

## Appendix 8

### Low-Income Inner-ring Suburbs Green/Gray Area Dynamics Model

#### Weak Governance of the Built Environment

	Drivers	Process	Location	Result
<b>1</b>	Commonwealth Economic Growth and Development: Emergence of Tertiary Sector + Locational Advantages	Land Use Change: Residential to Commercial Structure Conversion	Along Arterial Avenues	Green Area Loss
<b>2</b>	Neighborhood Decline Cycle : Population Succession, Aging Housing Stock, Filtering + Arbitrage	Adaptations and Conversion to Multi-family units, Increase in Rental Units and Building Footprint	Residential Structures at Central Neighborhood Core	Green Area Loss
<b>3</b>	Federal and Commonwealth Transportation and Land-Use Policies + Ineffective Public Transit	Increased Dependence on Private Automobile	Front yards, Side yards and Street Planting Strip conversion to parking surfaces	Green Area Loss
<b>4</b>	Cultural Preferences + Unforeseen Spatial Necessities	Architectural alterations, structure and room additions	Residential Structure	Green Area Loss

Diminishment of Quality of Life: Negative Environmental, Economic, and Social Externalities at Neighborhood Scale with Spillover Effects into the larger Socio-Ecological System

Change in demand towards lower-income and rental status households

Diminishment of amenities and value of housing bundle.

