



# TIRANA ENHR 2017

EUROPEAN NETWORK  
FOR HOUSING RESEARCH



**Affordable Housing for All**  
Redefining the roles of public and private sector

## **BOOK OF ABSTRACTS**

Tirana / 04 - 06 Sept. 2017

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ISBN: 978-9928-08-314-2

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## WSH\_01\_COLLABORATIVE HOUSING

### **A path analysis of factors influencing perceived neighbourhood social cohesion and perceived social support from neighbours among residents living in Collective Private Commissioning projects in the Netherlands**

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Social support is important for people's health and well-being. For certain groups of people, neighbours may play an important role in this support. Collective Private Commissioning (CPC) could potentially contribute to a higher level of neighbourhood social cohesion and, therefore, could be an interesting type of development where neighbours support each other. Although the importance of neighbourhood social cohesion and social support is recognized, it has received surprisingly little research attention. Therefore, this study analyses the influence of individual-, household-, social network-, CPC project- and neighbourhood characteristics on perceived neighbourhood social cohesion (PNSC) and perceived social support from neighbours (PSSN). These relationships are analysed using a path analysis based on data collected in 2016 from a survey of 412 respondents in 60 CPC projects in the Netherlands. The results indicate that characteristics of the CPC project play an important role for PNSC and PSSN.

**Keywords:** Collective private commissioning, neighbourhood social cohesion, social support, neighbours, quality of life

### **Toward a new model of collaborative housing in Italy: the role of cohousing**

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In Italy today the phenomenon of collaborative housing is quite limited if compared with other countries even if, since 2000, there has been a great debate in our country concerning the opportunity to promote this model of life too. In this essay we will describe the main results of two case studies about collaborative housing. We will carry out an analysis on two Italian groups of co-housers, which



have been actively pursuing the practice of collaborative housing aiming to turn urban spaces into new social neighbourhoods. The research has been conducted through several interviews with members of cohousing “Numero zero” situated in the centre of Turin and with members of cohousing “Ecosol” located in Fidenza. These studies show that people are strongly motivated to invest time and resources in collective projects to realize an alternative model of social and sustainable life: cohousing seems to become an appreciated practice of co-residence with particular attention to economic, social and ecological sustainability (Osti 2013). The analysis of the interviewees’ narratives shows that expectations of individuals are really complex: women and men need a more rational and restrained way of life and explain their wishes to live together showing an important participatory and a strong relational attitude (Labit 2015).

Keywords: Cohousing – participation – sociability – sustainability - neighbourhood

## **Affordable housing as a niche product: The case of the Danish “Social Housing Plus”**

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Vacant houses have become an international phenomenon, which in many countries has called for political intervention. However, housing vacancy is very differently distributed across housing types and regions, and the degree to which the vacancy is defined as a problem varies across countries, therefore the issue has called for various political responses.

This paper presents a case of vacant single-family houses in Denmark, which has become a central political issue in recent years. Estimations of the vacancy rate has ranged between 1% and 5% of the single family housing stock, but with large regional variations, with local vacancy rates up to 25%. The vacancy is closely related to an increasing urbanization, and a changing demography in peripheral areas, especially in smaller towns and villages. Since 2013 various national programs for addressing this issue has been launched. The paper discuss how municipalities within these programs address strategical and operational issues, including identification of vacant houses, negotiations with owners, financing the demolition and the subsequent use of the plot. From this, central challenges for managing vacancy in a more strategic way are identified.

Keywords : Vacant houses; demolition; strategic approaches

## **Women’s only - development and current debates on cohousing for women in Germany**

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During the last 30 years the number of cohousing projects in various countries has increased in response to major societal trends. The demographic changes include aging populations, decreasing household sizes and more diverse family structures, which are reflected by a growing demand for new dwelling types. One of the most decisive factors in this context – the changing role of women – is hardly considered in the research on cohousing.

In the 1980s many of the emerging social orientated cohousing projects in Germany were initiated by women aged from 50 to 70. As Ruth Becker (2009) stated, it is not surprising that especially women are interested in new, alternative housing. The history of housing in Europe can also be interpreted as a history of emancipation of women who developed alternative housing which enable a more independent lifestyle. Alternative housing forms can thus be seen as critic of hierarchical gender relations in society, which restrict the possibilities for a self-determined life.

The paper sketches the development of women's cohousing projects in Germany from the 1970s up to now (autonomous cohousing projects in the 1970s, the so called *Beginenhöfe* and first projects of the second women's movement in the 1980s) and discusses the developments against the background of feminist urban research and housing policy.

The second section of the paper focusses on the analysis of the current state of research of cohousing for women. While in the initial period mainly young women were active, in the last fifteen years housing for elderly women is growing in relevance. Single (working) mothers are still represented in women's projects. Based on a study of seven *Beginenhöfe* in Nordrhein-Westfalia (semi-structured interviews with inhabitants) the motives of the engaged women and potentials and problems of women's projects are analyzed. Since the projects were realized from 2005 to 2009 also changes in the agendas are explored.

Thirdly, based on the preceding analysis the implications for housing policy and feminist urban research are identified.

## **French collaborative housing, towards new partnerships promoting affordability & social inclusion**

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Sabrina Bresson

UMR LAVUE, France

After a quick and general presentation of collaborative housing broad understanding in France, we will establish a typology of recent affordable collaborative housing projects, based on actors involved and structures set up. Our approach is guided by two main questions: how to develop affordable collaborative housing in France today? what are the links



between affordability and social inclusion in these projects?

Our findings suggest that collaborative housing in France has reached a turning point. Following the pioneering initiatives of the self-organised groups, more and more original partnerships have been developed with local authorities, housing associations or developers, expanding the scope of collaborative housing experiences within the framework of social housing.

We analyse these different types of projects to discuss the emergence of new partnerships and the way they redefine collaborative housing in terms of affordability and social inclusion, contributing by the way to a better conceptual understanding of this phenomenon.

Keywords : Collaborative housing, social housing, affordability, social inclusion, social diversity, partnerships

## **Collaborative housing and affordability: Understanding the interplay between collective self-organisation, design and affordability**

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Housing affordability has mainly been studied through classical housing provision and market theories. These overlook the local or project level of analysis as well as the explanatory potential of sociological and architectural disciplines to understand affordability problems. Recently a different scholarly strand is taking shape, focused on ‘alternative’ forms of housing provision and management. These include a wide range of collective self-organised housing forms (“Collaborative housing”), which seek to question debt-driven individual home-ownership policies. These feature numerous examples of participatory design that can save costs in terms of housing construction and maintenance. However, there is not enough evidence to support the claim that this contributes to affordability. This paper aims to address this knowledge gap by proposing a conceptual and methodological framework to understand the interplay between collective self-organisation and design, to assess if and how this interplay contributes to making collaborative housing an affordable alternative to mainstream housing.

Keywords: Collaborative housing; affordable housing; collective self-organisation; Existenzminimum; incremental housing.



## **Opportunities and challenges: collaborations between community land trusts and housing association**

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As the crisis in housing provisions continues to prevail, the delivery of new homes remains a central consideration in political debate. Amid these discussions renewed attention is being given to collaborative forms of housing delivery and the potential for them to contribute to overcoming this crisis. Despite having a long and rich history in the UK, recent conceptualisations of collaborative housing are taking a new form through partnerships with institutions. These partnerships create new challenges and opportunities which need further examination. This paper will present findings from a PhD that documents the lived experiences of an urban community land trust in the UK. Through a participatory research approach this PhD captures the tensions that arise as a result of partnerships between the community land trust and a housing association. The findings from this research highlight the need to look more critically at these partnerships to understand their scope for democratization and community empowerment. This paper will respond to the following questions:

- How do members of a community land trust experience power during the early stages of a housing development?
- How do relationships develop between a community land trust and a partnering housing association?
- How do members of the community land trust perceive this partnership in relation to their levels of empowerment?

Finally, this paper will reflect on how the methodological approach employed in this research has enabled a deep exploration of lived experiences as well as supporting the social development of the case study group.

Keywords : Community, Community land trusts, Power

## **Forms of collaborative housing and social cohesion in Brussels**

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Brussels faces a growing housing challenge and an increasing polarization between poor, middle and prosperous areas. To meet this double challenge, urban planning supports production of housing mainly in the poorer central areas but for “middle income” households. How different forms of collaborative housing that emerged in this context contribute locally to social cohesion? Relying on a qualitative methodology based on field studies and interviews we will mainly focus, firstly, on the relevant aspects to differentiate those forms and their contribution to social cohesion (means of access to housing, process of making housing, target population, materiality...). Secondly, we will consider the social and material ways in which those forms integrate the neighborhood and how it can create opportunities for relations between neighbors. By doing so, we aim to specify the collaborative notion, adding aspects that are less known in the literature (Tummers 2016), as participation to the development of residential environment.

Keywords : Collaborative housing / social cohesion / residential environment

## **Deconstruction and articulation: from communal to collaborative housing in Israeli kibbutzim”**

**Dikla Yizhar**

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Israeli kibbutzim were developed as collective rural communities in the first half of the twentieth century, and provided a high level of communal housing for their members. In the last decade nearly 80% of 300 kibbutzim have undergone accelerated privatization. However, most of them have not become fully privatized since each kibbutz redefined its own levels and kinds of communal relations. Drawing on a series of test cases, the paper will present how, in the process of generating freer socioeconomic structures, the kibbutzim reconstructed a wide range of collaborative housing. It will explore how new collaborative relations were articulated from former communal housing. The paper will further analyze the domains of collaboration that were abandoned, kept or redefined, addressing issues of ownership, participation in decision-making, construction, shared resources and space. The deconstructionist approach offered in the paper contributes to an understanding of cooperative housing dynamics and can be useful in evaluating new models in contemporary conditions and in different settings.

Keywords : collaborative housing, communal housing, Kibbutz, articulation, deconstruction



## **Collaborative housing in Hungary: less affordable than elsewhere?**

**Hanna Szemzo**

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The emergence of collaborative housing has the potential to thoroughly reform some of the basic mechanisms of how the housing and real estate markets and urban development work on the long run. However, its effects will not be equally felt everywhere. Focusing on Hungary, where collaborative housing is really at its first attempts, the paper would like to explore to what extent certain institutional arrangements can determine – and constrain – the possible uses of collaborative housing. It will argue that the special mix of housing and social policies combined with the financial and economic incentives and the accepted social norms seriously limit the possible uses and positive effects of collaborative housing, decreasing its ability as a source of affordable housing, and rather determining a role where it can be used more as a tool of urban development and as a form of housing available for the more affluent.

Keywords : collaborative housing, Hungary, urban development, institutional context, affordability

## **Learning Through Building: Participatory Housing**

**Julia Heslop**

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Firmly rooted in the narrative of austerity and ‘housing crisis’ (whilst also taking a critical view on this), this presentation considers how opportunities for new collaborative housing typologies might be forged through this economic climate. Using a pilot study in Newcastle, UK, working with homeless individuals to create a prototype home using the Segal method of self-build housing, I will discuss ‘participatory housing’ (PH) – a form of collaborative self-build housing for individuals in the most housing need. PH draws upon the ethical and methodological approaches of Participatory Action Research (Freire, 1970) and seeks to forward a process oriented perspective of housing – where housing is an active tool to create educational, employment and wider capacity building opportunities for those that most need them. I argue that there is a need for community-led housing to connect to wider social issues and disenfranchised communities, yet this opportunity is yet to be fully foregrounded.

Keywords : participation, self-help, austerity, homelessness, self-build, design



## **Governing ‘sustainable urban development’ through self-build groups and cohousing**

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This article critically examines the governing of ‘sustainable urban development’ through self-build cohousing groups in Gothenburg and Hamburg. The two case cities have been selected because they are currently both involved in major urban re-structuring, and have both launched programmes to support self-build groups and cohousing as part of their emphasis on promoting urban sustainable development. Departing from a theoretical discussion on urban governance, particularly focusing on the contemporary discourse on sustainable urban development, and drawing on governmentality analysis and gentrification theory, we examine the interaction between political institutions, civil society and private actors in the construction of cohousing as a perceived novel and alternative form of housing. As a conclusion, we argue that while self-build groups can provide pockets of cohousing as an alternative to dominant forms of housing, the structural logics of contemporary urban development make even such a modest target difficult, particularly concerning the possibilities of making such housing affordable.

Keywords : collaborative housing, affordable housing, urban governance, self-build groups.

## **Innovative housing initiatives in Belgium. Filling the gap to realise the right to housing?**

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Two waves of ‘innovative housing initiatives’ are seen in recent history in Belgium. A first wave came about in the 1970s and 1980s, and contributed to the legal enshrinement of the right to housing. A second wave is witnessed today. Initiatives in both waves show similarities, such as the aim to create a decent living situation for those excluded from the housing market, therefore relying on partnerships between local authorities, social organisations and



in varying degrees (future) residents. Yet there are important difference as well between both waves. Current ‘innovative housing initiatives’ are broadening with regard to target groups, strategies and actors involved in partnerships. They also differ in their positioning towards the ‘housing order’, which has been conceptualised by Depraetere et al. (2015) as the entire set of rules that regulates access to housing and the societal positions derived from this. While initiatives of the first generation were mostly operating within the existing order, part of the initiatives today are placing themselves out of this order to show alternatives are possible and to challenge what is conventional and exclusionary. Yet this position is not self-evident, as resistance arises from within the initiating organisations, their network, politicians, ... In this paper, we analyse the outlined similarities and differences between the waves of innovative housing initiatives based on a literature review, an existing, thorough analysis of the first wave initiatives by Notredame (1994), in-depth case studies of a limited number of current collective housing initiatives (interviews with initiators and inhabitants, document analysis and observations), and a ‘quick scan’ of other contemporary initiatives.

Keywords : Innovative housing initiatives; housing order; Belgium

## **Can self-organised co-housing communities be understood as situations of ‘common pool resources**

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In contemporary societies, ‘home’ is a private place; a place for a person’s or family’s daily routines, protection, rest, identity and individual meanings (Easthope 2004). However, in co-housing, a group of individual homes are part of a larger entity comprising different private, semi-private and common areas within the housing project. In some cases, specific areas can even be shared with the surrounding neighbourhoods, as public areas. Homes in co-housing are thus different and much more oriented towards communality than mainstream individual housing. This paper applies the theory of the commons (Ostrom 1990) to shed light on sharing practices in co-housing and on the workings of self-organisation processes. The paper presents findings from the authors’ case studies of different co-housing projects currently under construction and from established co-housing communities. Methods include qualitative interviews and participant observation. Preliminary findings show that co-housing communities are organised spatially, socially and visionary.

Keywords : co-housing, homes, shared facilities and common spaces



## **Bricolage in urban co-housing in Finland: From marginal to mainstream?**

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During the last decade, there has been a renewed interest in co-housing in Finland. However, it still remains in marginal position in housing development. It is symptomatic that co-housing projects are realized by well-off dwellers, who have to use all they skill and resources available, act as bricoleurs to put the project together. In our paper, we analyse the stories of three different co-housing projects in Finland using the material derived from interviews with residents and other actors involved. The aim of our research is to understand the concept of co-housing from the perspective of a dweller as a maker, a bricoleur:

1) What are their aims and goals? 2) What kind of obstacles do they encounter? 3) What kind of resources they have used to cobble things together and make their project real? How do they apply the combinations of the resources at hand to new problems and opportunities?

Keywords : co-housing, bricolage, dweller as a maker

## **Challenging market practices: an exploration of citizen-led affordable housing in England and Wales**

**PhD Candidate, Charlie Fisher**

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Over the last forty years the UK housing market has experienced distinct regional variation in the cost of homeownership and rental. During the same period the delivery of homes has become increasingly locked-in to profit-led delivery models (Griffiths 2011), which, through planning contributions, plays a large part in the delivery of affordable housing (Brownill at al. 2015). There remains a lack of research on the role of citizen-led models to address the UK intermediate affordable housing sector and the practices with which they relate to existing dominant delivery mechanisms. The paper will begin by critically exploring citizen-led housing delivery models within regional housing markets, conceptualised using assemblage theory (DeLanda 2016), by identifying key factors in their operation and outlining the obstacles to and opportunities for implementing such models in UK cities. The paper concludes with the preliminary findings from a pilot study on the Leeds City Region Housing Market Area.

Keywords : Community-Led Housing, Housing Affordability, Housing Markets, Assemblage.



## **Collaborative housing research (1990–2015): A systematic review and thematic analysis of the field**

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Since the 1990s, in many countries, a new wave of self-organised and community-oriented forms of housing provision has unfolded, comprising a wide variety of models. In this paper, we use “collaborative housing” as an operational umbrella term that encompasses this wide variety of housing forms. The collaborative housing field remains thematically fragmented, with literature on different forms spread across disciplines. This situation hinders the potential for a comprehensive understanding of the nature and scope of this housing phenomenon. We aim to contribute to establish a basis for greater conceptual clarity by exploring the domain of collaborative housing research over the period of 1990-2015. We will do so by thematically mapping and assessing the field through a systematic literature review method. The key idea of this method is to identify, appraise and synthesize all relevant peer-reviewed journal papers in the subject area using a transparent, replicable process.

Keywords: Collaborative housing, systematic literature review, field analysis, cohousing, communities, cooperatives

### **Co-housing as a new housing instrument to support social inclusion in Eastern European postsocialist countries – the case of Hungary, the Czech Republic and Serbia**

**Zsofia Glatz**

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My research proposal for the Tirana 2017 ENHR Conference is based on my recently submitted DLA (Doctor of Liberal Arts) doctoral thesis. As a continuation of my topic ‘Co-housing in Hungary – a new housing instrument to support social inclusion’, I would focus on the potential implementation strategies of the co-housing model with the addition of international target countries such as Eastern European post-socialist countries where the implementa-



tion of the community oriented housing model could have a positive impact on housing related social issues.

Ensuring proper housing conditions is one of the most important instruments in the process of avoiding social exclusion.

Housing inequalities, generated by the dynamically changing housing needs and rigid housing systems, can lead to social inequalities and thus to social exclusion. It is partly the responsibility of the housing system to compensate the housing related indicators of social exclusion. However, the current housing system in Hungary functions against its expected role: out-dated housing typologies, the lack of rental housing, housing poverty and -segregation and the low rate of social responsibility are very critical factors of marginalization and of social tension.<sup>1</sup> In Western Europe, well-developed social policies, the support of social responsibility and the significant amount of rental housing and community oriented housing co-operatives are important attributes of the well-functioning housing systems. The bottom-up initiated and maintained co-housing projects counterpoint the state- and profit oriented housing, they give solution for special housing needs, serve as an instrument of social responsibility, thereby reduce the housing related social tension. Special co-housing projects set up goals like the social integration of people in need by providing lodging, community and social support for them. In Hungary, co-housing projects are not yet among the well-known and desired housing possibilities. Although, the current state of community oriented initiatives, as well as the activity of the Community Living initiative, projects a positive future for the Hungarian cohousing movement.

## **In Search of the Path Dependency from Housing Cooperatives to cohousing in Poland**

**Lydia Coudroy de Lille**  
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Cohousing is undergoing a very slight and difficult start in post-socialist countries of Europe, especially in Poland. This is partly due to the fact that in this country, at least in words, cohousing i can be associated to housing cooperatives. But housing cooperatives, despite their deep historical roots, mostly remind of the socialist period of urbanization. They lost their principles and practices of self-government related to their Golden Age of the 1930s. Today, 3600 housing cooperatives still try nevertheless to maintain their position in the housing system, and recall to a movement back to the sources in their communication. This paper aims to question the existence of a path dependency from Housing Cooperatives to Cohousing. Does it exist, or does discontinuity prevail? It will be based on the literature and on interviews provided in June 2017 in Poland with actors of housing.

Keywords : Housing Cooperatives ; Cohousing ; Poland



## **Feeling at home: towards an emotional geography of the UK's first older women's co-housing**

**Melissa Fernandez Arrigoitia**

Lancaster University, Institute of social futures, UK

This paper will draw on emerging findings from an on-going interdisciplinary mixed-methods research project of the Older Women's Cohousing group in London. It will explore the emotional geographies of ageing and home entangled in senior cohousing, arguing that the realms of affect and subjectivity are key lenses through which to understand the making of place and community. The analytic framework bridges a gap in collaborative housing studies by combining strands from critical and feminist geographies of the home with emerging emotional geographies of location, ageing and environmental gerontology literature (particularly around relationality and affect), addressing how feeling are inseparable from a project's economic, political and material life. It will include a discussion of the merits and limitations of our mixed-methods approach, and consider its potential as a model for future longitudinal or comparative research on senior cohousing.

Keywords: senior cohousing, emotions, place-making, socio-materiality, London, mixed-methods.

## **Commissioning as cornerstone of self-building. Understanding the governance of self-build housing in the Netherlands.**

Daan Bossuyt

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This paper studies the position of self-build housing in the Netherlands and investigates the conditions for integrating it as a type of housing provision within the mainstream housing. Formal governance arrangements face increasing difficulties in satisfying the demand for housing that is affordable, of good quality and attentive to residents' needs. Self-build housing as well as other 'resident-led' or collaborative forms of housing provision gain increasing attention in academic and policy circles and are argued to represent a variety of self-organization in urban development. It entails that residents obtain responsibility for, and control over the development of their own dwelling. The assumption is that dwellers' control of housing production improves individual and social well-being.



The government of the Netherlands has sought to further self-building since 2001. Although some municipalities have been successful in promoting self-build, its share has only increased since 2013 and its overall share still remains marginal in international respect. Institutional and regulatory aspects appear to affect self-build housing and its mainstreaming potential in particular, yet this theme remains under researched.

The Dutch housing provision context is heavily structured and institutionalized, which renders it a particularly fascinating case to investigate resident-led housing provision. Planning and housing practices alike are marked by comprehensiveness and a large degree of government regulation, leading to a supply-led model of housing provision. Since the second World War housing has been provided through close-knit institutional consortia of municipalities, housing corporations and large developers. Residents were never seen as producers of housing but as consumers, this holds particularly true for lower and middle incomes in urban areas.

This paper sets out to understand the position of self-building in the Netherlands for lower and middle incomes in urban areas. The paper makes use of a regime analysis of norms, rules and procedures surrounding self-build and a case-study of Almere Homeruskwartier, where self-build has been the cornerstone of a residential land development plan. It maps formal and informal institutional arrangements with respect to self-build housing over time; demonstrates how these affect the practice of self-building and investigates the conditions under which self-build can become mainstreamed as a mode of housing provision. Data is drawn from a desk research of policy reports and academic literature between October 2016 and May 2017.

The paper shows that municipal land release and residential land development practices are oriented around close cooperation between authorities, housing corporations and project developers. It argues that the viability of self-build depends on a reconfiguration of residents as commissioners within these organizations. This is argued to be a necessary condition for the emergence of a self-build housing regime.



## **WSH\_02\_DISADVANTAGED URBAN NEIGHBOURHOOD AND COMMUNITIES**

### **Settling in the urban arrival neighbourhood or in the periphery? Exploring the arrival and transition infrastructure for immigrants in three different cases in Belgium**

**Elise Schillebeeckx**

KU Leuven, Faculty of Architecture, Belgium

After a long period of stigmatizing and punitive urban policies towards migrant neighbourhoods in many western cities, arrival neighbourhoods - places where new immigrants concentrate and settle when they arrive in their host country - are regaining positive attention. Already in the 1920's urban sociologists from the Chicago School developed the concept of the zone of transition and described these areas as zones that fulfil a dual function. They are not only the gateway to the host society for many immigrants, but also fulfil a transition function that provide them with the necessary skills, services and networks for social mobility. Recently, also the work of journalists such as D. Saunders contributed to a more optimistic view on migrant neighbourhoods. However, even though there is a growing interest in new immigration gateways, research on suburban regions with a less established history of accommodating newcomers remains scarce. Based on interviews with newcomers, politicians and the civil society in (1) a neighbourhood in Antwerp that meets all the characteristics of an urban arrival neighbourhood, (2) a small town between Ghent and Brussels, and (3) a suburban municipality of Brussels, this paper analyses to what extent these 3 cases provide the resources that newcomers need in their arrival and transition process, and which impact policy interventions have on these resources. Mobilizing a Polanyian framework, we explore the hypothesis that the less established, and hence less significant, arrival and transition infrastructure of the two non-metropolitan cases offer less opportunities for social mobility and integration when compared to the larger immigrant gateway.

Keywords : migrant neighbourhood, immigration, zone of transition, arrival, social mobility, urban policy.

**A comparative study of segregation patterns in Belgium, Denmark, the  
Netherlands and Sweden: Neighbourhood Concentration and Representa-  
tion of Non-European migrants**



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**Bo Malmberg**

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This paper takes advantage of geo-coded, individual level register data in four European countries to compute comparative measures of segregation that are independent of existing geographical sub-divisions. The focus is on non-European migrants, and using aggregates for egocentric neighbourhoods with different population counts, small-scale, medium-scale, and large-scale segregation patterns are assessed. At the smallest scale level, corresponding to neighbourhoods with 200 persons, patterns of over- and under-representation are strikingly similar. At larger scale levels, Belgium stands out as having relatively severe over housing - and under-representation. Possible explanations for this pattern are differences in policies and refugee placement policies. At the national level, Sweden has the largest and Denmark the smallest non-European migrant population, in relative terms. If this pattern is linked to a high concentration of disadvantaged population groups, these countries are facing similar policy challenges with respect to neighbourhood contexts that can have negative effects on outcomes such as employment, income and education.

Keywords : segregation, comparison, non-European immigrants, concentration, representation, Belgium, Denmark, the Netherlands, Sweden

## **Adolescent Neighborhood context and transition to parenthood: A longitudinal study**

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**Eva Andersson**

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This paper takes advantage of geo-coded, individual level register data in four European countries to compute comparative measures of segregation that are independent of existing geographical sub-divisions. The focus is on non-European migrants, and using aggregates for egocentric neighbourhoods with different population counts, small-scale, medium-scale, and large-scale segregation patterns are assessed. At the smallest scale level, corresponding to neighbourhoods with 200 persons, patterns of over- and under-representation are strikingly similar. At larger scale levels, Belgium stands out as having relatively severe over



housing - and under-representation. Possible explanations for this pattern are differences in policies and refugee placement policies. At the national level, Sweden has the largest and Denmark the smallest non-European migrant population, in relative terms. If this pattern is linked to a high concentration of disadvantaged population groups, these countries are facing similar policy challenges with respect to neighbourhood contexts that can have negative effects on outcomes such as employment, income and education.

Keywords : segregation, comparison, non-European immigrants, concentration, representation, Belgium, Denmark, the Netherlands, Sweden

## **Spatial Accessibility to Primary Health Care Before and After Marketization in Stockholm, Sweden**

**Kati Kadarik**

Uppsala University, Institute for Housing and Urban Research, Sweden

During the 1990s the egalitarian Swedish welfare state saw several cutbacks and privatization reforms which were aimed at achieving greater efficiency and to offer consumer choice. However, concerns have been raised that such liberal and market-based reforms punish the poor and people living in poor and often immigrant-dense parts of the city. This paper looks into the spatial effects of these reforms over time. Focus of this study is oriented towards access to a central welfare related amenity – primary health care (PHC). Accessibility is monitored longitudinally contrasting distributional patterns of PHC in bespoke individualized neighbourhoods (based on residential coordinates) in Stockholm County during 1993-2010. Does accessibility differ across space and do such variations follow a pattern of socio-economic strength and ethnicity? Is there a difference between private and public amenities in terms of localization? The paper uses the unique individual longitudinal Swedish population register and statistical methods.

Keywords : spatial accessibility, health care, GIS, welfare reforms

## **Changing patterns of spatial marginalization in CEE countries**

**Tunde Virag**

HAS Centre for Economic and Regional Studies, Hungary

Based on my empirical evidences, this paper aims to provide a better understanding and



analysis of the complexity and diversity of segregated Roma neighbourhoods in CEE context, Hungary and Bulgaria in particular. The object of this presentation is twofold: firstly I intend to present the changing patterns of segregated neighborhoods for Roma are influenced by central governmental

policy and local urban politics, but also determined by the demographic, socio-economic processes.

Secondly the paper aims to provide the better understanding drivers of marginalization: on the one hand making and maintenance of segregated places for marginalized families through the penalization of poverty, criminalization of ethnicity and stigmatization of spaces, on the other hand displacement as the consequence of forced evictions which produce not only situations of spatial segregation but squatter settlements for marginalized Roma as spatial manifestation of informality/illegality.

