Mobility and Dynamism in Neighbourhood

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ABSTRACT

In the literature, neighbourhood effect studies can encounter challenges when neighbourhood as a context of change was ignored and its dynamic characteristic was considered to be static. In this study the attempt was first to find out the mechanisms behind neighbourhood characteristic change and to criticize the static model of neighbourhood characteristic. Secondly, it was investigated how change in neighbourhood characteristic as a social process is affected by another social process, called “residential mobility”. Residential mobility is a socio-interactive mechanism that affect neighbourhood characteristic via several transmission mechanisms such as population turnover, socio economic status, and social production or reproduction in each neighbourhood. Each of these transmission mechanisms were measured as an indicator for assessing dynamism inside a neighbourhood. Generally dynamism appears in a neighbourhood, when these indicators operate simultaneously and constantly. To empirically assess the relationship between residential mobility and neighbourhood effects, three neighbourhoods in Famagusta were selected. Famagusta is a city that experience mobile population since 1974 due to government policies. Moreover, establishment of the Eastern Mediterranean University bring about a remarkable potential for the city. Accordingly, to know how the process of residential mobility operates in each neighbourhood, investigation was performed via field survey, making interview and filling structured questionnaires. The results of data analysis illustrate the role of mobile population in neighbourhood characteristic change through mechanisms behind neighbourhood effects. Moreover, how these mechanisms operate was explained whether or not dynamism appears in these neighbourhoods.

Keywords: Neighbourhood Characteristic, Residential Mobility, Neighbourhood effect, Dynamism.

ÖZ

Edebiyatta, mahalle etkileriyle ilgili çalışmalar, şartlardaki değişim göz ardı edildiğinde ve dinamik karakteristik durağan olarak kabul edildiğinde sorunlarla karşılaşır. Bu çalışmada, ilk amaç mahalle karakteristiğini değiştiren mekanizmaların arkasındaki sebepleri bulmak ve mahalle karakteristiğinin durağan modelini eleştrimektir. İkinci olarak, durağan olmayan mahalle sakinlerinin sosyal süreçlerin etkisinde kalarak mahalle karakteristiklerinin değişimleri incelenmiştir. Durağan olmayan mahalle sakinleri; her mahallede nüfus iş hacmi, sosyal ekonomik durum ve sosyal üretim veya üreme gibi bazı geçiş mekanizmalarınca bulundukları mahalleleri etkileyen sosyal etkileşimli bir maknizmadır.

Bu geçiş mekanizmalarının tümü mahalle içerisindeki dinamizmi değerlendirmek için gösterge olarak ölçülür. Genel olarak bir mahallede dinamizim, bu göstergeler eş zamanlı olarak sürekli etkin olduğunda oluşur. Teorik olarak durağan olmayan mahallelerin ve mahalle etkilerinin arasındaki ilişkiyi göstermek için Gazimagusa'da üç mahalle seçilmiştir. Gazimagusa 1974'ten beri hükümet politikaları sebebiyle değişken nüfusa ev sahipliği yapmış bir şehirdir. Ayrıca, Doğu Akdeniz Üniversitesi şehre büyük bir potensiyel kazandırmıştır. Bu nedenle, değişken nüfusla ilgili uzmanlık işlemleri her mahallede yürütülmektedir. İncelemeler saha araştırmaları, röportajlar ve özel hazırlanmış anketler gibi değişik şekillerde yapılmaktadır. Data analizlerinin sonucu mahalledeki değişken nüfusun karakteristik değişimlerinin, mahalle etkilerinin arkasındaki mekanimalarca değişimini göstermektedir. Ayrıca, bu

mekanizmaların işlemesi bu çevrelerde dinamizmin görülüp görülmemesiyle açıklanmıştır.

To My Lovely Family

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Chapter 1

INTRODUCTION

1. Foreword

This thesis starts with the idea of selecting a neighbourhood for a long term accommodation. Apart from affordability of a place of interest and being matched with the preferences regarding size, design, location, standards and good accessibility, it seems that neighbourhood, must be in accordance with one's preferences. Accordingly, the term "neighbourhood characteristic" will be meaningful because residents should consider their preferences and demands from their neighbourhood characteristic when they want to choose a neighbourhood and move there. In other words, not only the physical appearance of the houses should take into consideration but also the social aspect of the neighbourhood is equally significant. After choosing a neighbourhood, the process of moving from one neighbourhood to another is occurred.

The present study intends to make an argument on both fields of residential mobility and neighbourhood characteristic in conjunction with their dependency. How would the neighbourhood characteristic affect individual's decision to stay in a neighbourhood or leave it? Also, how the mobile residents affect neighbourhood characteristic?

The aim is to provide a discussion for the connectedness of these two fields and considering the consequent challenges that may arise. It is not unexpected that families face a challenge of finding a pleasant house in a pleasant neighbourhood for living. The experience of finding a house has several dimensions that prove the dependent connection of neighbourhood characteristic studies and residential mobility. First, it determines how households select their accommodation when they decide to move. According to Permentier et al (2009), households choose their neighbourhood to live based on a combination of dwelling and neighbourhood attributes in relation with the individual and household's preferences; and their expectations about housing characteristic regarding the affordability and other constraints in micro level (Permentier et al ,2009. Feijten et al, 2009; van Ham, et al, 2009). On a macro level, all these decisions made by households transform into aggregate patterns of different social level classification of a neighbourhood. (Hedman,L. 2011). Second, it illustrates the probable neighbourhood effect arguments that focus on the social problems inside the neighbourhood which refers to the social characteristic of the residents, their individual behavior and their aggregate behaviour that will be resulted in social credit and reputation for their neighbourhood. As an example, the level of education and income of the existing residents inside the neighbourhood affect the social expectation and behaviour of the residents in communicating with each other. Therefore, it reveals the relationship between neighbourhood characteristic and residents' behaviour (Van Ham, et al, 2009).

A crucial matter in residential mobility and neighbourhood effect connection is how they are related to each other. However, it is by no means implying that they have a mutual and simple relation like a cause and consequence. In order to have a better

understanding of their relation, we can argue that residents inevitably cause change in the neighbourhood characteristic by moving in or out. In the present study, on one hand the negative or positive effects in each neighbourhood due to new arrivals and high rate of residential mobility will be analyzed. On the other hand, the effects of neighbourhood dynamism on resident's moving tendency will be examined.

In a study by Manley, et al, (2011) by considering mobility in neighbourhood studies, they mainly discussed on mobility as something that affects residential segregation, which would be considered before neighbourhood effects (Manley, D.et al, 2011). The above-mentioned discussion may imply that neighbourhoods are static in characteristic at least during the time of data analysis. Neighbourhoods are, however, not static. They do not only change through the mobility of people but also can face to natural changes. In addition, in line with scholars like Anthony Giddens,(1984) and Allan Pred,(1984) about dynamism in the neighbourhood, it can be stated that the "opportunity structure according to neighbourhood effect theory sets the stage on which individuals operate, they are constantly reproduced through individual action and thus subject to change"(Giddens, 1984. Pred, 1984). It means that in a certain period of time neighbourhood characteristic can change. For instance, it is not predictable if people who live in a deprived neighbourhood for one year will also remain there for five years. The individual may have moved (once or several times) or the neighbourhood may no longer be a deprived neighbourhood (or at least, the structural circumstances may have changed). It means that dynamics takes place all the time, and thus must be included in theories and estimates of neighbourhood effects. In other words, neighbourhoods cannot be understandable if neighbourhood dynamics is not taken into account and mobility is a clearly visible aspect of neighbourhood dynamism. However, it is not an easy task to illustrate all

mobility effects on neighbourhood research, and an even more difficult task is to address the challenges that arise from the contribution of residential mobility and neighbourhood effect studies. In the present thesis, three challenges will be mentioned; namely, measuring exposure time, addressing potential neighbourhood change and endogeneity bias. Measuring exposure time and neighbourhood change link to theoretical understanding of neighbourhood effects and transmission mechanisms. Endogenity is a challenge that explained whether residential mobility is a result of neighbourhood characteristic change or something else like individual decision-making. However, giving attention to all challenges is needed in order to provide persuasive estimates of neighbourhood effects (Galster, 2010, Sampson, Robert J. 2008). To be able to do so, it is necessary to have access to longitudinal data. However going in depth in the mentioned challenges is out of the limitation of the current study and they are just mentioned to clarify their important role in the contribution of residential mobility with neighbourhood effect.

1.2 Aim and Objectives

The aim of this thesis is to provide an argument for the consideration of residential mobility concept in neighbourhood effect. These two concepts were discussed by many researchers as separate concepts connected by residential segregation. Residential mobility can cause residential segregation (Musterd, 2005). For instance, high-income people move into high-income neighbourhoods and members of ethnic minorities moving into immigrant dense neighbourhoods, is one important component in the reproduction of residential segregation over time.

Neighbourhood effect studies, analyze consequences of residential segregation especially of living in deprived neighbourhood. Regarding previous reviews in both

concepts, analyses of connections between them, and by empirical studies on how neighbourhood selection process is, it is concluded that the two concepts of residential mobility and neighbourhood effect studies are not only connected via residential segregation but processes of mobility also have a direct effect on neighbourhood effect studies. For instance, the mobility of households affects neighbourhood and adequate time exposure is a necessity for neighbourhood effects to take place (Paul Cheshire, 2007).During a sufficient exposure time, the process of mobility can be addressed as a factor that add to the neighbourhood and could cause neighbourhood characteristic change. Also it can result in change the desirability of the neighbourhood for its previous residents. Moreover, this study intends just to indicate methodological consequences of the mentioned connection which directly related to the fact that people move. The aim of the thesis can be broken down into three main research questions:

1. How could residential mobility and neighbourhood effect studies linked to each other in theoretical and empirical frameworks?

2. To what extent mobile population affects dynamic characteristic of the neighbourhood in terms of current residents' moving in or out of the neighbourhood?

3. What are the impacts of residential mobility on neighbourhood dynamism and vice versa?

It seems the statement that neighbourhood characteristic change and residential mobility have mutual relationship can be criticized according to the approach of the study. That is, empirically residential mobility is definitely the reason for

neighbourhood characteristic change but neighbourhood characteristic change is not essentially the reason for residential mobility due to unmeasured factors like social networks in the neighbourhood which withstand against the intension for move. For empirical study, it was chosen to focus especially on dynamic neighbourhood characteristics considering both mobile population and social networks(ties), and how they affect residential mobility intension among various groups of people. An additional research question is appeared as: How do different neighbourhood dynamic characteristic affect individuals to choose their neighbourhood?

1.3 Significance of the Study

Residential mobility and neighbourhood effect are familiar concepts in literature but there is lack of attention to their connection in most researches. In residential mobility studies, first residential mobility is considered as something that affects segregation levels and population composition of neighbourhoods. Second residential mobility is seen as something that could help people to escape negative effects of deprived areas and leave their neighbourhood (Bergström, L. Ham, M. V. 2010). Accordingly, it seems that residential mobility affect on neighbourhood indirectly, so why it should be included in neighbourhood effect theories and models? By fulfillment of this study, a graphical presentation is proposed which empirically illustrates the relation of both residential mobility and neighbourhood effects. This graphical presentation describes the two fields as inherently connected. It investigates relations of these two fields from the perspective of population composition, the rate of mobile population and dynamism inside neighbourhood. All of these potential connections are further elaborated in Chapter 2.

1.4 Methodology of Study

In the current study literature survey is being the initial step through revealing the theoretical framework related to separate concepts called neighbourhood characteristic and residential mobility. Then, according to the literature survey the direct relation between neighbourhood characteristic and residential mobility is assessed and a graphical approach on the direct relation between these two concepts is presented. Regarding aim of study which is finding and clarifying the direct relation between neighbourhood characteristic and residential mobility, appropriate case studies are selected to achieve this relation empirically and also the graphical approach is applied in the field survey. For empirical investigation of the relation between neighbourhood characteristic and residential mobility and having the opportunity to apply graphical approach, three neighbourhoods are selected as case studies which are located in Famagusta. The city of Famagusta has been experiencing large number of mobile population since 1974 conflict. After 1974 according to the political decision makings by the government, a large number of immigrants from turkey and south part of Cyprus were settled in Famagusta. Also, by considering the history of the city, it is shown that this city was always kind to the new arrivals and political issues were always inflow for the process of city development.

To assess the rate of mobility in each neighbourhood and applying graphical approach, credential longitudinal data is needed about the residents' profile; the demographic characteristic of each neighbourhood, the number of movers out/in the neighbourhood who are the new arrivals, who are the movers, how long they live in this neighbourhood? Why they decide to move? And so on. To answer these

questions quantitative and qualitative data are required that in the methodology of field survey it will be explained how these data are assessed. Finally, data analysis is done through using SPSS software and the results make a content of discussion for empirical implementation of graphical approach.

Chapter 2

LITERATURE REVIEW

2.1 Research Discussion on Neighbourhood Effect

Neighbourhood in the Oxford dictionary is defined as “a district or community within a town or city”. Neighbourhood would be characterized by its residents and neighbourhood characteristic was a significant subject of research for decades. In new researches much attention was dedicated to the consequences of neighbourhoods with different characteristic which will be called neighbourhood effect (Galster, 2001. Van Ham, 1998, 2007. Hedman, L. 2011). The scholars were interested on how neighbourhoods develop and change over time, how they affect their residents and also how resident’s intention to move affects the neighborhood characteristic. Despite the significance on the discussion of the constitution of neighbourhood and its characteristics, little work has done in the literature to date. Galster (2001) defined neighbourhoods as: “bundle[s] of spatially based attributes associated with clusters of residences, sometimes in conjunction with other land uses” (Galster, 2001). Through this definition, Galster emphasizes the importance of various local characteristics, such as institutions, labour market opportunities, demographic and socio-economic characteristics of the neighbourhood population, various physical attributes, patterns of social interaction, and “sentimental characteristics”, such as place identification (Hedman, L, 2011). Massey (1984) defined neighbourhoods as “units that capture the physical allocation of various attributes across space and together create a mosaic of environments in which individuals reside”. Regarding

this definition in the current study, neighbourhood is characterized by dynamic and static characteristics that is accepted that they are not separable from each other and somehow overlapped in empirical studies.

The variables included in Glaster's (2001) definition, are consisting both static and dynamic characteristics of each neighbourhood. Static characteristic of the neighbourhood refers to the quality of physical environment of the neighbourhood and its dwelling characteristics. However, the dynamic characteristic of the neighbourhood associate with the residents' characteristic, which in Glaster's (2001) definition of neighbourhood both were considered. In literature the term neighbourhood effect is consist of both dynamic and static characteristic that could be affected by different social mechanisms which will be illustrated later. The idea of dynamism inside the neighbourhood is supported by Giddens (1979) and Pred (1984) who emphasize the dynamics of structure and place. On one hand, they stated that dynamics of the structure exactly the term "opportunity structure" in each neighbourhood refers to decisions of the urban planners, governmental authorities and also local participants about the equality in access to public facilities as social welfare for each district and neighbourhood such as public transportation. The opportunity structure, including the actual neighbourhood probable effects on individual behaviour or attributes. From this statement it can be understood that strong opportunity structure in one neighbourhood can be the reason for attracting more residents which brings about dynamism in a neighbourhood. On the other hand, Giddens (1979; 1984) and Pred (1984) used the term "constant reproduction" to emphasize on the dynamic characteristic of the place and stated that even the physical characteristic of neighbourhood should not be considered static in the neighbourhood. Pred (1984) discuss place in terms of a process: that constantly

reproduced, building upon existing conditions and "individual responses to these changes". Furthermore, they discuss that if a neighbourhood deals with a simultaneous and continuous social reproduction, population turnover and natural change in its population characteristic, dynamism will be appeared. Place, he argues, is a constantly 'becoming' human product that "[…] always involves an appropriation and transformation of space and nature that is inseparable from the reproduction and transformation of society in time and space" (Pred, 1984a). Therefore, one can argue that dwellings should not be considered as static characteristics in the models.

