

6th Global summit on Climate Change

November 19-20, 2018 Paris, France

The socio-economic impact of 'green' buildings policy: A Franco-Israeli comparative analysis

Elise Machline

Ben Gurion University of the Negev, Israel

This study considers the socio-economic impact of 'green' building in Israel and France and examines the extent to which social aspects are integrated in their different approaches to sustainable urbanism. We compared 'green' building policy contexts and instruments in each of the two countries and considered whether the provision of affordable housing and social diversity are part of the declared policy and implemented in practice. We also inquired whether 'green' buildings foster gentrification - inadvertently or intentionally? As observed in other countries, we found that there is a 'green premium' in Israel, whereby certified apartments tend to be systematically more expensive for homebuyers than similar noncertified apartments. 'Green' building certification was found to raise apartment sale prices by between 3% and 14% - which is significantly higher than the additional construction costs required to build them. We found in our three case studies (in Tel Aviv, Yavneh and Dimona) that 'green' building is being used to attract middle class households to previously poor neighborhoods. In France, 'green' building is mainly practiced in middle-class urban areas – and in low-income areas of wealthy cities like Paris, to attract middle class residents. As in Israel, we do not find 'green' neighborhoods in rich areas of wealthy cities, but in contrast to Israel, we do find 'green' housing in poor French localities (like Reims). The French policy promotes social diversity and the construction of 'green' public social housing in the eco-districts, and thus there is an ostensible effort to build housing that is both 'green' and affordable. However, in affluent and average municipalities, the share of 'green' social public housing that is actually available to low income groups is minimal - since most public social housing is ultimately allocated to higher-income groups.

Notes: