

www.enhr2019.com



HOUSING for the next European social model

Athens, Greece

27 – 30 August 2019

Harokopio University
Department of Geography

Book of Abstracts



ENHR
European Network for Housing Research

WORKSHOP No. 1 COLLABORATIVE HOUSING	14
“All very nice in theory”: Attitudes towards shared living among non-adopters in Belgium	14
Decreasing Domestic Workload through Collaborative Housing: A Means to Emancipate Inhabitants?	15
Collaborative housing: a plausible tool for multicultural and intergenerational integration in Sweden.	16
Fostering Social Inclusion and Solidarity: Swiss Housing Cooperatives’ approaches and strategies	17
Designing affordable collaborative housing: the role of collective design processes in new forms of affordable housing provision	18
The new Dutch ‘wooncoöperatie’ housing model: A tale of collective self-organisation of social tenants in Amsterdam.....	19
How to manage self-management? On the cooperation between self-organised tenants and housing corporation professionals in a mixed Dutch-refugee housing project.....	20
The influence of public action recomposition on the CLT model dissemination in Western Europe	21
Re-inventing co-housing in Denmark after the neoliberal turn	22
The Co-housing Model used for Social Innovation in five Danish cases	23
The introduction of the Community Land Trust in Europe: A notion of the commons with plural realities.....	24
Territorial, temporal and organisational dimensions of collaborative housing: What are the patterns?.	25
Cluster apartments: luxury or model for collaborative social housing?.....	26
Emergent collaborative housing in Catalonia and the challenges of public-community co-production.	27
How does collaborative housing reshape professional practices in social housing sector? French and German perspectives.....	28
The global circulation of collaborative housing models: The cases of CLT and Housing Cooperative.	29
A new wave of rental-based housing cooperatives in Eastern Europe? – The experience of the MOBA network	30
Towards the development of Collaborative Housing in Chile: recedents & perspectives.....	31
WORKSHOP No. 2 DISADVANTAGED URBAN NEIGHBOURHOODS AND COMMUNITIES	32
Do schools mix students from different neighbourhoods? School segregation and student allocation in Swedish municipalities	32
The effect of the ‘introduction programme’ on humanitarian immigrants’ earnings	33
Intergenerational contextual mobility and neighbourhood inequality: A study of the 1986 cohort	34
Housing tenure pathways in Sweden. A longitudinal cohort study	35
Escaping One’s Disadvantage: How Neighborhood Context can Alter Life Outcomes.....	36
Neighbourhood Change, Neighbourhood Attachment and Social Participation in Chinese Cities – A Case Study of Chengdu.....	37

All Scales of Complexity: Potential Fallacies and Assets of Multiscale Bespoke Neighbourhoods for Studying Contextual Effects	38
Multiscale Contextual Poverty in the Netherlands: Within and between-City Inequality	39
Poverty context effects on later life income and education	40
Ethnic differences in lifecourse mobility and its impact on neighbourhood change in high-rise housing estates of Tallinn, Estonia	41
Including Neighbourhood Selection in a Neighbourhood Effects Model.....	42
Using Partnerships to Revitalize Distressed Inner-City Communities: A Case Study of the Community Center Learning Institute in Cincinnati.....	43
To be or not to be a ghetto. Something is rotten in Denmark	44
WORKSHOP No. 4 ENERGY EFFICIENCY AND ENVIRONMENTAL SUSTAINABILITY OF HOUSING.....	45
Do homeowners' perception of energy efficiency affect their willingness to pay in residential retrofit?	45
Resident-led Microgrids: Energy transition made accessible?	46
Coordinating climate and social housing policies to alleviate energy poverty: An analysis of targets and instruments in Austria	47
Energy Efficiency Effect on Household Energy Consumption and Energy Poverty Rates in Europe ...	48
Is the energy performance aimed today in buildings compatible with summer comfort? What type of construction is most suitable?	49
The Thermal and Visual Comfort of the Energy Efficient Building: 10 Case Studies of Certified Collective Social Housing in Lyon City, France	50
Occupant Energy Saving Behaviour as a Collective: A Case Study in a Turkish University Accommodation.....	51
Analysis on the operation problem of green residential area and research on design optimization	52
Energy poverty among elderly women in the Hungarian countryside.....	53
Design Elements in Apartments Adapting to Climate: A Comparison Between Korea and Singapore .	54
Utilising monitored data to tackle the energy performance gap in domestic dwellings	55
Integrating Climate Resilience and Environmental Justice in Housing Policy – Lessons learnt from a municipal and a regional case study in Germany.....	56
A Policy Framework for Quality Control in Energy Saving Renovations in Northern China.....	57
Low carbon housing retrofit in Australia: A just transition?	58
Ensuring Healthy Environments in Thermally Efficient Social Housing – A Case Study	59
Improving homeowners' participation in energy efficiency renovation in China's northern heating region	60
The housing complex as a field for sustainable architectural design.....	61

Research on Energy-saving Reconstruction Mode of Existing Brick-concrete Structure Residential Buildings Based on the Suitability Target	62
Individual Metering and Charging - A theoretical study about hot water consumption, crowded living and fuel poverty	63
WORKSHOP No. 5 HOUSING AND LIVING CONDITIONS OF AGEING POPULATIONS....	64
Ageing in large housing estates in Sweden - Can the structure of these housing areas and design of the housing contribute to ageing well?	64
Ageing in Place and the Role of Housing Providers.....	65
Home improvements and aging-in-place: changing long-term care policies and household practices in the Netherlands	66
A multidisciplinary approach of ageing well in place: perspectives and experiences from six related key fields.....	67
The meaning of home against the context of urban redevelopment in China: the experiences of the older people.....	68
“Of course I’m safe at home!” Electrical safety awareness amongst older people ageing in place in Wales	69
Quality ageing in place: Investigating the housing situation of the elderly in Slovenia.....	70
Renewing Muromi Danchi: The Search for Precedents.....	71
Appeal to the Awareness of Life-Proof Houses and Neighborhoods by Inhabitants.....	72
Residential mobility and immobility of the Spanish elderly.....	73
Is co-living a housing solution for older people in the UK?	74
Implementing the concept of ‘housing support’ in a super-aged society.....	75
How to sustainably improve housing complexes facing serious aging problems: A Comparative analysis between 2 housing complexes in Tokyo	76
Analyzing housing needs and social representations of the elderly in intergenerational cohabitation: first results of a project grounded research in the South of France.....	77
Ageing in Place and Informal Support: The Difference of Performance of the Reformation of Long-term Care Insurance between rural area and urban social housing in Japan.....	78
Home Ownership as a Pension in Contemporary Housing Systems.....	79
A Study on the Status Quo and Optimization of Space Allocation of Service Facilities Designed for Senior Citizens in the Communities in Xi’an- The application of the GIS-based two-step mobile searching method in Beilin Community	80
WORKSHOP No. 6 HOUSING AND REFUGEES.....	81
A Correlation Study between Residential Building Materials and Types in Tientsin European Concessions.....	81
A comparative study of refugees' housing of 1922 and 2016 in the metropolitan area of Athens.....	82
Identity and Space - Collaborative Housing and Shared-Flats for Inclusive Cities.....	83

Invisible urbanisms. Domestic space as a tool for innovation	84
Refugee Accommodation and Solidarity Space - City Plaza Squat as a Common Space	85
Evaluation of housing and energy supply solutions for refugees in a Norwegian Municipality	86
Geographical trajectories of refugees in Sweden. Patterns and drivers of inter-regional (im)mobility..	87
Architectural Design Criteria Framework for Temporary Residential Settlements: Earthquake Victims and Refugees	88
Housing Solutions and Integration for Unaccompanied Refugee Minors in Trondheim, Norway.....	89
Integration of Living in Polykatoikia Construction Phases	90
The Social Sanctuary	91
The “dual geography” of the accommodation policies for refugees in Athens	92
Intersection of immigration-, integration- and housing regimes shaping different housing outcomes for different types of migrants	93
WORKSHOP No. 7 HOUSING ECONOMICS.....	94
Capricious Redistribution? The Scale and Impact of the Local Authority Rent Subsidy in Ireland	94
Do Housing Prices Reflect a Risk Premium on Personal Transportation Cost?.....	95
Dynamics of changes in the cost of housing construction according to items of expenses, taking into account socio-economic factors	96
Housing cost burden, housing condition and subjective wellbeing	97
Residential Lease Values in Prime Central London: Enfranchisement and the Impact on Relativity	98
Housing Affordability and Tenure Choice of Rural to Urban Migrants: The Effectiveness of Housing Policy in China.....	99
Life at the Frontier: Conceptualising the Causes and Consequences of Social Frontiers in Residential Segregation	100
Spatial Mobility of Young Adults: Selectivity, Purposes, Distances.....	101
WORKSHOP No. 8 HOUSING FINANCE.....	102
Unveiling energy efficiency financial gap: the case of Slovenia	102
The filtering process and the ripple effect - an analysis on housing market in Warsaw, Poland.....	103
Real estate agent fees in Europe and the debate in Germany	104
Social Housing in Flanders. Best Value for Society from Social Housing Associations or Social Rental Agencies?.....	105
Why are some families with children leaving the inner city of Oslo and others staying?	106
Equal in Incomes, Unequal in Wealth? Housing Wealth Inequalities in the Czech Republic.....	107
Subjective motives in households housing finance decisions in the UK.....	108
Efficiency of the Help to Buy Scheme in the UK.....	109

Are homeowners better investors? The effect of housing on household investment in the United Kingdom	110
Financialization of (Informal) Housing in Turkey: Role of Regulations and State Involvement.....	111
Housing affordability: beyond measurement	112
Housing taxation: a new database for Europe.....	113
Land value, land urban rent and housing policy on the Polish housing market.....	114
How residential developers in England assess planning risk.....	115
WORKSHOP No. 9 HOUSING IN DEVELOPING COUNTRIES	116
Relocation and informal settlement upgrading in South Africa: The case study of Mangaung township, Free State Province	116
A Cross-sectional Study on the Impact of Typical Indexes of Residential Buildings on the Residents' Fertility Rate and Their Attitude Toward Fertility.....	117
Exploring health implications of upgrading informal housing settlements: evidence from Mangaung Township, South Africa	118
Socioeconomic determinants of leaving parental home and new household formation in Brazilian urban areas	119
An Attempt to Question the TOKI Housing Project in Neoliberal Turkey: Integrating the Poor?.....	120
Mixed-Use Projects as Neoliberal Urbanization's Tool for Transforming the Space: The Case Study of İzmir New City Centre, Turkey	121
Self-redevelopment as a model for Mumbai's housing crisis	122
WORKSHOP No. 10 HOUSING LAW	123
The implementation of the Directive 2014/17/UE on credit agreements for consumers relating to residential immovable property in Spain: the treatment of unfair terms.....	123
Housing law and policy in Portugal: recent breakthroughs	124
Certificates of Urgency: Dutch Ex-Offenders' Ticket to Housing?.....	125
Public rental housing as an instrument to realize the right to housing.....	126
Homes at stake in the War on Drugs.....	127
The impact of the «ELAN» Act on the guarantees of housing rights in France.....	128
Tenant protection in a time of "touristification" and rent speculation - The Portuguese legal reaction.....	129
Condominium Apartments as a challenge to urban regeneration: A comparative view of laws and practices	130
Disintermediating the access to housing through the blockchain	131
Interrogating the meaning of 'homeless' in English homelessness law	132
International law, tenure security and big data analysis	133
Housing policies in a multilevel governance. An analysis of the Galician case.....	134
Improving Estonian Private Rental Sector: Actions and Reactions.....	135

Demolition of condo buildings and its impact on apartment ownership rights	136
Legal, administrative and technical obstacles for vulnerable people access to social housing benefits.....	137
Protection of the homeowner against eviction: lessons from European case law.....	138
WORKSHOP No. 11 HOUSING MARKET DYNAMICS.....	139
‘When all our money goes for rent, our food money gets spent’ - How trends in housing affect the association between income poverty and life-style deprivation across Europe	139
Tenants’ Characteristics in Public and Private Rental Housing in Malmö, Sweden 1993-2016	140
On their own or with a little help from their parents? The impact of intergenerational transfers for young Norwegian homeowners	141
How to explain the discontinuities in Dutch housing production: the role of structural factors and policies.....	142
Social norms and housing market: contribution of sociology to traditional housing economics.....	143
Divided Access and the Spatial Polarization of Housing Wealth.....	144
Property rights with price tags? Understanding China’s informal housing market	145
The financialisation of the housing market: a comparison between Athens and Amsterdam	146
Housing types or housing classes? Patterns of socioeconomic stratification across housing types in Romania, 2007-2016.....	147
Are housing policy shifts reprofiling housing estate neighbourhoods? Some observations from the Helsinki Metropolitan Area, Finland	148
How has the Global Financial Crisis changed the UK’s housing system?	149
The Affordability of Housing in Russia and Other Countries	150
The politics of homeownership: How the neoliberal state created the generation rent in Copenhagen and Istanbul.....	151
WORKSHOP No. 12 LAND MARKETS AND HOUSING POLICY	152
Indirect Land Value Capturing – an Effective Instrument for Supply of High Quality and Inclusive Housing?	152
Reforming Planning and Land Policy in Ireland	153
Reconciling a uniform national housing policy with diverse housing markets	154
Urban Regeneration in Kepez Town.....	155
Urban Regeneration for Preparing for Earthquakes in the Residential Areas of Bursa City, Turkey...	156
Urban planning, online platforms, and informal housing: Insights from Australia	157
WORKSHOP No. 13 METROPOLITAN DYNAMICS: URBAN CHANGE, MARKETS AND GOVERNANCE.....	158
Ambiguous urban governance: contestations in municipal spatial strategy-making in Stockholm.....	158
Buy-to-let landlords and tenants in Groningen (the Netherlands): a geography of a fast-growing housing market segment	159

Socio-Spatial Inequalities on the Housing Market: The Outcomes of Belgrade's (Post) Socialist Policy Regime	160
Coordination of Housing in Different Metropolitan Area Contexts	161
A Viable State? Deepening Entrepreneurial Governance	162
Urbanism in China: From state socialism to state capitalism	163
5km Radius of a Schism: Investigating the radial perimeter of Tirana's endings. The typological, social and economical palette of the suburban sprawl emerging with the city's expansion after the 90's	164
Residential mobility of young families in the Prague metropolitan region	165
Local housing policy - free choice or path dependence?	166
New ways of working, new ways of living...new housing issues?	167
Private Renting in Italy and affordable policies: is there a future?	168
Present: spatial statement in the refugee debate.....	169
Strategies for Improving Urban Renewal Decision-Making in China: Analytic Network Process Approach.....	170
WORKSHOP No. 14 SHORT-TERM RENTAL MARKET	171
Coliving, an emerging sector in the contemporary housing market	171
The effects of short-term rentals on the commodification of housing in post-socialist Budapest	172
Dealing with the multiple effects of the short-term rentals in the city of Athens	173
Rationality, Rent Seeking and the Rentier Economy: Understanding Disruptive Innovation and the Sharing Economy in Housing	174
WORKSHOP No. 15 MINORITY ETHNIC GROUPS AND HOUSING.....	175
White house, black house, Roma house, Indian house, ethnic house or government house? Can access to the house be determinate by the race, ethnicity?	175
Social City Program and "Turkish Neighborhoods" in Berlin.....	176
Fair allocation policies for migrants in the context of housing shortage? Allocation policies and socio-spatial integration of institutional housing providers in Germany	177
Choosing the Right Place? Experimental Evidence for Ethnic Preferences in Housing Decisions.....	178
Tracking Residential Assimilation of Immigrants Through Housing Transitions	179
Measuring ethnic segregation in Finnish cities: experiments with the index of dissimilarity	180
Housing and neighbourhood careers and their interdependency in the context of antisegregation policies	181
Danish ghetto legislation – taking policy measures to a new level.....	182
Can Norwegians Desegregate Pata Rat?	183
Governance of accommodation for asylum seekers and refugees – Changing policy responses in Sweden to the 'refugee crisis' in the 1990s and 2010s	184
Who moves out the ethnically segregated neighbourhoods – does school ethnic context matter?.....	185

Role of education in the initial residential sorting of immigrants – the case of Sweden	186
Immigrants and homemaking: Domestic tradition in Iranian immigrants' homemaking practices in Zurich and Hamburg	187
WORKSHOP No. 16 PRIVATE RENTED MARKETS	188
Regulating the Maltese Private Rented Sector: Challenges and Achievements	188
A Coalition of the (un)willing? The convergence of landlord and renter interests in the “right to rent”	189
Housing career prospects of young people in a super-homeownership environment: the case of Budapest, Hungary	190
What’s wrong with investment apartments? Another example of financialized housing from Vienna	191
The Overreliance of Irish Housing Policy on the Private Rented Sector and the Impact on Low Income Renters	192
Housing stress and the financial wellbeing of households in the private and social rented sectors in England	193
Exploiting ‘big data’ to study the private rented sector: strengths and limitations of a database of rental listings	194
“You Aren’t Equipped with the Necessary Skills to Rent”: Frame Analysis, Tenancy Reform and the Social Construction of Stigma	195
WORKSHOP No. 17 RESEARCH ON RESIDENTIAL ARCHITECTURE AND ITS USERS..	196
Exploring the Influence of Nationalism and Colonialism on Residential Buildings - Comparing British Residential Style with Tianjin’s British Concession Buildings	196
«From the little house on the prairie to the sleep merchants»: 40 women's stories to analyze ruptures, needs and strategies to face unequal access to housing	197
A Turkish Modernist Melih Koray; Climatic Details in his Residential Design	198
Spatial restructuring in second-hand detached properties: exploring the role of renovation subsidies	199
Norms of Façade Design in Rural Houses Case study: Kazaj Village in Ardabil province of Iran.....	200
An Aesthetical Façade Element of Turkish Modernism; Balcony Railing	201
Between rock and a hard place: Housing options from dwellers’ perspective in a Nordic city	202
Adapting to the Apartment: New Forms of Housing in Jakarta.....	203
The Idea of Determining a Socio-Culturally Sensitive Sheltering Framework for Seasonal Agricultural Workers.....	204
Identifying Space Grammar in the Unit Plans of Contemporary Vietnamese Apartments.....	205
A day in the life of the vulnerable elderly: Human-centered research and architectural answers	206
Housing regeneration in Europe: tools for manipulating the post-war collective dwelling.....	207
Housing Renewals in Istanbul and Transformation of the Housing Interior	208
New solutions in state subsidized rental housing: Exploring residential practices to guide architects.	209

Micro Compact Designs: Capsule Housing.....	210
Rethinking the Architecture of Experimental Housing in Europe	211
The Physical Factors Affecting the Social Livability of Gated Communities: A Case study of Gated Communities in Tehran.....	212
Vectors of Degradation in Condominiums	213
WORKSHOP No. 18 RESIDENTIAL CONTEXT OF HEALTH.....	214
The social production of cold housing.....	214
Place of residence at old age, healthcare and digitization.....	215
Community Resilience: Residents' Experiences of Housing Damage, Displacement, Mental Health and Wellbeing during the Spring 2018 Flood in New Brunswick.....	216
The National Healthy Homes Partnership: An education program for consumers and stakeholders 1999–2019	217
How does household residential instability influence child mental health and happiness? A quantile analysis.....	218
Tenure stability and children's wellbeing and educational outcomes.....	219
Understanding restorative environments: from conventional narrative to general theory.....	220
Sustainability of residential environmental interventions and health outcomes changes	221
WORKSHOP No. 19 RESIDENTIAL ENVIRONMENTS AND PEOPLE.....	222
Residential Satisfaction in Ireland: Comparison of Housing and Neighbourhood Satisfaction Levels by Housing Tenure.....	222
What are the housing solutions for the households with frequent residential mobility patterns? A review of the literature.....	223
Contesting homeownership ideology: a study of the emergence of cooperative housing in the city of Barcelona	224
Fractal evolution of our cities	225
Residential segregation in Andalusia: the social distribution of well-off social classes.....	226
Invisibilization by revitalization of public spaces? The case of the Colonia Roma Norte and Colonia Doctores in Mexico.....	227
Living in revitalized central neighborhoods: gentrification or daily life touristification?	228
Transformative practices of inhabitation as implicit urban project: an ethnography of urban interstices in <i>Héliport</i> social housing estate in Brussels	229
The role of everyday public spaces in residential neighbourhoods	230
An Evaluation of Pedagogies on Housing Site Planning and Design from Interdisciplinary View	231
House to Home: The Effect of Reflecting the Identity of the User on the Living Environment in Residential Buildings	232
France tackles its ecological transition – the evolution of sustainable lifestyles?	233

Residential Satisfaction in Urban Conservation Areas: Kadıköy Kurbağalıdere Example	234
A Causal Analysis of Safety Concern of High-Rise Residents.....	235
Squeezing together to avoid suburbia? Ethnographic stories about choosing compact living in the city	236
Housing quality and dignity - an evaluation of housing for people diagnosed with substance abuse and psychiatric disorders	237
Inhabitants' daily routes through the city and their attitude towards its historical parts.....	238
WORKSHOP No. 20 SOCIAL HOUSING AND GLOBALISATION.....	239
Through privatization: the management and construction of Public Rental Housing in China.....	239
'Re-occupying the State': Social Housing Movement and the Transformation of Housing Policies in Taiwan	240
City-Led Mixed-Income Affordable Housing Projects: Experiences in Canadian Cities.....	241
New plans for organized rental housing in Israel: new ideas, actors and responses.....	242
Neoliberal Urbanism, Contested Cities and Housing in Asia	243
WORKSHOP No. 21 SOCIAL HOUSING: INSTITUTIONS, ORGANISATIONS AND GOVERNANCE.....	244
Addressing complex societal problems in not-for-profit housing using design thinking: the case of the Dutch 'Innovation Challenge Liveable Neighbourhoods'	244
Market adaptation and processes of residualisation. Exploring and explaining the magnitude and the geography of residualisation in public housing in Sweden 2010-2015	245
The Transformation of the Real Estate Sector in Portugal and the Evolution of the Public Housing Policies of the Municipality of Lisbon.....	246
Variform and complex – Access and allocation of social housing in Vienna.....	247
Neoliberalism and urban housing policy: lessons from Amsterdam	248
Scale effects in Social Housing in Flanders. Are larger organisations more efficient in reaching their housing goals?.....	249
And the winner is... On inclusion and exclusion through participatory arrangements in large-scale neighbourhood renewal.....	250
Social housing as infrastructure and the role of mission driven financing	251
Social Landlords, Social Responsibility and the Challenges of Diagnostic Practice: Negotiating the Landscape of Uncertainty and Insecurity.....	252
Attitudes to social housing: a comparative approach.....	253
Improving the living environment in French social housing neighbourhoods: Democratic and institutional issues of urban social developers' practices	254
Leaving social housing in Flanders. Does income matter?.....	255
WORKSHOP No. 22 SOCIAL MIX AND HOUSING.....	256
Social mix vs. Spatial Design: A Comparative Analysis of Recent Interventions in Copenhagen	256

The role of housing practitioners in shaping purposive interaction among hyper-diverse residents: a comparison of mixed housing settings in four cities.....	257
Planned Gentrification in Housing Regeneration Programs: Evaluation from the Perspective of Social Justice.....	258
The Relationship Between Tenure Mix and Local Services: Analysis on Scottish Small Area Data ..	259
The case of Hellersdorf, Berlin: from the socialist dormitory town to today's neighbourhood of diversity	260
Comparative studies on creating socially-mixed communities through housing.....	261
What Happened to the American Dream? Experiences of Low-Income Homeowners in the Aftermath of the Great Financial Crisis	262
WORKSHOP No. 23 SOUTHERN EUROPEAN HOUSING	263
Impacts of the New Regulatory Legislation of Short-Term Rentals in Lisbon	263
Leaving the parental home in Southern Europe: a qualitative approach.....	264
“Why Don't Mediterranean Cities Burn?” Residential segregation in a public housing neighborhood of Rome.....	265
Affordable Housing and Vulnerable Households: An Analysis to Prevent Elderly Social Exclusion .	266
The city of opportunities? A tale of how young newcomers (struggle to) settle in Milan.....	267
The children close, the daughters closer: Is family housing support in Greece gendered?	268
Between Tourism and Housing Programs and Projects in Lisbon.....	269
Lack of universal accessibility of housing in Spain, Sweden and Germany: comparative remarks	270
Housing Youth in transition in a Southern European context: a research framework for Greece	271
Housing in Southern European cities under transition: The case of Barcelona and Athens	272
Does a “New Generation of Housing Policies” Presuppose a New Model for Policy Evaluation?.....	273
WORKSHOP No. 24 TOWARDS SUSTAINABLE COMMUNITIES AND HOUSING.....	274
Realities and Background of Residents' Relocation Process in a Nuclear Power Plant Stricken Area	274
Combating energy poverty: Denmark, Ireland and Spain compared	275
Stakeholders' concern about risks in energy retrofit of residential buildings in China	276
Svartlamoen as a model for future non-profit housing areas	277
Contextual Modernization of Unit Plans for Malaysian Apartments.....	278
Ageing population in Danish single-family houses: Energy efficiency and other challenges illustrated by the “Single-family housing atlas” and home research	279
Local government, housing and local land-use conflicts in Poland.....	280
Housing – Work – Territory, spatial and social structures of agricultural and mining settlements in Northern France	281
WORKSHOP No. 25 WELFARE POLICY, HOMELESSNESS, AND SOCIAL EXCLUSION .	282

Single Mother Households' Housing Poverty and Role of Shared Housing Managed by Private Company in Japan.....	282
Gender norms and daily lives of young homeless women in crisis accommodation in Poland.....	283
'We are unhoused, not homeless:' conditioning legal agency upon living status hinders effective housing policy and fosters social exclusion in Leipzig, Germany.....	284
Homelessness in Norway - A housing problem?	285
Sustainable housing solutions for disabled people: effective practice in social housing lettings	286
Housing and the welfare state in post-1989 Romania: How local housing policy excludes low-income households	287
Active social policy measures and demographic concerns in Russian housing policy.....	288
Scrutinizing the housing policies on Secondary housing markets and Rental guaranties - promising alternatives to overcome affordability and accessibility problems?	289
Patterns of health service usage amongst the homeless.....	290
Last resort: vulnerabilities, resilience and quality of life in a homeless shelter population.....	291
Evaluating the housing, health, and service outcomes of a housing-led, intensive support program for the chronically homeless in Australia	292
Housing Inequality, Precariat, and Capability	293
A Study of causes and social backgrounds of homelessness to search preventative homeless measures through comparing European countries and Japan	294
Policy failure or f*** up: homelessness and welfare reform in the UK	295
Reinventing homelessness through enumeration.....	296
The impact of values on immigrant exclusion attitudes.....	297
WORKSHOP No. 26 HOUSING AND SOCIAL THEORY.....	298
Moving beyond state incapacity and state-socialism in Central and Eastern European housing theory	298
Education Quality and Residential Segregation in Moscow: The Inherited Prestige of Soviet Legacy.....	299
Variation in Scandinavian housing systems. Exploring divergence between housing regimes using power resource theory.....	300
Have we ever embraced possibilities of Bourdieusian approach to gentrification of housing?.....	301
Housing conditions and school attainment: evidence from Norwegian register data	302
Encountering reciprocity and difference in mixed-income housing programs in French and Australian cities: seeking out just social relations.....	303
Examining 'home' in the UK's private renting sector through assemblage theory	304
In a lonely place: Ontological insecurity, mental health and the meaning of home	305
Housing Justice with the Capability Approach.....	306
The Housing Pods and the Individualization of Society.....	307

Rethinking 'Housing Regime'	308
How housing systems are changing and why	309
WORKSHOP No. 27 JOINT WORKSHOP: SOCIAL HOUSING: INSTITUTIONS, ORGANISATIONS AND GOVERNANCE	310
More than affordable? Potential and challenges of new emerging actors in the development of affordable housing supply	310
<i>Quattro Corti a Stadera</i> - Regeneration and values of public housing estates: a pioneering case study in Milan	311
Collective Processes to Activate and Use Empty Houses in Spain	312
The value of co-creation in the making of innovative social housing in Hong Kong.....	313
The Legacy and Sustainability of support for community-led refurbishment of empty homes.....	314
Capacity building through social housing: the case study of SNL-Essonne in the peri-urban territory of Paris	315
Empowering vulnerable groups in the privatised housing markets of the Central and Eastern European countries – experiences with the Social Rental Enterprise model	316

WORKSHOP No. 1 | COLLABORATIVE HOUSING

“All very nice in theory”: Attitudes towards shared living among non-adopters in Belgium

Bart Put

PXL University of Applied Sciences and Arts, Social Work-Research,
Vildersstraat 5, 3500 Hasselt, Belgium
e-mail: bart.put@pxl.be

Inge Pasteels

PXL University of Applied Sciences and Arts, Social Work-Research,
Vildersstraat 5, 3500 Hasselt, Belgium
e-mail: inge.pasteels@pxl.be

Abstract

Up until the very present, Belgium can be considered a true nation of homeowners. For decades, government policy has been aimed primarily at supporting the acquisition of “a house of one’s own”, thereby effectively shaping expectations about personal housing pathways in the direction of individual homeownership. Recent debates about Flemish policy plans to drastically reduce further loss of open green space (publicly known as the “concrete stop”), however, have sparked media and policy interest in collaborative housing forms. Sharing is promoted as a principal avenue for smart use of space, while at the same time carrying a whole range of other social, ecological and financial benefits. While the number of collaborative housing initiatives and experiments has steadily increased in recent years, there are still significant barriers to their entry, start up, development and eventual success. In this paper, we will mainly focus on the motivational barriers from the perspective of the non-adopters. In research on collaborative housing, this perspective is seldomly a topic of extensive or in-depth study in its own right, although insights might prove very useful for government actors to tackle existing challenges in the realm of social policy or environmental planning (Clark et al., 2018). To that end, individual in-depth interviews were carried out with 70 people between 18 and 80 years old, residing in the province of Belgian Limburg (Flanders), representing different family and tenure types, as well as various degrees of urbanization. On the one hand, we will pinpoint different discursive logics informing resistance and openness to shared living in general. On the other hand, these discursive logics will be analysed in their role of facilitating openness or resistance to sharing very specific spaces and regions around the house, so as to be able to identify specific “(non-)sharing styles”.

Keywords: collaborative housing, sharing, non-adopters discourse

Decreasing Domestic Workload through Collaborative Housing: A Means to Emancipate Inhabitants?

Gérald Ledent

Faculté d'architecture, d'ingénierie architecturale, d'urbanisme (LOCI), UCLouvain,
Rue Wafelaerts 47/51, 1060 Brussels, Belgium
e-mail: gerald.ledent@uclouvain.be

Chloé Salembier

Faculté d'architecture, d'ingénierie architecturale, d'urbanisme (LOCI), UCLouvain,
Rue Wafelaerts 47/51, 1060 Brussels, Belgium
e-mail: chloe.salembier@uclouvain.be

Abstract

Dwelling is usually thought in terms of space, but it is also very much related to time. While home spares the dweller from others, it also provides an opportunity to engage with the outside world. However, the amount of time needed for household chores tends to hinder these relations. Those chores are repetitive functions, often taking place in the same dwelling spaces. In the past, modernist architects have pondered the issue of rationalizing housing in terms of ergonomic domestic spaces and internal displacements to save time for the housekeeper. Interestingly, the collaborative housing trend seems to regenerate this tendency by producing spaces that mutualize time-consuming tasks and hence liberate quality time to emancipate and empower inhabitants.

This argument was put to the test in a literature review of time-consuming chores and the places in which they occur as well as the collective amenities developed in collaborative housing. Following this review, an on-field study was set up to identify which communal spaces enabled to free time for inhabitants and to what purpose in two collaborative housing projects in Brussels. Qualitative observations were carried out in these spaces to understand how they could emancipate their inhabitants.

The issue of freeing time through mutualization of domestic chores in collective spaces seems particularly relevant to various categories of people. First, it addresses gender inequalities and the debate regarding egalitarian share of household chores between men and women. Second, individual households (divorced people, single parenting, elderly people, etc.) could also benefit from these time savings. However, while collaborative housing could be a lever to ease the life of time-deprived persons, those usually cannot afford or simply do not want to adopt such a way of life. Understanding collaborative housing within this emancipating perspective could nevertheless be a lever to influence future policy makings and incentives.

Keywords: household chores, collaborative housing, time consumption, empowerment, gender

Collaborative housing: a plausible tool for multicultural and intergenerational integration in Sweden

Ivette Arroyo

Housing Development & Management, Lund University, P.O. Box 118 SE-221 00,
Lund, Sweden

e-mail: Ivette.Arroyo@hdm.lth.se

Erik Johansson

Housing Development & Management, Lund University, P.O. Box 118 SE-221 00,
Lund, Sweden

e-mail: Erik.Johansson@hdm.lth.se

Mooammed Wasim Yahia

Housing Development & Management, Lund University, P.O. Box 118 SE-221 00,
Lund, Sweden

e-mail: Mooammed_Wasim.Yahia@hdm.lth.se

Abstract

Sweden needs housing solutions that lead to reduced residential segregation of vulnerable groups who cannot access a tenant-owned apartment –*bostadsrätt*– or buying a house. Despite rent equalization, various forms of housing segregation exist in many Swedish municipalities. The latter mostly affects new arrivals, young adults and elderly. Immigrants are often concentrated in low-status areas, which has affected their integration in society. Different age groups live often separately, which has derived in isolation especially for the elderly. On the other hand, collaborative housing –a notion including collective housing– based on the self-work model was developed since the late 1970s in Sweden. There are around 50 collaborative houses spread out geographically in twenty cities –from Malmö, in the South; to Umeå, in the North– nowadays. Collaborative housing has been studied from broad perspectives regarding economic, social and ecological sustainability. However, there is still a research gap regarding the relationship between housing, multicultural and intergenerational integration in the Swedish context. The aim of the paper is to explore to what extent collaborative housing has been used as a tool for better integration between people with different cultural backgrounds and different generations. The methods include desk research and a questionnaire carried out to houses that are members of the national umbrella organization *Collective housing now*. Preliminary results show that there is a tendency towards intergenerational integration of ethnic Swedes in many houses. Collaborative houses in Sweden seem to have been conceived as intentional communities advocating mostly for gender equality, sharing economy and reduced environmental impact. The latter might have derived in a tendency towards a homogeneous community in terms of ethnicity. However, existing collaborative houses in Sweden seem to have advocated for multicultural integration to a lesser extent. The findings encourage for innovative housing solutions that address both multicultural and intergenerational integration in Sweden.

Keywords: collaborative housing, multicultural integration, intergenerational integration, housing segregation, Sweden

Fostering Social Inclusion and Solidarity: Swiss Housing Cooperatives' approaches and strategies

Jennifer E. Duyne Barenstein

ETH Department of Architecture, Centre for Research on Architecture Society and the Built Environment, 8093 Zurich, Switzerland
e-mail: duyne@arch.ethz.ch

Abstract

In a global context characterised by governmental withdrawal from the housing sector, the commodification of housing, and the inability of the private sector to cater to the needs of low-income groups, housing cooperatives are currently being rediscovered for their potentially important role in ensuring the right to adequate and affordable housing. In Switzerland, a country characterized by a relatively low percentage of owner-occupied dwellings, housing cooperatives provide over 160,000 apartments and account for close to 60% of the Swiss non-profit rental housing stock. Housing cooperatives offer apartments that are affordable and of good quality with average rents 25-30% lower than private rental units. Most of them are located in large cities, such as for example Zurich, where they account for over 27% of the total housing stock. In Switzerland housing cooperatives played an important role in the provision of affordable housing for the industrial working classes after each war but lost importance in the 1970s. In some cities, however, they are currently re-emerging as important social movements, playing a leading role in urban development and in the promotion of sustainable, affordable and socially inclusive housing and neighbourhoods. In fact, not only are the most recent housing cooperatives of an outstanding architectural and ecological quality, but by giving emphasis to communal services and spaces and to low-energy consumption lifestyles, they are also actively fostering social cohesion and sustainable development. By focusing on some of the most recent and ongoing projects in Zurich, this paper examines housing cooperatives' core values and principles (e.g. social inclusion, solidarity, participation, and environmental sustainability) and the strategies through which these values are being translated into housing and neighbourhood development projects. The paper is based on a review of their rules and regulations, policy frameworks, project documents, interviews with key informants, and participant observations in publicly accessible events and meetings.

Keywords: housing cooperatives, social inclusion, participation, solidarity

Designing affordable collaborative housing: the role of collective design processes in new forms of affordable housing provision

Sara Brysch

Department of Management in the Built Environment, Faculty of Architecture and the Built Environment,
Delft University of Technology, the Netherlands
e-mail: s.l.brysch@tudelft.nl

Darinka Czischke

Department of Management in the Built Environment, Faculty of Architecture and the Built Environment,
Delft University of Technology, the Netherlands
e-mail: d.k.czischke@tudelft.nl

Abstract

Today, concepts such as collective decision-making, co-design, and co-production are regaining momentum within current collaborative economic practices and helping to develop new forms of housing production. In the context of the affordable housing crisis, a new wave of *collaborative housing* (Fromm, 2012; Lang, Carriou, & Czischke, 2018) has developed in many European countries, comprising cohousing models, Community Land Trusts, new types of residents' cooperatives, and other forms of collective self-initiated housing. Collaborative housing is usually designed in a collective manner and involves a high level of user participation, from the conception to the management of the building. We argue that the *design phase* plays an important role in reducing building and housing costs and – consequently – in increasing affordability in housing. If in the past, design approaches such as *Existenzminimum* proved that some design options helped to deliver affordable housing, today *sharing living arrangements* and *collective design (co-design) processes* may also contribute to achieving more affordable levels in housing. This paper investigates which design options are used in collaborative housing to increase affordability. To this end, our study applies an international comparative case study approach, where the design phase of collaborative housing projects from different EU countries – covering Southern, Central, and Northern Europe – is assessed under the lens of affordability. Data collection techniques include project visits, architectural documents, and semi-structured interviews with residents and other stakeholders. Preliminary findings suggest that collective design approaches might lead to more suitable and affordable housing solutions, compared to conventional market housing.

Keywords: collaborative housing, affordable housing, collective design processes, alternative design approaches

The new Dutch ‘wooncoöperatie’ housing model: A tale of collective self-organisation of social tenants in Amsterdam

Darinka Czischke

Delft University of Technology, Faculty of Architecture and the Built Environment,
Department of Management in the Built Environment, The Netherlands
e-mail: d.k.czischke@tudelft.nl

Stephanie Zeulevoet

Delft University of Technology, Faculty of Architecture and the Built Environment,
Department of Management in the Built Environment, The Netherlands

Carla J. Huisman

Delft University of Technology, Faculty of Architecture and the Built Environment,
Department of Management in the Built Environment, The Netherlands

Abstract

The 2015 Housing Act brought about deep changes in the role and scope of social housing organisations in the Netherlands, including new opportunities for collective self-organisation by social housing tenants in the shape of a novel housing form, the ‘wooncoöperatie’. In a wooncoöperatie, social housing tenants come together in a cooperative association in order to self-manage or to (collectively) buy their building. Despite the positive disposition of some housing associations to engage with tenants in this endeavour, the wooncoöperatie model has been slow to take up. This is due to a number of societal, cultural and political factors, including the incomplete regulatory framework for wooncoöperaties and the low degree of trust of institutional actors in the capacity of citizens to self-organise.

In this article, we aim to shed light on these barriers by looking at concrete challenges and opportunities that tenants and housing associations face in forming a wooncoöperatie. We employ a case study of a cohousing group of social tenants and their social landlord in Amsterdam entering a negotiation process about the wish of the tenants’ group to form a wooncoöperatie. The study took place in 2018 and applied qualitative research methods such as interviews, observations and workshops.

Findings show that housing associations and tenant groups have similar motivations to engage in the process of forming a ‘wooncoöperatie’. However, we also found that certain aspects of this form of self-organisation by residents are not commensurate with the objectives and responsibilities of social housing associations. Relatedly, some of the exceptions that housing associations are willing to make to accommodate these groups are at odds with the spirit and the letter of the Housing Law and other regulations. We conclude that these factors cause tension in the collaboration between the tenants and the housing association, thereby hindering the process of successfully forming a wooncoöperatie.

Keywords: wooncoöperatie, collective self-organisation, social housing, the Netherlands, case study

How to manage self-management? On the cooperation between self-organised tenants and housing corporation professionals in a mixed Dutch-refugee housing project

Carla J. Huisman

Delft University of Technology, Faculty of Architecture and the Built Environment,
Department of Management in the Built Environment, The Netherlands
e-mail: c.j.huisman@rug.nl

Darinka Czischke

Delft University of Technology, Faculty of Architecture and the Built Environment,
Department of Management in the Built Environment, The Netherlands
e-mail: d.k.czischke@tudelft.nl

Abstract

After political and financial setbacks, Dutch social housing corporations are trying to reinvent themselves. In line with the societal trend towards more citizen participation, they experiment with giving tenants more influence on their immediate surroundings. Given the limited experience with self-management in the Netherlands, questions of governance have become pertinent. What are good ways for residents to organise themselves? How can professionals from housing corporations support such groups most efficiently and effectively, in line with their institutional goals? In this article, we present findings from a case-study of the Startblok Riekerhaven in Amsterdam. This project houses 565 young adults, half of which are recent refugees. The housing corporation that owns the Startblok wants to create a sense of community by letting the tenants manage the project themselves.