## **Social capital in ethnically diverse suburbs: Islamophobia and Muslim visibility close-up**

**Val Colic-Peisker**

RMIT University, School of Global, Urban and Social Studies, Australia

This paper reports findings from a study on the relationship between religious visibility, Islamophobia and social capital in two ethnically diverse, disadvantaged Melbourne suburbs with high proportions of Muslim residents.

The project collected quantitative and qualitative data through a face-to-face survey of 300 residents and 50+ in-depth interviews. This paper focuses on the levels of Islamophobia in two suburbs, recorded through survey responses to the 'Islamophobia scale'. The two suburbs with large Muslim minorities (about 30% according to the 2011 Census, compared to 2.2% nationally) were chosen because Suburb 1 contains a mixture of first and second-generation 'invisible' Muslim residents from predominantly Turkish and Lebanese backgrounds, while in Suburb 2 the Muslims who recently arrived from Indian subcontinent countries predominate, many of them 'religiously visible'. Our data do not support the hypothesis that the levels of Islamophobia is higher in Suburb 2 due to the larger presence of 'visible Muslims'.

Keywords : Social capital, urban disadvantage, ethnic diversity, Muslims, Australia.

## **Layers of the City", Urban development dynamic in different parts of the city"**



**Mireda Thana**

Polis University, Albania

The city is like a living structure, it grows , changes and exceeds limits in a very fast rate. It is impossible to stop this change but in the same time it is important to be prepared, and direct this development in the right direction.

One of the greatest challenges for the cities today, stands in the result of this development, how many people of the city have more incomes, better living spaces, and more opportunities.

By making a comparison of one or two different suburban areas and one of the newest and most requested neighborhoods i aim to identify the new challenges of the least advantaged neighborhoods and understand what really changed in the last few years. Do they have more accesible neighborhoods and more opportunities to provide an improved life for their family? Or are they just facing a bigger gap between them and the other part of the city.

Keywords: Suburbs, residential area, Unemployment, urban upgrade, social segregation, Economic growth

## **The processes of poverty decentralisation in two Scottish cities 1991-2011**

**Mark Livingston**

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Nick Bailey, Wouter van Gent

University of Glasgow, Urban Studies, Scotland, UK

There is growing evidence of a process of decentralisation of poverty across cities in many developed countries (Kavanagh et al 2016; Hunter 2014; Kneebone and Berube (2013); Cooke and Denton (2015); Randolph and Tice (2016); Hochstenbach and Musterd (2017)). The drivers for these changes lie in a combination of factors including economic and labour market restructuring, as well as consumption and demographic shifts. In the UK at least, housing policies and reductions in welfare expenditures related to housing also play a role (Lupton 2011).

Previous studies have quantified the extent of decentralisation and shown how the pace varies between cities. In addition, Minton and Bailey (2016) showed that, in the Scottish cities at least, the decentralisation of poverty occurs through a combination of reductions in the number of poorer households close to the city centres and simultaneous increases in the numbers not poor. This suggests not merely a dilution of inner city poverty but a process of displacement as typically accompanies gentrification. Being based on repeated cross-sec-



tional data, however, that study cannot trace changes for individual households over time. In this research we extend the analysis of the processes driving poverty decentralisation in Glasgow and Edinburgh from 1991 to 2011. Using linked census data from the Scottish Longitudinal Survey (5% population sample), we apply the methodology developed by Bailey (2012) and extended by Bailey et al (2016). This decomposes the changes in relative centralisation of poverty between the effects of a range of processes: population exchanges between each city and other areas through external migration; demographic processes of ageing and dying; processes internal to each city of social and residential mobility.

Keywords: Poverty; Segregation; Migration

## **Collaborative partnerships for affordable housing: experiences from the global south and lessons for the global north**

**Aysegul Can**

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The changing world economy since the 1970s, and the decrease of welfare and deregulation in the Global North has led to a deteriorating and inefficient affordable housing stock and, in the Global South, the need to economically catch up with the Global North has led to a lack of sustainable affordable housing policies. Turkey, as a country from the Global South, is no exception. Social and affordable housing was not previously part of the Turkish housing system, and there is still no efficient social housing policy. This has led to the emergence of squatter areas called *gecekondu*s. *Gecekondu*s are built on state land. Like other informal settlements in both the Global North and South, there were two reasons for the emergence of *gecekondu* areas: attracting cheap labour and lack of political will to create affordable housing stock.

The aim of this research is to interrogate how the social dynamics of *gecekondu*s may provide lessons for affordable social housing provision in the Global North. Despite their illegal status and characterization as urban blight, informal settlements frequently demonstrate collaborative processes of planning and development that depend on the social connections and relationships among the squatter households.

Keywords : affordable housing, global south, *gecekondu*s, informal settlements.



## More residents in work and greater residential with the neighbourhood

**Gunvor Christensen**

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Vibeke Jakobson

SFI, Herluf Trolles Gade, Denmark

This paper considers the impact of a large area-based program launched in 2006-10 to deprived neighbourhoods. The program invested 294 million Euros in social interventions and rent subsidy to 162 neighbourhoods covering 13 percent of tenants in the social housing sector. In two ways we estimate the impact of the interventions. The first way is to apply a difference-in-difference model to estimate the effect using Danish longitudinal data on individual level for 2004-2013. We find that area-based intervention has a positive effect on tenants' affiliation to labour market. The second way is to analyse panel survey data to tenants in 14 neighbourhoods. Tenants have been interviewed in 2010 and 2015. We find that tenants in 2015 compared to 2010 participate more in communities, have a more positive view of their neighbours, feel more safe, experience less crime and vandalism, and finally experience that their neighbourhoods has a better reputation.

Keywords: area-based intervention, deprived neiighbourhoods, impact evaluation

## Why neighborhood matters: coordinating planning, Economic development and schooling

**David Varady**

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In American cities, planners, economic development officials and educators operate in their own silos, often working against each other thereby undercutting efforts to improve particular neighborhoods and the city as a whole. The question is how these three types of efforts can be effectively brought together at the neighborhood level. The Community Learning Center Institute (CLCI) based in Cincinnati, OH provides one possible model.

CLCI started by transforming one inner-city neighborhood school into a community-learning center which is financially self-sustaining, and which relies on input from neighborhood residents. The school has become a learning center health hub, which includes a full service clin-



ic, vision center, dental center and mental health wing available to students and community members alike. Currently, CLCI is expanding its scope, moving beyond the walls of the school to attempt through partnerships with governmental, private and non-profit agencies to revitalize the surrounding neighborhood through better housing conditions and reduced crime. All of this is occurring within public school system that includes both challenged neighborhood schools and sought after magnet schools—as well as parochial and private schools. This paper will describe the CLCI model and will provide preliminary evidence of its impact on educational performance and neighborhood improvement.

Keywords : Cincinnati, hubs, schools, health, economic development



## **WSH\_03\_EAST EUROPEAN HOUSING & URBAN POLICY**

### **Public-Private Partnership as a tool for creation of social housing stock**

**Zaleczna Magdalena**

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Budgetary constraints limit an ability to provide social housing and an involvement of private partners is welcomed by public actors with great interest. The UK experience allows to trace the problems and obstacles making a creation and an operation of residential PPP projects difficult.

The outline of this research problem is used to evaluate the possibilities of creation of PPP in Poland as a tool for providing social housing. The author presents an institutional framework of PPP development in Poland, analyzes the quantity and structure of projects and in this context examines specific cases of attempts to create PPPs in social housing. The author assess the similarities and differences that occur in Poland and the UK in relation to the subject studied. The author based his work on a literature review and his own research of PPP project.

Keywords : Public Private Partnership, Poland, Social Housing

### **Institutional paths of a transformation of housing markets in post-socialist countries**

**Zaleczna Magdalena**

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Institutional transformation of housing markets in the post-socialist states had different dynamics and scope. It was typical that they contained many conflicting solutions. In particular, there was a conflict between the social and economic dimensions of housing market. This led to difficulties in reforming the specific sector with a huge baggage of needs and a socialist way of thinking of users of public housing and a specific investment dimension. The reforms carried out were incomplete, often with unintended consequences. The purpose of the authors is to assess the internal institutional contradictions that have occurred in the sphere of housing in individual post-socialist states, and to examine how these problems have been resolved. The authors based their work on a literature review, comparison of legal acts and statistical data.



Keywords : Institutional transformation

## **Influencing urban policies through media discourse? Justification and criticism of urban allotments in socialist and post-socialist newspaper articles**

**Tomáš Samec**

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Petr Gibas

Urban allotments represent a space in post-socialist cities often exposed to the pressure of (re)development. In the contribution, I present the outcome of a qualitative discourse analysis of the justification and criticism of urban allotments in the Czech Republic performed in 55 newspaper articles from socialist (1948-1989) and 161 articles from post-socialist era by journalists, allotment gardeners and politicians. Inspired by the orders of worth framework developed by Boltanski and Thévenot, I explore accents on domesticity and family or public interest to present discursive strategies which relate arguments in favour or against allotments to categories of family, community or state. I argue that media discourse may have significant implications for urban policies and management of cities, because influence the public opinions on allotments by re-producing specific orders of worth and facilitate urban policy changes and constitute imaginary of what is (not) possible in connection to the usage of urban space.

Keywords: urban policy; post-socialism; discourse analysis; justifications; domesticity

## **Innovative model for social housing**

**Sasha Tsenkova**

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Doris Andoni

POLIS University, Albania

Public-private partnerships (design, build, finance, operate) in post-socialist countries are an emerging model driven by budgetary constraints, rapid privatization of public housing and pragmatic efforts to respond to the complex nature of a housing affordability crisis.



A new project in Albania, based on partnerships between central and local government, presents an innovative model for social housing. The project aims to address the housing shortage affecting low and middle income households through the construction of 1,200 rental apartments for 5,000 people in seven cities in Albania. The partnership involves international financial institution, central and local governments ((finance, procure, operate) and private industry (design and build). Using empirical evidence, we argue that the model presents a viable solution for the future provision of social housing in Albania as well as in other post-socialist countries. While it might be a budget enlargement approach, it is designed to be fiscally and economically sustainable, and has enhanced the capacity of municipalities to provide rental housing for socially vulnerable groups.

Keywords: public-private partnership, social housing, post-socialist cities

## **Housing regimes in new member states**

**Jozsef Hegedus**

Metropolitan Research Institute, Hungary

The paper will address the development of housing regimes in new EU Member States after transition, in the context of their economic developmental and welfare models. The paper defines three independent aspects (spheres) of the social-economic-political system, which are interconnected and have an explanatory role in shaping the system of housing provision: the economic structure, the welfare system and the housing regime (housing policy environment).

There is a mutual feedback among the economic model, the welfare system and the housing regime in a country, but the intermediary variables are also important (for instance ideology, lobby groups, and path-dependence). By examining these questions, the paper tries to identify differences and similarities among post-socialist EU countries, aiming to discover the underlying structural factors shaping housing regimes in the region.

Keywords: housing regime. post-socialist countries, social housing, inequalities

## **The need for affordable housing policy in Prague**

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Prague represents a region with the highest apartment prices and rents in the Czech Republic. As a result, especially households from vulnerable social groups (elderly people, single-parent families etc.) often have to pay disproportionately large portion of their disposable income for housing costs. Low affordability of housing, its sustainability and the need for housing and inclusion of people at risk of poverty and social exclusion - connected also to the ageing of the population – represent currently the main challenges for the housing policy in Prague. Significance and social role of housing policy has been neglected by municipal governments for a long period. Based on statistical data analysis, the paper aims at identifying major development tendencies in the field of housing and also focuses on critical evaluation of the Prague housing policy.

Keywords: Prague; Housing Costs; Housing Affordability; Population Ageing; Municipal Housing Policy

## **Housing as a potential welfare asset during old age : Examining the relevance of the notion in the case of Slovenia**

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There has been a noticeable intensification of the discussion in the literature on the topic of home ownership as an instrument of the accumulation of wealth, especially in relation to the welfare state transformations that have occurred across Europe in recent decades. The thesis, originally advanced by Jim Kemeny, has been expanded by various authors exploring the potential for home ownership to function as a pension. The literature discourse on the topic has, this far, focused on developments in Western Europe countries, with only rare contributions addressing post-socialist Central and Eastern Europe (CEE) countries. This paper contributes to the debate with an investigation of the validity of this theory in one of the CEE countries. Can the relevance of the theory be confirmed in a country where owning a home may have a fundamentally different meaning compared to that it has in other countries, where the theory may have some degree of validity?



Keywords: Home ownership, asset-based welfare, Slovenia.

## **Is social housing in Poland affected by ghettoization?**

**Zuzanna Rataj**

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Poland

Although the concept of ghettoization is well established in Poland, as an alternative to the use of social exclusion, it never gained broader interest in the housing and urban policy discourse. Although there is a common awareness of the fact that it is the social housing stock that is most affected by social disadvantage, the main focus of policy makers is still on housing shortage and deprivation of the stock, while the quality issues are rarely addressed. This paper seeks to explore the relationship between social housing and ghettoization, the origins of the concept of ghettoization and the meanings that have been ascribed to it. Besides, selected social housing complexes in Poznań city are introduced and analyzed from the point of view of ghetto-specific environment. Attention is drawn to the threats connected with the process of emergence of the so called modern ghettos and policy measures to prevent their formation. Drawing on extensive literature review as well as findings of the study conducted by the authors, the paper outlines challenges that emerging policies will need to address, if the cycle of exclusion is to be reversed.

Keywords : Ghettoization, social exclusion, social housing, public housing.

## **Persistencies, Path-dependencies and Ruptures: A century-long view on urban housing in post-Soviet cities**

**Sebastian Kohl**

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Alexander Kalyukin

Uppsala University, Institute for Housing and Urban Research (IBF), Sweden



Did the Soviet housing regime disrupt continuities in urban housing in Russia and Eastern Europe, or did some path dependencies remain? Based on a unique time series collection of all major Russian and Eastern European cities spanning three regimes (1910 through 2012), this paper gives a nuanced account of continuities and discontinuities of housing in post-Soviet cities. If cities were dense cities with predominantly wooden single-family houses in 1910, then they still display similar characteristics today; if cities had larger shares of private housing after the first nationalizations in 1926, then they also have more private housing today, while housing quality differences were largely levelled out. Thanks to this long-term view of a century, it is revealed that certain housing path-dependencies are maintained even despite major regime shocks. We thus enrich existing literature that tends to focus only on late Soviet legacies in Eastern European cities.

Keywords : Post-Soviet city, path dependency, legacy, housing, Central and Eastern Europe



## WSH\_04\_EMPTY HOMES

### **Vacant houses: a response for emergency policies in Athens**

**Thomas Maloutas**

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The percentage of empty houses in Southern Europe is relatively high for several reasons. In the metropolitan region of Athens, their number has almost doubled during the 2000s and their distribution pattern has changed significantly. Their highest increase was observed in central, densely built and socially vulnerable neighbourhoods. The paper maps the changes regarding vacant houses in Athens between 2001 and 2011 and outlines a project that uses them as the main resource to address housing needs for an increasing number of groups who cannot afford market rents, including the considerable number of refugees. This project seeks sustainability within conditions of recession and lack of social rented housing tradition, by aiming at combining welfare and local development targets and by seeking mutually beneficial arrangements for the social actors involved (tenants and petty landlords) and a planned division of labour among institutions (local authorities, international funders, NGOs).

Keywords :vacant houses, emergency policies, Athens, housing policy

### **Vacant houses in Denmark: Problems, localization and initiatives**

**Jesper Ole Jensen**

Danish Building Research Institute, Denmark

Line Valdorff Madsen

Danish Building Research Institute, Denmark

Vacant houses have become an international phenomenon, which in many countries has called for political intervention. However, housing vacancy is very differently distributed across housing types and regions, and the degree to which the vacancy is defined as a problem varies across countries, therefore the issue has called for various political responses. This paper presents a case of vacant single-family houses in Denmark, which has become a central political issue in recent years. Estimations of the vacancy rate has ranged between 1% and 5% of the single family housing stock, but with large regional variations, with local



vacancy rates up to 25%. The vacancy is closely related to an increasing urbanization, and a changing demography in peripheral areas, especially in smaller towns and villages. Since 2013 various national programs for addressing this issue has been launched. The paper discuss how municipalities within these programs address strategical and operational issues, including identification of vacant houses, negotiations with owners, financing the demolition and the subsequent use of the plot. From this, central challenges for managing vacancy in a more strategic way are identified.

Keywords : Vacant houses; demolition; strategic approaches.

## **Empty Homes and Asset Based Community Development**

**David Mullins**

University of Birmingham, UK

This paper draws on a series of policy evaluations to assess the drivers for and impact of a £50 million public programme that enabled over 100 community-led organisations to engage in the refurbishment of privately owned empty homes in England between 2011 and 2015. It begins by establishing the international relevance of the topic and the challenges involved in targeting public policy on grass roots organisations. It draws on the evaluations to show the specific contribution made by the programme to building community assets and organisational sustainability. It highlights the wide range of positive outcomes that this programme achieved, from employment and training to community safety and assesses the extent to which these benefits arose from the community based nature of the participant organisations. The paper considers the longer term strengths and limitations of the asset based community development model in empty homes initiatives once public funding ends.

Keywords : empty homes, community-led housing, asset based community development.

## **Helping vulnerable people to become tenants: replacing the rent for payments in kind**

**Rosa Maria Garcia Teruel**

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In the dysfunctional Spanish rental sector, in which the average rent is today more expensive than the average mortgage instalment, and where there exist a stock of more than 3.5million



of empty dwellings, most of them because of a bad state of repair, it is necessary to create schemes that ease the affordability to access to rented dwellings and, at the same time, that improve the quality of the housing stock.

One of the schemes that could overcome these shortcomings is the possibility to replace the payment of the rent in a tenancy contract, for a payment in kind involving refurbishment works by the tenant. This type of tenancy contract is possible in Spain since the amendment of the Spanish Residential Tenancy Law in 2013, and in some other countries. Thus, with the possibility to pay the rent undertaking works in the rented dwelling one may fight against the above-mentioned problems, without the necessity of the State to intervene or to finance the rental market, bringing back to the market empty homes, but also to allow unemployed people from the building sector to access to a rented property and to increase affordable housing. Therefore, this paper aims to analyse the legal framework of this scheme, to solve the legal problems that arise with respect to the tenancy law mandatory rules, which ballast its full development, and their prospective advantages, undertaking a comparative analyses of this scheme in other EU countries.

Keywords : tenancy, vulnerable, kind, works, rent



## WSH\_05\_ENERGY EFFICIENCY AND ENVIRONMENTAL SUSTAINABILITY OF HOUSING

### Low Tech Energy Efficient Reconstruction of Student City2 in Tirana, Albania

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Cityförster Architecture & Urbansim, Germany

Our reconstruction concept of Tirana's "Student City 2" aims to show the great potential for particularly thermal energy savings in construction, modern student housing and is showcasing a well performing example how public and private sector can interact. As the buildings suffers from massive deterioration on the inside, main focus of the energy concept lays on a replacement of all basic infrastructure, including a adequate ventilation and heating systems as well as new windows as its centrepiece to remedy humidity. Different subdivisions of student rooms with joined shared bathrooms and modifications in use of common rooms allows spacious privacy and reacts on students needs. Applying a complementary colored orientation and material system for each dormitory allows visual indication of buildings, floors and rooms and provides "Student City 2" with a unique identity. As the roofs of the buildings offer common space, they can be used according to public or economic visions of its users and leverage "Student City 2" to be Albania's pilot energy efficiency project.

Keywords: Energy Efficiency, Low Tech, Innovation, Passive Systems, Heating, Cooling, Reconstruction, Future Proofing, Investment, Living Standards, Student Housing, Tirana, Albania

### What influence does household behavior have on reducing energy consumption? What real savings can be made?

**Isabelle Vervisch-Fortuné**

Laboratoire de Recherche en Architecture. France

Although the French government has implemented a new energy policy, many housings remain unhealthy and energy consumer. Different measures aim to help the poorest households to insulate their homes in order to reduce energy consumption which has a strong impact on household budgets.



But housing policy in France, incentivising people to retrofit their housing with high label and increasing spendings, is it adapted to their needs? Isn't there another cheaper solution? What is the best behavior to adopt by households to reduce energy consumption?

This study aims to make an inventory of high energy consuming housings, to define the reasons for such additional costs in the work of energy rehabilitation. It also seeks to present the actual savings by households compared to the initial investment.

Furthermore, it deals with the impact that the household's behavior could have on the housing energy consumption, savings made and on their purchasing power.

Keywords : rehabilitation; energy efficiency; economic ; behavior.

## **Risk analysis on housing energy retrofitting in China with transaction costs considerations**

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In China, the first regulation on energy conservation for residential buildings was enacted in 2000, which is the cause that majority of the buildings constructed before 2000 remain poor energy performances. Thus there is a great potential for energy savings in China's residential buildings. However, in the current situation it is difficult to this make full use of this energy saving potential. The development of housing energy retrofitting (HER) in China is still slow due to risks, such as unexpected payback period, reliability issues, etc. Some of risks are due to bounded rationality and opportunism, which induces TCs, such as information searching cost, negotiation cost, etc., in HRE projects. This study aims to investigate risks of HER projects from planning to operation with TCs considerations.

First, literature on the status quo of housing energy retrofitting process, stakeholders involved and retrofitting policies in China will be reviewed; Second, this study will review on the generic risks of HER collected from international projects and apply TCs theory to reveal the hidden risks during HER process; Third, it will propose a risk framework with TCs considerations for China by relating therisks to the stage/stakeholders/process in China, for future empirical study.

Keywords:Housing energy retrofitting (HER); Risks; Transaction costs (TCs)



## **Reducing the gap between modelled and actual energy consumption in dwellings**

**Jonathan Whiterley**

BRE, Building Research Establishment, UK

Monitoring the improvement in the energy efficiency of the housing stock forms a major part of informing the UK government's energy and climate change policy, which aims to reduce carbon dioxide emissions. Energy models are used to predict the energy consumption of dwellings by balancing energy losses with energy gains. Full details of the construction and occupants of the dwellings are often not known, therefore standard assumptions concerning the performance of the dwelling and the average behaviour of the occupants are typically applied.

Whilst the assumptions in these models are regularly updated in line with the most recent empirical data, regulation requirements and expert knowledge, uncertainties do exist surrounding certain model parameters. This can result in a gap between the modelled and realised energy consumption for any particular dwelling. By conducting monitoring of the thermal performance of dwellings and heating patterns of occupants, it is possible to provide more accurate data to model the energy requirements of a dwelling.

This paper will investigate how replacing certain assumed values within domestic housing energy models with actual, measured values, can improve the accuracy of the modelling and reduce the gap between the predicted and actual energy consumption in dwellings.

Keywords: Energy efficiency, Energy modelling

## **Do volume extensions improve the financial attractiveness of energy renovations?**

**Nico Nieboer**

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In 2016, an EU-funded project started that aims to strengthen the business model of energy renovations in the housing sector by combining them with extensions of the volume of the respective real estate, such as rooftop extensions and horizontal additions. The underlying assumption is that the rent or sale price can be increased because of these extensions, thus creating extra income and consequently making such investments financially sounder. It can also be expected, however, that the economic feasibility of the combination of energy renovation and volume extension varies with the type of dwelling. This paper investigates to which this is the case for several reference dwellings, making use of a typology, mainly



developed by the Dutch energy agency and covering the total Dutch housing stock. Example calculations are presented for several types of volume extensions.

Keywords: energy renovation, business model, volume extension, housing, the Netherlands

## **Co-housing design: Does it live up to ideals?**

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Co-housing advocates diversity, inclusiveness and sustainability and as such represents the New Urban Agenda at small scale. This contribution explores the spatial criteria to match these social ideals, and compares Dutch and Swiss co-housing practices. The Netherlands can be seen as an early pioneer of co-housing movements and Switzerland as contemporary forerunner in the field. The architectural models the initiatives have generated are highly appreciated as ‘best practices’ of green and accessible environments. Such results are particularly relevant for urban development in a time when cities are back in the centre of development, and research as well as urban governance are facing new challenges of polarization and segregation. Moreover, grass-root initiatives are increasingly recognised as important urban development partner. Cohousing thus points the way to new models of design as well as of planning processes.

Keywords: Co-housing, architecture, housing typology

## **Upgrading Glasgow’s high-rise building stock – a case study**

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The city of Glasgow contains the highest concentration of social housing tower blocks in the UK – however a quarter of Glasgow’s high-rises have been demolished in less than 10 years and many more are assigned for demolition as part of the city’s plans for regeneration. However, this is an intrinsically expensive route to achieving the required number of affordable, energy-efficient housing units and instead many of the surviving tower blocks have been



subject to a programme of retrofit to improve energy efficiency and thermal performance for residents. This paper looks at the four existing building typologies and their energy performance before the programme of external insulation and installation of a community CHP system providing residents with new efficient heating systems. Thermal energy data recorded and predicted from the 'as existing' scenarios are compared against the dataset of measured thermal energy consumption from 970 homes across all house-types from the first 12 months following retrofit. The data compares not only the actual thermal energy savings but also illustrates the cost saving to the resident and discusses methods of sharing the cost of communal standing charges equitably among residents taking cognizance of house-type size, number of occupants and their type of tenure.

Keywords : Retrofit

## **Integrating Energy Efficiency and Lifelong Living Measures- Lessons from practice**

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Ageing in place and energy efficiency in housing are, until now, two separately studied fields. If integrated they could result in more appealing, affordable and more environmentally and socially sustainable housing concepts.

In conjunction with theoretical investigations, we have explored how lifelong living and energy efficiency are integrated in practice. Ten case study passive single-family homes were examined to see what measures were adopted and the motivations behind them. Mixed methods were used for analysis including semi-structured interviews with homeowners, a questionnaire, architectural drawings and video recording of a home walk-through. Over the ten cases, both energy efficiency and lifelong living measures and the design approach were varied. People focused on the practical long term effect of their choice on their own families. They found it easier to get information on energy efficiency than lifelong living and building professionals presented resistance rather than facilitation towards their sustainability goals. Better user-centered communication and awareness is needed between professionals and people.

Keywords : sustainable housing, ageing in place, adoption, case study



## **User preferences for energy efficient renovation of multi-story apartment blocks**

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The energy efficient renovation predominantly takes place in row-housing and discards the more challenging multi-story apartment blocks. Moreover, energy efficient measures are often supply-driven solutions rather than demand-driven, whereas the user preferences are barely taken into account. The aim of this research is to investigate the user preferences for energy efficient renovation of multi-story housing by addressing architectural, heritage and cost attributes and to describe the trade-offs and relationships between the attributes. Combining 3D virtual reality models and discrete choice experiments to form a questionnaire is an innovative way to assess the relative importance of architectural, heritage, energy and cost attributes. Therefore, a statistical model for the discrete choice experiments was developed to specify the construction of the questionnaire and the 3D virtual reality model was created in Autodesk MAYA to use in the questionnaire. The result will be presented in the conference.

Keywords : discrete choice, energy efficiency, renovation, user preferences

## **Energy assessment for vernacular architecture in Kure - Kastamonu**

**Burcu Buken Cantimur**

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Esra Turgut

Mimar Sinan Fine Arts University, Turkey

Energy efficiency is becoming one of pressing issues in traditional buildings. However, as a specific study of interventions; it's critical to keep in place the values of architectural heritage.

This study based on a field survey which performed in 2014 – 2015 for Kure Rural Design Guide. Kure was chosen as a study field because of its conserved character and ongoing traditional way of life. This phase of project is dealing with passive energy refurbishment of vernacular heritage and application of sustainability lessons from vernacular heritage to



contemporary architectures.

In paper, after brief introduction of district and character of traditional house; chosen examples are analyzed from energetic point of view. Materials, views, form, interior relics and relation of building's exterior shell with outdoor were analyzed by Autodesk's "Ecotect Analyzes" simulation program. In conclusion, it is aimed to suggest diverse passive strategies to improve the energy efficiency of the traditional dwellings.

Keywords : Energy efficiency, traditional building, conservation, Kure

## **Every-day life and energy use – self-reported household energy behaviour in Malmö, Sweden**

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The housing sector constitutes 25% of the total energy use in Sweden. Households' energy use depends on the performance of the building and heating system, but also on the tenants' life-styles.

This paper presents and discusses some results of a study investigating the relationship between every-day life and energy use among the socio-culturally diverse tenant population in Malmö. The method consists of interviews and questionnaires conducted within a group of people from different parts of the world learning Swedish. The energy behaviour was assessed based on the interview and questionnaire responses. The household energy use was quantified based on this assessed behaviour and available values of household appliances' energy use, with focus on electricity. The results show a variation in energy use among the respondents that principally seems to be derived from their current life-style, and primarily influenced by individual preferences rather than the users' geographic origin.

