



Extensive Regeneration in Danish Non-profit Housing

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From utopia...

1960-1979:

Construction of 818.000 dwelling units
200.000 non-profit

1

4

2023:

583.000 non-profit housing units
1/6 of the Danish population

2

5

3

6



...To dystopia

“Across the country, we find parallel societies. People with the same kind of problems situate themselves in enclaves. [They] do not participate, do not use the opportunities we offer. They place themselves on the outside. Holes have been made in the map of Denmark”

Prime Minister Lars Løkke Rasmussen 2018



The parallel society act

- **2010:** Annual list of ghettos – housing areas with more than 1000 residents and
 - 1) > 40 pct unemployed
 - 2) > 50 pct non-Western ethnic background
 - 3) $\geq 2,18$ pct convicted of crime
 - 4) > 60 pct with no education over primary school
 - 5) Average income < 55 pct of regional average
- **2018:** Parallel Society Act (PSA) – evictions, tenure mix, and targeted demolition to *“transform and open up the ghetto areas towards the surrounding society.”*
- **2019-2030:** 17 areas regenerated to reduce social housing to 40% by way of demolition, densification, conversion of housing types etc.



Regeneration of Danish disadvantaged neighbourhoods: Long-term evaluation (2018–2028)

Agervang
1965/1966, 1970/1990
596 housing units



Stengårdsvej
1967-1971
579 housing units



Bispehaven
1969-1972
881 housing units



Tingbjerg
1957-1972
2700 housing units



Gadehavegård
1976
986 housing units



Ringparken
1963-1969
868 housing units



Mjølnerparken
1984-1987
560 housing units



Motalavej
1967-1977
910 housing units



Munkebo
1973
610 housing units



Sundparken
1968-1972
577 housing units



Finlandsparken
1967-1971
569 housing units



Taastrupgård
1972-1973
917 housing units



Skovvejen/Skovparken
1971-1974
1200 housing units



Gellerupparken
1968-1972
2400 housing units
(incl. Toveshøj)

