

IRSA - CONGRESSO MUNDIAL DE SOCIOLOGIA RURAL (01/10/2025 A
20/01/2026) - SOBER GT04. MEIO AMBIENTE, AGROECOLOGIA,
SUSTENTABILIDADE E MUDANÇAS CLIMÁTICAS

**BEYOND PROPERTY VALUES: RURAL CLIMATE GENTRIFICATION,
PUBLIC HEALTH, AND SOCIO-SPATIAL INEQUALITY**

Luis Cas (lfernandocv@gmail.com)

From a climate gentrification perspective, this research, as an emerging analytical framework, examines how climate change interacts with housing markets, urban development, and rural quality of life. While concepts such as sustainable development, green growth, and the green economy aim to balance economic expansion with environmental protection, they have not fully addressed the specific ways climate risks affect urban structure and their consequences for public health and overall well-being. In this context, the spread of various “green policies” in cities or towns influences both public and individual health and quality of life.

The research pursues three main objectives: (1) to critically assess and expand the conceptual foundations of climate gentrification into a multifactorial phenomenon, beyond just changes in property values related to speculative investment, rent seeking, and the displacement or entrenchment of residents; (2) to identify intersections among various quality of life variables in rural context

(such as risk, access to health, social stratification, finance, climate risk governance, and others); (3) to explore the potential application of new methodological approaches to improve future projections and decision-making (like GIS, machine learning, and others).

Methodologically, qualitative, statistical, and spatial analyses are used to validate correlations across frameworks and their variables.

Preliminary results suggest that climate gentrification can affect several social mechanisms both in urban and rural development that influence quality of life, including the search for climate-resilient locations, the penalization of climate-exposed areas through insurance and regulation, and climate-focused redevelopment. By defining clear conceptual boundaries, integrating scattered debates, and highlighting overlooked aspects—social class, displacement, finance, and governance—the research aims to provide a stronger foundation for comparative and policy-focused work. Ultimately, the study seeks to promote more equitable climate and urban policies by demonstrating how well-meaning adaptation and resilience efforts can unintentionally reinforce or worsen gentrification, socio-spatial disparities, and public health issues.

Palavras-chave: rural gentrification; urban–rural successions; new urbanization models; climate change and rural transitions; sociological gis-based analysis.