Keywords : household energy behaviour, every-day lifestyle, rental housing

## **Towards a carbon neutral housing stock in the Netherlands**

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## Architecture and the Built Environment, Netherlands

The Paris Agreement on climate change implicates huge improvement for the energy performance of buildings and the energy infrastructure and provisions. The European Union formulated high ambitions be realised in the built environment. The existing housing stock covers a major share of energy use and is seen as high potential to contribute to the savings. Therefore, the Netherlands aims for a carbon neutral housing stock in 2050. The consequences of this goal and the ways of how to realise it are yet unclear. Most emphasis in policies and practices is on reducing the energy demand for heating by renovation of the existing stock and bring the dwellings to a higher energy performance standard. The targets, policies and programmes are already applied for several years now and the question arises of what progress can be seen in renovation activities and energy saving results. This paper is based on data on improvement rates of the Dutch non-profit housing sector and insight in the relation with actual energy reduction. Based on these insights the challenges for 2050 are discussed.

Keywords: Energy efficiency, housing stock, renovation, energy labels, actual energy use

### **Assessing Different Retrofitting Technologies in Function of Investment Cost**

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POLIS University, Albania

Retrofitting building envelope and air conditioning plants can play a significant role in reducing energy consumption and pollution. The aim of this research work was to find the more suitable retrofitting technology of building envelope and air conditioning plants, where return on investment is less than five years. The methodology include: firstly, existing building was calibrated; secondly, a certain number of retrofitting technologies were analyzed; thirdly, an assessment was undertaken to select the technology that best suits in term of return on investment. Result analysis shows an annual electricity saved between 22534 and 45117kWh which correspond to 20 up to 45% of reduced consumption. The selected retrofitting technology correspond to a return on investment of about 4 years, and an electricity saved annually of about 32,450kWh. Finally, the amount of gases in the environment over a year is reduced by an amount of 25ton CO<sub>2</sub>, 6.2 ton SO<sub>2</sub> and 0.06 ton NO<sub>x</sub>.

Keywords : Energy Efficiency, retrofitting technology, pollution, building model.



## **Healing homelessness and informality by re(pre)fabricating social and sustainable housing**

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During Socialism, an interesting cheap and fast technology was implemented to build high-density housing units in Albania, called the “Parafabrikate-t”, which were no less than five-storey high buildings made with precast concrete panels. Prefabricated systems have been used recently in a variety of projects proving to be time, cost and energy saving solutions, too. Learning from the (Albanian) past and analyzing the recent examples worldwide where this technology has been implemented, should not be underestimated by the central government and local administrations, as long as budget limitations and lack of public land prevent them from satisfying the high demand for social housing. Although might seem unrelated, an interaction between the recently approved Social Housing Strategy 2016-2025, law Nr.116/2016 for the energetic efficiency, and the ongoing legalization process of informal buildings in the national territory, is more than possible to obtain land for building energetically efficient social housing units for everyone.

Keywords: Albania, prefabricated systems, social housing, sustainability, informality.

## **Energy performance assessment of residential building stock in Albania**

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**Merita Guri**

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For more than 15 years, Albania is dealing with measures towards reduction of energy consumption (especially electricity). Since one of the biggest shares of energy consumption is from the residential sector, this paper will analyze the energy consumption of residential building stock, in terms of energy performance. In order to decrease the energy utilization in Albania, we first need comprehensive studies of the actual condition of this sector from the perspective of energy use and energy performance. The chosen typology is load bearing masonry construction, apartment building, type 83/3 and 83/7. This typology of buildings are constructed during the communist era, meaning that they are prone to huge amount of energy consumption because of the lack of measures related to energy efficiency and energy conservation, also time degradation is another very important element to take into consideration while calculating the energy performance of the upper mentioned buildings.

Keywords : Energy Performance; Residential Building Stock; Energy Consumption; Load Bearing Masonry.



## **WSH\_06\_HOUSING AND FAMILY DYNAMICS**

### **Housing in Young Adulthood and in Old Age in Russia**

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Despite the growth of private housing ownership via privatization process in Russia in 1990s, the housing market is still underdeveloped. Housing is hardly affordable compared to average income. Due to the deficit of housing units, many households are multi-generational. Sometimes young adults do not leave the parental home even after marriage. Therefore the link between delays in family formation and later exits from the parental home is not straightforward. At the same time the oldest cohorts in case of bad health and loneliness move to their children.

The research is based on three data sets. Firstly, we look at the multi-generational households among 2.15 mln. people surveyed by Micro Census 2015. Secondly, we identify the role of parents in housing transition patterns on the survey of Moscow city households. Thirdly, we analyze the family structure on the data of “Person, family, society” survey.

Keywords: Housing, family, link between generations, transfer of wealth

### **Everyday life in English multi-generational households - motives, aspirations and challenges**

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Department of Geography and International Development

Emerging evidence suggests that multi-generational households (MGHs) are on the increase on a global scale (Liu and Easthope, 2012). Teerawichitchainan et al's 2015 study highlights the importance MGHs in Myanmar, Vietnam, and Thailand. For other countries (including Singapore and South Africa) MGHs are a more traditional feature of the housing landscape. Significantly, MGHs have emerged recently in some countries where it did not previously form part of mainstream housing provision or cultural practice (Easthope, et al, 2016). En-



gland is one such country. Yet, despite the chronic shortage of affordable, secure and appropriate housing UK wide, there is a paucity of knowledge regarding the motives, aspirations and challenges of MGHs in England. Moreover little is know about the actual lived experiences of those who form part of MGHs, particularly in respect of meeting a continuum of need. This paper will new reveal insights into the demographic characteristics of MGH households in England. It will also assess the policy implications of the increase in MGHs in respect of housing, planning and social care.

Keywords: Multi-generational households ;intergenerational living; English; challenges; motives

## **Strategies against discomfort - Lgbtq-families challenging norms of housing policy and planning**

**Marie Nordfeldt**

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Changes in legislation have made it possible for same sex couples and transgender persons to start a family including children. In family creation, housing is a crucial factor. Housing planning in Sweden is predominantly based on the “core family” and thus on the norm of heterosexual coupledness. This article examines housing planning and provision from an lgbtq perspective, more particularly if, and if so, in what ways lgbtq families challenge current family norms in housing planning and housing provision. The article is based on a qualitative study with lgbtq-families and we especially point to considerations and strategies in relation to housing

What emerges is the discomfort that norms of coupledness and heterosexuality in housing planning and provision, brings to families not following these norms, both according to the physical planning of housing and, especially, to the institutional environment; i.e. rules and regulation on the housing market.

Keywords : lgbtq, families, non-normative, physical planning, institutions

## **Visualising the social space of affordable housing**

**Gerald Koessl**

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This paper will draw on a statistical technique called correspondence analysis (CA) in order to analyse and visualise the social space of housing in Europe, with a special focus on the UK. CA transforms cross tables into 'maps' of association, which can be interpreted as social spaces, as Bourdieu famously did in *Distinction*. Broadly, the distances between the points in the map indicate the strength of the association between social or economic characteristics. This paper will extend CA by drawing on Otto Neurath's visual language, in particular on his rich pictographic work. By drawing on data from the English Housing Survey and from Eurostat, this paper will provide a new way of looking at some of the key transformations in housing, including tenure change and the growing burden of housing costs, in particular in terms of newly emerging social divisions. The paper will particularly highlight the key role of social and affordable housing in this context.

(Due to the visual focus of this paper it would also lend itself to a poster presentation).

Keywords : affordability, social space, visualisation, Bourdieu, correspondence analysis.

## **How Does Debt Repayment Affect Family Formation and Housing among Japan's Younger Generation**

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Kobe University, Faculty of Human Development, Japan

In recent years, the amount of debt possessed by young Japanese households has been increasing. Privatization of mortgages, implementation of mortgage tax reduction, deregulation of borrowing rates, and low interest rates since the 1990s, have caused the number of households borrowing mortgages to increase and the sum of loan debt per household and repayment ratios to rise. Also, since the 2000s, the use of student loans is increasing because of rising university entrance rate, increase in tuition fees, and decline in parents' income. Due to the spread of interest-bearing scholarships and shrinking targets for exemption, many young users are borrowing large amounts of money, straining household budgets. Using data from an author-conducted survey on young people aged 25-44 years in 2016, we concluded that the excessive repayment burden of debt leads to delay or avoidance of family formation or housing acquisition, and the deterioration of housing affordability.

Keywords : Mortgage, Student loan, Family formation, Housing, Younger generation, Japan.



## **Rising Mortgage Indebtedness and Extended Working Lives**

**Gavin Wood**

RMIT University, Centre for Urban Research, Australia

Melek Cigdem

In this paper we analyse a longitudinal survey of Australians approaching retirement (45–64 years) to examine the factors shaping their decisions to withdraw from the workforce. The empirical work uses hazard models to analyse the duration of spells in the labour force as retirement age approaches. On controlling for measurable personal characteristics we learn that mortgagors have much stronger labour market ties, but the amount of an owner occupier's housing equity has no straightforward impacts on decisions to leave the labour force. Furthermore, superannuation (occupational pension) balances are not correlated with decisions to leave the workforce. Those approaching pensionable age can typically fall back on an income buffer that replaces nearly 50 per cent of their in-work income. However, the modelling results fail to detect significant effects from a replacement rate variable representing the fraction of income replaced on leaving the workforce.

Keywords : Mortgage Debt; Retirement

## **Do Childhood Experiences of Parental Separation Lead to Homelessness?**

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Jan van Ours

Erasmus University Rotterdam, Erasmus School of Economics, Netherlands

This paper investigates the effect of parental separation on homelessness. Previous studies are limited in their ability to isolate this effect and can only provide descriptive evidence that parental separations relate to reductions in housing quality and stability. Using a unique dataset of disadvantaged Australians who provide retrospective information on parental separation and homelessness, we estimate bivariate duration models to examine transitions into homelessness resulting from parental separation. Controlling for observed as well as unobserved family and individual characteristics and exploiting the timing of events we investigate whether a causal relationship exists. Our results indicate that parental separation significantly increases the likelihood of experiencing homelessness in subsequent years for boys and girls if the separation occurred before the respondent was 12 years old. Parental separation occurring from the age of 12 only increases boys' likelihood of becoming homeless, but not girls'.

Keywords : Parental separation, Homelessness, Australia



## **WSH\_07\_HOUSING & LIVING CONDITIONS OF AGEING POPULATIONS**

### **Multigenerational living in the UK**

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**Michael Jones**

University of Cambridge, England, UK

Multigenerational living is an area of established international interest, with policy makers considering how to provide for multigenerational families and housebuilders developing homes for this market in Asia, the United States, and parts of Europe. However, it is a little studied type of household in the UK.

This research analyses multigenerational living in the UK and considers the drivers for its increase. We reviewed existing evidence and literature, analysed secondary data, reviewed existing/potential multigenerational home designs, interviewed housebuilders and people living in multigenerational households.

The research showed that the number of UK multigenerational households has been increasing, driven by greater numbers of adult children (aged 25 or over) living in the parental home. It provides evidence that dispels myths about multigenerational living in the UK; it is not just Asian or other ethnic minority households who live with their extended family and it is not just a response to care needs or housing affordability problems.

### **The Missing Middle and the Housing of Older Australians**

**Bruce Judd**

UNSW Sydney, City Futures Research Centre, Built Environment, Australia

**Bill Randolph**

UNSW Sydney, City Futures Research Centre, Built Environment, Australia

Australia's population ageing, which will see a doubling of those 65+ and a quadrupling of those 85+ in the first half of the 21st Century, has important implications for housing and



urban policy. The tendency of older Australian's to remain in larger suburban dwellings, rather than move to more appropriately sized and designed dwellings has become a major concern of policy makers. Previous research suggests a reluctance of many older Australians to move to apartments and inadequate supply of the so-called 'missing middle' of terraces and town houses that may be more attractive to them. This paper traces changes in the housing choices of older households over the last 50 years in Sydney and Australia using customised ABS Census data. It reveals a shift away from both detached houses and apartments into alternative dwelling types including smaller attached housing forms, and considers the implications for future housing and urban policy.

Keywords : population ageing, housing types, downsizing

## **Regional Heterogeneity, Intelligent Care and Urban Living**

**Anupam Nanda**

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Due to a multitude of factors and scientific progress over last 50 years, people are living longer, and needs, tastes and preferences for old age life are also transforming. A particular need of human life is shelter, which tends to become specialised as we grow older or have significant activity constraints. Shelter also influences interactions with external social, physical and built environments such as urban form, amenities and suitable infrastructure. This means adapting individuals' and institutions' behaviour now, to accept and exploit the technology advantages. In this paper, we analyse a novel approach to address one of the biggest crises cities are facing – social care needs – by devising predictive analytic tools for remote at-home care and addressing loneliness and isolation. We make use of data from multiple sources to analyse behaviour change through active citizenship, requiring a data oriented feedback system for both individuals and institutions.

## **Senior collaborative housing as an anti-ageist practice: a cross-cultural perspective**

**Blanca Deusdad Ayala**

RoviraiVirgili University, Dep. Anthropology, Philosophy and Social Work, Spain

Outi Hannele Jolanki

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Housing policies for older people have been planned and executed by the “experts”, while older people have remained passive objects. In this sense, traditional housing policies inadvertently support and enforce ageism. We argue, that in contrast, senior collaborative housing, which is based on the residents’ own initiatives, and their involvement in decision-making and co-design, represents an anti-ageist approach, and we propose a typology. Methodologically the study is based on a comparative perspective including case studies from two European countries (Finland and Spain) and from the USA. Senior co-housing have several goals: (1) providing living environments that promote social contacts, feelings of safety, and a sense of community; and (2) ensuring that older people retain the power to choose a living environment in old age where they maintain autonomy and avoid feeling alone. On a broader scale, they strengthen the image of elders as agents who can contribute to society.

## **Ageing in place at home: the role of ICTs in facilitating self-actualisation in later life**

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Sarah Hillcoat-Nalletamby

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Ageing in place is seen as a way of ensuring continuity of wellbeing in later life. In practice, this often means the physical context of the home becomes a focus for housing-related, or low-level health and social care services which facilitate independent living and avoid the need for transitions to institutional settings. However, less is known about the role that information and communication technologies play in facilitating ageing in place. Drawing on 40 qualitative interviews with older people conducted in Wales, this research finds that when faced with fluctuating physiological capabilities, older people find innovative ways to use ICTs to support them in remaining at home. Drawing on Maslow, Sen and Nussbaum’s work on capabilities and freedoms, the article proposes.

Keywords: ageing in place; information and communication technologies

## **Living Together Younger People in Old Age**



### **Giuliana Costa**

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In this article I present some intergenerational cohabitation programs active today in Europe, North America, Australia and Asia, tracing their main features and trying to build a typology that can give an account of their variety. The discussed experiences have the common goal of organizing and matching at least two persons not belonging to the same family and to the same generation that will to live “under the same roof and behind the same door,” sharing domestic spaces and everyday life on a temporary basis of on a longer term scheme, exchanging goods and services. The studied cases are aimed mostly to old adults and university students but there are experiences in which the hosts are families or couples and not single individuals and the guests are young workers or adults. The theme is now more relevant than ever. The gradual aging of the population and housing affordability problems, especially in medium and large cities, create unprecedented synergies to rethink the ways of living and the way to use dwellings.

Keywords: cohabitation, intergenerational living schemes, old age

### **Being old in service-poor environments**

#### **Pascal De Decker**

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Belgium is ageing. Ageing happens ‘everywhere’, nevertheless older persons are overrepresented in rural and suburban areas. Due to lack of alternatives, a large majority of these peoples indicates that they want to age in place. Using quantitative research methods (in depth interview, focus groups in different places, observations while following caretakers). This paper discusses the everyday life experiences of older people when it comes to housing, housing environment and care. Our research focuses on two case study areas in Belgium.

The conditions to age in-place are not ideal in rural areas, due to lack of services, care and other amenities. Questions are:

How do elderly deal with living in maladapted dwelling? Do they have caring person around? How do they provide for everyday needs? How do they provide for care? What about neighborhood networks? What is the role of the children? What do they think about moving? Etc.

Keywords : ageing, urban sprawl, facilities, housing, formal and informal care.



## **Residents' Potential in a Super Aged Social Housing Community in Japan**

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(N096) - Tokyo Kasei University

Ryoko Wada

Masako Saito

Due to the simultaneous ageing of the residents in Japanese social housing after their admission in the 1970s, many social housing communities in Japan have a greater than 50% ageing rate. By 2060, Japan as a whole will also have this 50% aging rate; therefore, by studying these social housing communities, we can understand many of the issues Japanese society will face in the future. In this study, we focused on a social housing community that has been owned by Tokyo metropolitan government since 1960, consisting of 3,150 households, a total population of 6,000. We conducted focus group interviews five times and a quantitative survey in October of 2015. The aim of this study is to outline the residents' features and get a valid understanding of the residents' perceived strengths and difficulties. Using a mixed method approach, we conducted five focus group interviews with 44 residents and examined this result with a quantitative questionnaire survey given to all 3,150 households (response rate 34%, 1,069 respondents). We found six valid factors after factor analysis with varimax rotation. There are two perceived strengths and four perceived difficulties: desire to age in place (.654), mutual aid spirit (.572), difficulties due to super aged society (.794), difficulties due to relations with other residents (.573), difficulties due to physical decline (.527), and ambiguous anxiety (.684), which were composed from 24 concepts derived from the interviews. All Cronbach's alpha were valid, as shown in parentheses. Many researchers study super-aged societies but focus only on the residents' difficulties, ignoring their strengths. The paper concludes by outlining the possibility of, and the problems associated with, aging in place in a super-aged social housing community from diverse perspectives.

Keywords: Ageing in place, super aged social housing, Japan, residents' potential

## **Housing wealth and strategic residential mobility among Norwegian elderly**

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Hans Christian Sandlie  
NOVA, Oslo.

During the last 25 years, housing prices in Norway have increased almost all the time. Norway is a nation of homeowners. The homeowner rate is 80 percent and close to 95 percent become owners during their life course. An important consequence is even growing wealth among the elderly.

Elderly people in Norway are not keen to spend their housing assets. They help younger family members in their establishment. However, such help normally constitute only a small part of their total wealth. Elderly people move house rather often. Among people in the last half of their sixties, 37 percent have moved into their present dwelling after they passed 50. A large part of the movers has moved to a dwelling that are accessible and more suitable for an old with reduced physical functionality. In this way, elderly people use their housing capital to buy a dwelling where they can live longer and better

Keywords: housing capital, strategic moving

## **The other way round? A comparing of Japanese and Dutch sheltered housing**

**Dort Spierings**

HAN University of applied sciences, Netherlands

Olaf Smeulders

Boyd van der Weiden

The fast increasing aging population in the Netherlands and in Japan gives many social and economic concerns.

The differences between these countries, in vitality of the elderly, changing family care traditions, institutional drivers and respectively more individual versus more group focused culture, could lead to interesting mutual lessons for our aging societies.

Sheltered housing is, next to aging in place, part of a solution to both the social as the economic issues.

For this exploitative multiple case study, we compare the daily life of the elderly in both countries, by researching their sheltered housing concepts regarding the social and the physical environment.

The four cases in the Netherlands are situated in one smaller city and two larger cities. They have been visited and analyzed and will be compared to most similar cases in cosmopolitan Tokyo to be visited during a six weeks on site research.



Keywords: Sheltered housing, social environment, physical environment, case study Japan-NL.

## **The housing situation of older people – Issues of investigations**

**Marianne Abramsson**

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The housing situation of older people has been on the Swedish political agenda for some time. An increasing ageing population implies a demand for housing in correspondence to their needs. Assisted living facilities decreased with 30 000 places between 2002 and 2016, as a result, the majority of older people age in a dwelling in the ordinary housing market. In 2008 and 2015 respectively two government investigations on older people's housing were presented. The investigations focused on the need for housing to bridge the gap between ordinary housing and assisted living facilities and issues of affordability and social community but also the lack of accessible housing in particular geographic areas. This paper aims to investigate the origins of the two investigations and relate them to changes in the housing market affecting older people, arguing that the strong emphasis on ageing in place has shifted the responsibility of having a good place to live from general welfare to older individuals themselves

Keywords: Older people, housing, ageing in place, government investigation, Sweden

## **Towards a Framework for Architectural Design Enhancing Social Sustainability**

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Density strategies are generally perceived as a powerful leverage for sustainable urban environments. Reality unveils however a more nuanced appreciation, especially in housing projects. While the 'Planet' and 'Prosperity' pillar of sustainable development is mostly covered, dense projects tend to lack addressing 'People' aspects. As long as the social dimension is not taken into account, a dragging legacy is created which could mortgage the recognition of the embedded sustainability value



and benefits that dense projects can offer.

To counter this legacy this paper explores the content and scope of, and architectural design measures towards, social sustainability for dense housing projects. The methodology adopts a 'real-life' perspective by conducting a multiple case study research. A low-complexity framework is compiled which is organized around seven components that are crucial for obtaining social sustainability from an architectural point of view. Each component is uploaded with guiding principles with associated illustrative practical design measures.

Keywords: Social Sustainability, Dense Housing Projects, Architectural Design, Framework.

### **Asset based welfare: similarities and differences.**

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Gavin Wood

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By the early years of the 21st Century home ownership had become the majority tenure in almost all EU countries (Germany being the exception), as well as the English-speaking countries of Australia, New Zealand and USA. In this latter group home ownership has started to take on a broader welfare role with their governments encouraging this by promoting home ownership and asset accumulation in housing. As welfare states retreat home owners find themselves using the wealth they have stored in their homes to buffer income shocks, and even finance age care services. Moreover, this use of housing wealth is encouraged by governments and called asset based welfare (ABW).

Most EU countries have inherited very different housing systems in which social housing has played a much more important role. But even in these countries there is convergence on a more market driven model for the production and consumption of housing. As austerity policies weaken welfare states, we might therefore see an increasingly asset based welfare approach in these countries despite their historically different housing systems.

In this paper we identify the likely outcomes of these common trends and their



implications for equity, and especially the prospects for low income families and 'life time renters' in societies where asset based welfare is increasingly influential. We explore similarities and differences between the European and Anglo-American groups of countries given the different trajectories that characterise their convergence paths. We do so by describing and contrasting recent housing policy reforms in a small group of case study countries - the Netherlands, Sweden, UK and Australia.

Key words: home ownership, asset based welfare, convergence, English speaking countries, Europe .



## **WSH\_08\_HOUSING AND URBAN SUSTAINABILITY**

### **A Melbourne Housing Expo: sustainable and affordable apartment development**

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Despite the low-density form of Australian cities, metropolitan planning policies have long supported urban consolidation and residential intensification. However, recent high levels of speculative apartment development in Melbourne have failed to deliver the social, economic and environmental advantages anticipated from providing a range of housing in established parts of the city. Instead, this has occurred alongside substantial decline in the affordability of housing for rent and purchase and the residualisation of public housing.

In this context, a proposed Housing Exposition of affordable and sustainable apartments has received significant support from State and local governments and social impact investors. The Melbourne Housing Expo seeks to test and demonstrate collaborative development processes aimed at delivering more successful apartment precincts, comprising affordable housing of high quality. This paper critically positions the Expo in the context of international and historic housing expositions and their relationship to general and affordable housing provision in Melbourne, Australia.

Keywords : urban consolidation, apartments, affordability, collaborative housing

### **Evaluation of sustainability of a Danish social housing regeneration**

**Nezih Burak Bican**

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Denmark regards affordable housing of quality for all of its citizens as a critical duty for the welfare. Almen bolig is a kind of social housing, and can more appropriately be defined as “non-profit rental housing” in the Danish market. The social housing stock is of critical importance as it consists relatively deprived settlements and vulnerable communities. Gyldenrisparken in Copenhagen is one of those settlements built in 1970s. Nevertheless, in time, it had become one of so-called “ghetto”s. Fortunately, a regeneration process was conducted through a comprehensive master planning and collaboration of various stakeholders in the last decade.



This study displays the physical implementation steps taken during the project towards a more sustainable and liveable settlement than before. It utilizes a matrix developed as a tool to classify these actions. The matrix provides the possibility to evaluate the actions according to “sustainability” goals, “scale”, and some pre-defined “spatial concepts”.

Keywords : Social housing, regeneration, sustainability, liveability, Denmark

## **Local center development and integration of refugees in Trondheim – the role of housing**

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Rolee Aranya

Ragne Øwre Thorshaug

Hilde Nymoer Rørtveit

Strengthening local centers is part of a strategy towards a more sustainable development in Trondheim. It is an underlying assumption that local centers also will become arenas for social and cultural encounters and thus support local integration of refugees. So far, our research indicates that the local centers play limited roles as spaces for social encounters between refugees and the host community, but also that this may differ according to gender and family situation and the time spent in the neighborhood.

The paper will present preliminary findings from fieldwork aiming to explore the experience and production of a ‘sense of belonging’ to the urban space by refugees in selected neighborhoods and to investigate the possible relationships between housing, local centers and integration. We will in particular look into the architectural and spatial dimensions of the residential environment and investigate the role the various spaces play in refugees’ everyday lives.

Keywords : Sustainable cities, local centres, housing, refugees, integration

## **Ensuring living condition for ageing populations by PPP**

**Miha Konjar**

Alenka Fikfak

Janez Grom



Matej Nikšič  
Sabina Mujkić

Lack of financial resources in both public as well as private sector contributes to an increasing necessity for collaboration between public and private investors. Facing the challenges of ageing population shared investment may contribute to the development of sheltered housing. The PPP project enables the fulfilment of economic objectives of the private investor and at the same time allows the local authorities to fulfil and solve specific public issues, such as brownfield redevelopment, social housing, ensuring energy efficiency and environmental sustainability, etc. The paper presents good practice of PPP implementation from Ljubljana, Slovenia, where local authority with the collaboration of private partners in the last years ensured more than 400 sheltered apartments. Examples show the relationship between public and private partners in terms of good architecture and urban practice..

Keywords : public-private partnership, sheltered housing, urban development

## **Vacant homes in Southern Europe: a sustainable future?**

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The housing boom in Southern Europe contributed to the expansion of construction of homes, especially those located in the Mediterranean coast. Calculations vary but around 11 million homes are vacant across Europe (Spain accounts for 3,4 million and Italy for around 2,5 million); the situation becomes acute in second home areas and large holiday resorts. Most of them have never been occupied because they were just objectives of (national or foreign) investment in the country. The aim of this paper is to explore existing and potential trajectories of those empty dwellings.

Keywords : vacant homes, southern europe, sustainability

## **Stakeholder Concerns in Sustainable Urban Renewal Decision Making in China**



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In China, the decision-making process of urban renewal failed to consider the concerns of different stakeholders, causing the unsustainability such as economic loss, societal contradiction, etc. Little research systematically explores the concerns of different stakeholders in urban renewal in China and how to optimize the decision-making process. This paper aims to analyze the two key stakeholders: government and affected residents, and compare the two groups in terms of their concerns in the urban renewal projects. Firstly, through literature review, the possible concerns of different stakeholders are identified, and a pilot study is conducted for verification; Secondly, questionnaire survey is carried out for the data collection; Thirdly, the result of survey is systematically analyzed and the differences of stakeholder concerns are revealed. Finally, based on the analysis, suggestions are drawn to achieve China's future sustainable urban renewal process.

Keywords : urban renewal; sustainable; stakeholder concerns; decision making

## **Eco-efficient housing for social inclusion, well-being of marginalized and vulnerable population in peri-urban areas of Bogotá**

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In the peri-urban areas of Bogotá, 2,143,293 people (65% displaced by the armed conflict) live in informal dwellings, in areas of risk, without a perspective of prosperity and stability. In this context of marginalization, the safe and healthy housing is fundamental to family cohesion and their social social integration. Our research is being carried out by the development of a prototype of efficient housing, healthy, and flexible with low resource consumption and environmental impact, dry assembled, low-cost ( $\leq 33,197$  USD) with the active participation of community organizations.

Quick construction, security and safety, minimum size, comfort and flexible spaces are the strategies to generate cooperation and attachment, they connote this Open Source project that uses abundant and cheap materials. This system allows the aggregation of new modules based on requirements and resources of the family. The housing will be a living laboratory to verify experimentally its performance in real conditions.

