

Spatial Justice in Urban Regeneration

Case Study: Budapest, Józsefváros

RAND SUKKAR

Budapest University of Technology and Economics

Faculty of Architecture, Urban Design Department

Supervisor: Dr. Szabó Árpád

Submitted to TDK Scientific Conference - BME – 2023

Budapest, Hungary

Spatial Justice in Urban Regeneration

Case Study: Budapest, Józsefváros

Abstract

This research paper navigates the confluence of spatial justice and urban regeneration, spotlighting the dynamic district of Józsefváros in Budapest. Anchored in the foundational theories of Henri Lefebvre and David Harvey, spatial justice emerges as the linchpin, advocating not only for the equitable allocation of resources but also within the ambit of urban regeneration. Urban regeneration, a catalytic force in revitalizing urban areas, encompasses strategic interventions ranging from physical redevelopment to community engagement initiatives. By emphasizing the fair distribution of opportunities, amenities, and services, spatial justice becomes integral in shaping the transformation of urban spaces. The study embarks on an exploration of the historical evolution of spatial justice, uncovering its roots in mid-20th-century urban theory. This discourse revolutionized urban studies, unveiling the political dimensions imprinted on urban space. Building on this foundation, the paper embarks on a literature review, scrutinizing how spatial justice dovetails with urban issues within the realm of urban regeneration. This encompasses the accessibility and affordability of housing, the impacts of gentrification, the allocation and design of public spaces, and the equitable distribution of vital urban infrastructure.

Within the specific context of Józsefváros, emblematic of urban transformation, the research probes into the reciprocal relationship between regeneration and spatial justice. The district's unique blend of historical preservation and forward-looking modernization initiatives serves as a fertile ground for inquiry. By interrogating the intricate dynamics at play, this study aims to discern the challenges and opportunities inherent in fostering a more inclusive, just, and sustainable urban environment. Through the prism of spatial justice, this research presents insights that resonate deeply within the scope of urban regeneration. It underscores the imperative to approach regeneration as a vehicle for positive socio-spatial change, illuminating a path toward a more harmonious urban future.

keywords:

Spatial Justice - Urban Regeneration - Procedural Justice - Distributive Justice - Inclusive Urban Planning – Budapest.

Research Content:

1. INTRODUCTION
2. SPATIAL JUSTICE, Theoretical Framework
 - 2.1 - The Social Justice
 - 2.2 - The Space
 - 2.3 - The connection between social justice and space
 - 2.4 - Spatial Justice Components
 - 2.5 - The Distributive Justice
 - 2.6 - The Procedural Justice
3. URBAN REGENERATION
 - 3.1 – Urban Regeneration concept
 - 3.2 - Principles and Process of Urban Regeneration
 - 3.3 - When regeneration turns into gentrification
 - 3.4 - The most prevalent signs of the gentrification phenomena
 - 3.5 - Gentrification Consequences
4. URBAN REGENERATION IN THE LENS OF SPATIAL JUSTICE
 - 4.1 - Spatial justice in real urban practices
 - 4.2 - The main aspects to observe and examine spatial justice, especially in regeneration
5. CASE STUDY
 - 5.1 - BUDAPEST
 - 5.2 - Józsefváros, the 8th District.
 - 5.3 - The Governance of Urban Regeneration in Budapest:
 - 5.4 - Rev8 Urban Renewal program, Józsefváros 2000-2015
 - 5.5 - The Corvin Promenade project
 - 5.6 - Corvin's vision and theoretical roadmap
 - 5.7 - Development barriers and real outcome
 - 5.8 - The Magdolna Quarter Program
 - 5.9 - Magdolna Program's roadmap
 - 5.10 - Magdolna outcome

6. THE CASE STUDY EXAMINED BASED ON THE CHAPTER 4 RESULT.
 - 6.1 - CORVIN RESULT
 - 6.2 - MAGDOLNA RESULT
 - 6.3 - Corvin, Magdolna conclusion, table of examining spatial justice criteria.
7. CONCLUSION
8. REFERENCES

Research question:

- How can we relate spatial justice to real practices?
- How to examine spatial justice in urban regeneration projects?
- Are the urban regeneration process and outcome in Budapest 8th district just?

Research methods

- Based on literature reviews of the Spatial justice concept definition and evolution, and define the regeneration concept and aims, will set up criteria to investigate how the spatial justice relates to urban regeneration projects (process and outcome) in Józsefváros.

Most important (expected) results

- An assessment of the urban regeneration project in Józsefváros, from the lens of spatial justice.
- The relation between Spatial Justice and Urban Regeneration.
- Translate the literature review and concept of spatial justice into a set of criteria to investigate it in a certain context

1. Introduction

Urban regeneration initiatives stand at the forefront of urban development, presenting an opportunity not only for physical rejuvenation but also as a nexus where issues of equity, fairness, and social inclusion converge. They promise urban vitality yet grapple with the intricate task of balancing diverse stakeholder interests to ensure equitable benefits. This research embarks on an exploration of spatial justice within urban regeneration, examining its multi-dimensional facets encompassing procedural aspects and distributive outcomes inherent in these efforts. Rooted in the seminal works of urban theorists Henri Lefebvre and David Harvey, spatial justice delves into the fair distribution of resources, opportunities, and services within a city's physical space. It scrutinizes how socio-economic and political factors influence resource allocation, aiming to rectify spatial inequities. This research seeks to unravel the intricate interplay between the conception, planning, and execution of regeneration projects and their ultimate impact on the social and physical fabric of target areas.

As cities evolve, spatial justice emerges as a concern, demanding equitable access to resources, amenities, and opportunities for all residents. Urban regeneration, a comprehensive approach to revitalizing urban spaces, addresses the complex challenges posed by demographic shifts, economic fluctuations, and changing urban dynamics. This research zeroes in on the intersection of spatial justice and urban regeneration, with a particular focus on Budapest's historically significant Józsefváros district.

The concept of spatial justice, as elucidated by Lefebvre (1991) and further developed by Harvey (1973), delves into the fair distribution of resources, opportunities, and services within a city's physical space. It scrutinizes how socio-economic and political factors influence resource allocation, aiming to rectify spatial inequities. Józsefváros, nestled in the heart of Budapest, serves as an evocative canvas for probing the intricate interplay between urban regeneration and spatial justice. Its rich tapestry of architectural styles and diverse socio-economic demographics, coupled with significant shifts over time, frames a compelling context for exploring the challenges and prospects of urban regeneration.

2. SPATIAL JUSTICE - Theoretical Framework:

The foundation of spatial justice is in our comprehension of space, both social and physical. It includes the complex interrelationships among human interactions, the built environment, and resource allocation.

Essentially, space is a dynamic, socially created element that significantly affects human experiences, possibilities, and interactions in urban settings rather than just serving as a backdrop.

“The concept of spatial justice originates from the conceptualization of social justice into space.” The phrase "social justice into the physical space" refers to the equitable procedures and distribution of spatial resources both inside and between geographical locations, such as homes, towns, cities, regions, and all Geographical entities.

Both a theory of space and a theory of justice must be completely taken into consideration in any theory of spatial justice.

2.1 - The Social Justice

This theory went beyond the Rawlsian theory of justice, which provided a framework for the distribution of basic resources and services and the freedom to use them among all users of any given geographic space. It was based on the ideas of equitable distribution and equal opportunity, and it defined "social justice" as the fair distribution of these rights and liberties within the boundaries of fundamental human rights.

Justice as Fairness, as stated by Rawls, is based on two main principles:

Rawls views these principles as being in order of importance:

1-Equal fundamental liberties for every member of a society (the "*equal liberties principle*") and

2-Inequalities would only be acceptable if they were to be ruled through roles open to all under circumstances ensuring fair equality of possibilities; and, following that position, if they were to be to the most significant benefit of those who are least advantaged of society (the "*equal opportunities principle*").

The most crucial component of social justice would be equality, which is the equitable distribution of resources for "*normal and fully cooperating members of society over a complete life.*"

The "difference principle" proposed by Rawls contends that social and economic disparities should work to the advantage of the most disadvantaged members of society, which is consistent with the need to give vulnerable groups priority in urban planning and development.

According to social justice discussions, spatial justice means that every member of a society has their fundamental human rights respected. To lessen social polarization and economic inequality, which are caused by the nonlinearization of urban Development, it also involves promoting inclusive spatial development. If space is organized and resources are distributed in a way that respects fairness and human rights, then spatial justice can be achieved. But social justice cannot be replaced by spatial justice. This type of justice is predicated on the distribution of geographical resources in accordance with social justice ideals. In order to give all groups of people the opportunity to utilize such resources, it also entails the creation and application of spatial development regulations.

The concept of "justice theory" and how it has been defined in spatial terms is apparent in the work of some theorists who are considered contemporary advocates of justice theory in spatial terms (Harvey, 1989; Butler, 2007b; Dikeç, 2009a, 2009b; Fainstein, 2009; Featherstone and Painter, 2012). Philosophers who have modernized the notions of justice and spatiality in "seeking the just city" include Lefebvre (Butler, 2012) and Soja (2009). These connections between justice and injustice, as well as potential areas for improvement.

After giving a background of social justice, the factors that conceptualize spatial justice, the other component is the space, as spatial justice is " the conceptualization of social justice into space. "

2.2 - The Space

Space is significant due to how it permeates everything and provides the framework for our existence. Space is the environment in which we create our communities and where social interactions take place, grow, and manifest. Although life quality varies between spaces, there is a universal understanding that social ties directly influence one's quality of life.