Neighbourhood dynamism in all aspects of it refers to the significant role of residents inside the neighbourhood. In addition, mobile population in each neighbourhood plays the exactly important role in dynamic characteristic of each neighbourhood and cause social transformation in the neighbourhood. In other words, structure variables and place dynamism in neighbourhood always occurred. Individuals constantly modify their physical and social environment. They form and dissolve social relations. They build new structures or alter existing buildings and make the physical environment dynamic inside their neighbourhood. They influence their neighbourhoods by such factors as their employment status, ownership and by moving which is the subject of this study. Moreover, the population mobility means that new individuals will choose existing local structures or change their own structural surroundings over time.

To sum up, regarding Pred, (1984) and Sykes, (2011), it seems that dynamism cannot merely be referred to population characteristic. It is better to state that dynamism could be meaningful by considering the role of residents inside the neighbourhood

who may change even the physical characteristic of the neighbourhood and criticize the statements about physical surrounding as static character of neighbourhood.

2.2 The Mechanisms of Neighbourhood Effects

Neighbourhood can affect resident's behaviour or attributes via several transmission mechanisms. A number of scholars have provided lists of these mechanisms and categorizing them in slightly different ways (Jencks and Mayer, 1990; Manski, 1993; Galster, forthcoming).Monski (1993) categorized the neighbourhood effects mechanisms as endogenous, exogenous and correlated. Manski's classification is used for better understanding the challenges of relating neighbourhood effects with residential mobility. Endogenous neighbourhood effect as a mechanism illustrate the way that residents are influenced by the behaviour of others through adapting to or learning behaviour from their peers in a social network. Imitation and peer pressure are some examples which spread in the neighbourhood as epidemic effects.

Exogenous effects refer to external individual behaviour that could be added to the neighbourhood and affect resident's behaviour. Ethnic solidarity and racism are its examples by means of affecting behaviour. Correlated effects are exemplified by the "location of a neighbourhood, accessibility and quality of social services" that in urban planning should affect all residents equally (Manski, 1993). This is what Pred,(1984) and Skyliner, (2011) defined as "opportunity structure" mechanism in each neighbourhood.

Residents' tendency to stay inside the neighbourhood or leave it is influenced by the entire mentioned mechanisms (Friedrichs, 1998; Galster, 2008). To access

endogenous mechanisms in a neighbourhood, individuals should reside there for a certain minimum period of time (Tienda, 1991).

Endogenous mechanisms in a neighbourhood can cause a challenge when neighbourhood effect models include residential mobility. That is, in the models of neighbourhood effect and residential mobility, a sufficient time for transmission mechanism operation should be identified to cope with the effect of mobility on neighbourhood characteristic and vice versa.

Considering the correlated neighbourhood effect by Manski, he assumed that neighbourhoods are static. Neighbourhoods are viewed as independent units. They are constant and affect their residents who live there for a long period of time. For instance, a slum region remains a slum region and a rich region is always considered rich, with non-changing physical environment and population composition. It refers to the view point that neighbourhoods have static context without considering its change. Modeling and estimation based on this view is by no means problem free. In reality as it is explained before, neighbourhoods are changeable due to natural dynamism. For example, residents grow older, have children, get employed, and retired even when no mobility is experienced.

Researchers like Galster (1997, 2003) and Tienda (1991) emphasized on a general and dynamic approach in neighbourhood effect models and measurements. Thus, in line with some previous studies the purpose of the current work is application of mobility in models and estimations of neighbourhood effects.

Here, the aim of this study is assessing the relation between neighborhood effect and residential mobility. To this end, an empirical work is required to obtain information about residents' tendency to leave or stay by using the transmission mechanisms that need a certain period of time to affect such as the mechanism of social interaction between neighbours. Since, in order for the neighbours to know one another a certain period of residency is needed (Briggs, 1998). High rate of mobile population in a neighbourhood may hinder such mechanisms to be apparent. Obviously, mobile population is a kind of threaten for social interaction in neighbourhoods that can be a reason for current residents to leave. Some of such examples exist in literature which will be discussed in chapter three of this thesis. Generally, other types of mechanisms are available to affect inhabitants immediately upon their arrival. They generally refer to access to or quality of various institutions or characteristics of the physical surroundings (Glaster, Forthcoming). However, as it is argued by Headman (2011), Giddens (1979;1984) and Pred (1984a), neighbourhoods should not be regarded as fixed. Instead, the structures that cause neighbourhood dynamism are continually changing, partly due to the mobility of individuals. Also, there are abundant of uncertainties such as physical environment, social interactions among individuals as well as individuals themselves, which make neighbourhood effect as a non-deterministic model. Finally, the dependent relation of residential mobility and neighbourhood effects is essential. Hopefully, it may contribute to a more contextualized understanding of neighbourhood effects.

2.2.1 Connection between Neighbourhood Characteristic and Residential Mobility

As it was noted, the dynamic characteristic of the neighbourhood refers to the role of residents. Therefore, residents not only by moving in the neighbourhood but also by

moving out of it would cause change in it. Evidently, residential demography can have positive or negative effects on the dynamic characteristic of the neighbourhood (Clark, William A.V., Butler and Robson, (2001), Forrest and Kearns,(2001). For example, a strong neighborhood can raise the sense of belonging that make individuals to progress in education and raising opportunities. It leads to the dynamism of the neighbourhood. However, unpleasant neighborhoods motivate residents to leave, for they are deprived, often overwhelmed with social problems, and would be apart from opportunity structure (Kearns and Parkinson, 2001).

To know the effect of the neighbourhood context on the probability of moving, a study conducted by Lu (1998). This thesis attempted to make this work more confined by asking via mechanisms of neighbourhood effect that influence the probability of residential moving. Accordingly, several transmission mechanisms such as socio interactive mechanism are investigated. Following Cybriwsky, (1978), Butler and Robson, (2001), Forrest and Kearns, (2001), and Feijten and van Ham,(2009) the current study emphasized on transmission mechanism related to dynamism inside neighbourhood. Residential mobility as a mechanism affects neighbourhood characteristic and could be related to dynamism. Not only mobility as a socio interactive mechanism cause change in neighbourhood characteristic but also neighbourhood effect can be the reason for residential mobility mechanism.

Transmission mechanisms in neighbourhood can be found by indicators such as demographic characteristic change, socio-economic status and population turnover. Population turnover include both natural population characteristic change and immigration in the specific neighbourhood (Bergstrom, L. Van ham, 2010).

2.2.2 Neighbourhood Effect and Socio economic mechanism

Harris (1999) in his article recommended that residents tend to leave their neighbourhood to evade social harms. He also suggested that people assume unemployment, low income and low levels of education as indicators of deviation from normal standards and values. Such deviation by a neighbour is unpleasant for people (Feigten, et al,2009 by reviewing of, Auletta, 1982; Wilson, 1987; Katz, 1989; Jencks, 1992). It is revealed that in neighbourhoods where socioeconomic status is low, unfavourable behavior such as crime, school drop of children and child labor are more common. Families are worried that such social phenomena are contagious. They must be cautious in neighbourhood selection to keep their families away from 'the wrong crowd'. The wrong crowd neighbourhood is the undesirable neighbourhood that its residents have low level of social characteristics. These characteristics can be revealed through socio _ economic mechanisms. Also, the wrong crowded neighbourhood influenced the reputation of the neighbourhood.

These Neighbourhoods can be expected to be far from desirable environment to live and the residents prefer to select another choice as their neighbourhood if they have ability to choose. This replacement could result in population turnover, unemployment and coupled problems to the neighbourhood that leads to fall in desirability of the neighbourhood. This kind of drops can be a sign that things are going to get even worse. This can be viewed as population mobility out of the neighbourhood at the time of drop in socio economic characteristic of the residents in neighbourhood. As it is noted, socio economic consideration of the residents in a neighbourhood is the indicator to measure dynamism in the neighbourhood. (feijten and Van ham, 2008)

2.2.3 Neighbourhood Effect and Population Turnover mechanism

As it is previously discussed, socio economic status of neighbourhoods indicates the dependent relation between dynamic characteristic of the neighbourhood and residential mobility. The socio economic changes can be both the reason and outcome of residential mobility mechanism. In this part, one more indicator of transmission mechanism, which is population turnover, is discussed to relate neighbourhood dynamism with residential mobility. Population turnover is the reason of both natural changes in population characteristic and the ethnic changes because of immigration. Different ethnicity may cause residential stress which may give rise to abandonment of the neighbourhood (Ellen, (2000); Feijten, 2009).

In the so-called White flight, some researchers claim that the reason that Whites leave their neighbourhood is likely because of increment of ethnic minorities (Crowder, 2000). Others, however, were doubtful about the impact of ethnic composition as the significant mechanism causing population movement (Harris, 1999; Crowder, 2000. Feijten, et al 2009. Clark, 1992).

In racial proxy hypothesis some researchers stated that neighbourhood of high rate of ethnic minorities have all kinds of social disorders; because, likelihood of poverty and unemployment is higher in neighbourhoods with high rates of minorities. Also, immigrants' minorities have scarce alternative in selecting a place to live. Furthermore, tendency of locals to elude a neighbourhood with ethnic concentration is not because they intrinsically dislike living near minorities, but because of its poverty (Crowder, 2000).

Harris (1999) argued that ethnic composition should not be considered as the key role for moving intention and socio economic mechanism is the most important factor. That is, the ethnic minority groups can be more involved with the socio economic problems in the neighbourhood due to difficulties to find job and social interaction with the neighbours (Harris, (1999), Jego and Roehner, 2006). It is clear why the socio economic assessments of the neighbourhood should be considered as well as the population turnover of the neighbourhood as the indicators for neighbourhood effect related to mobility.

According to Van Beckhoven,(2006), in places where population turnover is high, such as urban renewal, neighbourhood changes very fast. Thus, it is expected to impose negative effects on residents' tendency to move out of the neighbourhood. However, high rate of population mobility can be the evidence of low attractiveness of a neighbourhood in addition to various causes which lead to neighbourhood decline (Andersson and Brama, (2004); Bailey and Livingston, 2007).

It is because of having no strong social ties; lacking identification in the neighbourhood as well as anonymity that high population turnover can be introduced. The anonymity is a negative effect of population turnover mechanism that affects the neighbourhood social characteristic. Therefore, it causes residential stress, which leads them to leave the neighbourhood.

Although population turnover is the indicator for social characteristic changes in neighbourhood directly, it has an indirect effect on physical deterioration. Due to what described before about structure and place dynamism as a result of the neighbourhood characteristic change and mobile population, it is obvious that

population turnover could be the reason for physical deterioration as well as social changes in the neighbourhood. Its effects would be clearer by referring to Sampson &groves and Anderson &Brama(2004).

Individuals who move to a neighbourhood with no long term decision to live are reluctant to participate in activities and social interactions in the neighbourhood. Consequently, a high population turnover via residential mobility mechanism can also be part of the spiral of decline physically and socially due to lack of attention which is the result of decreased belongingness to the neighbourhood (Andersson and Bråmå, 2004). In addition, a high population turnover can bring about social problems such as crime and violence due to the anonymity of the neighborhood characteristics and also economic difficulties due to change in the employment and unplanned job opportunities as direct effects in social characteristic of the neighbourhood. This is the result of population turnover that the needs and employers are mismatched with the job opportunities.

Departure of an affluent individual and arrival of an individual with a lower socioeconomic status force the neighbourhood to experience more decline (Feijten-vanHam, 2009. Power, 1997. Lee et al, 1994). Andersen, in the model of residential mobility, discovered that people who are more concerned about high population turnover were prone to move. Accordingly, he suggested that when neighbourhood faced with high population turnover, people tend to leave it. To sum up, each of these mentioned transmission mechanisms can affect more or less on neighbourhood dynamism and residential mobility by considering a specific neighbourhood and its residents' characteristic.

2.3 Research Discussion on Residential Mobility

Residential mobility influences structures and status of neighbourhoods. Clark and Huang, (2004), distinguished residential mobility from migration, which can be considered as long-distance mobility. In the present study, 'residential mobility' refers to both micro level decisions and macro-level patterns. The first related to the household's decision to move and choose a neighbourhood and the latter correspond to in/out-mobility patterns to/ from neighbourhoods. Residents select their neighbourhood according to conformity with their preferences, needs, resources and constraints which will briefly be explained later (section2.1). Brown and Moore (1970) use the word 'Neighbourhood choice' to highlight active decision making of individuals about where to live. Pattern of selective mobility is the result of neighbourhood selection by residents on the micro level and neighbourhood sorting on the macro level. Patterns of neighbourhood sorting are patterns where some groups cluster in a certain types of neighbourhood while others cluster in other types of neighbourhood.

Neighbourhood sorting can be exemplified as income sorting, where better-off moves to more expensive areas whereas lower income move to lower-income neighbourhoods. Another example is Selective-out-mobility pattern, in which people's income gain stimulate them to leave from low-income areas. All these processes, together give rise to residential segregation based on income. To sum up residential segregation theories, when a large number of residents with specific status select the same neighbourhood for living it has potential to create and reinforce patterns of segregation. (Bailey, Livingstone, 2008. Feijten and Van ham ,2009).

2.3.1 How Residential Mobility Operates

Previously, it is argued that neighbourhoods, places and structures should be regarded as dynamic. They can be studied from various perspectives and they occur through many different processes and mechanisms. However, this thesis concentrates on the process of residential mobility. Residential mobility as a mechanism can cause dynamism within neighbourhood. Residential mobility is able to extensively alter the population structure of neighbourhoods and also potentially other neighbourhood attributes. Mobility patterns are generally the result of conscious decisions of people to choose a neighbourhood to live. "Selective moving patterns on the macro-level and self-selection into neighbourhoods on the micro-level constitute keys to understand how neighbourhood characteristic is maintained or altered over time" (Hedman, 2011) (table 1).

Table 1: How residential mobility operate
Source: By the author

Micro level	Macro level
Individual decision making to move Housing preferences and destination	Neighbourhood preferences Patterns of neighbourhood selection and sorting Dynamism

Therefore, in order to understand the population movement among neighbourhoods, it is necessary to know factors that motivate households to leave/remain their destination as neighbourhoods. These factors are not only important because of their impact on the neighbourhood context but also they are important due to their effects on individuals. In this chapter, first, the processes of residential mobility in both the micro and the macro level were reviewed. Then, the theoretical discussion about

residential mobility was considered in neighbourhood effect theory by introducing a graphical presentation.

2.3.1.1 Micro level: Moving individuals and Choices in the housing market

Mobility decision on the micro level can be divided into two separate steps: "the decision to move and the choice of destination" (Brown & Moore, 1970). These steps are connected after finding a suitable alternative that individuals decide to change their place. It is necessary to understand households' preferences and limitations that cause residential mobility. To do so, on one hand it is necessary to take a look at micro level decisions which is the individual preferences to decide on moving, and on the other hand, one must take a look at the characteristic of the neighbourhood in which they intend to choose for living.

