

REVIEW

Lines of research related to the impact of gentrification on local development

Líneas de investigación relacionadas con el impacto de la gentrificación en el desarrollo local

Nelson José Ramírez González^{1,2}  , Olga Gómez Figueroa¹  

¹Universidad de Matanzas. Matanzas, Cuba.

²Proyecto de Desarrollo Local Ruta Futuro. Matanzas, Cuba.

Cite as: Ramírez González NJ, Gómez Figueroa O. Lines of research related to the impact of gentrification on local development. Gentrification. 2024; 2:70. <https://doi.org/10.62486/gen202470>

Submitted: 09-07-2023

Revised: 21-11-2023

Accepted: 27-03-2024

Published: 28-03-2024

Editor: Estela Hernández-Runque 

Corresponding author: Nelson José Ramírez González 

ABSTRACT

Gentrification is an urban phenomenon that involves the transformation of neighborhoods, often characterized by their cultural and economic diversity, through the arrival of new residents with higher incomes, which can generate profound effects on local development. The objective is to analyze lines of research related to the impact of gentrification on local development. The research paradigm was quantitative, based on a descriptive, retrospective and bibliometric study, during the period from 1990 to 2024. A “.RIS” file format was downloaded and analyzed in the EndNote X8 bibliographic manager by two researchers independently. The behavior was heterogeneous, but towards an increase, with a maximum peak of 15 research papers. Research articles in the area of social sciences predominated. The most productive country was the United States with 82 research papers. A word co-occurrence analysis was carried out where six scientific research lines were identified. The maximum peak of citations was in 2010 with more than 500 citations. Gentrification, while it can bring about improvements in infrastructure and services, presents significant challenges for local development by causing the displacement of low-income communities and the cultural and economic homogenization of neighborhoods. This phenomenon highlights the need to implement local development approaches that are inclusive and equitable, ensuring that the benefits of urban development are distributed fairly among all sectors of the population.

Keywords: Community Development; Local Development; Gentrification; Indicators.

RESUMEN

La gentrificación es un fenómeno urbano que implica la transformación de barrios, a menudo caracterizados por su diversidad cultural y económica, mediante la llegada de nuevos residentes de mayores ingresos, lo que puede generar efectos profundos en el desarrollo local. El objetivo es analizar las líneas de investigación relacionadas con el impacto de la gentrificación en el desarrollo local. El paradigma de la investigación fue cuantitativo, a partir de un estudio descriptivo, retrospectivo y bibliométrico, durante el período de 1990 a 2024. Se realizó una descarga de un fichero formato “.RIS” y se analizó en el gestor bibliográfico EndNote X8 por dos investigadores de forma independiente. El comportamiento fue heterogéneo, pero hacia el incremento, donde se evidenció un pico máximo de 15 investigaciones. Predominaron los artículos de investigación en el área de las ciencias sociales. El país más productor fue Estados Unidos con 82 investigaciones. Se realizó un análisis de coocurrencia de palabras donde se identificaron seis líneas de investigación científicas. El pico máximo de citas fue en el 2010 con más de 500 citas. La gentrificación, aunque puede traer consigo mejoras

en infraestructura y servicios, presenta desafíos significativos para el desarrollo local al provocar el desplazamiento de comunidades de bajos ingresos y la homogeneización cultural y económica de los barrios. Este fenómeno resalta la necesidad de implementar enfoques de desarrollo local que sean inclusivos y equitativos, garantizando que los beneficios del desarrollo urbano se distribuyan de manera justa entre todos los sectores de la población.

Palabras clave: Desarrollo Comunitario; Desarrollo Local; Gentrificación; Indicadores.

INTRODUCTION

Local and community development is a comprehensive approach that seeks to improve the quality of life of people in a specific territory through active community participation and coordination of efforts among different social, economic, and political actors.^(1,2) This approach focuses on strengthening local capacities and resources, fostering social cohesion, cultural identity, and a sense of belonging; it also promotes the decentralization of power, democratization of decisions, and equity in the distribution of benefits.⁽³⁾ It seeks to generate employment and income opportunities, improve access to basic services, and promote environmental sustainability.⁽⁴⁾

Local development strategies are approaches designed to boost economic and social growth.⁽⁵⁾ They can include promoting the solidarity economy,⁽⁶⁾ where cooperatives and community enterprises that prioritize social welfare over profit are encouraged; strengthening sustainable tourism,⁽⁷⁾ which attracts visitors while preserving cultural and natural resources; and implementing training and education programs that develop local skills and improve employability.⁽⁸⁾

For example, in many rural communities, local farmers' markets have been established that allow farmers to sell directly to consumers, supporting the local economy and promoting healthy eating.^(9,10) Also, digital technologies can create e-commerce platforms that connect local entrepreneurs with broader markets, facilitating access to new economic opportunities.^(11,12) When adapted to the characteristics and needs of each community, these strategies can significantly impact social cohesion and the well-being of the inhabitants.