All types of justice are included in the idea of "spatial justice," which is then expressed in terms of the spatiality in which regulations and strategic choices are put into practice. Three aspects are involved in the formation of space: social, physical, and mental. Lefebvre argues that space is not an object but rather a continuous system of interactions between physical forms, social activities, and perception processes. Space, according to Harvey and Lefebvre, serves as a bridge connecting these three concepts. We know that space—which we refer to as "place"—is a physical entity with a defined position and use. The interactions between objects that make up space are ever-changing. Space is therefore a dynamic process.

French sociologist Henri Lefebvre, whose 1974 book *The Production of Space* introduced new concepts for the conceptualization of space, articulated this view of the dynamic nature of space most powerfully. As opposed to what he refers to as "abstract space," which is thought of as an endless, pre-social grid where material processes take place.

Physical space "has no 'reality' without the energy that is deployed within it," according to Lefebvre. In other words, "a space is a set of relations between things (objects and products), not an actual thing." Space is a process that we grasp through physically defined locations, or what we term "places."

Harvey and Lefebvre contend that interactions between objects make up space. Space is not a predetermined blueprint of the cosmos; rather, it is a dynamic process made up of interactions among objects that are always changing. Similar to how a commodity is just one instant in a continuous production process, each particular place is only one time in those continuing processes. Comprehending space necessitates comprehending the interconnections and process that formulate the place .

It's important to remember that space is produced by both ideology and physicals. According to Lefebvre, the creation of space is composed of three components: social, mental, and physical. All three of these analytically separate components are always present in space.

One of Lefebvre's most important arguments was that space is tripartite, which is essential for comprehending political and social power. "Change life! Change society!" Without the creation of a suitable place, these principles are meaningless. New social ties need the creation of new spaces, and vice versa.

2.3 - The connection between social justice and space

In Fainstein's work (2009, 2010), the relationship between social justice and space is extensively discussed. We are starting to extend theory by investigating a Rawlsian interpretation of "social justice" and the spatial elements that may be associated with it. Proceeding from this theoretical investigation phase, the research initially aimed to clarify the meaning of "justice as fairness" and its implications for the distributive results of regeneration, as well as the ways in which success traits may be apparent.

Edward Soja refers to this idea of spatial justice as a "socio-spatial dialectic," which holds that space is a dynamic activity rather than an empty container.

Social ties, and hence justice relationships, are born out of spatial interactions.

Harvey was the one who clarified the relationship between the regulations, procedures, and results of urban planning and development.

The book "Social Justice and the City" was cited by him as a key work of literature in this area. He demanded that social justice be aligned with spatial justice, meaning that all societal segments should have equal access to income and development possibilities in places with balanced population, activity, and physical space distribution.

Space is not only a sign of fairness, but it is also a good in and of itself that should be shared. Another way to conceptualize "public space" is as a resource that needs to be allocated while adhering to fairness standards. We may debate whether a specific good is covered by the difference principle or basic rights. We could consider space as the setting for justice.

The fundamental requirements of each person must be met to protect their physical and mental well-being. All people should be able to utilize public service facilities to satisfy their needs and rights to live. The equitable distribution of public services serves as a barometer for the satisfaction of needs and the right to living. By illustrating a fair distribution of public services in different areas for different people, the placement of public service facilities must represent justice in space. All amenities must be easily accessible to uphold spatial fairness, even in the absence of transportation. Facilities must be reachable by foot since not every person has the financial means to use public transit.

To put it briefly, the space produced sees it as a collection of material, social, and ideological interactions that are always influencing one another. One particularly intriguing finding for conceptions of justice arises from this view of space: if all social operations are spatially generated, as Harvey and Lefebvre contend, then relations of justice are therefore spatially formed. Any theory of justice must inevitably develop and employ knowledge of space if this spatial creation of justice is real. In thus, ideas of justice, for sociology theorists of justice rely on space far more than practices and most political theories do.

2.4 - Spatial Justice Components

To access and observe spatial justice in rules, processes, and outcomes, it's through the interpretation of spatial justice into two types of justice, the Distributive Justice and the Procedural Justice, which are the two types of spatial justice presented in real-life practices, existing situations, and urban development.

There are two primary ways to approach the literature on spatial justice: first, it can be tackled by addressing geographical inequities by examining how and why (rules and outcomes) to distribute assets in an equitable manner. This is the egalitarian conception of justice, where equality is seen as a basic value. This calls for improving territorial organisation and distributing resources (public amenities, affordable housing, public services, sports, and cultural facilities) more fairly in the available area in order to reduce socio-spatial disparities.

Stated differently, spatial justice refers to the equitable and fair allocation of community responsibilities and aims across several levels. Recognizing that space was socially

constructed and that these spaces shaped social interactions, spatial justice upheld the idea of social justice. It would be believed that spatial justice is both a process and an outcome.

2.5 - The Distributive Justice

Based on examines of the literature, distributive justice appears to be a basic idea that directs how opportunities, resources, and advantages are distributed in urban contexts. based on the political and ethical theories of philosophers.

It is, in essence, the fair distribution of opportunities, resources, and facilities among urban areas.

Through the measurement of social benefit distribution, space can serve as a setting for justice relations. Effectiveness, efficiency, and accessibility are three metrics that may be used to assess how fairly resources and opportunities are distributed. widespread availability of public goods, essential services, cultural assets, business opportunities, and healthy environments

The notion of public service describes the regular services that the government provides to its people in order to cater for their fundamental necessities. include public transit, clean water supply, garbage collection and treatment, educational services like schools, security services like police and fire stations, and leisure services like parks and libraries.

These services are all spatial in nature since they are offered in locations that are dispersed geographically. The equitable distribution of public services serves as a barometer for the satisfaction of needs and the right to life. Facilities for public services must be distributed in a way that reflects spatial justice, namely by demonstrating how public services are distributed fairly across different groups and locations.

This utilization of land opportunities is based on distributive, procedural justice, which addresses disparities in the distribution of resources or the ability to utilize them. Based on the acceptance of everyone's right to access and/or exploit geographical resources, particularly those of economically disadvantaged, vulnerable, and impoverished groups. Additionally, it encourages the growth of an inclusive city.

2.6 - The Procedural Justice

The study of procedural justice focuses on the equity and openness of the procedures used to make decisions in urban planning and development. Procedural justice, which is informed by a wealth of literature, makes sure that the processes influencing the urban environment are responsible, transparent, and inclusive. According to Forester, this strategy promotes thoughtful and participative decision-making, giving marginalized populations and communities a significant say in issues that have an immediate impact on their neighborhoods. Harvey emphasizes the significance of the "Right to the City," which upholds inclusive and democratic procedures in urban decision-making in addition to championing the collective right of urban residents to influence their surroundings. These literary viewpoints highlight the vital role that procedural justice plays in guaranteeing that fairness and equity are central to the processes of urban planning and development.

A broad idea of justice originated historically in the Greek city-state; however, it was restricted to a select group of citizens and did not include women, slaves, or low-class laborers. Still, it was a start towards participatory democracy, with social justice becoming a democratic concept with the rights and responsibilities of citizenship.

Being a citizen is defined as "having a set of relationships between rights, duties, participation, and identity" in a political society. In a liberal democracy, these elements comprise a specific connection between obligations and rights in a state-centered worldview, together with a legally codified status that is frequently associated with nationality. A more substantial and active involvement in the civic community is the focus of an alternative that comes from a more civic republic ideology.

As a result, in contemporary society, there are two primary theoretical lineages that differentiate between the concepts of official state membership and engaged "*public involvement in civil society.*"

Rawls offers a comprehensive resource for justice theorists in *A Theory of Justice*, where he examines the essence of liberal democracy and justice. The idea of "justice" must be situated in the discourse of overarching democratic and fairness principles as well as the rights and obligations associated with belonging to a specific social group in order to address "spatial

justice." Theorizing social (as rather than criminal) justice is a logical pursuit of what is supposed to be.

The communicative planning theory mirrors the collaborative planning technique. According to this idea, democratic and participatory resource management should be established so that everyone may participate in the processes involved in urban development. Similar to this, Alexander and Feinstein support inclusive, cooperative, and communicative planning as the foundation for urban (re)development. A Public-Private-Community Partnership (PPP) is replaced with a decentralized, discursive PPP to build such an approach.

The use of collaborative planning and partnering is a major factor in promoting spatial fairness. This kind of approach supports the democratic implementation of equitable urban development regulations and upholds the governance imperatives of equality and respect for the rights of every citizen.

Marcuse highlights spatiality and justice as an under-theorized idea related to organisational levels of accountability for regeneration. Additionally, Hillier and Healey want to deepen our knowledge of the conceptual connections between planning theory and practice.

When examining "spatial justice," one could interpret the dialectic of the "spatiality of injustice" and the "injustice of spatiality" as examining the outcomes of social justice decisions and how these decisions might appear spatially, as well as the provision of spaces where social justice can be expressed spatially.

The rights of all urban dwellers to live well within their urban environment, to take part in managing it (i.e., creating and enforcing rules and regulations), and to have access to opportunities for bettering their welfare needs are key indicators of the relationship between spatial justice and inclusive urban (re)development.

Any assessment of the geographical dimensions of democracy benefits from an understanding of the fundamentals of citizenship and how they relate to democracy. Planning and regeneration have a part in an engaged citizenry since they are spatial processes.