Through interviews, participant observation and workshops, we assess the cooperation between the tenants in organisational roles and the housing corporation. We observe that the professionals and the self-management team seem to share the goals of the project. They want to create a sense of togetherness and mutual self-help by promoting interaction, specifically between the Dutch young adults and the recent refugees. Less clarity, however, exists about the best ways to achieve these goals. As a result, issues arise about how the housing corporation and the self-management team communicate and come to decisions. We draw on theories of self-organisation and governance to explain these tensions.

To manage self-management is a balancing act between autonomy and engagement. We conclude that in such projects, there exists a risk that professionals remain too distant, and tenants might come to feel taxed with the responsibilities of self-management. Too much interference, on the other hand, might curb tenants' feelings of ownership and abilities to find innovative solutions. To address this, sustained cooperation and communication could expand mutual trust, allowing both parties to profit from each other's knowledge and experience. Then, explicit attention could be given to what the most suitable ways to reach the project goals are, and the paradox of managing self-management could be partly resolved.

Keywords: collaborative housing, governance, case-study, The Netherlands

The influence of public action recomposition on the CLT model dissemination in Western Europe

Diane Pialucha

Global Fund for Cities Development, 47 avenue Pasteur, 93100 Montreuil, France

e-mail: dpialucha@fmdv.net

Abstract

Community Land Trusts (CLTs), as local democratic organizations developing and managing genuinely affordable homes at perpetuity, are flourishing across Europe since the 2000s.

This now-established model stems from grassroots initiatives aiming at filling a service gap. It strives in reaction to public authorities' withdrawal from the housing sector and its inability to secure housing affordability in tense urban market. We nonetheless observe that this very same public sector plays a significant role in supporting the dissemination this alternative housing provision scheme.

This paper, adopting a public policy approach, thus aims at digging into the nature of the support brought by authorities to CLTs in order to better grasp the extent to which they contribute to the emergence of a structured movement in Western Europe.

Leading a comparative analysis, this applied research paper focuses on urban CLTs in the United Kingdom, Belgium and France. It displays preliminary findings based on knowledge gathered throughout an ongoing Interreg territorial co-operation project (SHICC). It notably evaluates how housing policies' reassessment in those three countries led CLT to reach the top of the agenda. A deeper focus on three case studies then highlights the degree and the phases at which national and local authorities are involved in their development processes.

This study brings light to recomposition forces at stake in the deployment of a European CLT movement. State actors emerge as prescribers and municipalities as facilitators, both unlocking crucial political and financial resources, especially at the start-up phases.

Keywords: community land trust, Europe, public action

Re-inventing co-housing in Denmark after the neoliberal turn

Silje Erøy Sollien

Vandkunsten Architects, Krudtløbsvej 14, 1439 Copenhagen K, Denmark

e-mail: ses@vandkunst.dk

Claus Bech-Danielsen

Danish National Building Research Institute (SBI), Aalborg University, A C Meyers Vænge 15,
2450 Copenhagen SV, Denmark

e-mail: cbd@sbi.aau.dk

Abstract

Based on six case studies of co-housing projects recently built or in the process of development, this paper discusses the new co-housing models in Denmark after the neoliberal turn and the financial crisis. The country known for inventing the modern cooperatively developed co-housing model in the 1970s and -80s, is at the moment grappling with a new wave of interest in co-housing but at the same time meeting new financial and legal challenges originating in political changes of the middle of the previous decade.

The examples presented show different ways in which co-housing is being developed at the moment – from the social housing sector via private start-up businesses with or without a for profit developer, to attempts at (re-)introducing private co-building groups according to the German *Baugruppen* model. Different forms of ‘commoning-practices’ develop in the projects, linked to different forms of architectural and social organization. It is interesting to note how architectural innovation, in these projects often go hand in hand with social innovation. This can at times cause challenges for the building process, but corroborates research from Germany and Switzerland² on how more social development forms may lead to more innovative and tailor-made architectural solutions.

The research for the paper is based on interviews with current and future residents, as well as developers, housing organizations, authorities and other actors in the development processes. It is part of a post doc project ‘DiversifyNow! New forms of housing in the city’, which is a collaboration between Vandkunsten Architects and The Danish National Building Research Institute at Aalborg University, partially funded by Innovation Fund Denmark.

Keywords: co-housing, housing development models, commoning

The Co-housing Model used for Social Innovation in five Danish cases

Anna Falkenstjerne Beck

Aalborg University, Danish Building Research Institute, A. C. Meyers Vænge 15, 2450 SV Copenhagen /
Kuben Management, Ellebjergvej 52, 2450 SV Copenhagen, Denmark
e-mail: fabe@kubenman.dk

Abstract

The model of co-housing has gained new interest for developers, municipalities and the public non-for-profit housing sector in Denmark. The co-housing model is used as a new method to develop integration of refugees, to get better interaction across generations, diversity in ghetto areas, and prevent loneliness among seniors and others. This is done primarily through a top-down approach, which is in stark contrast to the bottom-up self-organisation normally used by co-housing groups in order to build, arrange and manage their communities. The paper engages with how these top-down approaches applied to the co-housing model can be created to develop social sound communities and social innovation housing models. It is essential to involve the future residents in an active participatory design process, which is not only about designing physical structures – it is also about designing social formal and informal structures. Through an action and evaluating research project, five selected cases in the public housing sector and their respective actors are followed over 1.5 years. Normally, the visions, values and organisations in co-housing are first outlined by an initiating core group and then build up as formal and informal structures along with becoming a larger group. However, when using top-down approaches there is no initiating core group. The housing companies, non-for-profit housing associations and developers act as the core group and are over a short time span facilitators for involving future residents, who do not know each other on beforehand. At the same time, a number of challenges are faced like language - and cultural barriers, the regulations of the non-for-profit housing sector, financing and building the projects, etc.

Keywords: co-housing model, top-down approaches, housing sector, social innovation

The introduction of the Community Land Trust in Europe: A notion of the commons with plural realities

Estelle Gourvennec

Ecole doctorale n°401 Sciences sociales - Université Paris VIII, AUS-LAVUE UMR 7218, Paris, France
e-mail: estelle.gourvennec@gmail.com

Abstract

Faced with a liberalization of urban production combined with successive housing crises, several actors in Europe have sought solutions; one of its have for origin the Anglo-Saxon community land trust model. These organizations have gained international visibility, especially during the subprime crisis that the city of Burlington, the emergent city of CLT in Vermont, has been able to cope with. Developed in the second half of the 20th century, CLT are thought of as a solution to land ownership and speculation, source of social inequalities, with the dual function of ensuring democratic management of land and giving back access to the city to low-income households. Belgium was the first European country to develop the model, followed by the United Kingdom and most recently France under the name Office Foncier Solidaire. Driven by the association community in Belgium and London, CLT fulfills the goal of making housing accessible and developing empowerment practices around housing. In France, OFS, mostly supported by the “Coopérative HLM” and public land institutions, are largely institutionalized with a top-down organization. While some operations associate this new model of accession with participatory approaches, most of them are based on the principle of sales in a future state of classical completion. Transplantation in a foreign environment of models shows adaptations to legislation, cultures and social policies. This contribution proposes to shed some light on the integration of the building-land division and the form taken with regard to the different national institutional contexts. Are these new experiments really a breach in a liberal turning point? This perspective of the legislation and regulations governing the collective ownership of land, will allow us to assess the reforming nature of the model on how to produce and live housing in Europe and specifically in France.

Keywords: building-land dissociation, housing policy, collaborative practice, residential property, empowerment

Territorial, temporal and organisational dimensions of collaborative housing: What are the patterns?

Claire Carriou

Paris Nanterre University, Research Center LAVUE (UMR CNRS 7218), Nanterre, France

e-mail: claire.carriou@parisnanterre.fr

Richard Lang

Johannes Kepler University Linz, Institute of Innovation Management, Altenberger Strasse 69, 4040 Linz, Austria

e-mail: richard.lang@jku.at

Abstract

The conceptualization of collaborative housing (CH) as an integrative and interdisciplinary research domain has progressed in recent years. In a recent journal contribution (Lang et al. 2018), the authors applied a systematic literature review (Thorpe et al. 2015) to identify a range of key themes that are discussed across different CH models and respective literature streams in Europe. These themes were grouped into five main thematic areas and a range of sub-themes that can be seen as cornerstones of the CH research domain: sociodemographic, collaboration, motivations, effects and context. The proposed paper revisits this rich repository of 195 journal articles which were published between 1990 and 2017. It aims to explore how these research themes are related to geographical, temporal and organisational dimensions. An initial analysis suggests that particular themes appear to be prevalent in certain geographical areas and temporal contexts as well as linked to particular organisational models of CH. For instance, the theme of collaboration arrangements between residents and external stakeholders seems comparatively well established in the French discourse on CH. In contrast, the literature on CH in the UK puts more emphasis on the discussion of resident self-organisation compared to research on CH in France and the German-speaking countries. Furthermore, the French literature particularly features radical and temporary forms of living, while research in the German context focuses on the role of health and ageing in CH. The paper provides a fine-grained analysis of those and other patterns found in the dataset. It also develops possible explanations with reference to institutional trajectories of housing and welfare in Europe (Stephens 2016).

Keywords: collaborative housing, systematic literature review, historical institutionalism, international comparison

Cluster apartments: luxury or model for collaborative social housing?

Manuel Lutz

University of Applied Sciences Potsdam, Institute for Urban Futures, Kiepenheuerallee 5, 14469
Potsdam, Germany
e-mail: lutz@fh-potsdam.de

Abstract

In German speaking countries the debate on collaborative housing as model for building new qualities of housing featuring urban density, sustainable building and diverse community life, recently focused on so-called cluster apartments. Addressing demands and wishes for community beyond the standard nuclear family, cluster apartments comprise 4 – 20 small private units with own bathroom clustered around extensive shared areas. Sometimes dubbed luxury flat shares cluster-apartments demonstrate how tensions between sufficiency and quality of life, but also privacy and collectivity can be reconciled.

Cluster apartments receive growing interest by service providers of assisted living, municipalities and public housing corporations. Drawing from a joint research by the universities Hochschule für Technik und Wirtschaft Berlin and Fachhochschule Potsdam I present findings of how the aim of making collaborative housing more socially inclusive is achieved in 8 different projects in Switzerland and Germany. The housing cooperatives but also the few private companies offer cluster apartments at below market rents. Interestingly, the majority of these projects do not use public funding for social housing due to questions of incompatible funding standards and issues of autonomy where cooperatives aim to ensure that self-governed groups of residents can choose flat mates. To increase affordability and social inclusion many cooperatives rely on cost-effective building, targeted occupancy policies including assigning apartments to special needs or disadvantaged groups, and internal solidarity schemes – either obligatory on the level of the housing project or voluntary within apartment groups.

The ambition to mainstream and scale-up this innovation promises to diversify the housing market but also raises questions on the need to adapt funding and planning policy as well as market standards of housing production: to which degree can the architectural design be stripped from the social praxis of collaborative and non-for profit housing building on solidarity and autonomy.

Keywords: housing cooperatives, cluster apartments, social inclusion, autonomy

Emergent collaborative housing in Catalonia and the challenges of public-community co-production

Mara Ferreri

Institut de Govern i Polítiques Públiques, Universitat Autònoma de Barcelona, Edifici MRA 08193
Bellaterra, Barcelona, Spain
e-mail: Mara.Ferreri@uab.cat

Eduard Cabré

Barcelona, Spain
e-mail: eduardcabreromans@gmail.com

Abstract

Housing has become a key issue of political mobilisation and community organizing in Spain ever since the Global Financial Crisis and the burst of the Spanish housing bubble. In the context of extensive financialisation and mass evictions, the struggle for housing justice has pushed for community-led alternative models and counter proposals. In Catalonia, the social and solidarity economy has created the framework for non-profit organisations and civil society networks to join forces and devise and implement forms of collaborative and non-speculative housing.

This paper will begin with an overview of the emergence of a (still embryonic) collaborative housing sector in Catalonia, its connection to political debates on the current housing crisis and potential solutions to it. It will then describe the methodology and present the findings of the first survey of collaborative housing in Catalonia, undertaken as part of the COPHAB project (2016-18), which identified over 50 initiatives. Collaborative housing encompasses a range of typologies and ad hoc arrangements with regards to financing, organisational models, access to land and property, as well as varying degrees of community involvement and co-production with public administrations. Finally, the paper will discuss the collective capabilities that facilitate such initiatives as well as the economic and organisational barriers that hinder their development and replicability in a context of enduring social and economic vulnerability.

Keywords: Collaborative housing, cooperative housing, social innovation, community organising

How does collaborative housing reshape professional practices in social housing sector? French and German perspectives

Sabrina Bresson

Housing Research Center, UMR LAVUE, ENSA Paris Val de Seine, France

e-mail: sabrina.bresson@paris-valdeseine.archi.fr

Anja Szypulski

TU Dortmund University, School of Urban and Regional Sociology, August-Schmidt-Straße 10, 44227

Dortmund, Germany

e-mail: anja.szypulski@tu-dortmund.de

Abstract

In the last 20 years in France and Germany, social housing support schemes were not tailored to the needs of collaborative housing. Due to economic and social changes and the growing need of affordable housing, the social housing sector is now subject to change. This paper aims to investigate the development of collaborative housing within the framework of social housing and the impacts on professional practices.

In France, collaborative housing has reached a turning point. Following the pioneering initiatives of the self-organised groups, more and more original partnerships have recently been developed with local authorities and housing associations to enlarge the range of collaborative housing and to promote more affordable projects, especially within the framework of social housing. As more and more projects are being drawn up or carried out within this framework, the social housing organisations involved are constructing networks and developing their knowledge of the subject – as shown by the creation of the national network of social housing organisations for collaborative housing in 2015.

In Germany, in the last 25 years the development of collaborative housing can be characterised as a process of institutionalisation and professionalisation. Beside the development of collaborative networks and intermediate institutions, also new forms of professional advice – in the beginning mainly outside the professional housing sector – emerged. As the number of projects increased, also other actors got interested in promoting collaborative housing, especially municipalities. In contrast, partnerships with housing companies and (traditional) cooperatives developed relatively slowly. This is also true for the development of collaborative housing within the social housing framework. The paper focuses on the appropriation of the collaborative housing concept. Social housing organisations hold considerable power, with substantial financial and technical resources, but they operate within a public policy framework that is highly regulated in France and regulated differently in the federal states in Germany. The partnerships between social housing organisations and residents' groups require mutual apprenticeships and creation of new tools and new standards, both from the standpoint of the way the projects are set up and the support of the groups. What kind of supporting advice/expertise do the residents' groups need? How social housing professionals renew their knowledges and their practices in order to promote collaborative housing, to meet the needs of new residents' groups and to encourage forms of co-design and co-management?

The reflections on France are based on empirical data collected in two main research programmes. The paper will analyse different qualitative data: interviews with residents and stakeholders of collaborative housing projects (developers, housing associations, local authorities, architects, etc.); documentation on the projects; a seminar with 9 housing associations. The analysis of the German situation is based on a study of collaborative housing within the social housing sector in North Rhine-Westphalia and interviews with experts (housing market, social housing bank, collaborative housing networks).

Keywords: social housing, collaborative housing, professional practices

The global circulation of collaborative housing models: The cases of CLT and Housing Cooperative

Claire Simonneau

Ingénieure de recherche CNRS - UMR Géographie-Cités, Paris, France

e-mail: simonneau.claire@parisgeo.cnrs.fr

Irene Valitutto

Paris, France

e-mail: irene.valitutto@gmail.com

Abstract

This paper focuses on the dissemination of collaborative housing models internationally, and their reception in Europe. It is derived from a research on land-based urban commons for housing, conducted by the research laboratory *Géographie-cités*, and supported by the French Development Agency. Informed by Ostrom's work on commons and the urban commons movement (Helfrich, Kulhen, Sachs et Siefkes, 2009 ; Mathivet, 2014 ; Ramos, 2016), this research examines "land-based urban commons" characterized by collective possession of land, and administration of land-use rights at a community level, such as Housing Cooperatives and Community Land Trust systems. The study of these initiatives developed in different countries (Uruguay, the USA, Kenya, Burkina Faso, Puerto Rico, Belgium, France) lead us to retrace the network and key stakeholders of these models' dissemination, which is the topic of the present paper.

The CLT model, which was born and developed in the USA in the 1960s, has already gained recognition in several European countries (UK, France, Belgium) both at a grassroots and legal level, often in collaboration with local or central governments. At the same time, the model of Uruguayan Housing Cooperatives born in the 1960s, after a large dissemination in Central and South American countries through South-South cooperation, is currently gaining attention in Europe. In Switzerland, Germany, Uk and Spain, some examples of this system are appearing and developing.

Moreover, NGOs such as *Urbamonde* contribute to capitalize the experiments and to disseminate the models.

First, we will put forward the "unconventional" transmission channel from the Global South and North America to Europe, linked to a scaling up of the collaborative housing approach, from a local level experiment to a global paradigm.

Second, we will highlight to what extent the original models have been modelled by national laws and social and urban contexts of implementation in Europe.

Keywords: circulation, cooperatives, CLT, community-led housing

A new wave of rental-based housing cooperatives in Eastern Europe? – The experience of the MOBA network

Csaba Jelinek

Institute for Regional Studies, Centre for Economic and Regional Studies, Hungarian Academy of Sciences, Tóth Kálmán utca 4., 1097 Budapest, Hungary
e-mail: jelinek@rkk.hu

Zsuzsanna Pósfai

Periféria Policy and Research Center, Budapest, Hungary
e-mail: posfai.zsuzsanna@periferiakozpont.hu

Abstract

As a result of rapid privatization in the 1990s, and various forms of austerity measures after the crisis of 2008-9, post-socialist Eastern European societies have been facing a deepening housing crisis for decades. The rates of substandard dwellings, young people living with their parents, households exposed to energy poverty are all systematically higher than in core European countries. Public housing systems are usually dysfunctional and cannot provide a systematic solution that would respond to the needs of large segments of society for affordable, accessible, and good quality housing. As a response to this, there are mushrooming initiatives aiming to introduce new forms of collaborative and cooperatively owned housing in the region. MOBA network was established in 2018 by five such Eastern European initiatives to work for the introduction of a rental-based housing cooperative model in the region. In this paper I will analyze this experience in four steps. First, the structural problems of Eastern European housing markets will be discussed. Second, through the experience of MOBA members, specific (financial, legal, political) bottlenecks will be identified, which hinder the introduction of their model. Third, existing non-collaborative alternatives will be discussed, which are the “competitors” of the groups advocating for collaborative solutions. Finally, possible future steps will be proposed, which could pave the way for a new wave of rental-based housing cooperatives in Eastern Europe. Methodologically the paper is based on statistical data, interviews and on auto-ethnographical data collection.

Keywords: collaborative housing, housing cooperatives, post-socialist cities

Towards the development of Collaborative Housing in Chile: precedents & perspectives

Valentina Augusta Cortés Urra

Department of Management in the Built Environment MBE, Faculty of Architecture and the Built Environment, Delft University of Technology, Julianalaan 134, 2628 BL Delft, PO Box 5043, NL 2600 GA Delft, The Netherlands
e-mail: v.a.cortesurra@tudelft.nl

Darinka Czischke

Department of Management in the Built Environment MBE, Faculty of Architecture and the Built Environment, Delft University of Technology, Julianalaan 134, 2628 BL Delft, PO Box 5043, NL 2600 GA Delft, The Netherlands
e-mail: d.k.czischke@tudelft.nl

Abstract

Collaborative housing is (re)emerging in many countries of Europe as an initiative to solve the current housing crisis. In this model collaboration prevails, as well as a high level of participation of the inhabitants, giving them the opportunity to produce, design and build their own houses with the help of non-profit organizations. Currently, in Chile, as well as in Europe, we recognise the interest in developing collaborative initiatives and projects of "self-management" and "self-building" as an approach to answering the deficiency of housing. We argue that the implementation of innovative "collaborative housing" models might have good potential and some advantages compared to the more traditional ways of housing provision in Chile, e.g. individual ownership and individual rent. Presently, the Chilean housing system faces problems that the institutional system of housing provision has failed to solve, such as lack of affordability, quality, social inclusion, solidarity and mutual help and lack of empowerment of the residents. In order to critically assess the possibilities of collaborative housing models to contribute to solving these challenges, this paper proposes an analytical framework to study the historical precedents of what could be called "collaborative housing" in Chile, as well as its future perspectives. Furthermore, the analytical framework aims to help answer the question on whether it is possible to implement a long-term self-management housing system in Chile, that applies "collaboration" and "resident's participation" approaches taking inspiration from European collaborative housing models. To this end, the paper presents a critical literature review about the historical background of the Chilean housing system, the relevant precedents of "collaboration", and the evolution of relevant urban planning regulations and housing policies. The paper concludes with some preliminary perspectives and about the feasibility of implementing collaborative housing in Chile to help solve a number of housing problems.

Keywords: collaborative housing, Chile, housing system in Chile, urban planning regulations, housing policies

WORKSHOP No. 2 | DISADVANTAGED URBAN NEIGHBOURHOODS AND COMMUNITIES

Do schools mix students from different neighbourhoods? School segregation and student allocation in Swedish municipalities

Bo Malmberg

Stockholm University, Department of Human Geography, 106 91 Stockholm, Sweden
e-mail: bo.malmberg@humangeo.su.se

Eva K. Andersson

Stockholm University, Department of Human Geography, 106 91 Stockholm, Sweden
e-mail: eva.andersson@humangeo.su.se

Abstract

In this paper, we propose a new method for assessing the extent to which schools are successful in mixing students from different backgrounds. It is based on a comparison of variation in the composition of the student population in small-scale residential neighbourhoods with variation in the composition of the student population at local schools. From this we compute a measure that corresponds to the number of small-scale neighbourhoods that needs to be sampled in order to arrive at the observed mixing of students in schools. Using this measure, we can show that in a large majority of Swedish municipalities, schools are successful in mixing students from different types of neighbourhoods, but in 25% of the municipalities mixing is not so good. Three fundamental determinants of mixing are large-scale residential segregation, average school size, and number of students in the municipality. These factors are strong determinants of mixing and when they are included, other contextual factors provide very little additional explanation of why mixing varies among municipalities. With the fundamental determinants excluded the contextual factors have an effect. For example, tertiary education, many migrants, and high proportions of independent schools tend to lower the level of mixing.

Keywords: school segregation, residential segregation, student allocation, measuring mixing, determinants of mixing

The effect of the ‘introduction programme’ on humanitarian immigrants’ earnings

Elisabeth Ugreninov

Norwegian Social Research, Oslo Metropolitan University, 0170 Oslo, Norway

e-mail: eugren@oslomet.no

Lena Magnusson Turner

Norwegian Social Research, Oslo Metropolitan University, 0170 Oslo, Norway

e-mail: lmtn@oslomet.no

Abstract

Immigrants’ disadvantages in the labour market are significant even in countries with a comparatively high employment rate. We take advantage of the ‘introduction programme’ (IP) introduced for humanitarian immigrants in Norway to identify the causal effect of the program on earnings. The purpose of the IP is to improve humanitarian immigrants’ skills in the Norwegian language and labour market to enhance the opportunities to rapidly find work, enter education or training. The municipalities are responsible for the implementation of the IP, which started in the period 2003-2004. This may violate our results if humanitarian immigrants’ settlement strategy correlates with the municipalities’ time of implementation. To deal with this potential problem, we rely on the settlement decision for humanitarian immigrants set by the Directorate of Integration and Diversity. Refugees who comply with the settlement program are provided with both financial assistance and basic housing. The municipality where refugees move to is quasi-randomly distributed, and is uncorrelated with time of implementation of the IP, and other unobserved characteristics that may affect employment and earning capacity.

We rely on high quality administrative register data encompassing all individuals in Norway including information on individuals and their families, such as employment and income history, date and reason of immigration, and settlement history. The empirical strategy is to use OLS regressions of earnings. We use three treatment groups depending on time of immigration; 1) not treated (1999-2002), 2) partly treated (2003-2004), and 3) treated (2005-2008). We also use the reform in a fuzzy regression discontinuity design, as the treatment of the IP is a deterministic and discontinuous function of the arrival date. We have information on participation in IP, which makes it possible to measure the reform’s intention to treat, and the treatment effect on the treated.

In Denmark, there is a strong punitive-liberal paradigm resulting in strict immigration policies and hard target policies to deal with negative consequences of segregation on the housing market. Since, 2010 a list of ghettos has been conducted in order to point out neighbourhoods with severe socio-economic problems and a high percentage of tenants with origin in a non-Western country. In this paper, we investigate theoretical what constitutes deprived neighbourhoods and how these theoretical constituencies can be empirical supported or denied.

We apply register-based data for all individuals in Denmark and have information about the neighbourhood each individual are living in. The data on neighbourhoods are based on geo-referenced data, which divide Denmark into hectare cells (squares: 100 m x 100 m). These cells are clustered into neighbourhoods from the following criteria listed in order of priority: (1) there are at minimum 150 households, (2) are unaltered over time, (3) are delineated by physical barriers, (4) comprise a contiguous clusters of cells, (5) are compact, (6) are homogenous in terms of type of housing and ownerships of housing units. There are 8.359 neighbourhoods in Denmark with around 650 tenants on average.

In the empirical analyses we will define neighbourhoods as deprived using information on the socio-economic status and ethnicity of the tenants (using the criteria in the ghetto list), and analyse whether the individuals in the deprived neighbourhoods are doing worse with respect to income, labour market attachment and education than individuals with the same characteristics outside the deprived neighbourhoods.

Intergenerational contextual mobility and neighbourhood inequality: A study of the 1986 cohort

Eva K. Andersson

Stockholm University, Department of Human Geography, 106 91 Stockholm, Sweden
e-mail: eva.andersson@humangeo.su.se

Bo Malmberg

Stockholm University, Department of Human Geography, 106 91 Stockholm, Sweden
e-mail: bo.malmberg@humangeo.su.se

William A.V. Clark

University of California at Los Angeles, Department of Geography, 90095 Los Angeles
e-mail: wclark@geog.ucla.edu

Abstract

There is continuing interest in the nature of neighborhood and community accessibility within cities and town, whether it is the US or Europe. The central question is whether over time young adults who move out of the adolescent home, make progress up the social scale, and how this influences where they can live within the city. A series of studies by sociologists and economists have focused on the resilient inequality hypothesis, that is that low income households and African Americans in particular have few opportunities to transcend the places in which they grow up, and that they are in effect “stuck in place”. Studies of average outcomes in neighborhoods during adolescence and the neighborhoods at young adulthood provide compelling evidence that places have considerable holding power for low income individuals and households.

In this paper we analyze how adolescent life-course trajectories in income and education, influence the likelihood of young adults in high poverty neighborhoods, they increase the likelihood of increased poverty concentration. We expand on previous studies of intergenerational mobility by unpacking the settlement choices by small area geographies. By analyzing young adults in the most dynamic period of mobility and family formation we contribute to the discussions of how neighborhoods affect life course outcomes.

Keywords: residential context, intergenerational mobility, poverty, segregation, spatial assimilation

Housing tenure pathways in Sweden. A longitudinal cohort study

Ida Borg

Department of Human Geography, Stockholm University, Svante Arrhenius väg 8,
SE-106 91 Stockholm, Sweden
e-mail: ida.borg@humangeo.su.se

Juta Kawalerowicz

Department of Human Geography, Stockholm University, Svante Arrhenius väg 8,
SE-106 91 Stockholm, Sweden
e-mail: juta.kawalerowicz@humangeo.su.se

Thomas Wimark

Department of Human Geography, Stockholm University, Svante Arrhenius väg 8,
SE-106 91 Stockholm, Sweden
e-mail: thomas.wimark@humangeo.su.se

Eva Andersson

Department of Human Geography, Stockholm University, Svante Arrhenius väg 8,
SE-106 91 Stockholm, Sweden
e-mail: eva.andersson@humangeo.su.se

Abstract

Households tend to be most mobile between ages 20 and 40 years of age. This is a pattern that is relatively stable across regions and over time. While being geographically mobile, it is less acknowledged that households transition between different types of housing and tenure forms. In Sweden, households may select between four different types of tenure forms, each type often coupled with a specific housing type. Households may rent from either public authorities (municipality owned companies) or private landlords in multifamily dwellings, households may also own their single family house privately, or, they can cooperatively own a multifamily house as a tenant-owner. Yet, we lack knowledge of which housing pathways households tend to follow during their most mobile years, and we also lack knowledge on which factors that determines such pathways. This study gathers households housing pathway, starting in year 1995 when the cohort born 1970 were 25 years of age. This cohort is thus one of the first who met the conditions on the deregulated housing market that are still in place today. We follow this cohort until they are aged 45, that is, up until latest year available. We perform factor analysis to classify housing pathways using rich administrative register data covering the entire population residing in Sweden born 1970. Our main research question concerns the association between household income and possible future housing pathways.

Keywords: housing pathways, cohort, longitudinal, income, Sweden

Escaping One's Disadvantage: How Neighborhood Context can Alter Life Outcomes

Maria Brandén

The Institute for Analytical Sociology, Linköping University, 60174 Norrköping &
Department of Sociology, Stockholm University, 10691 Stockholm
e-mail: maria.branden@sociology.su.se

Gunn Elisabeth Birkelund

The Institute for Analytical Sociology, Linköping University, 60174 Norrköping / Department of
Sociology and Human Geography, University of Oslo, PO Box 1096, Blindern, 0317 Oslo, Norway
e-mail: g.e.birkelund@sosgeo.uio.no

Karen Haandrikman

Department of Human Geography, Stockholm University, 10691 Stockholm
e-mail: karen.haandrikman@humangeo.su.se

Abstract

The main purpose of this study is to investigate whether a favorable neighborhood composition when growing up can improve adult outcomes of children growing up in poor families. We examine whether a lack of resources from the parental home can be compensated by exposure to other resourceful adults in the neighbourhood. We test this by studying how having parents who are on social benefits for extensive periods of time; only have finished primary school; or who are not on the labor market when their children are 10-15 years old, affects children's likelihood to find themselves in this situation at age 25. We then examine how neighborhood context at age 15 can compensate for such a lack of parental resources. Analyses are conducted using Swedish population register data, allowing us to study all individuals born between 1983 and 1987. We address causality by comparing the neighbourhood contexts of children living in affordable housing. Our main results demonstrate that individuals from poor families are less likely to be welfare recipients if they grow up in areas with a larger share of highly educated adults. Furthermore, individuals more often are higher educated if they spend their adolescence in neighborhoods with larger shares of highly educated adults, and this pattern is relatively stable regardless of socio-economic background. A favorable neighborhood composition does not decrease differences in life chances between groups, but, rather, increase life chances across all groups.

Keywords: neighbourhood effects, social mobility, relative deprivation, resource compensation, residential segregation

Neighbourhood Change, Neighbourhood Attachment and Social Participation in Chinese Cities – A Case Study of Chengdu

Liyuan Zhuang

University of Glasgow, 2-8 354 Meadowside Quay Walk, Glasgow, United Kingdom

e-mail: L.zhuang.1@research.gla.ac.uk

Abstract

China has been confronting rapid urbanization and an unprecedented urban development, which have greatly changed not only urban built environments and landscapes but also social relations and urban governance. Due to the transition toward a market economy, housing reform in Chinese cities has remarkably improved residents' housing consumption. However residential segregation and housing inequality are becoming increasingly obvious. The Chinese government controls the neighbourhood to maintain control and perform the political and social function. Although neighbourhood ties are less important as a social support, they can help to generate collective interests and grassroots political movements. Therefore, neighbourhood emerged as a hot topic. In order to understand what neighbourhood actually means to the Chinese urban residents, it is necessary to examine the residents' behaviour and attitude toward their neighbourhood and how they participate in social and civic activities.

The central aim of this paper is to critically examine the formation, function and internal dynamics of urban neighbourhoods in major inland Chinese cities during the process of market reform with particular focus on the relationship between residents' neighbourhood attachment and social participation. This study will apply and evaluate the urban neighbourhood concept developed in the west in the Chinese context. In order to understand how neighbourhoods, work and what they actually mean to the Chinese urban residents, it is necessary to examine the residents' behaviour and attitude toward their neighbourhood and how they participate in social and civic activities. The study will focus on inland regions where limited research has been carried out in this topic area and use Chengdu city as a case study.

This research is interpretative research in its epistemological position because it addresses the understanding of the social world through an examination of the people's experience, and behaviour. Qualitative methods will be applied to examine in depth the relationship between neighbourhood attachment and social participation. Data collection includes interview with note taking and non-participant observation.

All Scales of Complexity: Potential Fallacies and Assets of Multiscale Bespoke Neighbourhoods for Studying Contextual Effects

Ana Petrović

Delft University of Technology, Delft, the Netherlands

e-mail: a.petrovic@tudelft.nl

David Manley

Delft University of Technology, Delft, the Netherlands

e-mail: D.Manley@bristol.ac.uk

Maarten van Ham

Delft University of Technology, Delft, the Netherlands

e-mail: M.vanHam@tudelft.nl

Abstract

Neighbourhood effects research identifies a variety of mechanisms through which residential context may influence individual socioeconomic status. These contextual influences operate at different spatial scales, and, what is more, the scale may not remain constant in various settings. Yet, most empirical studies use predefined administrative units, often at only one scale, as proxies for neighbourhood, and look at single cities. Bespoke neighbourhoods, delineated around each person, sometimes at a few spatial scales, challenge the predominant understanding of neighbourhood as a single static unit. This paper examines to which extent the estimates of neighbourhood effects vary when residential context is measured at various spatial scales in different urban settings, and what are potential assets and fallacies of bespoke neighbourhoods for studying contextual effects. Using individual-level geocoded data for the whole population of the Netherlands, we delineated areas of 101 different sizes around each residential location. We measured socioeconomic compositions of these areas, and modelled their effects on personal income to observe changes of the effect over distance. We found that the contextual effects vary over scales in different ways in different urban settings, with the biggest effect not necessarily operating at the smallest spatial scale. This means that using an inappropriate spatial scale can considerably bias the results of neighbourhood effects models and that the geographical setting is crucial for the scalar variability of contextual effects. Ultimately, the paper identifies potential fallacies and assets of multiscale bespoke neighbourhood for understanding residential contexts and their effects on individual socioeconomic status.

Keywords: neighbourhood effects, spatial scale, bespoke neighbourhoods, distance profile, socioeconomic status

Multiscale Contextual Poverty in the Netherlands: Within and between-City Inequality

Ana Petrović

Delft University of Technology, Delft, the Netherlands
e-mail: a.petrovic@tudelft.nl

Maarten van Ham

Delft University of Technology, Delft, the Netherlands
e-mail: M.vanHam@tudelft.nl

David Manley

Delft University of Technology, Delft, the Netherlands
e-mail: D.Manley@bristol.ac.uk

Abstract

Contextual poverty is a multiscale phenomenon which affects socioeconomic outcomes of people as well as individual decisions to move in or out of the neighbourhood. Large-scale poverty reflects regional economic structures. Meso-scale concentrations of poverty within cities are related to city-specific social, economic and housing characteristics. Exposure to poverty at small spatial scales influences individuals through social mechanisms such as role models or social networks. At all these scales, poverty is a relative phenomenon, defined based on a certain local or national standard. Particularly smaller spatial scales of exposure to poverty are often neglected, largely due to the lack of data. Register data for the full population of the Netherlands, geocoded to 100m by 100m grid cells, makes it possible to consider a wide range of scales. However, altering scale yields different empirical results, as stated within the modifiable areal unit problem (MAUP). Our measure of contextual poverty, therefore, embraces a range of spatial scales of contexts and compares different places within and between cities, revealing different spatial patterns of multiscale poverty.

Keywords: poverty, spatial scale, spatial inequality, distance profile, exposure

Poverty context effects on later life income and education

Heleen Janssen

Department of OTB, Delft University of Technology, 2628 BL Delft, the Netherlands
e-mail: H.J.Janssen@tudelft.nl

Eva Andersson

Department of Human Geography, Stockholm University, 10691 Stockholm, Sweden
e-mail: eva.andersson@humangeo.su.se

Maarten van Ham

Department of OTB, Delft University of Technology, 2628 BL Delft, the Netherlands
e-mail: m.vanham@tudelft.nl

Bo Malmberg

Department of Human Geography, Stockholm University, 10691 Stockholm, Sweden
e-mail: bo.malmberg@humangeo.su.se

Abstract

For a long time, there has been a strong belief that living in deprived areas has an additional negative effect on individuals' socio-economic status over and above the effect of their individual and family characteristics: so-called neighborhood effects. An important question is how more exactly concentrated disadvantage is related to individual socio-economic outcomes throughout the life course. The mechanism through which the residential environment affects individual outcomes may operate at different spatial scales, ranging from regional labour markets to social networks and peer groups within the immediate environment. In order to come to a better understanding of the consequences for individuals, it is important to look at spatial inequality at different geographical scales. In this paper we aim to study how concentrated poverty at multiple geographical scales is related to obtained education and income later in life. We use individual level geocoded longitudinal register data from Statistics Sweden and Statistics Netherlands to follow 15(16) -year-olds until they are 30 years and have income and education. Data allows for almost identical variables and therefore contextual effects can be cross-nationally compared in addition to the various scale level effects. Results show that living in a poor area as teenager is related to lower obtained education and income in the late 20s. The strength of this relationship, however, differs depending of geographical scale. Concentrated poverty at low spatial scale is stronger related to obtained education and income compared to higher spatial scales. Our findings also indicate that contextual effects are stronger in the Netherlands than in Sweden.

Keywords: neighbourhood effects, scale, poor areas, income, education

Ethnic differences in lifecourse mobility and its impact on neighbourhood change in high-rise housing estates of Tallinn, Estonia

Anneli Kährik

University of Tartu, Centre for Migration and Urban Studies, Vanemuise 46, Tartu 51003, Estonia
e-mail: anneli.kahrik@ut.ee

Kadi Mägi

University of Tartu, Centre for Migration and Urban Studies, Vanemuise 46, Tartu 51003, Estonia
e-mail: kadi.magi@ut.ee

Petra Petra Špačková

Charles University, Department of Social Geography and Regional Development,
Albertov 6, 128 43 Praha 2, Czech Republic
e-mail: petra.spackova@natur.cuni.cz

Abstract

The large-scale suburban housing estates in the metropolitan areas of CEE post-socialist countries have not experienced such a socio-ethnic clustering as in some North- and West-European metropolies with high levels of immigration. The almost full-extent privatization of dwellings, the issue that housing estates play such a predominant position in the housing market as comprising 30 to 60 percent of the total housing stock, and the different character of immigration play an important role in it. The recent trends, however, show that such a stability is in danger, and that housing estates may not stay stable in the long run. In some countries they have already experienced social infiltration and increasing ethnic minority clustering.

Studies so far have mostly treated social and ethnic categories as homogeneous groups, while the role of age and lifecourse differences in social and spatial mobility processes has been neglected. Housing estates follow different residential trajectories, partly because they are in different lifecourse phases. Clustering of ethnic minority groups in disadvantaged neighbourhoods can further be reinforced by differences in demographic behaviour.

Based on a study on Tallinn in Estonia, we aim to trace these different neighbourhood lifecourse trajectories based on long-term changes in housing estates, and investigate how micro-level residential mobility patterns contribute to these neighbourhood changes. Do housing estates play the same demographic role for ethnic groups? How do contextual factors, such as the ethnic/social make-up, or location of neighbourhoods, matter? There is an overall increase of share of ethnic minorities, especially Russian-speaking population, in housing estates. The results reveal that replacement of ethnic minorities by native young households takes place in the inner-city housing estates, whereas rapid 'family flight' of natives takes place in suburban housing estates. 'Affordability' and social environment attracts non-native families. Housing estates are becoming 'springboards' for native young, but more permanent housing solution for ethnic minorities.

Keywords: housing estates, minority ethnic clustering, lifecourse

Including Neighbourhood Selection in a Neighbourhood Effects Model

Agata A. Troost

Faculty of Architecture and the Built Environment, Delft University of Technology,
P.O. Box 5043, 2600 GA Delft, The Netherlands
e-mail: a.a.troost@tudelft.nl

Maarten van Ham

Faculty of Architecture and the Built Environment, Delft University of Technology,
P.O. Box 5043, 2600 GA Delft, The Netherlands
e-mail: m.vanham@tudelft.nl

Heleen J. Janssen

Faculty of Architecture and the Built Environment, Delft University of Technology,
P.O. Box 5043, 2600 GA Delft, The Netherlands
e-mail: h.j.janssen@tudelft.nl

Abstract

Selection bias has long been at the heart of discussion about neighbourhood effects. To what extent are these effects caused by neighbourhood characteristics and to what extent are they just a result of people self-selecting into neighbourhoods based on their preferences, income, and the availability of alternative housing? This paper contributes to better understanding of this issue by modelling people's preferred types of neighbourhoods and later including them in a neighbourhood effects model predicting individuals' income. Following the recent developments in the field, we analyse a unique longitudinal dataset including individuals who moved during five years, thereby reducing the underrepresentation of groups who move rarely. We compare the models using data from three major Dutch cities: Amsterdam, Utrecht and Rotterdam, as well as models with income and directly measured income change as the outcome. Our results show that there is a significant effect of average neighbourhood income on individual income even after controlling for explicitly modelled neighbourhood selection. Still, the effect becomes much smaller while including such controls, which suggests that studies without them could overestimate the size of neighbourhood effects.