The decision to move on the micro level is user oriented. It can be the result of discrepancy between resident's home and their preferences and needs (Headman. (2011), Clark &Dieleman, (1996); Brown & Moore, (1970); Speare, 1974). People are likely to have ideas about where to move when deciding to move and vice versa, and their choices of habitation are most probably affected by where these habitations are located spatially (Clark and Onaka, 1985).However, recent studies are more concerned to consider the role of the neighbourhood for housing selection on the macro level (Headman L., 2011, cited in Clark et al., (2006). Feijten et al, (2009); Lee et al., (1994); Lu, (1998). Kearns &Parkes, (2003). van Ham & Clark, 2009). It should be considered that neighbourhood characteristic has an important role for residential satisfaction and mobility decision.

All neighbourhood and housing choices are often discussed as a result of combining household preferences, available resources and potential constraints (van Kempen

and Özüekren, (1998); Özüekren and van Kempen, 2002). Preferences, including needs, can be defined as goals of individuals in certain periods of their lives.(Özüekren and van Kempen, (2002) cited in Mulder, 1993). They can consist of both housing and neighbourhood preferences. Although most previous research has focused on dwelling characteristics, such as size, price and standard (Clark and Dieleman, 1996), there is empirical evidence that changes of neighbourhood are not solely due to preferences for changing dwelling (Clark et al., 2006).

There are numerous examples of residential mobility studies based on survey or interview where respondents were asked to express the important various dwelling or neighbourhood characteristics in their view, how they value their current dwelling and/or neighbourhood, and to what extent their mobility decisions reflect their preferences. Regarding a previous study, people often prefer to select a less pleasing house in a good neighbourhood over a good house in a less desirable neighbourhood, (Coleman, 1978). Likewise, in some works, it is found that contrary to the people who are not satisfied with their neighbourhood, people who are satisfied prefer to remain in it, (Galster (1987), Lee et al. 1994, and Lu 1998).

In fact, residential satisfaction can be fulfilled in many ways and it is different among different individuals, (Galster&Hesser, 1981). Discussion about residential satisfaction is extensive in literature and it is out of the limitation of the present thesis. According to Brown &Moor's model (1970) on residential selective mobility, the first step in decision making is paying attention to the reason of moving. In this step households should consider available resources by respecting their preferences. In neighbourhood studies the term "residential satisfaction" is used for better understanding the residents' demands, preferences and expectations. On one hand

residential satisfaction is connected to neighbourhood characteristic with all physical, cultural, social and economic aspects, and on the other hand, residential satisfaction is connected with individual preferences about their dwelling.

In the literature on choice of destination for living in a neighbourhood five categories of factors that may affect households' choice of neighbourhood is identified: "accessibility (to city centre, communications, service, green areas etc.), physical characteristics of the neighbourhood (material condition of street and sidewalk, layout, beauty), services and facilities (quality and accessibility), social environment (socioeconomic, ethnic and demographic composition, friends and friendliness), and individual site and dwelling characteristics(costs, housing size etc.)" (Bergstrom and Van Ham. 2010). Residents by moving in or out can cause alteration in these factors.

Changes in neighbourhood characteristic can be identified by transmission mechanisms. For example, socio interactive mechanism illustrates how neighbourhood social characteristic may change. This can be done, by considering the socio economic status of previous and new arrivals and rate of population turnover.

According to Fejiten and van Ham, (2009), the changes which cause undesirable neighbourhood, would not necessarily stimulate residents to leave. This is because of strong social ties such as sense of belonging. Other scholars have looked more deeply into the effect of a changing environment. According to results by (Feijten and van Ham (2009); van Ham and Feijten, (2008); van Ham and Clark, 2009), changes in ethnic composition especially trigger out mobility intentions. Ethnic composition has generally received much scholarly attention lately, especially in

U.S.-based researches (Clark, (2002); Zubrinsky Charles, 2000). Others have found that changes in socioeconomic status are important (Harris, 1999).

Permentier, van Ham and Bolt (2009) have furthermore argued that changes in neighbourhood reputation alone could affect rates of out-mobility. Not all individuals, however, have the opportunity to transform their preferences into reality. It is worth noting that lack of available resources may constrain people from moving, or from moving to certain neighbourhoods, but they may also steer households in certain directions. Resources can be divided into financial resources, cognitive resources, social resources and political resources (Van Kempen and Özüekren, (1998); Özüekren and van Kempen, 2002). Financial resources include income and assets, given a household's expenditure, and also eligibility for a bank loan. Cognitive resources refer to knowledge, both educations in general, which often affects financial resources, and specific knowledge about the local housing market and its various institutions.

This encompasses knowledge about different neighbourhoods within a city, including, e.g., location, composition of dwellings, and status/reputation. Social resources, or social capital, refer to the resources embedded in social networks. Social resources can affect moves directly, e.g. where family is found to be a component that attracts people to neighbourhoods. They can also affect mobility via other resources, e.g. by financial assistance or by sharing information about the local housing market. Finally, political resources refer to a person's rights in the housing market and more generally in society. Limited access to resources can restrict a household's opportunities in the housing market. Preferences, available resources and potential limitations also other restrictions vary over the life period, and so does

the tendency to moving in general (Clark and Dieleman, 1996). It is, for example, well known that mobility is closely associated with age and family composition, and that young adults and single households are more mobile than others. Mobility is also associated with life period events, such as finding a partner, having a child, getting a job, or divorce (Clark et al., (2003); Clark and Huang, (2003); Mulder and Lauster, 2010). All the explanation on mobility and its dependant variables, affect neighbourhood dynamism.

Therefore, decision to move can be triggered by both neighbourhood conditions and neighbourhood changes (Hedman, (2011). Kearns &Parkes, (2003). Taub et al., 1984). In the second step in Brown & Moor's model on residential selective mobility for choice of destination, all the residential preferences which are considered for decision making should be considered for the neighbourhood choice of living as well. Normally, the mobility patterns regenerate the existing neighbourhood characteristic. There are examples of neighbourhoods with dense population of immigrants which attracts new immigrants. First, this can be due to residential preferences to live in such neighbourhoods. And second, it is because of the housing market that drives low income groups of immigrants to choose those neighbourhoods.

2.3.1.2 Macro level: Shaped and/or Reshaped Neighbourhoods

Population movement among neighbourhoods can lead to rapid changes in population composition, when the composition of movers is substantially different from the composition of inhabitants. Population flows can also reproduce neighbourhood characteristics over time (Hedman. 2011). In addition, without migration population composition of neighbourhoods is changeable because of natural demographic events such as birth, ageing, and deaths of residents.

If mobility occurs selectively, population composition could remain unchanged. Replacement of young adults who have children by younger households can be one example. The “production” and “reproduction” of neighbourhoods’ population composition could also be linked to other traits, such as the allocation of resources, neighbourhood and status, planning activities, patterns of social interaction, or levels of noise and violence. As it is previously explained, these traits encourage residents choose their neighbourhood, live inside it or moving out.

Flows of people between neighbourhoods thus shape and reshape patterns of residential segregation. A large number of studies were carried out about residential segregation and how it is produced and reproduced by selective mobility patterns. Especially ethnic residential segregation has received the attention of researchers. Residential segregation is the result of neighbourhood selection by residents according to their preferences, resources and limitation in the macro level. The focus on residential segregation processes suggests that residential segregation is something dynamic, where levels are changed or reproduced by constant flows of people.

To summarize, it is argued that selective mobility patterns which affects the aggregate behavoiur may brings about change in neighbourhood characteristics during the time span. At the same time, neighbourhood characteristics affect residents’ decisions to move and their decision about selecting their destination on the micro level. Clearly, not only neighbourhood characteristic affect residential mobility but also residential mobility influence on neighbourhood characteristic (Fig, 1). It is necessary to include residential mobility mechanism in neighbourhood effect models by considering dynamic characteristic of the neighbourhood.

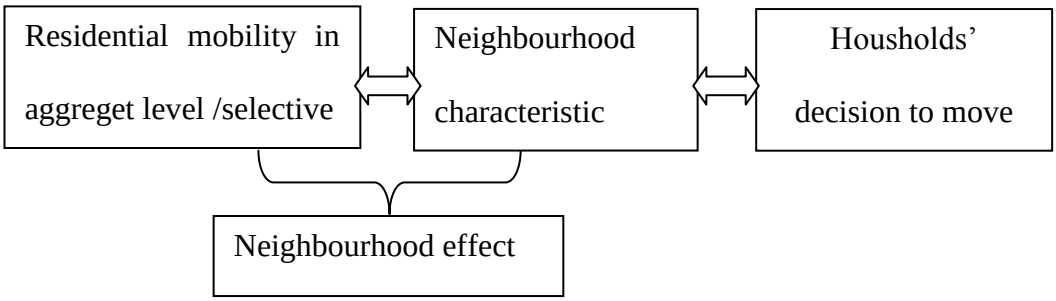


Figure 1: Residential mobility and neighbourhood effect relations.
Proposed by: author

In addition to these, the researches on neighbourhood effects propose that neighbourhoods and urban opportunity structure can put preferences into practice. This can be achieved through neighbourhood effect such as income and employment. Therefore, changes in characteristic of the neighbourhood affect residential mobility not only as a tendency to move out but also as a reason to stay in. Neighbourhood dynamic characteristic can make a foundation where externality effects occur; so, the mobility processes as a mechanism affect the neighbourhood characteristic.

In three latest studies in micro-level that were conducted by van Ham, Feijten and Clarck; they discovered a relationship between moving intention and neighbourhood social characteristic change (van Ham et al .(2008), Feijten et al. (2009). Clark et al, 2009). They have found a positive relationship between moving intention and an increase in the rate of population turnover. Feijten & van Ham (2009) also found a correlation between moving intentions and a decrease in the socio-economic status of a neighbourhood (based on income, education level, and unemployment rate) while an increase in status reduced tendency to leave.

In the current study, the attempt is to explain more about the dependent connection of residential mobility and neighbourhood effect through socio interactive mechanisms,

proposing a graphical presentation for contribution of the two concepts and to find out dynamism based on the results of field survey in each neighbourhood.

2.4 Measuring residential mobility in neighbourhood effect models

According to the literature, neighbourhood characteristic and residential mobility focus on two different relationships.

- Neighbourhood characteristic _ Behaviour
- Neighbourhood characteristic _ mobility

First, focusing on the relationship between neighbourhood_ behaviour resulted in a proposed model by Galster and Park (Fig.2).

Neighbourhood characteristic not only is affected by individual and aggregate behavior of residents but also can affect them. That is, neighbourhood characteristic depends on individual behaviour; however, aggregate behaviour is influenced by neighbourhood characteristic. This proposed model for neighbourhood characteristic is faced to challenges of considering time exposure. Also, the reality of neighbourhood as a context of change is another challenge because of endogenous effects and socio interactive mechanisms inside it.

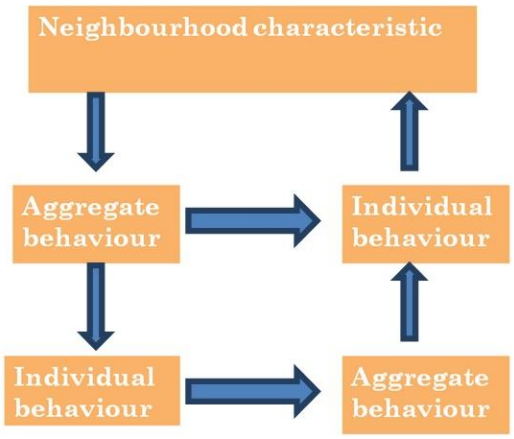


Figure 2: Neighbourhood characteristic model by Galster,(1990). Parkes,(2005)

Second, the relationship between neighbourhood characteristic_ mobility can be followed by the model of mobility and neighbourhood characteristic proposed by Sampson et al (2002). Figure 3 illustrates that residents affect neighbourhood characteristic by means of mobility. The mobility mechanism was the concern of this study and it relates to neighbourhood effects with two various relationships; one two way, which operates through neighbourhood characteristic.

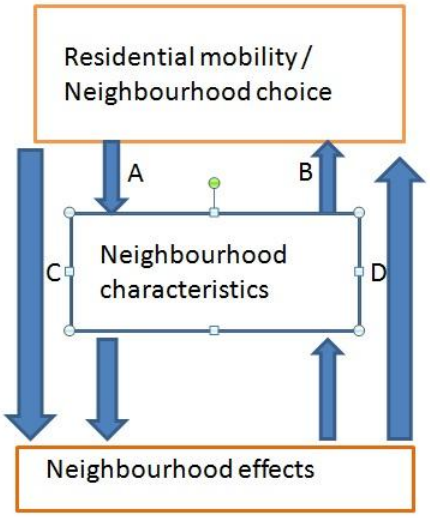


Figure 3: Residential mobility model by Sampson, et al, (2002)

Arrow A can illustrate the process of residential segregation via neighbourhood characteristic change. Arrows B illustrates individual and aggregate behaviour of residents inside the neighbourhood that can change the neighbourhood characteristic and motivates neighbours to move or stay. In this model, neighbourhood characteristic is considered as a context of change in relation with mobile population. Also, figure displayed that residential mobility and neighbourhood effect has direct relationships as well (arrows C and D).

That is, high rate of mobility can be a threat for neighbourhoods by damaging social norms in a neighbourhood. However, it should be noted that this model has its own challenges because of dynamic characteristic of a neighbourhood. Considering the two mentioned focus in literature (Neighbourhood Characteristic _ Behaviour & Neighbourhood Characteristic _ Mobility), as well as considering the proposed models by the other scholars, it can be assessed that the defined terminology as "neighbourhood effect" can be the common concept for this two concepts in literature (residential mobility and neighbourhood characteristic). In the two mentioned models both residential mobility decision and resident's behaviour are influenced by neighbourhood effects. To cope with the challenges in previous models, it is proposed to consider time and neighbourhood characteristic as a context of change. This can clarify the relation between neighbourhood effects and mobility.

Time T is defined as a variable for residents' length of stay in their neighbourhood (T<1 year). Time exposure in one neighbourhood may be the reason for residents' mobility due to facing with endogenous mechanisms in the neighbourhood. In other words, it is until after spending some time in a neighbourhood that residents may recognize the problems. So, mobile people may not remain in the neighbourhood

long enough to expose to neighbourhood effects, (Anderson, et al, 2007).For example, at the time of residents' arrival if they were unemployed, it cannot be considered as neighbourhood effect. It just caused change in neighbourhood demographic characteristic that after time passing it might affect the behaviour inside neighbourhood. Such behavioural changes can be mistaken by neighbourhood effects. Such problems, if they are the reason for moving in/out of residents, can be considered as a reason for residents' moving not as a neighbourhood effect but as something that affects mechanism behind neighbourhood effects like behaviour.

In addition, length of stay in a neighbourhood must be more than some extent in order for the endogenous problems to get highlighted. Endogenous problems refer to the mutual relation of individual characteristics and neighbourhood characteristics. For example, when a person plans to live in a neighbourhood for a long time s/he concerns about her/his neighbourhood more and also s/he is more likely to be a home owner than the one who plans to move somewhere else. Also, variables like tenure status, length of residency, and neighbourhood condition could affect behaviour of residents. Galster (2007) considered all the mentioned variables apart from endogenity. This is likely "to result in a multi co-linearity problem, and does not eliminate the bias of the estimated coefficients" (Hedman, (2011) cited in Galster et al, 2007).

In the literature, modelling housing tenure and mobility or tenure status and length of residency were previously carried out by Ioannides & Kan, (1996) and Boehm, (1981), respectively. The current study in line with Galster, (2008) argues that the above models do not attempt to measure neighbourhood effects. Therefore, it should

be emphasized on the necessity of considering residential mobility in neighbourhood effect models and neighbourhood characteristic.

Considering time in the model, it is better to form a graphical presentation for neighbourhood effect as a common part for neighbourhood characteristic change and residential mobility; thus, the proposed process is suggested.