Local development projects are concrete initiatives^(13,14) that address specific challenges and take advantage of opportunities in a given community. These projects are usually designed and implemented with community members' active participation, ensuring that they respond to their real needs and strengthen their sense of ownership.⁽¹⁵⁾

Examples of local development projects include the creation of vocational training centers that provide skills relevant to the local labor market, the establishment of agricultural cooperatives that promote sustainable practices and improve the income of small producers,^(16,17) and the rehabilitation of deteriorated public spaces, transforming them into meeting and recreational places for the community.⁽¹⁸⁾ They are usually financed through public, private, and community funds, which fosters co-responsibility and long-term sustainability.⁽¹⁹⁾ Also, local development projects are often articulated with public policies and government programs, amplifying their impact and ensuring solid institutional support.

Gentrification is an urban phenomenon that involves the transformation of neighborhoods, often characterized by cultural and economic diversity, through the arrival of new, higher-income residents, which can profoundly affect local development.^(20,21) While gentrification can bring investment in infrastructure,⁽²²⁾ improvements in public services, and increased economic activity, it also carries the risk of displacement of original residents, who often cannot afford the increased living costs, such as rent and utilities.⁽²³⁾ This displacement can strip communities of cultural identity and social cohesion while exacerbating economic inequalities.^(24,25)

In addition, it can lead to a homogenization of commercial supply, where local businesses are replaced by chains and franchises, reducing the area's economic and cultural diversity.^(26,27) In this context, local development is affected, as policies and programs that do not consider the dynamics of gentrification can result in a revitalization that does not benefit all population sectors but favors new residents and the most powerful economic interests.⁽²⁸⁾ It is therefore crucial that local development approaches be inclusive and equitable, seek to mitigate the negative effects of gentrification, and ensure that all community members can benefit from urban development.

Gentrification in Latin America has profoundly impacted local development. In contrast, urban areas are revitalized and attract higher-income residents. Land values and housing prices are generated, often displacing original low-income residents who cannot afford these changes.⁽²⁹⁾ Small local businesses are often replaced by chain stores and luxury establishments, homogenizing supply and reducing economic opportunities for the resident population. Gentrification has also accelerated the transformation of the identity of historic and popular neighborhoods, eroding their cultural heritage.⁽²¹⁾ Consequently, the objective of this research is to analyze the lines of research related to the impact of gentrification on local development.

METHOD

The research paradigm was quantitative,^(30,31,32) based on a descriptive, retrospective, and bibliometric study,⁽³³⁾ to analyze trends and indicators on the impact of gentrification on local development and, from this analysis, to identify possible lines of research.

The review was carried out in the SCOPUS database (<https://www.scopus.com/>) from 1990 to 2024 without language restriction; only research and review articles found in open access were considered. A “.RIS” file was downloaded and analyzed independently in the EndNote X8 bibliographic manager by two researchers, where the selection criteria for inclusion were fit to the topic, relevance, and quality of the research.

Search strategy

In the preparation of the search strategy, two main thematic descriptors were taken into account: “gentrification,” “community development,” and “local development” in English, and their use in combination with the inclusion and exclusion criteria resulted in the structured formula: TITLE-ABS-KEY (“gentrification” AND (“local development” OR “community development”). It was carried out on September 02, 2024, and 136 researchers (n=136) were collected.

Bibliometric indicators

Five bibliometric indicators were analyzed, including four production-related indicators and one trend indicator.⁽³⁴⁾ The description of the indicators is shown below:

Trend indicator

- Trend of research per year: the number of research studies per year and their trend were analyzed based on the representation of the trend line and its level of adjustment (R2).
- Production indicators
- Scientific production by type of document: an analysis was made of the number of research and review articles identified.
- Scientific production by area of knowledge: an analysis was made of the number of articles by area of knowledge.
- Scientific production by country: an analysis was made of the number of articles by country and the levels of introduction of results based on a density map.

Source of information

Indicators were obtained from the SCOPUS database, where .XLSX files were downloaded in Excel format.

Knowledge maps

- Keyword cooccurrence network: a keyword cooccurrence analysis was performed based on the bibliometric network map. An analysis of the main clusters was carried out to identify possible lines of research.
- Citation map: an analysis was made of the main citations in the period, according to the level of access to the publications and the comparison between the levels of citations in open access or not.
- Source of information: Vosviewer software and the Lens platform were used to create knowledge maps.

RESULTS AND DISCUSSION

Figure 1 shows an analysis of research trends by year, where with a confidence level of 51.71% and heterogeneous behavior, but towards the increase, a maximum peak of 15 researches (n=15) was evidenced in the year 2022, from the year 2023, a decrease was evidenced at a rate of two researches per year, one research was also found in the year 2025.

A study of the scientific production by type of document showed a predominance of research articles with 107 (n=107), followed by book chapters and review articles with 12 (n=12) and seven (n=7) researches, respectively. On the other hand, when analyzing the frequency of research by area of knowledge, research was found in 14 areas of knowledge, where social sciences predominated with 122 documents (n=122), followed by environmental sciences and administration, business and accounting with 26 (n=26) and 17 (n=17) researches respectively.

Figure 3 shows a study of scientific production by country, where research was found in 33 countries, the most representative of which was the United States with 82 papers (n=82), followed by the United Kingdom and Canada with nine (n=9) and six (n=6) papers, respectively. A clear example of gentrification in the United States is the case of San Francisco, where the rise of the technology industry significantly transformed the urban landscape of neighborhoods such as the Mission District and South of Market (SoMa). The rapid growth

of technology companies attracted an influx of high-income workers to the city, driving up housing prices and rents. This forced many low-income residents living in those neighborhoods for generations to move to more affordable areas outside the city.