In summary, spatial justice is an analytical framework that establishes space as a fundamental category for comprehending justice, with space being seen as a physical, social, and mental production. Theorizing spatial justice entails creating normative frameworks for assessing social interactions as well as comprehending how geographical linkages generate social relations. A key component of this framework that ensures the inclusion and fairness of

decision-making processes is procedural justice. It highlights how crucial it is to include a variety of stakeholders in planning and regeneration projects.

3. URBAN REGENERATION

3.1 - Urban Regeneration concept

The idea of "urban regeneration" arose as a means of revitalizing run-down neighborhoods, raising living standards, and boosting the local economy. It is a method for achieving geographic results from planned interventions, which are often (though not always) focused on specific regions. Physical inputs and outputs are just one aspect of regeneration; social and economic interventions are also included.

Following World War II, and because buildings and towns all around the world are deteriorating, urban regeneration has drawn a lot of attention from scholars. Acioly defines urban degradation as the process of the inner city's physical, social, and economic decline. Anderson notes that "urban rot" and "urban blight" are other terms used to describe urban decline. "The process whereby a previously functioning city, or part of a city, falls into disrepair and decrepitude" is how Anderson characterized urban decay. Urban regeneration is the solution to these unfavorable changes, according to the definition of urban decay, which is *"the product of a former spatial regime contributing to forced segregation and contributing to people flow out of the city center."*

According to Roberts et al., urban regeneration is a comprehensive and integrated vision and action that aims to address urban issues and create long-lasting improvements in the social, cultural, physical, and environmental conditions of the urban areas that has undergone change or presents improvement opportunities. The literature on Global Cities has been associated with Urban Regeneration; the former is a means of accomplishing the latter. The working partnership between public and private players was introduced by this kind of intervention. In order to solve urban issues and enhance the economic, physical, social, and environmental circumstances of a region that has undergone transformation, a comprehensive and integrated vision and plan of action are required.

According to Roberts and Sykes, urban regeneration is now characterized as an "interventionist activity." They proceed on to say that this activity consists of theories, strategies, and practices that should positively address the three main effects of urban change: the need for new physical and environmental requirements, the need for economic and professional regeneration, and the needs of the community and social sector.

3.2 - Principles and Process of Urban Regeneration

specialists including Pourahmad and et al (2011), Izadi (2006), Guzey (2006) ,mention some principles that are pertinent to the 21st century and the modern era:

1. Change and adjustments to the economic system, including employment prospects, equitable wealth distribution, talent development, lowering poverty and deprivation, neighborhood facilities, educational initiatives, and a balance between public and private investment and voluntary work.
2. Social change and alteration: Enhance living quality and interpersonal relationships, lower crime rates, and place a focus on community involvement in projects and the rise of "community-based" approaches in the field of urban exhaustion resolution. Change and alteration of the somatic: Solve problems related to somatic exhaustion with new lands and proportionate necessities.
3. Governance: reorganizing the processes by which decisions are made through democratic consensus, increasing the number of partnership and cooperation spaces, taking into account various expectations, putting a focus on various forms of regional cooperation, and paying close attention to the relationships and interactions between institutions and organizations.
4. Sustainability and environmental quality: introducing a more all-encompassing concept of environmental stability.
5. A stronger focus on integrated methods, which combine somatic transformation with bettering economic conditions, as well as somatic, social, and environmental aspects in one domain with the twin goals of social justice and economic efficiency.
6. more all-encompassing approach to planning and execution.
7. Dedication to preserving the original structures and spaces, as well as attention to the preservation of the historic environment.
8. A stronger emphasis on cultural, artistic, and entertainment initiatives during the urban renewal and regeneration process.

There are five primary goals for urban regeneration:

1. To achieve economic progress and a high standard of living.
2. To meet the requirements of cities.
3. To create a connection between urban physical conditions and social impoverishment
4. To demonstrate the need to apply urban policy.
5. To maintain urban land usage at its highest level.

Regeneration is the process of improving an area. One of the main policy goals for housing-led redevelopment should be to establish diverse communities, which include neighborhoods with a range of housing and income levels. The goal of regeneration is to build thriving, secure, and aesthetically pleasing communities that are well-planned, well-designed, have a diversified and appealing environment, and foster a sense of pride in oneself. In order to support local communities in making the most of their resources and acquiring new skills and competencies, it should also place a strong emphasis on social inclusion and environmental sustainability. Regeneration requires an environmental, social, and economic strategy, which has been shown to be necessary and is still significant.

Involving communities has long been a fundamental component of regeneration strategy; understanding of various approaches and indications of successful involvement has increased, but the manner in which this engagement is carried out is still crucial. In order to finance physical regeneration, urban managers must maximize available resources and think of innovative, long-term financing sources. This requires them to investigate feasible funding methods. When developing their strategy, urban administrators should take a deliberate approach to enhance the prospects of underprivileged communities by drawing inspiration from mainstream policies, programs, and services. Further work must be done to support the role that communities themselves play in regeneration in order to guarantee that programs for regeneration are long-lasting and sustainable.

3.3 - When regeneration turns into gentrification

IF THE REGENERATION DIDN'T ACHIEVE IT'S AIM IT MIGHT BE CONVERTED INTO GENTRIFICATION.

Evidence indicates that regeneration initiatives tend to focus mostly on physical growth and transformation since tangible results are sorely required to give short-term physical fixes that will lead to gentrification.

According to Shatkin (2007), a substantial amount of study on gentrification scenarios resulting from these types of interventions demonstrates that, in urban regeneration development processes, economic interests always take precedence over social ones. But it's also critical to note that the foundation for the aforementioned argument comes from the relatively recent growth of the commercialization of planning. Wilson (2012) claims that the private sector's recovery in abandoned inner cities has spurred conversations on the consequences of political, economic, and geographical changes for inclusion and equality. In Western countries, 1960s, gentrification was raised beside to urban regeneration. Regarding this, there are several ways to categorize urban regeneration; Turok's categories of "place," "people," and "business" appear relevant. Human-centered regeneration seeks to improve abilities, goals, and capabilities to provide individuals the edge they need to take advantage of opportunities. Regeneration further seeks to improve the physical attractiveness of the area in order to increase competitiveness, company performance, economic well-being, and prosperity of the surrounding neighborhoods, among other things.

In the field of urban studies, the notion of “gentrification” describes a process wherein a neighborhood undergoes socioeconomic and demographic changes, usually marked by an influx of richer businesses and individuals as well as an increase in property prices. Since they may not be able to pay the increased cost of living or property taxes, lower-class or long-term inhabitants are sometimes forced out as a consequence of this change.

The debate over the role of the agent in gentrification centered on whether reinvestment drove a new class of people into previously dilapidated neighborhoods or whether this new class of people actively participated in the process, acting as agents for developers and investors to meet their demands. Alternatively, the answer may lie in a combination of these two theories.

3.4 - The most prevalent signs of the gentrification phenomena

Depending on social, economic, political, and environmental reasons, gentrification develops in unequal geographical patterns. Although there isn't a single way to tell if a certain location is experiencing gentrification, a lot of research has been done on the subject and may be used to describe the quantifiable social, economic, and environmental signs of the process. To quantify this phenomenon, the four most often used indicators are as follows:

1. Changes in architecture and space
2. Growing property prices
3. Social dislocation and population mobility
4. Modifications to consumer and retail services

Summarizing the key components of the gentrification process. Gentrification is the term used to describe some urban changes that occur when formerly run-down or abandoned inner-city districts are restored and become middle-class residences, displacing working-class citizens in the process. New stores, cafés, and eateries operate, catering mostly to middle class citizens with appropriate and reasonably priced services. Therefore, as the process progresses, the neighborhoods' physical and architectural features change, but it also has an impact on the neighborhood's social structure and property assets' market value.

A number of important factors take part in gentrification, including growing real estate values; demographic changes and social displacement; architectural and spatial alterations; infrastructural cultural modifications; and adjustments to retail and consumer services. However, it seems that this is the result of the agreement among theorists, as there remains a lot of discussion on other factors and characteristics of gentrification.

3.5 - Gentrification Consequences

Consequences of gentrification are often viewed as a detrimental process in scholarly discussions due to its detrimental impact on the less fortunate pre-gentrification inhabitants, who are under pressure to leave the neighborhood since they are unable to afford the higher

rents seen during the gentrification process. Critics of gentrification view it as a form of "urban cleansing," with potential risks to the neighborhood that could result in social displacement, homogenization, loss of social diversity, and affordable housing. While few studies have identified beneficial effects of gentrification, these include the stabilization of declining neighborhoods, decreased crime, cleaner and safer city centers, changes in social services, increased property values, and increased social mix. It was also seen as the expression of the violent, scary "revanchist" upper-class families retaking the city centers over lower-class counterparts.

4. URBAN REGENERATION IN THE LENS OF SPATIAL JUSTICE

4.1 - Spatial justice in real urban practices

To examine how SPATIAL JUSTICE LINKS TO PRACTICES AND REAL URBAN DEVELOPMENT AND REGENERATION.

Using spatial justice as an analytical framework, researchers can investigate "place-based operations" such as the execution of urban (re)development projects or gain a general understanding of the exclusionary practices that characterize these projects, such as forced evictions and unfair property expropriation and compensation.

In this instance, three aspects are considered in the examination of spatial (in)justice trends: rules, processes that direct the growth or reorganization of any geographic place, and their potentially just or unjust outcomes.

A number of scholars make an argument about "spatial justice," urging a closer look at the underlying mechanisms of practical application as well as link to its principles, and connections to real-life cases.