Keywords: selection bias, neighbourhood effects, social inequality, neighbourhood selection

Using Partnerships to Revitalize Distressed Inner-City Communities: A Case Study of the Community Center Learning Institute in Cincinnati

Adelyn Hall

University Of Cincinnati, 727 Red Bud Ave, Cincinnati, OH, United States

e-mail: adelyn.hall@clcinstitute.org

David Varady

University Of Cincinnati, 727 Red Bud Ave, Cincinnati, OH, United States

e-mail: david.varady@gmail.com

Abstract

Although the number of CDCs in America have grown and they have become more effective, urban problems like concentrated poverty persist. Funders from the public, private and philanthropic sectors are putting increased pressure on CDCs to collaborate and work through partnerships. *Navigating Community Development* (2018) by Robert Zdenek and Dee Walsh have helped to push this approach—collaboration—forward by offering a conceptual framework which stresses core competencies (leadership, planning, performance measurement) and by providing seven cases studies of effective collaborations. We intend to build upon Zdenek and Walsh's work through a case study of the work the Community Center Learning Institute of Cincinnati in the Lower Price Hill neighborhood. This effort is unique because it uses the hub approach to collaboration and it because it relies on the neighborhood school rather than a CDC as the quarterback of the partnership. To better understand implementation issues connected to this partnership we will rely on participant observation (the first author is the principle planner for CCLI in Lower Price Hill), census data and other secondary information on partner programs and their impacts. Whereas our earlier 2017 ENHR/Tirana paper *described* CCLI's work this paper will *analyze* the broader neighborhood stabilization effort which CCLI quarterbacks. Implications for community development organizations in the US and Europe will be discussed.

To be or not to be a ghetto. Something is rotten in Denmark

Gunvor Christensen

VIVE – The Danish Center of Social Science Research, 1052 Kbh K, Copenhagen, Denmark
e-mail: guc@vive.dk

Vibeke Jakobsen

VIVE – The Danish Center of Social Science Research, 1052 Kbh K, Copenhagen, Denmark
e-mail: vij@vive.dk

Abstract

In Denmark, there is a strong punitive-liberal paradigm resulting in strict immigration policies and hard target policies to deal with negative consequences of segregation on the housing market. Since, 2010 a list of ghettos has been conducted in order to point out neighbourhoods with severe socio-economic problems and a high percentage of tenants with origin in a non-Western country. In this paper, we investigate theoretical what constitutes deprived neighbourhoods and how these theoretical constituencies can be empirical supported or denied.

We apply register-based data for all individuals in Denmark and have information about the neighbourhood each individual is living in. The data on neighbourhoods are based on geo-referenced data, which divide Denmark into hectare cells (squares: 100 m x 100 m). These cells are clustered into neighbourhoods from the following criteria listed in order of priority: (1) there are at minimum 150 households, (2) are unaltered over time, (3) are delineated by physical barriers, (4) comprise a contiguous clusters of cells, (5) are compact, (6) are homogenous in terms of type of housing and ownerships of housing units. There are 8.359 neighbourhoods in Denmark with around 650 tenants on average.

In the empirical analyses we will define neighbourhoods as deprived using information on the socio-economic status and ethnicity of the tenants (using the criteria in the ghetto list), and analyse whether the individuals in the deprived neighbourhoods are doing worse with respect to income, labour market attachment and education than individuals with the same characteristics outside the deprived neighbourhoods.

WORKSHOP No. 4 | ENERGY EFFICIENCY AND ENVIRONMENTAL SUSTAINABILITY OF HOUSING

**Do homeowners' perception of energy efficiency affect their
willingness to pay in residential retrofit?**

Ce Huang

Tianjin University, School of Architecture, No. 92, Weijin Road, Nankai District, Tianjin, China

e-mail: huangce@tju.edu.cn

Kun Song

Tianjin University, School of Architecture, No. 92, Weijin Road, Nankai District, Tianjin, China

e-mail: imsongkun@126.com

Abstract

Investments in energy efficiency retrofit of existing residential made by residents maintain a low rate, although great efforts have been made by the Chinese government. According to experiences in European countries, the engagement of residents in decision making and post occupancy evaluation could be increased by homeowners investing retrofit. It received various attention that how to promote investment by homeowners. To evaluate homeowners' perception of energy efficiency retrofit in China and discuss how does it affect their willingness to pay was the main focus of this article. Questionnaire survey and in-depth interview are selected as the main research methods. Questionnaires were divided into two parts. First, a series of questions, including costs, construction processes and profits in both economic area and comfort, were given to respondents to evaluate their perception of energy efficiency. Then, homeowners were asked to state their willingness to pay in retrofit. Correlation analysis was conducted between perception and WTP. In-depth interviews were conducted with homeowners with their residence unretrofitted who lives in the neighbourhoods of retrofitted communities. The main subject of interview was whether they became more likely to invest energy efficiency retrofit with a straight comparison. The results of analyses all above appeared as both optimistic and pessimistic in several different ways.

Keywords: energy efficiency, residential retrofit, willingness to pay, homeowners

Resident-led Microgrids: Energy transition made accessible?

Lidewij Tummers

Leibniz University Hannover, Faculty of Architecture, Dept. of Planning and Architectural Theory,
Herrenhäuserstr 8, 30419 Hannover, Germany
e-mail: tummers@igt-arch.uni-hannover.de

Abstract

An important arena to implement the UN Strategic Development Goals 2030 (SDG2030) and the EU climate change agreement is the urban infrastructure for water and energy supply and discharge.

In contemporary Europe, the number of residents' initiatives in Renewable Energy coops and Low-Impact Housing projects is on the rise, often embraced by local governments and perceived as an injection of new cultural capital in deprived areas. This trend towards 'self-organization' entails a change of roles: residents move from being consumers to co-creators and producers; they become 'prosumers' of energy and services such as health- or childcare, and transport. Furthermore, they widen their range of possibilities by collaboration and self-management, and through clustering the build volume and a range of sharing practices: laundries, gardens, tool- or car-pooling. Co-housing projects thus practice 'commoning' in the wider sense. So far, the research on co-housing in Europe looks mainly at the social gains, while the potential of low-impact design choices is largely ignored. This research looks at the process of commoning energy and water-systems. It analyses examples of resident-led microgrids to verify if common households' utilities is generating greater social inclusion in influencing decisions that affect every day living. This lack of control seems to underlie some of the citizen's discontent around energy-transition at the moment.

Engineering is conceived in this research as both a set of material devices and a process of designing and installing those. A preliminary conclusion will be drawn how *Commoning* implies revising both the role of engineers as agents of change, and the perception of the end-user from the single-household (energy) consumer towards an active agent, that is an organised and involved prosumer.

Keywords: co-housing, energy-coops, commoning, microgrids, engineering

Coordinating climate and social housing policies to alleviate energy poverty: An analysis of targets and instruments in Austria

Kristina Eisfeld

Department of Sociology, University of Vienna, Rooseveltplatz 2, 1090 Vienna, Austria
e-mail: kristina.eisfeld@univie.ac.at

Sebastian Seebauer

Joanneum Research, Forschungsgesellschaft mbh, Waagner-Biro-Straße 100, 8020 Graz, Austria
e-mail: sebastian.seebauer@joanneum.at

Michael Friesenecker

Department of Sociology, University of Vienna, Rooseveltplatz 2, 1090 Vienna, Austria
e-mail: michael.friesenecker@univie.ac.at

Abstract

Housing conditions are addressed by climate policy in retrofitting buildings and by social policy in providing affordable and adequate housing. This paper illustrates intersections between both policy spheres in Austria and argues that disjunct policies undermine efforts at alleviating energy poverty. Energy poor and generally poor population segments similarly live in low-quality and inefficient housing. Despite complex interrelations, climate and social policy suffer from fragmented jurisdictions and lacking inter-sectoral coordination. Structural investments and the provision of cheap, livable housing conflict due to the tenant/landlord dilemma. Renovation subsidies, rent regulation and personalized energy support currently are narrowed to their own policy sphere and do not accurately target the energy poor. Acknowledging that energy poverty, income inequality and poor housing conditions are inherently linked underlines the need to mainstream climate with social policy. Yet, drastic reductions in carbon emissions seem hardly conceivable without a certain redistribution of wealth to the less affluent.

Keywords: policy integration, housing policy, building energy efficiency, split incentives dilemma, energy poverty

Energy Efficiency Effect on Household Energy Consumption and Energy Poverty Rates in Europe

Edo Omic

Council of Europe Development Bank, 55 Avenue Kleber, Paris 75016, France

e-mail: first.author@itu.edu.tr

Abstract

Energy efficiency has taken centre stage on the European policy agenda as governments at the European, national, and local level aim to establish more sustainable societies that work to ensure responsible energy consumption while ensuring everyone has access to affordable energy use. This paper examines a cross-country data set of how energy efficiency improvements (as measured by the Odyssee-Mure household technical energy efficiency index) between 2000 and 2015 have contributed to help reduce average household energy consumption. Separately we also analyse how energy efficiency policies (namely regulatory, financial, and informative also derived from the Odyssee-Mure database) have influenced average household energy consumption in the same period. We use a panel fixed-effects regression technique and a Least Squares Dummy Variable (LSDV) dynamic panel regression technique for both analyses. We also examine to what extent average energy poverty rates in countries (here measured as the inability to keep a home warm) have been influenced by improvements in the Odyssey household energy efficiency index score; since energy inefficient homes are one of the key reasons for households unable to afford keeping their homes warm. For this analysis, we use a fully modified Ordinary-Least Squares (FMOLS) technique to examine the effect of energy efficiency on energy poverty rates. The empirical analysis shows that a 10% increase in the household energy efficiency index score is associated with a 2.4% to 7.1% decrease in household energy consumption and energy poverty rates by 2.1%. Regarding, regulatory policies, energy consumption may drop by 4.4% several years after governments undertake and implement a typical high impact energy efficiency policy that sets minimum regulatory standards on household energy efficiency.

Keywords: energy poverty, energy efficiency, LSDV dynamic, FMOLS

Is the energy performance aimed today in buildings compatible with summer comfort? What type of construction is most suitable?

Vervisch-Fortuné Isabelle

Laboratoire de Recherche en Architecture, 83, rue Aristide Maillol BP 10629, 31106, Toulouse, France
email: isabelle.fortune@toulouse.archi.fr

Abstract

There is a lot of technical equipment on the façades of buildings in many cities in southern Europe. That equipment devalues the architecture and consumes a lot of energy. In these same districts, some existing buildings have kept their facades intact while others have been damaged by the installation of air-conditioning equipment. In the context of climate change, we question both the future of architectural heritage and the comfort of households.

In France, energy consumption is a great subject of preoccupation and everything is done to decrease energy expenditure. So, we wanted to understand the reasons for such choices. Is it economical, societal or inadequate?

In recent years, thermal regulation in France has focussed on energy performance encouraging people to rehabilitate their housing in order to decrease energy expenditure and improve their winter comfort. Many proposed solutions were implemented attesting to realized savings, but what about real comfort? What does the thermal regulation predict for summer warmth? Furthermore, are solutions aimed at enhancing winter comfort compatible with summer comfort? First, in this article, we are interested in the definition of comfort and how it differs from the environmental situation, and individual and societal habits. The second part of this article identifies different buildings which use air-conditioning in order to understand their choice.

A data sheet for each type of building explains the environmental situation, and technical characteristics like construction materials, uses, dates of construction and so on. This study is also focussed on ancient constructions built in the Southwest of France with vernacular materials such as earthen brick for example and posits that vernacular conception is a good solution to this problem.

Then, different solutions are proposed in function of different climatic scenarios, materials features, architectural conception, in respect of both the summer comfort of vernacular buildings and architectural heritage.

Keywords: summer comfort, vernacular, energetic, performance, economic

The Thermal and Visual Comfort of the Energy Efficient Building: 10 Case Studies of Certified Collective Social Housing in Lyon City, France

Noura Arab

LAURE, National Superior School of Architecture of Lyon (ENSAL), Lyon University, P.O. Box 170,
69512 Vaulx-en-Velin Cedex, France
e-mail: noura.arab@lyon.archi.fr

Abstract

Marching toward ecological transition, France has been encouraging sustainable housing. The global aim is to achieve housing with high energy efficiency and a low carbon footprint. However, emphasis is often on technical and functional aspects at the expense of the comfort of the inhabitants. Meanwhile conceptual thought about ecologically sustainable architecture is filling this gap by articulating human needs in terms of housing. It considers the sensory dimension of architecture that converges with the psychic and sensory dimension of the person. This study examines the application of this dimension on architecture by the analysis of 10 new buildings of collective social housing labeled energy-efficient buildings by the city of Lyon. The study begins with a spatial architectural analysis of passive measures applied in sustainable architectural approaches to control energy needs for thermal and visual comfort. Next, for comparison with the results of this application, the quality of the thermal and visual comfort is evaluated using a new European software method of energy simulation (Dial+). France is the context for all the investigations. This work intends to show if the so-called sustainable architecture of energy-efficient buildings of collective social housing equilibrates energy performance and the thermal and visual comfort of their inhabitants.

Keywords: sustainable, architecture, comfort analysis, energetic performance

Occupant Energy Saving Behaviour as a Collective: A Case Study in a Turkish University Accommodation

Ebru Ergöz Karahan

Özyeğin University, Faculty of Architecture and Design, Cekmekoy, 34794 Istanbul, Turkey

e-mail: ebru.karahan@ozyegin.edu.tr

Abstract

Occupant energy behaviour which consists of several processes and includes the decision and functions of several objects is one of the key factors influencing the amount of energy consumption. This study intends to explore the relations among everyday practices, user experiences and daily used objects and it aims to investigate the interactions between the landlords, users, designers, and so forth co-perform energy behaviour. It is important to know how, why and when occupants consume energy as answering these questions will help developing environmental/energy policies and designing less energy consuming buildings.

The existing students' accommodation of Ozyegin University has been studied as well as the indoor conditions, occupants' satisfaction and energy saving behaviour. Topography, climatic conditions and orientation have been the contextual factors influencing design decisions of the residential buildings. The buildings were built according to the latest Turkish building regulations leading to enhance building energy performance. The survey highlighted thermal discomfort in summer and although all the students were conscious of global warming, vast energy consumption and its effects, most of them were willing to change their behaviour if their comfort conditions would remain similar the existing.

In relation to building sector, the designers and builders need to understand and to take into account the users'/occupants' habits, everyday practices for designing sustainable buildings. In relation to energy policy in Turkey, occupant behaviour has to be included if energy demand is to be reduced. Not only individual occupant behaviour is significant, but also an extensive perspective on collectively shared energy saving practices has to be encouraged.

Keywords: occupant behaviour, energy saving behaviour, university students, Istanbul

Analysis on the operation problem of green residential area and research on design optimization

Lu Yuan

Tianjin University, School of Architecture, 92 Weijin Road, Nankai District, Tianjin, China
e-mail: yuanlu@tju.edu.cn

Kun Song

Tianjin University, School of Architecture, 92 Weijin Road, Nankai District, Tianjin, China
e-mail: imsongkun@126.com

Guorui Chen

Tianjin University, School of Architecture, 92 Weijin Road, Nankai District, Tianjin, China
e-mail: 657788544@qq.com

Abstract

In response to the national call to save energy and reduce emissions, China's green residential areas have flourished in the past ten years. At present, more than 1 billion square meters of green buildings have been built, but most of them have failed to meet their design goals during the operation. One of the core objectives of the development of green residential area is to reduce energy consumption, but it is not fully met in the course of operation. Therefore, it is of great significance for saving energy, improving the operational status and improving the effectiveness of residential building design that analyzing the problems and causes in the operations of green residential area. Sino-Singapore Tianjin Eco-city is a major cooperation project between the governments of China and New Zealand. It is a representative ecological community in China, which has the characteristics of advanced construction concept, comprehensive pilot and wide use population. And it is an excellent case study on the operation problem of green residential area. In this paper, three representative green residential projects are selected to compare the gaps in the design, construction and operation stages and analyze the causes. By analyzing the operation problem of green residential areas and deducing the optimization methods in the design and construction of residential buildings, the operation effect of existing green residential area can be improved, the optimization scheme can be provided for the low energy consumption design of future green residential area and the optimization scheme can be provided for the operation of green residential area.

Keywords: green residential area, construction operation, the optimization design, energy conservation

Energy poverty among elderly women in the Hungarian countryside

Anna Zsófia Bajomi

Politecnico di Milano, Department of Architecture and Urban Studies, Piazza Leonardo 26,
Milano 20137, Italy

e-mail: annazsofia.bajomi@polimi.it

Abstract

Energy poverty is a situation when a household is not able to meet their energy needs. Main causes of energy poverty are threefold in Europe: low income of the household, inefficient dwellings and high energy costs, meanwhile globally excess to energy is also an important factor. Energy poverty has severe serious physical and mental health effect on the persons and elderly people are among the most vulnerable in this since. Cold homes and related negative outcomes such as damp walls as well as too hot apartments in summer impose important health risks on the elderly.

In Hungary, striking data on hypothermia shows that most victims who died in their own home due to coldness are elderly women. It is important to note that in Hungary an important share of the population is heating with solid fuels in individual heaters is high, especially in the countryside, where energy performance of homes of homes is far from efficient Access to wood and management of heating with wood is especially hard for single and elderly women

This paper aims to highlight the vulnerable situations of elderly households in a rural context in Hungary by setting a frame based on available data. This will be followed by a critical overview of current related policies. Finally, a set of policy recommendations will be offered to guarantee warm homes for elderly.

Keywords: energy poverty, elderly women, health risks, solid fuels, policy

Design Elements in Apartments Adapting to Climate: A Comparison Between Korea and Singapore

Jeong Eun Oh

Dept. of Housing and Interior Design, Kyung Hee University, Seoul, South Korea
e-mail: meme9@snu.ac.kr

Seo Ryeong Ju

Dept. of Housing and Interior Design, Kyung Hee University, Seoul, South Korea
e-mail: jcl@khu.ac.kr

Abstract

At a similar time, Singapore and Korea began building apartments, appropriating Western housing typology to solve their needs for rapid housing solutions. Now, apartments have become an established housing typology in both countries through localization for more than six decades.

This study commenced with the assumption that houses evolve in geographical, social, and cultural contexts, and are shaped into unique forms. Reviewing the process by which apartments have evolved into their current forms after their introduction to both countries, this study identifies the climate factors that have affected unit design. The unit plans of apartments from the 1960s to 2010 were collected for analysis from the Housing and Development Board of Singapore and private construction companies in Korea.

Ventilation of the service spaces, such as the kitchen and restrooms, is considered more important in the apartments of Singapore than views to the outside, as a result of the tropical, hot, and humid climate. Orientation is not considered important in Singapore, but strong, direct sunlight is avoided. Unit plans are designed to be complex, with many recessed and protruding areas, to increase the natural ventilation, instead of as simple, rectangular shapes. In contrast, in Korea where the four seasons are distinct, heat gain has been the most important design issue. Therefore, orientation is the top consideration in apartment design and unit plans are relatively simple, adhering to a simple, rectangular shape.

This study shows that different climatic conditions have resulted in different design elements such as block designs, the order of primary spaces in units, and window designs.

Keywords: climate, unit plan, apartment, Singapore, Korea

Acknowledgement: This work was supported by the National Research Foundation of Korea (NRF) grant funded by the Korea government (MSIP) (No. NRF-2016R1A2B2010247).

Utilising monitored data to tackle the energy performance gap in domestic dwellings

Felicity Taylor

BRE, Building Research Establishment, United Kingdom

e-mail: Felicity.Taylor@bregroup.com

Abstract

Closing the energy performance gap, the gap between predicted energy consumption and actual energy consumption, is an important challenge for building research. Energy models, such as BREDEM, are used to predict the energy consumption of dwellings; however, full details of the construction and occupancy of dwellings are often not known, meaning standard assumptions regarding energy performance and occupant behaviours are typically applied. These assumptions can be key contributors to the energy performance gap and must be regularly updated in line with new research in order to maintain and improve modelled accuracy.

This paper will investigate how monitoring actual energy consumption data in domestic dwellings can help us to understand aspects of the energy performance gap and improve the underlying assumptions used in current energy models. Initially we will consider the results from monitoring that was undertaken as part of the UK Energy Follow Up Survey (EFUS), before outlining how improved monitoring methodologies can be utilised to build on these findings.

Keywords: energy performance gap, energy modelling, SAP, BREDEM, EFUS

Integrating Climate Resilience and Environmental Justice in Housing Policy – Lessons learnt from a municipal and a regional case study in Germany

Anja Szypulski

TU Dortmund University, School of Urban and Regional Sociology, August-Schmidt-Straße 10, 44227
Dortmund, Germany

e-mail: anja.szypulski@tu-dortmund.de

Marisa Fuchs, M.Sc.

TU Dortmund University, School of Urban and Regional Sociology, August-Schmidt-Straße 10, 44227
Dortmund, Germany

e-mail: marisa.fuchs@tu-dortmund.de

Sandra Huning

TU Dortmund University, School of Urban and Regional Sociology, August-Schmidt-Straße 10, 44227
Dortmund, Germany

e-mail: sandra.huning@tu-dortmund.de

Abstract

If housing supply is to be sustainable and resilient, not only the requirements of climate-induced and settlement-related environmental impacts must be considered, but also concerns of environmental justice related to different vulnerabilities among resident groups. Sustainably providing climate-friendly, demand-driven and affordable housing is a central challenge for regional, urban, and neighbourhood development, requiring an integrated multi-level-approach.

In this study, strategies for integrating climate resilience and environmental justice into the sectoral field of housing were developed using the living lab (LL) approach in the case studies Bottrop (city level) and the Ruhr area (regional level). LLs follow a participatory research approach that focuses on co-creation with relevant actors from research and practice, i.e. with technical experts from the city administration(s), civil society actors, economic actors, and regional associations. The aim was to jointly and transdisciplinarily identify mechanisms/instruments that could be used to integrate these issues into the sectoral field.

The paper shows that raising awareness for environmental and climate issues is a key task for their better integration into housing policies. This begins by integrating climate and environmental information into municipal and regional housing market monitoring systems, which require central data management. By redefining municipal housing action plans, climate and environmental aspects can be linked to housing objectives. For implementation, incentive structures must be provided. The Bottrop case study shows how progress can be made with the help of a concerted large-scale project (InnovationCity) which supports task-oriented inner-administrative cooperative structures. However, the paper also shows that some issues can only be addressed at regional level with the help of a regional action plan. Defining regional objectives is particularly challenging in a polycentric structure such as the Ruhr area, but a regional action plan offers enormous potential for improving regional climate resilience and reducing socio-ecological inequalities in the field of housing.

Keywords: resilience, housing policy, sustainability, environmental justice, governance, living labs

A Policy Framework for Quality Control in Energy Saving Renovations in Northern China

Yuting Qi

Delft University of Technology, OTB Research for the Built Environment, Delft, 2628 BL,
the Netherlands
e-mail: Y.Qi@tudelft.nl

Queena K. Qian

Delft University of Technology, OTB Research for the Built Environment, Delft, 2628 BL,
the Netherlands
e-mail: k.qian@tudelft.nl

Frits Meijer

Delft University of Technology, OTB Research for the Built Environment, Delft, 2628 BL,
the Netherlands
e-mail: F.M.Meijer@tudelft.nl

Henk Visscher

Delft University of Technology, OTB Research for the Built Environment, Delft, 2628 BL,
the Netherlands
e-mail: H.J.Visscher@tudelft.nl

Abstract

In the face of climate change, it is urgent to renovate existing residential buildings with large energy consumptions and carbon dioxide emissions. The building energy consumption is the largest energy end-use sectors comparing with both the industry and transportation. In China, since 2007, the government has supported to renovate the existing urban residential buildings in Northern China. Energy saving renovations has entered into a large-scale stage. However, there are still various construction quality failures during the construction processes due to large construction volume and limited schedule. Construction quality plays a decisive role in successful construction projects and is being paid attention by public eyes increasingly. In energy saving renovation projects, the poor construction quality that cannot meet the government requirements will directly provide overdue schedule and over cost, and even cause energy saving inefficiency. In order to reduce quality failures, this paper provides some advice for the project stakeholders to control construction quality from a policy perspective. By expert interviewing and literature studying, a whole section of this paper gives an overview of policies promulgated by Chinese government regarding construction quality control, identify the main stakeholders and their roles in energy saving renovation projects under quality control mode in China, and compare the differences in quality control between China and the Netherlands. The aim of this paper is to provide project stakeholders with a clear describing in terms of the situation and processes of quality control in energy saving renovation projects in Northern China.

Keywords: policy framework, energy saving renovations, quality control, Northern China

Low carbon housing retrofit in Australia: A just transition?

Ralph Horne

RMIT University, Melbourne, 3001, Australia
e-mail: ralph.horne@rmit.edu.au

Sarah Robertson

RMIT University, Melbourne, 3001, Australia
e-mail: sarah.robertson2@rmit.edu.au

Trivess Moore

RMIT University, Melbourne, 3001, Australia
e-mail: trivess.moore@rmit.edu.au

Nicola Willand

RMIT University, Melbourne, 3001, Australia
e-mail: nicola.willand@rmit.edu.au

Emma Baker

University of Adelaide, Adelaide, 5005, Australia
e-mail: emma.baker@adelaide.edu.au

Abstract

Low carbon housing retrofit is on the move. For example, in Australia, despite a high emission economy and society, there has been a rapid shift towards domestic renewable energy. Across Australia's 8 million homes, in the last decade 1.9 million have had solar panels installed, and there have been more than 3.5 million other energy retrofit installations in the state of Victoria alone. Yet while the retrofit transition is significant in material terms, its consequences are unknown. In particular, there is concern that this transition has so far occurred unevenly and will contribute to longer-term inequalities. Research in the UK suggests that retrofit support schemes have not always targeted those most in need, with the distribution of costs of these schemes increasing energy prices and adversely affecting those already in energy poverty. This paper draws together scholarship in sustainability, social justice and material consumption to argue for a socio-material analysis of housing retrofit and energy poverty. By focusing on retrofit as a socio-material activity and analysing the retrofit experience of both energy poor and other households, we uncover concealed aspects of the retrofit transition; asking how retrofits manifest in households, who makes decisions, how and with what resources, and by revealing the positive and/or problematic consequences of retrofits for inequality and the governance of low carbon housing transitions. This is required to help inform policies and programs which will drive the retrofit transition around the world.

Keywords: housing retrofit, energy poverty, low carbon

Ensuring Healthy Environments in Thermally Efficient Social Housing – A Case Study

Rosalie Menon

Mackintosh School of Architecture, Glasgow School of Art, 167 Renfrew St., Glasgow, United Kingdom
e-mail: r.menon@gsa.ac.uk

Niema Faisal

Mackintosh School of Architecture, Glasgow School of Art, 167 Renfrew St., Glasgow, United Kingdom

Xiaoyun Liu

Mackintosh School of Architecture, Glasgow School of Art, 167 Renfrew St., Glasgow, United Kingdom

Abstract

Currently in the UK questions are arising about the environmental performance of new thermally efficient, airtight housing and the associated risks to health as a result of poor indoor air quality. As health and well-being are likely to remain as essential agendas for building occupants and landlords, there is a significant risk for the energy reduction agenda if low energy buildings become associated with problems of discomfort or health. Recent research into the handover process in the social housing sector in Glasgow indicates that significantly few residents receive advice on ventilation when moving into a new home, despite being given both a tenant handbook and operations manual. This research responds to the need for housing providers to understand the interface between the buildings heating and ventilation systems and occupant behaviour. This paper reviews the extent to which the occupant's behaviour is a contributory factor by undertaking environmental monitoring of a series of flats identified as having problems with indoor air quality despite being recently constructed to meet low energy performance targets. Survey data is analysed to develop a matrix of identifiable risk factors and confounding variables to inform a new toolkit template which identifies triggers for poor indoor air quality, (moisture in particular). The paper concludes with a methodology to develop enhanced advice tools which housing officers can use to give bespoke advice to residents of new energy-efficient homes.

Keywords: energy-efficient housing, indoor air quality, occupant guidance, ventilation

Improving homeowners' participation in energy efficiency renovation in China's northern heating region

Jiefang Ma

OTB Research for the built environment, Delft University of Technology, The Netherlands /
School of Architecture, Tianjin University, China
email: j.ma-1@tudelft.nl

Queenena K. Qian

OTB Research for the built environment, Delft University of Technology, The Netherlands
e-mail: k.qian@tudelft.nl

Henk J. Visscher

OTB Research for the built environment, Delft University of Technology, The Netherlands
e-mail: h.j.visscher@tudelft.nl

Kun Song

School of Architecture, Tianjin University, China
e-mail: imsongkun@126.com

Abstract

Household energy consumption accounts for 80% of the whole building sector in China. In the northern heating region, where nearly half of the existing housing stock is located, there is a great potential and urgent demand for energy efficiency renovation of residential buildings.

Due to the features of the building type and property rights issue, the governance of energy efficiency renovation in this region has been acted up to a top-down model. Central and local governments are responsible for promoting renovation projects, while homeowners are asked to decide whether they agree to undertake the renovation. They are expected to be actively engaged, by cooperating with the government as well as making investments in government-led projects. The project can only be executed after unifying homeowners' opinions. However, experiences in practice indicated that responsible agencies tend to avoid the negotiation, because the process is often troublesome and time-consuming. Lacking homeowners' participation hindered the adoption of energy saving measures that associates with relatively large amount of investment and indoor construction, which has a direct impact on the smooth implementation of renovation projects.

In order to trace the root of the problem, this study aims at optimizing the steps and procedures in renovation projects through which homeowners can be involved. Interview of experts, researchers, practitioners and homeowners is conducted to collect opinions upon a theoretical instruction given by the Ministry of Housing and Urban-Rural Development. Results show that during the negotiation process, more opportunities should be created for homeowners to gain more knowledge and express their doubt. After the construction period, homeowners should be invited to follow-up visit and survey, to ensure the energy performance of renovated homes. An optimized instruction was proposed based on the results.

Keywords: energy efficiency renovation, participation, existing residential buildings

The housing complex as a field for sustainable architectural design

Michael Lauring

Aalborg University, Department of Architecture, Design and Media Technology,
Rendsburggade 14, 9000 Aalborg, Denmark
e-mail: mlau@create.aau.dk

Abstract

A housing complex, consisting of several homes build together as a single development, has great potential for sustainable architectural design. Due to its size, the housing complex may constitute its own microclimate and topography, which can benefit climate mitigation and climate adaptation crucial to environmental sustainability. With its level of scale mid between the home and the city, it connects the private and the public, which is crucial to social sustainability. The fact that it is a single development means that you can design for all this in one take if you are able to combine closely the physical, social and aesthetic aspects of architecture in an integrated design. A holistic view on construction and economy may offer long-term savings addressing also economical sustainability. In spite of such broad potential, housing complex design rarely recognizes as a mean of sustainability. This paper intends to shed some light on the sustainable architectural potentials including aspects as urban density, microclimate, outdoor stay, private and public zones, exergy conditions and passive solar.

Keywords: housing complex, architecture, environmental and social sustainability, integrated design

Research on Energy-saving Reconstruction Mode of Existing Brick-concrete Structure Residential Buildings Based on the Suitability Target

Yi Chang

Tianjin University, School of Architecture, 92 Weijin Road, Nankai District, Tianjin, China

e-mail: yichang@tju.edu.cn

Kun Song

Tianjin University, School of Architecture, 92 Weijin Road, Nankai District, Tianjin, China

e-mail: imsongkun@126.com

Abstract

Taking existing brick-concrete structure residential buildings as the research object, considering from four aspects of "policy, economy, residents' willingness, existing architectural style" and taking "suitability target" as the principle, this paper conducts on-the-spot investigation on the structure of existing brick-concrete structure residential buildings, and summarizes the material characteristics and existing problems of the exterior envelope structure of existing brick-concrete structure residence. Based on this, a set of energy-saving reconstruction model is put forward to strengthen the fine thermal insulation design of weak links (such as thermal bridge, through-wall holes, external window, etc.) and keep the original style of the residence. An existing brick-concrete structure residential building is selected to simulate the energy consumption of the designed energy-saving transformation technology mode, and the current energy-saving transformation mode and the suitability target energy-saving transformation mode are quantitatively compared and analyzed in terms of energy-saving and economy, and the residents' will and existing architectural style are qualitatively compared and analyzed. Finally, it is concluded that the energy-saving transformation mode guided by the principle of suitability target is more implementable.

Keywords: existing residential buildings, energy-saving reconstruction, brick-concrete structure, suitability target

Individual Metering and Charging - A theoretical study about hot water consumption, crowded living and fuel poverty

Simon Siggelsten

Malmö University, Faculty of Technology and Society, 205 06 Malmö, Sweden

e-mail: simon.siggelsten@mau.se

Abstract

The purpose with this study is to describe today's situation of implementing individual metering and charging (IMC) of hot water, and to analyse underlying reasons why entire residential areas or individual multi-apartment buildings have higher hot water consumption compared to others. The aim of the study is to be able to draw general conclusions about economic consequences for tenants with IMC of hot water and to see whether there is a risk of fuel poverty. The study is limited investigate only rental apartments situated in Sweden. The study is theoretical and is based on information gathering from authorities, organizations and researchers. The core of the research is a hot topic that is affected by, and is affecting the politics, housing situation, rent negotiations, contributions and energy use.

A lower hot water use in energy efficient buildings might not only arise from water saving technics. Energy efficient building are probably newer or recently renovated with a higher standard and thereby they have a higher rent and tenants with a higher income. Thereby they are also less crowded. According to statistics, between 7 and 10 percent of the population in Stockholm, Gothenburg and Malmö are overcrowded. There is greater overcrowding among foreign-born people and in low-income areas. Crowded living is greatest in small apartments and among families with teenage children. By investigating the implementation of IMC by two large property owners in Malmö and Lund together with the housing benefit system, the general conclusion is that the risk of fuel poverty in Sweden is very small.

Keywords: crowded living, fuel poverty, hot water

WORKSHOP No. 5 | HOUSING AND LIVING CONDITIONS OF AGEING POPULATIONS

Ageing in large housing estates in Sweden - Can the structure of these housing areas and design of the housing contribute to ageing well?

Marianne Abramsson

Dept of Human Geography, Stockholm University, Sweden

e-mail: marianne.abramsson@humangeo.su.se

Abstract

Swedish large housing estates constructed as part of the Million program, have been criticised and heavily debated. The dwellings are considered well planned and accessible, but the criticism is based on the physical environment and the population both being victims and part of the problem in areas that are vulnerable in relation to the surrounding city as regard unemployment, crime, poverty and ill health. Older people are rarely visible in discussions about these areas as most often young people are in focus. Over 1.5 million people live in these areas but despite all that has been written about the them, we only know a little about how older people in these areas live and how they experience ageing in this geographical context. These areas could provide a good housing situation for older people and accessible housing to those in need based on how they are planned and constructed. However, this presupposes that the housing environment contributes to a good life for ageing populations. In this project the main research question is if the Million program areas can contribute to a good life in old age. The aim is to investigate the number and characteristics of the 65+ as regard income, education, occupation and origin, but also to ask questions about their housing situation and experiences of living and ageing in a Million program area. Three different studies will answer the project's research questions, the first one is based on registered data from the population database "Geographical context", the second on a survey aimed at older people in three million program areas, and the third on so-called walking interviews with a selected number of older people in these areas. The paper will present the project and some basic information about older people in the Million Program Areas.

Keywords: Million Program, older people, Sweden

Ageing in Place and the Role of Housing Providers

Eveline Althaus

ETH Centre for Research on Architecture, Society and the Built Environment, ETH Zurich,
Wolfgang-Pauli-Strasse 27, HIT H 13, 8093 Zurich, Switzerland
e-mail: althaus@arch.ethz.ch

Angela Birrer

ETH Centre for Research on Architecture, Society and the Built Environment, ETH Zurich
Wolfgang-Pauli-Strasse 27, HIT H 13, 8093 Zurich, Switzerland
e-mail: birrer@arch.ethz.ch

Abstract

In light of demographic trends in European countries, questions on ways of living in old age pose an important social and economic challenge. Ageing in one's home and staying there as long as possible is not only the wish of many older people, but has also become a central concept in policies for healthy ageing. However, the actors that actually provide housing to older people – owners, investors, real estate management companies, housing cooperatives etc. – are often not involved in the policy discussions. Not uncommonly, they are also unaware of their importance and lack strategies to address and support the needs of older tenants.

The ongoing research project “Ageing in place” (2016-2019) therefore, focuses on the role of housing providers: What are the demands and conditions needed for ageing in place? What are the options, measures and service provisions that housing providers can consider and implement in order to meet these needs? Why is this also in their own interest? And how could communication and the interface between neighbourhoods, municipalities, health service organisations and housing providers be improved in order to promote ageing in place?

The project, funded by Innosuisse and the Age Foundation, is carried out with project partners from the real estate sector in the larger Zurich area, Switzerland. Together with the housing providers, different pilot projects have been initiated that support older tenants in living at home. With regards to the specific local contexts and the needs of the residents, the approaches that have emerged, focus mainly on “soft factors” such as building inclusive neighbourhoods and supportive networks and establishing local community organisation interventions.

The paper focuses on these approaches as possible contributions for a better ageing in place. Furthermore, it reflects on the potentials and challenges emerging in processes, in which the real estate sector is involved.

Keywords: ageing in place, housing management companies, cooperation, interfaces, challenges

Home improvements and aging-in-place: changing long-term care policies and household practices in the Netherlands

Oana Druta

Eindhoven University of Technology, Eindhoven, the Netherlands

e-mail: o.druta@tue.nl

Frans Schilder

Dutch Environmental Assessment Agency, the Netherlands

Christian Lennartz

Dutch Environmental Assessment Agency, the Netherlands

Abstract

In recent years, the Dutch policy environment has become dominated by efforts to reform care systems for older people and redistribute responsibilities between households and communities, markets, and the state. These efforts have been directed at reducing costs to central governments and devolving care responsibilities to municipalities and households themselves. Aging in one's own home and community-based care provision were at the heart of the Dutch reforms instituted through the Social Support Act of 2015. The willingness and ability of older people to adapt / improve / move to a suitable dwelling were implied. However, our understanding of how and why older people undertake home improvements, the actual improvement practices they engage in and whether these are sufficient to provide suitable home environment, is still rather limited. In this paper we analyze the policy changes put in place by the Social Support Act of 2015 and build on the results of a qualitative study that involved 30 older homeowner households from across the Netherlands, to understand how older people conceive home improvements and what are the gaps that appear in the new landscape of responsibilities that is emerging following the 2015 reforms.

A multidisciplinary approach of ageing well in place: perspectives and experiences from six related key fields

Gwendoline Schaff

University of Liège, Faculty of Architecture, Boulevard de la Constitution 41, 4020 Liège, Belgium
e-mail: g.schaff@uliege.be

Fabienne Courtejoie

University of Liège, Faculty of Architecture, Boulevard de la Constitution 41, 4020 Liège, Belgium
e-mail: fcourtejoie@uliege.be

Jan Vanrie

Hasselt University, Faculty of Architecture and Arts, Campus Diepenbeek, Agoralaan Gebouw E, 3590 Diepenbeek, Belgium
e-mail: jan.vanrie@uhasselt.be

Catherine Elsen

University of Liège, Faculty of Applied Sciences, Quartier Polytech 1, Allée de la Découverte 9, Bâtiment B52, 4000 Liège, Belgium
e-mail: catherine.elsen@uliege.be

Ann Petermans

Hasselt University, Faculty of Architecture and Arts, Campus Diepenbeek, Agoralaan Gebouw E, 3590 Diepenbeek, Belgium
e-mail: ann.petermans@uhasselt.be

Abstract

Demographic ageing is a considerable challenge of the 21st century. In 2050, more than a third of the European population will be over 60 years old. This perspective drives our society to reconsider housing for older people, among other key challenges. In the French speaking part of Belgium (Wallonia), as in many other European areas, both the government and seniors themselves prefer to continue living at home and make use of home-support systems rather than move to institutional care, due to wellbeing and economic reasons. But how can we support people to be able to continue to live as long and as pleasantly as possible at home when they get older? It is indeed nowadays essential to explore future housing possibilities and thus to research the intertwined factors impacting the quality of the living environment for everyone.

To provide answers to this question, which touches upon multiple disciplines, we brought together Walloon experts from six key fields that are tightly related to the issue of “ageing well in place”: the architectural sphere, the political sphere, the contextual sphere, the psychological sphere, the sociological sphere and finally the sphere of health and care. Two focus groups were conducted with, each time, one stakeholder representing each sphere.

In these meetings, the participants, from their specific perspectives, highlighted several essential points to take into account when reflecting on ageing well in place. They also pointed out some alternatives to homes and institutional care/housing, and shared their points-of-view on the issue of dividing the house into different parts for a collective dwelling perspective. Finally, the experts discussed different perspectives on ageing well in place that they deem essential to investigate now in architecture and architectural research.

Keywords: ageing well in place, older people, home, focus group, multidisciplinary

The meaning of home against the context of urban redevelopment in China: the experiences of the older people

Xin Li

Nanjing Agricultural University, College of Public Administration, Weigang Road No. 1,
210095 Nanjing, China
e-mail: xinli@njau.edu.cn

Abstract

Since 1978, urban China has experienced rapid redevelopment featured by massive demolition of neighbourhoods and forced relocation of residents. Among the forced movers, many are older people who are strongly attached to their neighbourhoods with a long-term residence history. Forced relocation induced by urban redevelopment therefore can directly disrupt their sense of home and interrupt their plan about ageing in place with regard to living arrangement, care giving and daily activities. However, little research focuses on how forced relocation and urban redevelopment influence on the meaning of home to older people in China. This paper therefore tries to reveal the meaning of home to the older people involved in urban redevelopment in China. By studying the institutional, economic, social and cultural features in current urban China with regard to housing issues, ageing caregiving pattern and urban redevelopment projects, the paper explains how urban redevelopment and the related forced movement have challenged the meaning of home to older people from the wealth and financial sense, home security, and kinship and family interactions.