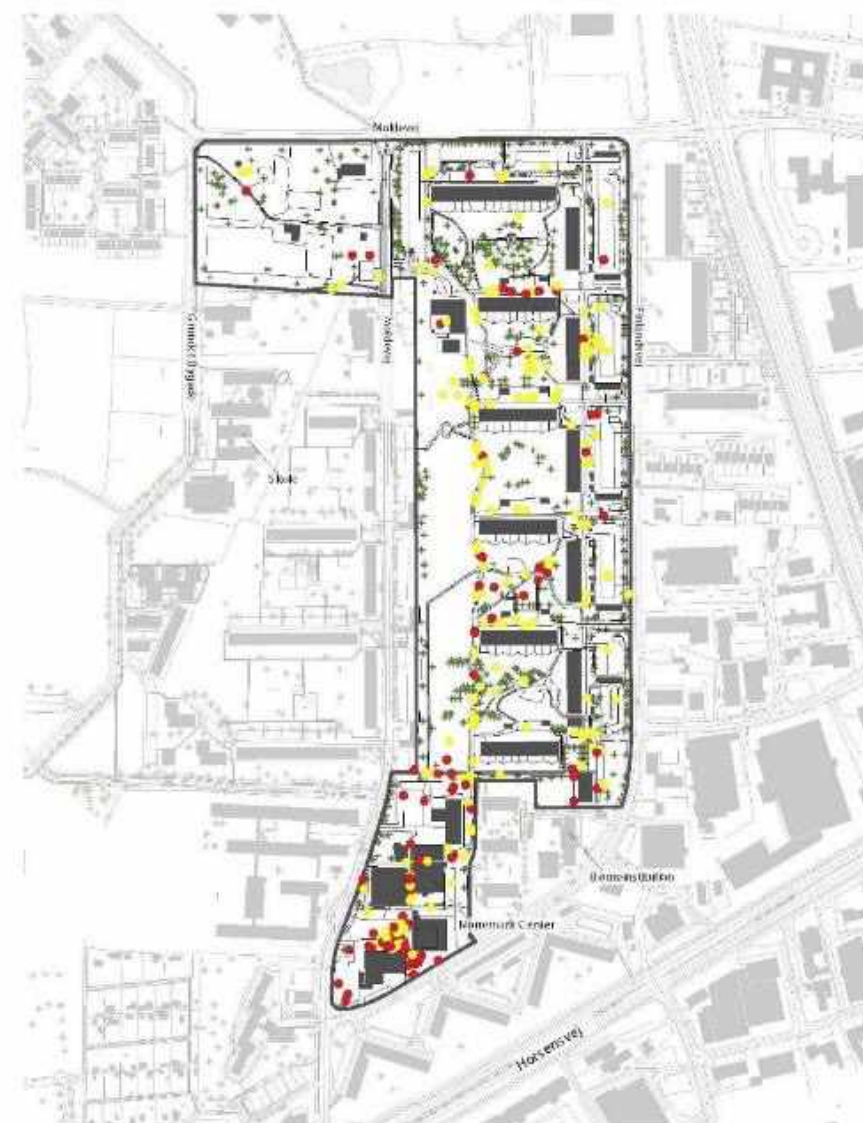


Vollsmose
1967, 1974, 1981
3605 housing units



Methods

- Registration of original architectural layout and planned/ongoing transformations
- Media analysis of written media over 12 months
- Interviews with key stakeholders (housing association, municipality, advisor)
- Survey among residents and other users
- Registration of life in public space
- Qualitative interviews with residents and users
- Qualitative interviews with neighbours and civil society (schools, retail, sports etc)



● Bor i området [154]
● Udefrakommende [93]