Keywords : Eco-efficient housing, social inclusion, Welfare, Comfort, Vulnerability, Health, refugee



## **Requal : A new perspective to reveal the Real Estate Quality**

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The issue of value and quality of buildings has long been assessed via financial considerations, summarized as a value of the total return for investors. The main problem of this implicit assumption is that the price is supposed to reflect the global quality of the good. However, the real estate market is not transparent, the good is complex and the information on the quality dimensions of properties are hardly accessible. These market characteristics lead to suggest that price is less a reflection of quality but rather, price creates the idea of quality for markets players. Indeed, prices are based on similar properties more than a in depth study of quality. This can lead to markets failure (bubble and disconnection with the reference value). To adress this issue, we propose to develop a methodology providing a value of a building, based on the quality dimensions. In order to assess this quality, some specific approaches exist (such as Breeam, HQE, Wired...) but they are partial and oriented toward a specific goal (environmental, connectivity). Other exist but are arbitrary and not based on the market judgment.

We propose a new approach, called REQUAL (Real Estate QUALity) procedure where objective characteristics of quality are judged by nearly 80 stakeholders and decision makers, and doing so they create the reference value of the property, irrespective to the price. In this paper, our methodology is proposed to reveal 1) the main characteristics of quality, using both tangible and untangible dimensions from qualitative interviews, 2) the judgment of the market players on the implicit combination of these dimensions to compose a unique quality score via an experimental procedure including more than 60 buildings evaluated by experts (requiring more than one hour eac

## **The development of social sustainable cities in Norway - how does housing policies matter?**

**Katja Johannessen**

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Maja Flaato

The main cities in Norway are expecting steep population-growth, from this follows an



increased attention to the role of housing, both construction of new units, and rehabilitation of the already existing housing stock. Housing policies in Norway are directed mainly at disadvantaged households, the market is supposed to attain for the housing needs of the majority of the population.

The Governments housing policy targets are homes for all in good communities, establishing secure households in owned and rental homes, and housing conditions that promote prosperity and participation. We will discuss the Norwegian housing policies, and the possibilities and limits it has in contributing to good communities for all within the city. The theoretical frames of the discussion are social mix, neighbourhood effects and housing affordability. Oslo, the capital, will be used as a case. Oslo is the fastest growing capital in Europe, it is expected a 35% growth within 2040.

Keywords : housing policies, social mix, neighbourhood effects.

## **Does change of tenure to ownership cause beneficial social neighbourhood effects?**

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The aim of the study is to describe effects of social mix by mix of housing tenure, to help clarify the consequences on neighbourhood level of policies of transformation of tenure. The study is set in the context of Stockholm, Sweden, focusing two neighbourhoods where tenure has changed from renting to cooperative ownership, plus two similar neighbourhoods dominated by rental tenure. The research design is a longitudinal comparative case study, covering years 2005 to 2016. A mixed methods approach is employed. As expected, transformation to ownership was related to a rise in average income. Social effects of this gentrification were different in the different neighbourhoods.

Beneficial social neighbourhood effects did develop but these are not enough if social problems are severe and crime rate is high. One finding is that coordination and cooperation between societal

institutions are crucial for supporting residents in building trust and cooperation for a common good.

Keywords : neighbourhood effects, housing mix, housing tenure

**Towards a Framework for Architectural Design Enhancing Social Sustainability**



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Density strategies are generally perceived as a powerful leverage for sustainable urban environments. Reality unveils however a more nuanced appreciation, especially in housing projects. While the 'Planet' and 'Prosperity' pillar of sustainable development is mostly covered, dense projects tend to lack addressing 'People' aspects. As long as the social dimension is not taken into account, a dragging legacy is created which could mortgage the recognition of the embedded sustainability value and benefits that dense projects can offer.

To counter this legacy this paper explores the content and scope of, and architectural design measures towards, social sustainability for dense housing projects. The methodology adopts a 'real-life' perspective by conducting a multiple case study research. A low-complexity framework is compiled which is organized around seven components that are crucial for obtaining social sustainability from an architectural point of view. Each component is uploaded with guiding principles with associated illustrative practical design measures.

Keywords : Social Sustainability, Dense Housing Projects, Architectural Design, Framework.



## WSH\_10\_HOUSING FINANCE

### Housing Wealth and Age Care: Asset Based Welfare in Practice

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Population ageing and the fiscal pressures it is causing has motivated governments to shift the responsibility for the financing of age care to the individual. In this paper we consider policy initiatives that include older owner occupiers' housing wealth and imputed rental incomes in means tests that determine user charges for residential age care. We begin by describing the motivation behind policy initiatives of this kind, before describing how housing wealth is included in residential age care asset and income tests applied in three OECD countries - Australia, the Netherlands and Great Britain. The paper proceeds to analyse the possible distributional implications of these differences, with particular attention to income poor, elderly households. It also takes a life cycle perspective by evaluating the likely impacts of different means test arrangements on the accumulation of wealth by households. Finally the paper outlines the consequences of different means test arrangements for bequests.

Keywords: Bequest, Equity release, Elderly, Income poor, User fees

### The reverse mortgage: its potential use in Spain as an alternative source of income in retirement

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The current context of uncertainty regarding the long-term evolution of pensions across Europe due to the lack of public resources, coupled with the unstoppable aging of the population, may force the elderly to use private financial instruments so as to meet their needs. One of



them is the reverse mortgage, which enables them to withdraw equity from their homes without the duty to pay back the loan during their lifetime. The truth, however, is that its use is not widespread neither in Spain nor, generally speaking, in European countries. This paper explores the regulation of the reverse mortgage in Spain (its advantages, disadvantages and the potential barriers for its success) from a comparative perspective (so the experiences in Ireland, United Kingdom and United States will be taken into consideration) and its potential use by the elderly as an alternative way to finance (privately) their own wellbeing.

Keywords: Reverse mortgage, housing equity, elderly, pensions, welfare state

## **Policy shift: From general mortgages to supporting the supply of means-tested rental apartments**

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Throughout the twentieth century there was shift towards owner occupied housing which peaked at almost 90%. Social housing in Iceland has also traditionally been owner occupied. By 2004 housing policy was effectively market driven with the government owned Housing Financing Fund providing funding for most general housing transactions. Since the financial crisis of 2008 the share of renters has risen. The housing construction sector collapsed in 2008 and housing production came to a virtual standstill for years. The current economic boom, largely driven by a rapidly expanding tourism sector, has boosted housing demand while many small apartments in the capital region are being shifted from housing to short term rentals to tourists. The role of the Housing Financing Fund was recently changed from providing general mortgages, a market currently serviced by banks and pension funds, to supporting the building of low cost rental apartments for those satisfying means-tested criteria.

## **Economic Consequences of Influence of Social (Tenure) Norms in the Housing Market Behaviour**

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The objective is to draw attention to the influence of social norms on housing market behaviour. Research is based on an in-depth qualitative study of first-time buyers in the Czech Republic and econometric test of results on international price data. We show that a social norm about what constitutes the 'right' housing tenure can have a significant influence on the decision to buy housing and this influence constrains financial, pragmatic, utility- or investment-based considerations. We assumed that if the substitution effect between rental and owner-occupied housing is weaker, then the demand for owner-occupied housing becomes more income-elastic; if connected with slow reaction of supply, the consequence may be higher house price volatility and thus higher chance that price bubbles will appear. This assumption has been confirmed by empirical models using OECD house price time series. Sociology can thus significantly contribute to recent econometric research about sources of housing market instability.

Keywords : housing market – economic sociology – social norms – housing tenure

## **Housing Affordability in China: Role of Policy.**

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Over the last decade, affordability has become the most important consideration in Chinese housing policy. Housing privatisation and commercialisation transformed the Chinese socialist housing system into a dynamic housing market; however, a number of housing affordability problems have emerged. Government at the national level has responded by developing new policies to support affordable and social housing, and at the local level various new housing provision schemes have been introduced. So far, the effect of this initiative, however, has not been understood. This study empirically investigates the effect of these innovations exploring affordability issues by employing a number of policy variables. The empirical model takes the form of two reduced form equations applying two stage least squares and maximum likelihood estimation techniques. For the first time, cross sectional estimations employ Chinese household level data covering 2010-2011. Empirical findings suggest that housing affordability programs in China demonstrate mixed effects upon various cities and



urban versus rural areas of residence. Policy outcomes suggest that having a provident fund and being located in urban areas reduces affordability concerns. Estimation coefficients for the regional dummies show different signs and sizes. Policy implications may involve regional considerations in housing affordability programs.

Keywords: Housing, affordability, urbanisation, policy measures.

## **Cost-effectiveness of two social housing models in Flanders – Belgium**

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Social housing in Flanders is provided by two types of organisations. Social Housing Associations (SHA) build and buy houses and rent these to low-income groups. Social Rental Agencies (SRA) do not own houses themselves, but rent houses on the private market and let these to vulnerable groups. While both types of organisations have essentially the same goals (provide affordable and good quality housing to households in need) there are large differences in terms of inputs (finance, employees, subsidies), outputs (affordability, quality, service offered to the tenants) and processes. In this paper we describe these two models of social housing in Flanders and examine how the cost-effectiveness of both models can be assessed. Cost-effectiveness we define as the highest possible value for society (the outcome) given the available budget. The study is still work-in-progress. This paper contains a description of the approach and the initial findings, but not yet definitive results.

Keywords: social housing, cost-effectiveness

## **Bridging the Gap to a Scalable Community Reinvestment Act in the United States**

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Sarah Riley

Proposals have been put forward concerning how the Community Reinvestment Act in the USA could potentially be expanded. One such proposal involved the creation of a secondary market for special CRA-eligible mortgages. In the absence of such an outlet, primary lenders must keep marginal CRA loans in portfolio. In this paper, we examine one such secondary



market outlet for CRA loans, the Community Advantage Program.

Keywords : Affordable lending programs, secondary market, policy.

## **The Shared Equity Credit Agreement as a new credit agreement to finance the Shared Ownership in Catalonia**

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The Catalan lawmaker introduced in the Catalan Civil Code the Shared Ownership in 2015. However, since the entry into force of the Act 19/2015, there have been no acquisitions of assets using this tenure. The Directive 2014/17/UE of the European Parliament and of the Council of 4 February 2014 regulates the Shared Equity Credit Agreement which could be a new credit agreement

Keywords : Housing, shared ownership, property right, co-ownership, property, affordable housing, Catalonia.

## **The effect of startup loan on future housing conditions**

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The paper examines the startup loan's importance for the achievement of good housing conditions among disadvantaged on the housing market, in four large cities of Norway. Startup loan is the main Norwegian housing policy instrument for disadvantaged to achieve home ownership status. Disadvantaged receiving a startup loan in 2009-2013 are compared to a similar control group who did not apply for, or did not receive a loan. Startup loan had a significant impact on home ownership but not on over-crowdedness. A closer analysis of occupational status and household formation for the period showed that recipients of a startup loan increased work participation significantly compared to the control group. Couple formation was also most powerful among the recipients of startup loan. We question if this was a result of homeownership, or a prerequisite for being able to receive and serve a startup loan.

Keywords: Housing finance, disadvantaged households.



## **Knowledge Production and Home-Ownership Promotion - The Field of Real Estate Market Analysis**

**Heide Has**

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Due to severe consequences of the US-Subprime Crisis, increasing rents and prices for residential property in many cities and the implementation of the new German rent regulation, real estate market analysis is tremendously gaining importance in scientific, public and especially political debates in Germany. Yet despite its relevance to economy and society, origin and impact of popular market analysis very often become largely eclipsed. The paper describes the comparatively young field of real estate economics in Germany. The focus of the investigation is on the impact knowledge producing organizations as universities, research institutes and corporate actors have in this field and is following the perspective of policy analysis. Based on qualitative document analysis and expert interviews the paper offers insights into the policy field of home-ownership promotion in German since 1945, located in between the academic world, political consulting, and economic actors.

Keywords: Real Estate Markets · Knowledge · Analysts · Policy Field Analysis · Policy Paradigms.

## **A Risk Assessment for Residential Property Financing in Germany**

**Michael Voigtlaender**

Developments in residential property financing are important for the national economy. As the experience of the recent financial crisis has shown, loan defaults can pose a considerable threat to financial stability. Given rising prices and low interest rates, the development of credit volumes is being scrutinised particularly critically. In fact, however, an empirical model shows that the growth in credit volumes is considerably weaker than might have been expected under current circumstances. Moreover, data on loan-to-value ratios, amortisations, loan periods and the borrowers themselves give no indication of additional risks. Further tightening of residential property financing is therefore not only unnecessary but would actually have an unfavourable effect on households and banks.

Keywords: Housing Finance, Macroprudential instruments



## **To buy, or not to build?**

**Jesús Escamilla Romero**

Economist, Real Estate Risk Analyst

I would like to analyze with a simple model the link between the costs to build affordable housing and the available incomes to buy a home, considering how to finance both the construction and the purchase. The objective is to see the links between the decisions of the builder, buyer and financing.

I will try to analyze two different situations:

1. A property developer who wants to build a project. What costs, benefits could he get and how could he finance the project?.
2. A family, with medium incomes, how could they afford to buy a flat, what price could or should they pay, how could it be financed.

Keywords: Affordable housing, costs, prices, financing and incomes.

## **Targeted housing subsidies in Flanders: improving equity by the use of equivalence scales**

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In Flanders – the northern region of Belgium - several selective housing policy measures exist that target households below a specified income level. Tenants can apply for social housing or housing allowances, whereas homeowners may be entitled to a renovation grant or social loan. For each selective instrument the income limits differ according to household type. In this paper, following a methodological discussion of the topic, the implicit equivalence scale of each instrument is drawn and compared with scientific equivalence scales. Using Flemish survey-data (GWO 2013), the size of the target group of every selective measure is computed for each income group and household type, both for the implicit (currently used) and scientific (hypothetical) equivalence scales. The comparison with the results of the scientific scales shows that the currently applied equivalence scale generally favors lone parents, whereas in the case of housing allowances couples are disadvantaged compared to singles.

Keywords : housing subsidies, targeting, equivalence scale, Flanders



## **WSH\_11\_HOUSING IN DEVELOPING COUNTRIES**

### **Government's Role in Affordable Housing for Istanbul**

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This paper inquires into the role of the government in providing affordable housing for the lower stratum of the society. This issue is of critical significance in developing countries as Turkey. Istanbul will be the case study. Statistical data on maps will be used for analysis. Affordability should be about housing policies and, most importantly, people. Social housing providers should establish a more holistic housing affordability criteria to have sustainable urban development. The aim is to go beyond the single measure of affordability. Public policies affect housing market and influence housing consumption. Accordingly, people can have choices about housing quality and payment. In the paper, contemporary and complex definition of affordability will be discussed in view of housing standards, prices, and household incomes. Affordable housing for all should include availability of affordable housing stock in the formal market, access to amenities and facilities, and decent quality of housing and neighbourhood.

Keywords: Affordability, Government's Role, Holistic Housing Policies, Redefining Affordability

### **Opportunities and challenges for informal settlers to attain the right to adequate housing following natural disasters**

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Up to 50% of the urban population in low- and middle-income countries live in informal settlements that are often located on land highly vulnerable to environmental and anthropogenic hazards. Considering the inevitability of disasters rendering homeless large numbers of low-income people, it is of utmost importance for national stakeholders and the international humanitarian and development community to identify affordable housing solutions for displaced informal settlers. So far, however, housing responses for



informal settlers rendered homeless by disasters are poorly documented. This paper aims to contribute to filling this gap by consolidating information on how governments and municipal authorities, international agencies, and NGO-s have addressed the housing needs informal settlers. Based on an analysis of relevant policy and project documents and scientific literature and on multi-sited field research in Haiti, India, Sri Lanka, Indonesia , the Philippines and Nepal, the paper will address the following questions: What is the influence of international right-based legal standards and policy frameworks on housing responses post-disaster? How have reconstruction programs addressed the housing needs of informal settlers ? Are disasters an opportunity for informal settlers to attain adequate housing and to enhance their resilience to disasters ?

Keywords:housing rights, informal settlers, homelessness, displacement, post-disaster reconstruction

## **Changes in Chilean Housing Policy: more support to the private sector and less participation**

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In 2015 the Chilean Ministry of Housing and Urbanism launched a new Housing Programme: “Extraordinary Housing Subsidy for Social Integration Projects” aimed at vulnerable and middle-income families. Three reasons were put forward for the creation of the programme to be developed in this paper: a) the need to contribute to economic reactivation, b) facilitate the purchase of housing for families who have obtained their subsidy but they have not been able to apply it and c) to develop Housing Projects that are socially integrated and with good location and access to urban services. To date there are 262 projects under development throughout the country.

The paper intend to reflect on the benefits to the families applying for this new modality of operation of the Housing Policy, the effectiveness of economic reactivation, the concept of social integration, the real possibilities that families have to select the location and typology of their dwelling or if depend entirely on the existing supply, etc.

Keywords: housing policy, participation, social integration

## **Communal values in adoption of solar by Ghanaian residents in urban areas**



**Clarinevan Oel**

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John Angoh

It has been observed that the energy access requirements of rural populations of emerging countries have been much researched, unlike the needs of residents in urban areas. Also, a major challenge is the lack of research from the user's perspective. Therefore, the aim of the research was to investigate the preferences of residents in Ghana with regards to solar design, behavioural, financial, and communal factors in solar to be able to advise on a solution to energy poverty that meets the need of Ghanaians in urban areas. Using the Integrated Behavioural Modal as a conceptual model, a visual questionnaire was developed to use discrete choice experiments to assess the relative importance of characteristics indicating usage, pricing, (shared) maintenance and energy use of solar. Generally, the results suggest communal values to be an important factor for the adoption of solar in Ghana, in addition to pricing and usage.

Keywords: Integrated Behavioral Model; solar; communal values, Ghana

## **Informal settlement upgrading and poverty alleviation: The case of Thabong, South Africa**

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Other than being one form of manifestation of inadequate housing, informal settlements are also widely known for being virtual expression of urban poverty. Yet, despite this sad reality, it would seem that little research is being done on the possible role of informal settlement upgrading in alleviating poverty across developing countries including South Africa. Using Thabong township as a case study, the paper intent to fill the existing knowledge gap by advancing a twofold argument informed by findings from a 200 households survey in 2014. First, both the survey and qualitative interviews confirm the extent to which the settlement upgrading has failed to alleviate the inherent growing poverty levels- with majority (64.2%) of beneficiaries claiming (through self-assessment method) to be still living in poverty. Second, the survey confirms a widespread failure by the settlement upgrading to provide an enabling environment for development and practise of small home-based informal business enterprises as a possible livelihood strategy for these widely unemployed and poverty stricken households. While there could be various factors responsible for widespread poverty in the



Thabong informal settlement upgrading project, the paper is of the view that, at the centre of the growing poverty in particular, is the high unemployment rate that is caused largely by significant decline in mining activities in Thabong (Welkom) area since 1996.

Keywords: informal settlement upgrading, poverty alleviation,

## **Methodology to determine housing characteristics in less developed areas in developing countries: A case study of Quetta, Pakistan**

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Elke Knapen, Griet Verbeeck

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The province of Balochistan is one of the least developed areas of Pakistan, facing problems of energy load shedding and rapid urbanization. On the other side the region has great potential for renewable energy sources. This paper is part of a PhD project to develop sustainable housing concepts for Quetta city. However, a first barrier is the lack of data on the existing housing stock. This paper will discuss the methodology and results of collecting housing data in this context. Considering unsatisfactory law and order situation of Quetta, an online survey was conducted to identify safe areas for a housing survey. More areas were included to make the survey more representative. In total 215 houses in 32 residential areas were then surveyed. It is found that housing in Quetta can be divided in 3 main structural types; i.e. R.C.C frame, brick masonry and sundried bricks.

Keywords: Housing, Housing Characteristics, Housing Survey, Developing Countries

## **Exploring the development logics of housing sector in Chinese regime transition**

**Zhihua Zhou**

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This paper investigates the development logics of housing sector in transitional China. It finds that the Chinese housing approach bears the birthmarks of privatisation borrowed from the



post-socialist European countries and a typical strategy of developmentism and productivism from the East Asian regions. However, China has seen a far more liberalized housing market than most of the post-socialist peers today and its reliance on investment and consumption suppression since the mid-1990s was extreme even by East Asian standards. Housing has been an engine for economic boost and also a means through which to undermine legitimacy in the political sphere. Nevertheless, as the paper suggests, in a context of improved aggregate wealth following decades of economic growth, combined with declines in social equality and uprising desires for social rights, social issues have become central to party manifestos and an alternative housing model is urgently needed.

Keywords: China, housing governance, sustainability

## **Informal settlements in Albania and (T0) of the administrative process: A policy evaluation study**

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The policy for the Territorial Agenda on Legalization, Urbanization and Integration of informal settlements in Albania seems stopped at the first. Even if it is proceeding, legalization, it has not a clear vision or priority. For many times this synoptic approach of decision making has left space to critiques under political and corruptive practices and influence.

The real territorial priority context has been centralized to higher administrative levels, leading to no political, economical and cognitive resources to the local authorities (Kacani, 2016).

At this consideration the questions that rises are:

- Will ever occur the Urbanization and Integration program under the actual policy?
- If not, how it can be possible within the public policy.

This paper investigates on the shifting policies that has occurred from the starting process by analyzing the decisional arena.

Keywords: Informal settlements, Informal area, Legalization, Urbanization and Integration

## **Strategies for the development of the future city, the Bamako case**

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Giacomo Gola  
Politecnico di Milano, Italy

The emerging future of cities in developing countries largely depends on the way we plan and manage urbanization; cities are places of civility, tolerance and coexisting differences, where the people must be at the core of the issue and the momentum for global change. African governments are counting on urbanization to lift their nations out of poverty. The current wave of urban growth in Africa and in particular in Bamako ( the capital of the Republic of Mali) has risen faster and on a larger scale than anything the world has yet witnessed. Population growth has driven the demand for housing and public facilities. In this context, the need for far-sighted urban planning is crucial.

The challenge facing the city is to provide their citizens with equal housing opportunities using limited economic resources efficiently.

Keywords : Africa, developing, housing, sustainable, growth



## WSH\_12\_HOUSING LAW

### **Towards self-regulation in Flanders' Private Rental Sector?**

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In Flanders, discriminatory behavior is prohibited and sanctioned by mandatory legislation. However, studies show that discrimination remains a significant problem in different sectors of society, including the private rental sector. The Minister for Housing therefore announced additional measures that will be developed in close consultation with the sector. The objective of this paper is in specific to examine whether self-regulation can be a useful instrument for this purpose. First, theoretical benefits and limitations of self-regulation as well as prerequisites are identified. Secondly, we examine how self-regulation by real estate agents and private landlords in Flanders could be put in practice, taking into account the characteristics of the sector and the applicable legal framework. The study is based on literature on public administration, legal aspects of anti-discrimination law and semi-structured interviews with involved institutions, landlords, real estate agents and tenants organizations.

Keywords: Private Rental Sector. Self-regulation. Discrimination

### **Within the public-private distinction, right to housing and consumer law in recent european private law trend**

**Rocco Alessio Albanese**

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This paper aims at verifying the potentiality of consumer law for rethinking the right to housing, within recent trends of European private law, by adopting a remedial approach. For this reason , the paper analyzes three cases decided by ECJ - namely Aziz, Sanchez Morsillo and Kusionova, - as example of this paradigm shift.

Combining the fairness test over contractual terms with the criteria of efectiveness and



proportionality, a broader protection of right to housing is adopted even in horizontal private relationships. Art.7 of the EU Charter of Fundamental Rights could represent the constitutional reference for this new perspective. The paper also intends to show how the relevance of the need for housing is referred to debtor's families. ECJ's interpretative itinerary seems to start from a fairness test about contractual terms, but eventually comes to give protection to subjective situations which are even out of the domain of the contract.

Keywords: Housing, needs, consumer law, fairness test, ecj

## **Limits to the tenant's freedom of movement: Estonian Law in Comparative Perspective**

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Certain degree of flexibility is important for guaranteeing the tenant's right to free movement and facilitating mobility in the labour market; i.e., the tenant should enjoy a right to terminate the tenancy relationship without extensive adverse consequences.

As a logical follow-up to the recent article on landlord's right to terminate (A. Hussar, I. Kull. The Landlord's Limited Right to Terminate a Residential Lease Contract: Estonian Law in Comparative Perspective. *Juridica International*, 24, 2016, <http://www.juridicainternational.eu>), I would first elaborate the comparative analysis on tenant's right to terminate. Next, I would argue that tenants in Estonia have no real choice to opt for necessary flexibility without trading off security, and why asymmetry of the parties' right to terminate is recommendable. Finally, in the context of current reform plans, I would propose, considering Europe-wide best practices and local socioeconomic environment, draft amendments to Estonian tenancy law in order to meet this target.

Keywords: Comparative contract law; tenancy law; residential lease contract; right to terminate

## **Will European law result in a paradigm shift in eviction litigation?**

**Michel Vols**

University of Groningen, Faculty of Law, Netherlands

Under the traditional rights paradigm, a request for an eviction order is usually allowed by



courts. Strong property rights trump soft home interests. The European Court of Human Rights, however, held that everyone at the risk of losing his home should have the opportunity to have the proportionality tested by a court. It requires national courts to abandon the landlord-must-win assumption and apply a more contextual approach instead. This paper aims to analyse the impact of this European judgement. To do so, a quantitative analysis of over 600 eviction judgements of courts in the Netherlands is conducted. The judgements deal with eviction claims because of rent arrears, nuisance behaviour and drug-related crime. The paper assesses types of proportionality defences advanced by tenants, the impact of these defences on the reasoning of the court and the outcome of the case.

Keywords : eviction, proportionality, housing rights, landlord-tenant law

## **Transplanting the concept of intermediate tenures**

**Katarzyna Królikowska**

Warsaw University, Faculty of Law and Administration, Poland

No single tenure option can solve all the housing problems. Encouraging a diverse range of options involves adapting existing tenure systems and introducing selectively new ones. In many European countries problems of affordability and a lack of alternative tenures between owner-occupation and renting have led to emergence of intermediate tenures. A number of low-cost home-ownership options exist in common law and new tenure forms are emerging to fill the demand: rent-to-own schemes, long-term leases, shared ownership and shared equity, rent-to-mortgage, cooperative and company schemes, and many more. Successful schemes are transplanted between jurisdictions, leading to interesting transplants in civilian systems, such as shared ownership in Catalan law, or to re-birth of old solutions, such as temporal ownership. I analyse what we can learn about the different property systems trying to implement various intermediate forms of tenures. Does it really need to take years to introduce reforms of legal frameworks?

Keywords : intermediate tenures, shared ownership, low-cost home-ownership

## **Can “condohotels” work as a residential alternative?**

**Gemma Caballé Fabra**

UNESCO Housing Chair, Spain



“Condohotels” have been introduced in several countries with different rates of success. This type of condominium is usually applied on tourist buildings, such as hotels, where investors can buy a private unit/room and offer it to the company who manages the “condohotel” through a tenancy contract.

This paper deals with the possibility of “condohotels” to work as a housing alternative. According Spanish legislation, room owners are able to use the room during a period of time (i.e. two, three or six months maximum). However, a residential use is prohibited for them. During the remaining period, the room is transferred to the hotel company, who can offer it to guests through a tourist contract. In exchange, the hotel company satisfies a rent to the owners.

But why “condohotels” should not be available for households that could not afford a full flat or for someone interested in hotel services or an improvement of the quality of life or retired people who want to pass the rest of their life in attractive place or those who live in a place during a few months for work reasons?

Keywords : condominium, hotel, residential use, tenancy contract, tourist contract



## WSH\_13\_HOUSING MARKET DYNAMICS

### Housing market and demographic effects, evidence from French panel data

**Yasmine Essafi**

Universite Paris Dauphine, France

Arnaud Simon

Worldwide variations in the population structure will be taking place over the next century, and this is expected to have impacts on the whole economic systems, and particularly on the housing market.

In this paper, we empirically investigate how French real estate is affected by both economic and demographic factors. Starting from the theoretical benchmark model of Takàts (2012), we first investigate the relationship between collective and individual housing prices dynamics and GDP, total population and old age dependency ratio. Results from fixed effect regressions on 94 French departments on the period 2000-2013 show that real estate prices are significantly and positively affected by the total population number and the total GDP, while they are significantly and negatively affected by the old age dependency ratio. Furthermore, the results and the particular case of France have motivated further research by improving the baseline model with various financial, real estate, economic and demographic explanatory variables and analyzing our panel in a more segmented way. In all cases, economic impact on real estate market is significant and around the unit\_ i.e. 1% increase in GDP leads a 1% increase in housing prices\_ while demographic factors seem to have a greater impact on housing market prices.

