

FESTSCHRIFT IN HONOUR OF PROFESSOR BASHIRU SALAWU



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SOCIOLOGY AND HUMAN CHALLENGES

**FESTSCHRIFT IN HONOUR OF
PROFESSOR BASHIRU SALAWU**

**SOCIOLOGY AND
HUMAN CHALLENGES**

***PUBLISHED BY THE*
DEPARTMENT OF SOCIOLOGY,
UNIVERSITY OF ILORIN, ILORIN. NIGERIA**

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CHAPTER TWENTY-ONE

The Effects of Gentrification on Urban Development in Lagos State, Nigeria

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Abstract

The consequences of gentrification on urban growth in Lagos, Nigeria, are investigated in this paper. In Lagos, gentrification, a complicated urban process, has altered areas and displaced long-term inhabitants. However, this environment needs to improve in comprehending its dynamics and implications. Using a quantitative approach, our study attempted to address this gap. The population under examination comprises displaced inhabitants of gentrified Lagos communities and land developers in the state. Using the multi-stage selection approach, a representative sample of roughly 180 displaced residents from gentrified regions was selected. On the other hand, the land/building developers were chosen similarly using multi-stage sampling. The research adopts a theoretical framework based on urban restructuring, social geography, urban transformation, and social cohesion theories. Quantitative approaches, including frequency and percentage tables, correlation, and regression analysis, were used to examine the data collected from questionnaire respondents. The study's findings show that urban redevelopment, rising property values, and shifting demographics drive gentrification in Lagos. Gentrification has beneficial and bad consequences on social

relations, livelihoods, and community identity. The paper concluded by advocating methods to alleviate the negative consequences of gentrification, such as adequate or proper urban planning, affordable housing legislation, and community engagement in decision-making processes. This study contributes to the understanding of gentrification in Lagos and guides educated policy responses to achieve equitable urban development. Further studies should be conducted to investigate the long-term consequences of gentrification and to investigate sustainable urban growth solutions.

Keywords: Gentrification/Urban Development/Displacement/Housing

Introduction

Despite its importance in influencing urbanisation in Nigeria, notably in Lagos, the subject of gentrification has received little attention. According to Smith and Thorpe's (2020) scientific study, gentrification refers to the migration of wealthy persons into an established urban neighbourhood, increasing rental rates, real estate prices, and overall cost of living. Profitable urban redevelopment is frequently witnessed in the context of urban infrastructure disinvestment. Although gentrification can have positive consequences, such as increased socioeconomic amalgamation (Fitzgerald 2017), it can also have negative consequences, such as the expulsion of low-income residents, the erosion of affordable housing, and a decrease in communal cohesion (Shaw and Hagemans 2015).

The study's findings are important for urban planners, the Lagos state government, and future researchers. The phenomena of urbanisation and its accompanying issues, such as insufficient social services and infrastructure, the growth of ghettos, and an increase in the number of informal settlements, pose severe barriers to the development of Lagos state. Attempts to regulate urban growth in developing nations like Nigeria have had mixed results. The initial response to urban development challenges is through positive public policies and interventions such as urban renewal, urban renaissance, and urban recovery (Ezema, Opoko, and Oluwatayo, 2016), of which gentrification is acknowledged as an essential component.

Gentrification provides several benefits to the gentrifying population, the governing authorities, and even the indigenous residents of the gentrified neighbourhood. According to Lin et al. (2021), private sector efforts can improve housing quality, broaden the tax base, and revive key metropolitan districts. Furthermore, according to Hwang (2015), such measures may result in a drop in vacancy rates, the stability of falling regions, and an increase in cultural variety. Furthermore, individuals with lower socioeconomic status can benefit significantly from exposure to higher socioeconomic status neighbourhoods, leading to improved mental and physical health and academic outcomes for children in the long run (Brummet and Reed, 2019). As a result, gentrification can significantly reshape metropolitan communities regarding their social, economic, and physical well-being.