0 50 100 m



New infrastructure and flow

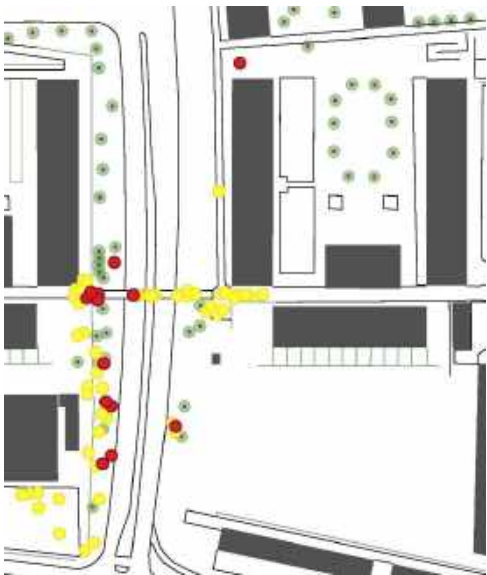
2019



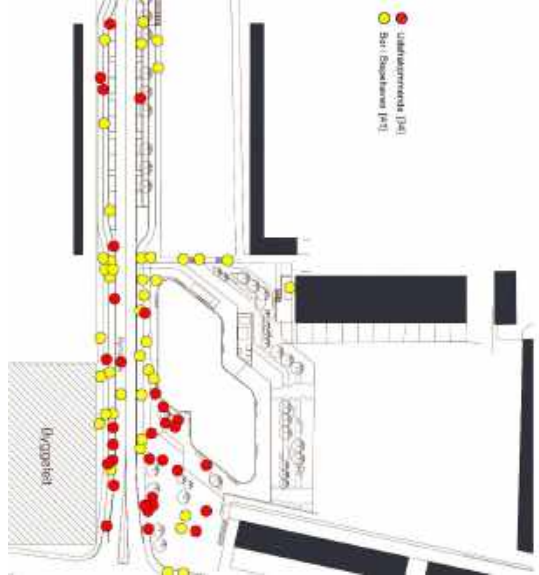
2022



2019



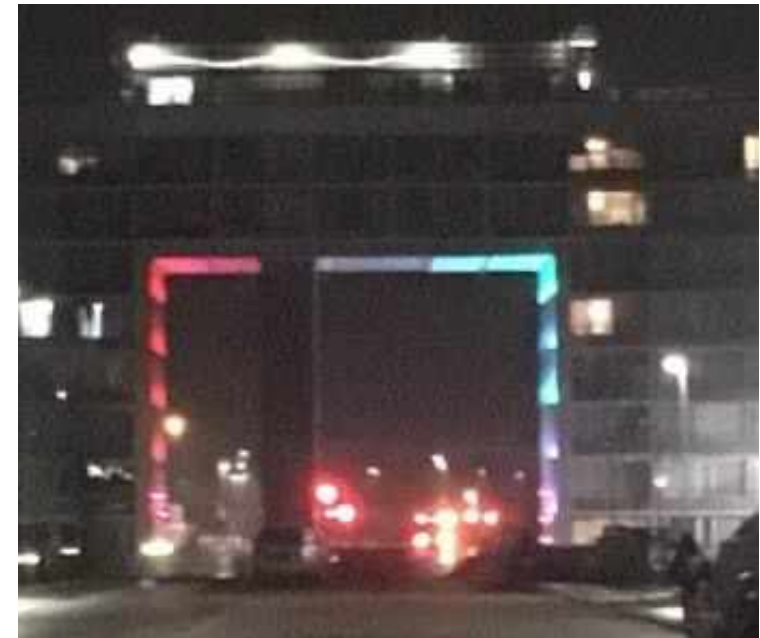
2022



New openings and gates

"It gives a new identity (...). At night when it is illuminated, it can be seen all the way from the rooftop of Salling Rooftop. I think that will have an impact, especially the next five to six years. Whether it is the club of retired people, the money people, or the architects, it makes you say, "Wow, a change has happened here!" (...).

Project manager, Gellerup



"You can't really use the gate for anything. It can glow and blink in colors and stuff like that.... In our situation, it doesn't make sense that they made a hole. (...) My parents were told that they cannot live here: "We need to get someone else in"

Resident, Gellerup



New residents?



One size does not fit all

NY VIDEN

Ny viden: Developeres fokus på store boligområder i store byer gør dem svære at tiltrække for mange omdannelsesområder



Will new residents integrate?

"I'd say, they have ruined the area, where kids could run freely. Right in the heart of Bispehaven – it's going to be expropriated to private owners. And my prediction is that those who move in will have no intention of integrating themselves in the community. To them it is just a cheap flat. There will be locks and barbed wire like we have seen it with the youth housing on Ryhavevej".

Resident, Bispehaven



A screenshot of a Facebook post from the page 'Pionérhusene', dated 27. maj 2019. The post text reads: 'Drømmer du om en helt ny lejlighed, der ikke koster kassen? Tæt på naturen og med Åby Skole som skoledistrikt? Pionérhusene har både 2-, 3-, 4- og 5-værelses lejligheder – og du får oven i købet 3 måneders gratis TV og Internet fra STØFA. Åbent hus søndage kl. 11-12.' Below the text is a photograph of a modern, multi-story apartment building with a mix of brick and dark panels. A dark blue circular graphic is overlaid on the right side of the photo, containing the text '4 værelser fra kun 9.500 kr./md.'

Social cohesion and place attachment

"Before I could easily gather 300 signatures on less than 24 hours. Now there is no social cohesion. People say: We had to move out due to demolitions..."

Resident, Bispehaven

"People in Gellerup think that it is beautiful now... but it is no longer ours. They feel that the influence we used to have is no longer there. And they are so tired of the whole place being a construction site – is it even for us?"

Former resident, Gellerup



Inclusion by urban design?



To sum up

- The PSA aims to transform and open up ‘the ghetto areas’ by way of demolition, densification, social mix
- New infrastructure, new openings/gates and functions *may* change flow and place reputation, yet inside and outside perspectives still differ: safe for whom?
- Attempts of attracting new residents are challenged by various conditions (scale, location, housing market) and social dynamics (who is moving in and out? will they mix and integrate?)
- The current transformations can also fuel stigmatization and among some residents the regeneration is perceived as destroying local community and cohesion, making them feel that they do not belong
- Too early to conclude whether ‘the medicine is working’ – but it has remarkable side effects, especially for vulnerable residents