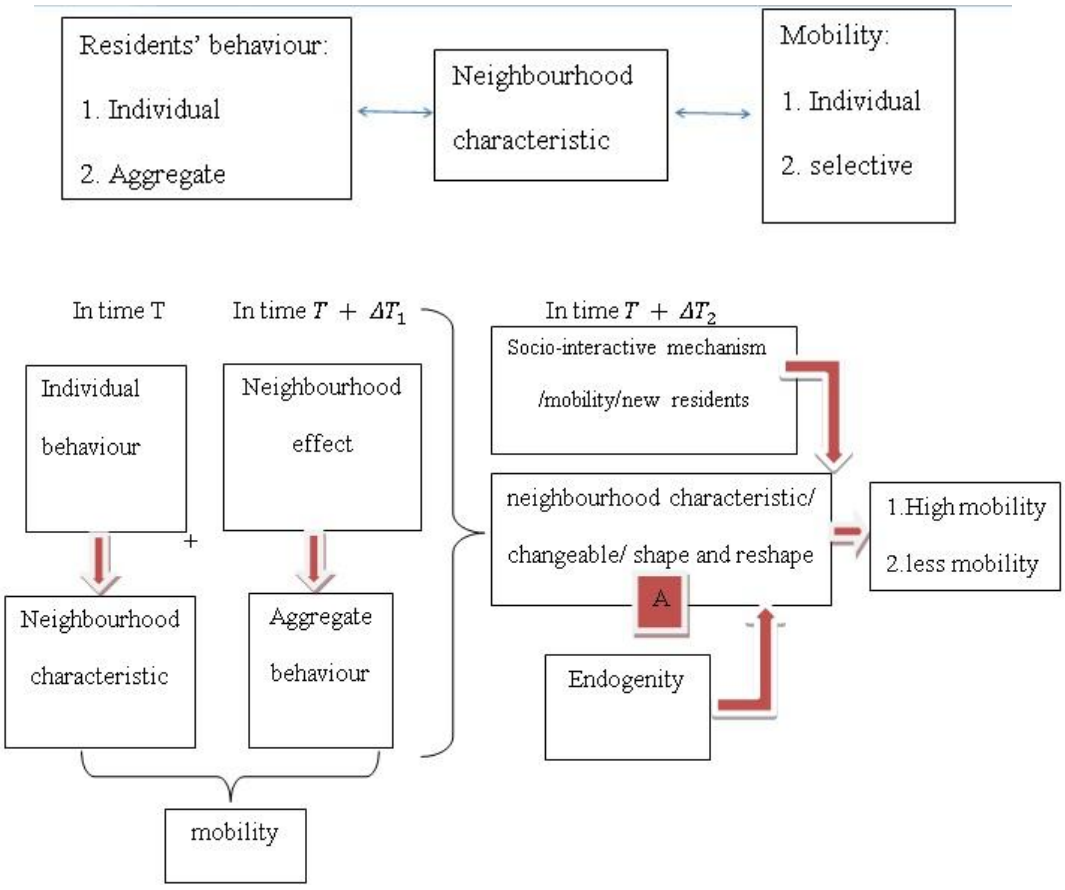


Figure 4: Graphical presentation of challenges in neighbourhood effect and residential mobility relation, proposed by author.

The graphical approach on the relation of residential mobility and neighbourhood characteristic is displayed. At first in time T, residents individually decide to choose one neighbourhood for living according to their housing preferences, potential resources and limitations in micro level. Their individual behaviour shapes the

neighbourhood characteristic and then in time $T + \Delta T_1$ neighbourhood characteristic via its physical and socio economic status and its demographic characteristic changed and can affect aggregate behaviour of its existing residents. The process is called neighbourhood effect that on one hand affects aggregate behaviour and on the other hand, shaped the first neighbourhood characteristic. When neighbourhood characteristic affects aggregate behaviour in the neighbourhood, mobility might be appeared in macro level such as social mobility and moving in a group. In the graphical presentation, the alphabetic character, A, denotes the neighbourhood characteristic shape which is a context for change due to adding transmission mechanism.

In time $T + \Delta T_2$neighbourhood characteristic (A) is affected by endogenity and also residential mobility as a socio interactive mechanism. In this time, the process of mobility could not be considered as the consequence of neighbourhood characteristic change, because it is the reason for it. These effects resulted in two different alternatives for neighbourhood characteristic. The first result could be a favorable or unfavorable change in neighbourhood characteristic which in turn reshape the neighbourhood. This neighbourhood is exposed to characteristic change repeatedly via neighbourhood effects and also by residential mobility as a socio interactive mechanism.

Population movement would cause characteristic change in a neighbourhood either in demography or in socio economic status which is called neighbourhood effects as explained before. Consequently, neighbourhood (A) in time $T + \Delta T_1$will be changed to neighbourhood (B) in time $T + \Delta T_2$ via neighbourhood effects.

When time passes, existing residents may leave because of existing neighbourhood effects. This mobility process caused neighbourhood characteristic face to change again. So, the process of neighbourhood characteristic change and its effects will be repeated. The second alternative for neighbourhood characteristic is stability which is the result of considering endogenity in the first shaped neighbourhood.

In time $T + \Delta T_2$ on one hand, the neighbourhood with its shaped characteristic is affected by endogenity inside it and other mechanisms such as social network; close friends, family and sense of belonging inside the neighbourhood are some examples. This would be the reason for stability in the neighbourhood and having a neighbourhood with less mobile environment. The stable neighbourhood never means that it is a neighbourhood with static characteristic; because dynamism is always in flow. The residents inside a neighbourhood will getting old and such natural changes will always happen. So, changes might be profound in less mobile neighbourhoods as well. Considering the model in field survey, it is concluded that selective mobility along with ethnic, socio economic and demographic lines could lead to stability in the neighbourhood rather than changes like Canbulat. Canbulat as one of the case studies that is located in Famagusta, has less mobile population and experience the natural characteristic changes. However its residents are consist of non-locals and immigrants with different social characteristic.

As an achievement of current study on interconnectedness of two separate concepts in literature, namely, residential mobility and neighbourhood effect it is concluded that residential mobility should be considered in all neighbourhood effect models and measurements due to dynamism inside the neighbourhood and residents' behaviour.

Their relation is like 3 corners of a triangle with two side's relationships in its 3 sides.

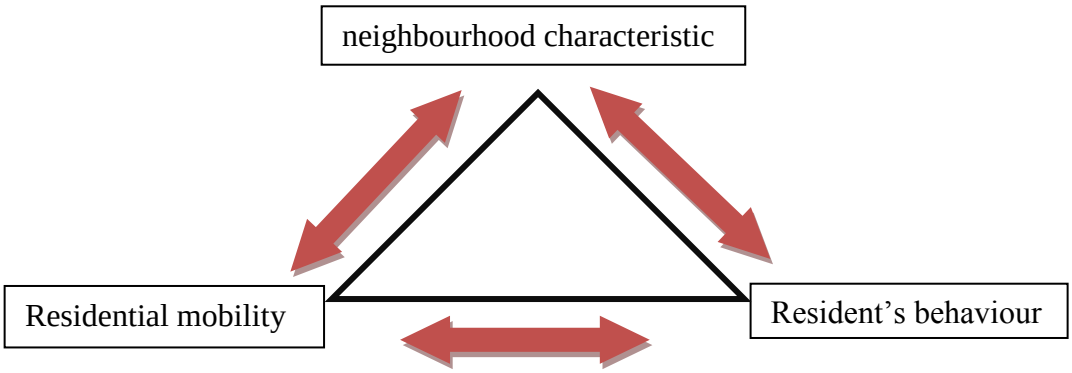


Figure 5: Mutual relation of neighbourhood characteristic, behaviour and mobility

Chapter 3

CASE STUDY

3.1 Introduction

A significant and inevitable social factor in neighbourhood dynamism is mobility mechanism. People move all the time; to be able to estimate the relation between residential mobility effects and specific neighbourhood effect, access to credential longitudinal data is needed. Data should be beneficial enough to inform the researchers about who are the new arrivals and current residents in the specific neighbourhood, how long they have stayed inside this neighbourhood, year of entry to the neighbourhood, their tenure, their level of income and education. These questions are all documented as user profiles which are needed to answer the questions about the current socioeconomic status of the neighbourhood, their reason to choose this neighbourhood and their tendency to leave their neighbourhood or stay inside it.

Regarding the focus of the study on dynamism and socio-interactive mechanisms inside the neighbourhood, it is necessary to look into average mobility rates. To fully account for neighbourhood change in relation with socio-interactive mechanisms, one must have complete information about all moves that have taken place during the time period, characteristics of all movers, and information about existing social interaction within the neighbourhoods. Unfortunately, due to shortage of registered population as the permanent or temporary residents, there is no possibility to access

beneficial longitudinal data, information of income, employment, and education for each neighbourhood, as well as the rate of mobile population and immigration toward the city of Famagusta. This is, of course, unfortunate but does not change the fact that this kind of data is needed to account for the challenges caused by residential mobility.

3.2 Method of Field Survey

The current study is conducted by literature review and field work. Statistic information about the residents' profile in each neighbourhood is applied by Famagusta Kaymakamlik and town planning department. Qualitative data in need are collected through the questionnaires, interview and field survey.

The study took place between 18th of November 2011 and 20th of April 2012. The respondents of the structured questionnaires were selected randomly while visiting the neighbourhoods. To assess the neighbourhood characteristic three groups of residents were answered the structured questions, who were mostly students, workers (immigrants) and local Cypriots. High rate of immigrants inside the neighbourhood could be the positive or negative aspect for neighbourhood dynamism and it can itself attract or repel existing or expected residents. The dependency of neighbourhood characteristic and population mobility must be illustrated to reveals that residents by moving to or from a neighbourhood cause dynamism inside it via socio interactive mechanism.

A questionnaire was prepared by 10% number of the residents in each neighbourhood to get reliable results. The questions in questionnaires and interview were designed to follow the below procedure:

- Demographic characteristic of each neighbourhood as a case study,
- Residents' profile in each neighbourhood and their tendency to stay in or move out,
- Neighbourhood potential for residents' moving in or out,
- Level of residential mobility and population turnover in each neighbourhood,
- Dealing each neighbourhood with residential mobility process,
- Investigation of neighbourhood dynamism.

Method of field survey in each neighbourhood was different from the others based on respondents' characteristic. For example, in Canbulat residents prefer to take a sit and have interview. In this case, data were collected mostly by having interview.

Finally, the qualitative results about dynamic characteristic of each neighbourhood will be assessed from the questionnaire analysis by transforming the qualitative data to quantitative data which are numerically understandable through using the SPSS software and preparing figures, graphical statistics and results.

3.3 Sample Selection

To empirically relate mobility studies to neighbourhood effects in the case of this study, three sample neighbourhoods in Famagusta are selected that all of them experienced residential mobility with different group of users. That is, because of population replacement policies in Famagusta after 1974 conflict and immigration from Turkey. After 1974 conflict, according to government policies the residents from south part of Cyprus were settled in Famausta (North Cyprus) and the city experienced mobile population. Moreover, there exists two most important potential points in Famagusta; academic attraction due to establishment of the Eastern Mediterranean University and the higher level of income in comparison with Turkey

for the workers who come from Turkey. As a result, this city experience large number of population movement and immigrants.

The first case study is Karakol quarter where have been experienced a high rate of mobile population. It creates a proper situation for my approach to investigate the impact of residential mobility, in or out of this neighbourhood on neighbourhood characteristic and dynamism inside it. The second neighbourhood is Canbulat quarter located in Aşagi Maraş district. It experienced movers coming inside since 1974 and now it has low rate of mobile population. The third one is a neighbourhood located in Yeni Bogazici quarter that experiences new arrivals recently and is predicted to experience more rate of mobility toward this neighbourhood in the future. Residents, who are movers in or out of these neighbourhoods, move due to various reasons regarding potential of the city and also other factors like sense of belonging, length of residency, social interactions and social ties related to be closed to their families or friends and other unmeasured reasons. In this chapter it will be explained who the movers of each neighbourhood are; why they move or stay and it proves the relation between neighbourhood dynamism and residential mobility mechanism.

3.2. Neighbourhood Characteristic

For the current study three sample neighbourhoods are selected; all of them experienced residential mobility with different groups of users. These three are located in different parts of the city of Famagusta, namely; Karakol quarter, Canbulat quarter, and Yeni Bogazici quarter that were explained briefly in section 1.4. All of these neighbourhoods are experiencing population movement that makes their characteristic suitable for the context of this thesis (Fig.6).This chapter explains who movers of each neighbourhood are, why they decide to move or stay and at last it

concludes that what are the relation between neighbourhood dynamism and residential mobility mechanism.

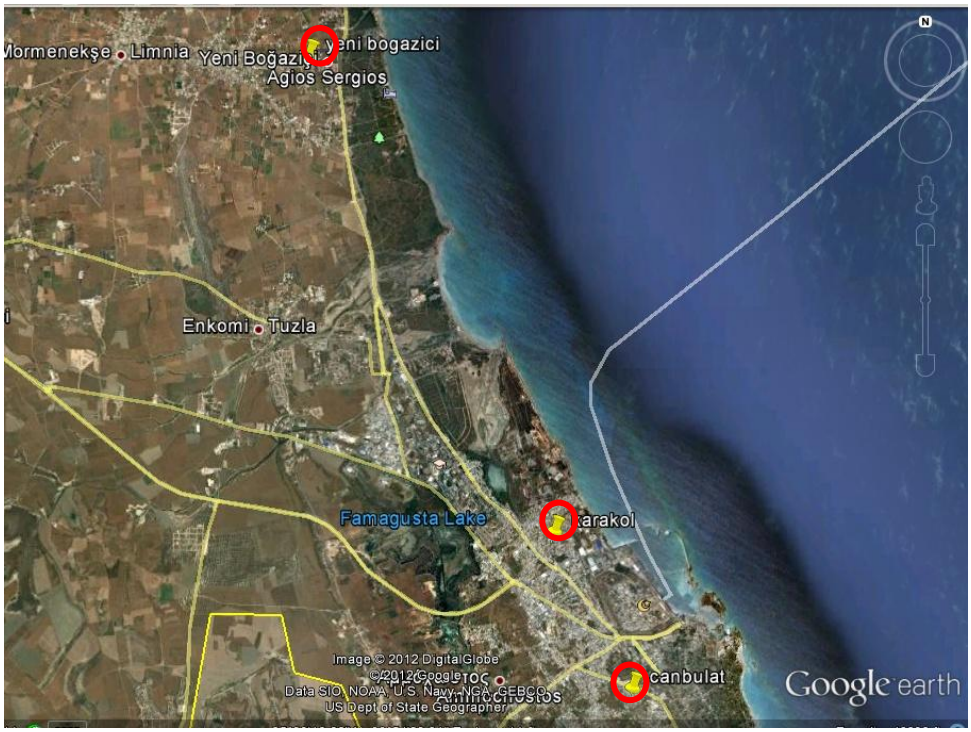


Figure 6: Site plan of sample selection
Source: Google Earth, (2012)

3.2.1. Karakol Quartet

First selected neighbourhood was Karakol quarter which is located within the Famagusta city. Forty of the residents inside Karakol quarter who live in the highlighted section in figures 7 and 8, were respondents to the prepared questionnaire and interview. The respondents generally were belonged to middle income and low income population group with various occupations including government employees, foreign workers, a few numbers of students, local Cypriots, and businessmen. It is assessed that residential mobility changed the neighbourhood dynamic characteristic. This would be affected by socio interactive mechanisms. As it was described in section 2.3 residents who move out of the neighbourhood would like to find better

choice of destination to live according to their needs, preferences and resources. They generally replaced by other residents with different social characteristic. They could even cause place and structure dynamism.