Nonetheless, gentrification has elicited a slew of fears rather than joy. According to Shaw and Hagemans (2015), a key barrier in the context of gentrification is the displacement of local inhabitants, depriving them of the advantages of gentrification. The argument is that the aforementioned occurrence may be linked to rising housing costs, rising commodity prices, and the steady degradation of cultural norms. The rise in housing costs in se is not a cause for worry; rather, these increases in largely low-income areas have created the problem. Displacement of indigenous peoples, decline or loss of cheap housing, and a deterioration in social cohesiveness are other negative consequences (Thurber, Krings, Martinez, and Ohmer, 2021).

The study aims to determine gentrification's influence on urbanisation in the Lagos state region. Research on these impacts is necessary since gentrification is a phenomenon that has been recorded in numerous geographical locations and has had significant consequences. As a result, understanding the influence of gentrification on urbanisation in Lagos state is critical, allowing the Lagos state government to design policies and strategies that would promote urban growth and development in Lagos state. The current study seeks to accomplish three specific goals as follows:

- to investigate the underlying causes of gentrification in Lagos state
- to investigate the impact of gentrification on social relations among residents of gentrified areas

- to assess the effects of gentrification on the livelihood of displaced residents.

Literature Review

Gentrification in Lagos State

Gentrification has arisen as a major worry in Lagos State, raising concerns about its diverse social, economic, and political implications. Scholars have identified several reasons that are causing gentrification in metropolitan areas. These include the influx of wealthy individuals and businesses, government policies that promote urban growth, and the growing demand for high-end housing (Yoade, Adeyemi, and Adeyemi, 2020; Femi, 2017). One of the consequences of gentrification in Lagos State is the displacement of low-income residents from their homes and neighborhoods. Gentrification causes an increase in property values, making it difficult for the working-class population to find cheap homes in their neighbourhoods. The issue under study may force established residents to transfer to less costly vicinities with fewer services and possibilities (Ajayi, Soyinka-Airewele, and Samuel, 2019).

Furthermore, gentrification may result in the erasure of cultural and historical legacies within afflicted communities. The inflow of wealthy people into the area can introduce innovative cultural mores and practices incompatible with the pre-existing community's traditions. Gentrification has been shown to result in the deconstruction of heritage structures and the removal of cultural institutions, aggravating the dissolution of the communal framework (Alabi, 2021).

onetheless, some academics believe that gentrification may be beneficial to urban development. According to Wu (2016), urban rehabilitation can revitalise decaying communities, provide new employment opportunities, and improve service delivery and amenities. Furthermore, gentrification can potentially increase the value of properties, increasing tax income for regional governments. Tonkiss (2020) says this money can finance communal facilities and infrastructure improvement.

Regardless of the possible benefits, opponents of gentrification argue that these benefits are typically unequally distributed, with the most vulnerable members of society being disproportionately

impacted by the negative consequences of gentrification. Women, racial and ethnic minorities, and immigrants are usually among the most vulnerable demographics to displacement. This is due to their low resources and political clout, making it difficult to resist gentrification pressures (Mullenbach and Baker, 2020).

Effects of Gentrification on Housing

Gentrification's influence on housing has been thoroughly studied in scholarly literature. Gentrification has been observed to have a dual effect in facilitating the refurbishment of deteriorated housing units. Still, it can also result in the eviction of low-income residents from their homes, resulting in the forfeiture of affordable housing (Shaw and Hagemans, 2015). Gentrification has resulted in relocating low-income inhabitants in Lagos State, who cannot afford their houses owing to rising property values and increased competition for housing (Ezema, Opoko, and Oluwatayo, 2016).

The commoditization of housing is an unintended consequence of gentrification in the Lagos State region. The rising demand for premium housing has prompted more developers to direct their efforts toward lavish housing units that cater to high-income customers. As Alabi (2021) points out, this tendency has resulted in poor choices for low-income households. This phenomenon may result in an unintentional disdain for accessible housing alternatives and the creation of a housing industry that caters primarily to the affluent demographic. As a result, persons of low socioeconomic level may be forced to live in substandard housing or compete for a limited pool of rental accommodations, exacerbating their displacement and contributing to the dissolution of community relationships.