Keywords: the meaning of home, older people, forced relocation, urban redevelopment, China

“Of course I’m safe at home!” Electrical safety awareness amongst older people ageing in place in Wales

Sarah Hillcoat-Nallétamby

Centre for Ageing and Dementia Research & Centre for Innovative Ageing, Swansea University,
Swansea SA2 8PP, Wales, UK

e-mail: S.Hillcoat-Nalletamby@swansea.ac.uk

Alexandra Sardani

Department of Public Health, Policy and Social Sciences, Swansea University,
Swansea SA2 8PP, Wales, UK

e-mail: A.V.Sardani@swansea.ac.uk

Ruth Hopkins

Department of Public Health, Policy and Social Sciences, Swansea University,
Swansea SA2 8PP, Wales, UK

e-mail: R.C.N.Hopkins@swansea.ac.uk

Abstract

Local level variations in the availability of publicly funded home improvement grants for owner-occupiers in the UK suggests that people may be at risk of accidents relating to faulty electrical installations and appliances. National-level data from Wales suggests this to be the case for older people, and particularly those over 80, but we are not clear about their understanding of the potential risks associated with electrical installations in the home environment.

Our paper helps address this knowledge gap. We first provide secondary analysis of national data for Wales about casualties and fatalities resulting from dwelling fires by cause amongst older home-owners to illustrate the extent of this problem.

We then extend our analysis by using qualitative data to gain in-depth insights into older people’s experiences and perceptions of risks associated with fires and accidents at home associated with electrical installations and appliances. Data are from 3 focus groups with older people and interviews with stakeholders (Fire & Rescue services and home maintenance services).

Qualitative findings show that older people living at home were aware of the importance of electrical safety and accident prevention, but still engaged in risky behaviour (e.g. modifying complex electrical installations themselves). Stakeholder insights highlight the challenges involved in changing this behaviour, in a climate of reduce financial incentives for home improvements.

We extend the interpretation of our findings using Ajzen’s theory of Planned Behavior and Bronfenbrenner’s Bio-Ecological Systems Theory. Service provision implications for older people ageing in place are also highlighted.

Keywords: owner-occupiers, electrical safety, risk, ecological systems theory, planned behavior theory

Quality ageing in place: Investigating the housing situation of the elderly in Slovenia

Richard Sendi

Urban Planning Institute of the Republic of Slovenia, Trnovski pristan 2, 1000 Ljubljana, Slovenia
e-mail: richard.sendi@uirs.si

Boštjan Kerbler

Urban Planning Institute of the Republic of Slovenia, Trnovski pristan 2, 1000 Ljubljana, Slovenia
e-mail: bostajan.kerbler@uirs.si

Maša Filipovič Hrast

Faculty of Social Sciences, University of Ljubljana, Kardeljeva ploščad 5, 1000 Ljubljana, Slovenia
e-mail: masa.filipovic@fdv.uni-lj.si

Abstract

This paper is based on the findings of a survey that was conducted in 2018 among the elderly (65+) in Slovenia. The research was premised on Saunderson's (1990) thesis which describes housing as a physical and social space that individuals control, in which they express their personal identity, privacy, and safety. In addition, we were also guided by Sommerville's (1997) qualification of housing as the center of family life, freedom, independence, individuality, self-expression, and social status, and a support for work and leisure activities. Simultaneously, it is crucial also to recognize that the relationship of individuals to their housing or home changes during their lives. Given the ever-growing proportion of the elderly population in Slovenia, it is imperative that all the major actors (especially policy-makers and research community) engage in timely actions aimed at addressing and searching for appropriate solutions to the complex issues concerning the housing and living conditions of the elderly. The key objective must be to facilitate a suitable living environment adapted to the needs, wishes, and habits of the elderly so as to ensure a decent quality of life in old age. As such, the main purpose of the research was to investigate the possibilities and measures required to guarantee optimal conditions for quality ageing in place and the support services required for the elderly to remain full members of society for as long as possible and thus actively involved in social life. This contribution presents the preliminary findings of the survey.

Keywords: elderly people's housing, ageing in place, housing quality, Slovenia

Renewing Muromi Danchi: The Search for Precedents

Bruce Judd

City Futures Research Centre, Room 3024, Red Centre, Built Environment,
UNSW SYDNEY NSW 2052 Australia
e-mail: b.judd@unsw.edu.au

Kenichi Tanoue

City Futures Research Centre, Room 3024, Red Centre, Built Environment,
UNSW SYDNEY NSW 2052 Australia

Hazel Easthope

City Futures Research Centre, Room 3024, Red Centre, Built Environment,
UNSW SYDNEY NSW 2052 Australia

Abstract

This is the second presentation on a research project on resident-led renewal of a large, ageing (both in terms of buildings and residents) early post-war, privately-owned housing estate (danchi) in Fukuoka, Japan. The previous paper outlined the social and physical characteristics of the danchi, the context of early postwar housing in Japan, and the challenges facing the renewal of privately-owned apartment complexes in Japan and internationally. It also outlined the proposed action research approach. One of the contributions of the researchers in the early cycles of the research was to identify and document precedents from which learnings may be helpful to the Muromi Danchi residents in achieving the 80% supermajority agreement required to renew their estate. A detailed internet and literature search revealed many examples of public housing danchi reconstruction from which some learnings can be gained, but few privately-owned examples, which face more challenges because of the multiple ownerships and supermajority requirements under the Japanese Government's Act on the Facilitation of Reconstruction of Condominiums (2002). This paper will review the few examples of privately-owned danchi renewal that have been identified and documented to date, together with the learnings these present to the residents of Muromi Danchi in their quest to address the problems faced with their current housing for their ageing population. The research is a collaboration between Kyushu University in Fukuoka Japan and the University of New South Wales in Sydney Australia funded by a Progress 100 Grant from Kyushu University.

Appeal to the Awareness of Life-Proof Houses and Neighborhoods by Inhabitants

Theodorus G.M. Spierings

HAN University of Applied Sciences, Research centre Civil Society Lab
Deken de Louwstraat 11, 5401 BE Uden, The Netherlands
e-mail: dort.spierings@han.nl

P. Oosterhoff

HAN University of Applied Sciences, Institute of the Built Environment
e-mail: p.oosterhoff@student.han.nl

A. Verlinden

Fontys University of Applied Sciences, Commercial Economics
e-mail: aik.verlinden@student.fontys.nl

Abstract

Dutch government policy is aimed at aging at home, closely aligned with what citizens want. However, the demand is higher than the supply of life-proof houses. This need is felt by professionals in healthcare, and housing. But, how do inhabitants value the life-proofness of their own homes? How can we prepare them for more self-reliance? Make them more and in an earlier phase aware of obstacles and solutions? And is the house or the neighbourhood the critical path in this?

As the final step in a two-year research period with all stakeholders, students develop a website which can help inhabitants to judge their home and their neighbourhood on life-proofness. For the neighbourhood, nearby facilities as a supermarket, care and a social network proofed to be crucial. For their homes accessibility, compactness, safety and comfort were leading indicators. All will be present in the web tool.

Keywords: life-proof home, user value, awareness of obstacles and solutions, webtool

Residential mobility and immobility of the Spanish elderly

Isabel Palomares-Linares

Department of Sociology, Faculty of Political Sciences and Sociology, University of Granada, C/ Rector
López Argüeta s/n, CP: 18001, Granada, Spain
e-mail: ipalomares@ugr.es

Ricardo Duque-Calvache

Department of Sociology, Faculty of Political Sciences and Sociology, University of Granada, C/ Rector
López Argüeta s/n, CP: 18001, Granada, Spain
e-mail: ricardoduque@ugr.es

Roberto Nogueras Zondag

Department of Sociology, Faculty of Political Sciences and Sociology, University of Granada, C/ Rector
López Argüeta s/n, CP: 18001, Granada, Spain
e-mail: robertonogueras@correo.ugr.es

Abstract

The growing number of studies related to residential mobility of older people is linked to the general interest that the phenomenon of population aging arouses. In a scenario in which there are more seniors, it is important to know the evolution of trends and mobility patterns adopted in old age. The data sources of this study are the last three population censuses in Spain (1991, 2001 and 2011). Combining the three sources will allow us to analyze both the recent situation and trends of evolution. Our research attempts to answer two questions: how often do old people move, and where do they move. Our results show that in recent decades family reunification is losing importance, while institutionalization increases. As the population ages, the ways of aging are changing, and this affects mobility and residential conditions. New ideas of what is to be old, or the implications of retirement, model the patterns of mobility. Our data also point to the relevance of the perception of care in mobility. Many decisions about housing will depend on the vision of when one should be cared for and by whom.

Keywords: residential mobility, residential immobility, elderly, Spain

Is co-living a housing solution for older people in the UK?

Gemma Burgess

University of Cambridge, Cambridge Centre for Housing and Planning Research, Department of Land Economy, 19 Silver Street, Cambridge, CB3 9EP, United Kingdom
e-mail: glb36@cam.ac.uk

Valentine Quinio

University of Cambridge, Cambridge Centre for Housing and Planning Research, Department of Land Economy, 19 Silver Street, Cambridge, CB3 9EP, United Kingdom
e-mail: vq204@cam.ac.uk

Abstract

Many older people face related challenges of poor housing, financial poverty, loneliness and lack of access to support. New models of co-living for older people have developed to tackle these issues, but little is known about their benefits, risks or the ability to develop them at scale in the UK. These models take various forms. Older homeowners have been setting up cohousing developments, pooling resources to purchase homes with friends or unrelated older people. Home sharing schemes have developed which house unrelated lodgers in the homes of older people, providing help and support in return for low cost accommodation. Housing Associations have also developed new schemes offering sub-market rents to young people living together with older people in return for providing help and support.

Working with older people and housing providers, the aim of this project is to understand the risks and benefits of these housing models and their potential for wider use to support older people. Although there has been research on the benefits of cohousing, particularly in countries like Denmark, the Netherlands or the US, little is known about the various obstacles faced by cohousing groups, at each stage of their development. Similarly, this research intends to fill a knowledge gap on one-to-one support models such as home sharing schemes. The research is based on interviews conducted with a variety of stakeholders involved in co-living models, as well as in-depth analysis of different case studies in a UK context. It analyses the current experience and implications of older peoples' co-living, as well as the broader institutional legal and financial frameworks and makes suggestions for reform.

Keywords: ageing, older people, co-living, co-housing

Implementing the concept of ‘housing support’ in a super-aged society

Yasushi Sukenari

University of Tokyo, Graduate School of Humanities and Sociology, 7-3-1 Hongo, Bunkyo,
113 0022 Tokyo, Japan

e-mail: sukenari@l.u-tokyo.ac.jp

Abstract

In Japan, although a large amount of private rental housing is vacant, landlords tend to refuse entry of the elderly, especially of single elderly people, who are treated as one of the most disadvantaged categories in the housing market. Private landlords often require joint liability from a relative with steady income when conducting an entry inspection. There are many elderly people who do not have relatives from whom they can expect actual support, and as Japan’s population continues to age, this number will increase.

In the middle of the 2000s, authority was transferred from the central government to local governments for various public policies, including housing policy. The reform had the effect of limiting public rental housing to a more residual role. At the same time, the entry of various suppliers other than the government was emphasized. The expectation was that private landlords would make up for the insufficiency of public rental housing.

The Housing Safety Net Act (2007, significantly revised in 2017) adopted a novel approach that gives private rental housing the role of social housing. It aimed to promote the supply of private rental housing for ‘persons requiring special assistance in securing housing’ (such as low-income earners, disaster victims, the elderly, the disabled and households with young children). ‘Housing support’ is a key concept in this legislation.

Housing support could be recognised as one of the three resources as basic requirements for stable residence: the physical environment (public housing and building regulations, etc.), income support (housing allowances, etc.), and personal services (housing and livelihood support, etc.). This paper discusses the role of the private rented sector in a super-aged society with reference to recent efforts by some pioneering non-profit organisations and local governments in Japan.

Keywords: super-aged society, policy reform, housing support, private rented sector, tenant/landlord relationship

How to sustainably improve housing complexes facing serious aging problems: A Comparative analysis between 2 housing complexes in Tokyo

Hiroko Mizumura

Toyo University, Faculty of Human Life Design, Oka 48-1, Asaka, Saitama 351-8510, Japan

e-mail: mizumura@toyo.jp

Ryo Chuma

Toyo University, Graduate School of Human Life Design, Oka 48-1, Asaka, Saitama 351-8510, Japan

e-mail: ryo.chuman070801@gmail.com

Nagisa Tokusyo

Toyo University, Faculty of Human Life Design, Oka 48-1, Asaka, Saitama 351-8510, Japan

e-mail: n.t.torihiki@gmail.com

Abstract

Many big housing complexes have been developed in the center and suburbs of major cities in Japan in a similar way to those in Western countries since the 1960's. These complexes were initially provided for young households belonging to the white-collar class which was composed of nuclear families. However, many of these complexes are currently facing serious aging problems among its residents because of the super-aged society in Japan. The many of residents are unable to live safely lives and they face to isolation and difficulties in their communities.

This paper attempts to discuss how to improve and make housing complexes sustainable to emerge generation mix. We chose 2 housing complexes to focus our research on, namely Niiza Danchi and Akabanedai Danchi. Danchi is Japanese term and means a large cluster of apartment buildings of a particular design, typically built as public housing. Niiza Danchi was developed in 1970 and is located on the suburbs of Tokyo. Akabanedai Daichi was developed in 1962 and this was the first housing complex provided in the center of Tokyo.

We distributed 2 types of Questionnaires to the 2 housing complexes in 2018. The first one was distributed to the elderly residents. We sought to discover their wishes and needs for the organization and design of the physical environment, activities and services. The second questionnaire was distributed to young parents whose children went to a nursery or kindergarten located in, or nearby the housing complexes. Our aim was to assess their evaluation of the housing complexes as environments for bringing up their children.

This paper will discuss how to support and promote the generation mix and provide suitable residential housing areas for both the elderly and young households, while referring to the results and analysis of the 2 questionnaire surveys.

Keywords: housing complex, super aged society, generation mix, sustainable housing, Danchi

Analyzing housing needs and social representations of the elderly in intergenerational cohabitation: first results of a project grounded research in the South of France

Thomas Watkin

Projekt Research Lab (EA7447), Université de Nîmes, Rue du Docteur Georges Salan,
30000 Nîmes, France

e-mail: thomas.watkin@unimes.fr

Abstract

Intergenerational housing creates an alternative for the elderly population when facing isolation. It provides a solution for an old person to organize new ways of co-living with a younger dweller in need of a cheaper rent or conviviality. This system has to be understood within a larger framework of housing for the elderly. Quite popular in many European countries intergenerational housing has been progressively mediatized in France as a “model” with growing aging population and a recent housing boom in central cities. For the past ten years many organizations, mostly nonprofits, participate in creating this new type of housing mode through intergenerational cohabitation services to build this mutual match between old and young dwellers but facing several obstacles. If some networks are starting to be gradually structured nationwide these initiatives are usually somehow fragmented despite the consideration of private housing initiatives and the stimulation of local governments. In addition, stigmas and representations of aging illustrate the limitations of both public policies and housing services in designing intergenerational cohabitation through the lens of user centered practices or elderly needs. Our contribution will show the first results of a “project grounded research” (or ‘recherche-projet’ in French) initiative using co-design methods and practices to promote such intergenerational housing across cultures of work and habits while understanding and analyzing at the same time its scope (health, mobility, communication) and its context of development (neighborhoods, public space). These results revealed how the elderly population is subject to divergent social representations by public policies and social actors involved in housing. They provide guidelines for housing advocates and policy makers to handle this question. This *recherche-projet* is located in the south of France and developed by a research team of social innovation by design (Projekt Research Lab) based at the University of Nîmes.

Keywords: intergenerational housing, co-design, housing services, elderly housing, isolation

Ageing in Place and Informal Support: The Difference of Performance of the Reformation of Long-term Care Insurance between rural area and urban social housing in Japan

Yoko Matsuoka

Tokyo Kasei University, Department of Humanity and Science, Kaga 1-18-1, Tokyo 173-8602, Japan

e-mail: matsuoka@tokyo-kasei.ac.jp

Abstract

The world trend of welfare is changing from ‘welfare state’ to ‘Social Participation’ forwarding the sustainability of care system. Same as European countries, Japan reformed a public long-term care insurance (LTCI) on a large scale in 2015 for pointing social participation in the community. In the reformation of LTCI, the prevention of long-term care and mutual informal support of the daily life have been focused. The former includes the salon located in the community, where older persons in the community can get together and do gymnastics and enjoy chattering. The latter includes watching, garbage dumping and a companion to clinic, which were done by the family members so far. Each municipality have the obligation to promote these new community developments performed as informal support. The purpose of this study is to compare the features and the successful factors of these new development between the advanced model in rural area (5 municipalities) in Japan and the super aged social housing model in metropolitan area with case study method of the interviews with municipal public workers and the volunteers. The feature and the successful factors derived from the advanced model, which is mainly located in the rural area, consists of ‘the leadership of municipality as responsible body’, ‘citizen’s initiative of geographically connected relationship’, ‘citizen’s awareness of the meaning of new change’, ‘development of diverse community asset’. Comparing these two models, the social housing model lacks the ‘the leadership of municipality’ and ‘citizen’s awareness of the meaning of this change’. In the conference, five Japanese new community developments in rural municipality with only around 5,000 population will be shown. Later, the reason why the leadership of the municipality is more important rather than the citizen’s initiative.

Keywords: ageing in place, long-term care insurance, prevention and daily life support, super aged social housing, Japan

Home Ownership as a Pension in Contemporary Housing Systems

Marja Elsinga

OTB Research for the Built Environment, Faculty of Architecture and the Built Environment, TU Delft,
Netherlands

e-mail: M.G.Elsinga@tudelft.nl

Gavin Wood

Centre for Urban Research, RMIT University, Melbourne, Australia

e-mail: gavin.wood@rmit.edu.au

Abstract

Despite their differing historical backgrounds both Anglo-American and Western European housing systems appear to be converging on a more market-driven model for the production and consumption of housing. This convergence commonly features a more important role for owner occupied housing as a source of asset-based welfare. The growing prominence of home ownership is typically accompanied by austerity policies that further weaken welfare states. These developments are especially important for elderly households because they have more housing wealth and other assets to fall back on, as well as a growing need for essential services as health problems are more common, and labour market participation tails off. 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 two case study countries - the Netherlands and Australia. We focus on two key themes. First, we ask whether the role of owner-occupied housing in supporting wellbeing in old age differ in Australia and the Netherlands. Second, we discuss the wider equity implications in market driven housing systems.

Keywords: asset-based welfare, home ownership

A Study on the Status Quo and Optimization of Space Allocation of Service Facilities Designed for Senior Citizens in the Communities in Xi'an- The application of the GIS-based two-step mobile searching method in Beilin Community

Zhang Shouren

Tianjin University, School of Architecture, No. 92 Weijin Road, Nankai District, Tianjin, China
e-mail: 179499690@qq.com

Kang Yitong

Xi'an Jiaotong University, School of Human Settlements and Civil Engineering,
No. 28 West Xianning Road, Xi'an, Shaanxi
e-mail: 18392887284@163.com

Abstract

It can be found from the literature research that currently the old-age service facilities in the communities in Xi'an fail to meet the needs of local senior citizens. They are suffering from the shortage in the overall number and the low utilization rate resulting from such problems as uneven space allocation. In this article, the GIS-based two-step mobile searching method and its potential model are adopted, and in conjunction with the other basic research methods, the scientific evaluation is conducted on the spatial accessibility of service facilities designed for senior citizens in Beilin Community; a method is proposed to explore the best quantitative accessibility distribution of such facilities, in order to render ideas for future similar research and provide further reference for the space allocation of the old-age service facilities in the communities in Xi'an.

Keywords: GIS, two-step mobile searching method, potential model, facilities designed for senior citizens in the communities, spatial accessibility

WORKSHOP No. 6 | HOUSING AND REFUGEES

A Correlation Study between Residential Building Materials and Types in Tientsin European Concessions

Yuan Shuai

Tianjin University, School of Architecture, No.92, Weijin Road, Tianjin, China
e-mail: marshallys@tju.edu.cn

Song Kun

Tianjin University, School of Architecture, No.92, Weijin Road, Tianjin, China
e-mail: imsongkun@126.com

Abstract

From 1860 to 1945, Great Britain, France, Germany, Italy, Austro-Hungary and Belgium successively established concessions with administrative autonomy and extraterritoriality in the southeast of Tientsin. Residential buildings in concession area are concentrated in geographical position, rich in types, diversified in races and nationalities of users, so the residential buildings here are confronted with the mutual influence of local and foreign cultures. Façade is the first expression for people to recognize a residential building, in this theme, main materials of construction such as Brick, Concrete, Stone and Cement will be demonstrated, and how one material forms on different types of residential buildings or how various materials compose on one type of building will be classified. With the facade materials statistics of villas, duplexes, townhouses and flats in European Concessions, such as selection Preferences, combination forms and application Techniques, the correlation between Residential Building Materials and Types can be established, which can in part offer some points to improve the design of Residential Building under the immigration tide in Europe.

Keywords: correlation, residential building, façade material

Acknowledgement: The work was supported by National Natural Science Foundation of China [grant number 51608356], [grant number 51608347].

A comparative study of refugees' housing of 1922 and 2016 in the metropolitan area of Athens

Nikolina Myofa

Harokopio University, Department of Geography, Athens, Greece

e-mail: nikolmyofa@hua.gr

Stylianos Stavrianakis

Harokopio University, Department of Geography, Athens, Greece

e-mail: sstavrianakis@hua.gr

Abstract

Our presentation is about housing issues faced by refugees in the Metropolitan Area of Athens in the 1920s and during the recent refugee crisis (2015-2016). In particular, in 1922-1923, Greece received large refugee flows from areas like Eastern Thrace, Asia Minor and Pontus due to the Asia Minor conflict with Turkey which ended by the Treaty of Lausanne. These refugee flows produced significant changes and reshaped the metropolitan area. In 2015-2016, after almost a century, Greece became –again- a destination country for a significant number of refugees mainly from Syria and Afghanistan. This was closely related to the fact that Greece –due to its geographical position- constituted an entrance point for refugees towards Europe.

The aim of this presentation is to compare the main characteristics of the refugees' sites and settlements in 1922 and 2016, the criteria for selecting these sites for settlement, the consequences of this choice as well as the institutions involved in both periods. The selection of these –apparently different- time periods of refugee settlement is closely related to the fact that they share some common features, which indicates the possible existence of some timeless structures and mechanisms. Also, the selection of the Metropolitan Area of Athens, as a study area, is closely related to the fact that this area received, in both periods, large refugee flows that induced urgent housing needs. Those needs were more difficult to meet due to the lack of social housing policy in Greece which was a major obstacle in both periods. The arbitrary creation of settlements with self-promotion was the main housing solution during the interwar period and the first post-war decades. Today however it is impossible for refugees to follow such practices, so the need of a long-term social housing policy is imperative.

Keywords: Athens, housing, refugee settlements, refugee camps, localization

Identity and Space - Collaborative Housing and Shared-Flats for Inclusive Cities

Zsófia Glatz

Architecture for Refugees, 8055 Zürich, Switzerland
e-mail: glatz.zsofia@gmail.com

Bence Komlósi

Architecture for Refugees, 8055 Zürich, Switzerland
e-mail: komlosi.bence@gmail.com

Abstract

The exclusivity and current spatial, economic and social segregation of cities are alarming. New strategies are needed to develop welcoming and inclusive structures where all the different interest groups are included in the short- and long-term developments. Stakeholders from marginalized social groups such as migrants and refugees have no voice and power to be heard and therefore cannot participate in the decision-making processes. For inclusion, everybody should find their own space and identity in the city, in the society. Welcoming cities and societies have to recognise the value of migration and start including the experience and knowledge of newcomers.

Spaces for equality have to be built where everybody will find their identity; the importance of diversity has to be recognised; and future cities have to be developed together. Equality-based decision-making processes in the problem definition-, solution development-, implementation- and maintenance phases have to be established where everybody - not only the privileged - has their voice. It would bring more understanding and acceptance into the societies. The spaces and built structures should be implemented by the users or they should have a flexible political-, economic- and cultural framework that allows itself to be modified.

Private-, community- and public spaces which represent and serve the needs of all citizens can be developed only in collaborative processes and the marginalised groups can only be represented by non-governmental organisations. The built environment has a huge influence on the identity of the users and the identity could and should also have an influence on the built environment. For a healthy well-being the living spaces should communicate with the users. For real inclusion all the above-mentioned characteristics should be achieved which shows the complexity of the situation. This research and paper focus on the private and community spaces of these developments through studying shared-flats.

Keywords: housing, inclusivity, privacy, refugees, shared-flats

Invisible urbanisms. Domestic space as a tool for innovation

Nuria Bernal Rivera

Università Iuav di Venezia, Santa Croce, 191, 30135 Venezia VE, Italy

e-mail: brnuria@gmail.com

Abstract

This thesis focuses on contexts that have been transformed from outdated settings into “innovative laboratories”. The enhancement of these environments, usually characterized by uncertainty and instability, will lead us to get a better understanding about which are the key elements that originate their transformation. To get a better perception of the characteristics of displaced people, consequently, our responses to the displaced population’s needs will be more consistent and appropriate.

We are facing a global situation where a large percentage of the population leaves their countries by motives ranging from wars to natural disasters. These populations require new places to settle. Governments and the humanitarian sector seek answers, but they are still based on closed models that do not take into account the new variable and unpredictable ways of life that displaced people face.

Among these contexts, seen as “laboratories of innovation”, the thesis focuses on Zaatari camp, where the domestic space appears as one of the key elements in its transformation. The residential units empower the people, place the person at the center of the project. It allows the inhabitants to develop their difference and uniqueness, their diversity, a place where they can develop their criteria and sensitivity. It is this ability to give to the person an identity and the ability for action that transforms societies. The domestic space in Zaatari camp is defined by parameters, that at the moment, are not present in our collective imaginary. Temporality, instability, changes are some of the adjectives that qualify the concept of housing in this context.

The residential space becomes an instrument of urbanization and socialization. From this conception, a housing model is proposed. A residential model that due to its innovative, flexible and adaptable ability becomes an instrument to respond to the urban and housing needs of displaced populations.

Keywords: innovation, housing, refugee camp, open model

Refugee Accommodation and Solidarity Space - City Plaza Squat as a Common Space

Ioannis Kanavaris

National Technical University of Athens, School of Architecture, Athens, Greece

e-mail: nick.kana@gmail.com

Abstract

In 2016, as part of the wider solidarity movement to refugees responding to the huge population flux that started in 2015, City Plaza Hotel in the center of Athens turned into a squat for refugee families. For 3 years, this large housing project has been developed as a place where people live with dignity and experiment with self-organization. In that context we aim to examine City Plaza as an emerging communal space, as an institution of commoning.

We try to trace the 'political program' of common spaces, as their fundamental discipline that differentiates them from the enclosed capitalistic spaces of the contemporary city. Common space's program consists of the possibility of expanding continuously, as a result of newcomers. They are neither enclaves of privilege nor of misery. The everyday life generates a sort of urban-city, which constitutes the so-called "strange village". Using the anthropological tool of 'segmentation', which, outlines a relativistic approach of the 'self' and the 'other', we trace how the new community gives meaning to concepts (home, food, game, security) and practices that shape the space and shift its meaning.

That "strange village" can be perceived as a "common space" where activities, social relations and practices take place in the form of a complex network of spatialities that can potentially bridge identity with otherness. The limitations of this process (class confrontation, state's policy, dominant ideology) consist of the frame through which we try to understand 'commoning' as a tactics of survival in the contemporary capitalistic city. A survival that emphasizes on the process, and not on the result of actions; that attempts not to deny the dominance of capitalistic power, but to find ways in which power can be dispersed horizontally as an example of how we can imagine a different paradigm of dwelling the city.

Keywords: refugees, commoning, squat, spatialities, alterity

Evaluation of housing and energy supply solutions for refugees in a Norwegian Municipality

Judith Thomsen

SINTEF Building and Infrastructure, Høgskoleringen 7B, 7465 Trondheim, Norway
e-mail: judith.thomsen@sintef.no

Ruth Woods

SINTEF Building and Infrastructure, Høgskoleringen 7B, 7465 Trondheim, Norway
e-mail: ruth.woods@sintef.no

Abstract

The aim of this paper is to report from a study that investigated how a dwelling is perceived from the perspective of the refugee residents who have been given permission to settle in the Norwegian Municipality of Melhus. In 2015, interest in how to deal with refugee settlement in Norwegian municipalities was on the rise, more than 30,000 refugees applied to settle in Norway (Statistics Norway, 2016). The European refugee situation has now changed and there is less pressure on Norwegian municipalities. However, refugees granted residence will continue to be settled in large and small municipalities throughout the country. Finding appropriate housing is in general a challenge for municipalities in Norway; both in public and privately-owned housing. This is despite Norway continuing to be one of the wealthiest countries in Europe.

We therefore asked how when developing and providing housing for refugees, can we safeguard the needs and preferences of a disadvantaged group, while at the same time providing future-oriented housing with regard to energy ambitions and quality?

The methods applied are: (1) semi-structured interviews with refugees and employees from the settlement office (2) analysis of energy efficiency solutions in a planned municipal project, as well as cost analysis and simulation of other potential energy supply solutions.

Settlement solutions and the support provided by Melhus municipality are presented, along with the refugees' perspective on the housing solutions provided, location, cultural differences, and energy costs. Expenses for domestic energy use stood out as a common point of concern among all respondents. In a country like Norway where cheap energy solutions are available to all, the degree of concern among refugees about energy prices and consumption was a surprising result. Alternatives for energy solutions are discussed.

Keywords: housing quality, refugee housing, energy efficiency

Geographical trajectories of refugees in Sweden. Patterns and drivers of inter-regional (im)mobility

Louisa Vogiazides

Department of Human Geography, Stockholm University, Stockholm, Sweden

e-mail: louisa.vogiazides@humangeo.su.se

Hernan Mondani

Department of Sociology, Stockholm University, Stockholm, Sweden

e-mail: hernan.mondani@sociology.su.se

Abstract

Refugees' settlement and relocation is a growing topic of research. This paper explores the patterns and determinants of inter-regional mobility among refugees in Sweden. It uses individual-level longitudinal register data to follow refugees during their first eight years in the country. Refugees who arrived in the early nineties were subject to a refugee dispersal policy, whereas more recent cohorts had the choice between arranging for their own housing or being assigned housing by the authorities. The results will thus highlight potential differences in mobility between refugee cohorts or categories of refugees (with assigned or self-arranged housing). First, the paper employs sequence analysis to identify refugees' typical geographical trajectories across regions with different levels of population density. Next, it uses multinomial logistic regression to examine which socio-demographic and neighbourhood characteristics explain the identified trajectories. Finally, it employs event history modelling to examine the determinants of refugees' mobility away from their first region of settlement. Preliminary analyses indicate that the vast majority of refugees remain in the same type of geographical region throughout the follow-up period.

Keywords: regional context, refugees, mobility, trajectories, Sweden

Architectural Design Criteria Framework for Temporary Residential Settlements: Earthquake Victims and Refugees

Nil Akdede

Atilim University, Faculty of Fine Arts, Design and Architecture, Gölbaşı, 06830 Ankara, Turkey
e-mail: nil.akdede@atilim.edu.tr

Bekir Özer Ay

Middle East Technical University, Faculty of Architecture, Çankaya, 06800 Ankara, Turkey
e-mail: oz@metu.edu.tr

Abstract

Loss of housing is one of the vital problems following detrimental disasters and mass migration. As ‘sheltering’ and ‘housing’ units satisfy ‘safety and security needs’ of human beings, they have a substantial role for the continuation of lives of human beings. In case of a disaster, sheltering gains more importance as an urgent and excessive need. Nevertheless, the cruciality of taking swift actions directs decision-makers to provide prefabricated and standardized units for temporary settlements. Consequently, the prompt readiness ends up with disregarding the consideration of the user on architectural design of temporary residential units and settlements. By analyzing major temporary residential problems of earthquake victims and refugees through two case studies; earthquake victims in 2011 Earthquake in Van, Turkey and Syrian refugees in Turkey, this study aims to prepare a contextual design criteria framework for temporary residential settlements in unit and urban scale. Results obtained through case studies not only aims to reshape the architectural design of temporary residential settlements focusing on causes of disasters, but also reevaluate the management approach of them.

Keywords: temporary residential settlements, disaster management

Housing Solutions and Integration for Unaccompanied Refugee Minors in Trondheim, Norway

Cínthia Freire Stecchini

Norwegian University of Science and Technology, Department of Architecture and Planning,
Trondheim, Norway
e-mail: stecchini@gmail.com

Eli Støa

Norwegian University of Science and Technology, Department of Architecture and Planning,
Trondheim, Norway
e-mail: eli.stoa@ntnu.no

Abstract

Unaccompanied minors (UM) are refugees or asylum seekers who are under the age of 18 when arriving in a host country and separated from any adult guardian. They are a particularly vulnerable group with special needs for care and protection, and access to adequate housing is a key aspect of their integration process. This ongoing research investigates, thus, how housing solutions affect the UM's integration in Trondheim, a mid-sized municipality in Norway. Norwegian municipalities have the autonomy to define the plan of action for each UM they receive and settle, and Trondheim has been a pioneer in many aspects regarding these processes. Throughout time, the municipality has provided a range of housing solutions intended to attend different needs of the unaccompanied children and youth. However, due to recent changes in migration policies the number of UM has drastically decreased after the 2015 refugee crisis, creating a scenario of uncertainty and leading to the shutdown of many of the housing offers. This research looks at the different housing solutions in Trondheim throughout time, investigating their physical aspects – location and architecture – as well as policies and measures, and how they affect UM's integration. Integration is understood based on Ager and Strang's (2008) framework, and the interrelation with core domains will be looked upon. Preliminary data will be presented based on interviews conducted with different professionals involved in the UM's settlement and integration processes.

Keywords: unaccompanied refugee minors, housing, integration

Integration of Living in Polykatoikia Construction Phases

Kim Yoong Lee

Kim Kollaborativ, Rodenbergstrasse 31, Berlin, Germany

e-mail: kimyoong_0207@hotmail.com

Abstract

This project intends to explore the phases of living situation potentially created by Polykatoikia construction system. The polykatoikia was originally conceived in the 1930s as a multi-storey apartment building for the Athenian bourgeoisie. During my visitation to the Athens and Thessaloniki during the Summer of 2017, despite the lack-of-details and monotonous repetitive building typology, it created a sense of invitation, perhaps the openness of the structure and the connected balcony made me think of the possibility of the transformation of Grand Parc, Bâtiments GHI, Bordeaux by Frédéric Druot, Anne Lacaton & Jean-Philippe Vassal.

Polykatoikia is rather a default of the final form of building that is universal. The flexibility of this system allows it to be employ to local construction techniques, materials and details. This project will demonstrate how this structure provide phases living situation from its default form until the form of finishing, from temporary structure to a housing solution. The objective of this project is to integrate the forced migrants and refugee to be part of the construction process. This process will challenge us to re-think and re-invent into several possible typology outcome that could diversify towards the social demand and urban formations.

The Social Sanctuary

Maha Komber

University of Sheffield, Architecture Department, Western Bank, Sheffield S10 2TN, United Kingdom

e-mail: mahakomber@hotmail.com

Abstract

Asylum seekers in the United Kingdom have been found to have limited involvement in public space. This thesis studies the potential causes of this and goes on to propose a site-specific urban intervention in Sheffield city centre which can counteract it. “The Right to the City” by Henri Lefebvre is used as a theoretical lens to develop the brief into the three elements of welcome, presence and participation in the city. Migrant social space is theorized by Postcolonial scholar Homi Bhabha as ‘space of Cultural Hybridity’, an everyday negotiation between here and there, where both past or the present cultures are allowed flourish and ebb away as the migrant pleases. As such the theme of spatial negotiation between different user groups was explored throughout the design. Firstly, a public route through the scheme breaks down the barrier between the public and residents of the building. Secondly, the staircase model of accommodation was studied and adapted to create opportunities for informal social gatherings across the resident quarters. Thirdly, the materiality of the building, a concrete frame structure with lightweight infill timber walls, enables residents to open up their personal living space to the surrounding communal space internally and public eye externally as they wish. The study concludes with an analysis of the thresholds created in the design, and how architecture can allow everyday users to strike their own balance between control of personal space and social interaction with the outside world.

Keywords: asylum, design, housing, cultural hybridity, flexibility

The “dual geography” of the accommodation policies for refugees in Athens

Eva Papatzani

National Technical University of Athens, School of Architecture,
Department of Urban and Regional Planning, Athens, Greece
e-mail: evaliapap@yahoo.gr

Timokleia Psallidaki

National Technical University of Athens, School of Architecture,
Department of Urban and Regional Planning, Athens, Greece
e-mail: timokleia@gmail.com

Abstract

Since the beginning of the migration movements to Greece and until recently, the immigrant newcomers mostly followed self-housing patterns in the cities, in the absence of accommodation and integration policies. The urban settlement of immigrants from the Balkans (1990s), as well as of those from Middle East, Asia and Africa (mid 2000s), produced a geography of socio-spatial mixing and ethnic diversity in Athens, which reduced the social segregation and led to a context of spatial proximity and inter-ethnic cohabitation. Today, following the refugee flows of 2015, a series of refugee accommodation policies and projects is being established and implemented, mainly based on the context of “emergency” and temporality.

The paper will focus on a critical socio-spatial analysis of the recent accommodation policies for refugees in metropolitan Athens, from 2015 until today. The accommodation of the newcomers, based on specific vulnerability criteria, is implemented either through Temporary Reception Facilities (camps) usually located at the outskirts of the city, or through apartments in the socially and ethnically mixed urban environment of Athens. This “dual geography” of accommodation policies, which has remained so far on the sidelines of the scientific debate, produces a differentiated with the past socio-spatial conjuncture. In the absence of a coherent integration framework and despite their temporary character, these new accommodation policies have a distinct spatial imprint and affect specific places, social relationships and ethnic networks, by transforming forms of inter-ethnic cohabitation or exclusion. Aspiring to cover this scientific gap, the paper is based on a dialectical approach which critically discusses the planning directions of the accommodation policies for refugees in relation with their socio-spatial impact on the everyday life of both refugees and locals in the city of Athens.

Keywords: accommodation policies, refugees, geography, Athens

Intersection of immigration-, integration- and housing regimes shaping different housing outcomes for different types of migrants

Susanne Søholt

Norwegian Institute of Urban and Regional Research - Nibr. Oslomet - Oslo Metropolitan University,
Oslo, Norway

e-mail: susann@oslomet.no

Abstract

This paper's ambition is to link the outcomes of the intersection of immigration-, integration- and housing regimes to the wider academic debate about mechanisms that prompt policies for minorities' inclusion or exclusion in housing. Different theoretical frameworks offer competing explanations for minorities' housing possibilities and residential pattern. Main explanations are linked to ethnic and neighbourhood preferences, individual resources and structural constraints in the housing market.

Housing regimes have developed mostly independent of immigration, while immigration and integration regimes are becoming highly politicized and interrelated. Individual public means for integration of newcomers are, in the Nordic countries, typically defined by type of residence permit, meaning that refugees, labour- and family migrants may meet different clusters of intersections with potential different possibilities. Integrational regulations are increasingly designed to reduce immigration. In Norway as in Denmark, there has been a shift in policy direction from aligning with international conventions to renationalize the immigration policy to better suit current governments' objectives to restrict immigration.

The intersection of the three regimes is to be judged by the housing possibilities and outcomes it produces for different types of migrants and society. As important as individual outcomes, is how the intersection of immigration-, integration- and housing regimes contributes to produce outcomes on the collective level related to ethnic and socioeconomic segregation. Such segregation is high on the political agenda in the Nordic countries. A closer look on how this kind of intersection shape wanted and unwanted equalities and inequalities, may inform the academic and political debate about how this intersectionality contribute to produce conditions that contradict the vision of the egalitarian Nordic society.

WORKSHOP No. 7 | HOUSING ECONOMICS

Capricious Redistribution? The Scale and Impact of the Local Authority Rent Subsidy in Ireland

Eoin Corrigan

University College Dublin, Department of Economics, Dublin, Ireland

e-mail: eoin.corrigan@housing.gov.ie

Abstract

This paper examines the targeting of rent subsidies among local authority tenant households in Ireland. Using microdata from the SILC survey over the period 2006 to 2015, the distributions of household rents and incomes are examined, and the targeting of the local authority rental subsidy is assessed. Using propensity score matching, estimates are made of the impact of the rental subsidy on households and on the income distribution. The potential impacts on the income distribution of alternative rent subsidy mechanisms are assessed. I find that the subsidisation of the rental costs paid by local authority tenants decreases income inequality, when housing costs are taken into account. Also evident is the poor targeting of rental subsidies; counter-factual scenarios in which local authority rental subsidies are directed to a greater degree towards lower income households are shown to reduce income inequality.

Keywords: social housing, rent subsidies, inequality

Do Housing Prices Reflect a Risk Premium on Personal Transportation Cost?