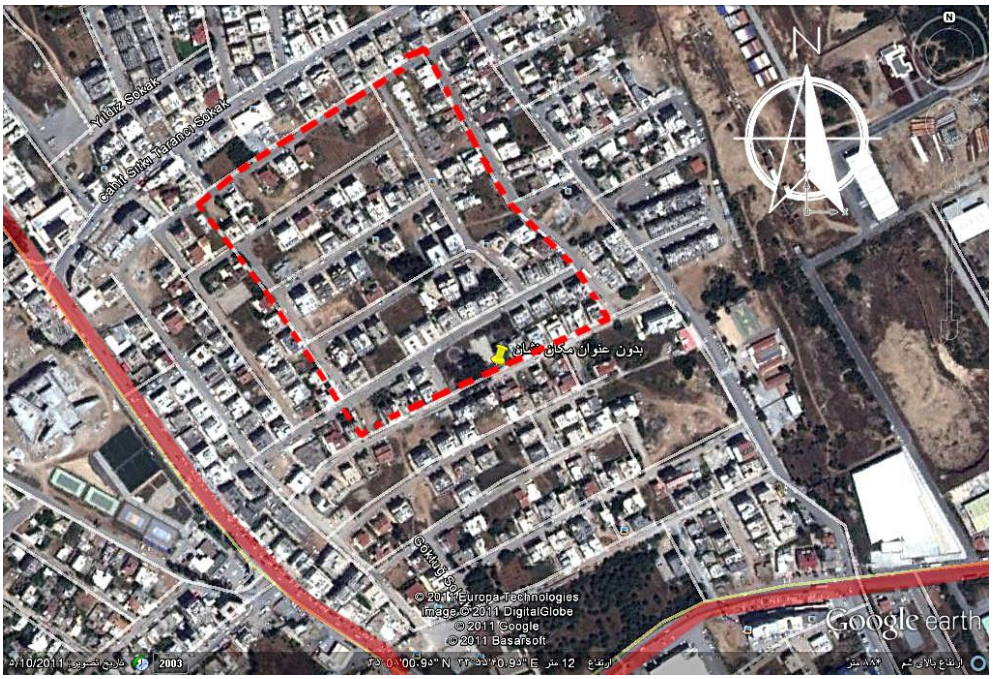


Figure 7: Karakol Quarter site plan
Source: Google Earth, (2012)

Figure 8: Sample selection in Karakol
Source: Gazimagusa, Shehir Plan. (2004)

By comparing the statistics, carried out by Boğaç, (2009), with assessments by the author in 2012, it was revealed that during these three years the mentioned neighbourhood was faced by characteristic change because of high rate of mobility and population turnover.

According to the priority of thesis, the employment status of the residents was classified differently from Boğaç (2009) assessments; since the majority of residents were replaced by unskilled workers. To achieve a reliable data, the number of sample selection was chosen to be 40 which are approximately 10% of the selected neighbourhood population (Tables 2 and 3).

Table 2.Demographic characteristic of Karakol quarter respondents, 2008/2009
Source: Boğaç, (2009)

Nationality	
Turkish Cypriot	70%
Turkish	30%
Education	
Primary school graduate	2.5%
Junior high school graduate	0%
Senior high school graduate	50%
University graduate	32%
Graduate degree holder	12.5%
Year of occupancy	
1-3 yrs	50%
4-10yrs	30%
11 yrs or above	20%
Employment	
Government employee	37.5%
Private sector employee	12.5%
Company owner/employer	5%
Self-employed professional	2.5%
Artisan	2.5%
Student	15%

Table 3:Karakol quarter residents' demography, 2011/2012
Source: Author, (2012)

Nationality	
Turkish Cypriot	15%
Turkish	50%
TRNC Turkish	25%
Other	10%
Education	
Primary school graduate	6%
Junior high school graduate	5%
Senior high school graduate	40%
University graduate	20%
Graduate degree holder	8%
Year of occupancy	
1-3 yrs	40%
4-10yrs	50%
11 yrs or above	10%
Employment	
Government employee	22%
Own account/non-professional	15%
Unskilled worker	47%
Student	10%
Retired	6%

It can be understood from Tables 1 and 2 that Karakol quarter should be considered as one of the neighbourhood with high rate of mobile population. In 2009, the percentage of residents who lived Karakol quarter for less than 4 years were 50%; however, it was 40% in 2012. The above tables illustrate that in 3 years Karakol quarter have experienced new residents which again implies new arrivals with different demographic status. Karakol quarter is the area that high income Cypriot population was inhabited there in the past. This is due to their property ownership status. The city develops toward the two potential points, namely, establishment of EMU campus and developing the axis to the northern part of the island (Doratli, N.

Höşkara, S, Dağly, U). Thus, local residents gradually prefer to go to the more relaxed neighbourhood near the city like Yeni Boğaziçi and Tuzla. This scenario was occurred due to the preferences of households to have desirable, new built and modern furnished houses in the more desirable neighbourhood. Because of the lack of attention to the maintenance of Karakol quarter, it turned into an undesirable place for the high income residents.

According to the interviews, from around 5 years ago students were living there due to special accessibility to the street that links to the university (EMU). Locals were satisfied for their presence due to their positive personality for neighbourhood dynamism. From 5 years ago, they have gradually left the area not only because of lack of public transportation toward the university but also mostly due to the physical features of the houses such as lack of maintenance of the building. Then, these students replaced by unskilled workers and the neighbourhood lost its attraction for locals who have enough affordability in housing market to leave their neighbourhood for a better alternative. As it was explained in section 2.3, people choose their destination for living based on their preferences, constraints and social resources. Therefore, in here the new arrivals who are mostly immigrant workers who chose Karakol quarter due to low rate of rents, whereas the owners leave their houses to be in a more relaxed and satisfactory neighbourhood (Appendix). New arrivals are mostly crowded families that are not considering much about the conditions of their houses and surroundings as a result of high expenses for housing maintenance and also having less sense of belonging to the area (Fig, 9).

Figure 9: Karakol quarter physical appearance

Karakol quarter experience more mixed population and population turnover. A forty five years old man said “I was living in Karakol quarter for more than 20 years, but 4 years ago I understood that here is not my favourite neighbourhood to live due to growing up my children and the residents who come here to live are socially different from the previous ones.” He added: “I am the owner of my house and market. Four years ago, I rented my house and went to Yeni Bogazici and as soon as

possible I will change my market place". He explained about his sense of belonging to his neighbourhood of his childhood and continued:"when my close friends and neighbours left here why I shall stay". Place gets its identity by its residents not by its walls.

In this study, important discussions from the interviewees show the dependency between sense of attachment and social interaction of neighbours. That is, sense of belonging can be affected by social interactions between neighbours. It is explained in chapter two that residential mobility affect neighbourhood characteristic and dynamism will take place via socio interactive mechanisms. Moreover, the replacement of the residents according to Manskey, (1995), can cause endogenous effect inside the neighbourhood that should be considered as an important effect of mobility on neighbourhood dynamism empirically.

3.2.1.1. Data Analysis in Karakol Quarter

The aim of analysis for Karakol quarter in Famagusta, is to predict the future characteristic of this neighbourhood and dynamism procedure by a glance at their characteristic change throughout a decade. This was performed by comparing the rate of population turnover by using the 2006 census and 2009 statistics by Boğaç and 2012 statistics by the author. Previously it was noted that all the cases in this study have experienced dynamism and social characteristic change via residential mobility mechanism. Data in table 3 and 4 clearly show how Karakol quarter changed dramatically over time (Tables 4 and 5).

Table 4: sampling of each neighbourhood characteristic

	Nationality	Education level	Employment level	Income level via ownership	Mobility rate via occupancy period	Physical environment via building age	Residents' preference to stay
A	Turkish Cypriot	Primary school graduate	Government employee	Owner	1-3 yrs	Less Than5 yrs	Very good
B	Turkish	Junior high school graduate	Private sector employee	Tenant	4-6 yrs	6_10 yrs	Good
C	Local Cypriot	Senior high school graduate	Company owner/ Self-employed/ professional		7-9 yrs	Over 10	Not bad
D	British Cypriot	University graduate	Unskilled worker		10_12 yrs		Bad
E	other	Graduate degree holder	Unemployed/ Retired		13-15 yrs		Awful
F			Student		16_18 yrs		
G					19 yrs or above		

Table 5: Karakol quarter neighbourhood characteristic change via residential mobility mechanism

Neighbourhood characteristic change	T<2009	T=2009	2009<T<2012
Nationality of residents	C	C/A	B
Employment level	A/C	A	D
Education level	C	C	B
Mobile residents via occupancy period	C	A	A/ B
Income level via ownership	A	B	B
Physical environment via building age	A	B	C
Residents' preference to stay	B	D	D

Table 5 illustrates that Karakol quarter neighbourhood characteristic has been changed rapidly and more residents would be replaced. According to Brown & Moore mobility proceeds in two steps, first decision to move and second choice of destination. Considering the results of structured questionnaires and surveys, local residents in Karakol quarter prefer to leave the area and 85% of the minority local Cypriots population who live inside, feel unsatisfied with their neighbourhood.

Although, high rate of mobile population and population turnover is undesirable in Karakol quarter, the results reveal that only 32% of the residents just pay attention to their new neighbours and complain of anonymity and unsafe in their neighbourhood. The rest of 68% of the existing residents consider undesirable physical surrounding as a factor for moving out intention which itself cause replacement of residents with others who came inside this neighbourhood (Appendix).

Differences in demographic characteristics between out-movers (local residents) and in-movers (workers), and natural changes of the neighbourhood population are responsible for changes in the population composition of the neighbourhoods. In Karakol quarter, the results of interview displays that new arrivals are mostly unskilled workers that were moving in, in instead of employees and students. In accordance with many previous studies, explained in chapter two, individuals with stronger socio-economic positions usually move to more affluent neighbourhoods, while those with less accessibility to resources more possibly move to deprived areas. These mobility patterns relatively change the socio economic status of a neighbourhood over time (Finney & Simpson, 2009). Selective in-mobility of people into neighbourhoods is an issue that needs to be addressed in studies of neighbourhood effects.

Other unmeasured factors should not be mistaken with neighbourhood effects. For example, if in a neighbourhood with relatively low employment levels those who get a job leave the neighbourhood, and are replaced by others without a job, it is not the neighbourhood which causes unemployment, but it the neighbourhood housing stock which attracts unemployed people who cannot afford to live elsewhere. This is the importance of considering residential selective mobility when theorizing and measuring neighbourhood effect and exactly when transform them into the real model of incorporation of residential mobility and neighbourhood effect.

Consequently, it is predicted that Karakol quarter experience high rate of residential mobility mainly because of undesirable physical environment. In addition, as it is explained before, the replacement of residents could cause physical deterioration because of lack of attention of new arrivals to their house conditions.

3.2.2. Canbulat Quarter

Maras is a large area that spread out before the dispute of 1974. It consists of two parts. Namely, Maraş and Aşaği Maraş. Maras is the older region and it is located in the forbidden zone of the city since 1974 war. Aşaği Maraş is one of the preplanned and developed residential districts of the city. Canbulat quarter, one of the oldest neighbourhoods of Aşaği Maraş, was chosen as the next case of the present study.

According to the 1996 census, the population of Canbulat quarter is more than the other quarters in Aşaği Maraş (Appendix). This implies that this neighbourhood was more dynamic in comparison with the rest of Maras. Also according to the 1996 statistics most of the residents inside the area were immigrants from south part of Cyprus and Turkey. Before 1974 housings developed toward southern edge of the city like Canbulat quarter and Lala Mustafa Paşa neighbourhoods. After the war, this

progress was stopped till now and only small changes have taken place in those neighbourhoods. Thirty residents of the highlighted section in Canbulat quarter neighbourhood were selected to respond the questionnaires and interviews (Fig.5).

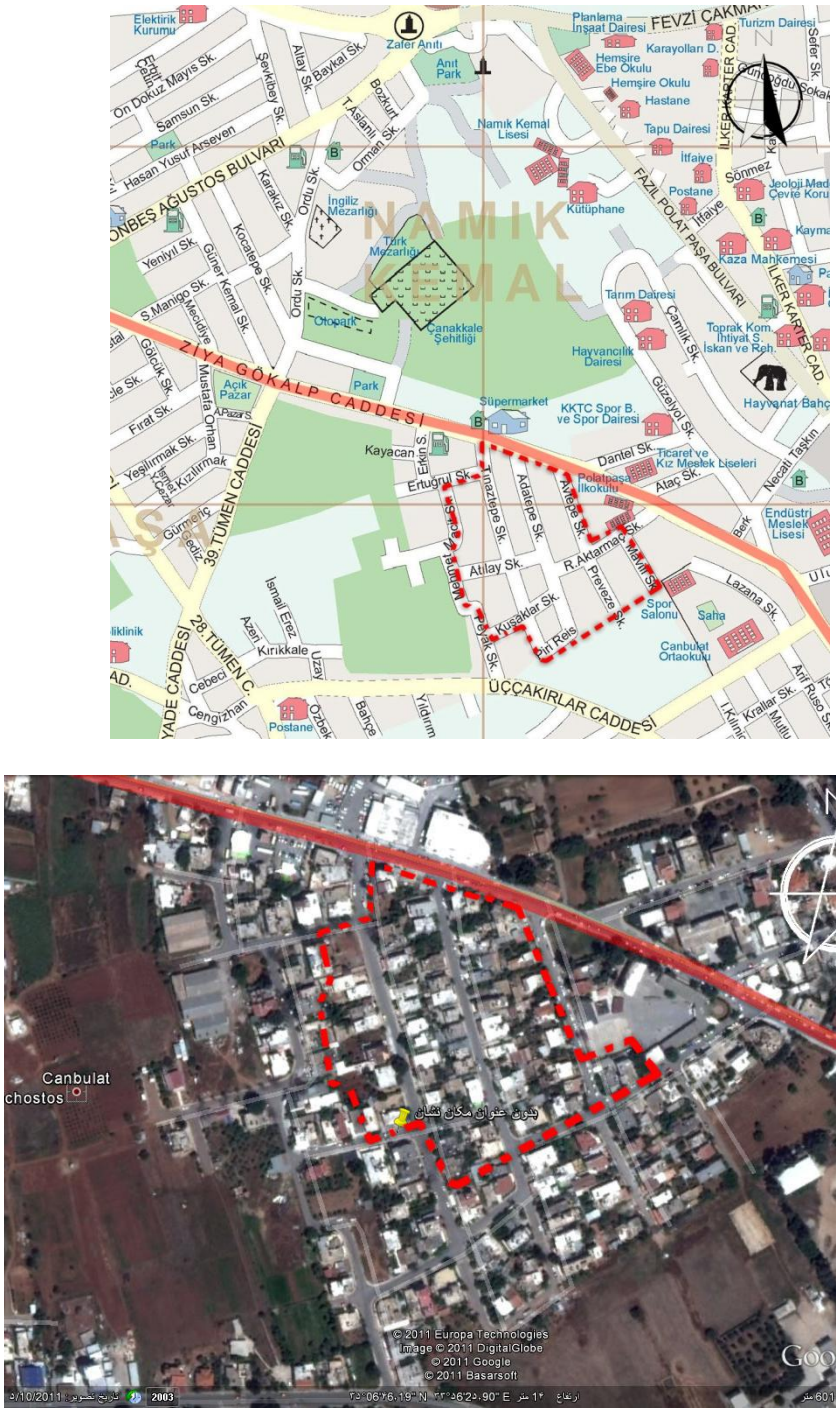


Figure 10: Canbulat map and site plan

In this neighbourhood according to the age of residents it was mostly preferred to have interviews instead of filling the questionnaires. The results of questionnaires and interviews were tabulated and the existing demographic characteristic of Canbulat quarter is presented as follows. (Table 6)

Table 6.Demographic characteristic of Canbulat quarter respondents, 2006
Source: Town planning Department

Nationality	
Turkish Cypriot	47%
Turkish	44%
TRNC Turkish	9%
Education	
Primary school graduate	20%
Junior high school graduate	45%
Senior high school graduate	20%
University graduate	15%
Graduate degree holder	0%
Year of occupancy	
1-5 yrs.....2%	
5-10	5%
11_15	3%
16_20	10%
Over 20	80%
Employment	
Government employee	7%
Own account/non-professional	10%
Unskilled worker	40%
Student	3%
Retired	40%

Canbulat quarter experienced high rate of mobility in the neighbourhood after 1974 which was mostly from middle incomes. Assessments of current data revealed that 47% of the existing residents are Turkish Cypriots (refugees) from Southern part, which 40% of them are retired now and have been living here for more than 20 years. The rest of the residents are immigrants from Adana and Turkey who came here due

to job opportunities and income level. A few numbers of new arrivals are the ones who have close relatives inside the neighbourhood and they move in to be in their company. The existing residents feel satisfied with their friendly neighbourhood and 70% of them (without considering their nationality) have a deep sense of belonging to their neighbourhood. The neighbourhood has an uncrowded environment and based on its existing demography it has a stable neighbourhood characteristic (Appendix).