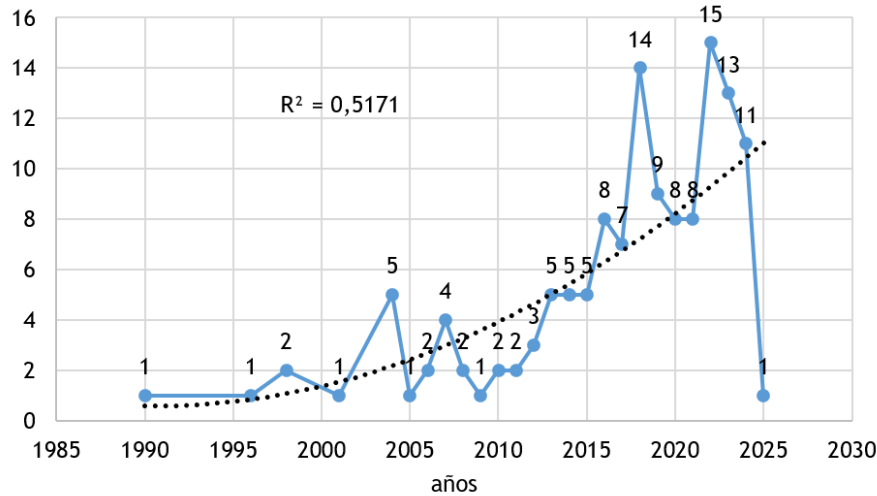


Figure 1. Trend of investigations by year

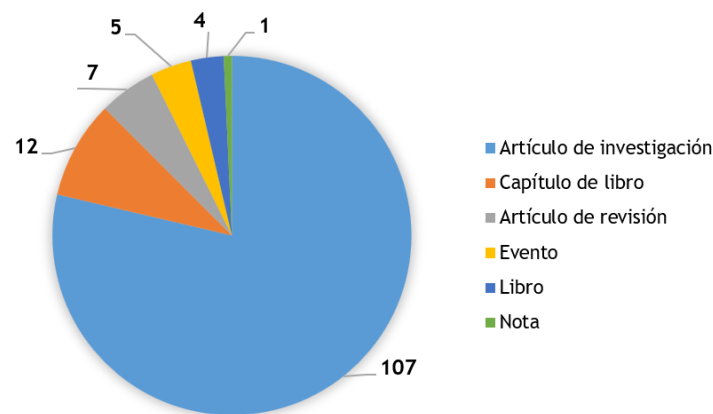


Figure 2. Scientific production by type of document

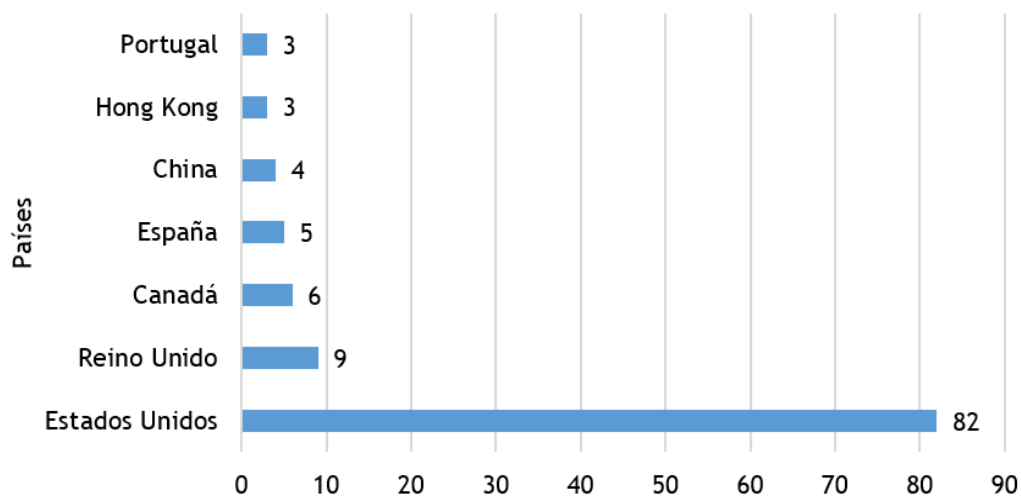


Figure 3. Scientific production by country

A keyword co-occurrence analysis was performed (figure 4) with a frequency equal to or greater than four

($n \geq 4$), where 36 items were identified and grouped into six clusters; from their analysis, possible lines of scientific research were identified (table 1).