Véronique Flambard

LEM (UMR 9221) et Université Catholique de Lille, 60 Boulevard Vauban, CS 40109,
59016 Lille cedex, France

e-mail: veronique.flambard@univ-catholille.fr

Abstract

In models of monocentric cities, property prices must decrease proportionally with the distance from the city center to compensate for the increase in the cost of transportation (as demonstrated in the pioneering work of Alonso [1960] or Fujita [1989]). In traditional models, costs of transportation are assumed to be known and fixed. However, the gas prices can be fluctuant and thus significantly change the costs of transportation for households and their living expenses. In a zone that is characterized by limited access to employment, a household faces a greater uncertainty in transportation expenses during recessions especially if they have to search out other employment opportunities in the case of being fired. They may take this into account when renting or purchasing a property. In following Scafuri (1984), bid functions can be derived as a function of expected transportation cost and variance.

Using time series, for housing and transportation price in personal vehicles in France, we test whether the difference in prices between city center and suburb vary in congruence with expected transportation costs and their volatility. A vector error correction model (VECM) is estimated. The estimated results indicate the existence of a co-integrated relationship: the differences in price between the center and the suburb tend to grow with the volatility of transportation costs.

The results bring the first empirical elements that confirm the importance of the uncertainty of transportation costs. The prices to the city center tend to fluctuate with the level of transportation costs and with their volatility. Households asks for a risk premium in the suburbs to pay for reduced transportation costs and volatility compared to the households that live in the city centers.

Keywords: housing price, volatility of transportation cost, time series analysis

Dynamics of changes in the cost of housing construction according to items of expenses, taking into account socio-economic factors

Zakharanka Zinaida

Belarusian State University of Transport, Faculty of Industrial and Civil Engineering and Construction,
34 Kirova street, Gomel, 246653, Republic of Belarus

e-mail: zaharenkozn@yandex.by

Abstract

One of the priorities of the development of any state is to provide quality housing for all segments of the population. The key to solving this problem are the economic opportunities of the state and the population, which determine one or another level of comfort. The maximum efficiency of the formation of this parameter with limited investment can be achieved by optimizing the cost, material and labor resources in the construction and operation of housing.

The article considers the dynamics of changes in the calculation of the cost of housing construction depending on the socio-economic conditions of the state since 1955. The analysis of changes in the calculation of the main cost items, namely land allocation, construction-assembling works, devices engineering networks, landscaping, other costs that provide the construction process, as well as form the procedure for collecting taxes and deductions in accordance with the legislation.

The need for an integrated approach to cost calculation taking into account the features of the building operation is shown. The importance of variant design is noted. For a specific area, for a specific group of the population, it is possible to simulate the best option "capital investments - cost of operation". For this necessary to determine the goal of construction, sources of funding, operating costs.

At investing in housing construction is necessary to take into account the social factor - the creation of appropriate infrastructure in the area of residence, the economic justification of which can be made by analogy with the calculation of investments for the maintenance of places of stay for difficult adolescents, hospital wards for adolescents suffering from drug, alcoholism, etc. In general, the formation of a comfortable living environment for the population should be carried out centrally with significant support from the state and private investors.

Keywords: house, cost, operation, infrastructure

Housing cost burden, housing condition and subjective wellbeing

Arthur Acolin

Runstad Department of Real Estate, College of Built Environments, University of Washington, Box
355727, Seattle, 98195 WA, United States
e-mail: acolin@uw.edu

Vincent Reina

Department of City and Regional Planning, School of Design, University of Pennsylvania, Meyerson
Hall, Philadelphia, 19104 PA, United States
e-mail: vreina@design.upenn.edu

Abstract

The large number of households spending a disproportionately high share of their income on housing has been a source of concern across the advanced economies (Bratt 2002; Deidda 2015; Yoko 2008). There is concern that for many of these households the budget allocated to housing reflects constraints due to the minimum cost of access to shelter relative to income as opposed to household preferences for housing consumption. These constraints can formalize in multiple ways, with one being lower stated levels of wellbeing. This paper explores differences in reported life satisfaction among households experiencing varying levels of housing cost-burden across European Union countries. While we expect that housing cost burdens negatively affect a household's wellbeing, there is a little empirical evidence exploring this relationship. This paper analyzes the relationship of housing and wellbeing in the context of a broader set of factors that likely affect this relationship by creating trade-offs. Specifically, this paper focuses on the implication of housing cost-burden in the context of housing quality and the consumption of other basic goods. In order to answer these questions, we use response to the European Union Survey of Income and Living Conditions (EU-SILC). We exploit survey responses on subjective wellbeing questions asked as part of the 2012 special module on housing conditions and the 2013 special module on wellbeing. We develop controls based on existing housing and wellbeing studies (Cracolici et al. 2014; Deidda 2015; Diner and Suh 1997; Elsinga and Hoekstra 2005; Lu 1999; Nakazato et al. 2011; Streimikiene 2015; Sunega 2014; Sunega and Lux 2016; Zumbro 2014). Ultimately, we look at differences in the relationship between housing cost burden and life satisfaction by tenure and by country and at the interaction between housing expenditure and expenditure on other budget categories such as transportation, health and education.

Keywords: housing cost, housing condition, subjective wellbeing, European countries

Residential Lease Values in Prime Central London: Enfranchisement and the Impact on Relativity

Mark Andrew

Cass Business School, Finance Faculty, City University of London, 106 Bunhill Row,
London EC1Y 8TZ, United Kingdom
e-mail: mark.andrew.1@city.ac.uk

James Culley

Knight Frank LLP, 55 Baker Street, London W1U 8AN, United Kingdom
e-mail: James.Culley@knightfrank.com

Abstract

In England, there is a clear distinction between the user rights of an apartment and the ownership of the land in which it stands on. The majority of hedonic analyses of apartment prices either ignore or crudely control for this distinction by broadly categorising dwellings into freeholds and leaseholds. However, the length of an unexpired lease may have substantially varying impacts on apartment prices and ignoring this effect could lead to biased estimates. We examine the role played by the length of unexpired leases on prices of apartments in Prime Central London. We then show how these estimates can be used to obtain the unenfranchised relativity curve, an important input for calculating the premium payable for a lease extension. Our main conclusion is that it is important to control for the non-linear effect of lease expiry and that an enfranchised lease has an implicit value embedded in it.

Keywords: hedonic, leasehold, lease expiry, relativity

Housing Affordability and Tenure Choice of Rural to Urban Migrants: The Effectiveness of Housing Policy in China

Liming Yao

Department of Natural and Built Environment, Sheffield Hallam University, S1 1WB, United Kingdom
e-mail: L.yao@shu.ac.uk

Abstract

The massive economic development in China has contributed to the continuous expansion of urbanization, attracting increasing numbers of rural residents have migrated to urban areas. The motivation for those migrating from rural to urban areas is for pursuing a promising salary level, hunting job opportunities, or having an improved living condition. Along with the booming of rural-to-urban migrants, topics relevant to this group are now being widely discussed. Many studies focused on examining the settlement intension, income differences or institutional disadvantaging of this group. There are much fewer research pays attention to examining housing tenure choice and housing affordability of rural to urban migrants. More specifically, housing affordability now has been a sever issue in China, which stagnates the majority of households from being homeowners.

The rural to urban households as a disadvantaged group living in urban areas in China, having relatively lower income, being prevented from institutional benefits. It is therefore worthy of examining their housing affordability and tenure choice. This paper aims at examining factors influencing housing affordability and tenure choice for rural-to-urban migrants. Special attention has been paid to examining the effectiveness of the housing policy, housing provident fund (HPF). The Housing Provident Fund is a compulsory saving scheme that absorbs monthly deposits and grant low-rate housing debt, aiming at reducing housing affordability problems for Chinese household. Using data from the Rural-Urban Migration in China (RUMIC) survey, we developed a two-reduced form simultaneous equation model to examine factors influencing migrants' affordability and tenure choice in urban areas. Results indicate that the HPF works effectively in terms of reducing housing difficulties, helping migrants to achieve homeownership. However, the results also indicate that as the HPF contribution rate increases, this policy turns to aggravate the issues of housing affordability. This reveals that, for this disadvantaged group, income shortage still is the main issue that prevents them from entering homeownership market, as the HPF policy is an income-based system. Apart from this, we also examined the generational differences in terms of tenure choice and housing affordability. By introducing the sample into two groups (first generation, household born before 1980; and second generation, households born after 1980), it is evidenced that the HPF works more effectively for the second generation in terms of increasing the likelihood of achieving homeownership. This is because the second generation is more willing to permanently residing in urban areas, whilst the first generation would prefer to return to their hometown when they are getting old. To evidence our findings in relation to generational differences, we involved a variable of 'owning a house in hometown' in our model, evidencing that people owning a household in their hometown are less likely to own a house in the urban area. And the effect of this variable works more significant to the first generation.

Keywords: housing affordability, housing provident fund, tenure choice, rural to urban migrants

Life at the Frontier: Conceptualising the Causes and Consequences of Social Frontiers in Residential Segregation

Gwilym Pryce

Sheffield Methods Institute and Department of Urban Studies and Planning, University of Sheffield,
United Kingdom

e-mail: g.pryce@sheffield.ac.uk

Abstract

Quantitative research on segregation has focused primarily on measuring the overall degree of separation, rather than on understanding the transition between neighbourhoods. Yet, it is the nature of the residential interface between separate communities that might be of greatest importance. This paper aims to extend the theory of social frontiers and their impacts. I explore the question of social frontiers formation through the lens of residential sorting approaches and reflect on their impacts on human wellbeing through a variety of complementary mechanisms. A series of hypotheses are proposed and explained regarding the potential impact on educational attainment and life outcomes of proximity to social frontiers. I argue that, to properly account for such effects, we need to consider a number of important overlooked aspects of social frontiers, including the ambient propensity toward social frontiers in the surrounding areas and in wider society, leading to the concept of “Relative Social Frontiers”.

Spatial Mobility of Young Adults: Selectivity, Purposes, Distances

Aslan Zorlu

Department of Human Geography, Planning and International Development,
University of Amsterdam, Amsterdam, the Netherlands
e-mail: a.zorlu@uva.nl

Abstract

After leaving the parental home, young adults are spatially highly mobile, while building human capital and exploring family life perspectives. The intensity of their spatial mobility peaks at young adult ages and seems to stabilize at older ages as they settle down with a family and a job. In this turbulent period, individuals develop cornerstones of a more steady life while moving to locations to acquire specific education, skills and qualifications. This period shapes not only individual life courses, but it has also implications for a geographic distribution of population and local housing markets, in particular for a population decline in periphery.

This paper examines the spatial mobility pattern of an entire birth cohort 1980 for the period of 1995 to 2015, using the Dutch individual longitudinal register data. The study first assesses the spatial mobility behavior of young adults, considering a selectivity of movers. We estimate determinants of leaving the location of socialization concerning simultaneity of moves and enrolment in higher education. In addition, we estimate effects of characteristics of the origin municipality on the distance of moves to uncover a dominant direction of moves, with an emphasis on population decline in periphery.

Subsequently, the paper focuses on the return migration of individuals who left the municipality of their residence after 1995 and returned to this municipality by 2015. A particular emphasis is on the role of regional factors in attracting return migrants. Spatial autoregressive models are estimated to quantify direct and indirect effects of regional factors. The analysis provides novel evidence for regional determinants of return migration. Municipalities with better connectivity and stronger family ties attract more returnees while a low economic activity and non-favorable (tight) housing market discourage return migrants.

Keywords: internal migration, mobility behaviour, return migration

WORKSHOP No. 8 | HOUSING FINANCE

Unveiling energy efficiency financial gap: the case of Slovenia

Andreja Cirman

University of Ljubljana, School of Business and Economics, Ljubljana, Slovenia

e-mail: andreja.cirman@ef.uni-lj.si

Denis Marinšek

University of Ljubljana, School of Business and Economics, Ljubljana, Slovenia

Andreja Urbančič

Jožef Stefan Institute, Energy Efficiency Centre, Ljubljana, Slovenia

Matjaž Česen

Jožef Stefan Institute, Energy Efficiency Centre, Ljubljana, Slovenia

Gašper Stegnar

Jožef Stefan Institute, Energy Efficiency Centre, Ljubljana, Slovenia

Abstract

The building sector is the largest consumer of energy in Europe, accounting for nearly 40% of the total consumption and 36% of the greenhouse gas emissions. Energy savings are among the fastest, highest impacting and most cost-effective ways of reducing greenhouse gases emissions, therefore, refurbishment in residential sector can contribute a substantial part in meeting the targets of a sustainable and low carbon future. High upfront costs and long payback periods are a major barrier to implementing energy efficiency projects in residential sector. An important goal of efficiency policies and programs is to set up financial instruments to minimize these upfront project costs, so owners are encouraged to invest in energy efficiency improvements and significant retrofits. Most commonly used instruments are grants and subsidized loans, however, policy makers are often unaware of the effectiveness and the potential they can release with these instruments.

Our paper builds on unique dataset for a representative sample of Slovenian households. On one hand the dataset provides the data for estimation of the level of cost-effective investment in energy efficiency needed to upgrade their homes. On the other hand, the dataset enables researchers to estimate financial potential of households to privately finance the energy efficiency upgrade. The aim of the paper is to evaluate the effectiveness of existing financial instruments to stimulate energy efficiency and to estimate the potential financial gap that needs to be addressed and the characteristics of the households in this gap in order to meet ambitious targets set on the level of the European Union.

The filtering process and the ripple effect - an analysis on housing market in Warsaw, Poland

Justyna Brzezicka

University of Warmia and Mazury in Olsztyn; Faculty of Geodesy, Geospatial and Civil Engineering;
Institute of Geospatial Engineering and Real Estate, ul. Prawocheńskiego 15, 10-720 Olsztyn, Poland
e-mail: justyna.brzezicka@uwm.edu.pl

Jacek Łaszek

Warsaw School of Economics, Collegium of Business Administration, ul. Madalińskiego 6/8,
02-513 Warszawa, Poland / Narodowy Bank Polski, ul. Świętokrzyska 11/21, 00-919 Warszawa, Poland
e-mail: jacek.laszek@nbp.pl

Krzysztof Olszewski

Warsaw School of Economics, Collegium of Business Administration, ul. Madalińskiego 6/8,
02-513 Warszawa, Poland / Narodowy Bank Polski, ul. Świętokrzyska 11/21, 00-919 Warszawa, Poland
e-mail: krzysztof.olszewski@nbp.pl

Joanna Waszczuk

Warsaw School of Economics, Collegium of Business Administration, ul. Madalińskiego 6/8,
02-513 Warszawa, Poland / Narodowy Bank Polski, ul. Świętokrzyska 11/21, 00-919 Warszawa, Poland
e-mail: joanna.waszczu@nbp.pl

Abstract

The evolution of prices in the Warsaw (Poland) housing market was analyzed to identify the main drivers of market development. Newly developed housing and the existing housing stock were analyzed separately with a division into small, medium and large apartments (first stage of research). The macro-districts of the city of Warsaw were taken into account in the analysis (second stage of research). Complete data regarding individual transactions were not available; therefore, the analysis relied on changes in house prices in macro-districts between 2010Q1 and 2016Q4. In general, Poland still has a housing shortage, which is also visible in the capital city. Granger causality tests were performed to provide evidence for the filtering process and the ripple effect in selected market segment pairs. An increase in the prices of small apartments on the secondary market led to an increase in the prices of newly built medium-sized apartments. A similar correlation was noted between the prices of medium-sized apartments on the secondary market and the prices of newly built large apartments. The increase in housing prices in the city center tended to spill over to selected macro-districts. Our findings were confirmed by the vector autoregressive (VAR) model.

Keywords: filtering process, ripple effect, housing market

Real estate agent fees in Europe and the debate in Germany

Michael Voigtländer

German Economic Institute, Cologne, Germany

e-mail: voigtlaender@iwkoeln.de

Abstract

In Germany, real estate agent fees are traditionally paid both by purchasers and sellers. However, as the market is tensed, real estate agents often shift fees to purchasers. For instance, in Cologne around 25 percent of agents demand a fee of more than 4 percent from purchasers instead of 3 percent which were common. As these costs cannot be financed, real estate agent fees are an additional hurdle for first-time buyers. Therefore, the government plans to change legislation so that only sellers pay the real estate agent. In the paper, the outcome of this regulation will be discussed. A special focus lies on the reaction of sellers and agents to the proposed regulation. Also, international experiences will be presented.

Social Housing in Flanders. Best Value for Society from Social Housing Associations or Social Rental Agencies?

Sien Winters

HIVA Research Institute for Work and Society, KU Leuven,
Parkstraat 47 bus 5300, B-3000 Leuven, Belgium
e-mail: sien.winters@kuleuven.be

Katleen Van den Broeck

HIVA Research Institute for Work and Society, KU Leuven,
Parkstraat 47 bus 5300, B-3000 Leuven, Belgium
e-mail: Katleen.vandenbroeck@kuleuven.be

Abstract

Social housing in Flanders is provided by two types of organizations. Social Housing Associations (SHA) build (or buy) houses and let 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 organizations have similar goals (provide affordable and good quality housing to households in need) the processes leading to the outcomes are quite different, while also inputs (financial means, employees) and outputs (number of dwellings, level of rents, etc.) differ. In this paper, we describe the SHA and SRA model and evaluate their cost-effectiveness, which we define as the value for society (the outcome) given the government budget. Costs are assessed starting from a user cost approach. The outcome indicators are derived from the policy goals. The conclusion is that the letting of an SRA dwelling, although privately owned, on average has a higher cost to the government than the letting of SHA dwellings. With respect to outcomes we find some are better for SHA renters and other are better for SRA renters. The conclusion concerning the cost-effectiveness depends on the weights that are attached to the separate policy goals.

Keywords: social housing, Flanders, cost-effectiveness

Why are some families with children leaving the inner city of Oslo and others staying?

Rolf Barlindhaug

Norwegian Institute for Urban and Regional Research (NIBR) - Oslo Metropolitan University, Oslo,
Norway

e-mail: rolfb@oslomet.no

Abstract

House price differences in an urban context, economic resources, preferences for different amenities and travel time from home to work influence the location choices for families with children. Relevant characteristics of the preferred dwelling and the close surroundings were building heights, parking, private/public gardens, parks, children's playing opportunities, pollution and noise. A further dimension was school environment, population profile, proximity to public and private services, stores and sport facilities. We identify the determinants behind the location choice among recent movers of families with children from the inner city of Oslo and compare movers with the preferences of families with children who had decided to stay in the inner city. Using a survey among movers and stayers, we find that a typical mover moves to detached or semi-detached house with a private garden, one bedroom for each child and is motivated by safe residential environment for children, safe playgrounds close to the dwelling, little noise and the ability to use a car to different activities. Stayers in the inner city deviate from movers by preferring short distance to work, wishing to live close to friends and to be able to walk or use bicycle to different activities. Economic resources influence the possibility to buy a decent dwelling in the inner city. Some of the movers would have liked to stay, but high central house prices made them move to cheaper areas to increase housing consumption, typically in the Oslo outer east direction. Compared to other movers and the stayers, they had lower incomes, lower education and the share with land background from Africa and Asia were high.

Keywords: residential mobility, housing and location preferences

Equal in Incomes, Unequal in Wealth? Housing Wealth Inequalities in the Czech Republic

Petr Sunega

Institute of Sociology of The Czech Academy of Sciences, Prague, Czech Republic

e-mail: petr.sunega@soc.cas.cz

Martin Lux

Institute of Sociology of The Czech Academy of Sciences, Prague, Czech Republic

e-mail: martin.lux@soc.cas.cz

Abstract

This paper focuses on the problem of wealth inequalities as an as yet overlooked axis of social inequalities in the Czech Republic. Wealth inequalities and their development over time are measured here on the basis of the value of the real estate (a flat or house) in which the household lives. The value of household real estate has grown significantly in recent decades in the Czech Republic and Czechs still favour owner-occupied housing over other forms of housing tenure. Households whose parents were also homeowners enjoy an increasingly more evident advantage in acquiring owner-occupied housing themselves. Using selected indicators of income and wealth inequalities, this article shows that in every year observed in this study, wealth inequalities in the form of residential real estate were greater than income inequalities in Czech society. The article also finds that in the observed period lower-income homeowner households recorded lower unrealised yield on the price appreciation of the real estate they live in than higher-income homeowner households did. These findings have significant implications for measuring social inequalities, identifying potential barriers to the entry of new households into the owner-occupied housing segment, and the use of owner-occupied housing as a form of old-age security.

Subjective motives in households housing finance decisions in the UK

Alla Koblyakova

Nottingham Trent University, Burton Street, NG1 4BU, United Kingdom

e-mail: alla.koblyakova@ntu.ac.uk

Timothy Eccles

London South Bank University, 103 Borough Road, London, SE1 0AA, United Kingdom

e-mail: ecclest@lsbu.ac.uk

Abstract

The main contribution of this paper is the empirical evidence of subjectivity in households' mortgage decisions. Empirical focus is upon investigation of whether in addition to the supply and demand side factors, subjective considerations may partially explain ex-post housing financing decisions. Research findings show that households' risk attitudes and subjective expectations for the better financial situation influence mortgage size and mortgage type choices. In addition, empirical results suggest that subjective expectations tend to amplify self-reported house values and house price dynamics. The novelty is that this paper calls for considerations of that financial choices may not be explained solely by supply and demand factors, but should account for subjectivity and irrationality in suboptimal mortgage choice decisions. Empirical modelling employs a system of the four simultaneous equations, applying two stage least squares (2SLS) and Probit with endogenous covariates estimation techniques. For the consistency of estimates, the estimations also employ multivariable polynomial regression (MFPs) technique, applying both GLM and Probit commands. For the first time, cross sectional estimations utilise multilevel data extracted from the Understanding Society Survey Data (USS) for the newly originated mortgage contracts, covering the period from 2010 to 2017. Policy implications may include the development of financial literacy programs accounting for those subjective factors which may persuade households to make uninformed financial choices. Regulation of lender behaviour may also be necessary.

Keywords: rational choice, mortgage decisions, Probit with endogenous covariates, 2SLS

Efficiency of the Help to Buy Scheme in the UK

Alla Koblyakova

School of Architecture Design & Built Environment, Nottingham Trent University,
Burton Street, NG1 4BU, United Kingdom
e-mail: alla.koblyakova@ntu.ac.uk

Liming Yao

Sheffield Hallam University, Sheffield, United Kingdom
e-mail: l.Yao@shu.ac.uk

Abstract

The global financial crisis after 2007, and the subsequent housing and mortgage market stagnation, significantly deteriorated households' ability to buy a house. Responding to declining homeownership rates, the government has introduced a range of initiatives to offset the negative impact of the relatively high first time deposit requirements, and the associated overall mortgage costs, also providing a stimulus to the house-building market by assisting households to obtain a mortgage when purchasing a new-build house. The Help to Buy Scheme was designed to help first-time buyers and households in need to enter homeownership, also aiming to stabilise house prices by stimulating supply of new homes. However, strict and inflexible planning system in the UK may have significantly reduced responsiveness of housing supply to raising demand for housing debt. Such politically infeasible consequences may have led to destabilisation of house prices and regionally unequal distribution of the HTB benefits. This paper empirically evaluates efficiency of the HTB scheme in the UK by employing a system of the four simultaneous equations aiming to explore reverse causality and simultaneous relationships between the mortgage lending share of the HTB Equity Scheme, Supply of New Built, House Prices and mortgage pricing factors. The period of study covers 2013-2018, capturing start and subsequent developments of the HTB Scheme in the UK. Empirical estimations employ two stage least squares and multivariable fractional polynomial regressions estimation techniques.

Keywords: 2SLS, Help to Buy, mortgage lending, simultaneous equations, mortgage rates

Are homeowners better investors? The effect of housing on household investment in the United Kingdom

Marco Felici

University of Cambridge, Department of Land Economy, 19 Silver Street, CB3 9EP Cambridge, United Kingdom

e-mail: mf559@cam.ac.uk

Franz Fuerst

University of Cambridge, Department of Land Economy, 19 Silver Street, CB3 9EP Cambridge, United Kingdom

e-mail: ff274@cam.ac.uk

Abstract

The importance of housing tenure on individuals' behaviour is widely recognised and studied. Arguably, one aspect that is crucial, with wide-ranging implications for macroeconomic fluctuations and possibly for economic inequality, is the effect of housing on the portfolio composition of households, and more specifically how the fact of being a homeowner, as compared to a renter or a mortgagor, affects portfolio efficiency. We first explore this question theoretically, using a mean-variance framework adjusted for the presence of housing in the portfolio. We then turn to U.K. data from the Wealth and Assets Survey to confirm empirically the predictions of the model: the five waves of the survey allow to break down households' portfolios in detail, as well as to account for a wide range of covariates and for individual unobserved heterogeneity.

Keywords: housing tenure, portfolio choice, mean-variance analysis

Financialization of (Informal) Housing in Turkey: Role of Regulations and State Involvement

Zeynep Arslan-Taç

Marmara University, Istanbul, Turkey

e-mail: zeynep.arslan@marmara.edu.tr

Abstract

Multidisciplinary literature on financialization highlights the financialization of urban production on the early capitalist countries. On the other hand, financialization process on urban geography is also occurring in late stage capitalist countries such as Turkey. Turkey's housing problem traced back to 1920's, since then different approaches have been adopted in housing policy. 1980s were turning point for Turkey in terms of neoliberal integration, but particular combinations of neoliberal and populist policies constituted the key to 2000s urbanization and housing policy. After the 2001 economic crisis, construction sector located as a locomotive sector for economic growth and stability and by courtesy of state interventions and legal regulations, relation between construction and financial system remodeled. Both in 1980s and 2000s periods, informal housing settlements played a key role in financialization of real estate. In the first period informal houses was integrated to financial system through several pardoning laws and allowed to build five-storey buildings; and in the second period, informal settlement areas have become the sites for regeneration projects. Along with financialization of housing and other financial indicators, housing became one of the most profitable investment tools, in parallel household debt rose from 2% to 20% in the last decade. In 2017, volume index on construction sector in Turkey increased by 8.9%, which is above the 7.4% growth rate; however, the outlook is about to reverse because of excessive depreciation of the Turkish Lira, rising interest rates which has resulted in a decline in housing sales. The study explores how has Turkey's urbanization process been financialized and aims to contribute financialization literature by evaluating the Turkey's housing regime and changing role of the State as a stakeholder. The study uncovers Turkey's housing regime, the changing role of State from a regulator to an active financial market actor and locate (informal) housing in national political economy.

Keywords: financialization, informal housing, housing policy, Turkey

Housing affordability: beyond measurement

Marietta Haffner

Delft University of Technology, Netherlands / RMIT, Melbourne, Australia

e-mail: m.e.a.haffner@tudelft.nl

Kath Hulse

Centre for Urban Transitions, Swinburne University of Technology, Melbourne, Australia

Abstract

The literature on housing affordability has grown exponentially since Hulchanski's (1995: 28) review of its origins and use, declaring that housing researchers should avoid using the term. The concept cannot be considered as a robust concept bringing structure and organisation to our observations. Since then, scholars have debated in great detail the definition and measurement of housing affordability as well as the prevalence of 'housing affordability problems' in particular countries. Amongst the many claims made are those about temporality (whether these problems are getting worse over time); spatiality (whether housing affordability problems are concentrated in particular areas) and distribution and duration of housing affordability problems (whether some population groups experience such problems to a greater extent than others, including duration over the life course or parts thereof).

This paper, as think piece, takes a fresh look at the concept of housing affordability, which has persisted despite considerable contestation and scepticism about its use. It provides a critical and multi-disciplinary assessment of housing affordability in various dimensions: the social (housing as an opportunity to belong to community), the economic (housing as a commodity for investment and infrastructure), the legal (housing as social good/right, a decent place to live), the cultural (social expectations and cultural norms towards housing as a home), and the political (the distributional aspects of housing). It considers whether housing affordability focuses attention on housing typology and tenure changes rather than important temporal and spatial changes, such as in household income, employment conditions, wealth accumulation, intergenerational opportunities and urbanization.

Keywords: affordable housing, consumption good, housing tenure, investment good, social good

Housing taxation: a new database for Europe

Salvador Barrios

European Commission, Joint Research Centre, Seville, Spain
e-mail: Salvador.BARRIOS@ec.europa.eu

Viginta Ivaškaitė-Tamošiūnė

European Commission, Joint Research Centre, Seville, Spain
e-mail: Viginta.IVASKAITE-TAMOSIUNE@ec.europa.eu

Cécile Denis

European Commission, Directorate General for Economic and Financial Affairs, Seville, Spain

Adriana Reut

European Commission, Directorate General for Economic and Financial Affairs, Seville, Spain

Estefanía Vazquez Torres

European Commission, Joint Research Centre, Seville, Spain
e-mail: Estefania.VAZQUEZ-TORRES@ec.europa.eu

Abstract

Tax incentives favouring homeownership are widely used in developed economies. However, housing tax incentives are also considered as a major source of distortions by tax policy analysts, especially in absence of taxation of in-kind services related to housing consumption (i.e., imputed rents) and in presence of mortgage interest payment deductibility, with wide ranging consequences for investment and consumption decisions, as well as for public finances. The preferential tax treatment of housing ownership has in some cases been considered as an important feature fuelling housing price bubbles in some European countries. However, despite their prevalence across countries, housing tax distortions have rarely been analysed from a cross-country perspective, not least because of the absence of comparable data. In this paper we aim to fill this gap by providing for the first time a comparable time series on the main features of housing taxation for European countries. Our database includes detailed information on recurrent property taxes owed by households, transfer taxes incurred when buying a house, capital gain taxes and mortgage interest deduction wherever relevant. The data is provided for the period 1996-2017 by the time of writing this paper and will be updated annually and made available at the following website. We illustrate the use of such data to build a User Cost of Housing (UCOH) indicator following the approach developed by Poterba, (1992) and Poterba and Sinai (2008) and first reported for EU countries in European Commission (2015).

Keywords: housing taxation, database, User Cost of Housing indicator

Land value, land urban rent and housing policy on the Polish housing market

Joanna Waszczuk

Warsaw School of Economics, Niepodległości 162, 02-554 Warszawa, Poland

e-mail: jw48569@sgh.waw.pl

Abstract

The real estate market is very important for every household as it satisfy their housing needs and it have an impact on the whole economy. The recent experience with the crisis in the US proved that price fluctuations add to the cyclical character of that market and is the main risk factor that can threaten financial stability. It seems that cycles in home prices are likely to be driven by cycles in real land prices and that cycles in land prices will shape the contour of home values to a greater extent than they have in the past.

In the article the property value is empirically decomposed into land and structure components to study different forces that drives prices of property price and two property components: land and structure. The structure value is driven largely by the productivity of the construction industry and by the costs of some materials, after accounting for depreciation. By contrast, land prices are mainly driven by changes in the housing demand and the fact that land supply is limited. Moreover, land is characterized by its distinctive attributes, localization and neighborhood effects and cannot be easily reproduced, which means that land supply is inelastic. The lot price changes are explained in a model combining land supply and demand factors at the national and city level in different cities.

The aim of this article is to suggest policy improvements that could enhance the performance of the housing market and the effectiveness with which it meets the needs of households. This is a novel approach, which has not been applied before in the case of the Polish housing market. The results from this study could be useful for policymakers, banks, industry organizations, planners and real estate valuers.

Keywords: housing market, housing prices, housing affordability, land prices

How residential developers in England assess planning risk

Kath Scanlon

London School of Economics, LSE London, Houghton Street WC2A 2AE London, United Kingdom
e-mail: k.j.scanlon@lse.ac.uk

Abstract

In many countries, spatial planning provides a relatively high degree of certainty about what may be built. In England, by contrast, planning permissions are secured via site-by-site negotiations between planning authorities and prospective developers (albeit within the framework of a statutory local plan). For residential schemes the matters for negotiation include the number and size of dwellings and details of built form, design and massing. So-called developer contributions are also required for all but the smallest schemes. These are technically intended to mitigate the negative effects of development on the local community but in fact go much wider. Affordable housing is normally the main such contribution, but provision of local infrastructure, schools, jobs training, etc. may also be required. This paper, based on qualitative research with a range of market actors, examines how developers (both for-profit and nonprofit) assess the risk involved in securing planning permission; how expectations about required developer contributions impact on perceived risk; how this assessment might affect the rate of new construction; and how planning risk affects the price of land. The paper discusses how the state's increasing reliance on market actors to provide social goods has changed the risk profile of development, and concludes by asking whether a reduction in planning risk would be likely lead to more homes being built.

Keywords: planning risk, residential development, England

WORKSHOP No. 9 | HOUSING IN DEVELOPING COUNTRIES

Relocation and informal settlement upgrading in South Africa: The case study of Mangaung township, Free State Province

John Ntema

Senior Lecturer, Development Studies, University of South Africa, Pretoria, South Africa

E-mail: ntemalj@unisa.ac.za

Abstract

Despite being a global phenomenon, practise of informal settlement upgrading projects in South Africa has a unique history. South African literature shows that only 28% of these projects were upgrading projects, while the remainder were greenfield projects during which residents were relocated. Furthermore, upgrading of informal settlements and relocation of households influenced perceptions of security of tenure. Some of case studies revealed that shack dwellers experienced tenure security whether they were going to reside on the same stands with upgrading, move to transition camps while upgrading is in process or have the possibility of being relocated to a new project development. While the potential of upgrading may have given individuals a sense of security of tenure, it also diminished their sense of security. It is argued in the literature that relocation also led to a lack of feelings of security of tenure. Relocation was often resisted in that it threatened existing livelihoods, continued schooling and community networks, and, not least, the home. For instance, South African literature shows evidence where a relocation of former informal settlers left their children 14 km farther from their school. Consequently, at some point these children had to erect their own shacks near the school and only returned home over weekends.

Based on both literature and empirical findings, the paper intent to make a twofold argument- first, upgrading through relocation may promote partial and selective access to basic infrastructural development- for example, housing development as opposed to integrated and sustainable human settlements, second, upgrading through relocation may undermine the principle of ‘participatory project planning and design’.

Keywords: relocation, informal settlement upgrading, security of tenure, infrastructure

A Cross-sectional Study on the Impact of Typical Indexes of Residential Buildings on the Residents' Fertility Rate and Their Attitude Toward Fertility

Guorui Chen

Tianjin University, School of Architecture, No. 92 Weijin Road, Nankai District, Tianjin, 300072 P.R. China

e-mail: 657788544@qq.com

Kun Song

Tianjin University, School of Architecture, No. 92 Weijin Road, Nankai District, Tianjin, 300072 P.R. China

e-mail: imsongkun@126.com

Lu Yuan

Tianjin University, School of Architecture, No. 92 Weijin Road, Nankai District, Tianjin, 300072 P.R. China

e-mail: 280108729@qq.com

Abdushukur Zayit

Tianjin University, School of Architecture, No. 92 Weijin Road, Nankai District, Tianjin, 300072 P.R. China

e-mail: abdushukur.zayit@aliyun.com

Abstract

In spite of the Two-child Policy introduced in 2015, China, is still facing an unprecedented low fertility rate, which is the same as most European countries. In the context of rapid urbanization in China, this study aims to make an analysis on the relationship between the typical indexes of urban residential buildings and the local residents' fertility rate and their attitude toward fertility. The study method falls into two sections. Firstly, analyze the panel data on the fertility rate and living conditions in the urban areas of 32 first-level administrative regions directly under the jurisdiction of the country in the recent five years, and identify the correlation and influential relationship among the data on the fertility rate and living conditions in various regions. Secondly, based on the investigation of residents in the typical cities throughout the country, collect the data on the status quo of family members and the residents' fertility intention under different residential conditions, and analyze the impact of living conditions on the urban residents' fertility status and their attitude toward fertility. In the study, we have found: 1. The overall fertility rate in urban areas is positively correlated with the per capita living space. 2. Families with a larger number of members have more areas of living space. 3. The number of bedrooms in the house has the greatest positive impact on the resident's attitude toward fertility. 4. Compared with the residential area, the layout in the house, especially the bedroom, plays a more positive role in stimulating the resident's fertility intention. This result plays a guiding role in the update of population-related policies and house-design strategies of Mainland of China in the future. What's more, the research subjects, methods and insights provide reference for European countries in addressing similar problems.

Keywords: urban residents, typical indexes of residential buildings, fertility rate, attitude toward fertility, cross-sectional study

Exploring health implications of upgrading informal housing settlements: evidence from Mangaung Township, South Africa

Isobel Anderson

University of Stirling, Faculty of Social Sciences, Stirling FK9 4LA, United Kingdom
e-mail: isobel.anderson@stir.ac.uk

Lejone John Ntema

University of South Africa, Development Studies, Pretoria, South Africa
e-mail: ntemalj@unisa.ac.za

Lochner Marais

University of the Free State, Bloemfontein, South Africa
e-mail: MaraisJGL@ufs.ac.za

Abstract

International and South African research on informal settlements suggests a more significant relationship between health of residents and level of service infrastructural development (including access to social amenities in the immediate neighbourhood), than with the physical aspects or conditions of their housing (Marais and Cloete, 2014: 48). Ambert, (2006) and Marais & Ntema (2013) also confirmed pressure to upgrade informal housing had, in some cases, led to a decrease in the provision of service infrastructure and social amenities, which may impact the health of the inhabitants of subsidised housing units. Some upgrading projects have been criticised for failure to maintain service infrastructure (particularly water and sanitation), which, in turn, compromises health standards and quality of life amongst project beneficiaries (Rakodi, 1991; Gilbert and Gugler, 1992; Soares and Soares, 2005). However, research to date has not adequately considered the health impacts of broader settlement environment in evaluation of upgraded informal settlements (Shortt & Hammond, 2013; Huchzermeyer, 2006; Ambert, 2006; Marais and Cloete, 2014). While the South African housing policy framework set out a vision to “establish viable, socially and economically integrated communities, situated in areas allowing convenient access to economic opportunities as well as health, educational and social amenities” (Housing White Paper, 1994: 19), the Department of Housing’s programme of action has not, so far, focused sufficiently on health outcomes. Against this background, this paper has three aims. First, it draws on South African and international literature to conceptualise the relationship between housing and health issues in upgraded informal settlements, with a particular focus on community approaches to health and well-being. Second, it tests this conceptualisation against new analysis of households’ perceptions as expressed during in-depth qualitative interviews and focus group discussions in Mangaung township (Bloemfontein). Lack of basic services such as sanitation and water, and social amenities (particularly primary health clinics) emerge as key health challenges post upgrading of housing. Third, the paper makes policy recommendations for improved integration of health and housing in upgrading programmes.

Keywords: housing, health, community, upgrading, informal settlements

Socioeconomic determinants of leaving parental home and new household formation in Brazilian urban areas

Maria da Piedade Morais

IPEA-Institute for Applied Economic Research, Setor Bancário Sul Q. 1 Ed. BNDES,
CEP-70076-900, Brasília, Brazil
e-mail: piedade@ipea.gov.br

Paulo Augusto Rego

MDIC- Ministério da Indústria, Comércio Exterior e Serviços, Brasília, Brazil
e-mail: paulo.rego@mdic.gov.br

Abstract

The objective of this article is to understand the main socioeconomic determinants of leaving parental home and new household formation by young adults in Brazilian urban areas. Methodologically, the study adapts the models of De Vos (1989) and Granado and Castillo (2002) to the Brazilian case, using microdata from the Brazilian National Household Survey- PNAD. The paper also intends to verify to what extent youth independency and new household formation are related to the conditions prevailing in the housing market, in order to subsidize the elaboration of housing policies more appropriate to the needs of the young population.

The international literature points to a greater residential dependency on Latino youth compared to Northern Europe and the United States. Our study for Brazil confirms international results. Young people are delaying leaving parental home. To be married is the factor that impacts most the probability of being independent. Young people are more likely to leave parental home as they grow older. However, from a certain age on, the opposite occurs, which shows the lack of alternatives or assistance to elderly parents. Women and afro-descendants leave home earlier. The higher the educational level, the greater the likelihood of continuing to live in parental home, as family supports further education. Young employees are more likely to live independently. Young people living in large cities have greater probability to live with parents, reflecting a more expensive housing market. Formal rents are the primary choice of independent youth. These results show the high impact of the housing market on new household formation and youth independent living. The recent rise in real estate prices in Brazil has increased the housing deficit due to excessive rent burden and reduced the opportunities for young people to leave parental home and start an independent household.

Keywords: new household formation, adulthood transition, leaving parental home, housing demand, Brazil

An Attempt to Question the TOKI Housing Project in Neoliberal Turkey: Integrating the Poor?

Özlem Bülbül

Ahi Evran University, Faculty of Economics and Public Administration, Political Science and Public Administration, Kirsehir, Turkey
e-mail: ozlembulbul@gmail.com

Abstract

In Turkey, especially by the 1980s, together with the neoliberalization of economy and society, the housing policies have come more to the front. The housing issue has often become a gainful channel for the political parties to appeal to the masses. Benefited mostly by the right-wing politicians, housing of the poor has always become a part of an integrative discourse. The 2000s, the years when the government of Justice and Development Party (JDP) has been mostly in power and also the years that witnessed extensive neoliberalization in all aspects, indicated a much more 'developed' housing policy understanding. TOKI (Housing Development Administration), founded in the year 1984, has been highly empowered in the 2000s. Not only limited to housing projects, but also dealing with different public projects such as highways, recreation areas, etc., TOKI has now become the main decision-maker in the construction sector. The increasing power of this institution could well be explained by two levels of analysis: first, the JDP government's intervention to the construction market by empowering TOKI, makes the construction sector the life saver of Turkish economy and also the guarantor for the ongoing power of the government, despite in the short run. On the other hand, TOKI housing project for the poor people is also much cheaper and practical way to mask the harsh economic and social circumstances these people faced under extensive neoliberalization of the economy in recent decades. Considering all these, this study is an attempt to question the TOKI housing project in neoliberal Turkey along with the integration of the poor.