3.2.2.1. Data Analysis in Canbulat Quarter

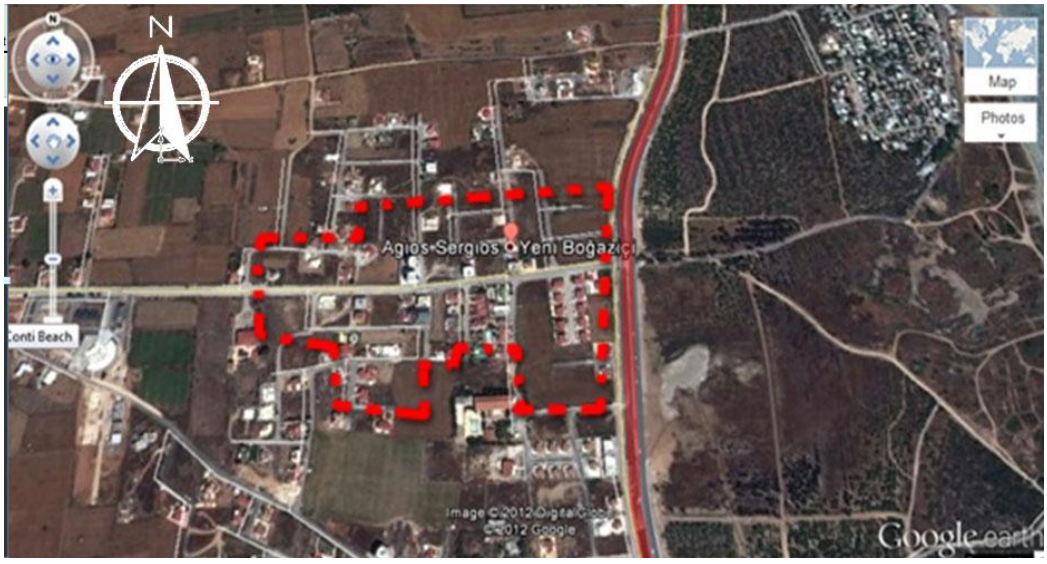
A summary of results for the assessment of the current interview and structured questionnaires is presented in Table 6. It shows that Canbulat quarter has a stable characteristic without noticeable population turnover except slight changes like moving out of neighbourhood after marriage or death. Considering the existing procedure and observing the current situations, it can be predicted that if nothing is done for dynamism in this neighbourhood such as population turnover or attracting mobile population, which can bring socio-economic benefit for residents, it will be going to look like a ghost neighbourhood due to its social characteristic and oldness of the physical environment. Residential mobility can be one of the socio interactive mechanisms that make the neighbourhood dynamic. Through population turnover and paying more attention to physical revitalization of the neighbourhood, existing and expected residents will benefit from socio-economic characteristic change of their neighbourhood.

Regarding Giddes, et al: “dynamism in place is appeared where social reproduction, population turnover and natural changes in neighbourhood population characteristic occur simultaneously and constantly” Giddens (1979; 1984) and Pred (1984a).

Existing residents inside Canbulat feel that their neighbourhood situation should be changed in the future to be alive and dynamic. A sixty-five years retired man said that: “this neighbourhood is not in a deep social interaction with the rest of Famagusta city. It is because of difficult accessibility and lack of attraction for the others especially the young people to come here and make our scattered neighbourhood, energetic and lively.” These kinds of opinions reveal the necessity of considering residential selective mobility as a socio-interactive mechanism that can lead to dynamism inside this neighbourhood.

3.2.3. Yeni Boğaziçi Quarter

Yeni Boğaziçi quarter is a large area that is divided into different parts. For this study the newly developed neighbourhood from Yeni Boğaziçi quarter is selected as a sample neighbourhood for field survey. The residents of new built houses in highlighted section in figure 11 were the respondents to the prepared questionnaires. In this area the houses were located near each other in the side street.



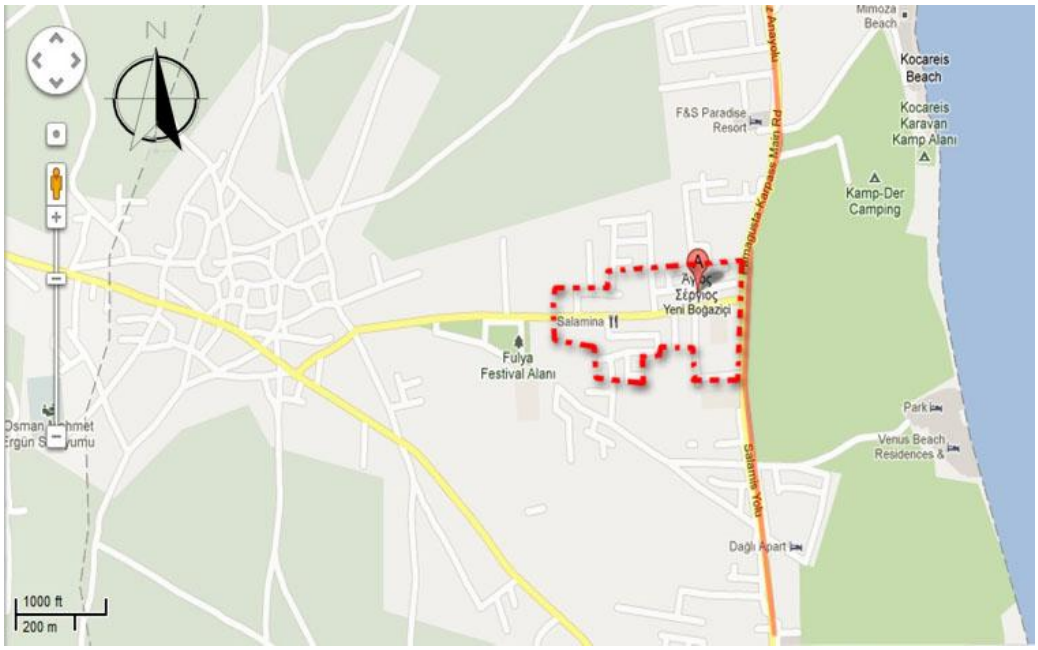


Figure 11: Yeni Boğaziçi site plan
Source:Google Map, 2012

As it is displayed in fig 5, in the main street there is no compact views of houses. This neighbourhood has been experiencing new arrivals since less than a decade ago. The Street consists of relatively new buildings and houses. Twenty persons of its residents were answered to the designed questionnaires of this study. Accordingly demographic characteristic of the neighbourhood was assessed and the results were tabulated in Table 7.

Table 7: Demographic characteristic of Yeni Boğaziçi quarter respondents, 2011/2012
Source: author

Nationality	
Cypriot	80%
British Cypriot	15%
Others	5%
Education	
Primary school graduate	2%
Junior high school graduate	8%
Senior high school graduate	45%
University graduate	35%
Graduate degree holder	10%
Year of occupancy	
1-3 yrs	45%
4-6yrs	50%
7_9 yrs	5%
10 yrs or above	0%
Employment	
Government employee	25%
Private sector employee	20%
Company owner/employer	40%
Self-employed professional/ businessman	
Retired	15%
Student	0%

Approximately 80% of the residents inside this neighbourhood are home owners. This can imply middle/high level of income for the existing residents. This neighbourhood has been experiencing mobile population day by day. According to the field survey 45% of the residents have come to this neighbourhood since 4 years ago and 50% of the residents have been lived here for less than 7 years. This statistics display the high rate of moving towards this area. So, the mentioned neighbourhood has socio-economic and physical potentials to attract new arrivals. Majority of the existing residents are government employees and professionals (like lawyer) that would be the positive point for level of employment status of

neighbourhood demography. Also this area has the potential for more developments due to its new construction and new modern built houses and environment.

A 45 years old man who was self-employed stated that: “before I came here with my family, we had lived inside Famağusta in Karakol neighbourhood. But since my children are growing up, I prefer to live in a bigger house and in a higher social level neighbourhood”. He added: “it is very important for me to know with whom my children are playing with”.

Figure 12: Karakol quarter physical appearance

After interviews with the existing residents in Yeni Boğaziçi , it was concluded that they chose Yeni Bogazici mostly because of its neighbourhood characteristic, both socially and physically. Although the housing preference is a remarkable factor in choosing a house and a neighbourhood, in this case residents were so satisfied with their neighbourhood characteristic.

A 36 housewife said that: “We had the opportunity to buy a similar house inside Famağusta but we prefer here in order to be in a more relaxed and satisfactory neighbourhood that we have affordability to be a home owner.”

3.2.3.1. Data Analysis in Yeni Boğaziçi Quarter

To have a general perspective for characteristics of Yeni Boğaziçi neighbourhood, and also the process of its characteristic shaping during a decade, a comparison was made in Table 8.

Table 8: Yeni Boğaziçi neighbourhood characteristic change via residential mobility mechanis
Source:author

Neighbourhood characteristic change	T<2009	2009<T<2012
Nationality of residents	A	A
Employment level	B	B
Education level	C	D & C
Mobile residents via occupancy period	A	A & B
Income level via ownership	A	A
Physical environment via building age	A	A
Residents’ preference to stay	A	A

According to these compared information, Cypriots comprise the majority of residents of Yeni Boğaziçi. In other words, it means Yeni Boğaziçi in the selected section is not experiencing various ethnic compositions; however in the other two neighbourhoods of case study ethnicity was a visible factor as social characteristic of the neighbourhood. To summarize, it should be emphasized on the high rate of mobility toward Yeni Boğaziçi mostly because of modern furnishing, big size of houses, clean physical environment and neighbourhood dynamic characteristic (education, employment and income status) inside it. 80% of new arrivals are home owners who have accessibility to their work place and city by private car. This may indicate that their level of income is mostly high/middle. Till now individual mobility has positive effects for the current neighbourhood with its demographic characteristic which brings about a relative dynamism and socio economic improvements for the neighbourhood (Appendix).

Regarding Galster, et al (2010), ownership is a significant indicator to assess dynamism inside neighbourhood. It motivates residents to keep their neighbourhood satisfactory, since they possess a property and they aim to remain there for a long time.

According to what it was explained in literature review chapter, as the empirical assessment, present characteristic of this neighbourhood by considering its attraction for special high/middle income and local Cypriots to move inside, it can be predicted that this neighbourhood might face to residential segregation based on ethnicity and income level that will be explain in next section.

Chapter 4

DISCUSSIONS AND RESULTS

In the context of neighbourhood effects, it is important to consider the mobile population and causes and consequences of this movement: Who moves in (or stays in) certain neighbourhoods and why? Also, as it was discussed residential mobility can alter neighbourhood population composition dramatically within a relatively short period of time (Ellen, 2000). It was explained in section 2.3 that usually, selective mobility patterns regenerate the existing neighbourhood characteristic. As an example, neighbourhoods with dense population of immigrants attract new immigrants. This is because of both residential preferences to live in such neighbourhoods, and the housing market that motivate low/ high income groups of immigrants to choose those neighbourhoods. Also, in the process of neighbourhood selection accessibility to potential resources such as social welfare, financial, cognitive, and political resources are effectual.

To empirically investigate how residential mobility affect neighbourhood characteristic, the proposed graphical presentation (Fig 4) as an integrative approach can be applied in the selected neighbourhoods for the current study. To do so, after collecting the necessary data from Canbulat quarter, Karakol quarter and Yeni Boğaziçi quarter and finalizing the results, demographic characteristic of residents and their length of stay in each neighbourhood were found. In order for the residents to face to the endogenous effects of their neighbourhood, sufficient time duration

($T + \Delta T_2$) must be considered. The attempt is to know what will happen to the neighbourhood after this time, since, new arrivals can alter neighbourhood characteristic

According to the integrative graphical approach after sufficient time exposure two processes of low mobility and high mobility can be appeared. The first one is low rate of mobility. Although, neighbourhood characteristic changes by experiencing new mobile population, endogenous effects like social ties have more power. This brings about less mobility out of the neighbourhood like what is experiencing in Canbulat.

It is also possible that in a neighbourhood, mobility occur at a high rate. This scenario is taking place in Karakol quarter. As a result of high mobility locals prefer to move out without paying much attention to their social ties. This process does not mean that the locals dislike living near immigrants or new arrivals. It mostly displays that locals are reluctant to experience living in a neighbourhood with high mobile population. Clearly, replacements of residents with different demography can fail the process of social reproduction which is not desirable for local residents.

Besides, the current study aimed to have empirical experience on the neighbourhood characteristic change and residential mobility to understand whether or not they lead to dynamism in a neighbourhood.

According to Giddes and Pred, (1984) to observe dynamism in each neighbourhood, three factors should be measured, namely population turnover, natural changes, and social reproduction at the same time. If these three indicators occur constantly and

simultaneously, then it can be stated that dynamism is appeared in the selected neighbourhood.

Since the mentioned indicators for measuring dynamism in a neighbourhood operates as the mechanisms behind neighbourhood effect, they should be considered in relation with residential mobility. As it was noted before, residential mobility can be the reason for neighbourhood characteristic change that finally neighbourhood may face to dynamism. In this section empirical illustration on neighbourhood characteristic, residential mobility and dynamism is presented via measuring the relative indicators.

Figure 13 displays population distribution versus residency duration in each neighbourhood. Through this figure, population turnover can be assessed. According to the present figure and also the other information (in detailed in appendix), Yeni Boğaziçi quarter is experiencing the high level of moving toward its neighbourhood. In Karakol quarter, the local residents are moving out and they are replacing by the other residents with various demographic characteristic whereas Canbulat quarter undergoes the lowest rate of mobility. Also, according to the demography of its residents, social ties were found to have stronger effect on residential mobility among low income compared with high income families.