Furthermore, the removal of economically deprived residents might have significant societal consequences. According to Gibbons, Barton, and Reling (2020), the possible loss of social networks and community resources for displaced persons might disrupt existing social relationships and provide problems to the maintenance of cultural identity. The phenomena under discussion can potentially erode social cohesion and aggravate socioeconomic inequality. Gentrification, in particular, can potentially prolong social inequality and widen the gap between the wealthy and the impoverished. Overall, the effects of gentrification on housing in Lagos State have the

potential to have long-term and far-reaching consequences for the metropolis' socioeconomic growth.

Effects of Gentrification on the Livelihood of Those Who Left the Gentrified Areas

The diverse nature of gentrification's consequences on the lives of displaced people is a subject of substantial intricacy. Gentrification can remove long-term residents from their homes, breaking existing social networks and mandating transfer to areas with fewer resources and possibilities (Crewe, 2017).

According to Gonzlez (2016), gentrification-induced displacement of residents may have negative consequences for their subsistence. The displacement phenomena may result in increased housing costs and a scarcity of affordable housing options in the new surroundings for the affected residents, producing financial strain and impediments to maintaining their previous way of life (Shaw and Hagemans, 2015). Furthermore, displacement may lead to the deterioration of social capital and community relationships, which are critical sources of support and resources for those with inadequate financial resources (Versey, 2018).

According to research, forcible displacement of residents from gentrified areas might negatively impact their physiological and psychological well-being. Displacement can cause stress and trauma among impacted people, resulting in a slew of negative health outcomes such as increased susceptibility to chronic illnesses, despair, and anxiety (Lim et al., 2017). Furthermore, displacement has been observed to result in the loss of critical amenities and utilities, such as medical institutions and communal transportation systems (Tehrani, Wu, and Roberts, 2019), exacerbating the negative effects on the physical and mental well-being of the affected population.

While gentrification has been acknowledged to harm residents' livelihoods, it has also been proposed that gentrification can result in positive neighbourhood changes, such as increased safety and access to amenities (Cole, Mehdipanah, Gull, and Triguero-Mas, 2021). It is critical to consider the benefits of such changes and the potential consequences for the area's indigenous population.

Theoretical Framework

The idea of social stratification provides an important framework for understanding the mechanisms that preserve and repeat socioeconomic differences within society. According to this theoretical framework, society is divided into separate levels or stratabased on income, educational achievement, occupation, and social position. According to Lenski's (2013) social stratification hypothesis, people in the upper echelons have better access to resources, opportunities, and advantages, while those in the lower strata face different restrictions and limits.

Gentrification is often defined as the influx of wealthy persons into a socioeconomically deprived neighbourhood, resulting in the uprooting of the pre-existing population and changes to the communal and structural environment. Gentrification frequently results in accumulating resources and facilities in gentrified areas, including improved infrastructure, superior educational institutions, and healthcare services, conferring benefits for incoming residents. However, because indigenous peoples are usually from socioeconomically poor families, they may face barriers to using these benefits due to financial and sociocultural restraints.

Gentrification reinforces social stratification and exacerbates already existing inequities in society. Individuals in lower socioeconomic strata are marginalised and excluded because they lack access to resources and opportunities that their higher socioeconomic stratum peers have. As a result, politicians and urban planners must consider the numerous repercussions of gentrification on both the social and economic fronts. They are responsible for establishing effective measures that ensure equal distribution of developmental benefits among all inhabitants, regardless of socioeconomic position. Various initiatives, including but not limited to installing cost-effective residential units, active community engagement, and equitable planning methodologies, are incorporated into the framework. It is possible to stimulate upward social mobility and reduce social inequities in our communities by thoroughly investigating the underlying issues causing gentrification.