Keywords : French housing market prices, economic factors, demographic factors, aging, panel data

### **The world comes to London: The role of overseas buyers of new London housing**

**Kath Scanlon**

London School of Economics. England, UK

Recently there has been growing awareness of (and in many cases opposition to) overseas



investment in urban real estate as opposed to traditional second-home areas such as ski or beach resorts. The phenomenon reflects a global search for assets by wealthy individuals looking for investment returns and/or safe havens for their money. It has been facilitated by targeted international marketing by developers and estate agents. This paper describes the role of overseas buyers of new housing in London, setting out the most extensive evidence to date about the types and locations of units they buy, their reasons for investing and how they intend to use the properties. It examines the effects of such investment on the pace and scale of residential development overall and on the characteristics of what is built, and asks whether there is a policy case for limiting—or indeed encouraging—property purchases by overseas buyers.

Keywords : residential development, overseas buyers, London

## **Affordable housing for middle income households in popular urban areas**

**Egbert De Vries**

Amsterdam Federation of Housing Associations, Postbus

Many European urban areas become more and more popular, reflected in increasing prices for houses. We are studying this phenomenon in Amsterdam. Our recent studies show that prices of houses are higher than middle income households can afford (according to bank requirements for mortgages). Recent Government policy changes resulted into limited access to social housing, only for low income households. Outside the regulated sector, there are fewer apartments for rent on offer and their prices are mostly out of range for middle income households, resulting in a decrease of middle income families. We discuss policies for new sector in the housing market, the middle rent, and show how municipalities can influence prices using an active ground lease policy. Recent projects containing affordable apartments were built and we show the background and profile of the potential tenants that solicited for these apartments.

Keywords : middle rent, ground lease, profile of tenants

## **Ways of residing' – future prospects**

**Hedvig Vestergaard**

Aalborg University, Danish Building Research Institute, Denmark



The purpose of the paper is to present and discuss factors influencing ways of residing up to and during the years leading up to the Global Financial Crisis (GFC) as well as presently. Urban sprawl and overinvestment in business premises and housing were important risks to be considered. The high economic activity also led to an increase in the cost of housing and hence to affordability problems in major cities. Many new urban quarters and towns came into planning in this period. The aim is especially to give an overview of how the economic and financial crisis affected the ways of residing in ten countries in: a) the Nordic countries, b) Western Europe, and in c) Eastern Europe. This is done by analysing how demographic and economic factors have influenced ways of residing measured by urbanisation, type of dwelling, and type of tenure.

Keywords : Housing, Global Financial Crisis, Construction Sektor, European Countries

## **Housing Affordability of Different Income Groups in Turkey: A Regional Comparison**

**Esma Aksoy**

Middle East Technical University, Department of City and Regional Planning, Turkey

Housing affordability has been a major topic of interest both for researchers and policy makers in many countries. However, in the Turkish case, research and policy recommendation on housing affordability are very scarce. Although there is an excessive increase in housing stock, the effects of new housing production on housing affordability of different income groups, mode of tenures were not examined. In this context, this study reveals the question that how increasing housing stock affected and changed housing affordability conditions of households. In order to do this, study employs the data of the Turkish Statistical Institute, Income and Living Conditions of Households between 2009 and 2014. To examine housing affordability, study categorizes five different income groups, two mode of tenures: owner-occupier and tenant, 12 NUTS Level-1 TR regions. As main indicators of housing affordability, annual income, annual rent/imputed rent and other housing expenditures were surveyed by using ratio approach. The main results of study show that the lowest income households in income groups, tenants in tenure groups and TR1 (Ystanbul region households in NUTS Level-1 regions are mostly experiencing housing affordability and increased housing supply did not affect them positively.

Keywords : Housing affordability, income groups, NUTS-1 regions, Turkey



## **The need for a housing market reform in the Netherlands; threats and solutions**

**Peter Boelhouwer**

TU Delft, Faculty of Architecture, Netherlands

The Dutch housing market suffered more than many other West-European housing market from the general financial crisis. After some stimulation measurements at the beginning of the crisis, the market was hit hard by several government policies in both the rented and the owner-occupied sector. In the presentation we pay attention to the dis-functioning of the Dutch housing market, to some current housing issues which are high on the political agenda and to some solutions for these housing market problems, which are not unique for only the Netherlands.

Keywords : Netherlands, Housing Market Reform, Housing Policy

## **Access to housing; who gets what and where? Vacancy chains in the Oslo housing market**

**Lena Magnusson Turner**

Oslo and Akershus University College of Applied Sciences, NOVA, Norway

Terje Wessel

University of Oslo, Department of Sociology and Human Geography, Norway

Social stratification manifests itself in how families are distributed over the urban landscape. Wealthy families capitalize on each other's ability to support and maintain social capital and to produce and protect local public goods by clustering in high-price neighborhoods. To understand how socioeconomic class, income and ethnicity organize the urban space, it is essential to understand how the housing market operates.

We estimate a set of Markov chain models in order to capture the dynamic interdependencies between different submarkets within a growth region. Our geographical focus is the Oslo region. We use a unique and comprehensive longitudinal database with annual economic, demographic and geographic information. The first question we address is whether vacancies indirectly reaches families, which are less resourceful but have a politically recognized need for housing. The second question addressed is how vacancies initiated in one neighborhood contribute to changes in the socioeconomic composition in other neighborhoods.

Keywords : Vacancy chains; Oslo; mobility: social inequality



## **A decomposition of housing supply elasticities**

**Frank Vastmans**

KU Leuven, Departments of Economics, Belgium

**Geert Goeyvaerts**

KU Leuven, Departments of Economics, Belgium

A conventional supply elasticity is defined as the reaction of supply to a general price shock. However, alternative supply elasticities may be appropriate. Therefore, we provide a framework in which the conventional elasticity can be decomposed into three elasticities. First, one can expect that supply reacts to a shock in the ratio between prices of new dwellings and existing dwellings. Supply of new buildings would respond to relatively high prices of existing houses because of its comparative advantage according to this Tobin's Q theory. A second elasticity is based on the ratio between the ability to pay of households and the existing house price. This would suggest that new supply would be high when house prices are relatively affordable. The third elasticity measures the supply reaction to underlying long run house price fundamentals.

We apply the framework to Belgian data.

Keywords : housing supply elasticity Tobin's q, ability to pay, fundamentals.

## **Housing depreciation and maintenance: single-family houses and apartments**

**Ina Blind**

Uppsala University, Institute of housing and urban research, Sweden

Knowledge about the depreciation rate of housing and how it is affected by maintenance is important for example in housing investments, in the calculation of house price indexes and for appraisals. While there is a quite large literature on the depreciation rate of housing, much less is known about how maintenance affects the depreciation rate. The issue is particularly important in Sweden, where generous tax deductions can be obtained for expenses incurred in renovating, rebuilding or expanding one's home. To study how maintenance affects housing depreciation I estimate repeat sales models where the price changes for renovated and non-renovated dwellings are compared. To deal with the endogeneity of renovation to house price change, I try both an IV and a matching strategy. The study uses a dataset that combines transaction data from real estate agents and information from Sweden's largest real estate listings website, in particular information about renovations.



Keywords : depreciation, house prices, maintenance, real estate listings website, repeat sales

## **Regional apartment price indexes in Austria - Following a hedonic approach with spatial controls**

**Alexis Mundt**

IIBW - Institute for Real Estate, Construction and Housing, Austria

Karin Wagner

Austrian National Bank, Austria

National indexes of house price dynamics conceal regional differences and hinder small-scale analyses of important house-price-related policy issues. This contribution establishes price indexes for second-hand apartments in Austria between 2010 and 2015 at the level of administrative districts. We apply hedonic models with spatial controls on a very fine spatial level, census tracts, in order to account for changing attributes of the apartments' structural components and the spatial distribution over time. The indexes on district level will enable regionally focused housing market analyses in Austria and contribute to improve policy responses.

Keywords : house prices, index construction methods, housing costs, Vienna, Austria

## **The impacts of the Left-digit effect and odd pricing on housing transaction price**

**Chunghsien Yang**

National Pingtung University, Dept. Real Estate Management, Taiwan

In Past, lots of papers discuss the relationship of the duration, list price, and transaction price. But few discuss the impact of the pricing strategy on housing price. Since the pricing strategy of the Left-digit effect and odd pricing are popular in consumption goods. It is useful to increase the sale amount and reduce the duration time. But in housing property, due to the heterogeneity, uniqueness and expensiveness, Is it useful pricing strategy? When the seller set list price, which strategy is good for transaction price and duration? Is there different with strategy in housing type, price level, and price concession? Besides, do the



buyer be impacted by the two pricing strategies? Or will they keep relational to make a deal? The purpose of this paper is to compare the different of pricing strategies in different housing properties, and discuss further the impact of the pricing strategy on housing property.

Keywords : Left-digit effect, odd pricing, pricing strategy, transaction price

## **Convergence of housing markets: European perspective**

**Konrad Zelazowski**

University of Lodz Faculty of Sociology and Economics, Department of  
Investment and Real Estate, Poland

The housing market is not only an important component of the national economy; it is also a place of meeting the basic and fundamental needs for the functioning of households. The structure of housing markets and their performance are primarily driven by local and national factors. This results mainly from the specifics of real estate (primarily from its immobility), historical factors, economic conditions as well as from institutional environment. However, in the process of integration of the European economies, one can see a growing trend towards the unification of the housing markets.

The aim of the paper is to assess the scope and scale of convergence processes in the European housing markets. The analysis of convergence relates to major characteristics of housing markets including the level of residential property prices and rent rates, housing affordability and ownership structure of the housing stock.

Keywords : housing markets, convergence, Europe

## **Hedonic indexes for public and private housing in Costa Rica**

**Porfirio Guevara**

Latin American Center for Sustainable Development and Competitiveness,  
INCAE Business School, Costa Rica

Robert J. Hill, Michael Scholz  
University of Graz, Department of Economics, Austria



This study compares the performance of the public and private sector housing markets using hedonic methods in Costa Rica during the period 2000-2013. Hedonic price indexes are computed using the adjacent-period method. Average housing quality is measured by comparing hedonic and median price indexes. Relative performance of public and private sector residential construction is compared by estimating separate hedonic models for each sector. A private sector price is then imputed for each house built in the public sector, and a public sector price for each house built in the private sector. The quality of public housing has declined over time. The hedonic analysis shows that the decline is not due to a lack of competition between construction firms in the public sector. An alternative demand side explanation is provided.

Keywords : Housing market analysis, Costa Rica, Public housing, Hedonic index, Housing quality

## **What did Great Britain ever learn from Europe?**

**Richard Turkington**

UK

Most housing built in Britain has been two storey family houses. This emphasis changed in the 1920s and 1930s when an emphasis on slum clearance in cities created the need for higher density options. In the absence of a tradition of building flats, attention was turned to the 'Continent' and several delegations were sent by the governments in England and Scotland and by municipal housing authorities in Birmingham and London to research experience with building 'working class housing' and especially 'tenement flats'. Cities visited included Amsterdam, Berlin, Cologne, Copenhagen, Frankfurt, Hamburg, Paris, Prague and Vienna. This paper reviews the findings of the reports produced and assesses the impact of these visits on the design and construction of public sector flats in Britain in the 1930s.

Keywords : flats, public housing, housing design

## **Automated Valuation Model - AVM PRIMEYIELD-UA PROTOTYPE**

**Joao Lourenço Marques**

University of Aveiro, Portugal

Paulo Batista

University of Aveiro, Portugal



The main objective of this paper is to present an Automated Valuation Model (AVM) prototype, which uses spatial econometric models to determine the value of a residential property, based on identification of seven housing characteristics. This Decision Support Tool was developed in a successful cooperation between an academic institution (University of Aveiro) and an business company (PrimeYield SA), resulting the Prime AVM & Analytics product / service (version 1.0).

Over the last 10 years, the University of Aveiro has developed methodologies that, in the field of fundamental research and in the context of housing, allowed the publication of a considerable number of articles in scientific journals with great impact factor. The collaboration with PrimeYield has been an opportunity to materialize some of this knowledge into decision support tools, which responds to specific needs and challenges of the real world.

Keywords : AVM, Spatial econometric models, housing market



## WSH\_14 LAND MARKET AND HOUSING POLICY

### **Negotiation Process in Urban Renewal Project in Turkey: Sarigöl-Gaziosmanpasa Case**

**Sevkiye Sence Turk**

Istanbul Technical University, Turkey

The process of negotiation in urban renewal projects has a critical importance. If the negotiation process is successful, an urban renewal project can work out. If not, this means that the urban renewal project can be delayed or cancelled.

The negotiation process includes some actors like central government, local government, various experts, private and civil society representatives, inhabitants, land owners, etc.. That is, the negotiation process requires a strong participation mechanism. In this sense, communicative planning model can be used to reconcile differences and provide a common ground. However, in Turkey, the process of negotiation in urban renewal projects is mostly realized within a limited framework instead of a strong participatory mechanism. More importantly, those who live in the project area are judged by their ownership structure, and it is seen that equal rights participation of every rights holder is not possible.

The aim of this study is to analyse and evaluate behaviours of inhabitants in negotiation process Sarigöl urban renewal project, in Gaziosmanpaşa District, Istanbul. In the study, whether significant differences in the tendencies of the inhabitants in the negotiation process are or not, is discussed. In order to test tendencies at the negotiation process, qualitative and quantitative observations have been used as well as questionnaires and in-depth interviews.

Keywords : Negotiation process, urban renewal, participation mechanism, inhabitants, Turkey

### **Residential Land Price Hedonic Index: Luxembourg Example**

**Brano Glumac**

Luxembourg Institute of Socio-Economic, Luxembourg

Marcos Herrera

ELDE Institute, National University of Salta, Argentina



Urban development project has a multitude of impact on society such as improving mobility, health, education, and sustainability. For policy relevant measures, it is important that policy makers are able to foresee how quality improvements influence the price of land. Therefore, objective is to collect a sufficient set of variables to account for multitude of land quality improvements. In addition, surrounding plots, natural, and built environment might also influence a residential plot price. However, most of the house price indices and land price indices do not control for any of potentially related spatial effects. Reported residential land price index is based on the land transaction prices reported by notary deeds, cadastral data, and geo-spatial characteristics for Luxembourg and proposed index do include a multitude of aspects in initial hedonic model specification. After performing spatial dependence test and identified several spatial effects, index also operates on a spatial model.

Keywords : Housing; Land value; Hedonic regression; Spatial Durbin Error model; Luxembourg

## **Reconfiguration of Land Parcels for Urban Development in Taipei**

**Tzu-Chin Lin**

Dept. of Land Economics, Taiwan

Taipei is the capital city of Taiwan and has suffered from scarcity of land supply. This study sets out to unveil how land parcels are reconfigured through assembly. Regression results show that residential development sites along a major road and close to a metro station tend to be larger. Also, residential development sites are likely to be smaller when they are within areas where ownership in land is relatively fragmented. Finally, a larger residential development site often results from the assembly of several smaller sites. We also selected the oldest neighborhood in the City to examine the process of land title changes. Careful analysis of the reliable title registration suggests that the process of land assembly prior to development is lengthy and labourous. The findings seem to have confirmed the arguments of the Tragedy of Anticommons.

Keywords : Land Assembly, Tragedy of Anticommons , Gini Coefficient

## **The analysis of housing market by land readjustment**

**Ding Hsiu-yin**

National Chengchi University, Taiwan

Land readjustment supply developable housing land with infrastructure. Increasing land



supply might influence either housing stock or housing price in the local housing market. Land readjustment is a tool of land assembly for speeding land development in peri-urban area. It might be a way to mitigate the housing shortage problem that is usually one critical issue in most developed cities because of the less developable land, which is usually resulted from the fragmentation of land property rights. How land readjustment projects change the housing stock and housing price was analyzed in past ten years in New Taipei City. The research findings will be the references for housing policy in urbanization areas.

Keywords : land supply, housing market, land readjustment

## **An exploration of the feasibility of Community Land Trusts in an Irish context**

**Geoff Corcoran**  
Ireland

The aim of this paper is to review the Community Land Trust (CLT) model of land ownership and housing with a view to determining if this model is appropriate in an Irish context. A CLT is a “non-profit organisation formed to hold title to land to preserve its long term availability for affordable housing and other community uses” (Davis and Jacobus, 2008). The context for the study is the on-going housing crisis in Ireland which has historically had a housing policy focused on home ownership as the preferred form of tenure. Following a review of the Irish housing system and responses to the crisis, the development of the CLT model in an international context is explored. The perceptions and opinions of a cohort of stakeholders in the Irish housing and community sectors on the CLT model were collected by means of an email survey including open and closed questions.

Keywords : community land trusts, affordable housing, housing co-operatives, housing crisis, Ireland.

## **Is there an affordable housing in Luxembourg?**

**Magdalena Gorczynska**  
Luxembourg Institute of Socio-Economic Research, Luxembourg

This paper discusses the term of “affordable housing” in Luxembourg – country that experiences a huge increase in the population (by 15% between 2010–2016) mainly due to



strong international migration (47% of foreigners in the population in 2016) and struggles with skyrocketing house prices and rents. With 69.0 % of homeowners and 28.3 % tenants (respectively 52.4% and 44.6% in Luxembourg City) (Census 2011, STATEC) and less than 2% of social housing, the question of what is affordable and how it should be delivered is currently under debate.

The paper analyses different approaches and measure of affordable housing and their applicability in the case of Luxembourg. Taking the data from EU-SILC (PSELL-3) 2003-2015, it identifies the key changes and underlines challenges in terms of affordability. Finally, it outlines policy tools applied to create an affordable housing and new ideas under discussion.

Keywords :affordable housing, housing policy, EU-SILC, Luxembourg.

## **Redevelopment and the new dwelling premium**

**Berit Irene Nordahl**

Dag Einar Sommervoll

With the idea of accommodating urban growth through redevelopment as a back drop, this paper assess the new build premium in urban grey and –brownfields. The paper compares new build premium in four different development types: Greenfield, infill, piecemeal redevelopment of larger quarters, and houses built as part of brownfield redevelopment. We find a small premium for new build over second hand sales. We also find that this premium varies significantly by development type, with highest premium for infill and lowest for piecemeal redevelopments where different developers build new houses on individual blocks in the same urban quarter. The data is sales transaction for ca 110 000 second hand sales and 19 000 new house sales in Oslo in the period from 2002 – 2015.

The findings is discussed in the view of rent gap in urban central areas and a policy where the urban redevelopment rests on market dynamics.

Keywords : Housing market, redevelopment, brown field, price setting

## **Institutional credibility of the real estate policy in urban China: the application to the restrict purchase order**

**Ying Zheng**

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Real estate sector has dramatically developed along with the housing commodification in



urban China since the reform from 1978. As today, the sector becomes the pillar of the economy under intense discussion. The government, considered to play a dominant role in real estate, has made efforts to stabilize the market. The restrict purchase order initiated in 2010 exemplifies the ambitious and powerful governmental intervention in order to ‘suppress the real estate bubble’. This article examines social actors’ perceptions of the policy, from the perspective of institutional credibility. It postulates that an institution is credible if the social actors aggregately support them. Such institutions are likely to persist regardless of the formation. The study employs data collected from 1207 urban residents in a national survey anonymously conducted in 10 cities in 2015. The results showed that the policy was considered to be negatively influential to the households except for a half of indifferent responses. However, the policy was supported. It suggests that the policy was credible and the relatively high institutional credibility also underlines the government’s capability of the intervention in the market.

Keywords : restrict purchase order, governmental intervention, real estate, China, institutional credibility

## **Can “condohotels” work as a residential alternative?**

**Gemma Caballé Fabra**

UNESCO Chair for the Right to Housing, Spain

“Condohotels” have been introduced in several countries with different rates of success. This type of condominium is usually applied on tourist buildings, such as hotels, where investors can buy a private unit/room and offer it to the company who manages the “condohotel” through a tenancy contract. This paper deals with the possibility of “condohotels” to work as a housing alternative. According Spanish legislation, room owners are able to use the room during a period of time (i.e. two, three or six months maximum). However, a residential use is prohibited for them. During the remaining period, the room is transferred to the hotel company, who can offer it to guests through a tourist contract. In exchange, the hotel company satisfies a rent to the owners. But why “condohotels” should not be available for households that could not afford a full flat or for someone interested in hotel services or an improvement of the quality of life or retired people who want to pass the rest of their life in attractive place or those who live in a place during a few months for work reasons?

Keywords: condominium, private unit, hotels, tenancy contract, tourist contract.



## **WSH\_15\_METROPOLITAN DYNAMICS: URBAN CHANGE, MARKETS AND GOVERNANCE.**

### **Rapid growth of Airbnb apartments in Reykjavík – policy challenges and responses**

**Sigríður Kristjánsdóttir**

Agricultural University of Iceland, Iceland

Lúðvík Elíasson

Central Bank of Iceland, Iceland

The rapid growth of the tourism sector in Iceland since 2010 has put pressure on the housing market in Reykjavík. Short term renting of rooms and apartments to tourists satisfies a new demand for the housing stock while competing with the local demand for housing. Effectively this has reduced the stock of housing available as dwellings for the inhabitants. The local population, unable to compete with short-term renters for centrally located apartments, are directing their demand to regions further from the city centre. This development is at odds with the current city plan which focuses at densifying the central city while building less at the periphery.

### **The dilemmas of metropolitan city region growth in the London region**

**Duncan Bowie**

University of Westminster, Architecture and Built Environment, England, UK

The paper will review the impact of recent changes in Government policy such as the Housing White Paper and the strategy being pursued by the new Mayor of London on planning and housing development options. The paper will focus on the social and spatial impacts of alternative development options.

This will be based on my continuing research on alternative options for London's growth. It will focus on the current debate over hyperdensity development in London, suburban intensification, urban extensions into the Green Belt, expansion of existing Home Counties centres, new town development and regional dispersal.

Keywords : Compact city, metropolitan city region, densification



## **The role of mental borders in suburbanization: the case of post-industrial Genk**

**Emma Volckaert**

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**Pascal De Decker**

KU Leuven, Department of Architecture, Belgium

Contrary to other regional cities in Flanders, Belgium, the city of Genk is confronted with a negative migration balance for young adults (aged 20-29). A majorities of leavers move to neighboring municipalities. This suburbanization cannot be explained by merely looking at classical motives such as housing prices, type of dwelling (detached house) and environment (open spaces). A key element in understanding these migration dynamics, is the cross-border identity of the city, and more precisely 'mental borders', which conflict with the administrative limits of the city. Based on semi-structured interviews and focus groups with movers, we find two main explanations for this mismatch between administrative and mental borders. Firstly, the urban development of the city. Genk is a polycentric city and has emerged from former (autonomous) garden cities, built for the guest workers of the charcoal mines. While the (recently created) city center has urban characteristics, such as high rise buildings, the surrounding city districts show few urban indications. This also means that the physical differences between these city districts (the former garden cities) and the suburban districts are rather small. Secondly, mobility within the region. Due to the lack of a historic city center and because of recent city planning, Genk has an extensive road network. This facilitates car mobility, which in turn makes distances relative.

Keywords : urban renewal; sustainable; stakeholder concerns; decision making

## **Changes in housing policy and residualisation in Amsterdam**

**Van der Veer Jeroen**

Amsterdam Federation of Housing Associations, the Netherlands

The Dutch social-rented housing sector has always been intended to serve a broad segment of the population (30% of the Dutch housing stock is owned by independent housing associations).

However we seem to be in a new era now. In the Netherlands, the national government aims to reduce the social rented housing sector. Housing associations, so the idea goes, should confine themselves to providing housing for people with low incomes. This paper



focuses on how these changes influence developments in Amsterdam. The percentage of housing in the city owned by housing associations declined from 58% in 1995 to 45% in 2015. We will look at data of the survey Wonen in Amsterdam to analyse changes in the population composition of the social housing stock. We will also look at the profile of people moving into social housing on the basis of data of the regional allocation system (WoningNet).

Keywords : residualisation, social housing, housing policy, urban housing market

## **Build new social housing in Paris Agglomeration: a necessity for households but many difficulties**

**Didier Desponds**

University of Cergy-Pontoise, France

The lack of social housing stays important in Paris agglomeration particularly where reside households of the wealthy class even if the law SRU (Urban Renewal and Solidarity) has been voted in December 2000. Since this date, each municipality with more than 1500 inhabitants must reach the rate of 20% of social housing among all the principal residences.

This paper aims first to measure the evolution of social housing's geography since SRU law has been applied. Secondly, when municipalities accept to build social housing it is preferentially for middle class households and not for lower class. Indeed, new projects of social housing have often triggered conflicts against their building up.

Focusing on the difficulties to build social housing enlightens about the complexity of the urban stakes. Difficulties to obtain access to affordable housing contributes to reinforce filtering process and to increase the spatial divide between the different parts of the agglomeration.

Keywords : Filtering process - Sensitive areas - Socio-spatial specialization - Social housing - Urban conflicts

## **Spatial hybridization and its implications on Housing and City growth in Northern Europe : a focus on Brussels**

**PhD Candidate Constance Uyttebrouck**

Research Fellow FRIA (FNRS), University of Liège, LEMA, Faculty of Applied Science, Belgium



Jacques Teller  
University of Liège, LEMA, Faculty of Applied Science, Belgium

Today's working life, particularly the development of mobile work and new working spaces, influences housing quality and its evolution. It may be assumed that working and living activities will increasingly tend to develop in shared spaces in the future, involving a new approach of the traditional division between office and residential spaces, and the emergence of "hybrid places". Those are defined as a combination between professional and living activities within the same building (new construction or reconversions/adaptation), through formal or informal processes. Our research addresses this development from an urban perspective. A comparative analysis of Brussels, Amsterdam and Stockholm will be carried out regarding two sets of risks: the possible effects of hybrid spaces on urban sprawl, and on competition on the housing market. Our presentation will focus on the spatial implications of hybrid places for housing, and on a first mapping of Brussels' hybrid stock as a base case.

Keywords : Hybrid places / Labour Market / Flexible housing / Social fragmentation / Urban development.

## **A repertoire of banishment tactics: reworking the socio-demographic fabric of Landskrona, Sweden**

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The small town Landskrona has become a new Swedish experimental ground for novel housing policies that seek to banish the poor from the city. Over the past five years or so, the governing bodies have been actively trying to change the socio-demographic fabric of the city. Deeming 'disproportionate' levels of inhabitants of low income or benefits as the sole cause of the city's problems, city authorities have deployed a repertoire of policies, policy measures, acquisitions and sales that hopefully would alter the housing market in ways that would banish large parts of these unwanted population groups from the city. The concept of displacement alone, or gentrification, does not allow us to depict the complex and sophisticated shifts in Landskrona's housing market, since actual levels of displacement remain low (although they do occur), we propose the term 'banishment' (Roy, 2017) to capture the nature of these subtle policies with drastic consequences.



Keywords : displacement, banishment, housing policies

## **Albania 2030 Manifesto, an Example for Adapting Advanced National Spatial Planning Instruments for Developing Countries**

**Besnik Aliaj**

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Eranda Janku, Ledio Allkja

POLIS University, Albania

For many years, one of the biggest challenges of Albania has been the consideration of urban planning as a management tool for controlling the development, in order to achieve territorial, social and economic cohesions. The transition from a centrally planned economy, where everything was controlled by the government, towards decentralization and market economy caused many consequences, among which uncontrolled and fragmented urban development, loss of agricultural land due to urbanization, concentration of population and dense urbanization in the major cities, abandonment of western lowland and eastern parts of the country etc. Thus, Albania 2030 Manifesto tried to build against the vacuum that is created by the lack of tradition on national spatial development policies. It aimed to offer a method of spatial planning and a guidance for the government in drafting the national spatial plan. The method followed for achieving such, was by using case studies, as well as an action research method involving several focus groups and discussion platforms, in order to create a model for spatial planning, which goes beyond the traditional linear model of producing a controlled future, and which allows for flexibility, complexity and change to occur within the system. The research work aimed at initiating a change also in the “mind-frame” of creating a process, which is open and allows for the incorporation of change due to greater dynamic global forces, as well as self-organizing autonomous local actions to be inspired. Albania 2030 Manifesto aimed at creating a method, which allows for multi-actors, levels and factors to be incorporated in the process, as well as to offer guidance on the cartographic language, that can be used to represent the spatial vision.

