Definitions

A continuous process of remodeling older parts of urban areas, including their central business areas by means of rehabilitation and conservation as well as redevelopment.

The displacement of an existing low-income population, creating space for more profitable office, commercial and luxury residential development or the provision of transport facilities.
Is a program of land redevelopment in areas of moderate to high density urban land use. Renewal has had both successes and failures. Its modern incarnation began in the late 19th century in developed nations and experienced an intense phase in the late 1940s - under the rubric of reconstruction. The process has had a major impact on many urban landscapes, and has played an important role in the history and demographics of cities around the world.

Urban renewal may involve relocation of businesses, the demolition of historic structures, the relocation of people, and the use of eminent domain (government purchase of property for public use) as a legal instrument to take private property for city-initiated development projects.
Urban Renewal is of growing importance because of:

- Urban areas are becoming larger and older, so more and more renewal of urban fabric has to take place.
- Constant expansion of urban areas into agricultural hinterland, while large quantities of urban land and buildings are abandoned and left dilapidated.
The first major urban renewal project took place in the 1850s in France where, under the auspices of Louis Napoleon, Baron Haussmann restructured Paris, modeling it after imperial Rome.

In the process, Haussmann modernized the city, with the addition of sewage and sanitation systems, centralized rail transportation and markets, tree-lined streets and parks.

Haussmann gave the city much of its current grandeur, but in order to build his impressive boulevards and vistas, he also disregarded the lives of the city's inhabitants, evicting hundreds of thousands from their homes.
Projects such as the design and construction of Central Park, New York and the 1909 Plan for Chicago by Daniel Burnham might be considered early urban renewal projects. Similar, the efforts of Jacob Riis in advocating for the demolition of degraded areas of New York in the late 19th century might also be seen as formative urban renewal programs.
Urban Renewal Developers:

- Louis Lesser
- Robert Moses
- Paul Tishman
The redevelopment of large sections of New York City and New York State by Robert Moses between the 1930s and the 1970s was a notable and prominent example of urban redevelopment. Moses directed the construction of new bridges, highways, housing projects, and public parks. Moses was a controversial figure, both for his single-minded zeal and for its impact on New York City.

Other cities across the USA began to create redevelopment programs in the late 1930s and 1940s. These early projects were generally focused on slum clearance and were implemented by local public housing authorities, which were responsible both for clearing slums and for building new affordable housing.
Urban Renewal programs are generally undertaken by public authorities or by local governments. The emphasis is on those parts which have fallen below current standards of public acceptability. These are commonly to be found in:

- the residential parts of the inner city,
- in the central business district itself.

*Indicators for residential parts of inner cities are:

- inadequate housing,
- environmental degradation,
- presence of non-conforming uses.
**Indicators** for central business district are:
- traffic problems,
- congestion,
- dilapidated buildings.
Policies/ Approaches

1 - Slum Clearance
Demolition of dilapidated dwellings located in a slum (an area of sub-standard, overcrowded housing occupied by the poor immigrants)

2 - Redevelopment
The demolition of an existing building and its replacement by a new building

3 - Rehabilitation
The repair and improvement of existing structurally sound property
4 - Housing Improvement

Improvements of dwellings by provision of essential basic amenities

5 - Conservation

To retain intact or unchanged. Also meant as ‘Preservation’

Cabrini Green Housing Project
6- Environmental Improvements
Main emphasis is to improve environmental conditions

7- Economic Renewal
Improvement of economic conditions of dwellers
Following Projects fall under Urban Renewal:

- Redevelopment projects
- Economic development strategies
- Housing loans and other financial tools
- Streetscape improvements
- Transportation enhancement
- Historic preservation projects
- Parks and open spaces
The Alexandra Renewal Project (ARP), is an urban renewal project in Alexandra, Gauteng, northern Johannesburg, South Africa. The project is one of eight urban nodes of the "Integrated Sustainable Rural Development and Urban Renewal Programme".

This programme is a key component of the Government's approach to addressing urbanization and housing challenges in South Africa and comprises the integrated development of an area addressing economic, social and physical challenges simultaneously.
The Alexandra Renewal Project is a joint initiative between many stakeholders including National, Provincial and Local Government, the Greater Alexandra Community, the Private Sector, Non-Governmental Organizations and Community-Based Organizations.

The Project, which is to be implemented over a seven-year period, aims to radically change the physical, social and economic environment of Alexandra by reducing levels of unemployment, creating a healthy and clean living environment, providing services at an affordable and sustainable level, reducing levels of crime and violence, upgrading existing housing environments and creating additional affordable housing opportunities.

A budget of R1,3 billion has been allocated by the South African Government, and substantial budgets have also been committed by Gauteng Provincial Government and the City of Johannesburg.
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