Keywords: housing policy, neoliberalization, construction

Mixed-Use Projects as Neoliberal Urbanization's Tool for Transforming the Space: The Case Study of İzmir New City Centre, Turkey

Özgün Tutar

Dokuz Eylül University, The Graduate School of Natural and Applied Sciences, Buca, İzmir, Turkey

e-mail: ozguntutar@gmail.com

Eylem Bal

Dokuz Eylül University, Faculty of Architecture, Buca, İzmir, Turkey

e-mail: eylem.bal@deu.edu.tr

Abstract

With the neoliberal urbanization policies, metropolitan cities began to be the scene of large-scale urban projects. Mixed-use projects which emerged with the large-scale urban projects located in especially large metropolises, has begun to take place in the city planning agenda. Mixed-use projects allow private capital to achieve maximum profit in minimum space due to the variety of functions provided by residential, office and commercial use. The neoliberalism process of Turkey which dates back to the 1980s began to rapidly transform urban space in the 2000s. With the development of the practice of application of neoliberal urbanization in Turkey, Turkey's primary area of application of neoliberal urbanization in Istanbul, the first mixed-use projects have been implemented in the country. With the transformation of capital out of İstanbul, the main application area of neoliberal urbanization in Turkey, the other metropolitan cities of Turkey have been involved in the process of neoliberalization. In İzmir, the third largest metropolitan city of Turkey, the area which is declared New City Centre (NCC) in 2003 has become one of the important application areas of neoliberal urbanization policies. With the offering an application area for neoliberal urbanization practices in NCC, projects with mixed use have started to be built in the area. Folkart Towers, Ege Perla, Mahall Bomonti İzmir and Mistral İzmir located in NCC, are examples of mixed-use projects in İzmir with the housing, office and trade uses they have. The study aims to examine the four projects which located in NCC in the post-2000 period on the basis of location selection decisions, functions included, investment costs, rent and sales values, construction years and project planning processes, and determine the effects of these uses on the transformation processes of urban space in NCC.

Keywords: neoliberal urbanization, large-scale urban projects, mixed-use, İzmir New City Centre, Turkey

Self-redevelopment as a model for Mumbai's housing crisis

Aditi Nair

The New School, 66 5th Ave, New York, NY 10011, United States

e-mail: naira012@newschool.edu

Rohit Lahoti

Ashoka University, Rajiv Gandhi Education City, Sonapat, Haryana 131029, India

e-mail: rohit.lahoti@yif.ashoka.edu.in

Abstract

Around 9 percent of the Mumbai city's land possesses half the slum population and this glaring inequality is dominant at a socio-spatial level. The failure of government incentivized market solutions to resolve the affordable housing crisis (Slum Rehabilitation Scheme, Pradhan Mantri Awas Yojna) is evident across Mumbai except in a handful of projects. This research plans to investigate lesser known examples in the city of Mumbai, where communities have mobilized themselves to become housing providers, as a response to these market failures. A social innovation in itself, the process of Self Redevelopment involves communities coming together, registering themselves as a cooperative housing society, acquiring land and being at the forefront. Through a case by case analysis of scattered attempts of self-redevelopment in Mumbai and a comparative analysis we argue the presence and role of multiple stakeholders like the State, private players, NGOs, activists, academicians, and certainly the users without whom this community-led execution shall be impossible. Our hypothesis is that, slum development/ redevelopment is successful only in places where the users have been an integral part of the decision-making process.

This paper is an inquiry into existing and evolving housing redevelopment models in Mumbai. Through analyzing three concurrent real estate development cases, we are investigating the social housing in Mumbai by studying participatory planning, land ownership, and governance. The way we understand and conceptualize the term "social" housing is when different interest-groups and stakeholders in a system come towards a state of equilibrium but with a common intent of delivering effective housing services. The stakeholders can range from the State and NGOs to activists and beneficiaries. Each of them has a different intent and one of the major realizations after studying the failed models in the city is to have an alignment in the intent.

Keywords: affordable housing, social innovation, participatory planning, self-redevelopment, social housing

WORKSHOP No. 10 | HOUSING LAW

The implementation of the Directive 2014/17/UE on credit agreements for consumers relating to residential immovable property in Spain: the treatment of unfair terms

Guillem Izquierdo Grau

Autonomous University of Barcelona, Faculty of Law, Bellaterra (Cerdanyola del Vallès),
Barcelona, Spain

e-mail: guillem.izquierdo@uab.cat

Abstract

The Spanish Lawmaker has adopted the Act 5/2019, of 15 March 2019, on credit agreements for consumers relating immovable property, which must enter into force in May 2019. However, this Act transposing the Directive 2014/17/UE into the Spanish legal system enters into force five years after its adoption. Spain has been the last Member State transposing the Directive 2014/17/UE.

This paper is focused on the regulation of some unfair terms of mortgage loans which were declared unfair by the Court of Justice of the European Union whose sentences caused some controversy among Spanish authors and Spanish public opinion. I am referring to the foreign currency loans and the “floor clause”. Nevertheless, this is not just a problem for Spain, but a problem affecting all member States of the EU. For this reason, the Directive 2014/17/UE shows that irresponsible behavior by market participants can undermine the foundations of the financial system, leading to a lack of confidence among all parties, in particular consumers, and potentially severe social and economic consequences.

Comparative solutions from other Member States which adopted the Directive 2014/17/UE several years earlier should be taken into account by Spanish authors to improve its application in Spain.

Keywords: unfair terms, Directive 2014/17/UE, consumer law, mortgage loans

Housing law and policy in Portugal: recent breakthroughs

Dulce Lopes

Faculdade de Direito da Universidade de Coimbra, Pátio das Escolas, 3000-515, Coimbra, Portugal

e-mail: dulce.rdgr@gmail.com

Abstract

Housing law and policy in Portugal have undergone major changes over the past two years with the adoption of a package of legislation under the governmental program "For a new generation of housing policies in Portugal". Other legal novelties are still to come such as a (first) framework law on housing, now being debated in the Portuguese Parliament. This proposed law introduces a written principle on the social function of housing, completing the already established social function of property and will be, therefore, a major step in recognising the importance and necessity of adequate housing instruments (both public and private).

In general, this new package of legislation alters rules in the private rental market, introducing new forms of protection of tenants and incentives to longer rental tenures, and rules in the public sector. Municipalities within their local housing strategies should identify all housing needs and articulate old or new (public and/or private) means in order to satisfy them. Social housing should not be the only or the primary response in this area, requiring that public entities adopt a more managerial and regulatory perspective in what housing is concerned.

A rather welcomed breakthrough in this area has to do with conceptual issues, since for the first time, the concepts of affordable, accessible, available and stable housing are integrated into the legislation as *leitmotiv* for the changes envisaged.

Also, phenomena such as homelessness, informal, temporary housing and professional lodging are being formally considered. Some of these problems (for instance housing for rural workers) and eventual solutions will be dealt in more detail within the scope of this article.

Certificates of Urgency: Dutch Ex-Offenders' Ticket to Housing?

Stefan Van Tongeren

University of Groningen, Groningen, the Netherlands

e-mail: j.h.s.van.tongeren@rug.nl

Abstract

Having access to housing is essential for a person's wellbeing. For ex-offenders, it is considered a prerequisite to a successful return into society. Those who lack adequate accommodation are likely to revert to their criminal habits, whereas ex-offenders who do enjoy a stable living situation have their recidivism risk significantly reduced. Despite this, however, people with a criminal record in the Netherlands experience great difficulty finding suitable accommodation. One important reason for this is the existence of long waiting lists for (social) housing – in some Dutch cities, applicants have to wait for up to ten years before being able to rent a home.

To prevent people who are in dire need for housing from becoming homeless, local authorities in the Netherlands may give preference for housing by issuing so-called 'certificates of urgency'. While research shows that these certificates could play an important role in ex-offenders' search for a home, much remains unknown about this instrument. This paper studies both the issuing of certificates of urgency to ex-offenders as well as the decision-making process immediately following it, concerning the actual allocation of a home. How do local authorities decide who qualifies for a certificate of urgency? How are the criteria laid down in the local legislation and policy documents being interpreted and used by the decision makers? How do Dutch housing providers decide upon the allocation of housing to the ex-offender with a certificate of urgency? At what stage are the interests of neighbours taken into account and how are these being weighed against the interests of the ex-offender? By answering these questions, it will be established to what extent the Dutch certificate of urgency may act as an ex-offender's ticket to housing.

Keywords: housing, ex-offender, reintegration, law, urgency

Public rental housing as an instrument to realize the right to housing

Tom Vandromme

Faculty of Law, University of Antwerp, Vlaamse Overheid, Agentschap Wonen-Vlaanderen, Havenlaan
88, Bus 40D, 1000 Brussels, Belgium
e-mail: tom.vandromme@vlaanderen.be

Abstract

The fundamental right to housing requires the government to take measures to achieve it. The competent authority has various instruments for this and has a wide discretion. However, it is required that the method chosen is efficient in order to ultimately obtain full realization of the fundamental right to housing. A public rental system is one of the instruments that the government can use to realize the fundamental right to housing of households who cannot afford housing on their own. When elaborating a public rental system, the government has to make choices in various areas. The most important choice relates to the target group and to the relationship with and influence on the other segments of the housing market: what should the public rental system achieve and for whom? The next question is which organisms will offer public rental housing. Public landlords perform a mission of general interest, in particular the realization of the fundamental right to housing of the households from the target group. Public landlords are not focused on profit, but on achieving their mission of general interest, which distinguishes public landlords from private landlords. In addition, the government has to make choices in other areas: the way in which public housing is allocated, the duration of the lease, the way in which candidates have to apply, how the rent is determined, etc. The objective of this paper is to list the building blocks of a public rental system that effectively acts as an instrument for realizing the fundamental right to housing and that realizes the fundamental right to housing for needy households. In this context, international literature and the Flemish public rental system are examined.

Keywords: right to housing, social housing, public housing, public rental housing

Homes at stake in the War on Drugs

Michelle Bruijn

University of Groningen, Groningen, the Netherlands

e-mail: l.m.bruijn@rug.nl

Abstract

The Netherlands witnessed a rapid increase of drug-related crime problems in the second half of the twentieth century. According to the government and several scholars, drug-related activities occurred particularly in residential premises. As such, eviction received a prominent role in the War on Drugs. Analyzing literature, legislation, case law, policy documents, and available numerical data, our study uncovers the applicable legal framework, the legal safeguards offered to evictees, and holds that third-party policing can be used as a theoretical lens through which we can explain the current reliance on eviction to curb drug-related crime. In line with the theory of third-party policing, our analysis shows that the Dutch government started to involve non-criminal law officials (i.e., third-parties) into the business of drug control. Seeking to rid all housing units of drug-related activities, landlords were encouraged to use landlord-tenant law to terminate the tenancy of tenants involved in drug activities and local authorities were empowered to use administrative law to close any type of housing unit, including owner-occupied houses, involved in drug-related activities. Landlords risk severe consequences such as fines or closure of the housing unit if they fail to abate drug activities; financial and political pressure are used to encourage local authorities to evict households engaged in drug-related crime. Moreover, our analysis reveals how the scope of drug activities subject to eviction has increased, how legal protection weakened, and how the judiciary aligns with the “tough on drugs”-approach in residential premises. Altogether, our research reveals the current reliance on eviction to fight the War on Drugs in the Netherlands and shows how the applicable law reads and works.

The impact of the «ELAN» Act on the guarantees of housing rights in France

Asimina Tsalpatourou

Université Paris 1-panthéon Sorbonne, Paris, France

e-mail: tsalpasm@hotmail.com

Abstract

A rich legal framework provides strong guarantees for the housing rights in France, which are recognized as human rights.

In order to reinforce the efficiency of housing rights the French legislator has adopted, during the last two decades, several acts. This legislation proves that housing legal (and real) issues in France are still unsolved.

The recent housing rights act, called «ELAN law», is supposed to be new attempt to strengthen the housing rights, although its liberal approach seems to reduce the tenants' guarantees and threaten the public service of social housing.

Keywords: tenants, social housing, housing rights

Tenant protection in a time of “touristification” and rent speculation - The Portuguese legal reaction

Maria Olinda Garcia

University of Coimbra, Faculty of Law, Coimbra, Portugal

e-mail: ogarcia@fd.uc.pt

Abstract

During the last quarter of 2018 and the first quarter of 2019, the Portuguese Parliament and Government enacted a several laws in order to ameliorate the rental market housing crisis, which was caused, mostly in the main cities after 2015, by the so called “touristification” of housing (renting only to tourists; or evicting tenants to convert block apartments into hotels), causing a significant fall in the supply of rental housing and consequently a huge increase in rents.

Among these new pieces of legislation, there are mandatory rules, such as: temporary prohibition of evictions; prohibition of tenant’s harassment; strong limitation to open new tourist accommodation units; validation of “black market” rental contracts (informal agreements); minimal duration of a contract of 3 years; stronger protection for tenants older than 65. On the other hand, fiscal benefits were introduced in order to convince landlords to rent to families instead of renting to tourists and to make longer rental agreements.

However, the first official data on the rental market in 2019 (from Statistics Portugal) show that the markets did not react well, and rents have increased more than 30% after these measures.

The general question that can be asked (and valid for other countries) is, whether these kinds of legal measures aimed at tenant’s protection can change the market in order to reduce rents price or if the other way around, they are worse than a free market.

Keywords: private rental housing, new tenancy law, housing “touristification”

Condominium Apartments as a challenge to urban regeneration: A comparative view of laws and practices

Rachelle Alterman

Neaman Institute for National Policy Research, Technion, IIT, Haifa 32000, Israel

e-mail: alterman@technion.ac.il

Nuriel Or

PhD student, Faculty of Architecture and Town Planning, Technion IIT, Haifa 32000, Israel

e-mail: nuriel@orn-law.co.il

Abstract

The extensive knowledge on urban regeneration to date focuses mainly either on owner-occupied or on rental housing. Research has largely ignored situations where the existing housing is in condominiums (or similar co-ownerships). Yet, such tenure is a major part of housing. In many countries, condominium tenure serves not only the upper middle and rich households, but lower income households as well. Since condominium laws are not as old as private or rental tenure, the need to consider regeneration of such housing has emerged only in recent years, but is now on a steep curve in many regions in the world.

The structure of condominium law makes co-owners' decision making by the owners more difficult. What is the decision-making mode in the growing number of cities where regeneration policies encourage condominium buildings to be demolished and rebuilt with a higher number of units? In this case, must the condominium be legally terminated and another one created? The owners are usually offered a better apartment, and in theory, but not all condominium owners may be interested in such an initiative, for various reasons.

The situations described do not entail the use of expropriation, but do have some kinship to this sensitive area of law. There are major issues of rights and fairness, rules of appraisal, possible displacement (though short-term), new unanticipated costs for maintaining the upgraded housing, and the possibility of "holdouts" who do not want to participate.

The basic rule in most countries is (probably) that all owners must agree to such drastic decisions because they affect the very essence of ownership. However, in response to growing need to regenerate condominium housing, there are recent examples of majorities short of full consensus. The research reported seeks to analyze and evaluate the emerging laws and practices of regarding condominiums in urban regeneration.

Keywords: urban regeneration, condominium housing, required majority, demolition and rebuilding, holdouts

Disintermediating the access to housing through the blockchain

Rosa M. Garcia-Teruel

UNESCO Housing Chair, Rovira i Virgili University, Tarragona, Spain

e-mail: rosamaria.garcia@urv.cat

Abstract

Since the creation of Bitcoin in 2009, its underlying technology –the blockchain or distributed ledgers– has attracted the attention of several sectors that aim at implementing it. By way of example, there exist nowadays some projects on smart cities, energy distribution, telecoms and even land registries using blockchain. They all expect this technology to reduce the costs of intermediation and to allow a true peer to peer interaction, while ensuring that certain transactions are certified, protected and enforced without a notary or other third agents that traditionally provided trust to individuals. Some housing initiatives (e.g., Atlant, Homelend, Crowdlitoken) are also interested in this technology. Thus, they are developing secured structures in which parties might acquire, lease, mortgage or just use a dwelling without the need of a traditional intermediary certifying the transaction. This paper approaches this new phenomenon, analyses some case studies that are being fostered and highlights possible challenges and opportunities from a legal perspective.

Keywords: housing, blockchain, disintermediation, real estate, collaborative economy

Interrogating the meaning of ‘homeless’ in English homelessness law

Emma Laurie

Law School, University of Southampton, Highfield, Southampton SO17 1BJ, United Kingdom

e-mail: emma.laurie@soton.ac.uk

Abstract

The English homelessness scheme has been lauded as being one of the most progressive in the world, providing a relatively generous definition of homelessness and an individually enforceable right to state assistance for those who meet the statutory criteria. Since the scheme’s inception, the statutory definition of being ‘homeless’ has acted as a gateway to accessing services. The significance of this definition has been augmented by the Homelessness Reduction Act 2017 which increases state assistance, subject to the initial qualifying hurdle of being statutorily homeless. This paper analyses the statutory definition of being homeless, together with the accompanying case law, to interrogate the spectrum between *rooflessness* and *adequately housed*. It draws on the body of literature which posits various definitions of homelessness, to situate the English model on that spectrum, and thereby assess whether it deserves its international reputation.

Keywords: homeless, statutory interpretation, judicial interpretation

International law, tenure security and big data analysis

Michel Vols

University of Groningen, Groningen, the Netherlands

e-mail: m.vols@rug.nl

Abstract

International law laid down in the CRC, ICESCR, ECHR, EU consumer law and the EU Charter for Fundamental Rights push towards more protection of (vulnerable) residents in housing law relationships, and limits traditionally strong property rights and freedom of contract. This has resulted in intense academic debates about the horizontal effect of EU and human rights law. The paper aims to deepen our understanding of the meaning and the influence of international law on litigation in the housing sector. It assesses how judges deal with international law claims in eviction litigation and whether any indications exist that these claims actually improve residents' tenure security. Doctrinal research, comparative legal analysis and a quantitative case law analysis show that this is not the case in a large share of States due to judicial resistance against international law. Besides that, statistical case law analyses show that there are no indications for a true paradigmatic shift. Yet, the push for more protection of vulnerable residents might in the end lead to some systemic as well as practical changes.

Housing policies in a multilevel governance. An analysis of the Galician case

Andrei Quintiá Pastrana

Universidade de Santiago de Compostela, Faculty of Law, Santiago 15782, Galicia, Spain
e-mail: a.quintia@usc.es

Natalia Pareo Mosquera

Universidade de Santiago de Compostela, Faculty of Law, Santiago 15782, Galicia, Spain
e-mail: natalia.paleo.mosquera@usc.es

Abstract

At the beginning of the decade of 2000, the access to dwelling in Spain began to be considered a serious social concern. In the year 2007, up to a third of the population affirmed that housing was one of the three main problems. Since then, there were important social mobilizations that claimed the right to decent housing and denounced the evictions massive process that were taking place at that moment. As a result, the issue acquired centrality in the political agenda.

Housing policies in Spain have a multilevel nature. Autonomous Communities hold exclusive competences on housing. Albeit, the State has competences on the general regulation of the economy and the banking sector that enable it to also regulate the matter. Following the turmoil in the Spanish housing market, many Autonomous Communities opted for developing interventionist policies as a mean to guarantee the Constitutional right to housing. However, the central legislative and executive bodies are reluctant to this position advocating market freedom and competition. Between 2013 and 2018 the conservative central Government appealed before the Constitutional Court some of the more proactive provisions of the regional Acts. This tension between the central and devolved powers is currently defining the content of the housing rights in Spain. Thus, enabling the development of different social housing policies among the territories.

In line with the central powers, some Autonomous Communities opted for a less interventionist position. For instance, Galicia has not recognized the right to housing in its Statute of Autonomy. Besides, except for the 2005-2009 legislature (the only with a leftist government), it has refrained from developing social housing policies. Evolution, structure and effects of public housing policies and regulations in the Autonomous Community of Galicia are analysed in this paper as an example of this alternative stream. This study shows how territorial and social dynamics, and also the ideology of the party in the government, shape the social rights in Spain and approaches the effects of deregulation in a dwelling crisis context.

Improving Estonian Private Rental Sector: Actions and Reactions

Ave Hussar

Faculty of Law, University of Tartu, Näituse 20, 50409 Tartu, Estonia

e-mail: ave.hussar@ut.ee

Abstract

In Estonia, housing conditions in general have improved considerably over the past two decades. However, the private rental sector has played, so far, only a limited role in this relative success. To date housing policy has favoured homeownership, with almost no financial or policy support for the private rental market. Estonian private rental sector is still a market of non-professional landlords; the social perception is that renting is a somewhat incidental and temporary solution. Even though homeownership remains the major tenure in Estonia, there have been signs of slow but continued growth and of improvement in the quality of the private rental sector in recent years. Indeed, the importance of the rental market is gradually beginning to be recognised by the public and also by politicians.

Lately, several initiatives have been envisaged to support the development of private rental market. Among them is the revision of the contract law which was initiated to tackle the possible imbalances that exist in contract regulation. In general, Estonian law, following the model of German and Swiss law, provides what could be considered an 'average' level of protection for tenants. In this paper the author analyses what might be those problematic imbalances, what measures might be proper to remedy those imbalances, and how did the interest groups respond to proposed draft law.

Keywords: housing policy, legislative drafting, tenancy law, residential lease contract

Demolition of condo buildings and its impact on apartment ownership rights

Katarzyna Królikowska

Warsaw University, Faculty of Law and Administration, ul. Krakowskie Przedmieście 26/28, 00-927
Warszawa, Poland

e-mail: k.krolikowska@wpia.uw.edu.pl

Abstract

Housing stock is getting older. Even new high-rise apartment buildings being constructed and claiming they will last for more than hundred years after those years are no longer safe and must be demolished. Poland and other Central European countries aren't the only countries grappling with these end-of-life decisions for postwar condo buildings. It's only a matter of time. Usually either the whole structure is ended and the land is sold to a third person and the owners get their share of the sale, or the owners pay collectively for the demolition and rebuild. Are the owners obliged to pay the cost of demolition or rather it is a public task co-financed by state funds and to what extent the owners are legally obliged to contribute to rebuilding their complex? If not, can they get rid of unwanted immovable property (without remuneration) which in some jurisdictions it is not even legally allowed. Some jurisdictions allow redevelopment of older structures where the old occupants are guaranteed a new apartment with a given percent consent threshold. But in most countries, there is a general legal problem whether the owners of the apartments own a share of the building only (where people own the units) or also in the site at ground level. In the second situation the plot of land is usually divided into equal squares depending on how many condos were in the building. In the first situation there is a problem whether the properties are lost and whether the ex-owners are entitled to compensation in damages and from whom? To what extent are insurance against collapse and insurances if title helpful? To give answers to all those questions I compare the solutions introduced in West-European countries with the special approaches adopted in Central Europe where there is a problem with a post-socialist old housing stock.

Keywords: apartment ownership, demolition of housing stock

Legal, administrative and technical obstacles for vulnerable people access to social housing benefits

Alba Nogueira López

Universidade de Santiago de Compostela, Faculty of Law, Santiago 15782, Spain

e-mail: alba.nogueira@usc.es

Abstract

Hectic legal reforms on housing rights in Spain in the past few years have tried to address the effects of the economic crisis on vulnerable people. However, some of those legal provisions find obstacles to be applied because of an inadequate design or of the social circumstances that face people with risk of exclusion. Setting administrative requirements that make benefits incompatible, income thresholds, registration or address obligations, electronic procedures or complex administrative burdens can be a barrier to access to those housing benefits. This paper tries to study Spanish recent regional and central housing legislation identifying those obstacles which hinder vulnerable people (migrants, homeless, mono-parental families with children, etc.) access to housing benefits. Rights of the poor tend to be poor rights and this paper tries to determine the feasibility of those recent reforms. Some innovative measures, like mediation measures in the Valencia's regulation, or judicial stand to defend the right to housing in the Basque regulation will be studied in the light of the means and needs of vulnerable people seeking housing protection.

Protection of the homeowner against eviction: lessons from European case law

Irene Visser

University of Groningen, Faculty of Law, Department of Private Law & Notarial Law, P.O. Box 716,
9700 AS Groningen, The Netherlands
e-mail: Irene.Visser@rug.nl

Abstract

In 2017, the European Court of Human Rights decided that Slovenia ‘failed to strike a fair balance between the aim sought and the measure employed in the enforcement proceedings’ against Mr. Vaskrsić. In this case, the creditor sold the family home of Mr. Vaskrsić for a claim of (initially) 124 euro. It follows from the *Vaskrsić v. Slovenia* case that, under certain circumstances, the domestic authorities have to investigate ‘other suitable and less onerous measures’ in enforcement procedures. This, and other cases emphasize the importance of homeowner protection in forced sale procedures. It also raises questions about the responsibilities of the parties involved in a public auction. In this paper, I give an overview of European case law, both from the European Court of Human Rights and the European Court of Justice, concerning the forced sale of homes to examine the main key characteristics that need to be taken into account. Furthermore, I focus on the responsibilities of the actors coordinating the forced sale of homes in the different EU countries. Earlier research has shown a wide variety of actors – in the Netherlands, for example, the notary is in charge, while in Germany the forced sale takes place before a judge. This paper therefore also contributes to the discussion on how to protect public interests: by public or private interference?

Keywords: homeowner protection, public auction, European case law, forced sale of homes

WORKSHOP No. 11 | HOUSING MARKET DYNAMICS

‘When all our money goes for rent, our food money gets spent’ - How trends in housing affect the association between income poverty and life-style deprivation across Europe

Caroline Dewilde

Tilburg University, Department of Sociology, PO Box 90153, 5000 LE Tilburg, The Netherlands
e-mail: C.L.Dewilde@uvt.nl

Abstract

This paper starts from the observation that, whilst income poverty rates across Europe seem to have ‘stabilized at a high level’, policy and popular (media) accounts of housing unaffordability, homelessness, displacement and eviction, hunger (foodbank use), problematic debt, hardship, and ‘destitution poverty’ seem to be on the increase. I address this issue by combining different strands of theory and research (policy reports, theoretical and empirical literature on the ongoing ‘commodification’ & ‘financialization’ of housing provision, older insights regarding the relationship between housing and the welfare state) and arrive at the following hypotheses: 1) the association between income poverty and life-style (material) deprivation is moderated by the organization in terms of its ‘redistributiveness’ of the housing system (role of markets vs. families and states, nature of housing policies); 2) developments over time in the association between income poverty and life-style deprivation can be explained by macro-level changes related to the housing system (e.g. ‘protective/redistributive’ policies, financialization and other changes in housing markets and related trends in housing costs); and 3) developments over time are predominantly affecting inhabitants of the private rental sector. I investigate these hypotheses using multilevel analyses with data from EU-SILC (2005-2011-2016). Given that EU-SILC is a 4-year rotating panel, cross-sectional data ‘slices’ from these three time points boil down to a data structure that can be considered similar to repeated cross-sectional surveys. New advances in multilevel modeling allow for a de-composition of macro-level effects into cross-sectional and longitudinal (i.e. better approximating causality) components.

Keywords: housing and the welfare state, housing policies, housing and poverty, life-style deprivation, housing financialization

Tenants' Characteristics in Public and Private Rental Housing in Malmö, Sweden 1993-2016

Jennie Gustafsson

Stockholm University, Department of Human Geography, 106 91 Stockholm, Sweden
e-mail: jennie.gustafsson@humangeo.su.se

Ida Borg

Stockholm University, Department of Human Geography, 106 91 Stockholm, Sweden
e-mail: ida.borg@humangeo.su.se

Abstract

Housing research has demonstrated that, following WWII, governments in an Anglo-American and European context use public and social housing as a mechanism to secure housing for the poor, yet recent publications also show how the private rental market accommodate socio-economic disadvantaged households (Chisholm, Howden-Chapman, & Fougere, 2018; Kemp, 2011; Kitzmann, 2017). The growing importance of private renting, in for example UK and Australia (e.g. Kemp, 2015; Morris, Hulse, & Pawson, 2017), poses this sector and its relation to public housing in the center of contemporary analysis of housing tenure and socio-economic inequalities. Most of this literature concerns liberal or conservative welfare contexts (e.g. Soederberg, 2018) and dualist rental markets (e.g. Kemp, 2011). Also, comparative analyses (Crook & Kemp, 2014; Dewilde & De Decker, 2016) do not investigate conditions in Sweden. To fill this gap, we explore the characteristic of tenants living in public and private rental housing in the city of Malmö, Sweden. Thus, we turn to a universal welfare regime and a unitary rental market context to explore the composition of tenants on the rental market between the years 1993-2016, using rich administrative register data covering the entire population.

Our primary hypothesis concerns whether there are two diverging trends on the rental housing market, diffusing the unitary and universal character of the rental sector. The first trend, within the public rental sector, is that while still having to cater for socio-economically disadvantaged households, public housing companies also strategically address wealthy households in attractive areas of the city. This in turn affects the possibilities of low-income households to gain access to affordable housing. The second trend, within the private rental sector, is that private landlords' investments in the rental market incorporate socio-economic disadvantaged segments of the population into their tenants-base. Eventually, following investment-strategies and rent-level increment, these tenant groups' precarious positions deepen. By grounding the analysis of our findings on previous research about the spatial strategies of public and private rental housing actors, we discuss how our findings about the characteristics of tenants in public and rental housing can be understood in relation to historical and contemporary strategies within the public and private housing sectors.

Keywords: public housing, private rental housing, tenure forms, tenants, register data

On their own or with a little help from their parents? The impact of intergenerational transfers for young Norwegian homeowners

Hans Christian Sandlie

NOVA, Oslo Metropolitan University, Oslo, Norway

e-mail: hcsan@oslomet.no

Lars Gulbrandsen

NOVA, Oslo Metropolitan University, Oslo, Norway

e-mail: larsg@oslomet.no

Abstract

The starting point of this paper is the somewhat surprisingly high share of homeowners among Norwegian young adults. Despite massive increase in house prices the recent couple of decades and more strict credit regulations for first-time buyers has made the threshold for entering homeownership higher, the proportion of young homeowners has remained more or less stable during the same period. The popular explanation is growth in parental support; without access to wealthy parents, homeownership is an unattainable dream. If this assumption is true, this will have both significance for the functioning of the housing market and consequences for financial distribution. Mass homeownership has been a main political goal to secure long-term and affordable housing. In a life course perspective, housing costs for owners are lower than for renters and housing wealth constitute the most important part of homeowners' assets.

By applying Living Condition Surveys (EU-SILC) from 2001 to 2017, this paper's objective is to understand the importance of parental support for young homeowners and if this impact has increased. Preliminary results show that parental is common among young homeowners. Increasing house prices has increased the housing wealth among parents and made them able to help their offspring entering homeownership.

How to explain the discontinuities in Dutch housing production: the role of structural factors and policies

Peter J. Boelhouwer

Faculty of Architecture and the Built Environment, Delft University of Technology, the Netherlands
e-mail: p.j.boelhouwer@tudelft.nl

Harry M.H. van der Heijden

Faculty of Architecture and the Built Environment, Delft University of Technology, the Netherlands
e-mail: H.M.H.vanderheijden@tudelft.nl

Abstract

Like many other West-European countries, the Dutch housing market is strongly recovering from the real estate crisis. House prices are skyrocketing, and demand is also booming. In contrast to this economic upswing, housing production is staying behind and in some growth regions even declining. This atypical market trend is not new in the Netherlands and also occurred in the period 1995-2004. Factors that can explain this anomaly are the way the building industry is organised, the extensive and time-consuming administrative procedures and the intensive physical planning in the Netherlands. Another not system related explanation is however the cyclical economic, building and housing policy from the Dutch Government in the last ten years. Against this background, this contribution sheds light of the effect of government policies at the one hand and structural characteristics of the building market on the other hand on the discontinuity of the Dutch housing production.

Keywords: housing production, Netherlands, discontinuities, building industry

Social norms and housing market: contribution of sociology to traditional housing economics

Martin Lux

Institute of Sociology, Czech Academy of Sciences, Prague, Czech Republic
e-mail: martin.lux@soc.cas.cz

Petr Sunega

Institute of Sociology, Czech Academy of Sciences, Prague, Czech Republic
e-mail: petr.sunega@soc.cas.cz

Ladislav Kažmér

Institute of Sociology, Czech Academy of Sciences, Prague, Czech Republic

Tomáš Samec

Institute of Sociology, Czech Academy of Sciences, Prague, Czech Republic

Abstract

The main objective of this paper is to draw attention to the influence of housing (tenure) social norms on behaviour of housing market agents and house price trends in the Czech Republic. By housing (tenure) social norm we understand a norm about what constitutes the 'right' housing tenure; i.e. normative preference of homeownership among Czech public. Our long-term research of this issue used quantitative, qualitative and experimental research design. We found (1) systemic deviations from economically rational behaviour among Czech first-time home buyers that stem from the influence of a dominant housing social norm about superiority of homeownership. In other words, the influence of this social norm constrains financial, pragmatic, utility- or investment-based considerations of Czech home buyers. Our research also found that (2) this social norm is transmitted across generations through within-family socialisation that is closely interconnected with intergenerational within-family resource transfers. In other words, parental influence on decision to buy own housing on their adult children through socialisation is stronger if there is an intergenerational resource transfer. Finally, we also found that this intergenerational transmission of housing norm (3) substantially reduces the probability for any permanent change of housing system rooted normatively in superior position of homeownership and (4) weakens so called economic substitution between renting and owning a dwelling. Due to constrained substitution between housing tenures house prices closely mimic changes in household incomes, i.e. several markets are characterized by relatively higher income elasticity of housing demand. If we assume poor responsiveness of housing supply, the main implication of our findings is that in societies with the strong adherence to this social norm we can expect higher house-price volatility and thus a higher chance of price bubbles appearing. Inspired by the successful applications of cognitive psychology in major economic studies through behavioural economics we conceptualise all these contributions that sociology can make to mainstream housing economics as a new theoretical approach called pragmatic socioeconomics.

Divided Access and the Spatial Polarization of Housing Wealth

Rowan Arundel

Department of Geography, Planning and International Development,
Nieuwe Achtergracht 166, 1018WV, Amsterdam, Netherlands
e-mail: rarundel@uva.nl

Cody Hochstenbach

Department of Geography, Planning and International Development,
Nieuwe Achtergracht 166, 1018WV, Amsterdam, Netherlands
e-mail: C.Hochstenbach@uva.nl

Abstract

Recent developments point to increasingly divided housing access. Labour markets show divergence while rising intergenerational inequalities amplify the importance of parental resources. Added to this, spatial polarization has intensified between high-gain ‘hotspots’ versus low-gain ‘coldspots.’ The paper tackles how *where* one buys has gained importance in structuring housing-wealth accumulation. The research turns to the Netherlands, drawing on full-population register data. Firstly, GIS analysis exposes increasing spatial polarization in house-value development. Secondly, household-level modelling demonstrates the impact of income, employment and parental wealth in divided access. Taken together, spatial polarization, labour divides and intergenerational support may fundamentally shape housing wealth accumulation inequalities.

Keywords: homeownership, housing wealth, spatial inequality, uneven development, intergenerational support

Property rights with price tags? Understanding China's informal housing market

Shenjing He

Department of Urban Planning and Design, The University of Hong Kong, Hong Kong

e-mail: sjhe@hku.hk

Abstract

The booming informal housing market has played an important role in providing inexpensive housing for lower income population in the developing world. In China, an informal housing strategy known as “Small Property Right Housing (SPRH)” is thriving on collective land owned by village collectives, and providing housing for more than a quarter of a billion people. Why and how the informal housing market has emerged and operates have been widely explored theoretically and empirically from the perspective of the peculiar arrangement of property rights that has created this market. Yet, we know very little about the pricing of this market, with its various constraints and uncertainties associated with the incomplete property rights. Our study takes the more heterodox idea of a bundle of property rights that taken as a whole confers a graded degree of protection to a buyer at production, transaction and consumption stage, to understand offer-price determination in the SPRH market of China. Drawing on a large database of SPRH records in Shenzhen, this is among the first attempts to quantitatively examine the pricing mechanism of China's informal housing market. Our results show that even without clearly defined property rights, a well-functioning market of SPRH can exist. We find that the ambiguous rights created by the informal institutions involved in the production, transaction and consumption of SPRH are capitalised in the price. This research is of theoretical and empirical significance to understand the dynamics of informal housing development and how the market behaves when property rights are ill-defined. Our latest research also aims to understand the informal housing market from the demand-side, by probing into the questions of why homebuyers purchase informal housing and how do they perceive their tenure security.

The financialisation of the housing market: a comparison between Athens and Amsterdam

Sjoerdje van Heerden

Joint Research Centre (JRC) European Commission. Calle Inca Garcilaso 3, Sevilla, Spain

e-mail: sjoerdje.van-heerden@ec.europa.eu

Nikoloas Karadimitriou

Bartlett School of Planning, UCL, 14 Upper Woburn Place, London, United Kingdom

e-mail: n.karadimitriou@ucl.ac.uk

Abstract

Many European cities are in high demand because of what they have to offer in terms of lifestyle, culture, jobs, and education. This increasing popularity has also attracted international investors who seek to establish property portfolios. The expanding role of financial actors on the housing market is referred to as the financialisation of housing. While this development is not always considered problematic, several cities have declared that the increasing influence of speculators, investors, and mass tourism, has put affordable housing in jeopardy. The financialisation of a housing market is associated with growing inequality, negatively affecting the social fabric of a city. While consequences mainly manifest itself locally, it concerns a complex problem that operates on a global level, illustrated by increased foreign capital flows. In this paper, we compare the contemporary housing markets of Athens and Amsterdam. First, we assess the extent to which both housing markets have been financialised over the past years. Second, we examine how local administrations have tried to curb or stimulate the influence of investors, as well as to what consequences. In specific, we take into account the national context in which both cities operate, looking at how the different welfare regimes and their corresponding housing provision systems, respond to similar internal and external pressures.

Keywords: financialisation of housing, European cities, welfare regimes, mass tourism, affordable housing

Housing types or housing classes? Patterns of socioeconomic stratification across housing types in Romania, 2007-2016

Adriana Mihaela Soaita

University of Glasgow, Urban Studies and the UK Collaborative Centre for Housing Evidence
3rd Floor Olympia Building, Glasgow, G40 2QH, United Kingdom
e-mail: AdrianaMihaela.Soaita@glasgow.ac.uk

Caroline Dewilde

Tilburg University, Department of Sociology, Postbus 90153, 5000 LE Tilburg, The Netherlands
Tel.: +31-13-466 27 94; Email: c.l.dewilde@uvt.nl

Abstract

With about 15 percent addition to the housing stock and 15 percent of steady population decline over the past three decades, housing quality has clearly improved in Romania – despite remaining the lowest across the post-communist EU states (Soaita and Dewilde, 2019). However, given high inequalities in housing access in the communist past and high-income inequality after 1990, there is no clear understanding of who have benefited and in which ways (Soaita 2017). By drawing on Eurostat-SILC micro-data, we aim to explain patterns of (dis)advantageous modes of owner-occupancy between 2007 and 2016. To this aim, we introduce the framework of ‘diverse economies’, which has been mobilized elsewhere (Gibson-Graham, 2008) to understand the richness of economic life across households’ economic practices such as self-building, overcrowding, tax evasion and corruption, or intergenerational support. Applied to the Romanian case, the lenses of diverse economic practices help understand the ways in which the current housing system was historically constituted, with implications for how housing is now afforded, occupied and experienced. In particular, it helps us devise the analytical category of ‘housing types’, or arguably ‘housing classes’, across which we model change in advantageous and disadvantageous modes of occupancy (particularly in terms of space availability and affordability). We conclude that ‘markets’, mediated through various economic practices, have strengthened the link between housing quality and income. High income households have benefited particularly in terms of increased floor space and improved affordability while those of lower income remain concentrated in rural houses without inside water, which is a mark of economically disconnected places in Romania. Middle income households meanwhile trade off floor space, affordability and housing type across rural and urban locations. Our multi-nominal regression analyses provide further nuances to this argument.

Keywords: diverse economies, post-communism, Romania, housing inequality

Are housing policy shifts reprofiling housing estate neighbourhoods? Some observations from the Helsinki Metropolitan Area, Finland

Johanna Lilius

Department of Architecture, Aalto University, P.O. Box 31000, 76000 Aalto, Finland
e-mail: johanna.lilius@aalto.fi

Abstract

Suburban housing estate neighbourhoods built in the 1960s and 1970s have, despite the social mixing policy in the Helsinki Metropolitan Area and the Nordic welfare model, experienced a socioeconomic decline since the 1990s. Thus, they have been the target of numerous governmental regeneration programs. According to the resident's barometer conducted by the Finnish Environmental administration every fourth year; these neighbourhoods are the least popular housing environment among Finns. However, as the Metropolitan Area is currently facing rapid population growth, the neighbourhoods are now the target for heavy infill development. Simultaneously, due to the rejection of rent regulation in the 1990s, housing investment has become an opportunity in Finland for both national, and increasingly also international real estate investment companies, as well as for private households. Based on statistics, interviews with policymakers and housing investors and a review of policy documents, this paper argues, that current urban planning and housing policy shifts are contributing to the reprofiling of some housing estate neighbourhoods. First, new housing draws new residents with higher socio-economic profiles, changing the demographic profiles. Second, the new owner occupation flats are mainly small, making them attractive investments. Thus, a significant amount of the owner occupation ends up as rental flats influencing the intended tenure mixing policy goal. Third, new investments in the neighbourhoods also increase prices in the existing housing stock. As many of the former affordable rental flats have been converted into private rentals, it is becoming increasingly unaffordable to live in these neighbourhoods.