Justice is given priority by Feinstein as an indicator of urban development. According to her, there are philosophical grounds for incorporating "justice" into any evaluation of whether regeneration or redevelopment can be declared successful, including suggested or assumed value systems. She contends that there are useful explanations for gauging the results of justice. One factor is that outcomes will be more long-lasting when justice is involved. Therefore, achieving Feinstein's notion requires a deeper investigation of how justice should be defined, assessed, and translated into recommendations for policy and action.

Philosophically, elucidating implicit or assumed values—intangible values—is a study path that might be fruitful for regeneration practitioners by identifying guidelines that can be used in a variety of contexts.

Healey believed that one goal of the planning system should be to use a theoretical procedure to better align a planned vision with actual results. It is vital to develop and articulate theory; it is also important to seek out and analyze empirical studies. A greater alignment of theory, vision, policy, and practice may be achieved by monitoring the translation of theory into practice or practice into theory.

Marcuse notes that philosophical discussions around "The Just City" lack an organizational level analysis while promoting David Harvey's viewpoint. This call to reconsider the methods used to give regeneration inspires more research into the fundamental principles of these methods. This guidance from Marcuse provides the framework for investigating processes, their fundamental values, and the extent, scope, or accountability at which the processes could be most effective in achieving spatial justice in projects for regeneration.

An extra level of evaluating spatial justice makes use of the theoretical frameworks of political economics, urbanization at a social reality scale, and communicative rationalism, which eventually evolved into collaborative or rational planning.

According to Healey, communicative rationalism in planning puts the idea of economic assessment to the test as well as the "post-modernist critique of scientific rationalism." relational planning is a type of "place-based practices of governance" that establishes connections between social interaction and spatiality.

A conceptual synopsis provided by Lefebvre is helpful: "process," "conditions," and "consequences." Together, these threads offer a systematic examination of organizing for governance, the guiding philosophical ideas of policy, and the spatial results. They indicate the path to the most important analytical components of this study.

The principles of justice-centered communities proposed by Susan Feinstein (equality) include housing for low-income households, (diversity), and (democracy). Strategies for economic growth must give workers' interests and small enterprises first priority, wherever practicable. Large-scale initiatives should directly assist those with lower incomes by generating jobs, enhancing public welfare, and offering minimum salaries. Reduced fees and

charges for public transit; prohibitions against discriminatory zoning; creation of public areas; availability of property for multiple uses; and promotion of public involvement

We must work towards equitable resource redistribution, sustainable governance, and equal distribution of and access to spatial opportunities and benefits if we are to attain spatial justice. Democracy and involvement will make it easier to accomplish these conditions.

AFTER DEFINING THE CONCEPT OF SPATIAL JUSTICE AND URBAN REGENERATION

4.2 - The main aspects to observe and examine spatial justice, especially in regeneration.

Equity and Fairness: Ensuring equity and fairness in the allocation of resources and opportunities within a city is a crucial component of spatial justice.

This criterion highlights the importance of determining if the urban regeneration project provides equitable access to opportunities and resources for all inhabitants, as well as addressing current geographical inequities.

Participation and Engagement: The significance of including local communities in decision-making processes is emphasized by ideas of spatial justice. This criterion pertains to urban regeneration and centers on assessing the degree to which the project integrates significant involvement and interaction from a range of stakeholders, particularly underrepresented groups, during the planning and execution phases.

Public Space and Social Interaction: It is important to assess the development of public areas that promote inclusion and social interaction. This criterion is consistent with the literature on the right to the city, which highlights the importance of public spaces as venues for social interaction and democratic involvement.

Gentrification and Displacement: is important to look at how regeneration programs could affect gentrification and displacement. Given that gentrification may result in the marginalization of some populations, this criterion is essential to issues of spatial justice.

Accessibility and Connectivity: Theories of spatial justice emphasise how important it is to make sure that urban areas are linked and accessible. This criterion looks at how easy it is for

people to gain basic services, facilities, and modes of transportation, especially for those who are disadvantaged.

Cultural Preservation and Heritage: The significance of maintaining cultural heritage and identity in urban regeneration initiatives is underscored by notions of spatial fairness. In order to prevent displacement and to preserve cultural variety, this criterion assesses how well the project respects and incorporates local cultural assets, historical sites, and community traditions.

Affordable Housing and Inclusive Development: In order to alleviate housing disparities and stop gentrification, affordable housing and inclusive development are supported by notions of spatial justice. This criterion looks at whether the project has plans for social housing, mixed-income neighbourhoods, and cheap housing to make sure that people from different socioeconomic backgrounds may participate in and benefit from the regeneration efforts.

5. CASE STUDY

5.1 - BUDAPEST

The switch from state socialism to capitalism in Hungary after 1990 brought significant changes in the country's economy, politics, and society. Budapest, the nation's capital, experienced comparable spatial and social transformations to other post-socialist cities as a result of widespread property privatization, urban deindustrialization, growing foreign investor influence, rising social inequality, and dwindling support from the welfare state system—which in some cases collapsed. Restructuring procedures also took into account the changes to public transportation, the decentralization of local governments, the increased emphasis on environmental quality, personal lifestyle decisions, internationalisation, and globalisation.

5.2 - Józsefváros, the 8th District.

Situated between the 7th, 5th, and 9th districts on the Pest side of the city, the almost 225-year-old Józsefváros occupies a 6.8 square kilometer area. With over 80,000 inhabitants, it is home to several amazing locations.

Józsefváros, notwithstanding the vibrant cultural life. Due to the low quality of housing stock, low average income of the locals, high concentration of Roma population, high unemployment rate, low level of education, and high documented crime rate, it is considered one of the most troublesome areas in the city. Certain parts of the district are frequently referred to by the residents as "slums" or "ghettos."

Ghetto: a decaying area, also called the "ghetto," that is mostly populated by low-class, impoverished individuals, has high crime rates, and lacks social justice.

Whole neighborhoods were abandoned and taken over by the impoverished, who frequently lacked the money for infrastructure development, historical preservation, and property care, as a result of the middle class leave to suburban areas.

In the previous fifteen to twenty years, Józsefváros have experienced substantial changes in the economy, society, and environment. Within the once destitute area, a nice shopping center was created, bohemian and artsy pubs started to pop up, and several freshly built condominiums were developed, albeit unevenly in space.

The district has been selected for my case study due to its distinct features and significant changes, which offer a vibrant and captivating area of study.

Researching regeneration projects for the Corvin Promenade Project and the Magdolna Quarter Project

5.3 - The Governance of Urban Regeneration in Budapest:

The Two-Tier Local Government Structure in Budapest: The city has two levels of local government:

A. The Budapest level administration: long- and mid-term concepts; strategies; plans for the whole town; structure and regulatory plans.

B. 23 independent districts with directly elected mayors and councils: district plans and strategies.

- Local zoning and building regulations; binding regulatory plans; masterplans; long- and medium- district development concepts and strategies.

Józsefváros is separated into three larger regions: Inner, Middle, and Outer Józsefváros.

Because of its proximity to the city centre and higher standard of living, Inner-Józsefváros has always had a large middle-class population and a better reputation.

Large portions of Outer-Józsefváros are used for non-residential purposes, and the majority of its residential area has a suburban feel to it.

As the most stigmatized area of the district and the area with the lowest quality housing supply, Middle-Józsefváros is a prime study subject. As a result, Middle-Józsefváros has the largest rent differential in the Eighth District.

Different changes in economic and political situation, the effect on Józsefváros's urban and build environment.

In Józsefváros, there was a phenomenon known as "inner slum-formation," whereby middle-class residents moved into more attractive, larger buildings, apartments with bathrooms, and better sites inside the structures.

Higher-class residents of the district kept leaving. As a result, housing conditions continued to deteriorate, and Józsefváros witnessed an increase in poor residents.

A sophisticated revitalization plan for Middle-Józsefváros was first adopted in 1963 as a response to these socio-spatial developments at the national and local levels. More than 30,000 people were anticipated to reside in the initial development area, which included 550 buildings with 10,000 apartments (three-quarters of which were to be destroyed). Due to the dearth of public funding brought on by the economic crisis of the 1970s and the astronomically high expenses associated with demolition, the development project was put on hold. Eventually, until the late 1980s, just 4,000 additional apartments were constructed. The resettlement of disadvantaged individuals into unaltered overcrowding circumstances typified the regeneration of the early 1970s. Within the designated development region, it was absolutely prohibited to invest in or renovate the existing dwelling stock.

With high rates of poverty and stigmatization, the Eighth District was in social and physical decline towards the end of the 1980s elections.

The problem has only gotten worse after the 1989 regime transition brought about by the privatization of the housing stock and the modification of the local government structure. Better-quality apartments were swiftly privatized by more affluent residents. Originally held by the government, the flats were privatized to sitting tenants at favourable rates starting in the 1980s and intensifying in the 1990s

In the early 1990s, conditions became bad. *"We had no chance at all to acquire funding either from the central state or from the Municipality of Budapest for developing at least one block in the district; moreover, we had absolutely no financial resources,"* a council member at the time stated, summarizing the situation.

During the initial years, the district's more developed inner areas were the center of attention for the municipal authorities. See for information on the shifting ownership and use of the apartments in the Eighth District. Then, starting in 1994, a lobby inside the municipality began to advocate for the growth of Middle-Józsefváros' "slums." Even though a plan to repair deteriorating structures and construct residential buildings on vacant lots had been issued in 1992, it was clear that finance would not be available for such investments in Budapest's most stigmatized neighbourhoods. It was obvious that involvement (financial and other) from entities other than the local municipality would be necessary to bring about the desired urban and social change.