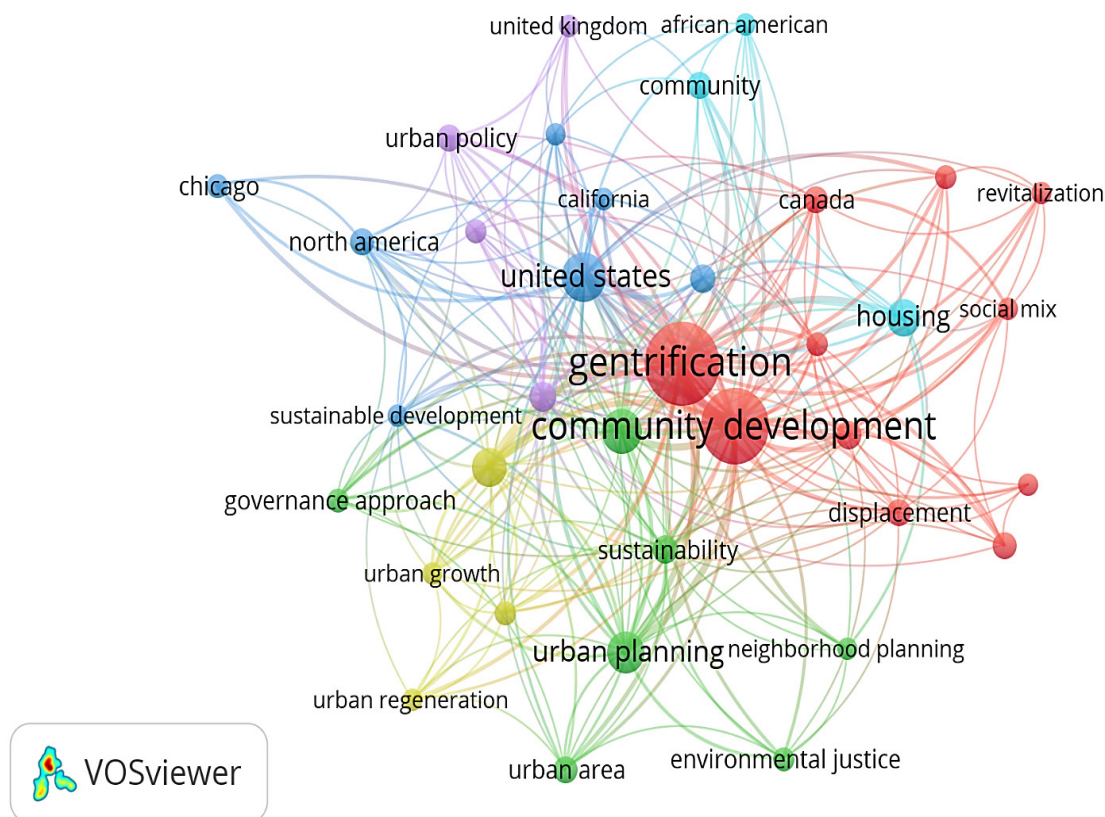


Figure 4. Keyword Cooccurrence Network ($n \geq 4$)

Table 1. Analysis of the main lines of research

Cluster	Items	Line of research	References
C1	11	Impact of gentrification on affordable housing and community development from an ethnographic approach on local participation and social capital.	Holland and Squires ⁽³⁵⁾ , Ma and Su ⁽³⁶⁾ , Nieuwland, Lavanga ⁽³⁷⁾ , Su, Ma ⁽³⁸⁾
C2	7	Strategies for sustainability and community development from the intersections of environmental justice and governance in urban planning.	Akdim, Aoubakr ⁽³⁹⁾ , Douvlou and Ryder ⁽⁴⁰⁾ , Richmond, Dumouchel ⁽⁴¹⁾ , Winkler, Oikarinen ⁽⁴²⁾
C3	7	Sustainable economic development in major U.S. metropolitan areas from a comparative analysis.	Brazil and Portier ⁽⁴³⁾ , Sable ⁽⁴⁴⁾ , Smith ⁽⁴⁵⁾
C4	4	Tourism as an engine of urban development from the implications for growth, regeneration and sustainability in urban areas.	Liang and Bao ⁽²⁰⁾ , Rodrigues, Estêvão ⁽⁴⁶⁾ , Salerno, Palladino ⁽⁴⁷⁾ , Vongvisitsin, Huang ⁽⁴⁸⁾
C5	4	Evaluation of urban renewal and revitalization through tourism and sustainable development in urban policies in the United Kingdom.	Dillon and Fanning ⁽⁴⁹⁾ , Newman and Ashton ⁽⁵⁰⁾ , Duignan ⁽⁵¹⁾
C6	3	Housing equity and community development in African American communities from the exploration of strategies for social justice.	Lee ⁽⁵²⁾ , Ravuri ⁽⁵³⁾ , Howell ⁽⁵⁴⁾ , Sood and Vicino ⁽⁵⁵⁾
Total	36		

Figure 5 shows the citation map, which shows a greater accumulation of citations starting in 2006, with citations in the range of 0 to 150; the maximum peak of citations was in 2010, with more than 500 citations in journals that are not open-access.

