

A Renewal of the Central Area of a Large City

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The aim of this paper is to explain gentrification and to predict its possibility of it in Japanese large cities.

The process of gentrification first arose in U.K. The deviant people of middle class households—planners, university lecturers, television people, architects etc.—have been locating the inner city where CBD is strong but older less well paid jobs in manufacturing industry and routine clerical office jobs are disappearing. The demand for working class housing in inner areas declines as jobs disappear. The demand for more high income housing might be met in the outer parts of the urban area were it not for two contemporaneous social change—an increase in the number of wives going out to work and an increase in the number of childless couples. These households may have a lower demand for space and/or have a great incentive to reduce travel cost. So the results of these social and economic changes lead the displacement of the lower income people and the invasion of left-wing wealthier people.

The advantages of these gentrification are the grading up the neighborhood of the inner area, the increment of tax revenue and efficient use of social capital, and the reduction of a long journey to work. So we expect the city to be compact.

The problem of the gentrification is the displacement of the lower income, coloured people. Empirical studies are being carried out nowadays. In Japanese large cities, there is no evidence that gentrification has arisen. But a similar kind of processes are occurring.