In order to regenerate an area of the district, the local government and the Budapest City Council established the Rev8 Józsefváros Rehabilitation and Urban Development Co. in 1997. This non-profit, non-governmental joint stock company is partially owned by the local district council (60.9%) and the Budapest Town Hall (39.1%). Rev8 manages the whole rehabilitation process, which involves a number of projects. These projects range from the initial design and creation of public areas and infrastructure to the actual physical repairs.

5.4 - Rev8 Urban Renewal program

The Józsefváros urban restoration initiative seeks to enhance the district's living circumstances, restore people's hope in the future, provide distinct opportunities for the future to various socioeconomic layers, and project sustainable ways of life.

The revitalized man-made and natural resources ought to:

- create an adequate social framework;
- energize the neighborhood's social, cultural, and economic life;
- strengthen the district's unity and sense of identity;
- address issues of segregation and crime;
- strengthen the area's creative resources."

Urban rehabilitation is one of the plan's main objectives.

Józsefváros 2000-2015

Eleven distinct communities, each with its unique personality, have been recognized in the 15-year development plan. Five neighborhoods, including the Corvine area (see number 8 in the figure) and Mgdolna (see number 6 in the figure), were identified as being in a risky position in 2000.

The neighborhood-level subprograms in the development plan each have their own budgets and objectives. Magdolna Quarter (2005-2010; €12.5M) and Corvin Promenade (2003-2013; €572 M). These two areas are considered in vulnerable situation according to the 15-year development plan, and the aim is to launch a development that renovates and regenerates the area not just physically but vitalize as well the social, economic, and cultural life of the area, besides enhancing the cohesion and identity.

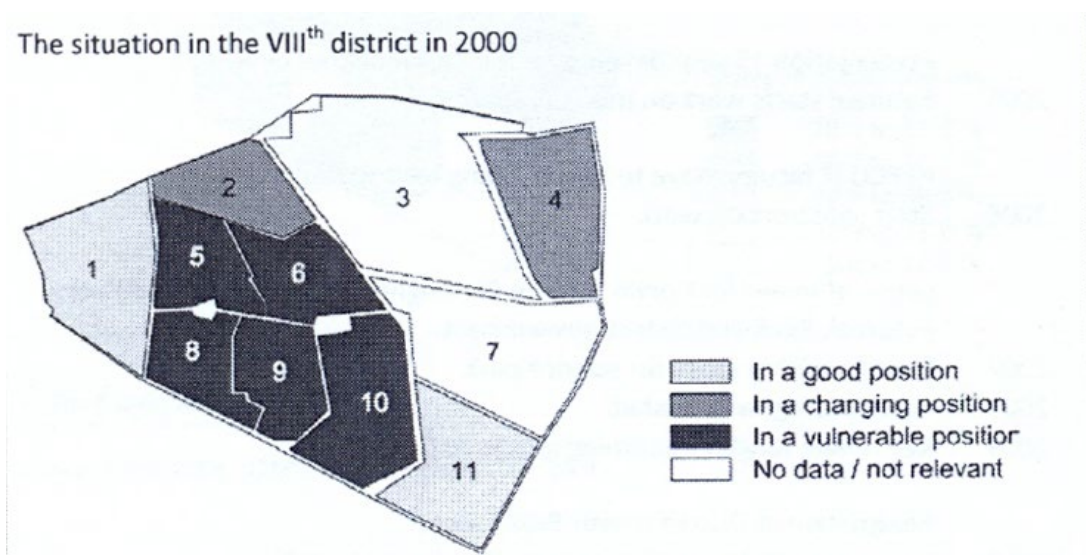


Figure Resource:
ERWIN VAN TUIJL, JEROEN VAN HAAREN, LEO VAN DEN BERG. 2011. From ghetto to mixed use knowledge quarter .page:18

Hungary does not have a separate national urban regeneration program; it's funded by the European Regional Development Fund. The majority of EU financing instruments are now connected to regeneration.

The two primary subthemes of urban regeneration will be implemented through distinct initiatives, each of which will get co-financing from the ERDF:

- Market-driven rehabilitation initiatives that prioritized the most populated cities and would eventually draw significant private investment. In essence, these served as the districts' or cities' cores, like in the case of Budapest. Under this subject, almost 180 projects have been contracted.
- Rehabilitation initiatives with a social conscience that sought to revive impoverished neighborhoods with little hope of recovery without significant public funding. These projects' housing modifications were planned in accordance with the original ERDF article, and contracts have been made for about 25 projects.

The district's public posters use the local municipality's tagline, "*Józsefváros is being rebuilt / Józsefváros újjáépül*" to promote the new image. Nevertheless the real question is: who really benefits from these procedures, and who actually suffers from them in their numerous iterations?



Figure Resource :

- 1- <https://444.hu/2015/03/17/azok-a-korrekt-kis-jozsefváros-ujjaepul-tablak-darabonkent-hatezer-minden-sarokra> (28.10.2023 - 08:18)
- 2- <http://www.jkf.hu/> (28.10.2023 – 08:18)

5.5 - The Corvin Promenade project

The History of Development in the Corvin area:

The case of the Corvin community demonstrates the stark contrast between the socially conscious strategy, which seeks to preserve as much of the well-liked neighbourhood as possible, and the method that supports the district's immediate economic and political interests. After decades of debate, a type of hybrid solution emerged between the two methods that was portrayed in political discourse as a compromise between social and commercial interests, but in practise obviously skewed the scales in favour of the former.

An original proposal from the 1980s called for constructing prefabricated housing complexes in the district in order to improve the neighborhood's appearance. this approach was not put into practice.

In 1992, the district council expressed goals to preserve the neighborhood's local society and urban fabric as much as possible. This goal was still aligned with the "Green Promenade" plan, which was presented by architect Anna Perczel, who is primarily known today for starting the civil movement to protect Budapest's Historical Jewish neighborhood. The plan was to open and connect the interior green courtyards of the buildings in order to create a district promenade that would have been accessible to the public throughout the day. The concept aimed to preserve the low-intensity construction that was typical of the area and only anticipated little demolition. Consequently to the latter.

The municipal governments of Józsefváros, Budapest, and the Ministry of Environment and Regional Development came to an agreement in 1995 to finance the revitalization of the Corvin region jointly. Two interest groups, one political and one economic, had established at that point. The first one aimed to develop the French SEM (Société d'Economie Mixte) model here, which was already heavily involved with the French investment bank, Caisse des Dépôts et Consignations, and was in use in the nearby 9th district. The second one established a collaboration with the development organisation ARIM Alsace with the goal of establishing a different French model, the so-called "Pact Arim." The first approach relied on restoring the designated action area piece by piece, or block by block. The second would have provided the opportunity for a more cohesive development of the region on the basis of the "pact" that

would have been reached by all parties involved, including the district, the city, the ministry, and organisations that represent owners and tenants. In the end, neither of the two options was chosen. The first was turned down by the Ministry and the Budapest Municipality (who would not have been involved in the project as the SEM business would have been made up of the local municipality and the French investment bank). The second proposal was turned down due to the impossibility of reaching a consensus among all parties involved (tenants lack representative entities in Hungary, particularly in a neighborhood that is so stigmatized)

Ultimately, a third option was chosen, in which the 8th District and the Budapest Municipality established RÉV 8 Ltd., a public for-profit corporation, to oversee district-wide urban development and regeneration initiatives. The ownership of the shares was allocated as follows: the district municipality held 51% of the shares, the Budapest Municipality held 40%, and the Hungarian Bank OTP owned 9%.

RÉV 8 first created the 8th district's Urban Renewal Strategy, which divided the region into communities. This division places central Józsefváros in Corvin's authority, where planners proposed a major urban restructuring of the urban and social fabric, leveraging the area's great real estate potential due to its position.

With 22 hectares, the Corvin Promenade project is the largest urban regeneration effort in Central Europe. Its main goal is to reveal the area as a whole. A significant development and catalyst for the district's urban redevelopment process is the goal of building "*the ultimate multi-functional (...) 'city in the city' which will be independent and cooperate with the neighbourhood at the same time*" It is located in a region that was formerly thought to be a crisis area in the district's southern section. The Corvin-Szigony, Central Europe's largest comprehensive urban regeneration program, is now located in Budapest.

Although RÉV 8 started working on the project in the 1990s, it wasn't until much later that it began to take existence. The present only developer, Futureal Ltd., acquired the ownership of the former members of the partnership Corvin Plc, marking the formal start of the project "Corvin Promenade" in 2004.

The district municipality wants to establish a "city within the city," a hub for business and office operations, leisure and cultural events, residential areas, and tourism. The operation was then split up into discrete plots, each of which was the focus of a distinct project carried out by businesses chosen through bidding. In the neighborhood, real estate values have already quadrupled. A major component of the Corvin initiative is the private sector.



Figure Resource : Ana Peric . 2018 . Brownfield Regeneration in Budapest: From a Slum Area to the New District Centre
1- The Corvin slum quarter before the regeneration process started. © mapio.net
2- Typical inner courtyard in the Corvin area before the planning intervention. © György Alföldi

5.6 - Corvin's vision and theoretical roadmap

According to Földi (2006), the Corvin Promenade is distinctive in its master plan and redevelopment approach, and it was recognized by the International Property Association (IPA) as the "best mixed use development plan." Furthermore, it may be viewed as an effective example of public-private cooperation in Hungary.