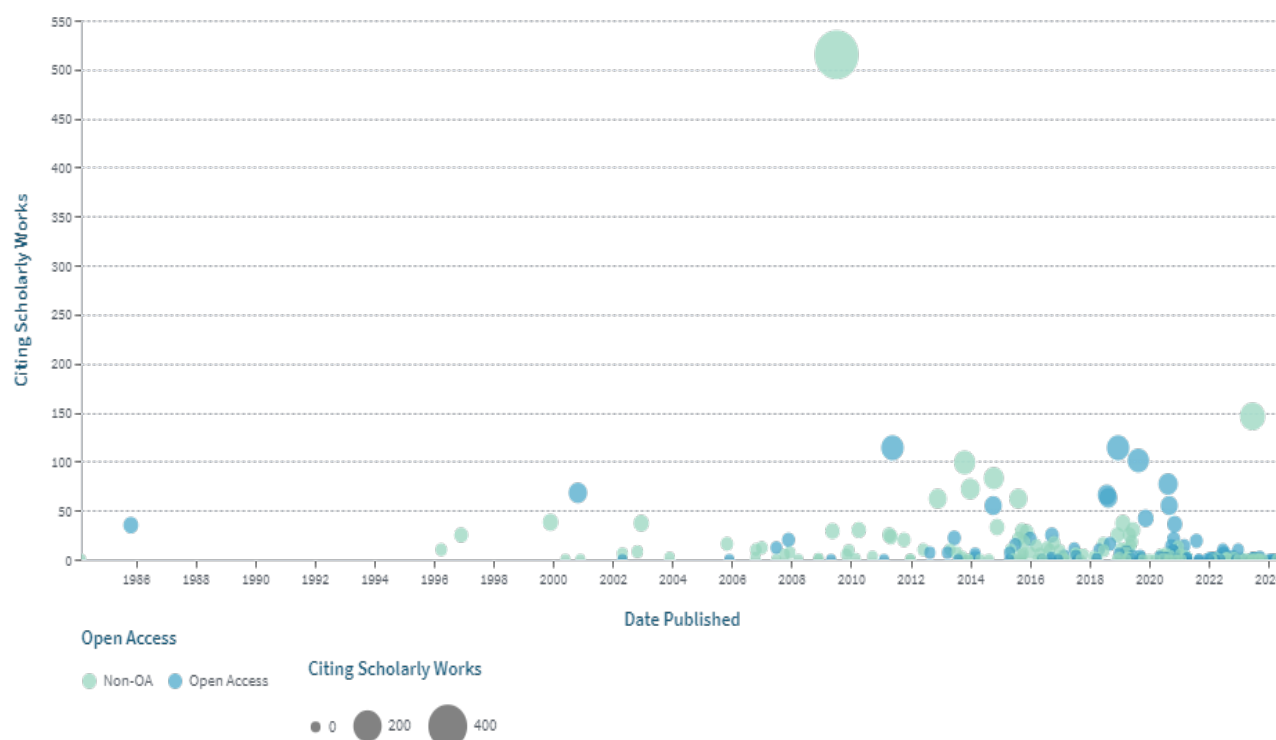


Figure 5. Map of citations

CONCLUSIONS

While it can bring about improvements in infrastructure and services, gentrification presents significant challenges for local development by causing the displacement of low-income communities and the cultural and economic homogenization of neighborhoods. This phenomenon highlights the need to implement inclusive and equitable local development approaches, ensuring that the benefits of urban development are distributed fairly among all population sectors. Failure to consider gentrification dynamics in development policies can result in revitalization that favors new residents and powerful economic interests, leaving original residents vulnerable.

To mitigate the negative effects of gentrification and promote sustainable local development, the strategies implemented must be adapted to each community's specific characteristics and needs. This includes fostering the solidarity economy, supporting the creation of cooperatives and community enterprises, and developing projects that strengthen social cohesion and a sense of belonging. The active participation of community members in the design and execution of these projects ensures that they respond to their real needs and empowers residents to be protagonists of their own development.

The study of scientific production by type of document and area of knowledge indicates a predominance of research articles, especially in the field of social sciences, which accounts for most of the production with 122 documents. In addition, the geographical distribution of research shows that the United States is the leading country in scientific production, followed by the United Kingdom and Canada. Identifying 36 items in the keyword co-occurrence analysis suggests emerging lines of research addressing crucial issues such as gentrification, sustainability, and housing equity. These findings underscore the importance of further exploring these areas to contribute to developing effective policies and strategies that foster inclusive and sustainable urban development.

REFERENCES

1. Bora B, Ismail BB, Garba U, Mishra S, Jha AK, Naik B, et al. Himalayan fruit and circular economy: nutraceutical potential, traditional uses, challenges and opportunities. Food Production, Processing and Nutrition. 2024;6(1). <https://doi.org/10.1186/s43014-023-00220-6>
2. Yang E, Kim J, Gibson HJ, Thapa B. The impact of resilience on community variations in the relationships between tourism and quality of life. Journal of Destination Marketing and Management. 2024;33. <https://doi.org/10.1016/j.jdmm.2024.100928>
3. Yero Pita DR, Souto Anido L. Relaciones de causalidad entre las variables que influyen en el desarrollo

local. *Economía y Desarrollo*. 2022;166(1). <http://scielo.sld.cu/pdf/eyd/v166n1/0252-8584-eyd-166-01-e9.pdf>

4. Álvarez González LI, Coque Martínez J, Sanzo Pérez MJ. La innovación social en la economía social y su fomento en un entorno regional. El caso del Principado de Asturias. *CIRIEC-España, revista de economía pública, social y cooperativa*. 2023(108):99-130. <https://doi.org/10.7203/CIRIEC-E.108.23008>