Keywords : Spatial Planning, Spatial Visioning, National Planning Policies, Sustainable Development, Regionalization, Development Corridors, Polycentrism, Economic Growth



## **Making room or containing? Europeanization of land development instruments in the Balkans**

**Kejt Dhrami**

POLIS University, Albania

This paper addresses the issue of the shift of urban planning traditions in European countries, due to the change of governmental structures in the past 20 years, as well as the indirect influence of the EU legislation on Spatial Planning. The research focuses on the impact of the Europeanization process in the adaptation of innovative land management instruments in the Balkan region, with a main focus on Albania. The planning system in Albania has recently changed from an urbanist tradition, to a comprehensive, integrated approach. This is followed by a paradigmatic shift from urban focus in planning, to management of territories as whole entities, divided into structural units, where a series of indicators is applied: from FAR, coverage, density, to land use instruments.

This paper aims at re-opening the discussion of the need of normativity in city planning, in dynamic urbanization contexts, by focusing on two contrasting paradigms: making room and containment.

Keywords : planning system; land development; Europeanization; making room; containing paradigm.

## **Attitudes toward refugee camps in four German neighbourhoods**

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With the large influx of refugees to Germany, almost all cities had large problems to find temporary shelter for the refugees. The dominant strategy was to distribute camps all over the city, irrespective of the social status of a neighbourhood. Both the size and the location of camps often lead to protests by the residents. After the camp has been built – How do residents perceive the refugees and which are their attitudes towards the refugee camp in their neighbourhood? We study this problem in an empirical study with standardized interviews in four neighbourhoods in two German cities, Hamburg and Cologne, with N = 300 respondents in each neighbourhood. Neighbourhoods differ by their social structure.



We find generally positive attitudes both towards refugees and the respective refugee camp. However attitudes vary by neighbourhood composition, with lower status residents having less favorable attitudes.

Keywords : refugees, refugee camps, neighbourhoods, attitudes.

## **Enclosing the legalization, urbanization and integration policy of informal settlements in Albania: An empirical methodology to social innovation and integration**

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Doris Andoni, Ani Shtylla  
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The process for the Territorial Agenda on Legalization, Urbanization and Integration of informal settlements in Albania seems stopped at the first. Even if it is proceeding, legalization, it has not a clear vision or priority. For many times this synoptic approach of decision making has left space to critiques under political and corruptive practices and influence. The real territorial priority context has been centralized to higher administrative levels, leading to no political, economical and cognitive resources to the local authorities. At this consideration the questions that rises are;

- Is it possible to estimate the missing part from the public investments?
- Is this territorial agenda, legalization/urbanization/integration, economically sustainable for the city?

For future studies it remains crucial and an urban challenge to determine the integration indicators on each specific context - since Albania has joined the UN Habitat III agenda (see chapter on integration of informal areas).

The aim of this research is to give a clear methodology of the policy on legalization, urbanization and integration of informal areas in order to measure, monitor, and invest on determined conditions.

The process of planning and investing based on whole area (urbanization) instead on single lots has not taken root on the public and private culture yet but a system to capture the territorial importance remains fundamental for the city public administration and the private market.

The importance of this research, starting from the 'informal areas', can be a changing drive also for urban areas inside the city and under urban regeneration process.



Keywords : Legalization, Urbanization, Integration.

## **The evolution of the Flemish city-regions and the (mis)match with the organisation of housing policies**

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Many researchers articulate the importance of city-regions. Although the definitions of the concept may vary, the common denomination is the presence of a core city linked by functional ties to a hinterland. In Belgium (and Flanders), city-regions are delineated since 1970.

The proponents of the concept also believe that this is the ideal scale for policy intervention. This paper scrutinizes on the one hand the spatial and socio-demographic evolution of the Flemish city-regions between 1981 and 2011 and investigates on the other hand how the Flemish and local authorities try to organize or try to stimulate the organization of housing policy at this (or another) regional level. We end the paper with the comparison of both to conclude whether and how there is a match or mismatch between the Flemish city-regions and the organization of housing policy at a regional level.

Keywords : city-regions; housing policy

## **Functional urban areas around European cities – the role of housing in metropolitan cooperation**

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There is a growing need for cooperation between municipalities beyond the administrative boundaries of the cities. In most of the European cities the administrative borders are outdated. Moreover, the different future development challenges (demographic, employment, environmental, social) require integrated policy answers, otherwise the policies tackling any of these challenges create huge problems (externalities) regarding the other challenges.



Integrated policies need a territorial base which is large enough to deal with the externalities of each of the policy domains. The functional urban areas (metropolitan areas) of the cities are in most cases fulfilling this criteria. Strengthened collaboration and joint planning in such areas might lead to more integrated solutions.

The paper aims to address the links between 'housing' as a function of public policy and 'metropolitan areas' as one of the potential territorial levels of such policies. To what extent is housing a 'metropolitan function' and which elements of housing policy are those which can be transferred to metropolitan level? On the other hand, which are those territorial levels on which housing might play important role?

The paper analyses the functional urban areas around European cities on the basis of an analysis of 10 European cities, done for ESPON and the Eurocities Metropolitan Areas Working Group.

Keywords : local housing policy, functional urban area, metropolitan area, integration of policies, governance



## WSH\_16\_PRIVATE RENTED MARKETS

### **Bostøtte or social assistance**

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Andreas Fjelltoft

The Norwegian State Housing Bank, Norway

The state housing allowances (bostøtte) are Norway's main economic housing policy instrument.

Under regulation and rule changes in recent years has meant that the number of households receiving housing benefits per year have been fewer. We will examine what happens to those who fall out of the arrangement. Our hypothesis is that a large proportion of those who drop out of the scheme become dependent on social assistance from the municipality instead. Our study will elucidate this further.

Keywords : Housing benefits

### **Obstacles to overcome for improvin energy efficiency and affordability of the private rental sector**

**Anna Zsófia Bajomi**

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Housing cost overburden rate is in average four times higher among tenants renting at a market price in the EU28 countries, than among homeowners with mortgage or loans. Tenants tend to live in less energy efficient dwellings and have less possibilities to improve energy performance of the rented dwelling, thus their utility bills might be higher. This paper analyse four factors that explain lower energy efficiency of the private rented sector: the type of dwelling (single/multi apartment, age and construction type of the dwellings), regulations (on housing estates, minimum energy efficiency standards and rents), characteristics of subsidies for energy efficient renovations, and related split incentives. A quantitative analyses of Hungarian household survey data (2015) is complemented with an international policy oriented qualitative analysis, in order to build up a model which explains the underlying



reasons of unattained refurbishment of rented dwellings. Results will provide basis for further policy recommendations.

Keywords :energy efficiency, affordability, private rental sector, split incentives

## **Portfolio strategies of publicly listed German housing companies: Implications for key stakeholders**

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The background of the research are the major changes on the supply side of the German rental housing market since the 1990s. The acquisitions of formerly not-for-profit housing companies by financial investors have finally led to the emergence of large publicly listed housing companies. The focus of the paper will be on the related changes in operational behavior and the effects on key stakeholder groups, especially shareholders and tenants. The portfolio strategy pursued in each case can be regarded as an overarching coordination instrument for the optimization of cash flows, business processes and housing stock. It has a fundamental impact on the demarcation of “core” stocks, the positioning of the company, the spatial distribution of its housing stock as well as on individual privatization and external growth rates. Hence, the interests of key stakeholder groups are clearly affected. The paper will therefore give an estimation of the opportunities and risks for owners and tenants.

Keywords : Germany, publicly listed housing companies, portfolio management, stakeholder interests.

## **Housing Conditions of Tenants in the Private Rented Sector: The Turkish Case**

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Esma Aksoy

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Rentable housing in Turkey is provided by the private rented sector. There is no provision of



rental housing and publicly owned rental stock in the country. The private rented sector is large enough to accommodate almost 28 percent of urban households in the country. This paper investigates problems in the private rented sector related to affordability, quality of housing and residential environment. Households' subjective evaluations are analysed over 2009-2014 period employing the Income and Living Conditions Survey data of the Turkish Statistical Institute. The findings reveal that most of the problems investigated are slightly reduced over the observed period.

In both survey years tenants compared to owner-occupiers suffer more from the problems related to affordability, housing and residential environment. Furthermore, the extent of the problem is more severe for tenants with affordability problems.

Keywords : Private rented sector, affordability, housing quality, Turkey.

### **Private rental housing in Croatia -from informal economy towards formalisation**

**Gojko Bezovan**

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Paper provides an overview of the development of the private rental sector in Croatia since the socialist period. It is the fate of young migrants moving from the countryside to urban areas. It is a phenomenon on the periphery of society and serves the needs of young groups. Stories about the private rental sector provide insights into the dynamics of the sector. Only one of institutional investment exists. Constant facts are that rental contracts are rare and rental income is not properly taxed. Having in mind change of demand for private rental sector in the coastal region, which is highly attractive for foreign tourists, more and more landlords move for private rental to rental to foreign tourists. Government plans to introduce tax control, introduce a real estate tax will put more pressure on the private rental sector and increase the supply of flats for private rental that are currently vacant.

Keywords : Private rental, Croatia, informal economy.

### **Unfreezing and putting to work: adaption and social perspectives for the post-war middle-class condominium stock in urban Italy**

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Laura Daglio  
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The retraction in Italy's public housing and the economic crisis exacerbated the demand for affordable housing, impacting the young and the elderly from both lower and middle classes. A response to this market mismatch can come from a greater involvement of the private sector, in particular the post-war private residential stock – mostly condominiums, with medium and large flats originally tailored to the needs of an emerging middle-class – which is drifting into functional and physical obsolescence.

Our paper considers whether such heritage can respond to the growing demand for affordable rents through public-private partnership operations aimed at creating functional and typological adaptation. Policies aimed at splitting large underused apartments and infilling empty condominium spaces are explored, in order to create new social housing and public facilities in the units thus obtained.

This unfreezing process would involve loan guarantee programs, rent control, and innovative supply chains for domestic regeneration, thus intercepting the needs of condominium inhabitants, empty-nesters, and those of the young in search of affordable rents.

Keywords : public-private partnership, underuse, adaptive reuse, housing regeneration

## **Rental market in Taipei City**

**Ying Hui Chiang**

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Current governmental data on rental housing-only by agencies have to be registered- do not reflect real market activity on the Taipei rental market. This study is tries to use web scraping to collect the big data. By cleaning, analyzing and mapping the data reveal spatial and temporal patterns cross districts housing markets in Taipei City.

The rental market issue is more important in Taipei with surging housing price. The research will build the rent model to estimate fair rent of different types housing. To assess the rent affordability by the ratio between social housing rent and fair rent. To calculate the rent burdens by the ratio between median household income and median rent across statistical area. We use two indicators that rent affordability and rent burden to discuss the social housing policy in Taipei. The findings are to capture real rental market in Taipei and to provide suggestions of social housing policy by using big data.

Keywords :rental market, big data, social housing



## WSH\_17\_RESIDENTIAL BUILDINGS AND ARCHITECTURAL DESIGN

### The architecture of social housing as an ideological battleground

**Claus Bech – Danielsen**

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Marie Stender

The appearance of disadvantaged social housing areas in Denmark is often explained by economic, social, technical and architectural factors. However, case studies of social housing in eight different countries make clear that the decline-process has been similar and has followed the same timeframe in all the countries in spite of different contexts and various economic, social, technical and architectural situations. Only in one case, situated in Germany (former DDR), the decline-process started many years later – in 1989, after the break with socialism and the turn towards capitalism.

Inspired by this, the paper analyses the development of post war housing types as a political battleground, and regards architecture of social housing as an expression of a certain ideology. On that background current tendencies (eg. mixed ownership, densification, mixed functions) in the refurbishment of the housing blocks are explained as a way to adapt into market economy, individualism and capitalism.

Keywords : Architecture, social housing, regeneration, ideology

### Place Attachment as a Tool in Measuring the Influence of High-rise Dwelling in Urban Identity

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Ahsen Özsoy

Istanbul Technical University, Faculty of Architecture, Turkey

This paper studies the influence of high-rise dwelling on the city identity of Tirana by taking in consideration dweller's opinion. The post-socialist period was associated with dramatic urban development in Albania. While between 1992-2000 included informal and semi-



informal constructions at the cost of public spaces, the period after 2000 were featured by high rise dwellings, which either were constructed in public green spaces or in private sites by demolishing traditional houses and historical pattern. Consequently the city underwent a fast metamorphosis of urban fabric and identity. The aim of the research is to understand the relationship of the dweller's place attachment to the city through their high-rise dwellings. The study was conducted through the method of mapping and techniques of photo-shooting and questionnaire. At the end of the study, it was found out that the attachment of the high-rise dwellers to city through their dwellings was low. In particular, the most important factors which influenced the place attachment were examined. The role of place attachment as a concept in this relation will be also brought into consideration.

Keywords : Place Attachment, High-rise Dwellings, Urban Identity, Tirana

## **Control of architectural and urban qualities of design in housing projects: a study on the Netherlands**

**Cássia Bartsch Nagle**

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New neighborhoods and housing projects need to be planned taking into account the context of contemporary cities - which are undergoing a number of transformations - while still maintaining control over the quality of final projects. However, in the last years there has been an increase in low quality residential neighborhoods and collective housing projects in Brazil, which have been much criticized, while the Netherlands is recognized for its high quality architectural, urban and housing projects. Therefore, within the context of the regeneration of cities and their balanced growth, the aim of this work is to present ways urban and architectural design features of collective housing and urban developments are controlled during the design process in the Netherlands. This study attempts to understand how Dutch practice can contribute and improve Brazilian collective housing and urban development production, without disregarding Brazil's own economic, social, cultural and environmental context.

Keywords: Collective housing, Brazil, the Netherlands

## **Low rise high density, a form of housing never applied by the Albanian architects. Why?**



**Doriana Blea Bozgo**

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The development of the built environment in Albania has passed through different phases, which has created different layers. As a result, it provides different urban scales. Although it is difficult to find out some typical elements, the most common feature is the small urban scale of the urban fabric in most parts of our cities.

Low rise high density is a form of urban fabric which has been applied by international architects during the second half of the XX century, as an opposite alternative to the conventional high rise and high density housing type.

The aim of this research is to explore why low rise and high density housing type, which can provide at least the reduction of the scale of intervention and other features in terms of quality of everyday life, is not applied in our territory. The most verified aspect will be the law and the urban regulations, which until now do not stimulate the development of these housing types.

Keywords : low rise, high density, urban scale, urban regulation, housing.

**Urban and architectural design and ways of living: analysis of two projects**

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The culture of a country directly influences the way of life and uses of the home environment, as well as that of the public and collective spheres. Furthermore, these are generally dictated by the architectural project and spaces design. This work, based on two case studies, seeks to present differences in spatial and urban configurations of Brazilian and Dutch collective housing developments and differences in uses of the residential spaces and vicinities: the residential neighborhood of IJburg in Amsterdam and an example of mass-produced design in Brazil, promoted by the “My Home, My Life” (PMCMV) government housing program. The aim of this study is to contribute to discussions on contemporary cities, analyzing the design features of housing neighborhoods and project guidelines, including characteristics that were the result of local culture and planners’ imperatives.

Keywords : Collective housing, Brazil, the Netherlands.



## **Durability of rehabilitation in social housing**

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The migration of population to town centers after the industrial revaluation generated enormous demographic and social pressure, influencing its development. In Porto the growing needs of housing and the low quality of the existing lead to the implementation of social housing programs, resulting in 48 neighborhoods between 1940 and 2008. Ageing degradation with the absence of the preventive maintenance resulted in different conservation states. Focusing on the Rainha D. Leonor neighborhood, a study related to the durability of rehabilitation strategies was carried out based on two different methodologies, FMECA and the Mosler method. Degradation risk and related consequences were analyzed, identified the means of detection and mitigation, in order to develop an intervention and maintenance guideline. The main of this paper is to compare the results obtained by the two methodologies, examine the cause-effect relationship and indicate more durable rehabilitation solutions for the future.

Keywords : Durability of rehabilitation in social housing

## **A Living Solution for Refugees: Transient, Modular and Flexible Sheltering Systems**

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'Refugee Crisis' is an important issue, which has many impacts on many countries, both economically, socially, physically, etc. remaining on world agenda. While world has this matter of subject, it is essential to understand disadvantaged urban neighbourhoods and communities' conditions and living problems.

In this context, sheltering is main problem of refugees who are obliged to leave their own homes. For sheltering, since minimum dimensions are required, family dynamics are varied and use of shelters are in undetermined period of time, it would be a solution to offer these people a transient, modular and flexible sheltering system. This research investigates



about architectural solutions which are held to solve sheltering problem of refugees while considering not only about their physical requirements, but also integration of their social and cultural values. To do so, transient, modular and flexible solutions will be examined through a classification while relating physical solutions with theoretical content.

Keywords: Refugees, living problems, shelter, flexible systems, integration

## **Designing new architectural typology as a combination of migration influences and informal Architecture in Albania and Kosovo**

**Dea Buza**

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The development of informal architecture in the Balkans offers a new perspective and an interesting one in terms of architecture. Very often, informal architecture has been associated with “slums” or degraded areas, however, the Balkans offer a completely different perspective, as informal architecture is manifested in important investments done by people in order to fulfill their desires for better housing.

In this sense, Albania and Kosovo are two important case studies in the study of informal development processes as well as development of informal architecture. The latter, has also an intrinsic layer of influences from migration, which have brought different foreign architectural elements to manifest in local architecture.

Therefore, the study focuses on the dichotomy between formal and informal architecture influenced by migration. The aim of the research is firstly to create a catalogue of different typologies and influences by migration in two case studies from Albania and Kosovo. The catalogue will be used afterwards to experiment in the creation of new typologies.

## **In search of a suburban vocabulary**

**Bente Melgaard**

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These years some of the post-war Danish suburbs are facing great challenges regarding social segregation, demographic changes and challenges in building technology. In particular, segregation prevents social life from unfolding across psychical borders. Therefore potentials for bridge-building across the enclaves of the suburb are looked



for through a combined architectural-anthropological mapping of public spaces and everyday life in a specific suburb in Denmark.

The paper will round the results of an current industrial-PhD project, and the results so far show that suburban spaces with a potential for creating bridge-building across the segregated enclaves do exist but that, among other things, focus on spatial design is needed before actual public domains creating the basis for exchange are achieved. Especially design is worth looking closer into in relation to suburban development, as the empirical data of the project indicate, that “a language of the suburb” is missing.

Keywords: Architecture, social housing, suburban development, community, everyday life, urban planning



## **WSH\_18\_RESIDENTIAL CONTEXT OF HEALTH**

### **50 years of the English Housing Survey – what has it achieved since its introduction in 1967?**

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The English Housing Survey was the first national survey of housing conditions and health, when it was introduced in 1967. At that time many homes in England were unfit for human habitation and destined for slum clearance programmes. The 1967 EHS was undertaken to benchmark housing conditions, determine the scale of the problem and develop improvement and replacement policies. 2017 sees the 50th anniversary of the EHS, which has grown in scale, scope and frequency, and now reports annually.

This paper will compare housing conditions in England in 1967 with those in 2017, using data from the EHS time-series. It will show how particular problems led to the introduction of government policies and discuss how successful they were in delivering their objectives. It will describe the current situation and demonstrate how much more there is still to do to make England's housing fit for the future.

Keywords : English Housing Survey Poor Conditions Time-series

### **The impact of earthquakes on place attachment, risk perception, psychological distress and coping**

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In the last two decades the province of Groningen, the Netherlands, has been struck with earthquakes due to the extraction of natural gas from the ground. These earthquakes lead



to physical damage to buildings and the infrastructure and also to psychological damage for the residents. Previous research on natural hazards has shown that there is a complicated relationship between actual risk level, perceived risk, place attachment and coping. For example, some studies have shown a positive relationship between place attachment and risk perception whereas others found a negative relationship. Research has also shown that strongly attached individuals do perceive the risk of a natural hazard but are unwilling to relocate (a way of coping with the problem). The current study provides insight into this complicated relationship by exploring the interaction between perceived risk, place attachment, coping and psychological distress in four regions with different actual risk levels in Groningen.

Keywords : Place attachment, risk perception, coping, earthquake

## **The exposure dynamics of housing affordability problems**

**Emma Baker**

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Kate Mason

Rebecca Bentley

Housing affordability problems have emerged as one of the most pressing community health issues across almost all post-Industrial nations. We traditionally measure housing affordability at a fixed point in time. If however, we conceptualise housing affordability as something experienced, and measured, over time, two alternative propositions can be considered – the effects of housing affordability problems may accumulate (as in a dose-response model), and/or that the pattern of exposure matters.

Using a longitudinal dataset of 7675 Australians, we investigate the mental health effects of patterns of exposure to unaffordable housing across a 5-year period. We find that (controlling for social-demographic characteristics) any exposure to unaffordable housing in the 5-year period of observation is associated with lower mental and physical health and baseline and post-exposure health scores are lowest for people with prolonged (5 years continuous) exposure. However, when we more fully account for bias, confounding and random error we find no causal effect of exposure to unaffordable housing on mental or physical health. Overall, the analysis finds that housing affordability does not affect health, rather, health outcomes are dependent on the broader characteristics that predispose people to having poor housing affordability.



## **The Impacts of Relocation from Distressed Social Housing on Psychological Depression.**

**William M. Rohe**

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Social housing residents often suffer from poor mental health, including depression. Stress process theory views their poor mental health as a function of both socioeconomic deprivation and residing in disorderly, unstable, and disadvantaged neighborhoods. Tenant relocation from poor quality social housing, then, may improve participants' mental health by moving them into less-disadvantaged and disorderly neighborhoods. This paper examines changes in post-relocation depressive symptomology among tenants relocated from a distressed social housing development in Charlotte, NC. Drawing on pre- (2010) and post-relocation (2012) surveys, as well as interviews with staff and case managers, we examine whether depressive symptomology – measured by the CES-D-10 – is related to tenants relocating either to other social housing or to private-market housing through the Housing Choice Voucher program. Further, we investigate whether demographic characteristics, social support, perceptions of safety, or objective neighborhood measures are associated with improvements in post-relocation depressive symptomology.

We find that those with higher CES-D-10 scores were more likely to relocate to other social housing rather than through the voucher program. Interviews with case managers suggest that some residents were fearful of leaving social housing and of assuming the responsibilities of a private-market rental unit – e.g., basic maintenance and utility payments. Further, we find that reductions in post-relocation depressive symptomology are associated with greater perceptions of safety, improvements in social support, and length of tenure at the original development. This suggests that those who benefit most from relocation moved to areas where they felt safer and where they integrated themselves socially into their new neighborhoods. Policy recommendations include expanding community-based mental health services, conducting pre-relocation mental health screenings, and providing additional relocation counseling to those suffering from depression, and increasing funding for demolishing distressed social housing developments.

## **Urbanization as a source of selective pressure in human evolution**

**Terry Hartig**

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Ralph Catalano



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Barring some encompassing catastrophe, the human population will add billions of people in the coming decades, and the proportion of the population housed in urban areas will continue to grow. Some research has expressed concern about the scale of urbanization on the assumption that modern humans will suffer because they remain biologically adapted to environmental conditions that would have held in the settings of early hominid evolution. We have reason to question this assumption, particularly with regard to corollary assumptions about how people experience living environments in ways relevant to health and well-being. In raising this challenge, we want to provide firmer conceptual foundations for efforts to integrate “the urban” and “the natural” in growing cities, currently motivated in part with arguments regarding health benefits of contact with “nature.” Our contribution will set out our reasoning and initial steps in framing the problem as an empirical question.

Keywords : birth outcomes, environmental stress, in utero selection, population health.

## **Housing type, Health Measures, Time Use**

**William Michelson**

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An analysis of Statistics Canada’s General Social Survey #19 from 2005, with nearly 20,000 respondents weighted by national representativeness, enables a determination of the distribution of single-family homes, low-rise apartments, and high-rise apartments in urban places throughout Canada. These data permit an examination of the characteristics of people living in these housing types, durations of pertinent activities in their days, and measures of perceived wellbeing.

All measures of subjective wellbeing do not vary in the same amounts and directions in this context. Those in the General Social Survey are split between two conceptions of wellbeing: time pressure/stress in the immediate time-frame and long-term happiness/satisfaction. Only the latter is related directly to single house residence per se. People with higher incomes, wherever they live, feel more stressed within their daily lives. The greater time apartment dwellers spend on the media is viewed as detracting from their long-term happiness and satisfaction.

Keywords : Housing type, Health Measures, Time Use

## **The meaning of open urban space for physical activity of children**



## **and elderly: Cases of six urban neighbourhoods in Slovenia**

**Barbara Černič Mali**

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Healthy life style can be attributed to individual's decision as well as to the possibilities to realise such a decision in the physical and social environment. Children as well as the elderly belong to the most vulnerable groups, as their use of space for physical activity depends mostly on the environment in the vicinity of their homes. The aim of the project whose results are presented is to evaluate selected urban residential areas in Slovenia from the aspect of possibilities for physical activity of children and of the elderly and the relation between physical characteristics of the space and its use. A qualitative approach was used in the empirical part. A focus groups method with children and elderly was adopted, including mapping. On the aerial and topographic maps, they identified the points of risk in their daily paths and points perceived as pleasant. The results serve as an input for a list of criteria defining the quality of outdoor spaces to be used to support spatial plans.

Keywords : Public health, open space, spatial planning, healthy ageing, healthy growing up, physical activity



## WSH\_19\_RESIDENTIAL ENVIRONMENTS AND PEOPLE

### Housing as Niche Construction

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Housing is constructed by and for people. Once used housing becomes part of one's meaningful relations with the environment. These relations have been investigated in terms of many types of factors, although socio-biological aspects remain underexposed in housing research. It is also apparent that people do not just modify their own environments, but also pass these man-made surroundings on to their descendants. Niche construction theory provides a framework that incorporates both the man-made aspect of environments as well as its historical dimension. According to niche construction theory humans do not only adapt to their selective environments, but also make these environments themselves. The theory also argues that they pass these man-made environments on to their descendants through a process called ecological inheritance.

This paper explores whether it is promising to consider housing from a niche construction perspective, and, if so, how strands of current housing research fit into this framework.

Keywords: housing theory, people environment relations, niche construction, ecological inheritance

### Attaining residential qualities in complex religious enclaves: challenges and lessons

**Michelle L. Oren**

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Rapid urbanization has led to an increasing demand of built space. In areas with land limitation buildings are growing higher and public spaces are becoming of significant value to the cityscape. Residential areas are consequently suffering from faulty use of existing public spaces, inadequate size for the number of residents and bad conservation. A question confronted by cities around the world is how to intensify the living density without reducing the quality of the living environment. Complexity doubles in religious enclaves where



residential plans are restricted by religious principles; cultural beliefs separate public and private lives regulating the spatial order between uses, areas and gender; and the social organization of the urban society is based on religious orders. This paper presents a highly complex case of a dense residential area under a 6.5 floor restriction where public spaces migrated to all possible levels with escalating heights.

Keywords : ethnic enclave, public space, residential quality, religion

## **User-Induced Transformation of Existing Detached Homes**

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Despite its patterns of stability, built environment is undergoing a constant, slow and incremental change. Nevertheless, when existing detached homes are taken over by new users, an extensive transformation takes place, equally affecting the material frame and spatial order. In this paper, I will discuss user-induced transformations in existing detached homes. The goal of field research was to examine the capacity of different house types to adapt to changing residential design preferences while preserving material and cultural resources of the built environment. Our team (social science and architecture) conducted semi-structured interviews and walk-troughs. Transformation measures were documented through narration, mapping and memos. I classified and interpreted observed transformations according to general categories such as material measures and spatial restructuring as well as assessed the degree of self-build and self-provision. Special attention will be given to the meaning of material inventions and spatial appropriation in different types of detached homes.

Keywords: detached house, transformation, self-provision, appropriation

## **The interconnectedness of the residential environment and home-based self-employment**

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Home-based self-employment is a striking feature in Europe. While housing is associated with the social and domestic dimensions of people's life, self-employment is considered from a business and entrepreneurship perspective. In home-based self-employment the personal and residential domain overlaps with business and entrepreneurship issues. This is the first paper that connects these domains through focussing on the interrelationship between the decisions people and households make in relation to where and how they live with the motivations and practices of running a business from the own home. How is this interrelationship shaped by the residential environment? Are people encouraged to start a business from home in certain locations or do certain residential environments shape particular business behaviours? The analysis is based upon qualitative fieldwork in two neighbourhood types in the Dortmund region (Germany): one centrally located urban neighbourhood with a good amenity infrastructure and one suburban neighbourhood dominated by (semi-)detached houses.

