

EUROPEAN URBAN STUDIES A STUDY OF GENTRIFICATION: THE PORTUGUESE HOUSING DYNAMICS AND HOUSING DEPRIVATION IN ALFAMA, LISBON.

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what problem?

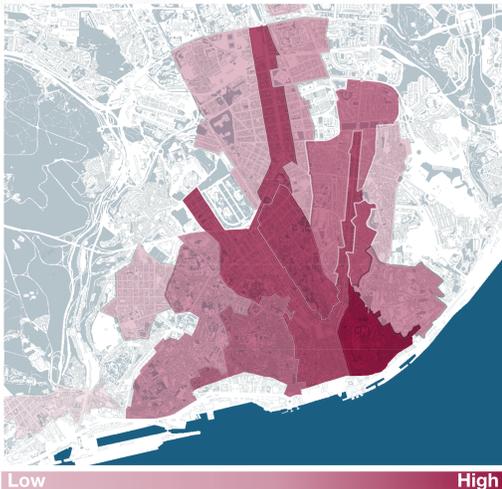


Figure 1. Tourist accommodation range in Lisbon in 2020, by Lisbon's City Council 2020 and compiled by Mendoza

The Portuguese Housing market has experienced temporal and contextual milestones, such as Portugal's entrance to EU (1980), homeownership trends, the Construction boom in the 90s, the great recession (2008), the troika memorandum (2011-2014) and Liberalization (2012), Airbnb increase (2015-2017) and nowadays the global pandemic. These conditions triggered decades of institutional transformations and the evolution of policy reform. The institutional reforms were aided by the stimulation of private initiative and aimed for a decent housing provision. Such improvements were envisioned through housing cooperatives, credit provision, and the financing of production sectors. However, institutional adaptation throughout the periods, in some cases, caused policies to change or cancel previous formulations, and funding allocation remains up today a persistent issue. **Figure 1.** shows the most affected zones by the increase of tourists accommodations in Lisbon.

Nowadays, private construction is controlled by a wave of speculation, where affluent investors regulate the housing market. Therefore my thesis evaluated, through a historical tracing, the mechanisms, instruments, previous policies, and trends that contributed to the current condition of Gentrification, as shown below in **Figure 2.** Along with a study case of an affected neighborhood, Alfama.

how to measure tourism gentrification?

"Tourism gentrification encompasses the nature of social, political, and cultural transformations, highlighting globalization, modern urban processes. As a global industry, tourism involves capital flows, large international hotel chains, financial services, and legal modes of legislation and modes of governance." (Gotham, 2007:144).

