana" register of the "Comunitat Valenciana"

The selected interurban unit is the urban subdistricts of the Urban Audit project. This interurban division at a neighbourhood scale allows use of the multivariable analysis using the correlation of special data through covariance and cartographical analysis. Ultimately, the analyzed urban processes at an interurban level in Alicante are evaluated through the significant changes of the arithmetic means and the evolution rates of values at local scale that glimpse divergences in interurban structure. This geospatial phenomenon is combined with covariance and the degree of reciprocity of some changes in relation to others.

4. RESULTS

The result of the calculus of the selected housing and socioeconomic indicators to analyze the gentrification, touristification and segregation in the sequence of events estimated between the year 2011 and 2023 and at an interurban scale in Alicante, reveal notable differences between different urban areas. Firstly, it is necessary to highlight that population decreases in this period in some urban subdistricts. When this demographic regression is produced, there exists a great correlation that nearly reaches the unit or maximum association between the loss of population and the evolution of these groups of population with higher rent and with higher percentage of high level of education.

This high correlation between rent and higher level of education is the result of a residential mobility that projects a displacement of population from some neighbourhoods to others in accordance to their socioeconomic profile. Once people are displaced and rent and education level are high, there appears a direct effect of this association with the housing characteristics. In these cases, the relationship between the increase in rent and the level of education is inversely proportional to the increase of non-principal residence. Non-principal residences decrease in number and percentage because the primary residence becomes the highest significant real estate where higher rents and a more elevated percentage of higher education are being clustered, increasing their orientation to this kind of usage as this part of the population gathers progressively. This phenomenon is produced mainly in the eastern periphery of Alicante's urban core and, in this case, the degree of association between evolution of non-principal residence and the average price of housing is very close and proportional.

In the rest of the urban core, the percentage of non-principal residence either increases or stagnates, and in some cases like the urban center, it's sometimes ultimately oriented to touristic use through touristic housing adaptation. The arrival of tourists and visitors has come with an, also, explosive evolution of touristic spots. Tourist housing also influences the residents population. That's why, independently to the casual factor, the lineal correlation between the loss of population in urban subdistricts and the percentage of touristic livings in relation to the total of houses is very approximate, but in an inversed sense: The higher number of touristic houses, the less probability of future population.

The relationship between the appearance of the process of touristification in the urban centre and the gentrification and self-segregation in the eastern periphery present a great degree of interdependence at an interurban level in a recent time sequence. This reciprocal dependency of both processes for different interurban spaces, happens at the same time as segregation in the northern periphery occurs in line with the clustering and displacement of social groups with fewer opportunities.

Lastly, in the analysis of the recent spatial dialectic between the intervention of the urban integral urban regeneration via ISUD "Las Cigarreras" and the recent changes in the other centric areas like the neighbourhoods of "Mercado", "San Antón", "Campoamor" and "Carolinas Bajas" (Urban subdistrict 2B) substantial socio-spatial transformations are occurring in comparison with the municipal total. The transformation through the public intervention attracts private investments for the upgrade of the housing stock, the transformation of uses and absorbs the influence and extension of the touristification from the urban center. This phenomenon is identified with the absolute number and the housing growth rate of regulated touristic housing. Notwithstanding, on the other hand, the growth of absolute population, and the increase in the percentage of foreign population outgrowing the local mean and the change in social composition to a rejuvenated population structure form a different trait from the processes of gentrification. The recent changes in both housing and sociodemographics are part of an urban process that is not yet clearly defined that tends to gentrification or touristification in the near future.

5. CONCLUSIONS

The temporal and developmental sequence that reveals the interdependent nature of these gentrification, touristification and segregation processes analysed at an interurban level in the touristic city of Alicante show a great resemblance. The connection between rent and the percentage of population with a high level of education is linked to the characteristics of the use of housing, that has changed and evolved from some spaces to others in a changing model where some different urban processes affect some areas in relation to others. The social groups in relation to the rent and the level of studies cluster and are sensitive to the changes in the types of housing in a reciprocal dependency. The variability of the characteristics of use and the value of housing combined with the preferences and capacity of selecting the location of the residency of the most privileged social group influence the socio-spatial transformation of some neighbourhoods in preference to others. The eastern periphery turns into the gentrification scope of the city in contrast with the city center that ceases to take that role as it is now focused on being a space of touristic use where touristic housing appears appropriating that space. The touristic pressure on the urban center displaces the population due to the own characteristics of the activity and its focus on the urban housing touristification process. The northern periphery cannot compete in this temporal space with the rest of the interurban scopes due to their own intrinsic and less appealing characteristics in relation to housing, and thus is kept as a segregated space where people with lower rents and lower level of education cluster. The displacement of population in reciprocal relationship with housing is dynamic and continuous in order to solidify some spaces and to change others.

The recent intervention on centric areas with ISUDS strategies is changing the number and the way housing is used, and it is assumed that, currently, these housing characteristics, with the present sociodemographic changes, can orient this urban space to gentrification, touristic gentrification or touristification depending on the intensity with which these processes are imposed.