One of the articles described the process of Corvin's regeneration as follow:

- The building stock is inadequate; of the 1,100 social housing units constructed prior to World War II, 800 are unusable and primarily abandoned, and Corvin finds it difficult to reconstruct due to deteriorating infrastructural networks.
- Planning as a tool against gentrification! The district municipality consistently intended to **maintain the majority of the local population** (one-third of the Roma population) at the site, or at the very least in District VIII or neighboring districts, in addition to offering a substantial private incentive. Therefore, Rév8 Agency saw the Corvin site regeneration as a process aiming "**not only at improving the building stock, but also achieving the economic, cultural, and social benefits**" because of its development potential and the measures made **to prevent gentrification**. Three key parties had to be involved in order to achieve this goal: 1) The neighborhood, centered around the NGO Grund and dedicated to **maintaining the Corvin**

character and local values; 2) Futural, the biggest residential building developer in Hungary; and 3) the district authority working with the Rév8 agency.

Despite the operator's optimistic representation, there are likely to be many opposing points of view.

First off, not everyone found the monetary compensation to be a satisfactory answer, despite the fact that it was determined by the market. For example, the price of a thirty-meter apartment was so cheap that it would not be sufficient to buy another apartment, at least not in the same area or city. (Rev 8 staff members contended that they assisted individuals in considering their options in order to prevent this issue.) Second, a new resident of the "house of owners" claimed that not all new flat assignments were equitable. For example, precedence was granted to those who consented to downsize to a smaller unit, regardless of their initial claim or family situation.

Regretfully, surveys and assessments detailing the journeys of displaced families have not yet been carried out; nonetheless, it would be possible and significant to make this remark years after the operation began. It is important to note that, despite the already very large number of relocations brought about by the various regeneration initiatives in the city, relatively few surveys of this type have been carried out in Budapest up to this point. Is sociology losing interest in it, or are there just not enough funding opportunities? Both explanations might exist.

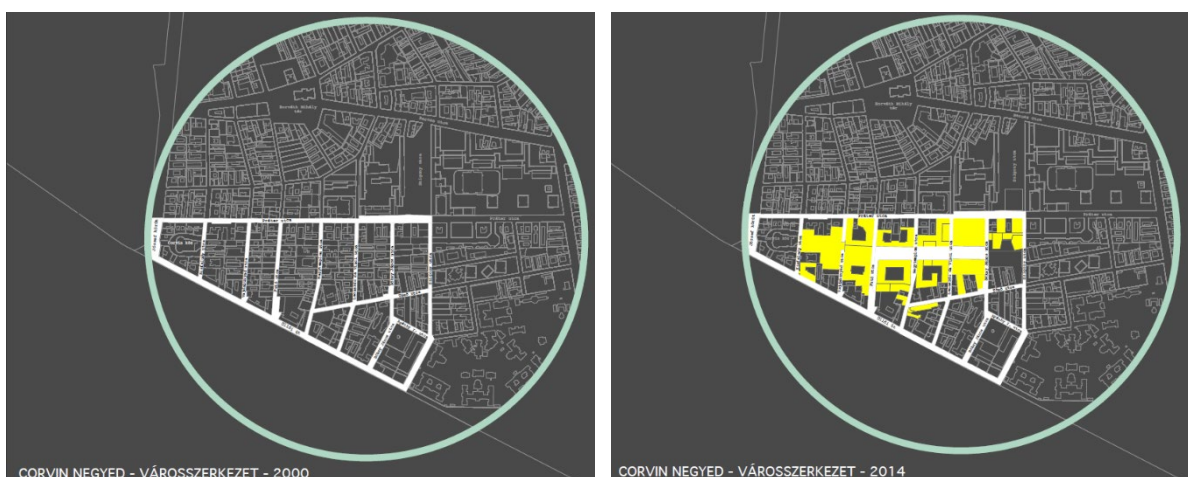


Figure Resource :
Melinda Mária Borsos . 2018 . SOCIAL ASPECTS IN THE URBAN REGENERATION MODELS OF BUDAPEST . Budapest,Hungary
, Budapest University of Technology and Economics, Faculty of Architecture.

5.7 - Development barriers and real outcome

First off, not many tangible social programs were noticed, despite the alleged heavy emphasis on social upgrading and the unique methods used (such as the "one-to-one treatment"). A notable exception is the employment of **local employees** and business owners in construction and **demolition activities!**

Second, there doesn't seem to be much of an emphasis on any one industry when it comes to Corvin's growth as a commercial destination. All businesses who can afford the rent are given office space (integral growth!). huge tenants are also given favour as they can afford to lease huge office spaces for an extended length of time, which gives investors low-risk profiles and long-term commitments. As a result, space rental is challenging for SMEs. Additionally, there are no initiatives to help startups or SMEs.

Thirdly, despite the fact that residents' life conditions have greatly improved (such as their physical surroundings), unique steps have been taken to maintain cheap pricing, and residents are treated particularly well socially, many renters are unwilling to return to the region. Gentrification consequences might result from the modernization strategy's potential to drive out low-income populations who would not be able to afford increased rent. Previous studies (Foldi) have demonstrated that the majority of renters do not move back to their neighborhood

Furthermore, the stakeholders acknowledge that there are winners and losers in the reconstruction process—that is, not everyone will be happy. It also contended that social institutions have been disrupted as a result of family relocation, leading to immediate suffering increases. Notwithstanding the aforementioned flaws and objections, it is important to highlight that the area's general quality has much improved, and the residents' living conditions have significantly improved. Nowadays, a lot of people encounter fundamental conveniences for the first time, such warm water, heating, and restrooms.

About the reallocation:

The district municipality of Józsefváros relocated new homes to surrounding districts in an effort to find a socially acceptable solution. Critics counter that many of the social issues that existed in the original region have only moved. The most disadvantaged populations are now clearly at a disadvantage as a result; rather than alleviating the "ghetto syndrome" that Corvin aimed to solve, ghettoization is accelerating within ever-tinier geographic areas.

The poorest families, in the most extreme and, regrettably, very common circumstances, outmigrate to the villages where they have roots, creating rural “ghettos” that are essentially cut off from urban culture. REV 8 has been keeping an eye on relocation in the 8th district using instruments including interviews on the requirements of the displaced residents. However, these initiatives have only addressed the migration process and have not offered input on the creation of new living arrangements.

A new residential and commercial area was constructed in the district, resulting in the demolition of 1400 out of the 2500 existing apartments during the development.



Figure Resource : Researcher , the development and ongoing development ,Sep.2023

5.8 - The Magdolna Quarter Program

Background

Due to the overrepresentation of Roma families, the majority of the population lives under disadvantage. One major issue in the area is the large percentage of less-educated individuals, which has negative effects on the economy such as a high unemployment rate and low level of activity. Social conflicts are also brought on by the district's high concentration of homeless services. In addition, the high percentage of debt related to housing expenses indicates the presence of significant socioeconomic issues. Increased social division is a result of the ongoing migration of underprivileged individuals. The extreme segregation of the local education system and the overburdened social services are further indications that the public services, despite local efforts, are unable to handle the accumulating issues.

Magdolna Quarter is a socially conscious regeneration that slows down urban expansion for a number of reasons, chief among them the preservation of the original population. Because of

the Roma community, investors' interests cannot be clearly seen, making it challenging to track developments in the real estate market thus far. The preservation of social values and the ultimate aim of socially sensitive regeneration, namely the weakening and retention of effect, are entirely dependent on the decisions made by state and local leaders regarding housing, social development, and urban planning (which impacts the district as a whole, not just the quarter). In addition, one aspect of my research was investigating the designer's potential direct relationships in a socially disadvantageous setting. In this case, the intricate programming and real-world execution duties of a comprehensive urban regeneration impede the design process.

Since it divides work and makes use of available professional capacity allocatively, many architects or city planning organizations are concurrently engaged in the urban regeneration programme. Task division facilitates improved communication between teams at various levels by making the components of urban development clearer and more structured.

Over the past few decades, the concentration of disadvantaged individuals has been steadily rising. The District Development Strategy of 2004 established the concept of socially conscious redevelopment in the Magdolna area, known as the Magdolna area Program (MNP).

The program was a pilot project in Hungary that introduced a new urban regeneration system focused on neighborhoods with substantial community engagement. The program's objective is to break the cycle of deprivation in the area by improving the standard of living and fostering social cohesiveness. Therefore, in addition to community development and local society capacity building, improving living standards, housing and environmental conditions, and employment levels were crucial program components. Creating partnerships with the local business and community is a major component of the Magdolna Program.

The Magdolna Quarter project was divided into two phases, the first of which was finished at the end of 2010 and the second between 2005 and 2008. The project budget in its first phase was 3.3 million euros, of which 2.76 million came from the Municipality of Budapest and just 72,000 from other EU sources. In the second phase, the initiative was transformed into a pilot program for "integrated social rehabilitation" under the Central Hungarian Region's Regional Operative Programme. Its 8.8-million-euro budget was entirely funded by European Structural Funds.

5.9 - Magdolna Program's roadmap

The initiative offers a combination of social and physical interventions to address the complex problems facing this area. The Municipality Owned Property (MNP) program consists of multiple sub-programs that concentrate on renovating public housing stock and semi-private condominiums, revitalizing public areas, enacting crime prevention measures, establishing employment and social program, and executing community development and cultural initiatives.

housing interventions: Improving the housing circumstances of the most vulnerable households is the goal of housing interventions. The buildings that are wholly owned by local governments (public social housing) are the focus of the interventions since they are the most problematic in the quarter in terms of both the social characteristics of the families and the physical state of the structures (many small, poor apartments). The goal of housing investments is to update the buildings' basic technical structure, make them more appealing, and enhance the living conditions for their occupants rather than completely remodel such buildings, as it would be highly costly.