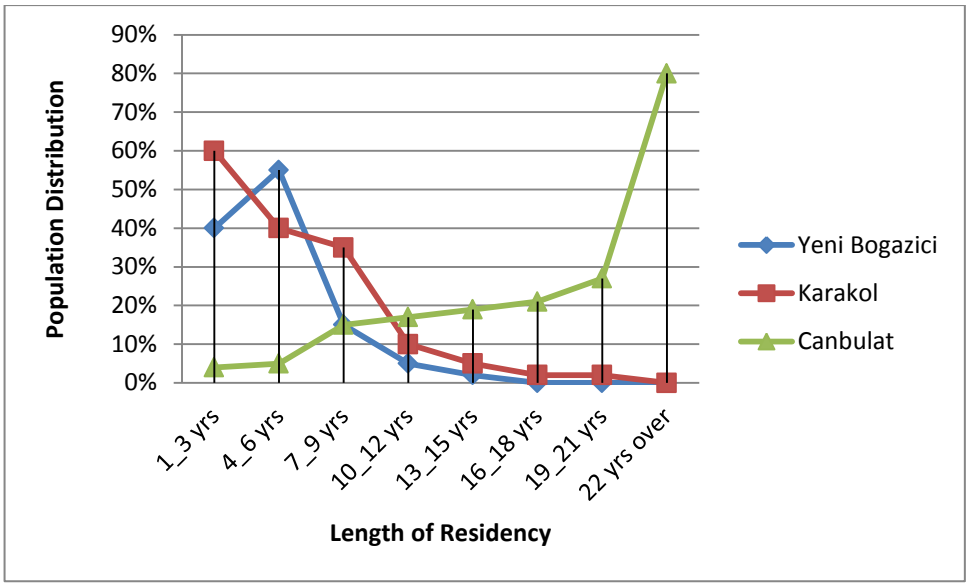


Figure 13: Comparison of population turnover in three neighbourhoods/2012

From this figure, it is inferred that from nearly ten years ago Karakol quarter has the most rate of mobility of residents with slight increment in population size; that is, mostly locals were replaced by others. Yeni Boğaziçi quarter had new arrivals and Canbulat quarter experienced less mobility.

Accordingly, population turnover as one of the indicators for dynamism is measured. For the two rest indicators (natural changes and social reproduction) the demographic characteristic (employment status, socio-economic status, education, tenure …) of the residents in a neighbourhood should be considered.

Normally, all neighbourhoods experience natural changes. However, to assess the exact statistics on neighbourhood population characteristic change, credential longitudinal data is needed; for the cases of this study there is limitation to access these kinds of data. So, natural changes are considered as a constant progress that was not displayed in schematic figures.

According to policies, after 1974, Canbulat quarter experienced selective mobility. Residents who were mostly immigrants were settled there due to government policies. Now, according to the demographic characteristic of the residents in Canbulat quarter and considering their length of residency, they mostly (80%) live there over than 20 years. This means that this neighbourhood has experienced a decreasing population turnover (Fig 14).

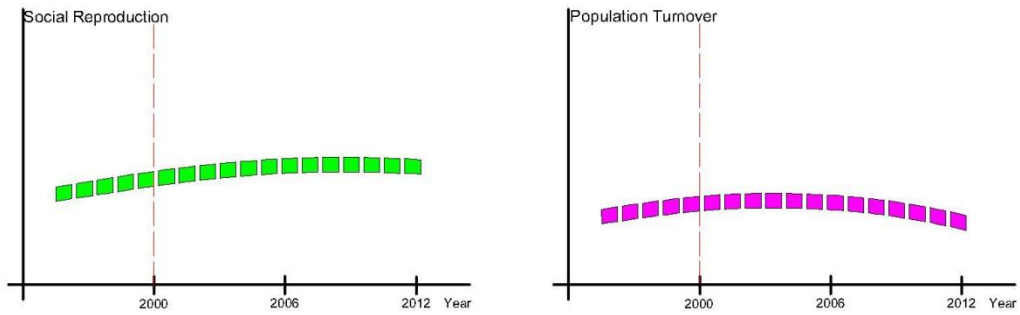


Figure 14: Schematic of frequency in dynamism measurement: Canbulat quarter/2012

Although, the size of population was decreasing, this neighbourhood attracted new residents who have a similar socio economic (demography) status with the previous ones. That is, what called in the literature as social reproduction in a neighbourhood to measure dynamism. Accordingly, the social reproduction was experienced in this neighbourhood.

For neighbourhood dynamism investigation in each neighbourhood, a schematic figure can be proposed, which consists of three factors (population turnover, social reproduction, natural changes), (figure 14, 15, and 16). It can be understood from the schematic figure that simultaneously these three factors were in progress. However, due to lack of professional information on previous and existing residents'

characteristics, it needs more research and data to reliably assess population turnover in the neighbourhood.

The second selected neighbourhood is Karakol quarter that experienced high number of mobile population according to table 3 that displayed 40 % of residents live there less than 5 years. Population turnover is related to mobility and size of population in each neighbourhood. However, in Karakol quarter population turnover accompanied by leaving of previous residents and replacement by new arrivals, so population size has less increased in number.

Also, another factor for neighbourhood dynamism is social reproduction that according to the different demographic characteristics of new residents, it reveals that neighbourhood fails in the process of social reproduction (Fig15).

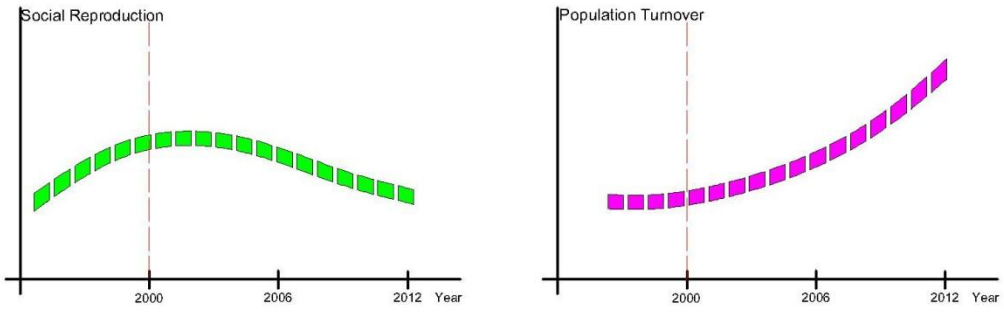


Figure 15: Schematic of frequency in dynamism measurement: Karakol quarter/2012

The third selected neighbourhood is Yeni Boğaziçi that according to table 4 Yeni Boğaziçi experienced high numbers of mobile population and population turnover. As it is noted previously, population turnover is related to mobility and size of population in each neighbourhood. Therefore, Yeni Boğaziçi experienced population increment because of population mobility toward it (Fig 16). Another factor for

neighbourhood dynamism is social reproduction that Yeni Boğaziçi is going to experience, because of its attraction for high/middle income residents. Also, according to Table 4, local Cypriots are the most interested residents for living in this neighbourhood, so it can be stated that this neighbourhood might experience residential segregation based on majority of locals and income level. To sum up residential segregation theories, when a large number of residents select the same neighbourhood for living it has potential to create and reinforce patterns of segregation. (Bailey and Livingstone, (2008). Feijten and Van ham ,2009).

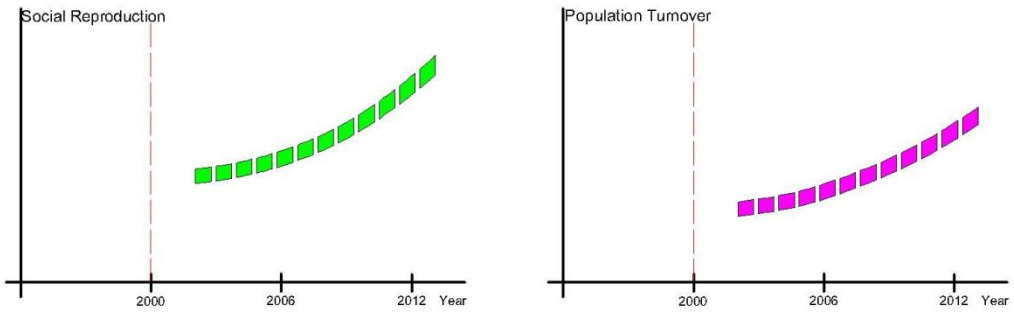


Figure 16: Schematic of frequency in dynamism measurement: Yeni Boğaziçi quarter/2012

Besides, in the selected neighbourhoods as case studies, assessments has been done on residents preferences to choose their living environment and their motivation to live or stay in a neighbourhood. Residents have a chance to select their neighbourhood via considering their housing preferences regarding size, form, location and physical appearance in addition to concentrate on the neighbourhood characteristic (population demography). There is no priority to consider each of these two aspects of preferences for living environment in advance. For example, a family can select a less desirable house in a desirable neighbourhood or select a desirable house in a less desirable neighbourhood.

Accordingly, the following figures display that in each case of neighbourhoods, comparatively what was the households' priority to leave or stay in each neighbourhood.

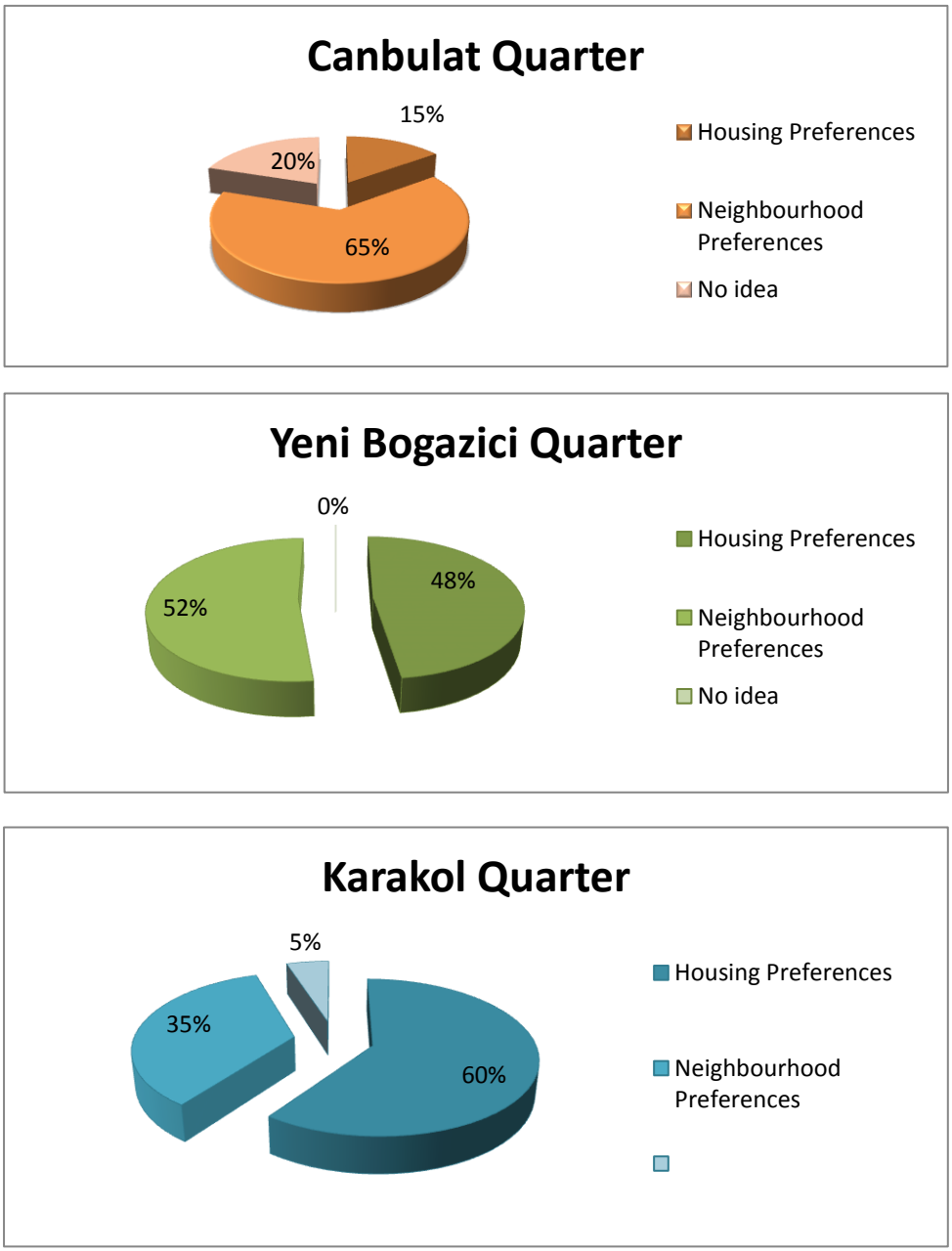


Figure 17: Housing or neighbourhood preferences of the residents/2012

Figure 17 displays that in Karakol quarter, housing preferences is the first criterion that motivates residents to leave the neighbourhood. However locals are dissatisfied

with the high rate of population turn over, since, they can miss their social ties with their neighbours.

In Canbulat quarter majority of the residents prefer to stay in their neighbourhood. They are mostly hopeful that government policies will make their neighbourhood more dynamic. In this case it can be emphasized that residents do not tend to move mostly due to their neighbourhood characteristic, so their decision to live in is based on their neighbourhood preferences for choosing a house in a neighbourhood. It is mostly their social ties that inspire them remain in the same neighbourhood in which they have been living for more than 2 decades.

In Yeni Boğaziçi quarter, local Cypriots move towards it based on their preferences for both housing and neighbourhood. This may demonstrate that Yeni Boğaziçi is a neighbourhood, which residents chose it to have a desirable house in a desirable neighbourhood.

Chapter 5

CONCLUSION

The aim of this study is to provide an argument on the relation between neighbourhood effect research and residential mobility as a socio-interactive mechanism. In previous literatures two separate relations of neighbourhood_ behaviour and neighbourhood_ mobility can be proved to be inherently dynamic. Dynamic processes of mobility, along with behaviour change can cause change in neighbourhood characteristic, physically and socially, over time. When neighbourhood effect theories transform to models, ignoring resident's mobility would be the critical point that cause biased estimates in the models. Thus, it is of significance to consider residential mobility as a mechanism in neighbourhood effect models.

It was mentioned that neighbourhood characteristic is a context of change, which residential mobility as a socio interactive mechanism operates behind it through neighbourhood effects. Also, neighbourhood effects have mutual relationship with residential mobility rather than a simple cause and consequence relation because of their dynamic characteristic. That is, mobile residents essentially cause change in neighbourhood characteristic but change in neighbourhood characteristic is not essentially the reason for residents' movement. Neighbourhoods cannot be understood if dynamic characteristic of neighbourhood do not take into account. This

thesis focus on mobility since this is a clearly visible aspect of neighbourhood dynamics.

To do so, the current thesis proposes an integrative approach by means of graphical presentation to include residential mobility in neighbourhood effect models. This can clarify the challenges may arise in between. It was discussed that modelling of the relation between neighbourhood effect and residential mobility cannot be considered statically. When the theories on the connection between neighbourhood effects and residential mobility transform to models, significant challenges may arise, such as challenges of time exposure, endogenity and change in neighbourhood characteristic at the time of dealing with residential mobility. It was mentioned in section 2.4 that to fully deal with these challenges further complementary research is required.

The proposed model is investigated empirically through field survey. Three neighbourhoods in Famagusta were selected that all experienced residential mobility and population turnover, in order to investigate the relation between residential mobility and neighbourhood characteristic change. Data for demographic characteristic of residents during the length of their residency, as well as existing social network within the neighbourhood was collected.

Qualitative data from the interview and questionnaires were transferred to quantitative and numerical percentage throughout SPSS software. The results for each neighbourhood characteristic change are summarized and tabulated in tables. Population turnover and social reproduction were obtained by comparing these tables. Considering the graphical presentation and the results of these analyses, it was discussed how neighbourhood characteristic and residential mobility affect one

another. That is, residential mobility can result in neighbourhood characteristic change and vice versa.