5. Sfeir N. Local economic development via urbanism lever: the case of Lebanon. *Studies of Architecture, Urbanism and Environmental Sciences Journal (SAUES)*. 2018;1(2):62-78. <https://doi.org/10.22034/saues.2018.02.01>

6. Juhász G, Borda V, Vojtek É. Designing Strategy for the Development of Social/Solidarity Economy. *Humán Innovációs Szemle*. 2020;11(2):4-18. <https://ojs.ppke.hu/hisz/article/view/62>

7. Ramírez Pérez JF, Pérez Hernández I, Rodríguez Martínez M, Miranda Camejo H. Sustainable local tourism: contribution to territorial development in Cuba. *Cooperativismo y Desarrollo*. 2020;8(3). <https://coodes.upr.edu.cu/index.php/coodes/article/download/397/668/3921>

8. Yoza Calderón XN, Villafuerte Soledispa RA, Parrales Poveda ML. Crecimiento empresarial: estrategia de desarrollo del mercado en el sector MIPYMES. *Revista Publicando*. 2021;8(31):82-95. <https://doi.org/10.51528/rp.vol8.id2236>

9. Rodriguez Caceres VR. Gestión de ferias locales para la participación de los productores agropecuarios, Lima, 2022 [Tesis de maestría]. Lima, Perú: Universidad César Vallejo; 2023. https://repositorio.ucv.edu.pe/bitstream/handle/20.500.12692/114061/Rodriguez_CVR-SD.pdf?sequence=1

10. Debortoli DO, Brignole NB. Inteligencia empresarial para estimular el giro comercial en el microcentro de una ciudad de tamaño intermedio. *Región Científica*. 2024;3(1):2024195. <https://doi.org/10.58763/rc2024195>

11. Mothobi O, Kebotsamang K. The impact of network coverage on adoption of Fintech and financial inclusion in sub-Saharan Africa. *Journal of Economic Structures*. 2024;13(1). <https://doi.org/10.1186/s40008-023-00326-7>

12. Vhatkar MS, Raut RD, Gokhale R, Kumar M, Akarte M, Ghoshal S. Leveraging digital technology in retailing business: Unboxing synergy between omnichannel retail adoption and sustainable retail performance. *Journal of Retailing and Consumer Services*. 2024;81. <https://doi.org/10.1016/j.jretconser.2024.104047>

13. Torres Palacio JC, Barros Padilla J, Milagros del Carmen Villasmil-Molero M, Socorro C. Beneficios tributarios para proyectos de ciencia, tecnología e innovación en Colombia. *Revista de ciencias sociales*. 2020;26(2):107-19. <https://dialnet.unirioja.es/descarga/articulo/7500746.pdf>

14. Vázquez-Vidal V, Martínez-Prats G. El desarrollo regional y su impacto en la sociedad mexicana. *Región Científica*. 2023;2(1):202336. <https://doi.org/10.58763/rc202336>

15. Matarrita-Cascante D, Lee JH, Nam JW. What elements should be present in any community development initiative? Distinguishing community development from local development. *Local Development and Society*. 2020;1(2):95-115. <https://doi.org/10.1080/26883597.2020.1829986>

16. Labrador Machín O, Mirabal González Y, Torres Paez CC. Potential of agro livestock cooperatives in terms of food sovereignty and nutritional education. *Cooperativismo y Desarrollo (COODES)*. 2020;8(3). <https://coodes.upr.edu.cu/index.php/coodes/article/download/401/684/3997>

17. Sanabria Martínez MJ. Construir nuevos espacios sostenibles respetando la diversidad cultural desde el nivel local. *Región Científica*. 2022;1(1):20222. <https://doi.org/10.58763/rc20222>

18. Vinci I. Exploring the Rural within the Italian local development policy. *INNER AREAS*. 2022;75. <https://iris.unipa.it/handle/10447/585011>

19. Sansiviero C, Frem M, Cardone G, Petrontino A, Fucilli V. Ranking Apulian Ecomuseums using Qualitative

Indicators of Social, Economic and Environmental Sustainability. Educational Administration: Theory and Practice. 2024;30(5):9451-62. <https://kuey.net/menuscript/index.php/kuey/article/download/4594/3083>

20. Liang ZX, Bao JG. Tourism gentrification in Shenzhen, China: causes and socio-spatial consequences. Tourism Geographies. 2015;17(3):461-81. <https://doi.org/10.1080/14616688.2014.1000954>

21. Navarrete Escobedo D. La gentrificación transnacional en América Latina: el caso de San Miguel de Allende. Iztapalapa Revista de ciencias sociales y humanidades. 2022;43(93):103-28. <https://doi.org/10.28928/ri/932022/atc4/navarreteescobedod>

22. Kiani B, Thierry B, Apparicio P, Firth C, Fuller D, Winters M, et al. Associations between gentrification, census tract-level socioeconomic status, and cycling infrastructure expansions in Montreal, Canada. SSM - Population Health. 2024;25. <https://doi.org/10.1016/j.ssmph.2024.101637>