Tenants and RÉV8 developed a trusting relationship as a consequence of their involvement in the planning and implementation process. Tenants also became more dedicated to the program and their sense of personal and micro community responsibility increased.

innovative education program Within the parameters of the redevelopment program, a cutting-edge educational initiative was introduced. The neighborhood's children and youth are among the Magdolna's most significant target demographics. As a result, a portion of the interventions focused on the neighbourhood primary school, which was almost exclusively attended by Roma students and was completely separated. The school merged with a secondary school that concentrated in public safety problems in order to increase diversity.

enhance economic : boost local business owners, particularly those who identify as Roma, in order to increase economic activity in the quarter. Many of the entrepreneurs in the quarter are mostly employed in the construction sector, but they are unable to take part in public procurement because they lack the necessary knowledge and are frequently undereducated.

Two Roma business owners who worked on housing reconstruction projects employed a few residents of the structures that needed to be renovated.

Since many individuals only had access to the black labor market, the economic and employment programs attempted to assist in finding work on the primary labor market. There are programs available at the local school to help folks finish their primary education. The number of persons attending these program is rising. The primary goal of the training program's structure is to provide jobless people these skills so they may eventually obtain employment.

The **crime prevention**: There are several components to the crime prevention program. Neighbourhood patrols are a crucial first step in establishing a permanent police presence, fostering positive relationships with the community, and boosting public trust in the police.

The creation of the Neighbourhood Council, which brings together NGOs and individuals interested in the quarter's affairs and eager to participate actively in whatever capacity in its revitalization, has been a crucial milestone in the community development process. Other community development initiatives, which mostly target children and young people, can also be held in the community center.

One important component of the program is the creation of living environments, which aims to give residents access to high-quality outdoor public places. A pedestrian route was created, a sports court was built with the help of one of the neighborhood's homeless organizations, and a park was revitalized with the active involvement of the local community in the design process.



Voluntary work by tenants outside a municipal block in phase 1



Danko Street 33 before and after

Figure Resource :

1- INTEGRATED APPROACH TO SOCIAL AND ECONOMIC INCLUSION Background material Compiled by György Alföldi, Éva Gerőházi, Eszter Somogyi, Iván Tosics



Figure Resource : Alföldi György DLA , Rév8 – Józsefvárosi , Önkormányzat
 1- community development programs 2- crime prevention program, local board 3- Change functions of public spaces around the Mátyássq. to pedestrian zone 4- training & employment programs, JOB FAIR

5.10 - Magdolna outcome

Fifteen municipally owned buildings have been refurbished, and four condos have received funding for renovations. Building a community centre turned out to be one of the most significant expenditures since it served as the hub for neighbourhood activities.

In Hungary, where the civil sector is undeveloped and local communities are often quite weak, the community development and the active engagement of locals and renters have produced substantial results. Another distinctive feature of Hungary is the development of tenant self-organization at the building level. Tenants' effective participation in the regeneration process serves as a model not just for other impoverished neighborhoods but also potentially for a more efficient social housing industry.

The fact that many outside NGOs joined the neighborhood council and that the locals initiated their own self-organization process was a sign of well-executed community development.



Figure Resource :
 Melinda Mária Borsos. 2018. SOCIAL ASPECTS IN THE URBAN REGENERATION MODELS OF BUDAPEST. Budapest, Hungary , Budapest University of Technology and Economics, Faculty of Architecture.



Figure Resource : Researcher ,small businesses ,open spaces places for inclusive .

6. THE CASE STUDY EXAMINED BASED ON THE CHAPTER 4 RESULT.

6.1 - CORVIN RESULT

When summarizing the process's primary characteristics. Gentrification is the term used to describe some urban changes that occur when formerly run-down or abandoned inner-city districts are restored and become middle-class residences, displacing working-class citizens in the process. New stores, cafés, and eateries operate, catering mostly to middle class citizens with appropriate and reasonably priced services. As a result, during the process, the neighborhoods' physical and architectural features change, but so do the neighborhood's social makeup and property values' market values.

a number of crucial factors that contribute to gentrification, including growing real estate values; population shifts and social displacement; architectural and spatial modifications; infrastructural cultural shifts; and adjustments to retail and consumer services.

The Corvin Project (process and outcome) is: PURE GENTRIFICATION

The Corvin Promenade is a prime example of an urban regeneration project. It involves the nearly total demolition of a traditional neighbourhood in favour of high-rise structures and a sizable commercial district, all centred around a "fancy" open square known as "THE Promenade," which reflects the modern preference for open spaces in Hungarian architecture, which consists primarily of concrete with occasional green spaces.

6.2 - MAGDOLNA RESULT

The main goals of the Magdolna project were to strengthen community ties within the community and to make the quarter environmentally, economically, and socially viable. The three main medium-term objectives were to improve housing conditions and the environment, reduce unemployment and boost economic activity, and slow down the trend of segregation and promote local social interactions. as initiatives for localized regeneration. On the one hand, the neighborhood's inner city location offers the chance for full social and physical integration of the region with the metropolis. However, the programme demonstrates that significant improvements in underprivileged communities need not just the physical development of a place but also a major focus on the advancement of local society.

Nevertheless, as it is Budapest's first "social urban regeneration" initiative, it has not been able to benefit from earlier local experience in Hungary. There is a dearth of communication skills and a lack of acceptance of project management among the local population. There has also been criticism directed on REV 8's top-down strategy, which has prevented the municipally owned Quango from carrying out its assigned mediation role.

Since it was the first initiative to take a multifaceted, multi-sectoral, and integrated solution to a complicated problem, the Magdolna project is an excellent example of upgrading an impoverished urban district. This is not to suggest that there were no errors or issues encountered during implementation; rather, it was a process of learning for the management organisation, the municipality, the citizens, and their organisations.

Regenerating an impoverished urban neighbourhood is a protracted process that requires a minimum of 15 years. Since there are several initiatives and stakeholders involved in the regeneration process, not every activity or partner contribution can be planned and developed in advance.

To achieve true success, the participatory method is necessary because it can generate local support and channel the capacities of NGOs that possess the expertise necessary to deal with marginalised populations in a flexible manner.

6.3 - Corvin ,Magdolna conclusion

In conclusion, the Corvin and Magdolna projects, located in some of Budapest's most impoverished neighborhoods, serve as examples of experimental methods to urban regeneration.

In the Corvin case, a ghetto was eradicated and many of the former occupants now have better accommodation as a result of the destruction of buildings and the transfer of residents. It remains to be seen, though, if these displaced households can successfully adjust to their new environments. According to critics, Corvin has only moved the exclusionary phenomena to different neighbourhoods. Therefore, it is necessary to address issues with housing quality, living circumstances, relocation, and acclimating to new surroundings.

“Decentralization and liberalization throughout the 1990s led to the introduction of the Corvin Promenade project, the greatest urban development project in Hungary accomplished with private money but in close collaboration with the state sector”.

The goal of the Magdolna project is to develop a neighbourhood without displacing its residents by preserving its physical features and social composition. It is an aspirational goal. The Magdolna and Dzumbuj initiatives provide critical analysis on the treatment of the Roma community and highlight the need for greater acknowledgment of their rights to the city, in addition to revitalising impoverished neighbourhoods of Budapest. In order to combat the process of social isolation that Roma and other minorities face, there has to be a more concerted national and local effort made at intercultural interaction.

“ The Magdolna Quarter Program was given as a prime example of Europeanizing urban interventions. It is an excellent initiative that is frequently referenced as a "best practice" of EU-funded urban regeneration in the entire country”.

Creation	Corvin	Magdolna
Equity and Fairness	provides equal access to resources and opportunities for residents,	The same district the almost the same opportunity to access the

(Distribution of resources and opportunities) regeneration outcome	served so well access to all needs, with variety.	basic needs, but not served as the Corvin area.
Participation and Engagement (Distribution of resources and opportunities) regeneration process	Theoretically, there was a plan to engage the community, including marginalized groups, in planning and implementation, no social upgrading obvious. But a major exception is the use of local staff and entrepreneurs for demolition and construction work	Project with the intention of strong participation of the local communities. Achieved successful involvement of the tenants in the renewal process. The voices have been heard
Public Space and Social Interaction (creation of public spaces that foster social interaction and inclusivity) regeneration outcome	The promenade itself the commercial activity ,the attractive landscaping and furniture and environment with a good impression	construction of a community center. Improving some public spaces related to the main square, and the park itself. as places to gather, learn, and develop.
Gentrification and Displacement * (Creation of public spaces that foster social interaction and inclusivity) regeneration process and outcome	Theoretically, due to its development potential and the efforts to avoid gentrification	No gentrification, No displacement, on the contrary it's soft generation, social ,urban ,economical , cultural upgrading project . to create better place for the residence of the area
Accessibility and Connectivity (Accessibility to essential services, amenities, and transportation options) regeneration outcome	Both projects located in the same district almost same opportunity to connectivity and accessibility and well well-connected to public transportation, and other transit system, Corvin based on its location in the 8 th district more connected to the city center and better access to airport transit.	
Cultural Preservation and Heritage	Theoretically, local community gathered around the NGO Grund, focused on preserving local values and the Corvin identity.	Keeping the identity, the entities as it is no demolition, it's about enhancement help to increase the sense of belonging

(Preserving cultural heritage and identity) regeneration outcome	The practice is (tabula rasa) , (kept mozi erase everything else)	
Affordable Housing and Inclusive Development (Provisions for affordable housing, social housing, and mixed-income neighborhoods to ensure that diverse socioeconomic groups can access and benefit from the regeneration efforts) regeneration process and outcome	Very limited houses for people how already been in the area, otherwise totally change in the class of residence and no place for “affordable” houses	The same mix of poor, mid-class residence, the development to lift-up the level of built environment, create more welcoming area, for all people ,different backgrounds ,and diverse

*Here we can add a lot, it’s not just creation, it’s a structure of a full process that leads to specific outcomes, and in the case of Corvin, it is intentionally meant to be gentrification. gentrification often leads to the displacement of lower-income, long-time residents, exacerbating social and economic inequalities, also eroding the existing cultural fabric of a neighborhood. Thus, the agent that is supposed to serve and their life vitalized displaced and there is no chance for a fair distribution of resources when the procedures are unfair, neither in the process nor the outcome.