Keywords: housing policy, Helsinki Metropolitan Area, segregation, real estate investment, private rentals

How has the Global Financial Crisis changed the UK's housing system?

Mark Stephens

The Urban Institute, Heriot-Watt University, Edinburgh, United Kingdom

e-mail: m.stephens@hw.ac.uk

Abstract

It is now 10 years since the Global Financial Crisis, and now is a good time to reflect on its impact on the UK's housing system. At the time there were some studies into the immediate response of governments to it. However, it is time to assess the long-term impact on the UK's housing system. This paper will examine the GFC's legacy through (a) macro-economic (fiscal and monetary) policy, (b) impacts on the 'wider welfare regime', i.e. labour market, tax and social security; (c) austerity and public expenditure; (d) macro and micro-prudential regulation of the mortgage market; (e) approaches to home ownership and the private rented sector. It will draw these things together to address the question that provides the title to this paper.

The Affordability of Housing in Russia and Other Countries

Tatiana D. Polidi

Institute for Urban Economics, Moscow 125009, Russia

e-mail: polidi@urbaneconomics.ru

Nadezhda B. Kosareva

Institute for Urban Economics, Moscow 125009, Russia

e-mail: nkosareva@urbaneconomics.ru

Abstract

The article presents analysis of the dynamics of housing affordability indicators in Russia over the past 10 years and in largest urban agglomerations during 2010-2016. It highlights the main factors that influenced the growth in housing affordability in this period. This paper compares Russian indicators with similar foreign indicators, taking into account the methodological differences. The authors show that there was a trend to increase housing affordability in Russia for the past period, first of all through home purchase using mortgage loans. In contrast to Russia in the majority of developed foreign countries more attention was paid to improving the quality of the urban environment in the same period, which led to a certain decrease in the housing affordability which was compensated by a large variety of other forms of housing opportunities, primarily by increasing the availability of social rental housing, subsidized in different ways.

Keywords: housing, housing affordability indicators

The politics of homeownership: How the neoliberal state created the generation rent in Copenhagen and Istanbul

Suheyly Turk

Lund University, Department of Human Geography, Geocentrum I, Sölvegatan 10, 22362 Lund, Sweden
e-mail: suheyly.turk@keg.lu.se

Burag Gurden

Durham University, Department of Geography, Durham University, Lower Mountjoy South Road,
Durham DH1 3LE, United Kingdom
e-mail: burag.gurden@durham.ac.uk

Abstract

This paper provides a critical discussion of how affordable housing became an asset in welfare systems even though there have been reductions in homeownership rates since 2010. Since the financial crisis of 2007, neoliberalization in affordable housing has distorted welfare system into asset-based welfare. As a result of neoliberal policies, household debts and impoverishment have increased. One of the arguments of this paper is that, states have indirectly supported financialization, meaning that they allowed deregulations in the housing market and created an enabling environment through incentives and market-openness for a sector-specific growth in large cities since the early 2000s. State policies for attracting foreign direct investment (FDI) in real estate markets and profit-driven activities of municipal real estate companies in Copenhagen and Istanbul have had a role in the change of income inequalities. We compare several indicators, inter alia, such as house price indices, homeownership rates, income inequalities, purchase parity rate changes in Denmark and Turkey in order to generate a complete picture of the context in both cases and to draw informed conclusions.

WORKSHOP No. 12 | LAND MARKETS AND HOUSING POLICY

Indirect Land Value Capturing – an Effective Instrument for Supply of High Quality and Inclusive Housing?

Berit Irene Nordahl

Oslo Metropolitan University, Institute for Urban and Regional Research,
Holbergs Gate 1, 0166 Oslo, Norway
e-mail: beriir@oslomet.no

Abstract

This paper discusses advantages and disadvantages of indirect land value capturing systems (LVC). Internationally, the indirect land value capturing system tend to gain legitimacy over direct systems (Alterman 2012, Smolka 2013). This is also the case in Norway. The paper study the performance of indirect LVC system in urban redevelopment projects. It starts by presenting characteristics of different LVC systems and the Norwegian version of indirect systems, including its linkage to urban land use planning. It moves on to analyze how the system perform in different urban housing projects. The third section summarizes the findings: The Norwegian version of indirect LVC system is transparent, and ensure that all extracted means are plowed directly back into the urban environment. However, the Norwegian system has efficiency problems as it fails to apply to all new builds. The system also struggles to deal with the complexity of urban redevelopments. Finally, the system is ineffective when it comes to use new housing schemes to comply with policy objectives of urban social sustainability. The paper close by discussing some simple amendments in the Planning and Building Law that could (1) improve the efficiency of the system and (2) enable LVC to comply with social sustainability policy objectives, for instance by comprising inclusionary housing in the definition of urban infrastructure.

Keywords: housing supply, land use planning, value capture, urban redevelopment, social sustainability

Reforming Planning and Land Policy in Ireland

Declan Redmond

School of Architecture, Planning and Environmental Policy, University College Dublin, Ireland

e-mail: declan.redmond@ucd.ie

Abstract

The housing system in Ireland has been described as ‘dysfunctional’ and in need of systemic and radical reform. This critical diagnosis and analysis have been made, not by any radical left group, but by the current government, which is a centre-right administration. In some respects, this is not surprising. The consequences of the Great Financial Crash have been deeply felt in Ireland as the so-called Celtic Tiger period of economic boom was in large part driven by a credit-fuelled property frenzy. While the economy has recovered, the housing system remains in crisis, with social housing need escalating, affordability worsening for renters and purchasers and homelessness reaching its highest ever levels. In 2016 the Government responded with a major policy statement called ‘*Rebuilding Ireland*’. One element of this policy was to reform the planning system, to ensure it did not impact on the ‘viability’ of development and, as a consequence, there have been a series of measures which have sought to streamline planning approvals, to fast-track large housing developments and to reduce the costs of apartment developments. Moreover, with regard to land policy, planning gain measures have been reformed which reduce the overall requirement for social and affordable housing from 20% to 10% from any planning permission. In late 2018, a potentially radical change was made by Government when it created the ‘Land Development Agency’, a new agency which will assemble existing lands owned by the state, build strategic land banks and develop over 150,000 houses over twenty years. However, in the absence of detailed legislation there are concerns about exactly how the agency will operate and whether it will deliver sufficient social and affordable housing. This paper focuses on the efficacy of the reformed planning gain measures in delivering social housing and it speculates on the role of the new land agency.

Keywords: land policy, social and affordable housing, planning gain, Ireland

Reconciling a uniform national housing policy with diverse housing markets

Ryan van den Nouwelant

School of Social Sciences and Psychology, Western Sydney University, Sydney, Australia
e-mail: ryan.v@westernsydney.edu.au

Laurence Troy

City Futures Research Centre, Faculty of Built Environment, UNSW, Sydney, Australia
e-mail: l.troy@unsw.edu.au

Abstract

Like many European countries, Australia relies on the national government to subsidise the delivery non-market (social or affordable) housing. Yet recent experience shows a uniform national framework for financially supporting the sector will prove ineffective when applied to different housing market contexts. This program (called the National Rental Affordability Scheme) provided a fixed per-dwelling subsidy to the property owner, under the proviso that the property be rented below market rates. The result was a significant skew in the take up of the offer towards low-cost housing markets where that fixed rate was sufficient to offset the foregone rental revenue. Although not well documented, this approach is also thought to have skewed to smaller dwellings, in a given housing market, that also have lower costs.

Presenting the findings from two related research projects, this paper highlights the diversity of housing market contexts across Australia, in terms of tenant profiles, market prices, built forms, construction constraints, and land costs. Importantly, the research quantifies the differences in the need for non-market housing, and the differences in the ‘subsidy gap’. That is, the gap between the costs of delivering and operating a non-market rental property and the potential revenue, which needs to be overcome with a government subsidy.

Financial modelling and case study analysis of non-profit housing projects across different market contexts is used to demonstrate the differing effects various policy options have across these contexts – from provision of public land, incorporating a market housing component for cross subsidy and ongoing operational subsidies paid to tenants or property owners. Synthesising these findings shows the need for a more context-responsive, rather than uniform, national framework to be effective at meeting the need for non-market housing. The synthesis also presents an initial taxonomy of different market contexts and the most impactful, and cost-effective, in these contexts.

Keywords: land markets, finance, national housing policy

Urban Regeneration in Kepez Town

Pınar Yanar

Canakkale Onsekiz Mart University, Faculty of Architecture and Design,
Barbaros, 17 020 Canakkale, Turkey
e-mail: pnaryanar@hotmail.com.tr

İpek Sakarya

Canakkale Onsekiz Mart University, Faculty of Architecture and Design,
Barbaros, 17 020 Canakkale, Turkey
e-mail: sakaryai@comu.edu.tr

Abstract

In recent years, urban regeneration projects have been developed in not only big cities but also small ones. Especially in respect of the development made in the legislation in 2012, the framework of urban regeneration practices has been expanded and on-site regeneration practices have been used as the driving force of the local construction sector. The development of urban regeneration practices as part of many small areas in the city along with on-site regeneration projects has led to major changes in the socio-spatial and socio-economic structure of small cities. For this reason, Kepez Town was selected which has a small population as a working area and which maintains its rural character.

The study area is located in the south of the city, adjacent to the Çanakkale Province. The choice of the town providence and the areas close to the town center in the selection of public investments led both population and urban growth to Kepez Town. Therefore, with the increase in density within the city, the urban identity and the memory of the cities, which are the distinguishing element for the cities, have started to emerge.

In respect of this study, the urban regeneration in Kepez Town will be examined. As a practice, the plan decisions of local administrations will be analyzed and discussions will be held with the Mayors of Kepez who play a decisive role in the spatial plan decisions. Residents' standards of living effected by urban regeneration practices will be investigated by means of survey method.

Unhealthy, unqualified and unidentified built environment emerges within Kepez town due to urban regeneration practices. For this reason, it is for estimate urban regeneration will be needed once again in the future. The aim of this study is to investigate the sustainability of on-site regeneration projects and to examine the socio-political impacts of these projects.

Keywords: urban regeneration, Kepez, development of housing

Urban Regeneration for Preparing for Earthquakes in the Residential Areas of Bursa City, Turkey

Fatma Türkmen

Canakkale Onsekiz Mart University, Graduate School of Natural and Applied Sciences, Real Estate Development, Terzioğlu Campus, Canakkale, Turkey
e-mail: fa_tmaturkmen@hotmail.com

Arzu Başaran-Uysal

Canakkale Onsekiz Mart University, Faculty of Architecture and Design, Department of Urban and Regional Planning, Terzioğlu Campus, Canakkale, Turkey
e-mail: basaran@comu.edu.tr

Abstract

Bursa is an important city since Ottoman State, and the main economy of Bursa has developed based on agriculture for a long time. Post-World War II, the main development strategy of the city was defined as the industrial development. Bursa has experienced internal migration and uncontrolled urbanization process due to the impact of industrial investments. The illegal settlements formed around industrial areas. These illegal neighborhoods generally consisted of low-quality houses that are not earthquake-resistant whereas Bursa located in the first-degree earthquake zone.

The earthquakes which were realized in August and November of the 1999 in Marmara Region show that Turkish cities are unprepared and vulnerable to the earthquakes. In 2012, The Law of Transformation of Areas Under Disaster Risk was came into force, which aims to make cities more resistant to the disasters. The Law targets to establish healthier and safer built environments in risky areas by the help an urban regeneration model. However, urban regeneration projects are applying in new planned residential areas more than illegal neighborhoods.

On 5th November 2018, a decision that include of all illegal and unlicensed building was taken by government. The Ministry of Environment and Urbanization would give a license for these illegal building when owner of building apply and paid a fee. This arrangement as named "Peace of Reconstruction", is the most extensive planning amnesty implemented in Turkey until today.

In this paper, the implementation of the Law of Transformation of Areas Under Disaster Risk and "Peace of Reconstruction" practices in Bursa will be evaluated and discussed. Within the scope of this research, individual interviews were made with Bursa Metropolitan Municipality, Provincial Directorate of Environment and Urbanization, housing users, and the firms that implement of the "peace of reconstruction" and urban regeneration projects.

Keywords: residential areas, urban regeneration, risk of disaster, planning amnesty, Bursa

Urban planning, online platforms, and informal housing: Insights from Australia

Nicole Gurran

University of Sydney, Sydney School of Architecture, Design and Planning, 2006 NSW Australia

e-mail: nicole.gurran@sydney.edu.au

Abstract

Housing affordability remains an intractable problem in Australia, as in many affluent nations, with particular pressures in the major cities. Unable to afford a private rental unit, or access the diminished and highly residualised social housing sector, lower income earners are increasingly resorting to share housing and other informal arrangements, sometimes occupying makeshift accommodation or illegal dwellings. To some extent, informality has been a deliberate government strategy in response to unmet housing need; encouraged by urban reforms designed to loosen regulations on residential development overall and lower cost rental housing in particular. These reforms have included general deregulation initiatives as well as new planning codes to enable secondary dwelling units in established residential areas, rezoning for higher density apartments, and experimental rental products, such as micro apartments. However, the outcomes of these reforms remain unclear, with the informal sector poorly understood in Australia and largely excluded from conventional housing supply and market indicators. This paper reports on recent research efforts to address this gap, drawing on unique web-scraped data sets placed by people offering, and seeking, share and informal accommodation online; as well as interviews and focus groups with housing support workers and building compliance officers from across the nation's largest metropolitan region, Sydney. With reference to this data, as well as field work and planning policy analysis, the paper sheds light on the nature and scale of demand and supply within Sydney's informal sector; and outlines a typology of informal tenures (from share housing to bed rental); and dwelling provision (from regulated informality through to illegally constructed units). The study contributes new empirical data on the outcomes of planning policies designed to enable flexible housing responses, and the wider dimensions of informal housing provision within formal urban systems of the Global North.

Keywords: informal housing, urban planning, affordability

WORKSHOP No. 13 | METROPOLITAN DYNAMICS: URBAN CHANGE, MARKETS AND GOVERNANCE

Ambiguous urban governance: contestations in municipal spatial strategy-making in Stockholm

Christoffer Berg

IBF, Institute for Housing and Urban Research, Uppsala University, P.O BOX 514,
751 20 Uppsala, Sweden
e-mail: christoffer.berg@ibf.uu.se

Abstract

My ENHR 2019 presentation aims to give evidence on how a small town and municipality in the metropolitan region of Stockholm – *Sundbybergs stad* – achieved and currently handles a major opportunity of urban restructuring. Sundbyberg, a former industrial town and stronghold for Social Democracy and the worker's movement, is of late subject to strategies seeking to handle post-industrial challenges and pursue economic growth.

On the premises of a regional railway expansion from two to four tracks, I will specifically highlight how the Local Government in Sundbyberg realizes an opportunity to have the part of the railway in their territory sited in tunnels underground. Through this, an urban makeover-project is initiated, which seeks to strengthen the area as an urban nod of regional importance. Drawing on a number of especially qualitative sources and materials, I will provide insights into an ambiguous and contradictory process of planning and governance formation in relation to this project. I will give evidence of competing rationalities on *how* to conduct governance emerge within the context of the Local Government, which fundamentally becomes a tension between planning, economic and political approaches to the project. I will furthermore show how activists come to form an influential opposition to representations of space produced as a part of the Local Government's planning practices.

With reference to especially Henri Lefebvre, I will finally suggest some theoretical insights on urban governance in order to have a framework sensitive to its inherent dimensions and aspects.

Keywords: urban governance, planning contradictions, Henri Lefebvre

Buy-to-let landlords and tenants in Groningen (the Netherlands): a geography of a fast-growing housing market segment

Barend Wind

University of Groningen, Groningen, the Netherlands

e-mail: b.j.wind@rug.nl

Cody Hochstenbach

University of Amsterdam, Amsterdam, the Netherlands

e-mail: C.Hochstenbach@uva.nl

Abstract

As homeownership becomes increasingly unaffordable and access to social rental housing has become ever more restricted, the demand for private rental housing has surged. Across the Netherlands, this has led to an upswing of buy-to-let landlordism (landlords owning between two and 50 properties). Between 2006 and 2016, this sector has grown with 75%, as housing market insiders who have profited from housing wealth gains are in the position to invest in lucrative rental properties for housing market outsiders. Currently, around one third of the small apartments (<50M²) in the larger cities and student towns in the Netherlands is purchased for letting purposes. The national government welcomes the expansion of the buy-to-let sector in case it contributes to an enlargement of the ‘mid-market rental segment’. However, local governments fear that the growth of buy-to-let has a negative impact on the affordability of housing, fuels socio-economic segregation, and leads to a reduction of livability.

This paper investigates the changing social profile of both buy-to-let landlords and tenants in Groningen between 2008 and 2018, using the Municipality Register for Persons (GBR) and the Municipality register for Properties (BAG/WOZ). The analyses show the number of and type of properties that buy-to-let landlords invest in, their place attachment, age and socio-economic status. Furthermore, the analyses show the age, socio-economic status and place of origin of the tenants. On the basis of the before-mentioned criteria, a typology is created that is projected on a map of neighborhoods in Groningen. The results show that high-end buy-to-let housing is owned by a different type of investor, and concentrated at different locations than low-end buy-to-let housing. A pseudo-experiment shows the impact of the increase of buy-to-let in between 2008 and 2018 on levels of socio-economic segregation, by assuming that the dwellers prior to the conversion into buy-to-let housing would have stayed put. Finally, the paper discusses the instruments that could be used by local authorities to regulate (the negative outcomes of) various types of buy-to-let rental housing.

Keywords: buy-to-let, private rental housing, segregation, affordability, inequality

Socio-Spatial Inequalities on the Housing Market: The Outcomes of Belgrade's (Post) Socialist Policy Regime

Barend Wind

University of Groningen, Groningen, the Netherlands

e-mail: b.j.wind@rug.nl

Abstract

The housing market in Belgrade is characterized by a structural disequilibrium: the median income is far too low to afford the average sales price for a small family apartment. This paper aims to build an understanding of this situation, by positioning housing in the political economy of Serbia's rudimentary welfare state. Serbian cities have nearly universal homeownership (up to 90% of the population resides in owner-occupancy). Tenure inequality might be limited, but it would be delusive to conclude that the housing market in Belgrade does not generate other inequalities. In this chapter, we distinguish between inequalities regarding: 1) housing wealth, 2) housing conditions, and 3) residential location. We describe how these three forms of inequality coincide with socio-economic status of a birth cohort that entered the housing market prior to 1990 (the year in which the transition to a market economy begun), and a birth cohort that entered the housing market before 1990. The comparison of both birth cohorts shows that their different housing careers have resulted in different material outcomes. The combination of housing privatization during the transition from a socialist- to a market economy is followed by an incomplete marketization of the underlying assets, which has slowly reshuffled households across urban space. In this chapter, we reflect on the outcomes of this process by showing in which neighborhoods, socio-economic groups and birth cohorts can be considered winners and losers in terms of wealth, housing conditions and residential location. The empirical results are based on the ISR (Institute for Sociological Research) Survey, carried out in 2012. The analyses show that privatized housing assets function as welfare arrangement (by providing income in-kind benefits) for many, but that the marketization of housing increases the economic vulnerability of younger households with limited (family) resources.

Keywords: housing wealth, asset-based welfare, homeownership, spatial justice

Coordination of Housing in Different Metropolitan Area Contexts

Ivan Tosics

Metropolitan Research Institute (MRI), Budapest, Hungary

e-mail: tosics@mri.hu

Abstract

The lack of metropolitan cooperation is one of the huge challenges of European urban development. Well organized metropolitan cooperation is not only important to better approach the economy of scale for the urban economy and services but also to better handle the externalities of economic, environmental and social interventions – as the conditions of integrated and balanced urban development can best be effectuated over the territory of the functional urban area.

In a recent study, prepared for the Area Metropolitana de Barcelona, Metropolitan Research Institute analysed the functioning of the metropolitan areas of Amsterdam, Copenhagen, Greater Manchester, Stuttgart and Zurich. On the basis of this critical overview two basic approaches of cooperation and organisation of the metropolitan areas have been identified.

The institutional approach (represented by Stuttgart, Greater Manchester, Barcelona Metropolitan Area) aims for the creation of a metropolitan organisation, either a new government level or a strong institutional setting, on a fixed territorial basis with a sufficiently large range of competences. The procedural approach (represented by Zürich, Copenhagen, Amsterdam) attempts to forge mechanisms and rules which allow for coordinated activities within a sufficiently large metropolitan territory, although not necessarily in fixed territorial constellations – this latter model was also analysed in the ESPON SPIMA project.

The paper aims to summarize the lessons learnt from these European good practices of metropolitan governance and planning, highlighting their potentials to coordinate housing processes on the functional urban area level. Depending on the given constellation of problems in a metropolitan area an appropriate combination of the two main approaches and related tools might be needed to achieve better metropolitan cooperation. Even so, the institutional vs procedural approach creates different circumstances and opportunities/barriers for coordinating housing processes and policies across the municipal borders.

Keywords: metropolitan governance, strategic planning, housing policies, integrated development, functional urban areas

Acknowledgements: The author thanks for the collaboration of Éva Gerőházi in the research work of MRI.

A Viable State? Deepening Entrepreneurial Governance

Emma Ormerod

Newcastle University, Newcastle, United Kingdom
e-mail: emma.ormerod@newcastle.ac.uk

Abstract

This paper examines an increasing trend for local governments in the UK to become self-funding through entrepreneurial means. Original empirical research on the governance of a housing regeneration scheme in North East England is offered here to reveal local states as emboldened housing market actors. House building as a solution to wider economic growth has been underpinned nationally by the introduction of financial *viability* to UK planning legislation: here economic values are prioritised over other public-policy values. Under prolonged conditions of ‘austerity’ and ‘localism’, this is having transformative impacts on local decision-making and governing more broadly. In this case, a long-term public-private partnership is understood locally to be a proactive and innovative approach to housing delivery under conditions of fiscal retrenchment. This paper makes an important contribution in countering the narrative of a shrinking local state under a prolonged period of austerity, with a critical eye on what is at stake in such new modes of governing and so-called local autonomy. In particular, it considers the longer-term shift away from the state provision of housing to those in need, to the class-based displacement and replacement of housing as a state income generator. Where local governments are becoming increasingly entrepreneurial housing developers, this paper raises important questions about transparency, accountability and ‘publicness’.

Keywords: local state, housing, viability, governance

Urbanism in China: From state socialism to state capitalism

Jo Zhou

University of the West of England, Bristol, United Kingdom

e-mail: Jo.Zhou@uwe.ac.uk

Abstract

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. Development is usually path dependent, and China is not necessary to converge to the mainstream approach of liberal capitalism; more efforts should be made on developing its new pragmatic path that best accommodate its regime transition. This paper suggests that the set-up of institutional fabric of the *rule of law* system to replace the *rule by elites* structure to ensure more power transformation from the government to the market could be the next agenda.

5km Radius of a Schism: Investigating the radial perimeter of Tirana's endings. The typological, social and economical palette of the suburban sprawl emerging with the city's expansion after the 90's

Efijeni Kokëdhima

Polytechnic University of Tirana, Faculty of Architecture and Urbanism,
Artan Lenja Str., Tirana, Albania
e-mail: enikokedhima@gmail.com

Iris Nela

POLIS University, Faculty of Architecture and Design, Km.5,
Autostrada Tirane-Durres, Tirana, Albania
e-mail: iris_nela@universitetipolis.edu.al

Abstract

The EDGE of a city is a subject of permanent change. Documenting the edge transcends into focusing on a condition, more than a coordinated geographical position. What was once an edge is now a center, what was once a rural, is now an urban. In the edge, urbanization greedily swallows the virgin landscape, pushing the frontiers of the city a step deeper into the Arcadia.

TIRANA was a typical centrally controlled city until the 1990's. It had a radius of 1-2 km sprawl, with communist blocks perfectly allocated, holding its population of merely 250,000. Once the regime fell, it became the host of more than one million inhabitants in almost a decade, shifting the landscape and dimensions of the city under the pressure of a new Economy of Market.

A CIRCULAR SECTION of a 5 km radius from the center, which crosses between the suburban areas of the capital and investigates the housing typologies and urban settlements in the edges of the city, takes place in this paper. The new edges of the city vary distinctively and have established their characters within the years; it feels as if it is not the same city that holds them. The West has an Industrial Character, the South hosts posh residents, the East middle-class housing estates, the North, informal areas which continue to suffer segregation and lack of accessibility to the facilities of the city.

The SUBURBAN SCHISM tackles the city-edge conditions in three readings: the visual (photographic), the diagrammatic (mapped) the analytical (written). Its goal is to create an understanding of the palette of the suburban formations of Tirana, housing typologies, cultural backgrounds, facilities and quality of life, while speculating about what they will gravitate into, as the new Urban Plan of Tirana2030 is starting to take place.

Keywords: suburban sprawl, post-communist city, typological polarization, housing market variables

Residential mobility of young families in the Prague metropolitan region

Marie Horňáková

Charles University, Social Geography and Regional Development, Albertov 6
128 43, Praha 2, Czech Republic
E-mail: marie.hornakova@natur.cuni.cz

Jan Sýkora

Charles University, Social Geography and Regional Development, Albertov 6
128 43, Praha 2, Czech Republic
E-mail: jan.sykora@natur.cuni.cz

Abstract

Residential mobility is a dynamic process connected to the development of the social and physical structure of urban areas. In addition, housing has become an expression of style, identity and self-orientation, while still representing a basic human need. Together with a diverse mixture of lifestyle cultures occurring in cities and dissimilar residents' resources, this contributes to the diversification of housing preferences and behaviour.

In the Prague metropolitan region (PMR), suburbanization is still the most significant mechanism of urban change. Nevertheless, recently it has been possible to observe gradual changes in the field of residential mobility and preferences. Reurbanization tendencies are emerging and the housing estates are also increasingly attracting attention. Young families represent a group of people living in a life stage that brings about a number of changes related to the birth of children and further family sprouting. Households choose a place where they spend an important part of their lives and raise children. At the same time, it is the group with the highest intensity of residential mobility.

The aim of this paper is to examine the residential mobility of young families living in the PMR and analyse spatial and temporal patterns and trends of their housing behaviour. We focus on the period 2007-2017 and work with individual migration data at the level of basic settlement units. The attention is paid particularly to the changes of mobility flows between various housing types within individual urban zones (e.g., apartment houses in the inner city, housing estates in the outer city, suburban detached houses).

The preliminary results show that suburbs are still an important destination for young families from various zones of PMR. However, the intensity of the flows into the suburbs gradually declines. Nevertheless, this is not outweighed by significant back-to-the-city movement. Rather, the spatial structure of movements changes over time with growing residential mobility intensity within urban zones with similar housing type structure. This points towards the growing diversity of residential behaviour and weakening unilateral preferences of suburbs among young families.

Keywords: residential mobility, residential preferences, Prague metropolitan region, young families, reurbanization

Local housing policy - free choice or path dependence?

Magdalena Zaleczna

University of Lodz, Konstantynow Lodzki, Lodz, Poland

e-mail: magdalena.zaleczna@uni.lodz.pl

Abstract

Local self-governments (municipalities) in Poland should create conditions to meet the housing needs of citizens, and support directly the most vulnerable households. Instruments and solutions to fulfill these obligations have a specific legal shape, while their use depends on local housing policy. Based on the previous research, the author identified two cities that differ significantly in the effects of their housing policies, namely Kraków and Łódź. Characterizing the surveyed units, it should be noted that Krakow has a continuous population growth - 23 thousand since 1995, high housing activity and one of the highest housing prices in Poland. At the same time, the city significantly increased the pool of flats for the most vulnerably households, despite the fact that the share of municipal housing stock is only 4% of the housing stock. Łódź lost 133 thousand inhabitants since 1995, construction activity is several times smaller than in Krakow, and prices are low comparing to large Polish cities. Direct housing assistance offered by the city is very limited, despite the huge needs and the fact that the city owns 12% of the housing stock. The author presents socio-economic and cultural determinants, also in historical terms, of the chosen cities. Next, she indicates the main tools used to fulfill duties in the housing sphere by Kraków and Łódź, analyzes the similarities and differences, both in relation to the catalog of instruments used and the results obtained. The author is looking for answers to the question about determinants of housing policies in Krakow and Lodz. The aim of the work is to assess whether there is path dependence in relation to the local housing policy. The author used a critical analysis of literature, a comparative analysis based on documents and statistical data of Kraków and Łódź.

New ways of working, new ways of living...new housing issues?

Constance Uyttebrouck

UEE, Department of Urban and Environmental Engineering, University of Liège, Allée de la Découverte
8, 4000, Liège, Belgium

e-mail: constance.uyttebrouck@uliege.be

Ellen van Bueren

MBE, Department of Management in the Built Environment, Delft University of Technology, Julianalaan
134, 2628 BL Delft, the Netherlands

e-mail: e.m.vanbueren@tudelft.nl

Jacques Teller

UEE, Department of Urban and Environmental Engineering, University of Liège, Allée de la Découverte
8, 4000, Liège, Belgium

e-mail: jacques.teller@uliege.be

Abstract

Our working life has become increasingly flexible, so have our housing needs. The housing market has very well understood this paradigm shift and the private sector has started developing innovative housing concepts emphasizing new urban “live-work” lifestyles. In particular, housing developments delivering small dwellings with shared spaces and services for the residents have been supported by local governments. Such projects often target students and so-called “young professionals”, possibly with an intergenerational mix. Originally a niche market, the development of shared spaces and services as a compensation for small housing dwellings has become significant in global cities with a high market pressure. The latter is not only related to the concentration of small households and young, highly skilled people in cities, but also to housing deregulation, increased labour flexibility, and land use policies oriented to urban densification and mixed-use development. Our purpose is to explore the processes behind this growing phenomenon in Amsterdam and Brussels, two cities creating a favorable context for live-work mix developments. Our objective is to understand the influence of each local context on the governance and further outcomes of these developments. Consequently, the research questions addressed in both cities are: which coalitions of actors develop housing with shared spaces and services, what are the mechanisms influencing affordability and quality outcomes, and is there a need for further regulation of this housing segment? Through the discussion of exemplary developments completed in both cities, we discuss the difficult balance between affordability and quality as opposed to profitability and quantity. We finally stress our concern regarding the risk of self-segregation (irrespective of a defined target public) and ever smaller housing units.

Keywords: shared spaces, services, regulation, affordability, self-segregation

Private Renting in Italy and affordable policies: is there a future?

Laura Pogliani

Dipartimento di Architettura e Studi Urbani Politecnico di Milano, Milan, Italy

e-mail: laura.pogliani@polimi.it

Abstract

Since decades, housing is a huge issue in Italy for multiple reasons of scale and nature.

Depending on the location in cities or regions, overabundance or insufficiency are the main characters, while increasing costs of purchase and low affordability are mostly peculiar in metropolitan cities.

Poor investments in the housing sector, poor quality of public spaces and the deterioration in the state of social facilities affect the liveability in our cities as well.

Although the regeneration of urban neighbourhoods, the renovation of social infrastructure, the supply of affordable housing and finally the fostering of inclusion policies are of paramount importance, few policies and actions are currently implemented at the national and regional levels for improving the residential conditions of a large share of population. Public housing stock is outdated and insufficient to meet the demand and private rental market is residual and scarcely investigated, because the residential model is mainly based on homeownership.

The paper is focused on the supply of private rented housing in Italy in the last 20 years of booming markets and crisis. It intends to present an in-depth research on some important housing issues insufficiently met in recent studies: size, features, spatial distribution and dynamics of the sector. In addition, it will discuss incentives for rental housing provision, the role of social investors, and the outcomes of local policies in supporting private investments in affordable rental housing.

The aim is to outline policies that can improve the housing stock, foster the link between housing and welfare reforms and fairly increase the affordable housing offer.

Keywords: housing, private rented market, metropolitan cities, middle-sized cities, Italy

Present: spatial statement in the refugee debate

Marjan Van Herpen

Amsterdam, the Netherlands

e-mail: marjanvanherpen@gmail.com

Jellichje Reijnders

Amsterdam, the Netherlands

e-mail: jellich@xs4all.nl

Abstract

Imagine an enticing place appearing in town, with people working and living in it, new people, new influences. Where concepts of cohabitation and society are being challenged. Where conversations are held on possibilities, future, freedom, belief, religion, cultural misunderstandings, frictions, habits. A widening of the order of the day.

A constructive impulse in the framing of refugees which threatens to be undermined by fear-mongering and passivity. Currently, visibility of the dynamics of this problem could be the most effective remedy.

Present is a dynamic space where people who, legally speaking, "don't exist" find a safe place from which they can present themselves to the outside world. The construction consists of a number of overlapping layers or shells, which denote gradations of private, sheltered, and public. Inhabitants can use these public spaces to develop themselves and to become a working part of society. Present offers users a spatial means to determine the amount of exposure, vulnerability, visibility to the outside world.

Present is innovative architecture and statement at once: a spatial manifest for a constructive view on the shadowy zone of being allowed to be here while being here. It's a narrative sign, out in the open, for people who need to behave invisibly. A temporary shelter, a free haven, for people looking for the right to exist, to collectively bridge the vacuum between being in the hands of others and building their own futures.

We can continue to zoom out and pander to fear mongers with statements on open borders versus sovereignty, but this won't help people in trouble at the moment. We can lose ourselves in volunteering, providing secret shelters for refugees, but this will only keep the current schizophrenic situation.

Here, now, in my country The Netherlands, people are living in the shadows, out of view, stigmatised; people who want to work, who want to be part of our society but, prohibited by law, don't stand a chance to do so. The vast majority of these people flee war and persecution, they've had the courage to give up everything they have to come here, they'll give everything to build a worthy life. The people I spoke to over the last couple of years, in migrant detention centers and refugee organisations, want to start working as soon as possible, to become part of society, to have a normal life.

There are questions to be asked on the current government policies on migrants and asylum, but there is also concrete action that can be taken. Some artists raise the migrant question as the next hot topic, only to advertise themselves as politically correct. Sometimes their work does train the media spotlight on relevant issues - but only temporarily. What is needed is a thorough, lasting, relevant, durable, visionary proposal. A challenging model of society, given shape in a concrete, dynamic place in the city. Here people work and live, out of the shadows, into the light. It will take away xenophobia, it will stimulate the adaptation current assumptions. The era we live in craves good examples - this project could be a marvellous example. It is transparent, inventive, ingenuous, flexible, mobile. Spaces can be adapted easily to different uses, from concentrated to lively, from private to public, from unknown to asset.

Its effect speaks for itself. Imagine its effect on how migrants are viewed, on the current fear mongering and passivity.

Strategies for Improving Urban Renewal Decision-Making in China: Analytic Network Process Approach

Taozhi Zhuang

Faculty of Architecture and the Built Environment, Delft University of Technology, P.O.BOX 5043,
2600 GA, Delft, Netherlands
e-mail: t.zhuang@tudelft.nl

Queena K. Qian

Faculty of Architecture and the Built Environment, Delft University of Technology, P.O.BOX 5043,
2600 GA, Delft, Netherlands
e-mail: k.qian@tudelft.nl

Henk J. Visscher

Faculty of Architecture and the Built Environment, Delft University of Technology, P.O.BOX 5043,
2600 GA, Delft, Netherlands
e-mail: h.j.visscher@tudelft.nl

Marja G. Elsinga

Faculty of Architecture and the Built Environment, Delft University of Technology, P.O.BOX 5043,
2600 GA, Delft, Netherlands
e-mail: m.g.elsinga@tudelft.nl

Abstract

Since the late 1970s, China has passed through 30 years of large-scale rapid urbanization progress. To meet the rigid housing demands of urbanization, urban renewal has become one important approach. However, current urban renewal decision-making has resulted in many unintended problems, such as unequal and nontransparent process, the break of social networks, loss of urban culture, etc. Therefore, the aim of this research is to determine the strategies for improving current urban renewal decision-making in China. The analytic network process approach is employed in this research to provide a quantitative basis. First, based on the authors' previous research and literature review, the barriers of current urban renewal decision-making in China is illustrated. Then, a list of strategies to improve current decision-making of urban renewal is proposed. Finally, by adopting the analytic network process, the priority of proposed strategies is examined. The result shows that the analytic network process is applicable and efficient to provide valuable insights for the improvement of urban renewal decision-making, and a set of strategies were proposed according to this approach.

Keywords: urban renewal, decision-making, strategies, analytic network process

WORKSHOP No. 14 | SHORT-TERM RENTAL MARKET

Coliving, an emerging sector in the contemporary housing market

Georgina Andrea Petrusa

Politecnico di Milano, Department of Architecture and Urban Studies, Milan, Italy

e-mail: georginaandrea.petrusa@mail.polimi.it

Giuliana Costa

Politecnico di Milano, Department of Architecture and Urban Studies, Milan, Italy

e-mail: giuliana.costa@polimi.it

Abstract

The present paper investigates “co-living”, a new hybrid form of habitat that has come to innovate in the real estate and housing market. It is a general term that can be loosely defined as shared and temporary accommodation initiated and operated by an external agent, such as a developer or entrepreneur. Basically, this is a contemporary housing option that gives residents the opportunity to not only share their living space with others, but also share similar intentions, values and interests. It provides lodging close to one's working space, offering tenants a bulk of services, common spaces, flexibility, comfort and community. For developers, it is turning to be a highly profitable scheme, tackling residential needs of fresh consolidated mobile target groups, such as digital nomads.

Co-livings have different genesis, targets, spaces, services solutions and business models around the world, and they are the housing manifestation and outcome of the tech revolution and collaborative consumption era.

They have not been studied as a specific habitational option, yet the exiting literature on this sector development and proliferation is quite poor and underdeveloped. This article attempts to identify the main characteristics of the phenomenon and analyze the variety of experiences worldwide. It also proposes a taxonomy that could be useful to orient policy makers as well as academics in dealing with this housing new segment.

The model is now propagating rapidly throughout the world: its geography is rather complex and shifting. Therefore, we present it by displaying the current distribution of the cases around the globe and by this mapping, we address questions related to the nexus between co-living development and location features.

The article is based on an extensive research on websites, newspapers articles, different organizations reports, academic works and on interviews to co-living developers in Europe, North America and South America.

Keywords: co-living, temporary housing, sharing economy, housing model

The effects of short-term rentals on the commodification of housing in post-socialist Budapest

Adrienne Csizmady

Hungarian Academy of Sciences Centre for Social Sciences Institute for Sociology, Budapest Tóth
Kálmán utca 4, Hungary
e-mail: csizmady.adrienne@tk.mta.hu

Gergely Olt

Hungarian Academy of Sciences Centre for Social Sciences Institute for Sociology. Budapest Tóth
Kálmán utca 4, Hungary
e-mail: olt.gergely@tk.mta.hu

Péter Baji

Hungarian Academy of Sciences Centre for Social Sciences Institute for Sociology. Budapest Tóth
Kálmán utca 4, Hungary
e-mail: baji.peter@tk.mta.hu

Árpád Knap

Eötvös Lorand University, Faculty of Social Sciences, 1117 Budapest,
Pázmány Péter sétány 1/a, Hungary
e-mail: knap.arpad@tatk.elte.hu

Abstract

Post-industrialisation increased housing prices in inner cities as these areas have become places of consumption with a global competition for housing - often turned into tourism accommodation. Therefore, tourism is related to gentrification and in cities like Berlin or Barcelona the conflicts caused by short-term rentals (STR) for tourism are hot topics. In certain post-socialist cities, after the restitution process, inner city housing was often turned into hotels already in the 1990s. In other examples of post-socialist transformation – such as Budapest - commodification of housing happened slower because of the low price flat-by-flat privatisation to sitting tenants. However, after late 2014 inner city property prices increased by 40% and among other factors the explosion of the STR sector was used as a common explanation. In our case study we present a micro scale analysis (in 500x500m grids) about the relation of actual real estate transaction prices (from 2013, 2015 and 2016) and the presence of STR in 2016. We examine if the recent price increase was more substantial in areas with more STR units. The analysis is complemented with our long-term qualitative study of ‘touristification’. Our claim is that STR in otherwise dilapidated inner-city buildings contributed to the commodification housing in the core of Budapest besides low interest rates and stricter mortgage lending rules.

Keywords: short-term rental, commodification, touristification, post-socialist transformation

Dealing with the multiple effects of the short-term rentals in the city of Athens

Dimitris Balampanidis

Research Centre for the Humanities (RCH), 38, Skoufa str., 10 672 Athens, Greece
e-mail: d.balabanidis@yahoo.com

Eva Papatzani

Research Centre for the Humanities (RCH), 38, Skoufa str., 10 672 Athens, Greece
e-mail: evaliapap@yahoo.gr

Dimitris Pettas

Research Centre for the Humanities (RCH), 38, Skoufa str., 10 672 Athens, Greece
e-mail: pettasdimit@gmail.com

Abstract

In Athens, as in numerous cities around the world, short-term rentals (through the Airbnb and several similar platforms) constitute an increasingly widespread practice and, thus, a major transformative force with multiple and ambiguous effects on urban space, economy and society. The uneven geography of this newly emerged phenomenon implies high concentrations of short-term rentals in the very central and touristic districts but also a general dispersion across all neighbourhoods of the city. Under conditions of a long and continuous socio-economic crisis in Greece, short-term rentals have offered a “survival strategy” to individuals and households in need while, at the same time, have offered a great chance for speculation on real estate property to high-income households, private companies and investors. Moreover, short-term rentals have partly contributed to the regeneration of the existing building stock and the local economy while, at the same time, have raised serious concerns about potential phenomena of local residents’ displacement and neighbourhoods’ “touristification”.