23. Matsuyuki M, Aizu N, Nakamura F, Leeruttanawisut K. Impact of gentrification on travel behavior in transit-oriented development areas in Bangkok, Thailand. Case studies on transport policy. 2020;8(4):1341-51. <https://doi.org/10.1016/j.cstp.2020.09.005>

24. Lin B, Lee W, Wang Q. Residents' Perceptions of Tourism Gentrification in Traditional Industrial Areas Using Q Methodology. Sustainability (Switzerland). 2023;15(22). <https://doi.org/10.3390/su152215694>

25. Michel B. Arts and culture in the city: Peripheral centrality, cultural vitality, and urban change in inner suburbs. Cities. 2024;150. <https://doi.org/10.1016/j.cities.2024.104983>

26. Rodríguez Núñez JA. Desplazamiento residencial en Palma: consecuencias de la Globalización y Gentrificación [Tesis de maestría]. Salamanca, España: Universidad de Salamanca; 2023. https://gredos.usal.es/bitstream/handle/10366/153028/TFM_RodNunJ_Desplazamiento.pdf?sequence=1&isAllowed=y

27. Muñoz Bonilla HA, Menassa Garrido IS, Rojas Coronado L, Espinosa Rodríguez MA. La innovación en el sector servicios y su relación compleja con la supervivencia empresarial. Región Científica. 2024;3(1):2024214. <https://doi.org/10.58763/rc2024214>

28. Sequera J. A 50 años del nacimiento del concepto 'gentrificación'. La mirada anglosajona. Biblio3W Revista Bibliográfica de Geografía y Ciencias Sociales. 2015;20. <https://doi.org/10.1344/b3w.0.2015.26116>

29. Salinas Arreortua LA. Gentrificación en la ciudad latinoamericana. El caso de Buenos Aires y Ciudad de México. GeoGraphos: Revista Digital para Estudiantes de Geografía y Ciencias Sociales. 2013;4(44):281-304. <https://dialnet.unirioja.es/descarga/articulo/4147501.pdf>

30. Sánchez Suárez Y, Marqués León M, Hernández Nariño A, Suárez Pérez MM. Metodología para el diagnóstico de la gestión de trayectorias de pacientes en hospitales. Región Científica. 2023;2(2):2023115. <https://doi.org/10.58763/rc2023115>

31. Sánchez Suárez Y, Trujillo García L, Hernández Nariño A, Cuervo Saiz L, Sablón Cossío N, Marqués León M. Una aproximación a la economía circular y su contribución en el contexto de la pandemia. Infodir. 2023(40). <http://scielo.sld.cu/pdf/inf/n40/1996-3521-inf-40-e1336.pdf>

32. Tápanes Suárez E, Bosch Nuñez O, Sánchez Suárez Y, Marqués León M, Santos Pérez O. Sistema de indicadores para el control de la sostenibilidad de los centros históricos asociada al transporte. Región Científica. 2023;2(1):202352. <https://doi.org/10.58763/rc202352>

33. Sangroni-Laguardia N, Medina-Nogueira YE, Tápanes-Suárez E, Santos-Pérez O, Pérez-Castañeira JA, Sánchez-Suárez Y. Principales modelos de gestión de calidad de vida urbana asociada al transporte. Ingeniería Industrial. 2021;42(3):42-53. <http://scielo.sld.cu/pdf/rii/v42n3/1815-5936-rii-42-03-30.pdf>

34. Leyva Ricardo SE, Pancorbo Sandoval JA. Implementación de la economía circular en la gestión de la cadena de suministro: un análisis bibliométrico. Región Científica. 2024;3(2):2024315. <https://doi.org/10.58763/rc2024315>