The emphasis on social inequality's structural and systemic nature is a significant benefit of social stratification theory. According to the theoretical paradigm, social stratification is deeply established

within social structures and cultural norms rather than purely dependent on individual merit or performance (Stephens, Markus, & Phillips, 2014). According to the aforementioned premise, individual efforts are insufficient in alleviating social inequities since substantial changes in social structures and institutions are required.

According to Yosano and Hayashi (2005), the theory of social stratification has limitations in that it fails to account for the agency of people and groups in questioning and modifying social institutions. According to Pearsall and Anguelovski (2016), the use of community organising and social movements may be a vital instrument in promoting more equitable urban policies and contesting the negative effects of gentrification. Furthermore, the theoretical framework focuses on class disparities while ignoring the interconnected nature of social identities and injustices. For example, the impact of gentrification on disadvantaged groups might be unevenly distributed based on various criteria such as race, gender, and citizenship status. Scholars argue that the social stratification hypothesis fails to account for the action of lower-income residents in affecting the trajectory of urban development processes (Milkie, Warner, and Ray, 2014). This shortcoming may result in an insufficient understanding of gentrification and its consequences. In light of the objections of the social stratification paradigm raised above, the urban political economy framework has been added to give a more solid platform for this inquiry.

According to the theoretical underpinnings of urban political economy, the complicated workings of the urban environment depend on the interaction of economic, political, and social forces. According to Tonkiss (2005), this specific theoretical paradigm posits that metropolitan places are fields of conflict, shaped by the motivations of numerous stakeholders such as businesses, owners, and legislators who compete for resources, territory, and authority.

The link between gentrification and social relationships among people shows that the process may cause inter-group problems, notably amongst original inhabitants and gentrifiers. The aforementioned conflicts result from gentrifiers and original residents competing for power and resources. The former group tends to impose its tastes and ideals on the neighbourhood, frequently to the latter's cost. The availability of infrastructure in gentrified areas is determined

by economic activity and crime rates, according to the link between gentrification and urban growth. The competition for money and power among players in the urban environment may result in uneven infrastructure progress, with gentrified areas receiving more investment than other vicinities.

The UPE theory is renowned for its emphasis on power relations and their consequences for the urban development process. According to Madanipour (2015), Harvey's viewpoint on urban growth may be viewed as a political process in which multiple social groups compete for resources and power. Gentrification is widely noted to be driven by the entrenched interests of wealthy investors and developers, who hold enormous influence over the design of urban rules and regulations to suit their purposes (Lees, 2018).

Despite its contributions, the UPE theory is limited in that it is biased toward the acts of dominant factions while ignoring the ability of marginalised factions to affect urban development (Banks, Lombard, and Mitlin, 2020). According to Kohon (2018), the theoretical framework of UPE may have certain shortcomings in appreciating the importance of community mobilisation and social movements in fighting gentrification and advocating more equitable and inclusive urban policy.

Methodology

The study collected data from a large population of land and construction developers in Lagos state, Nigeria, using a quantitative technique and a survey design. The research focuses on the urbanisation of Lagos state, a territory undergoing significant deographic expansion with a population predicted to reach 17 million people (World population review, 2023). Nigeria's economy is strongly reliant on the state, which acts as the heart of the country's industrial operations (Dissanayake et al., 2018). The research population is in two folds. The first part comprises land and building developers in Lagos state who were chosen based on their competence and experience in the industry since they are often active in the regeneration of slums and old structures in the state (Oyedele, 2018). On the other hand, the people who left the gentrified areas for other places due to their inability to meet the living standards of the other part of the population. However, only fractional parts of these two groups

are selected for the study. Thus, samples of each of these two populations are chosen for the purpose of the study.