Neighbourhood dynamism and residential segregation can be appeared as some of the results of neighbourhood characteristic change via residential mobility. Dynamism and segregation were discussed for each neighbourhood in section 3.3.In general, when a large number of residents select the same neighbourhood for living it has potential to create and reinforce patterns of segregation. This would be appeared in a neighbourhood when it has specific characteristic such as level of income, ethnicity, level of education and employment. Accordingly, as the results of field survey in Yeni Boğaziçi quarter high level of income and gathering of local Cypriots can be a basis for residential segregation. Moreover, as it was discussed dynamism in neighbourhoods can be appeared by considering three parameters; namely, social reproduction, population turnover and natural changes. As an example, Yeni Boğaziçi quarter has the potential to experience dynamism as a result of similar socio-economic status of the existing and new residents, namely, the social reproduction.

It is worth mentioning that it is not an easy task to find out all ways in which mobility affect neighbourhoods and neighbourhood effect research, and an even more difficult task is to address the methodological challenges that may arise. In this study, three challenges are identified; namely, measuring exposure time, addressing potential neighbourhood change, and endogeneity. For example, it is found that measuring exposure time is necessary in order to be able to assess the operation of transmission mechanisms like endogenous effects of the neighbourhood. That is, an individual should reside in the neighbourhood long enough to assure all transmission

mechanisms operate. Also, to assess the relation between neighbourhood effects and residential mobility empirically, it is argued that longitudinal data is a necessity. This can capture individual exposure time, mobility histories and changing neighbourhoods.

Finally, through using the methodology of the current work in urban policy and using selective mobility, dynamism can be achieved. This creates a chance for residents to have accessibility to opportunity structures and experience living in a more desirable neighbourhood.

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APPENDIX

Appendix: Results of structured questionnaires, interview and filed survey:

Karakol quarter, Canbulat quarter, Yeni Bogazici quarter, 2012

Existing residents' characteristic		Karakol	Canbulat	Yeni Bogazici
1- Nationality	Turkish Cypriot	15%	47%	5%
	Turkish	50%	44%	0%
	Local Cypriot	25%	9%	80%
	British Cypriot	0%	0%	10%
	other	10%	0%	5%
2- Income level	Very Low	5%	5%	0%
	Low	30%	10%	0%
	Middle	60%	70%	30%
	Middle to high	5%	2%	45%
	high	0%	0%	25%
3- Education level	Primary school graduate	6%	20%	2%
	Junior high school graduate	5%	45%	8%
	Senior high school graduate	40%	20%	45%
	University graduate	20%	15%	35%
	Graduate degree holder	8%	0%	10%
4- Employment status	Government	22%	5%	25%

	employee			
	Private sector employee	0%	0%	20%
	Company owner/ Self employed/ professional	15%	10%	35%
	Unskilled worker	47%	40%	0%
	Unemployed/Retired	6%	40%	20%
	Student	10%	5%	0%
5- Ownership status	Owner	20%	35%	80%
	Renter	80%	65%	20%
6- Year of Occupancy	1-3 yrs	40%	2%	35%
	4-6 yrs	50%		60%
	7-9 yrs		5%	5%
	10_12 yrs	10%	3%	0%
	13-15 yrs			
	16_18 yrs		10%	
	19 yrs or above		80%	

Residents' tendency to stay in the same	Very good	0%	30%	70%
	Good	15%	40%	23%
	Not bad	30%	25%	2%

house(regarding housing preferences)	Bad	55%	5%	0%
Residents' tendency to stay in the same neighbourhood (regarding neighbourhood preferences)	Very good	10%	70%	85%
	Good	25%	25%	15%
	Not bad	35%	5%	0%
	Bad	35%	0%	0%
Contact with your neighbor	Every day	35%	70%	20%
	A few in a week	20%	20%	30%
	Occasionally	30%	10%	50%
	Very rarely	15%	0%	20%
Sense of belonging	Very strong	5%	70%	25%
	Strong	15%	25%	30%
	No idea	30%	2%	40%
	Weak	40%	3%	5%
	Extremely no sense	10%	0%	0%
Plan to stay in current neighbourhood	Temporary	80%	20%	5%
	Permanently	15%	75%	95%
	No idea	5%	5%	0%

If you are temporary residents after how many years you plan to move out?	less than 3 years	85%	10%	0%
	4-7 years	10%	20%	0%
	8-11years	5%	40%	0%
	Above 11 years	0%	30%	100%
Your reason to select this neighbourhood	Physical characteristic of a neighbourhood	5%	25%	80%
	Social characteristic	40%	60%	80%
	Financial situation	55%	15%	20%
	Land and property price	55%		
Satisfaction level with neighbourhood	Very good	15%	60%	85%
	Good	20%	30%	15%
	Not bad	40%	5%	0%
	Bad	25%	5%	0%

Residents preferences to stay in a neighbourhood in Micro level	Average number of respondents = 35			
House feature (size, shape, age, …)	Very good	2%	20%	80%
	Good	18%	40%	17%
	Not bad	40%	30%	3%
	bad	40%	10%	0%
Accessibility to facilities (market, restaurant, green lands,)	Very good	25%	10%	10%
	Good	40%	40%	30%
	Not bad	25%	30%	60%
	bad	10%	20%	0%
Physical environment(cleanness, pavement, form of the houses)	Very good	0%	15%	70%
	Good	20%	40%	20%
	Not bad	20%	30%	7%
	bad	60%	15%	3%
Public transportation	Very good	0%	0%	0%
	Good	5%	5%	0%
	Not bad	10%	5%	5%
	bad	85%	90%	95%
Close to family or friends	Very important	5%	55%	5%
	Important	45%	40%	30%
	Not much	15%	5%	60%

	important			
	Not important at all	35%	0%	5%

Sample of Questionnaire:

Hane halkı fertleri	Yaş						Medeni Hal		Eğitim Durumu					Meslek							
	25-34	35-44	45-54	55-64	65-74	75veüzeri	Evli	Bekar	Okulsuz O. Y.	Okulsuz O. Y yok	İlkokul	Ortaokul	Lise	Universite	Master degree	Memur	Ozel İş Sahibi	Düz İşçi	Profesyonel İşçi	İşsiz	Emekli	Ev hanımı

1. Bu anket için, sadece asagi Maras(conbulat) / karakol /yeni bogaz nda yaşamak önemlidir. Nerede kalıyorsunuz? ○ asagi Maras(conbulat) ○ karakul ○ yeni bogaz

2. Uyruğunuz nedir?
   ○ Kıbrıslı Türk ○Türk ○Kıbrıslı Türk- Türk ○İngiliz ○Diğer
3. Kaç yıldan beri bu mahallede yaşiyorsunuz?

○ 0-5 ○ 6-10 ○ 11-15 ○ 16-20 ○ 20+

Mülkiyet durumunuz nedir?

○ Ev sahibi ○ Kiracı ○ Tahsis ○ Eşdeğer

4. Eger kiraciysaniz ev kiraniz hakkinda ne dusunuyorsunuz?

○çok rahat odeyebilirim ○Rahat odeyebilirim ○Zor Oduyorum ○çok zor oduyorum

5. Eğer kiracı iseniz , kira bedeli nedir?

○ 300 tl'den az ○ 300-500 TL ○ 500-700 ○ over 700 TL

6. Is durumunuz nedir?

○ çalişan ○ Kendi işim ○ Nitelikli işçi ○ vasifsiz işçi ○ Oğrenci ○ Işsiz ○ Emekli ○ Ev kadini

isyeri Work place	Mahallede		Calisma suresi	Bu mahalleye geldiginizden beri gelir duzeyinizin durumu degisti mi?			
	Mahalle disinda			Artti	Sabit	Dustu	Bir fikrim yok
	Closed to neighbourhood Mahalleye yakin						

7. Geciminizi karsilamak icin ne kadar kazanmaniz gerekiyor?

○ 500 tl'den az ○ 500_1000 TL ○ bir fikrim yok ○1000_1500 TL ○ 1500 tl'den fazla

8. Komşularınızla hangi sıklıkla görüşüyorsunuz?

○ Her gün ○ Haftada birkaç gün ○ Arada bir ○ Çok az ○ Hiç

9. Kendinizi mahallenize ait hissediyor musunuz?

○ Kesinlikle ○ normal ○ bir fikrim yok ○ zayif ○ hic

10. oturdugunuz mahalle sizin ilk seçiminiz miydi, yoksa kiyaslama yaparak mi sectiniz?

○ ilk secim ○ kiyaslama yaparak

11. Bu mahallede kalmak istiyor musunuz?

○Surekli ○Gecici olarak ○Hic istemiyorum ○bir fikrim yok

12. Eger burada gecici olarak kaliyorsaniz, kac seneden sonra buradan ayrilmak istersiniz?

○5 seneden az ○ 5_10 yil ○ 10_15 yil ○ 15 seneden fazla

13. Burada kalmakla ilgili dusunceleriniz nelerdir (Olumlu acidan bakarak)? Öncelik sirasina gore değerlendiriniz. 1 en olumlu, 4 en olumsuz.

Diş görünüş	çok iyi	Iyi	Fena Degil	Kötü	Bir fikrim yok
Evin ozellikleri					
ulasim kolayliği(market, restoran, kafe…)					
Okula veya işe yakinliği					
çevre duzeni (kaldirimlar, temizlik, evlerin sekli)					

toplu ulasim araçlari					
sehre ulasim acisindan					

14. Mahallenin sosyo-ekonomik degerlendirmesi/ Neden burada yasiyorsunuz? Oncelige gore siralayiniz.

	1	2	3	4	Bir Fikrim yok
kalis suresi					
Evin sahibiyim veya miras kalmasi					
aileme veya arkadaslarima yakin olmasi					
Aidiyet duygusu					
Komsularimla olan alakam					
komsuluk iliskilerim					
ilgili oldugum komsularimin egitim durumu					

mahallenin sosyal yapisi (yeni komsulari hos karsiliyor musunuz?)					
halihazirdaki sakinlerin gelir duzeyi					
emniyetli					
komsularimla ayni ekonomik duzeyim					
Finansal zorluluklar (düsük/orta/yüksek gelir duzeyi) veya gocmen.					

15. Mahalleniz hangi ozelligiyle daha yasanabilir veya onemli hale geldi?

○ Nufus artisi bakimindan ○ ekonomik gelisim ○ cevresel gelisim ○ bir fikrim yok

16. Mahalleniz hangi ozelligiyle daha kotu ve itici hale geldi?

○ Nufus artisi bakimindan ○ ekonomik gelisim ○ cevresel gelisim ○ bir fikrim yok

17. Su ana kadar mahallenizin cekiciligi hakkinda ne dusunuyorsunuz?

○ Cok guzel ○ Guzel ○ Fena degil ○ Kotu ○ bir fikrim yok

18. Mahallenizin gelecekteki cekiciligi hakkinda ne dusunuyorsunuz?

○ Cok guzel ○ Guzel ○ Fena degil ○ Kotu ○ bir fikrim yok

19. Gelecekten beklentiniz nedir?

○ Ayni mahallede ve evde oturmak ○ Başka yerde yeni ev yapmak
○ Ayni mahallede, büyük bir ev yapmak ○ bir fikrim yok

Questionnaire

Date: ..... Questionnaire No: …….....

Households	Age						Marital Status		Education						Employment Status	Occupation					
	25-34	35-44	45-54	55-64	65-74	Over 75	Married	Single	Never went to school	Never went to school but knows	Primary	Secondary	Lycee	College	Master degree	Employee	Own account non- professional	Unskilled worker	Skilled worker	Unemployed	Retired	Housewife

1. For this survey, it is important that I only interview people who actually live in these 3 mentioned neighbourhood in Famagusta. Where are you live?

○Asagi Maras ○ Karakol ○ Yeni Bogazici

2. What is your nationality?

○ TRNC ○Turkish ○TRNC-Turkish ○British ○Other

3. How many years have you lived in this neighbourhood?

○less than 5 years ○6_10 years ○11_15 years ○16_20 years ○over 20 years

4. What is your tenure?

○ Owner occupied ○ Tenant ○ Appropriation ○ Equivalence

5. If you are tenant, what is your opinion on what you pay for rent?

○ Easily affordable ○ Affordable ○ Not affordable ○ Hardly affordable

6. - If you are tenant, how much do you pay for rent?

○ less than 300 TL ○ 300-500 TL ○ 500-700 ○ over 700 TL

7. What is your job status?

○ Employee ○ owner occupant ○ skilled worker ○ unskilled worker ○ Student ○ Unemployed ○ Retired ○ Housewife

<table>
<tr><td rowspan="3">Work place</td><td>Inside the neighbourhood</td><td></td><td>Length of working</td><td colspan="4">How is the process of your level of income since you have arrived to this neighbourhood?</td></tr>
<tr><td>Outside the neighbourhood</td><td></td><td rowspan="2"></td><td>Increased</td><td>Constant</td><td>Decreased</td><td>No idea</td></tr>
<tr><td>Closed to neighbourhood</td><td></td></tr>
</table>

8. How much is your average level of income to afford your living expenditure?

○ Less than 500 TL ○ 500_1000 TL ○ no idea ○ 1000_1500 TL ○ Over 1500TL

9. According to your opinion, how much is the average level of income of your neighbors in this neighborhood?

○ Less than 500 TL ○ 500_1000 TL ○ no idea ○ 1000_1500 TL ○ Over 1500TL

10. How often are you in contact with your neighbors?

○ Every day ○ A few in a week ○ Occasionally ○ Very rarely ○ None

11. Do you have sense of belonging to your neighourhood?

○ Very strong ○ Strong ○ No idea ○ Weak ○ Extremely no sense

12. Your current neighbourhood of living has been your first choice to select or you selected it by comparing. What were your considerations? Please Rank them From the first to forth (Priority)

Priority	1	2	3	4	5
economic issue					
job opportunities					
Physical characteristic of the neighbourhood; dwelling feature,…					
Location					
Social characteristic of the neighbourhood(neighbours'social character in contact					

13. Would you like to stay here in next 5 years? What were your considerations to stay here?

Static/Physical	Very good	good	No idea	Not bad	bad
Accessibility					
House feature					
Location					
Size of house					
Physical environment					
Publictransportation					
Physical deterioration					

Social dimension					
Tuner(ownership) or inherited					
Closed to family or friends					

Neighbourhood environment					
Sense of belonging					
Length of residence					
Neighbour's contact					
Memorable neighbourhood					
Dynamism of neighbourhood (vitality)					
Educational level of neighbours in contact					
Social characteristic of neighbourhood (ethnicity)					
Face to new neighbours' arrival					

Social network					
Current residents' level of income					
safety					
Share of current residents' employment characteristic					

Economy					
Land & property value					
Level of income to afford					
Similar economic condition					

with your neighbours					
Similar employment characteristic					
Job opportunity					
Financial limitation					

14. Does there the share of ethnic minority (immigrants) change in the neighbourhood dynamic characteristic since they have been arrived ?

○ strongly ○ not much ○ poor ○ No idae

15. IN your opinion, how is the level of income of the new residents?

○ They are in low level or high?

16. Do you tend to leave your neighbourhood or stay in next 5 years?

○ Yes ○ No ○ Not yet ○ No idea

	If you can effort more	If you cannot effort more	stable
Moving			
Staying			
No idea			

17. What do you think about the desirability of your neighbourhood till now?

○ Very good ○ Good ○ Not bad ○ Bad ○ No idea

18. What do you think about the desirability of your neighbourhood in the future?

○ Very good ○ Good ○ Not bad ○ Bad ○ No idea

19. What is your preference from future?

○ To be same home ○ Build new homes out of the current neighbourhood ○Build or buy big home in existing neighbourhood ○ No idea

In your opinion, do you get used to live in here and interested?