Keywords: Home-based self-employment; residential environment; location decisions; home; neighbourhood

## **Studies on the housing quality and housing demand of the economically disadvantaged households**

**Shu-Mei Chen**

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With the soaring housing prices and decreasing disposable income of average households, economically disadvantaged individuals are more and more unlikely to purchase suitable property through market mechanism. It is highly probable that they rent and choose the housing that is illegal, old or of low quality.

The current study intends to first explore the housing quality and housing satisfaction of the economically disadvantaged households, then establishes a housing satisfaction model to analyze the housing satisfaction of the households receiving rent subsidies and its influencing factors. Furthermore, the rent subsidy effects model is established to examine the effects of rent subsidies on the economically disadvantaged households.

The findings of the current study provide valuable reference for the policy making about improving housing quality of economically disadvantaged households.

Keywords : economically disadvantaged households, rent subsidies, housing quality, housing demand



## **Space affordances and cultural resilience in gentrifying neighbourhoods: an ecological perspective**

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This paper has its roots in Bélanger and Coolen (2016, 2015) ecological perspective in housing and urban studies for studying the meaning of habitat. Leaning on niche construction theory, developmental system theory and phenomenology, their interdisciplinary approach starts with the individual-in-its-environment (or the being-in-the-world for phenomenologists). As such, studying people-environment relations have to take into account the simultaneous and complex interactions between biological, physical and sociocultural characteristics where people live. I propose to apply this framework to an ongoing research on space affordances and cultural resilience in gentrifying neighbourhoods following their revitalization. Transformations of their physical environment and housing supply by private and public actors may attract residents with different lifestyles (thus transforming the sociocultural environment), and may also influence long-time residents' perceptions of the qualities of their living environment. Long-time residents' adaptations and tactics to face these transformations without denying their own identity may preserve the local culture.

Keywords :niche construction, developmental system, affordance, meaning, gentrification, revitalization

## **It's not safe there! Yes, it is! Research about safety for families in disadvantaged neighbourhoods**

**Kurt Elvegaard**

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The paper will present some findings from a project in Norway triggered by writings in local media about children growing up having drug-addicts as their neighbours, experiencing violent episodes, noise from grown-ups, finding needles on the playgrounds and similar things. The methods we used to investigate the conditions was survey, interviews and on-site inspections together with families and local authorities.

Relevant findings for this paper was the fact that numbers of undesirable incidents were few, but of serious matter for those experiencing them, and secondly: employees from local authorities considered the areas as less safe than the inhabitants themselves thought they were. The paper will discuss the answer to the following questions:



1. What explains the difference opinions about safety?
2. What are the implications of these findings for research and authorities?

Keywords : Families and children, drug-addicts, safety, disadvantaged neighbourhoods

## **A User-centered Model for Flexible Interiors in the Case of Istanbul-Basibuyuk Social Housing**

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While observing new housing settlements in Turkey in the last decades, the most problematic typology can be regarded as the mass housing implementations within the urban renewal areas. This paper focuses on the research which develops a user-centered model that examines the issue with an interdisciplinary approach. Istanbul-Basibuyuk Housing, which was constructed by TOKI (Housing Development Administration) as a part of Urban Regeneration and Slum Transformation Project is selected for the case study. The research process is made up of three fundamental phases. The first step, which focuses on various user needs, is based on open-ended interviews and observations. The second step is mainly concerned with the development of the design model that will act as a mass customization tool and will generate different variations in mass housing units. The last phase concentrates on the application of the design model as an interface which provides user participation. The research project is funded by TUBITAK (The Scientific and Technological Research Council of Turkey).

Keywords : Social housing, Flexible Interiors, User-centered design, Mass customization.

## **What is meaningful for the dweller? Exploring affordances in two Finnish neighbourhoods**

**Jenni Kuoppa**

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The paper presents a methodological approach and empirical findings to address the dweller's



perspective on developing adequate and desirable housing in transforming neighbourhoods. We analyze meaningful affordances that affect the housing satisfaction in residents' daily life. Instead of predetermined categories, we used participant-generated photos to guide semi-structured group discussions with residents. The preliminary results point to the importance of 1) continuums between indoor and outdoor spaces as well as spaces between private and public spheres 2) not purely functional but also atmospheric qualities of dwellings 3) the "negative affordances", conceptualized as friction, that residents had no possibilities to modify or change. We reflect these findings in relation to theory of affordances. We also ask how meaningful affordances are shaped in wider neighbourhood context of dwelling. Furthermore, can the concept of affordance help in designing living environments that that would allow residents more freedom for modifications according to their changing needs?

Keywords : dwelling, affordances, everyday practices, atmospheres, housing preferences.

## **Ethnic threat and the socio-spatial integration of refugees**

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Since 2012, Germany has experienced the in-migration of a large number of refugees, almost one million in 2015 alone. Most of them are Muslims, coming from e.g. from Syria, Afghanistan, Iraq, and Iran. Will the socio-spatial integration of these refugees be blocked or restricted by anti-migrant or anti-Muslim prejudice from the Germans? Based on the theory of ethnic threat (Blalock 1967), we examine whether German residents in neighbourhoods with a refugee camp perceive refugees as a cultural and economic threat and how attitudes towards Islam are linked to attitudes towards refugees. Data come from an ongoing study of neighbourhoods and refugees, we report the results from face-to-face surveys in four neighbourhoods of different social status in Hamburg and Cologne N = 300 respondents in each neighbourhood).

Results show that both types of threat are perceived, with cultural threat being higher than ethnic threat. Attitudes towards Islam and refugees are correlated. In addition, we show how these attitudes are linked to the extent of ethnic mix in a neighbourhood respondents would prefer; moreover, we find large difference by social composition of the neighbourhood.

Keywords : neighbourhoods, refugees, ethnic threat, spatial integration

## **Living together on housing estates- An empirical**



## **investigation on integration in Vienna**

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Joachim Brech

Urban and Housing Research - Independent expert, Germany

In the integration process a key role falls to non-profit and limited-profit housing associations. Their affordable housing offers a framework in which integration can be achieved and in Vienna they have long and varied experience.

When planning new estates and renting and managing housing the question as to how people from different cultures can live together as good neighbours is continually present. The experiences of innovative projects can provide transferable approaches but the decisive quality first shows itself in the long-term and far-reaching “everyday business” of monitoring coexistence on the estates.

Residents have been representatively surveyed and analysed for the approx. 8,300 apartments of a large housing company in Vienna on around 70 housing estates occupied since 2000. The results from around 500 comprehensive questionnaires and more than 15 detailed personal interviews show a multifaceted and sometimes ambivalent picture of variegated and largely good neighbourliness.

Keywords: Newer Social Housing, Neighbourhood, Ethnic Mix, Common Space, Long-term Experience

## **Implications of housing renewal programs from a social equity point of view: The residents perspective**

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The research analyzes strategies of housing renewal in several countries and suggests a methodology for evaluating them from a social equity point of view. The methodology was implemented in an empirical study in Israel. A post-occupancy evaluation study, using



quantitative and qualitative methods, was conducted in housing projects of two housing renewal strategies: Demolition and Redevelopment and Housing Intensification via 'TAMA 38' Plan. The findings are based mainly on interviews with local residents in the renewed housing, both long-time residents who lived in the neighborhood before the renewal project took place, and new residents.

The analysis and discussion of social equity includes gentrification and displacement issues and investigation of distributive justice in the form of benefits and costs from the perspective of long-time residents. Theoretical insights and practical recommendations were derived, including suggested changes in the renewal plans and the provision of affordable housing.

Keywords : Housing Renewal, Social Equity, Displacement, Affordable Housing, Israel

## **The Perception and Use of Traditional and Post-Socialist Commercial Centres, Case Study of Pelhrimov - Medium-size Town in the Czech Republic**

**Jana Zdrahalova**

Irena Boumova

The towns and cities in the post-socialistic countries witness the construction of large-scale commercial centres near busy transportation roads. Especially in small or medium-sized towns, the new commercial centres create an alternative focus of activities in relation to the traditional historic centre. The town centre with a square and small-scale shops do not serve for everyday use as they did in the past. This paper presents the results of the first part of a project looking at the people's use of commercial services in the traditional shops in historic parts of towns and new shopping centres near the highways. In this paper, we make our observations on a case study - Pelhrimov - a 16-thousand-inhabitant town in the Czech Republic. We observe the use of the historic square and the commercial centres and make interviews with the town's inhabitants about their commercial habits and the use of space. The first findings allow us to describe the people's understanding of the public space of the town, the values that they assign to the two commercial places and the spatial attributes that the commercial places represent.



## **WSH\_20\_SOCIAL HOUSING: INSTITUTIONS, ORGANISATIONS AND GOVERNANCE**

### **Access to adequate and affordable housing - Realities, Practices and Policies of social housing in Switzerland**

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Swiss housing policy faces today challenges like high living costs, levels of access to the housing market for specific groups of the population, a lack of social interaction, and the quality of people's residential vicinity. Switzerland does not have a national or cantonal policy for the provision of affordable, so-called social housing, as it exists in many other European countries. Finding appropriate housing is thus left to the people themselves and depends on local programmes and policies in order to counteract such developments.

A number of state and non-state housing-assistance programmes provide for disadvantaged groups, above all in the larger cities with overstretched housing markets. The cooperation with housing cooperatives is herein important. This ever-growing need has also been recognised by city and local authorities. The paper gives an overview on the Swiss situation after the GFC and discusses the successful strategies of the provision and protection of affordable housing. Through an analysis of debates in the Swedish Parliament I investigate in what contexts and to what effect the concept of '(our) homeless' is used or avoided, respectively, as well as the discursive relationships between 'homeless' and being assisted, stigmatized, othered and deemed (un)deserving.

Keywords : social Housing, affordable Housing, policies, Switzerland, cooperative housing

### **Forwarding to a 'hybrid way'? Social housing governance from Chongqing and Fuzhou, China**

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The privatization and marketization of housing that took place in the last three decades have



changed the Chinese planned economy. When it comes to the governance of social housing, academics have extensively debated the emergence of the ‘hybrid way’ of housing provision, combining the pure state-planned approach with the free market. However, our research shows a gap between the dominant conceptual interpretation of this change and practice. By analyzing 34 interviews conducted with actors involved in the provision of social housing in the cities of Chongqing and Fuzhou, this paper analyzes the extent and the ways that the provision of social housing can be considered as the ‘hybrid way’. The results indicate that although a concept similar to the hybrid model of social housing provision can be recognized, the practice demonstrates the influence of the political and economic background.

Keywords :public housing, governance, hybridity, state intervention, social transformation

## **Reflections on a successful partnership between a Dutch social housing association and a contractor**

**Marieke Venselaar**

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This study aims to reflect on experiences of professionals from a Dutch housing association and a contractor who perceive their relation as a successful supply chain partnership (SCP). Employing a narrative approach, this study shows that the perceived successes seem to be based on repetition in collaboration. The narrative also shows that the focus of the professionals in this case is mainly at the collaboration at project level. It identifies some social problems as well, such as some professionals perceive of having to cope with ‘opponents of SCP’. We conclude that the perceived success does not seem to have direct effects to the rest of the client organisation and continuation of the success in the future is uncertain. Our recommendation to the participants in our research is to involve more colleagues in their collaboration and to increase self-reflective competences to address some of the social issues.

Keywords :Supply chain partnering, project management, construction and renovation.

## **Exploring the occurrence of transaction costs in the supply chain of prefabricated housing**

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,TU Delft, Architecture and the Built Environment, Netherlands



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Cost is identified as one of the critical barriers that prohibit the implementation of Prefabricated housing (PH). Unlike the previous studies mainly focused on the physical costs, this research aims to investigate a new dimension of costs-transaction costs (TCs), e.g. searching costs, negotiation costs, contract costs, etc., and explore how TCs occur through the whole supply chain of PH in order to reduce the frictions to PH.

Firstly, the supply chain of PH in China is described in terms of stakeholders, stages and contractual relationships. Secondly, a comparative review on the supply chain of conventional housing and PH is conducted to extract the extra tasks. Based on the TCs theory, the extra tasks along the supply chain are subsequently categorised to build a generic framework of TCs. Results generated from this study will be the foundation for empirical study to improve the economic efficiency of the PH supply chain.

Keywords :Prefabricated housing; Transaction costs, Supply chain

## **Opening the Black Box of the Boardroom: Paradoxes and Dilemmas of Housing Association Corporate Governance in Northern Ireland**

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Housing associations must balance hard-nosed business objectives, champion social purpose and deliver services in the public interest. By simultaneously attending to these divergent goals and values, decision-makers at the apex of these organisations face increasing complexity, competing demands, organisational tensions (Blessing, 2012; Gruis, 2008; Mullins and Pawson, 2010) and ethical dilemmas. Defined as 'social hearted, commercially minded' (Smith Institute, 2013), many housing associations now combine the resources, creativity and efficiency of for-profit business with the values and purpose of their not-for-profit mission. This paper examines the multiple and juxtaposed identities and logics of housing association boards that can beset or support them in achieving their goals. It draws on Paradox Theory and in particular Smith and Lewis's (2011) 'Dynamic Equilibrium Model of Organising' to elucidate the tensions faced by housing association boards.



Keywords : Housing Associations; Boards; Paradox; Corporate Governance; Hybridity.

## **Innovations in Affordable Housing Governance and Finance across Europe**

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Affordable housing is increasingly developed, financed and managed by a mix of state, third sector, market and community actors, leading to a variety of hybrid governance and finance arrangements. If seen as a logical response to a more or less general long-term neo-liberal trend in policies, sociocultural changes and more recent economic developments, it is likely that the hybridity and variety of governance and finance of affordable housing will continue to grow.

Taking into account the already diverse models for provision of affordable housing across Europe, there will be many opportunities for international exchange of experiences in this domain. Therefore, a group of researchers and practitioners has started a collaborative project to describe innovations in affordable housing governance and finance across Europe and beyond.

The paper describes the aims, context and preliminary conclusions of the project. Building on a short overview of international developments in affordable housing governance and finance, we subsequently define and discuss the key concepts which are pivotal to the project, such as affordable housing, innovation, governance, and hybridity. We employ these concepts in a discussion of trends in, and potential for, innovations in affordable housing, distinguishing increased market and community involvement in affordable housing, focusing on initiatives, often in collaboration with, or channeled through, traditional state and third sector providers. The paper ends with preliminary conclusions by comparing and contrasting innovations in the field of innovative financial models, co-production arrangements and collaborative housing initiatives.

Keywords : Affordable housing, Governance, Finance, Innovations

## **Settling refugees in Norwegian Municipalities: From controlled to more participatory practices?**



**Melina Roe**

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In Norway the policy for settling refugees is known to be governmental controlled. Refugees are offered housing all over the country by cooperation between Municipalities and the National governmental integration department (IMDi). Until recently, most refugees have been settled in municipality-owned houses. However, during the last years, emphasize in several municipalities has been on assisting refugees in their efforts to get housing through the private market, and also on the refugees' future independent housing careers. The motive has been the growing focus on housing as a means of integration and normalization through there refugees initiatives. The last two years the Municipalities has been able to settle far more than earlier by also settling in the private market.

In this paper we want to discuss whether this increase on settling have consequences on the goals of integration and normalization, and if this affects the refugees' housing standard and living condition

Keywords :settlement, refugees, integration, living conditions

## **State-led Financialisation in China's Low-end Housing Provision: A Case Study of Nanjing**

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To ascertain the financing instruments employed in affordable housing construction in Nanjing, we collected secondary data related to Nanjing Anju Group (NAG) and major engaged homebuilders from WIND financial database. We also gathered media reports and administrative/ legal/planning documents pertinent to affordable housing construction and allocation processes of Nanjing. By employing field observation and in-depth interviews with key stakeholders, first-hand data on the ways in which these housing projects are invested and managed were obtained. This paper provides a nuanced analysis of the state-led financialisation in low-end housing provision, by scrutinising the active participation of local state in orchestrating the collaboration between housing and financial sectors and turning low-end housing as financial assets, to achieve fundamental politico-economic objectives of



state and state capital. This research have the following key findings:

Firstly, through strategic mergers and acquisitions of state-owned enterprises and injecting state-owned land, NAG has gained the capability to leverage low-cost borrowings from an array of financial channels, while the goals of state capital and SASAC are largely satisfied as well. Secondly, affordable housing is securitised as standardised financial product to attract? financial investors, while the homebuilders for affordable housing are incentivised by turning them into financial asset.

Thirdly, to house displacees from the areas with high land rent appreciation potential, the affordable housing projects have helped to reactivate urban redevelopment opportunities and overall land value appreciation of the entire city, while resulting the enlarged spatial unevenness and deprivation.

Keywords : Financialisation; Affordable Housing; State Capital; Local Financing Platform; Displacement

## **Social rental agencies as a tool for expanding the social housing stock in Poland**

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Measuring the extent of housing shortage is not a simple and unequivocal task, but many studies suggest that in case of Poland the number is approx. 1,4 mln units. A great proportion of households who failed to satisfy their housing needs in the market have acute need for greater provision of affordable housing.

Although there is a heated debate on the shortage of rental housing in Poland (both private and social), little has been done to mitigate the problem and counterbalance market inequalities. However, a new opportunity has emerged recently – a few Polish municipalities decided to introduce an innovative institutional tool designed and present in many Western European countries, i.e. social rental agencies (SRAs).The aim of the paper is to explore the theoretical framework of SRAs, describe various models developed across European countries as well as to identify key themes around country-specific opportunities and challenges stemming from the legal, economic and social context.

Keywords : social housing, affordable housing, social rental agency.



## **Residualisation of public housing in Sweden**

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The public housing sector in Sweden has long been characterized by its openness for all income groups. However, in practice, we know that low income groups and vulnerable households are overrepresented within this sector. Even more so, when the public housing stock is small, the relative share of vulnerable households tend to be higher. For the current paper, I seek to answer the following questions: given the size of the municipal housing sector and given the share of low income households within the municipality, what is the excess risk of living in public rental housing when being income poor? Moreover, could the degree of residualisation of the municipal housing stock be dependent on whether municipal housing is located in tenure homogeneous neighborhoods? Preliminary findings using Swedish register data on total population for year 2012 indicate there is an excess risk for income poor households to live in municipal housing up until the public housing stock reaches around 15 percent. After that, larger public housing stock do not seem to show a clear pattern for share of income poor. The results of this paper relates to the discussion on legitimacy of the public housing sector being open for all income groups in Sweden.

Keywords: public housing, Sweden, low income, mixed neighborhoods, tenure types, register data.

## **Financializing affordable rental housing provision? Institutional investment and reinvestment in London and New York City**

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Amidst growing social vulnerability, globalised urban financial and cultural centres are experiencing shortages of affordable rental housing. In the financializing real-estate markets of London and New York, shortages are severe, and low and moderate income households are being displaced. While both cities have strong traditions of public housing intervention, reforms have prioritized new forms of affordable rental housing provision, with key roles for not-for-profit providers that follow social missions. Over time, state support has dwindled, making these providers increasingly reliant on finance from commercial investors. This shared pattern of change has raised scholarly concerns over how investor-demands



impact mission-oriented housing providers, and whether they are becoming financialised in ways that lead to mission drift. We compare relationships between state agencies, not-for-profit providers and key investors in London and New York, asking how the politics of financialization varies across space. Alongside signs of financialization we uncover powerful countertendencies. While providers in both cities have felt the pressures of declining state funding and of investor-demands, state and civic regulation of investors varies considerably, with implications for their ability to steer not-for-profits' priorities.

Keywords: affordable housing, institutional, investment, organisational governance, financialisation.

## **Economic, social and environmental impact of the social housing management model**

**Manuela Alvares**

Domus Social, EM , Social Housing and Maintenance Company of the Oporto municipality, manages a wide social housing park in the city of Oporto with approximately 600 buildings and 12.500 homes, corresponding to 10,5% of the social housing homes in Portugal. Over the last three years, Domus Social has made an investment of 33.626.942,97 € in rehabilitation and maintenance.

This article presents the basis of an integrated methodology created to evaluate the economic, social and environmental impact of the social housing management model, and the efficient and fair use of public resources, considering the scope of the various standard interventions associated with the project's life cycle.

The conclusions drawn may contribute to the sustainability of public policies for housing and urban development, by improving the quality standards of social housing management whilst maximizing its effects, directly or not, in the various sectors of the economy.

Keywords : Social Housing, Rehabilitation, Sustainability,

## **Local affordable housing production by partnerships in Copenhagen and Istanbul**

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The study analyzes transformations in institutions of affordable housing production connected to neoliberalism in housing policies in Copenhagen and Istanbul. Local partnerships are the result of the transformation of welfare-state based practices to the shifts of practices of market-based approaches in governance. A local public-private partnership is an institutional form of governance that consists of local practices, which are collaboratively carried out by local governments, non-profit associations, state and private sector. The aim of this research is the explanation of contingent events and causal mechanisms which led to change in institutions of affordable housing production. The data of this research consists of primary and secondary qualitative data, which are provided from interviews and reviewing planning policies, legislations, and public announcements. The outcome of this study reveals reproduction of institutional patterns of two cases, which consist of local public-private partnerships for affordable housing production and establishment of municipal-state owned companies.

Keywords: Affordable housing, public-private partnerships, development agreements, Copenhagen, Istanbul.

## **Bigger is (Always) Better? Analysing the drivers towards mega-mergers in the English housing association sector**

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Fundamental changes to the economic climate, government regulations and investment funding have had a profound impact on English Housing Associations' business models. Whilst mergers are not new for the sector, a new wave of mega-mergers has materialised, with super-sized housing associations projected to become amongst the largest volume housing builders in the country. Scale, however, does not necessarily guarantee automatic efficiency gains or increased development capacity. Yet with size comes clout, strengthening the ability for organisations to shape their operating environment and take control of their future. This paper analyses the way in which wider policy and business drivers alongside managers' motivations and strategic choices have culminated towards this mega-merger activity. The paper suggests that this trend is not only changing organisational forms and affecting organisational cultures but also transforming perceptions of the sector.



## **Housing, multilevel governance and economic instruments: An Australian case study**

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Tony Dalton

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Theories of multi-level governance (MLG) have been prominent in policy studies in recent decades, particularly in Europe. But little scholarly attention has been given to housing within MLG arrangements. Almost no scholarship has considered the economics of housing in MLG contexts. This paper investigates how housing is addressed by government policy within Australia's MLG arrangements. The paper first offers a review of MLG and housing. Next the paper assesses the history of Australian multi-level housing governance arrangements. The paper then appraises how the economics of housing and policy instruments have been crafted within the MLG context. The paper then offers some conclusions about the value of the MLG approach to housing and the ongoing housing tensions under these Australian policy arrangements.

Keywords : multi-level governance, housing policy, Australia, economic instruments, government.

## **Scandinavian approach for the production of affordable housing by public-private partnerships**

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This paper outlines the recent arguments on affordable housing production practices by public-private partnership in Sweden and Norway where local development agreements were used. Then, this paper focuses on local case study implementation examples of affordable housing production by partnerships in Copenhagen. This study aims to analyze the legal framework to produce affordable rental housing through local partnerships in Norway, Sweden and Denmark. This paper uses qualitative case study method, which data is provided from acts, regulations, municipal plans and semi structured interviews in Denmark. The findings reveal that despite the affordable rental housing production institutions as a part of welfare in Scandinavian countries, public-private partnerships for affordable housing production have



been used. The implementations have been enabled by local development agreements with private developers Norway and Sweden in 2008 and 2012. Denmark has enacted an affordable housing policy including quota to reserve land for new implementations in 2015.

Keywords: Affordable housing, public-private partnerships, development agreements, Scandinavia



## WSH\_21\_SOUTHERN EUROPEAN HOUSING

### **The mediatisation of the gentrification concept as an indicator of the perceptions on inner city changes: the case of Lisbon**

**Sandra Marques Pereira**

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Gentrification is probably one of concepts, created and developed within university, with a greater mediatisation. Frequently, it is mixed up with urban regeneration. Nevertheless, not all the processes of urban regeneration cause gentrification, and, besides that, it takes (nowadays) many forms. This paper will explore a chronology of the mediatisation of the concept of gentrification as an indicator of the public perceptions of the changes of Lisbon's inner city and the relation between those perceptions and the observed urban dynamics in the city. The analysis of one of the most popular Portuguese daily newspaper shows that the concept appears quite late (21st century) and has grown exponentially since 2014. This reveals a great concordance between the perceptions and the dynamics of urban change.

Keywords : mediatisation, gentrification, perceptions, urban changes, Lisbon

### **Social mix as a feature of affordable housing projects: a comparison between Italy and Netherlands**

**Igor Costarelli**

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Reinout Kleinhans

Delft University of Technology; University of Milano Bicocca

Silvia Mugnano

University of Milano Bicocca, Italy

European countries are facing a rising demand for affordable housing which affects a widespread and differentiated audience. Both in Italy and in the Netherlands policy-makers and practitioners address this emerging need by implementing a number of innovative



housing projects for diverse social groups -such as students, young people, temporary workers and also refugees- which results in a fine-grained social mix. This paper provides a comparative analysis of current trends in the two countries, drawing on preliminary findings from semi-structured interviews with stakeholders involved in Magic Mix and Housing Sociale projects. The paper highlights and discusses the wide array of meanings, scopes and practices attached to the concept of social mix.

Keywords : Social mix, Affordable Housing, Housing Sociale, Magic Mix, Comparative Housing

## **Persistence and change in the city of Limassol: housing patterns, social change and transformations**

**Nadia Charalambous**

University of Cyprus, Department of Architecture, Cyprus

Limassol, the second largest city in Cyprus in the SE Mediterranean, has been changing rapidly during the past decades. The historic centre has been undergoing major redevelopments which entail a respective transformation of residential spaces. This paper aims to address such transformations in an attempt to assess the ways in which isolated housing developments interact to form a cumulative impact on the city as a whole, discuss the role of planning in affecting everyday patterns of living and explore whether socio-spatial patterns may be better understood as being conditioned by the interaction between “inherited” spatial patterns and contemporary life. The urban challenge at hand is the application of a suitable methodology to assess the city’s ability to recover and adapt to multiple, abrupt changes. A methodology that can be applied to urban design processes for both the assessment of existing housing developments and plans for redevelopment, is proposed.

Keywords : Limassol, housing developments, urban segregation

## **A 15-year Housing Policy Instrument: The Territorial Housing Plan of Catalonia**

**Jordi Bosch**

Catalan Housing Agency, Spain

Josep Casas

Housing and Urban Improvement Department, Spain



The purpose of this presentation is to explain the strategies of the Territorial Housing Plan of Catalonia (THP), recently made by the Secretary of Housing and Urban Improvement of the Catalan Government.

The THP is a long-term housing policy instrument. It is conceived as: a 15-year plan integrated with urban planning, (ii) a dynamic, flexible and easy-to-update document; and (iii) a preventive tool for housing bubbles.

Its main objective is to meet the housing demand excluded from the market. This objective will be achieved through policies on empty homes, housing benefits, and social housing. In this regard, the plan proposes to increase the social housing stock, from 1 per cent up to 5 per cent.

Keywords : Housing planning, housing policy governance, territorial planning

## **Mobility and attachment; what has changed in ten years in Istanbul?**

**Ebru Ergoz Karahan**

Özyeğin University, Faculty of Architecture and Design, Turkey

The paper aims to explore the effects that cause residential mobility and place attachment and the relation between these concepts through qualitative inquiry focusing on factors such as family formation, gender, age, income, housing tenure, social ties, individual characteristics, housing and neighborhood features, and housing market. The data was produced through in-depth interviews made in 2006, 2012 and 2017 with a variety of participants in Istanbul. Some of the results support the literature while some of the results are unique to the region.

Keywords: Place attachment, Sense of belonging, Residential mobility, Istanbul

## **The legacy of the real estate boom against the right to the housing in Castile-La Mancha: Territorial**

**Carmen Vazquez**

University of Castilla-La Mancha, Spain

Mortgage foreclosures are one of the most important and tragic social manifestations of the impact of the housing crisis that began in 2007. Its observation from a different geographic and multiscale focus discovers its special intensity in many urban and peri-urban areas and the influence of the proximity to the metropolitan area of Madrid, there where the excesses of urbanization process and the associated costs and risks were higher, or where the most



vulnerable to the crisis social groups are concentrated. This paper draws the map of mortgage foreclosures in Castile-La Mancha since the beginning of the economic crisis and proposes an interpretation of its contrasts. Furthermore, it addresses the main regional and local public policies that have been tried to address the problem.