In selecting the land and building developers in Lagos state, the sampling approach used is a three-stage sampling procedure in which fifty (50) developers and experts were picked as respondents using a snowballing sampling technique. The mainland and island areas of the state received quotas of 20 and 30 developers, respectively, in the second round of the selection process. According to Nwanna (2015), the observed inconsistency can be explained by the relative predominance of gentrified districts on Lagos Island vs. Lagos mainland. Each of these developers was purposively selected based on their experience on the job, with at least 10 years of experience. In addition, the selection criteria involved the developers having worked on gentrified areas within the state. As a result, in the third stage of the study, fifty (50) developers and professionals were chosen as respondents using a snowball sampling approach.

A three-stage sampling was also employed in choosing the affected people in the gentrified areas. In this regard, the first stage involved dividing Lagos state into the mainland and the Island. In each of these two parts of Lagos, respondents were selected through the snowball sampling technique based on their experience living in later gentrified areas, forcing them to move out of the areas. To achieve this snowball sampling, the researchers first identified some individuals who lived in some slums in Lagos mainland (e.g. Ajegunle, Itire, Bariga, and Makoko on the mainland) and Lagos Island (Jakande and Ikate) as at the time of the study. 120 respondents were chosen from the Lagos mainland slums, while 60 were selected from the Lagos Island slums, making a total of 180. The reason for this disparity is due to the greater number of slums found on the mainland. Also, the literature has established (Ajayi et al., 2019; Alabi, 2021; Udowoima, 2020) that people affected by gentrification in Nigeria usually end up in slums where they eventually have settlements.

Two sets of questionnaires were distributed to the respondents: one set to the land/building developers and the other to the displaced people from the gentrified areas in Lagos state. The integration of ethical issues is critical in the execution of gentrification research in Lagos. First, informed permission was obtained from all participants, ensuring their autonomous participation and preserving their rights.

The study adheres to the principles of confidentiality and anonymity to protect participants' privacy. In addition, safeguards are put in place to limit negative effects and protect participants' well-being, taking into consideration, the delicate nature of the subject matter and the potential emotional ramifications. Stringent adherence to ethical rules for data collection, storage, and analysis is observed, preserving data integrity and preventing abuse. The study maintains a fair and impartial stance, objectively presenting its findings and avoiding potential conflicts of interest.

Results and Discussion

Table 1: Socio-demographic Characteristics of Land and Building Developers

Socio-Economic characteristics	Frequency	Percentage (%)
Gender		
Male	43	86
Female	7	14
Age		
25-30	3	6.0
31-35	11	22.0
36-40	10	20.0
41-45	18	36.0
46 and above	8	16.0
Religion		
Islam	22	44.0
Christianity	28	56.0
Length of Experience		
1-5 years	10	20.0
6-10 years	23	46.0
Above 10 years	17	34.0
Total	50	100.0

Source: Researchers' Fieldwork, 2023

Table 2: Socio-demographic Characteristics of Individuals Who Moved Out of Gentrified Areas

Socio-Economic characteristics	Frequency	Percentage (%)
Gender		
Male	98	54
Female	82	46
Age		
25-30	10	6
31-35	28	16
36-40	33	18
41-45	65	36
46 and above	44	24
Religion		
Islam	88	49
Christianity	92	51
Length of Residence		
1-5 years	10	6
6-10 years	23	13
Above 10 years	147	82
Total	180	100

Source: Researchers' Fieldwork, 2023

Figure 1: Causes of Gentrification

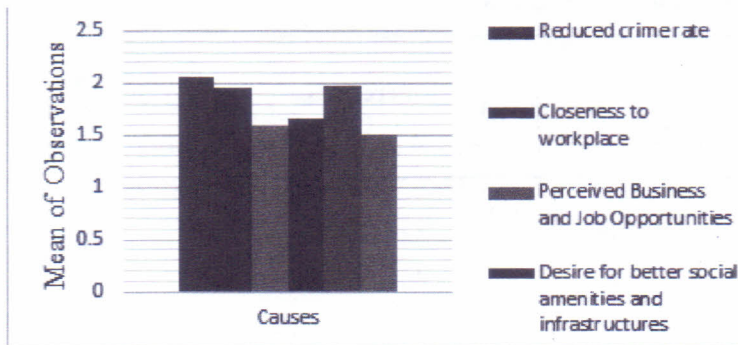


Table 3: Correlation of Gentrification and Social Relations among Residents

		Change in Culture of Gentrified Area	Original Residents' Accommodating the incoming residents
Change in Culture of Gentrified Area	Pearson Correlation	1	.049
	Sig. (2 - tailed)		.736
	N	50	50
Original Residents' Accommodating the incoming residents	Pearson Correlation	.049	1
	Sig. (2 - tailed)	.736	
	N	50	50