35. Holland D, Squires GD. Community reinvestment challenges in the age of gentrification: Pittsburgh, Pennsylvania as a case study for wide bank lending disparities. *Community Development Journal*. 2024;59(1):147-63. <https://doi.org/10.1093/cdj/bsac022>
36. Ma X, Su W. Local government intervention in tourism-driven rural gentrification: Types and interpretative framework. *Tourism Management*. 2024;100. <https://doi.org/10.1016/j.tourman.2023.104828>
37. Nieuwland S, Lavanga M, Koens K. Using adaptive cycles and panarchy to understand processes of touristification and gentrification in Valencia, Spain. *Tourism Management*. 2025;106. <https://doi.org/10.1016/j.tourman.2024.105011>
38. Su W, Ma X, Wang H, Liu F, Zhang L, Jia W. Scale development for measuring displacement in rural tourism gentrification: a resident perception perspective. *Asia Pacific Journal of Tourism Research*. 2023;28(9):965-83. <https://doi.org/10.1080/10941665.2023.2283007>
39. Akdim M, Aboubakr S, Akdim H, Alami A. ACTORS' CONTROVERSIES AND TERRITORIAL GOVERNANCE IN THE SOUTHERN VICINITY OF FEZ (MOROCCO). *Estudios Geograficos*. 2022;83(293). <https://doi.org/10.3989/estgeogr.2022126.126>
40. Douvrou E, Ryder A. Sustainability and urban regeneration: The community and the city. *WIT Transactions on Ecology and the Environment*. 2006;99:115-25. <https://doi.org/10.2495/RAV060121>
41. Richmond L, Dumouchel R, Pontarelli H, Casali L, Smith W, Gillick K, et al. Fishing community sustainability planning: A roadmap and examples from the California coast. *Sustainability (Switzerland)*. 2019;11(7). <https://doi.org/10.3390/su11071904>
42. Winkler R, Oikarinen L, Simpson H, Michaelson M, Gonzalez MS. Boom, bust and beyond: Arts and sustainability in Calumet, Michigan. *Sustainability (Switzerland)*. 2016;8(3). <https://doi.org/10.3390/su8030284>
43. Brazil N, Portier A. Investing in Gentrification: The Eligibility of Gentrifying Neighborhoods for Federal Place-Based Economic Investment in U.S. Cities. *Urban Affairs Review*. 2022;58(5):1234-76. <https://doi.org/10.1177/10780874211032637>
44. Sable M. The impact of the biotechnology industry on local economic development in the Boston and San Diego metropolitan areas. *Technological Forecasting and Social Change*. 2007;74(1):36-60. <https://doi.org/10.1016/j.techfore.2006.05.016>
45. Smith N. Comment on David Listokin, Barbara Listokin, and Michael Lahr's "The Contributions of Historic Preservation to Housing and Economic Development": Historic Preservation in a Neoliberal Age. *Housing Policy Debate*. 1998;9(3):479-85. <https://doi.org/10.1080/10511482.1998.9521304>
46. Rodrigues RI, Estêvão JV, Palrão T. Is Overtourism the Enemy to Host Communities? The Influence of Geodemographic Traits of Residents on their Perceptions Towards Tourism. *Revista Portuguesa de Estudos Regionais*. 2023(64):27-46. <https://doi.org/10.59072/RPER.VI64.269>
47. Salerno G, Palladino M, Cafiero C, Romeo G, Marcianò C, editors. *Gastronomy and Tourism in Remote European Areas: Toward a Food and Wine Atlas of the Metropolitan City of Reggio Calabria*. Lecture Notes in Networks and Systems; 2023. https://doi.org/10.1007/978-3-031-34211-0_20
48. Vongvisitsin TB, Huang WJ, King B. Urban community-based tourism development: A networked social capital model. *Annals of Tourism Research*. 2024;106. <https://doi.org/10.1016/j.annals.2024.103759>
49. Dillon D, Fanning B. Developer-led gentrification and legacies of urban policy failure in Post-Riot Tottenham. *Community Development Journal*. 2019;54(4):605-21. <https://doi.org/10.1093/cdj/bsy014>
50. Newman K, Ashton P. Neoliberal urban policy and new paths of neighborhood change in the American inner city. *Environment and Planning A*. 2004;36(7):1151-72. <https://doi.org/10.1068/a36229>
51. Duignan MB. London's local Olympic legacy: Small business displacement, 'clone town' effect and

the production of ‘urban landscapes’. *Journal of Place Management and Development*. 2019;12(2):142-63. <https://doi.org/10.1108/JPMD-05-2018-0033>

52. Lee EP. Tracking Racialized Gentrification-Induced Displacement of Indigenous African American Residents. *Urban Social Work*. 2023;7(2):89-101. <https://doi.org/10.1891/USW-2022-0013>

53. Ravuri ED. Gentrification and displacement of the African-American population: A case study of two neighborhoods in Cincinnati, U.S.A., 2000-2016. *City, Culture and Society*. 2022;31. <https://doi.org/10.1016/j.ccs.2022.100487>

54. Howell KL. Winning in a “lose-lose” environment of economic development: housing, community empowerment, and neighborhood redevelopment in the Columbia Heights neighborhood of Washington, DC. *Housing and Society*. 2020;47(1):22-41. <https://doi.org/10.1080/08882746.2019.1697090>

55. Sood A, Vicino TJ. The Politics of Studentification: An Analysis of the Student Housing Debate in Boston. *Housing Policy Debate*. 2024;34(5):620-43. <https://doi.org/10.1080/10511482.2023.2236078>

FINANCING

The authors did not receive funding for the development of this research.

CONFLICT OF INTEREST

The authors declare that there is no conflict of interest.

AUTHORSHIP CONTRIBUTION

Conceptualization: Nelson José Ramírez González and Olga Gómez Figueroa.

Data Curation: Nelson José Ramírez González and Olga Gómez Figueroa.

Formal analysis: Nelson José Ramírez González and Olga Gómez Figueroa.

Research: Nelson José Ramírez González and Olga Gómez Figueroa.

Methodology: Nelson José Ramírez González and Olga Gómez Figueroa.

Project Administration: Nelson José Ramírez González and Olga Gómez Figueroa.

Resources: Nelson José Ramírez González and Olga Gómez Figueroa.

Software: Nelson José Ramírez González and Olga Gómez Figueroa.

Supervision: Nelson José Ramírez González and Olga Gómez Figueroa.

Validation: Nelson José Ramírez González and Olga Gómez Figueroa.

Visualization: Nelson José Ramírez González and Olga Gómez Figueroa.

Writing - original draft: Nelson José Ramírez González and Olga Gómez Figueroa.

Writing - proofreading and editing: Nelson José Ramírez González and Olga Gómez Figueroa.