7. CONCLUSION

Adopting a spatial justice perspective in urban regeneration projects has proven transformative. Prioritizing equitable access and addressing historical disparities leads to more inclusive cities. This approach not only fosters social cohesion but also results in more effective upgrades.

By involving communities in planning, local knowledge is leveraged, resulting in culturally resonant designs. Additionally, the positive impacts of these projects can extend beyond the regenerated areas, driving broader urban regeneration. However, challenges like stakeholder coordination and funding remain. Despite this, integrating spatial justice principles in regeneration projects is crucial for creating inclusive, vibrant, and sustainable cities that benefit all residents.

Examining urban regeneration projects through the lens of spatial justice provides a comprehensive framework for evaluating their impact on communities and the broader urban fabric. The criteria of Equity and Fairness underscore the importance of addressing existing disparities in resource distribution, ensuring that opportunities are accessible to all residents. Through this lens, regeneration efforts aim to rectify historical imbalances, promoting a more inclusive and equitable urban environment.

8. REFERENCES :

1. Shamaei, M. Hajilou, A. Darvish. 2019 . Evaluating Space Justice in Urban Areas Case study: Quaternary areas of Shahriar. <https://doi.org/10.22034/soc.2019.84448>
2. A.Sharghi , Y.Jahanzamin , A.Ghanbaran , S.Jahanzamin . 2018 . A STUDY ON EVOLUTION AND DEVELOPMENT OF URBAN REGENERATION WITH EMPHASIS ON THE CULTURAL APPROACH. The Turkish Online Journal of Design, Art and Communication - TOJDAC ISSN: 2146-5193, March 2018 Special Edition, p. 271-284
3. Ágnes Benedek . 2007 . Gentrification in Józsefváros . Budapest ,Hungary , Central European University .
4. Amber Luesink . 2023 . The Revival of the Just City . Delft, Netherland , Delft University of Technology
5. Ana Peric . 2018 . Brownfield Regeneration in Budapest: From a Slum Area to the New District Centre . Spatial Planning Matters! Inspiring Stories and Fundamental Topics (pp.52-59)Publisher: vdf Hochschulverlag ETH Zurich .

6. Anna Maria VASILE . 2020 . Urban regeneration. Concept's evolution and its transposition forms into practice . Proceedings of the 7th International Conference ESPERA 2020 .
7. Demet Mutman . 2009 . Urban Regeneration: Tools, Catalyzors and the Outcomes . ARTICLES AND ESSAYS , regenerating urban core .
8. Ernest Uwayezu . 2020 . Spatial justice and land tenure security. Insights from urban re-development in Kigali, Rwanda . Munich ,Germany , TECHNISCHE UNIVERSITÄT MÜNCHEN
9. ERWIN VAN TUIJL, JEROEN VAN HAAREN , LEO VAN DEN BERG . 2011. From ghetto to mixed use knowledge quarter. ---
10. Eszter Somogyi, Thematic Expert . 2009 . Thematic report on area based regeneration program Socially sensitive regeneration program of the Magdolna quarter (Budapest, HU) . ALFÖLDI György Publication *****.
11. György Alföldi, Éva Gerőházi, Eszter Somogyi, Iván Tosics . ---- . INTEGRATED APPROACH TO SOCIAL AND ECONOMIC INCLUSION. ----
12. Justin Williams. 2013 . Toward a Theory of Spatial Justice. Los Angeles, CA . University of Michigan
13. Krisztina Keresztély , James Scott . 2021 . Urban Regeneration in the Post-Socialist Context: Budapest and the Search for a Social Dimension - Article in European Planning Studies · DOI: 10.1080/09654313.2012.674346
14. Kazimierczak J. & Kosmowski P. (2017) In the shadow of the urban regeneration megaproject: Urban transitions in downtown Łódź, Poland, Urban Development Issues, vol. 56 .
15. Kyra Tomay. 2008. Urban renewal in Budapest - synthesis of the report for ANAH-CDC.
16. Lindo Ngidi . 2018 . Assessing the inclusiveness of urban regeneration projects: the case study of Point Waterfront Development Precinct, Durban . Durban, South Africa, School of the Built Environment and Development Studies, University of KwaZulu-Natal.
17. M A S Setianto , A Gamal . 2021 . Spatial justice in the distribution of public services. doi:10.1088/1755-1315/673/1/012024
18. Márton Czirfusz ,Csaba Jelinek , Vera Horvath , Zsuzsanna Pósfai . 2015 . Intersections. EEJSP 1(4): 55-77. DOI: 10.17356/ieejsp.v1i4.04 , <http://intersections.tk.mta.hu>

19. Melinda Mária Borsos. 2018. SOCIAL ASPECTS IN THE URBAN REGENERATION MODELS OF BUDAPEST. Budapest ,Hungary , Budapest University of Technology and Economics, Faculty of Architecture .
20. NNNYALADZI L. TEMA . *****. URBAN REGENERATION – an essay , HOUSING, CULTURE/HERITAGE AND PUBLIC SPACE CASE OF DURBAN, LONDON and NEWCASTLE UPON TYNE
https://www.academia.edu/15669779/Urban_Regeneration_an_essay
21. Ntombifuthi NzimandeSzabolcs, FabulaSzabolcs Fabula .2020. Socially sustainable urban renewal in emerging economies: A comparison of Magdolna Quarter, Budapest, Hungary and Albert Park, Durban, South Africa - Hungarian Geographical Bulletin 69.
22. Osman Balaban, Jose A. Puppim de Oliveira. 2013. Understanding the links between urban regeneration and climate-friendly urban development: lessons from two case studies in Japan. London, UK, Routledge
23. Roberto Rocco . 2014 . Why should we discuss spatial justice in Urbanism studies? . Delft ,Netherlands .
https://www.researchgate.net/publication/269930459_Why_should_we_discuss_spatial_justice_in_Urbanism_studies
24. Roberto Rocco, Caroline Newton , Luz Maria Vergara d'Alencon, Anja Van Der Watt . 2021. A Manifest for the Just City . Delft, Netherlands, TU Delft Open.
25. Rokhsaneh Rahbarianyazd . 2020 . Regeneration as a Tool for Enhancing Vitality of Urban Spaces . Antalya, Turkey , Department of Architecture, Alanya Hamdullah Emin Paşa University.
26. S. BISSETT-SCOTT, D. ODELEYE, I. FRAME ,2015 , Spatial justice: measuring justice outcomes from regeneration programmes , TU Delft, Netherlands , Conference: New Urban Languages: Tales and Images of Spatial Justice
27. Sarah Bissett Scott, Sarah J. Bissett. 2018 . ‘SPATIAL JUSTICE’: TOWARDS A VALUES-LED FRAMEWORK OF REGENERATION OUTCOMES IN UK PLANNING.--
28. Toni L. Griffin. 2019 . DESIGN FOR A JUST CITY.--
29. Youness Achmani , Walter T. de Vries , José Serrano ,Mathieu Bonnefond . 2020 . Determining Indicators Related to Land Management Interventions to Measure Spatial Inequalities in an Urban (Re)Development Process. Land 2020,9,448; doi:10.3390/land9110448

Online References:

1. Krisztina Keresztély: A 'bulldozer-shaped urban regeneration' . CITIES TERRITORIES GOVERNANCE.2016. https://www.citego.org/bdf_fiche-document-554_en.html . (31.10.2023 - 12:02)
2. Borsos Melinda Mária DLA: Social Aspects In the Urban Regeneration Models of Budapest . kozep.bme . 2018 . <https://kozep.bme.hu/en/research/dissertations/social-aspects-in-the-urban-regeneration-models-of-budapest> . (31.10.2023 – 12:04)
3. Samuel Goff: In Budapest's offbeat 8th district,gentrification and political pressure go hand in hand . new-east-archive . <https://www.new-east-archive.org/features/show/11280/in-budapests-offbeat-8th-district-gentrification-and-political-pressure-go-hand-in-hand> . (31.10.2023 – 12:08)
4. Corvin Quarter urban regeneration . futurealgroup . <https://www.futurealgroup.com/en/projects/corvin-quarter-urban-regeneration/> . (31.10.2023 – 12:10)
5. Co-production for the Just City: Transdisciplinary Urban Justice, by Saskia Ruijsink. Youtube .2022 <https://www.youtube.com/watch?v=5y2CvVbVTAg> (31.10.2023 – 12:12)
6. Spatial Justice Right to the City, by Caroline Newton .Youtube .2022 <https://www.youtube.com/watch?v=6zGCvfmflxw&list=PL3lb7rfBj5ywJzHEUdLykdJ3kWp738rp6&index=2> (31.10.2023 – 12:40)