Table 4
Effects of Gentrification

Effects	Responses	
	Frequen cy	Percenta ge
Lower Economic Class of the movers	96	23.3%
A less safe environment for the new residents	122	29.6%
Displacement of the original residents of the gentrified area	97	23.5%
Higher cost of living	97	23.5%
Total	412	100.0%

*****Multiple Responses**

Table 5
Multiple Regression of Association between Gentrification and Urban Development

Model	Unstandardized Coefficients		Standardized Coefficients	t	Sig.
	B	Std. Error	Beta		
(Constant)	1.065	.432		2.468	.017
Presence of educated people	-.272	.174	.189	1.560	.126
Economic activities	.403	.123	.383	3.279	.002
Crime rate	-.334	.110	-.398	-3.033	.004
Dependent Variable: Infrastructures in Lagos					
Standard Error of Estimate: .395					
R: .660 ^a					
R Square: .435					
Adjusted R Square: .385					

Discussion of Findings

This study discusses the findings of a study that looked at the causes, consequences, and interactions of gentrification, social interactions, and urban advancement in Lagos State. Table 1 depicts the socio-demographic characteristics of the participants, with the majority of the sample being male (86%) and aged 41 to 45 years (36%). Furthermore, Islam and Christianity dominated religious affiliation, accounting for 44% and 56% of the sample. Most participants (46%) had 6 to 10 years of professional experience, suggesting high skill and proficiency in their respective fields.

Table 2 shows the socio-demographic characteristics of those who left gentrified neighbourhoods. Regarding gender distribution, 54% were male, and 46% were female. In terms of age, those aged 41-45 made up 36% of the sample, followed by those aged 46 and higher, who made up 24%. In terms of religion, 49% identified as Muslim and 51% as Christian. In terms of length of residence, 82% have lived in gentrified districts for more than ten years. These findings shed light on the demographics of those who moved out from gentrified regions, albeit it is crucial to note that this data reflects a subset of the population and may not be entirely representative of the total population.

According to the respondents (those who left the gentrified areas) in Figure 1, the major reason for gentrification is a lower crime rate (mean value of 2.06). The government's low-cost housing initiatives were placed second with a mean value of 1.98, while gentrifiers' closeness to their employment was ranked third with a mean value of 1.96. The demand for social amenities and infrastructure was rated fourth on the list, with a mean score of 1.66. This was followed by a mean value of 1.60 for perceived business and career opportunities. Finally, with a mean value of 1.50, the change in choice, attitude, and culture was evaluated as the least important.

Table 3 looked into the relationship between gentrification and social relationships among residents of the gentrified areas. It discovered a moderately favourable link (correlation coefficient of 0.49) between original residents accepting gentrifiers and cultural change in the neighbourhood. According to the table, admitting other people into one's culture frequently erodes that culture, and many ideals are lost. The current findings support Gibbons, Barton, and Reling's (2020) claims that gentrification negatively influences social

cohesiveness, decreasing the possibility of inhabitants reaching mutually agreed solutions to intra-neighbourhood issues. In contrast, Uitermark, Duyvendak, and Kleinhans (2007) argue that a diverse society of people of different races might improve communal well-being.

Table 4 depicts the consequences of gentrification on the lifestyles of those who moved away from gentrified regions, with the majority reporting greater crime, displacement, and higher living expenses. Gentrification, in general, made them poorer. According to Hwang and Ding (2020), the problem of gentrification is gradually displacing socioeconomically disadvantaged residents from their neighbourhoods. Even if they are not immediately evicted from their houses, the increased cost of living and other changes to the neighbourhood induced by gentrification makes it more difficult for them to stay, making them poorer.