## **Measuring Social performance in Italian social housing projects: an integrated model**

**Giordana Ferri**

Fondazione Housing Sociale, Italy

Claudia Pedercini, Chiara Rizzica

Fondazione Housing Sociale, Italy

The Fondazione Housing Sociale (FHS) has developed an evaluation model composed by social rating and social value as measurement tools for the social performance of housing projects. The model acts as a trigger for the measurement process and enables different projects to be compared in order to find areas for improvement or those requiring more focus. The tools designed by FHS are experimental and progressive: being placed at the base of the everyday routines of their users they embody this “try-me-out” pathway, take part one after the other in rapid succession in the project and drive its redefinition over the time. The tools are in line with the debate regarding greater awareness of the advantage of socially innovative practices also in the affordable housing field. The paper presents the guidelines of the tools and the more important output applied on two social and collaborative housing case study in Italy.

Keywords : Italy, collaborative housing, tools, social impact, rating, social value

## **Construction Activities in Spain, Italy and Germany**

**Thorsten Heitkamp**

The presentation will give an overview of the construction activities in the housing sector in Spain, Italy and Germany during the years 2007 – 2015. These countries are still a significant part of the European construction sector, although Italy and especially Spain have seen a significant decline in their construction activities during the financial crisis 2007/2008.

In the mentioned countries the development of the housing sector is quite different. In Spain the construction sector accelerated in 2014 and 2015 for the first time since the “big crush”,



but investment is still significantly lower than in the peak year 2007. On the contrary, the housing market in Germany in 2015 was much stronger than in 2007. And the years 2016 and 2017 are even more dynamic, also due to demographic and economic growth and the influx of international migrants.

The outlook by euroconstruct for the coming years is quite positive for Italy and especially Spain, meanwhile the forecast for Germany is less optimistic. Nevertheless, Germany's national experts expect a dynamic development of the housing sector within the next years, as a housing shortage of approx. 350.000 to 400.000 units/year is estimated.

## **Rights to housing and evictions in Southern Europe**

**Elena Bargelli**

University of Pisa, Department of Political Sciences, Italy

A traditional feature of Southern European countries is the weakness of public and social housing. This arises a social problem where, as a consequence of the financial and economic crisis, people cannot afford to pay rents and mortgages.

This seems to be conflicting with the legal perspective, which conceives the right to housing as fundamental right deserving a constitutional status, regardless of whether national Constitutions explicitly mention it.

This apparent contradiction has a legal justification. As any social right, the judicial effectiveness of the right to housing has been repeatedly questioned. according to the most widespread doctrine, a judicial claim against the State to find an accommodation would be unacceptable. This opinion has been questioned by the European Court of Human Rights in cases concerning evictions. Through the doctrine of positive obligations, the court imposed national States to find alternative accommodations to people evicted. The question arises to what extent judicial power may question national policy and whether moratoria are the most effective measure to be implemented.

Keywords : right to housing eviction moratoria

## **Ten Years of Housing Policy in Portugal (2007 – 2017 ) : Shifting from a Homeowner Society to a Rental Market?**

**Romana Xerez**

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Pedro G. Rodrigues  
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Building a homeowner society has long been an essential element of the Portuguese culture, as well as a central feature of the housing policy in Portugal, where housing is considered a social right. As in other Southern European countries, although less so in Portugal, the Global Financial Crisis of 2007/8 affected the housing market and seems to have inverted homeownership. In 2011, the Troika (EU, ECB and IMF) imposed a set of changes to housing policy, the most relevant of which was the New Urban Lease Act, with amendments later approved in 2012. In this paper, we critically analyze how housing policy has morphed over the past decade, with an eye on several housing programs such as social housing, rehabilitation and rent promotion. Public housing policy has changed significantly, as financial support to purchase a home has been substantially reduced, and the rental market is now heavily promoted.

Keywords : homeownership; housing policy; Portugal; social housing; housing market.



## WSH\_22\_WELFARE POLICY, HOMELESSNESS, AND SOCIAL EXCLUSION

### Examining policy implementation at the street-level

**Niamh Murphy**

University College Cork, Applied Social Studies, Ireland

Studies of street-level bureaucrats (SLBs), or front-line public sector workers, have made a significant contribution to our understanding of discretion use and policy implementation. However, the SLB framework has not been applied to the use of discretion among homeless assessment staff within Irish local authorities, having been successfully applied in the UK. The statutory definition of homelessness is very ambiguous, with policy and directives providing little further guidance. Therefore, local authorities have considerable discretion in deciding who is, or is not, considered homeless, making the application of Lipsky's framework a potentially valuable tool for analysis. This paper will: 1. present a discussion of the debate on discretion use and SLBs in the public sector, through examining the relevant literature; 2. discuss the usefulness of Lipsky's framework to the assessment of people presenting as homeless given the lack of definition stated above; and 3. outline the methods proposed for this PhD research.

Keywords : Homelessness, street-level bureaucracy, discretion, policy implementation, local authorities.

### Our Homeless?

**Ingrid Sahlin**

Lund University, School of Social Work, Sweden

This paper discusses what the persistent construction of 'the homeless' and the revitalized term 'our homeless' include, imply, and exclude, respectively. In analogy with Simmel's (1908) definition of 'the poor' as the stratum that gets (or would get) public assistance, I claim that 'the homeless' comprise only those for whom the society, municipalities and charities acknowledge a responsibility to give shelter. 'Our homeless', in turn, tends to reinforce the boundaries towards the tens of thousands of people within the national territory that lack shelter or are temporarily accommodated by other authorities or private providers or individuals.



Through an analysis of debates in the Swedish Parliament I investigate in what contexts and to what effect the concept of ‘(our) homeless’ is used or avoided, respectively, as well as the discursive relationships between ‘homeless’ and being assisted, stigmatized, othered and deemed (un)deserving.

Keywords :homeless, ‘our homeless’, ‘social constructions’

## **Housing Preferences and Support experiences of Homeless People**

**Lars Benjaminsen**

The Danish National Centre for Social Research, Denmark

This paper explores the housing preferences and support experiences amongst homeless shelter users in Denmark. The study is based on a survey amongst 185 users of homeless shelters. The findings are discussed in the context of different approaches of housing and support. The preferences of shelter users are mainly in line with the principles of the Housing First approach as the majority of shelter users prefer independent housing. However, the findings underline that many shelter users have an experience of previous evictions and lack of social support.

Keywords: Shelter users, consumer preferences, housing types, evictions, social support

## **Conceptualizing women’s homelessness. A case of Poland**

**Magdalena Mostowska**

University of Warsaw, Poland

There have been many conceptualizations of homelessness stressing different aspects of the phenomenon and characteristics of “the homeless person”. Feminist critique of housing and homelessness argued that the concept of home (and thus also lack of home) is highly gendered. This was named as a principal reason why women’s homelessness remains “hidden” and is overlooked in policy and research. Women’s homelessness in Poland is particularly under researched field.

In the first part of this paper different definitions and typologies of homelessness are analysed to explore how women’s homelessness was conceptualized in the past and how it is understood now. Secondly, other highly gendered social phenomena are explored to find their intersections with homelessness. This concerns especially domestic violence and sex work,



in which also departmentalization of social policy is analysed. Finally in the third part of the paper some thoughts from the first interviews with women experiencing homelessness are analysed in an attempt to understand what homelessness means to the women themselves. The analysis brings some important points into the discussion on homelessness and poses a fundamental question, whether homelessness is a useful concept to describe women's crisis situations at all.

Keywords : homelessness, women, Poland.

## **The cultural and social exclusion consequences of remote Aboriginal housing management**

**Angela Spinney**

University of Technology Melbourne, Center for Urban Transitions, Australia

Karen Hughes

This paper considers the social exclusion of Indigenous Australians. Research on housing in remote indigenous areas (Habibas et al, 2016) illuminated remote community participants' identification of the cultural consequences of the National Partnership Agreement on Remote Indigenous Housing (NPARIH); a funding arrangement of AUD \$ 4.500 million for improving housing and reducing homelessness in remote Indigenous communities between 2008-2018.

These consequences include a dissonance between mainstream methods of tenancy management and culturally appropriate ways of living. Situations such as leaving a house empty for a prolonged period when someone dies, and the efficacy of living together across kinship 'Avoidance' relationships, are vital to ongoing cultural reproduction as well as personal and community well-being.

The research combined interviews and participant-observation fieldwork with an analysis of contemporary housing policy.

Keywords :Social inclusion, Indigenuos, Housing Management

## **The role of welfare cuts in causing the exodus of London's poor**

**Anna Clarke**

University of Cambridge, Cambridge Centre for Housing and Planning Research, England,UK



London is a prosperous, global city, with a rising population and constrained housing supply. House prices and rents have risen fast in recent years and there have been growing concerns of gentrification and “social cleansing” of the poor from London. Since 2010 there have been a series of cuts to welfare support for low income households throughout the UK, but with the most severe impact in London. This paper explores the evidence of the impact of these cuts, as well as qualitative evidence from interviews with people in poverty facing eviction and forced moves. It contends that the impact of the welfare cuts has been underestimated, masked by the growing dependence on housing benefit by in-work households, and concludes that the cuts to welfare have been a major cause behind a substantial movement of low income households out of central London.

Keywords : Homelessness, welfare, gentrification, private rented sector

## **A Study on the risk of the life time through the helpline in Aichi watching landlords in Japan**

**Yoshihiro Okamoto**

Chukyo University, School of Business and Public Policies, Japan

The aim of this paper is to contribute to the decent living through clarifying the causes and the danger of lost houses, and prevent us losing houses and getting into housing difficulties. Mainly using the records which Aichi watching landlords has consulted with persons with housing difficulties in 2013 fiscal year, this paper makes it clear that accidents in the any time of the life span led housing difficulties. There are no responsibilities on persons on them. So, it illustrates the importance of the housing supports and coping with troubles. It also implies the importance of the housing policy.

Keywords : the risk of the life time, the helpline, housing difficulties

## **Being present in the homes, lives and neighborhoods of marginalized people**

**Camilla Lied**

Norwegian institute for Urban and Regional research, HIOA, Norway

The paper discusses various aspects of “presence” in disadvantaged urban neighborhoods and the home follow-up of marginalized people in their environment and in their neighborhood



(through area boosts and urban redevelopment projects. What are the success criteria? What are the challenges and how can they be solved? What impact does the presence and outreaching social work in living environments and in relation to residents, different types of neighborhood work and housing organization, innovation, social entrepreneurship, have? How to create more social capital in areas where many socially marginalized people live? For example, can one help to create not only trust, but also confidence, following Putnam's theory of trust? I consider going deeper into such work in a specific area in Oslo, perhaps also comparing to other projects in other cities or countries in Scandinavia. These are all big questions, that will be discussed more specifically in the paper.

Keywords: home follow-up, trust, urban redevelopment, social capital

## **Measuring homelessness and housing precarity**

**Joe Finnerty**

University College Cork, Applied Social Studies, Republic of Ireland

The classification and measurement of homelessness and housing precarity is the subject of much contestation amongst academics, policy makers, and organisations involved in the delivery of homeless services. This paper will present an evaluation of the current measurement of homelessness and housing precarity in Cork, Ireland's second largest city. This will be done primarily by gathering and analysing the opinions and perspectives of the key stakeholders in the voluntary and statutory sectors in Cork city involved in homelessness. Data collection will be via semi-structured interviews.

Keywords : homelessness; measurement

## **Analysing the Politics of Resentment: Housing Reform in England and the Efficacy of Policy**

**Tony Manzi**

University of Westminster, Architecture and the Built Environment, England, UK

This paper considers the attitudes and values that have informed the contemporary politics of housing. Situating the debate within an analysis of populism, the paper considers how approaches to housing reform have been influenced by globalisation, inequality and insecurity. The paper argues that contemporary policy has been strongly influenced by a politics of resentment and considers how these ideas have influenced narratives of austerity,



economic decline and conditionality. The final section examines the practical impact of these ideas, in attempting to modernise the housing market in England. The paper examines three primary approaches: the promotion of owner occupation, the application of behavioural economics to policy and the regeneration of housing estates. The paper argues that a new politics of housing is needed to renew faith in the efficacy of policy, based on use (rather than exchange) value, reciprocity and solidarity.

Keywords : Resentment, austerity, conditionality, solidarity

## **Is there a shift in tenure choice after the GFC? (Case of Hungary)**

**Adrienna Csizmady**

Centre for Social Sciences, Institute for Sociology, Hungarian Academy of Science, Hungary

József Hegedüs

Metropolitan Research Institute, Hungary

In Hungary's housing system, home ownership has become the dominant tenure form, covering 85-90% of the housing stock after the first decade of intensive privatization in the 1990s. In the 2000s homeownership continued to be the dominant tenure form. After 2008 (GFC), the new construction decreased by 70-80%, mortgage arrears become a huge social problem, which proved that homeownership could be as risky and unpredictable as renting. The expansion of the private rental sector seems to support this assumption. The paper, using a qualitative research, will study how the tenure preference of the young generation (18-35 years) changed after GFC analyzing four factors: job market strategy, household formation, subsidy programs and legal regulations. Evaluating these factors we will test whether there is demand among the young households for intermediate tenure forms.

Keywords: mortgage crises, affordability, coping strategy, tenure choice

## **Individual, Family and Neighborhood Antecedents of Childhood Homelessness in Denver**

**Anna Maria Santiago, PhD**

Michigan State University, East Lansing MI, USA

In any given year, an estimated 1 to 1.7 million children and youth in the United States



experience homelessness. Negative outcomes associated with homelessness include exposure to violence, substance abuse, risky sexual behavior, poor mental health and poor educational outcomes. To date, however, very little is known about the factors preceding such episodes, most of the extant literature has focused on nonrandom samples of youth after they are out on the streets. Using data from the Denver Child Study for 712 low-income Latino and African American children and youth between the ages of 2 and 18, the influence of individual, family and neighborhood factors on homelessness during childhood and adolescence is examined. The study addresses the following questions: (1) What are the risk and protective factors associated with episodes of homelessness during childhood?; (2) Are there gender and ethnic differences in the exposure, timing and antecedents of homelessness?

Standardized accelerated failure time (AFT) models were used to estimate the timing of exposure as well as to test the robustness of results across gender and ethnicity. Study findings suggest that 7% of the children and youth in the sample experienced one or more episodes of homelessness; the average age at time of first episode was 8 years. Episodes of homelessness were delayed for Latina girls and for youth coming from households that were more affluent, headed by older caregivers, or those experiencing more frequent moves. The risk of experiencing homelessness also was delayed for youth who resided in neighborhoods with higher fractions of foreign-born residents or greater occupational prestige. However, episodes of homelessness occurred earlier for children growing up in families with higher educational attainment or residing in older neighborhoods. Of interest, increased risk of homelessness during childhood was not associated with living in more disadvantaged or dangerous neighborhoods. These effects were stronger for African American children and youth.

Keywords : homelessness, childhood, antecedents, minority youth

## **‘Potholes of Doom’: management and neglect of Gypsy and Traveller sites in the UK**

**Jo Richardson**

De Montfort University, Department of Business and Law, UK

This paper seeks to explore the problems created by the perceived neglect of Gypsy and Traveller accommodation and to develop a framework for better understanding the exclusion and precarity of such groups who are seen to be different because of the spaces they inhabit. The impact of insufficient accommodation and neglectful site management can result in poorer health and education outcomes for Gypsies and Travellers, but also reduced community cohesion in society where conflicts occur over perceived values of spaces and



of people. The work is based on research undertaken between 2014 and 2016 and funded by the Joseph Rowntree Foundation. It suggests that deteriorating physical environment and poorly communicated management practices ('potholes of doom') become amplified reflections back to Traveller communities of their exclusion from society and contributes to low-level conflict on sites. The paper will offer recommendations for improved management practices and better social inclusion.

Keywords: Traveller, Gypsy, sites, management, neglect, conflict

## **Assisting homelessness services to identify and respond to domestic violence**

**Dr. Angela Spinney**

Swinburne University of Technology, Centre for Urban Transitions, Australia

**Dr. Farnash Zirakbash**

Swinburne University of Technology, Faculty of Health, Arts and Design, Australia

Many women present at homelessness crisis agencies citing relationship breakdown or financial difficulty, rather than domestic violence specifically as a primary cause of their need for support. Our research explored the best ways for homelessness services providers to identify and respond to women and children who are homeless as a result of domestic violence, but do not specifically identify themselves as such to service providers. Where services fail to identify those experiencing domestic violence, the assessments of client risk and planning for client safety can be inadequate. Clients may not receive the information they need on their legal rights and safe housing options, or be offered early intervention, support or recovery options.

Keywords: Homelessness, Domestic violence



## PHD WSH

### **Regeneration of Housing Innovations: A Case of Housing Program for Young Academics in Zagreb**

**Josip Pandzic**

Faculty of Law Zagreb, Croatia

Gojko Bezovan

Conventional means and approaches for tackling housing problems, such as mass housing developed in Europe after World War II, proved outdated, ineffectual and counterproductive in times when austerity prevails as a policy in EU. In that sense, there exists a permanent demand for innovations. Housing innovations as social innovations in the field of housing are indispensable instruments of EU-promoted concept of integrated sustainable urban development.. Yet, housing innovations have to be economically, socially, ecologically and politically sustainable themselves in order for them to serve their purpose(s). If any or a combination of housing innovations' sustainability conditions is missing, regeneration is needed. Affordable housing programme for young academics from Croatia's capital, Zagreb, as a housing innovation intended for meeting basic needs and enhancing academics' quality of life, is presented as a good case for regeneration in this work-in-progress paper, since it has become unsustainable and requires policy measures for its regeneration.

Keywords: housing, innovation, regeneration, sustainability, development, academics, Croatia, Zagreb.

### **Exploring Migrant Homelessness: Narratives of Survival, Freedom and Opportunity**

**Regina Serpa**

I-SPHERE, Heriot Watt University, Scotland

This paper is part of a comparative study investigating the housing strategies of homeless migrants in Britain and America. In-depth qualitative interviews with Nationals from Eastern Europe in Edinburgh (Scotland) and migrants from Central America in Boston



(Massachusetts) highlight the importance of agency in mediating the structural forces underlying homelessness. This study interprets the main incentives for migration through a three-fold classification, in terms of survival, freedom and opportunity. Recasting migration in this light emphasizes different levels of need, with the first two categories (survival and freedom) involving basic needs, whereas the latter (opportunity) tends to involve higher level needs, for example to achieve self attainment. This typology helps to frame the immediate priorities of migrants as well as their longer-term goals.

In exploring the chief causal factors in participants' decision to migrate, this paper provides a deeper understanding of what makes one resilient (or vulnerable) to homelessness after migration. The paper analyses the linkage between migration and homelessness (from a position of disadvantage) in order to consider how experiences of both inform people's housing strategies; for example in identifying options available, analysing the values people hold and understanding how these values shape priorities.

Keywords: Migrant Homelessness; Comparative Research; Housing Strategies

## **Measuring the availability of affordable housing in sprawl areas by using hedonic model, the case of Ankara**

**Nese Aydin**

Faculty of Architecture Ankara, Department of city planning, Turkey

We usually see urban sprawl – in almost all academic studies as undesirable urban formation. But, if we look from the affordable housing point of view does Urban Sprawl still desirable? Doesn't it beneficial for low-income household in the perspective of affordable housing? In this article this questions are going to be answered with a case study in Ankara. Ankara's two different neighborhoods units –one from the central area(Cukurumbar), one from sprawl area (Yapracik) – is going to be examined with hedonic pricing model. The interior characteristics of house (how many bedrooms, baths etc) and the external characteristics of house (transportation price, proximity to transportation services etc) are going to be used as independent variables, the house as prices as dependent variables. This study is going to give us a clue about whether areas provide affordable housing or not.

Keywords: sprawl, affordable housing, hedonic pricing model

## **Housing practices of the Greek youth in connection with family strategies in crisis**



### **Myrto Dagkouli**

Gran Sasso Science Institute, Italy

Young people constitute a group that is already analysed for its contemporary housing practices during the crisis in Southern Europe (Pinto&Guerra, 2013, Moreno & Mari-Klose, 2013, Martin, 2015, Arundel&Ronald, 2015, Gentile, 2015, Minguez, 2016, Bricocoli&Sabatinelli, 2016 and many more) but not yet in Greece. In this context, the Greek youth housing pathways are investigated in this research referring to the age group 26-32 that are supposed to be over their educational process and eager to get and keep a job position in the troubled market and consequently achieve their housing autonomy as part of a life trajectory. Through this research we investigate the intergenerational family dynamics that are affecting the housing pathway of the young member. Moreover, the parameter of crisis is observed with the analysis of the housing career of the individual and the family strategies that they employ.

Is the family strategy towards housing affecting the housing opportunities of the young people and if yes, how? Is gender defining the family strategies towards the young member's housing practice? How are the young citizens and their families coping with the crisis?

Keywords : housing pathways, crisis, Athens, youth.

## **Types of Housing and Urban Sustainability in Korça City**

**Gerta Ismailaja**

POLIS University, Albania

Egi Bozo

POLIS University, Albania

The city of Korca is known as one of the oldest cities in Albania with a unique history and culture. Over the years, one of the problems which has also appeared in other cities is the expansion of them by making their part the areas that were not within the city's boundary. Expanding the cities have raised the problems of housing issues, for many years this problem has ruined the balance of sustainability. The economy is closely tied to housing, so Albania has suffered a boom in construction for 25 years, where many factors such as immigration abroad or lack of policies and laws have made the constructions to be uncontrolled and disorganized in many districts of the country.

Few cities have managed to preserve their identity and one of them is considered the city



of Korça, but there have been informal areas, illegal constructions, housing problems, etc. Studying the Korça case we want to present a strong link between preserving the identity of old buildings with new constructions, how they have contributed to the sustainability and improvement of urban policies.

Keywords: informal areas, housing, constructions, sustainability

## **Housing, Sharing, Collaborating**

**Matilde Plastina**

Sapienza Università di Roma, Department of Civil, Building and Environmental Engineering, Faculty of Civil and Industrial Engineering, Italy

In the world of global insecurity the need for community comes back strongly. Sociology observes a return to small groups founded on the principles of collaboration and experiences sharing. Some experimental projects promote a renewed way of living, contemporary and not ideological reinterpretation of the nineteenth century utopias designed by Fourier and Godin.

Sharing, in our time, has different meanings. Collaborative housing overcomes the model imposed by the modern and late-modern collective buildings, that were unable to create sense of community. Recovering the concept of community we can imagine an architecture in harmony to the socio-cultural needs and to the new dynamics of housing, in the definition of buildings and of common use spaces. Living by sharing services and places, is a possible alternative to the difficult life of the urban centers in which you feel more the need to recover the social dimension and to reduce the cost of everyday life. This paper identifies strategies and operational planning models by analyzing some housing examples, focusing the relationship between the private and sharing spaces.

Keywords: Collaborative housing, planning model, sharing spaces

## **An overview of developer-developer co-operation forms**

**Anders Eika**

Landscape and Norwegian University of Life Science, Faculty of Landscape and Society, Norway

This article describes how and why developers in urban transformation areas cooperate.



Transforming obsolete inner-city land is vital for sustainable urban growth, but it is a difficult processes. In Norway, development is largely marked-led, meaning that private developers will have to handle these difficulties with minimal public intervention if redevelopment is to happen. One the confounding factors that is often present is fragmented ownership and a multitude of developers. At the same time, high capital requirements, risk management, and various forms of economies of scale gives developers incentives to co-operate or co-ordinate with each other. So far, nine developers, representing seven major companies in the Oslo area have been interviewed. Developers tend to see cooperation as an all-or-nothing: They handle the project themselves, or form project-specific joint ventures if the circumstances demand it. Other forms of cooperation happens primarily when regulative authorities demands it, not due to some efficiency estimations.

Keywords: Marked-led urban redevelopment, co-operation

## **The Plan Territorial Sectorial d’Habitatge: the case study of Catalonia as an example to reflect upon Albania’s future**

**Josep M. Vilanova Claret**

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**Ricard Pié Ninot**

Polytechnic University of Catalonia, Institute Research Habitat Tourism Territory, co-director of the Pla Territorial Sectorial d’Habitatge, Barcelona, Spain

**Enrico Porfido**

POLIS University, Observatory of Mediterranean Basin, PhD researcher and lecturer, Tirana, Albania

In the early 2000s, a number of Catalanian municipalities started to reflect upon social housing issues due to the concerning rising residential market prices and the insufficient incomes of growing social groups, young people and economic immigration.

The study aims to explain objectives and methodology adopted in the Territorial Housing Plan, authored by the team led by the architects JM. Vilanova and R. Pié in collaboration with Catalan Government and the Polytechnic University. The document assesses the social housing needs of specific groups – such as young and senior people, populations at risk of exclusion and poorly housed individuals - and it provides guidelines to solve them through actions in the metropolitan, urban and rural diversities of the Catalanian territory.

The final purpose is to apply this analytic-propositional methodological approach to the Albanian context – especially the case of Tirana municipality - in order to provide some



guidelines.

Keywords: affordable and social housing, territorial and urban planning, catalonia.

## **Antipol - Regeneration strategy of urban space**

**Llazar Kumaraku**

POLIS University, Albania

**Ermal Hoxha**

POLIS University, Albania

This paper is part of the research on urban and architectural designing instruments. More in specific, this study will analyze the strategies for regeneration of urban space in settlement level.

The aim of this paper focuses in analyzing and ranking a number of useful strategies in order to understand how they operated in past or even actual urban contexts in improving the image and shape quality, followed by the regeneration of place and settlement.

The objective is to rank a set of instruments, principles, or strategies that have functioned or can function as a generator of quality improvement of residence and can orient to ways in which interfere with spaces that shows problems and seek to improve their quality of urban spaces.

The initial hypothesis raised in this text is that the application of a physical or cultural entity - defined here as an antipol - which itself contains innovation creates an echo over the entire dwelling elevating it to a superior level from where is achieved by improving image and spatial quality.

The following methodology divides the script into three main parts: the first is dedicated to the etymological/epistemological definition of the antipol concept; The second part analyze several case studies that emphasize the use of the antipol strategy in urban interventions - starting from those that belong to the period of regeneration in Europe ending in the Albanian context - while the third part is dedicated to the conclusions. After the etymological/epistemological definition of antipol, the case studies investigated will require verification of the initial hypothesis, the results of which will be presented in the paragraph of the conclusions.

Keywords: Urban regeneration, transformation, antipol, regeneration strategy

## **Digital fabrication as the tool to drive the @new housing” in Albania**

**Gerdi Papa**



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The aim of this paper is to explore the current advancement in digitally fabricating open source housing and what these advancements mean for a country like Albania.

Through the emergence of digital media and technologies, we have seen great change in the fields of architecture and design, greatly expanding what we thought to be formally spatially and materially impossible. These new tools and the ability to smoothly transition from drawing to making can be the foundation to changing forever the way we design and build. This paper aims to explore how these tools can be used to create a new self building and adaptable housing models.

Keywords: Digital fabrication, housing, low-cost, open source.

## **The industrialization of the city and housing in Albania**

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Architecture reflects the ideology of the ruling regime and adopts itself to it. Albania makes no exception, also seen at the changing housing trends. The transition from feudalism to capitalism and then socialism complies with the transition from the traditional housing in low-rise family houses, into multistory houses and detached apartments, where the neighboring families were not related by blood but a proximity of a social nature.

The first examples of the high-rise residential buildings in Albania belong to pre-World War period. Nonetheless the fundamental change in the way of living occurred during the communist regime. Concepts like the communal ownership, collectivization and emancipation where antagonizing with the up to then self-contained, closed and family based living.

This paper intends to investigate the evolution of the housing concept in Albania during this period (1944 – 1990), while placing it under a global perspective, trying to highlight how was housing evolving elsewhere.

Keywords: industrialization, housing, pre-fabrication, Albania



## **CIP Katalogimi në botim BK Tiranë**

### **Universiteti “Aleksandër Xhuvani”**

Affordable housing for all redefining the roles of public and private sector : ENHR conference. Tiranë, 04-06 sept. 2017  
: book of abstracts / European Network for Housing Research.  
- Tiranë : Mediaprit, 2017

1-156 f. ; 17 x 24 cm.

ISBN 978-9928-08-314-2

1. Arkitektura 2. Banesa 3. Strehimi (Banimi)  
4. Planifikimi i qytetit 5. Konferenca

728.1 (062)

365.2 (062)

ISBN: 978-9928-08-314-2



9 789928 083142

SHTËPIA BOTUESE  
**mediaprint**