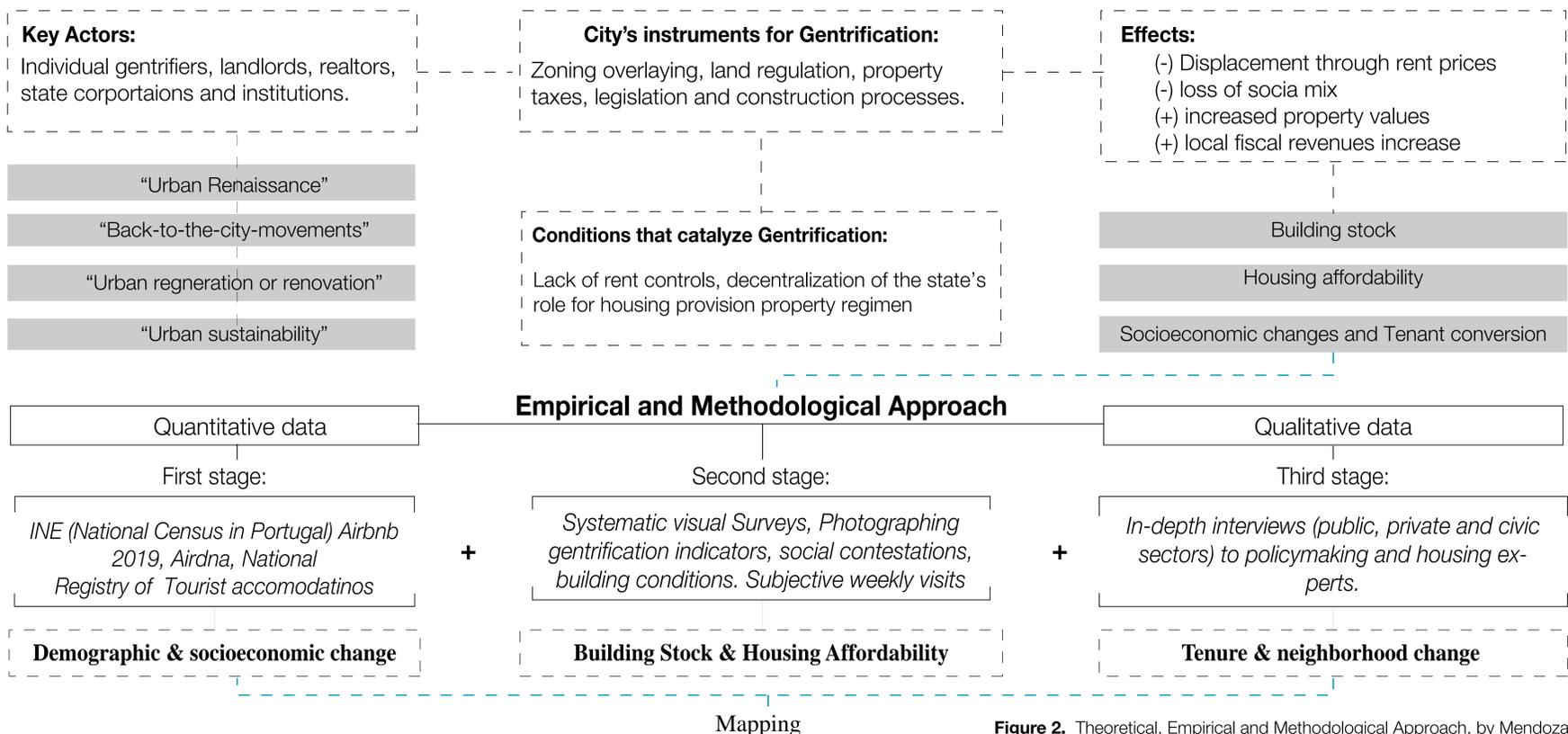


Figure 2. Theoretical, Empirical and Methodological Approach, by Mendoza

results?

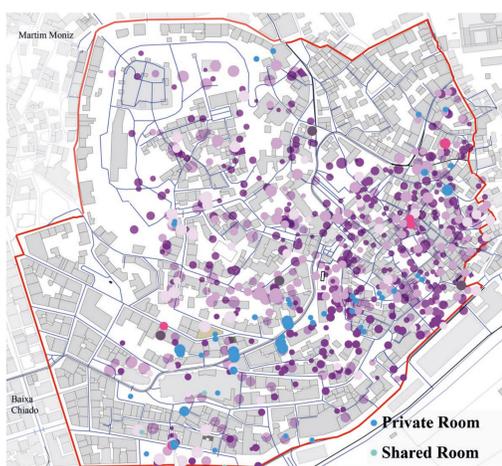


Figure 3. Market analysis of existing tourist accommodations Alfama by Mendoza 2020.

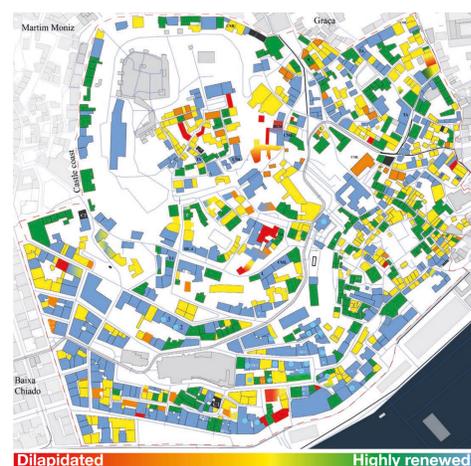


Figure 4. Building stock systematic visual urban survey of Alfama by Mendoza 2020.

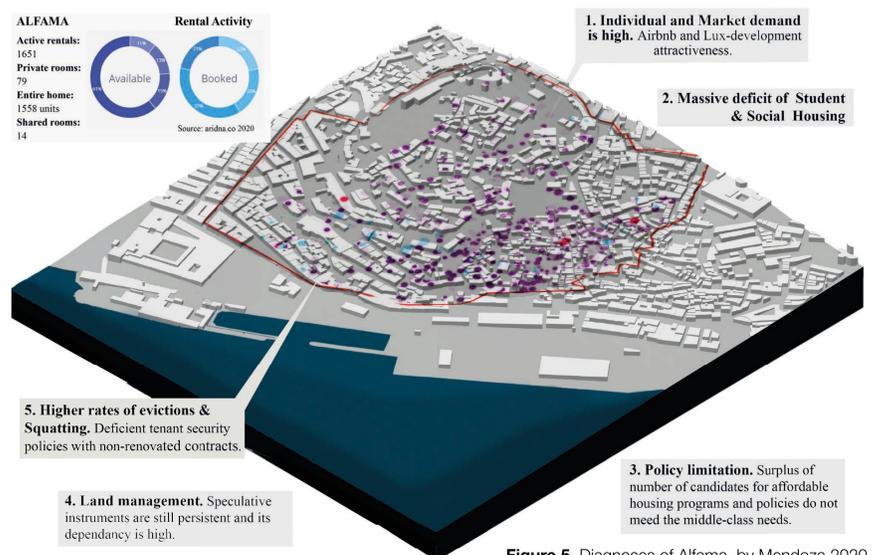


Figure 5. Diagnoses of Alfama, by Mendoza 2020.

I narrow the findings from mapping the market analysis and building stock evaluation, **Figure 3** and **Figure 4**, to identify five critical diagnoses for Alfama, as shown in **Figure 5**. Still, indeed, gentrification led to a search for other housing alternatives, raising two processes, inexistent to the Portuguese housing context before, evictions and squatting—direct and forced displacement induced by real-estate bullying. While squatting has become one immediate solution for households in despair of exiles. The illegal appropriation of a foreclosed building, sold cheaply, pinpoints the unequal access to housing affordability in the neighborhood.