The investigation reported in Table 5 looks at the relationship between gentrification and the process of urban development. In this regard, the land and building developers were the ones to answer these questions. It was shown that growth in the number of educated persons in a gentrified region does not influence the existence of infrastructures in Lagos state (.126 greater.005 thresholds); however, increases in economic activity and crime rates do. There is a positive relationship between the availability of infrastructure and the expansion of economic activity. A 1% increase in economic activity related to gentrification is connected with a 40.3% increase in infrastructural development. According to Padeiro, Louro, and da Costa's (2019) research findings, gentrification is mostly influenced by variables such as the characteristics of the local community, the physical environment, and applicable regulations rather than the improvement of transportation infrastructure.

On the other hand, the presence of infrastructure has an inverse relationship with the independent variable of crime rates. If the crime rate rises due to gentrification, there will be a 33.4% decrease in the prevalence of infrastructure in the gentrified area. This implies a favourable relationship between gentrification and crime rates, with the former not always leading to a drop in the latter. This contradicts the findings of Autor, Palmer, and Pathak (2017), who found that a crime rate decrease is a critical component of the gentrification process and

generates large economic gains.

Conclusion

The current research offers its results on the causative, consequential, and relational elements of gentrification, social relations, and urban development in Lagos State. According to the research findings, the primary driver of gentrification in Lagos State is decreased criminal activity. Furthermore, the state's development of cheap housing schemes and gentrifiers' proximity to employment are significant contributing factors. The study's findings reveal a somewhat favourable association between gentrification and changes in the local cultural fabric, culminating in the destruction of cultural values. The presence of a diverse population of people of various racial backgrounds can improve the community's overall well-being. The study's findings suggest that gentrification indirectly influences the progressive relocation of socioeconomically disadvantaged inhabitants, resulting in a fall in their financial condition. Gentrification has been seen to have a correlative influence on the escalation of crime rates, displacement, and cost of living for those forced to leave gentrified areas. The study's findings indicate a considerable relationship between economic growth and infrastructure availability, with crime rates showing an inverse relationship with infrastructure. Local dynamics, built environment qualities, and regulations, rather than transit-oriented development, dictate the effect of infrastructures in gentrified neighbourhoods. According to the findings, gentrification has a twofold impact on residents' subsistence, prompting a complete assessment of its effects on disadvantaged citizens and society.

Recommendations

Based on the empirical data presented in this study, the following recommendations are made to alleviate the negative effects of gentrification and stimulate all-encompassing urban expansion in Lagos State:

The government must prioritise measures that address the availability of affordable housing for impoverished populations who are vulnerable to relocation as a result of gentrification. Possible rewriting at the postgraduate level: Regulatory measures such as rent

control, fiscal incentives such as property tax rebates for landlords who keep cheap units, and direct interventions such as the building of publicly owned housing are all examples of policy choices for encouraging affordable housing. Furthermore, policies that encourage the creation of mixed-income housing may help to build social cohesiveness and prevent the emergence of homogeneous, gentrified neighbourhoods.

Also, efforts should be made to improve social contacts between gentrifiers and pre-existing residents to mitigate the destruction of indigenous cultures and cultivate a communal attitude. Implementing community-oriented efforts, such as cultural galas and events that create social cohesiveness among people of different nationalities, may help to achieve this goal.

Given the foregoing, authorities must prioritise promoting economic growth that meets the demands of present inhabitants and encourages establishing small-scale firms and industries in gentrified areas. This policy can mitigate the negative effects of rising living costs and displacement while promoting holistic economic growth in the region.

Policymakers must properly assess the effects of gentrification on crime rates and infrastructure development. It is critical to emphasise the construction of adequate infrastructure in gentrified areas while also minimising the negative effects of gentrification on crime rates through the adoption of strengthened security measures and community policing activities.

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