The paper explores the multiple and ambiguous effects of the short-term rentals in the city of Athens, in relation to the very specific local context, which differentiates the Athenian experience from that in other cities. It does so through a mixed research methodology that combines both quantitative and qualitative research tools, that is, mapping and statistical analysis, as well as in-depth interviews with stakeholders. Furthermore, the paper explores possible ways to deal with the negative effects of the phenomenon, by critically evaluating the existing regulatory framework in Greece and by drawing from the international experience. Towards a deep understanding of the phenomenon and a careful planning that deals with its effects, the paper suggests a context-based and spatially sensitive approach that scholars and policy makers often ignore or underestimate.

Keywords: short-term rentals, Airbnb, touristification, Athens

Rationality, Rent Seeking and the Rentier Economy: Understanding Disruptive Innovation and the Sharing Economy in Housing

Regina C. Serpa

University of Westminster, School of Architecture + Cities, 35 Marylebone Road,
London, NW1 5LS, United Kingdom
e-mail: r.serpa@westminster.ac.uk

Abstract

Since the global financial crisis in 2008, academic attention has focused on the notion of ‘disruptive innovation’, manifested in the growth of the so-called ‘sharing economy’, within a context of increasing inequality, unemployment/underemployment, intense labour competition, and erosion of worker rights. Critically, a feature of disruptive innovation is a tendency to exploit absent regulatory oversight or statutory control – the reason why holiday rental platform, Airbnb, for example, has been increasingly the focus of government (and academic) scrutiny. The controversy surrounding Airbnb largely centres on the company’s lobbying force and influence on power (at all levels), its impact on market distortion, gentrifying effects, and neighbourhood displacement.

Influenced by Lefebvre’s theories, this paper considers the wider impact of disruptive innovation, considering how the use of models such as Airbnb exacerbate urban inequalities, but simultaneously can redress disadvantage in local housing markets through unlocking the use value of renters’ homes. Hosting lodgers or ‘guests’ (*vis a vis* Airbnb or other platforms) therefore represents a rational response to the contemporary housing crisis - the ‘rent seeking behaviour’ of landlords is not solely related to private sector profit, but instead is manifested as a pursuit of livelihood in response to the rising cost of housing, and a means of asserting a Right to the City.

Keywords: sharing economy, rent seeking, rationality, Airbnb, Lefebvre

WORKSHOP No. 15 | MINORITY ETHNIC GROUPS AND HOUSING

**White house, black house, Roma house, Indian house, ethnic house
or government house? Can access to the house be determinate by
the race, ethnicity?**

Magdalena Butrymowicz

Pontifical University of John Paul II in Krakow, Bernardynska 3, Krakow, Poland

e-mail: magdalena.butrymowicz@upjp2.edu.pl

Abstract

Recently, research conducted in Great Britain showed that the level of housing stress in Black, Asian and Minority Ethnic communities is much higher than for whites. It was also highlighted that homelessness has grown massively in ethnic minority communities, from 18% to 36% in the last two decades – double the presence of ethnic minorities in the population. A similar situation exists in Poland where the Roma families or Asian refugees suffer the lack of access to proper housing. One of the great examples of such a situation is situation in the small town of Czchów (Poland) where a Roma family decided to buy the house and settled. From the beginning the project was supported by the local council and was partially funded by government. When the news became widely known, the citizens of Czchów state protested against the Roma settlement in their neighbourhood. The only argument against them is they are Roma. At the end the council of Czchow withdrew its support, and government financial support for the project and the family had to move away. However, it is not only in Poland and Great Britain but also in other countries like Kyrgyzstan, Peru or Saudi Arabia where research show that ethnic minorities suffer the discrimination in the access to adequate housing.

Definition of the discrimination is widely known and commonly applied by the state or individuals on the daily day basis. The article 14 of the ECHR clearly states that any form of discrimination is forbidden, and state should take all necessary steps to prevent discrimination. However, the unknown sphere of the discrimination is the accessibility to the house. So, the question arises: can the state, local government make decision about the settlement of the people based on their race and ethnic background? Definitely not, but what when the majority of the inhabitants of the street, town village protest against such settlements?

The presentation will also examine the housing law and local government behaviours in Poland, United Kingdom Kyrgyzstan, Peru and Saudi Arabia on the grounds that state should not support and accept the discrimination behaviour towards the ethnic minorities when it comes to right to house. Not only it is important to pass the proper laws, but the state should reassure that they will be applied in a non-discriminative way, and local government will be take all necessary steps to prevent discrimination and secure the rights for all the member of the society.

Keywords: human rights, ethnic minorities, discrimination, state law

Social City Program and “Turkish Neighborhoods” in Berlin

Arzu Başaran-Uysal

Canakkale Onsekiz Mart University, Faculty of Architecture and Design, Terzioğlu Campus,
Canakkale, Turkey

e-mail: basaran@comu.edu.tr

Abstract

Following World War II, Germany developed quickly and became one of the strongest economies in the world. During this time, however, German cities faced intensive labour migration from other countries. 7.3 million (8.8 % of the total population) “foreigners” live in Germany, and of those, 1.8 million (26 % of the total foreigners) are immigrants from Turkey. Due to high population, the problems of “foreigners” and ghettoization in Germany refers most often to regarding the “adaptation of Turks”.

The processes of globalization, deindustrialization and the unification caused an increase in unemployment in cities of Germany. In the first five years following unification, East and West Berlin experienced a loss of 280,000 jobs in manufacturing. It has been established that immigrant populations are most affected by economic crisis and unemployment. Berlin is not affected only socio-economically but also socio-spatially. Following the fall of the Wall and unification, middle class families from Berlin started to move to places of higher quality around the suburbs of Brandenburg. This chain of events has led to gradually increasing deprivation in Berlin’s inner-city neighborhoods. On the other hand, following the decision on being capital, it began a major renovation and construction process in inner city of Berlin. This “double movement” has caused gentrification in deprived neighborhoods.

The urban development national program “Social City”, was launched in 1999 with the aim of counteracting growing socio-spatial polarization in German cities and upgrading and stabilizing deprived neighborhoods. This paper focuses on Social City program and deprived neighborhoods where live mostly of Turkish immigrants in Berlin. 32 in-depth interviews were conducted with residents and personnel of the program. The paper aims to explore the impacts of the Social City program on Turkish Berliners.

Keywords: Social City Program, deprived neighborhood, participation, Turkish immigrants, Berlin

Fair allocation policies for migrants in the context of housing shortage? Allocation policies and socio-spatial integration of institutional housing providers in Germany

Christiane Droste

UrbanPlus Droste & Partner, Geusenstr. 2, 10317 Berlin

e-mail: droste@urban-plus.eu

Carina Diesenreiter

UrbanPlus Droste & Partner, Geusenstr. 2, 10317 Berlin

e-mail: diesenreiter@urban-plus.eu

Abstract

Housing supply for and socio-spatial integration of migrants have become a big challenge for German municipalities and institutional housing providers since 2015. The immigration of refugees coincided with an increasing lack of social housing. Creating or maintaining 'social mix' on the neighbourhood level has - despite critical research about the effects of 'social engineering' policies - re-gained relevance in public and housing providers' strategies. While several studies revealed that having a migration background exacerbates access to housing, there exist only few studies analyzing the allocation- and diversity management strategies of municipalities and institutional housing providers to respond to the housing demand of increasingly diverse immigrant populations. The results of the study "Housing supply and socio-spatial integration of migrants – allocation policies of institutional housing providers" contribute to fill this gap.

The research, commissioned by *vhw Bundesverband für Wohnen und Stadtentwicklung e.V.* and done by UrbanPlus and ILS Dortmund (lead partner) addressed municipal, housing and civil society actors across Germany, focusing on case-studies in Berlin, Hamburg, Düsseldorf. It reveals the leading role of municipal housing companies in housing supply for immigrant populations and innovative allocation strategies and explains barriers hindering other institutional actors to contribute in this field. Concluding that an opening up of local governance structures gains importance for the housing and social integration of all immigration generations, it also shows that public anti-discrimination-policy requires more effective instruments and that an explicit development of diversity management by all actors is essential for inclusion. In this context, structures developed by local civil society for (small scale) housing acquisition for refugees bear a potential for institutional change. Governance structures established in this context have a potential to serve as critical 'reflection space' for future integration strategies and to transfer currently innovative approaches into standard procedures for housing the diversifying socially disadvantaged populations.

Keywords: governance, institutional housing providers, migrants, socio-spatial inclusion, refugees

Choosing the Right Place? Experimental Evidence for Ethnic Preferences in Housing Decisions

Christoph Zangger

Institute of Sociology, University of Zurich, Andreasstrasse 15, CH-8050 Zurich, Switzerland

e-mail: zangger@soziologie.uzh.ch

Abstract

Ethnic segregation and its consequences (e.g., in form of neighborhood effects) are not only a long-lasting topic on the political agenda but these phenomena have been extensively studied in various fields, using different methodological approaches. Many studies, however, use the observed housing choice to draw inference about people's underlying residential preferences. Doing so, it is not possible to fully disentangle influences of structural constraints (e.g., the availability of different housing alternatives) from those of underlying tastes and resources. This is why this paper uses a choice experiment to examine the extent to which people's housing decisions are shaped by the perceived ethnic neighborhood composition of available housing alternatives. The experimental design was part of a larger survey on neighborhood and housing conditions in different multiethnic cities in Switzerland. In the choice experiment, we not only randomly altered characteristics of the available housing alternatives in a D-efficient design (e.g., the price to pay or the distance to the city center) but also indicators of neighborhoods' social and ethnic composition. Moreover, the sampling strategy of the survey allows the construction of small-scale neighborhoods (door-to-door neighbors) and thus the examination of contextual influences on people's residential preferences at different levels (from bespoke neighborhoods to census tracts).

Using multinomial regression models for spatially dependent data, it is demonstrated how people's housing decisions are influenced by individual tastes and resources, current neighborhood conditions, and the randomly altered neighborhood ethnic and social composition in the choice experiment. In this regard, we find heterogeneous effects according to respondents' own social and ethnic background, revealing different mechanisms for the explanation of the observed ethnic segregation in heterogeneous cities.

Keywords: residential choices, choice experiment, segregation, spatial models

Tracking Residential Assimilation of Immigrants Through Housing Transitions

Sarah Valdez

Institute for Analytical Sociology, Linköping University, 601 74 Norrköping, Sweden
e-mail: sarah.valdez@liu.se

Simone Scarpa

Umeå University, Department of Social Work, 901 87 Umeå, Sweden
e-mail: simone.scarpa@umu.se

Abstract

In this paper we use sequence analysis to compare the housing trajectories of newly arrived immigrants to native-born residents in Sweden. This case study explores the implications of Sweden's hybrid housing market-- which combines regulatory mechanisms for rentals with increasingly neoliberal approaches to private ownership— on immigrant assimilation and ethnic segregation. The rental market is regulated via price controls and queueing, which has resulted in wait times of several years in many Swedish cities. This creates limited options for newly-arrived immigrants who enter the market at the bottom of the queue. Their options are to either accept a rental unit in a location which is undesirable to others ahead of them in the queue, or to purchase a property in their neighborhood of choice—an option beyond the financial capacity of many newly arrived immigrants.

We use population register data to track the housing tenures of all immigrants to Sweden from 1990 to 2012, looking at transitions between tenure type that include private ownership, cooperative ownership, rental, and public housing. We then perform cluster analysis to find typical immigrant tenure trajectories and compare them to the types found among the native Swedish population in order to identify trajectories that may indicate assimilation in the housing market. Additionally, we use the ideal type trajectories as independent variables in models of segregation in order to estimate the degree to which variable access to housing tenures contributes to ethnic segregation.

Keywords: immigration, segregation, assimilation, housing tenure

Measuring ethnic segregation in Finnish cities: experiments with the index of dissimilarity

Jukka Hirvonen

City of Helsinki, Executive Office, Urban Research and Statistics, P.O. Box 550,
00099 Helsinki, Finland

e-mail: jukka.s.hirvonen@hel.fi

Abstract

Residential segregation occurs on various regional levels and it can be investigated and measured in many ways and based on various areal units. The index of dissimilarity is one of the most common tools used for measuring segregation. The aim of this paper is methodological: it presents some empirical results from experiments with the dissimilarity index measuring ethnic segregation in Finnish cities. We examine the following questions: 1) How much does the value of the index vary when it is calculated based on various administrative or statistical divisions and 2) To which degree is it possible to compare cities with statistical units of different size and unequal sub-divisions? We also investigate the effect of various geographical demarcations of cities to the values of the dissimilarity index: narrow (a city proper) and extensive (including fringe areas). Our first conclusion is that it is good to use several sub-divisions / area levels when comparing cities with the dissimilarity index. Our second conclusion is that it is important to use corresponding geographical demarcations in all cities in focus: either city proper or the whole urban agglomeration. Otherwise, the results may be misleading.

Keywords: ethnic segregation, dissimilarity index

Housing and neighbourhood careers and their interdependency in the context of antisegregation policies

Karin Kangur

University of Tartu, Department of Geography, Vanemuise 46, 51014 Tartu, Estonia

e-mail: Karin.Kangur@ut.ee

Abstract

When immigrants from less developed countries arrive to a host country, they usually start their residential careers from higher ethnic minority concentrations while they are also dependent on the availability of affordable housing and allocation policies. The two careers – housing and neighbourhood – are often deemed to be interdependent. Segregation studies point out the importance of institutional context and the urban morphology of housing structures as factors influencing the scope of ethnic clustering. The existing co-ethnic networks play an important role as well. Although the main trends of how ethnic minorities are placed on the residential arena are well covered by the literature, the longitudinal studies are still rare which highlight the essence of the two processes, and which study their interdependency in a more nuanced way. This paper focuses on spatial segregation and housing segmentation in the context of strong anti-segregation policies. The research area is the metropolitan region of Helsinki in Finland. Housing and neighbourhood careers of migrants from Western and Non-Western countries are followed during 2004-2014 from the Finnish register data. The data is statistically analysed using event history approach to predict the transition to cooperative housing/ home ownership for migrants, as well as to “above the average income” neighbourhoods, to show how differently the ethnic groups proceed. Secondly, generalized structural equation model is used to estimate the interdependency between the two residential careers.

The results reveal that while it is relatively easy in such institutional and urban context to proceed to better-off neighbourhoods, it is much harder to make a step upwards on housing tenure career. We assume that it is the institutional context and strong urban policies why the link between the two careers is weak.

Keywords: housing career, neighbourhood career, residential segregation, Helsinki

Danish ghetto legislation – taking policy measures to a new level

Rikke Skovgaard Nielsen

Danish Building Research Institute, Aalborg University, A.C. Meyers Vænge 15, 2450 Copenhagen SV,
Denmark

e-mail: rsn@sbi.aau.dk

Marie Stender

Danish Building Research Institute, Aalborg University, A.C. Meyers Vænge 15, 2450 Copenhagen SV,
Denmark

e-mail: mas@sbi.aau.dk

Abstract

Since 2010, Denmark has had a list of deprived housing areas, colloquially known as the ghetto list. Until 2018 the list was mainly a list – while it to a limited extent made some extra funding available, its main function was to highlight the most deprived areas of Denmark. This led to stigmatisation of specific areas but did not entail specific measures being undertaken from the national governance level. This changed when new legislation was passed ultimo 2018, introducing new measures. Areas that have been on the list for five years successively are categorised as hard ghettos. In these areas, the share of social housing has to be reduced to 40% before 2030, which in some areas can only be accomplished by way of demolition. Other measures include a limit to the percentage of pupils with minority-background in local, public schools, and an obligation for kids to go to nursery at the age of 1. In many ways, the ghetto list is centred on ethnicity both in relation to the criteria for ending up on the list and in the measures now in place. The aim of the paper is to present and discuss the Danish ghetto legislation. The paper outlines the historical-political background for the legislation with a focus on the ten years from the introduction of the ghetto list to the recently passed legislation and revised list. The measures are presented and discussed with a focus on the potential risks and challenges of these measures on the basis of evidence from other countries. While research on the consequences of the new legislation is yet premature due to the recent date of its passing, a focus on the legislation in itself is essential.

Keywords: ghettos, deprived neighbourhoods, social housing, stigmatisation, forced relocation

Can Norwegians Desegregate Pata Rat?

Catalin Berescu

Research Institute for Quality of Life, Romanian Academy, 13 Calea 13 Septembrie, Bucharest, Romania
e-mail: catalinberescu@gmail.com

Abstract

Drawing on a personal experience as part of a project that aimed to help the social inclusion of a Roma community living in extreme poverty in and around the garbage pit of Cluj-Napoca, Romania, the paper will display some insights into the mechanics of intervention in one of the hotspots of Roma issues in Europe, the Pata Rat community. The place gained its international reputation since the early 90's but it became a really prominent political issue in 2010, when a large group of Roma that were living in a central location had their houses demolished on the 17th of December and were forcefully relocated in some unfinished minimal dwellings near the toxic waste pit of the city.

My long-term contact with the place and the marginal place within the project, as an architect responsible for the design of the houses, put me in an ideal position to do participatory observation and that provided enough elements to produce a detailed stakeholder analysis. The project was funded through the Norwegian Funding Mechanism 2009-2014 and implemented by a local development agency working in close connection with the City Hall. The paper will describe the process of relocation of some families from Pata to a neighboring village in houses designed through a participatory process. The entire bureaucratic route is relevant for the way in which an international non-EU donor interacted with the European regulations with the help of a global giant multinational that managed the relation of a governmental NGO attached to a rich municipality with a village that had to receive the Roma. The course of life in the two houses with six apartments is dramatically better than the one in the shacks, the open question is what will happen with the 1500 people who remained in Pata Rat.

Keywords: slums, Roma, segregation, NGO, housing

Governance of accommodation for asylum seekers and refugees – Changing policy responses in Sweden to the ‘refugee crisis’ in the 1990s and 2010s

Mikaela Herbert

Department of Urban Studies, Malmö University, 205 06 Malmö, Sweden

e-mail: mikaela.herbert@mau.se

Erica Righard

Malmö Institute for Studies of Migration, Diversity and Welfare (MIM), Malmö University,
205 06 Malmö, Sweden

e-mail: erica.righard@mau.se

Abstract

Accommodation for asylum seekers, newly arrived refugees and their families are contentious issues, and increasingly so in times of peaking refugee immigration. This was the case in Sweden in the 1990s when refugee immigration peaked as a result of the Balkans war, and again so in the 2010s following the Syrian Civil War and other armed conflicts. In Sweden, these peaks provided grounds for drastic changes in the regulation of accommodation for asylum seekers and refugees in 1994 and 2016. While both these periods of regulatory changes, to a considerable extent have common roots and rest on similar problem representations, the political responses diverge with far reaching consequences for state agencies and municipalities, as well as for individual refugees. Whereas in the 1990s asylum seekers and refugees were enabled and encouraged to find accommodation solutions individually, today the development is contrary, aiming at enforcing individuals to remain within state-led dispersal schemes. This paper asks questions about how this divergent development can be understood. The empirical material is drawn from governmental inquiry reports, policy and legislative proposals and amendments, together with other related material, leading up to the changes in the 1990s and 2010s. The analysis is focused on what ‘the problem’ is represented to be (as developed by Bacchi) and shows that while there are continuities in the development over time, there are also specific points when the development breaks away from continuity. This includes how ‘the solutions’ to accommodation for asylum seekers and refugees are shifted between state agencies, municipalities and individual households. Interestingly, in both the 1990s and 2010s ‘integration’ and ‘segregation’ are part of the problem representation, but not housing provision and policy in a broader perspective, despite its profound relevance for accommodation.

Keywords: Sweden, refugees, accommodation, governance, policy

Who moves out the ethnically segregated neighbourhoods – does school ethnic context matter?

Kadi Mägi

University of Tartu, Department of Geography, Vanemuise 46, 51003, Tartu, Estonia
e-mail: kadi.magi@ut.ee

Anneli Kährik

University of Tartu, Department of Geography, Vanemuise 46, 51003, Tartu, Estonia
e-mail: anneli.kahrik@ut.ee

Abstract

School context can play an important role in shaping further educational as well as labour market choices, but this also can have an effect on neighbourhood choices. This effect can influence the life careers through simply offering higher quality education and giving better language skills, but also through its social (networks of friends, overall attitudes among schoolmates, etc.) and cultural context. On one hand, reorganizing school system from linguistically divided schools to mixed schools is currently a hot topic in Estonia. Neighbourhood studies, on the other hand, clearly show that housing and neighbourhood pathways are quite different for the two ethnic groups. For Russian speakers, housing estates perform a more permanent option for housing career, whereas for Estonians they are rather seen as springboard for entering the housing market, and then moving on to other types of housing and neighbourhood types. The aim of this study is to investigate the role of school ethnic context on young peoples' future neighbourhood and housing careers. We focus on those young people for whom Russian language is a mother tongue, and who grew up in similar type of urban neighbourhoods – large housing estates. Our case study area is the city of Tallinn where the two main linguistic groups (Estonian- and Russian-speakers) make up almost equal shares. We want to find out if the kids who attended Estonian language-based schools have a different housing and neighbourhood choice pattern as compared to those who attended Russian language-based schools? We hypothesise that the graduates of Estonian schools will more likely move out their parental neighbourhoods, i.e. the neighbourhoods with the highest exposure to Russian-speaking groups.

Keywords: ethnic segregation, school segregation, housing estates, Russian-speakers, Estonia

Role of education in the initial residential sorting of immigrants – the case of Sweden

Samaneh Khaef

Stockholm University, Human Geography Department, Stockholm, Sweden

e-mail: samaneh.khaef@humangeo.su.se

Abstract

In contrast to the large body of literature on the scope of residential segregation in Sweden, few studies have approached this issue for newly arrived immigrants. In neighborhood effect studies, immigrants' place of residence is viewed as a springboard for their future career. Therefore, staying in disadvantageous areas regenerates poverty, yields less integration and offers poorer networks. For newly arrived migrants, the initial place of residence is therefore crucial.

The mechanism behind this initial sorting process is interwoven with many factors. In this regard, education is the main human capital of newly arrived immigrants, which is assumed to affect their residential sorting.

The residential settlement of highly educated and skilled immigrants is also interesting from a regional perspective. Studies have shown that the labor market is the main pulling factor for highly educated immigrants while for lower educated immigrants, co-ethnic presence matters more. I argue that it is important to not only examine these issues as variation within regions, but also to address this process from a lower level of spatial scale i.e. the neighborhood, in particular for newly arrived immigrants.

In this paper, by using Swedish register data, I aim to address the geographical sorting of immigrants upon their arrival, and the role of education in this process. I focus on 5 immigrant waves in the period 2009-2013. Using individualized neighborhoods, my initial findings are that in three main Sweden metropolitans, the extent of concentration for migrants increased by moving from city center to the suburbs. Additionally, while the highly educated are less concentrated than the lower educated, their concentration locations differ.

Keywords: residential segregation, initial sorting, newly arrived immigrants, educational background

Immigrants and homemaking: Domestic tradition in Iranian immigrants' homemaking practices in Zurich and Hamburg

Maryam Jafarbegloo

Pfaffhausen, Switzerland

e-mail: begloosimin@gmail.com

Alireza Andalib

Urban Planning, Islamic Azad (SRB-IAU) University, Tehran, Iran

Abstract

How do domestic traditions influence immigrants' homemaking practices to create appropriate homes in a host city? Based on a qualitative approach, this study examines thirty-four Iranian immigrant homemaking in Zurich and Hamburg to provide a detailed description of how and why immigrants transfer their domestic traditions like providing privacy and hospitality into home spaces through different architectural practices such as decoration, renovation, and landscaping gardens. We found that the attempt of making a suitable home through local traditions helps immigrants to renew connections with previous experiences. Homemaking process in new environment is part of architectural practices, which are mainly formed through memory, having relationship with the same cultural group, and keeping connection with the home country. Proposing the concept of 'home as a place for respecting traditions', this study suggests that domestic traditions have impact on immigrants' house architecture from exterior to interior and Iranian immigrants through architectural changes try to keep their national traditions in a host city.

Keywords: Iranian immigrants, house, home, homemaking, domestic tradition

WORKSHOP No. 16 | PRIVATE RENTED MARKETS

Regulating the Maltese Private Rented Sector: Challenges and Achievements

Kurt Xerri

Department of Civil Law, Faculty of Laws, University of Malta, MSD 2080, Msida, Malta
e-mail: kurt.xerri@um.edu.mt

Leonid McKay

Housing Authority, 22, Pietro Floriani Street, FRN 1060, Floriana, Malta
e-mail: leonid.mckay@ha.gov.mt

Matthew Zerafa

Ministry for Family, Children's Rights and Social Solidary, 310, Palazzo Ferreria,
Republic Street, VLT 1110, Valletta, Malta
e-mail: matthew.b.zerafa@gov.mt

Abstract

The sudden population increase faced by Malta during the 2014-2018 period, a span in which the economy was also growing in record numbers, meant a change not only in the dimension of the private rented sector in Malta, but also in the role that it was expected to play. In a housing market dominated by home ownership, rentals were mostly viewed as a short-term alternative for transitioning households. This, however, changed rapidly as demographic pressures not only triggered an inflationary spiral in rental prices but also in those of property in general. Private leases were therefore no longer a short-term housing alternative, nor an option necessarily associated with the more vulnerable members of society. Expectations of State intervention were different from different market participants. Whilst tenants requested greater guarantees in relation to security of tenure and rent stability, landlords saw the solution the increased supply of social housing for the more vulnerable. The harsh experience of rent controls in the past, the high rate of ownership and the strong preference by local investors in the property market, meant that the proposed framework had to be soft which encouraged longer leases rather than imposing them. This paper will explain the reform process that has been taking place during the past two years and describe the manner in which a balance was sought between the parties.

Keywords: private leases, rent stability, rent regulation, rental market, rental accommodation

A Coalition of the (un)willing? The convergence of landlord and renter interests in the “right to rent”

Tola Amodu

University of East Anglia, Norwich, Norfolk, United Kingdom

e-mail: Tola.Amodu@uea.ac.uk

Abstract

The Immigration Act (2014) Part 3 imposes penalties (including possible criminal liability) on private landlords if they allow a person disqualified, by reason of migration status, to reside in a property as their only or main home. Known colloquially as the “right to rent”, the provisions subject the act of letting accommodation to intense scrutiny. This paper will consider how a change in the emphasis of regulation introduced by the provisions, resulted in the coalescence of opposition by landlords and renters in a way that historically would have been unthinkable, as most recently evidenced by the successful challenge *R (Joint Council for the Welfare of Immigrants) v. SS for the Home Department* [2019] EWHC 452 (Admin) at first instance where both landlord and tenant representative bodies combined forces.

Housing career prospects of young people in a super-homeownership environment: the case of Budapest, Hungary

Adrienne Csizmady

Hungarian Academy of Sciences Centre for Social Sciences Institute for Sociology, 1097 Budapest Tóth
Kálmán utca 4, Hungary
e-mail: csizmady.adrienne@tk.mta.hu

Lea Kőszeghy

Hungarian Academy of Sciences Centre for Social Sciences Institute for Sociology. 1097 Budapest Tóth
Kálmán utca 4, Hungary
e-mail: lea.koszeghy@tk.mta.hu

Abstract

Obtaining independent housing is an important component of the transition between youth and adulthood, yet, the framework conditions for young people's housing mobility are changing. Macro-level socio-economic trends, such as increased flexibility and decreased stability in the labour market, and the emergence of the asset-based welfare model influence young generations' opportunities and constraints concerning housing mobility. Further changes in the framework conditions of young people's housing mobility relate more closely to housing market trends, such as increased property prices, the decreased availability of mortgage loans, shrinking and residualisation of the social rental sector in many countries with the parallel increase in the private rental sector and the emergence of new housing forms (such as, new forms of co-housing). Tenure choices are also shaped by housing policies and housing policy discourse.

The paper examines young people's housing career prospects in the 'super-homeownership' context of Hungary where the tenure structure is dominated by homeownership, moreover, housing policy discourse and measures tend to favour homeownership while neglecting both public and private rental housing in terms of regulation and subsidies. It also comments on the consequences of such prospects on the youth-adulthood transition.

The analysis is based on a representative survey (N=800) and 30 semi-structured interviews with young people between the age of 18-30 residing in Hungary's capital Budapest.

Key findings include that in the Hungarian context intergenerational transfers play a determinant role on the chances of obtaining homeownership. Social inequalities resulting from this are further exacerbated by the present housing subsidy system. Young people with no intergenerational support and access to such subsidies are largely neglected by housing policy and their housing career prospects are mostly limited to the private rental sector or housing settings involving courtesy. Several features of the Hungarian housing system and policy increase prolonged dependency from the family: the strong role of intergenerational transfers, the role of family relations in decreasing risks in the private rental sector and the courtesy relations involved in certain housing settings.

Keywords: Central and Eastern Europe, generation rent, housing policy, private rental sector, super-homeownership

What's wrong with investment apartments? Another example of financialized housing from Vienna

Anita Aigner

Vienna University of Technology, Faculty of Architecture and Planning, 1040 Wien,
Karlsplatz 13, Austria

e-mail: anita.aigner@tuwien.ac.at

Abstract

Housing affordability cannot be discussed without addressing the current investment boom, the progressive economization and financialization of housing. This also applies to a city of social housing like Vienna, where not only major institutional investors but also increasingly more small private investors have 'parked' their money in residential real estate since the global financial crisis of 2007. This paper sheds light on the investment-driven construction sector in Vienna and provides a (sociological) critique of the Austrian buy-to-let model *Vorsorgewohnung* (VSW), a tax-deductible investment construction primarily aimed at small private investors. The critique consists, on the one hand, in an analysis of the conditions of the appearance of this 'financialized' type of investment property and, on the other hand, in highlighting the unintended negative consequences of the (increasingly financialized) small scale landlordism. In addition to the disadvantages that affect the whole city (such as rising land and rental prices), this paper demonstrates how the social distance between tenants and investor-owners, inscribed structurally at the micro level of renting out VSW, reinforces social blindness and erodes solidarity. Against economic commonsense it is argued that the dominant view of housing as an income-producing financial asset is not a 'natural' thing but the product of a double social construction to which the Austrian state and the banks make a significant contribution.

Keywords: investment apartment, buy-to-let, financialization, housing market, Vienna

The Overreliance of Irish Housing Policy on the Private Rented Sector and the Impact on Low Income Renters

Ann-Marie O'Reilly

Policy Officer, Threshold, Dublin, Ireland

e-mail: annmarie.oreilly@threshold.ie

Abstract

In Irish housing policy, there is an overreliance on the Private Rented Sector (PRS) for the provision of housing. At the same time international investors are investing heavily in the PRS charging high end rents, disrupting local market rents and house prices and cutting would be owner occupiers out of the market. Would be owner occupiers and social housing applicants must now source their home in the PRS. These tenants, living long-term in the PRS, are unable to access traditional social housing or own their own home, do not accumulate wealth and their resources are negated by rental costs.

In 2019, Threshold undertook a survey of tenants in receipt of a statutory housing subsidy known as the Housing Assistance Payment (HAP). A high proportion are paying unaffordable “top ups” on the HAP payments to reach the asking rents. The impact of these “top ups” on the financial wellbeing of this group, in the above context, will be presented and recommendations made.

Housing stress and the financial wellbeing of households in the private and social rented sectors in England

Vivien Burrows

University of Reading, Reading, United Kingdom

e-mail: v.e.burrows@reading.ac.uk

Simonetta Longhi

University of Reading, Reading, United Kingdom

e-mail: s.longhi@reading.ac.uk

Abstract

The proportion of households in the private rented sector in England has been rising steadily since the early 1990s, and this has been combined with a decline in the social housing sector. Recent research suggests that the private rented sector plays an important role as an alternative to social housing. However, the lack of regulation of this sector raises concerns that it may ultimately be a more expensive and lower quality alternative tenure, with implications for the wellbeing of households.

Using data from the UK Household Longitudinal Survey, we analyse how housing stress and affordability in the private and social rented sectors impact on different measures of financial wellbeing. Understanding how this shift from social to private renting has affected households has important policy implications, particularly in light of cuts to housing and other benefits in the UK in recent years.

Exploiting ‘big data’ to study the private rented sector: strengths and limitations of a database of rental listings

Mark Livingston

Urban Big Data Centre, University of Glasgow, 7 Lilybank Gardens, Glasgow, G12 8RZ, United Kingdom

e-mail: Mark.Livingston@glasgow.ac.uk

Nick Bailey

Urban Big Data Centre, University of Glasgow, 7 Lilybank Gardens, Glasgow G12 8RZ, United Kingdom

e-mail: Nick.Bailey@glasgow.ac.uk

Adrian Bowman

School of Mathematics and Statistics, Mathematics Building, Glasgow G12 8QW, United Kingdom

e-mail: adrian.bowman@glasgow.ac.uk

Marian Scott

School of Mathematics and Statistics, Mathematics Building, Glasgow G12 8QW, United Kingdom

e-mail: Marian.Scott@glasgow.ac.uk

Adrian Bowman

School of Mathematics and Statistics, Mathematics Building, Glasgow G12 8QW, United Kingdom

e-mail: adrian.bowman@glasgow.ac.uk

Francesca Pannullo

School of Mathematics and Statistics, Mathematics Building, Glasgow G12 8QW, United Kingdom

Abstract

The UK’s private rented sector has seen unprecedented growth, doubling in size over the last 20 years. Similar trends are evident in a number of advanced industrialised countries as homeownership has become less accessible (Forrest and Hirayama 2015, Lennartz et al. 2015). While there are national statistics in the form of surveys and the Census that provide good information about renting households, these have serious limitations in their ability to provide timely information for small geographic areas. This paper examines the potential value of big data to fill some of the gaps in our understanding of private renting. We report on the construction of a dataset using the adverts from one national on-line property advertising agency. We describe the process of assembling the dataset, the content of the dataset and the efforts to validate it against external sources. We highlight both the strengths and limitations of big data in this context. Focusing on one urban area, we illustrate how it can shed new light on local rent changes. Lastly, we discuss the issues involved in making more routine use of this kind of data.

“You Aren’t Equipped with the Necessary Skills to Rent”: Frame Analysis, Tenancy Reform and the Social Construction of Stigma

Craig Gurney

University of Cardiff, Cardiff, United Kingdom

e-mail: Gurney@cf.ac.uk

Tony Manzi

Sheffield Hallam University, Sheffield, United Kingdom

e-mail: t.manzi@shu.ac.uk

Abstract

In April 2019 the UK government announced plans to reform legislation, to provide greater security for private sector tenants – by removing so-called ‘no fault’ evictions. Heralded as the biggest change to the private rented sector for a generation, the proposal generated extensive discussion in the UK media. The quotation in the title is taken from a live television interview between a news anchor (herself a landlord) and private sector tenant, prompting a wider debate about attitudes to renting. Applying theories of governmentality and making use of frame analysis, this paper considers the representation of relationships between landlords and tenants in public discourse, taken from a sample of media sources between April-May 2019. The paper examines the social construction of stigma, analysing how frames applied to private renting contribute to wider tenure prejudice. The paper argues that a combination of deeply rooted assumptions about the behaviour of tenants permeate discourses of renting - these notions need to be critically examined in debates about housing reform.

Keywords: frame, tenure, prejudice, stigma

WORKSHOP No. 17 | RESEARCH ON RESIDENTIAL ARCHITECTURE AND ITS USERS

Exploring the Influence of Nationalism and Colonialism on Residential Buildings - Comparing British Residential Style with Tianjin's British Concession Buildings

Jiang Yue

School of Architecture, Tianjin University, Weijin Road No.92, Nankai Distract, Tianjin, China

e-mail: jiangyue1989@tju.edu.cn

Song Kun

School of Architecture, Tianjin University, Weijin Road No.92, Nankai Distract, Tianjin, China

e-mail: imsongkun@126.com

Abstract

Tianjin is a city of important strategic significance in the history of modern China. In history, many countries have established concession areas here to achieve economic and political control over China. During the period, the British Concession was the largest concession area. For its construction, it first needed to meet the political requirements of colonialism. It also needed to meet the limitations of Tianjin's local climate and construction technology, as well as the emotional needs of local residents. From the post-concession era to this day, the region has attracted many people from Europe and the United States to settle down due to its special context.

This paper takes the modern British concession in Tianjin as research topic and sorts out the history of residential building style that can represent the national spirit of the country in the Victorian and Edwardian period. Under the influence of Western colonialism and Chinese nationalism, the development model and reasons of the British national architectural style in the residential buildings of the modern British concession in Tianjin were explored. It is hoped that this region can provide with a historical basis for the restoration and rehabilitation of the region in the context of today's multi-racial integration.

Acknowledgements:

The work was supported by National Natural Science Foundation of China [grant number 51608356], [grant number 51608347]

Keywords: nationalism, colonialism, the British Concession, the British House, architectural style

«From the little house on the prairie to the sleep merchants»: 40 women's stories to analyze ruptures, needs and strategies to face unequal access to housing

Chloé Salembier

Université Catholique de Louvain-la-Neuve, Faculté d'architecture, d'ingénierie architecturale et d'urbanisme (LOCI), Bruxelles, Belgique
e-mail: chloe.salembier@uclouvain.be

Abstract

The figures show that women in Europe and elsewhere are suffering the full brunt of the housing crisis. Housing is a strong social marker of gender inequalities. Indeed, discrimination and economic inequalities have a direct impact on the quality of women's housing. At the origin of this article and this presentation, a shared question translated into an exercise with a common instruction: «to write the life story of a woman who has experienced problems of precariousness linked to housing in her life course». On arrival, 40 women's stories written by architecture students in the context of a habitat anthropology course. These stories allow us to put into perspective women's residential paths to identify the moments of rupture and their consequences, but also their needs and the methods of resourcefulness put in place to address the inequality of access to housing.

Keywords: housing, gender, storytelling, social justice

A Turkish Modernist Melih Koray; Climatic Details in his Residential Design

Efsun Ekenyazıcı Güney

Bahçeşehir University, Faculty of Architecture and Design, Yıldız, Beşiktaş, Istanbul, Turkey

e-mail: efsuney@gmail.com.tr

Hande Tulum

Bahçeşehir University, Faculty of Architecture and Design, Yıldız, Beşiktaş, Istanbul, Turkey

e-mail: handetulum@gmail.com.tr

Abstract

In this paper we aim to highlight the architectural practice of Melih Koray, who is a neglected figure in Turkish modernist architecture between 1960s and 1980s. Since Koray had designed more than a hundred buildings in Istanbul and Middle Eastern cities (Medina and Jeddah), he had a chance to experiment different architectural approaches in the field of housing research. Among them climatic solutions and reinterpretations of sun breaker comes to the fore. Inspiring from East (mashrabiya) and West (brise-soleil and breeze block), Koray created his own modules which put emphasis on sun/light control, air ventilation and privacy concern/separation on his façade designs. In his design approach these elements might be considered as evidences of vernacular modern architecture.

This study covers a research of Melih Koray's personal archive that consists of photos, a notebook in which he had listed his buildings and a folder where he collected the documents about himself. His archive directed us to a research at Kadıköy Municipality archive in order to investigate his buildings. Afterwards several sites had been visited in order to observe their current conditions and to document the existing structures. We have found out a variety in his architectural language especially on the façade organizations of his residential designs. Since, among them climatic architectural details step forward, this study focuses on the chronological evolutionary process of these details. Therefore, we tried to integrate the Eastern and Western inspirations with vernacular modernist architecture by evaluating brise-soleil, breeze block and mashrabiya in the architectural practice of Melih Koray.

Keywords: Turkish modernism, façade design, sun breaker, brise-soleil, breeze block

Spatial restructuring in second-hand detached properties: exploring the role of renovation subsidies

Maja Lorbek

Vienna University of Technology, Research Area Housing and Design,
E-253-2 Karlsplatz 13, 1040 Wien, Austria
e-mail: lorbek@wohnbau.tuwien.ac.at

Abstract

Existing buildings are based on historical concepts of house design and habitation practices from the past. However, the buildings' spatial arrangements and their corresponding material frame cannot prescribe definite functional use. Users continue to re-allocate functions and re-appropriate space within the building, while the material and structural frame of the building requires steady maintenance and periodic comprehensive renovation. Once inhabited, buildings become available for reconfiguration by human agents (Gieryn, 2002). During the renovation, users can considerably reorganise the spatial order of their dwelling. Previous research on the renovation in detached housing has revealed owner-occupiers' reluctance to carry out energy efficiency upgrade (Galvin, 2014; Galvin and Sunikka-Blank, 2014). Many owner-occupiers prefer the adaptation of spatial arrangement, including measures for age-friendly design and open concept layout (Lorbek, 2017). Currently, most subsidy programs for renovation are focused on energy efficiency measures, while only limited options for enhancing the functional scheme of the dwelling are available. These options are labelled age-friendly. The subsidy programs thus mainly reflect the goals of national energy efficiency and decarbonisation policies. However, in addition to ecological sustainability measures, spatial restructuring is crucial in order to retain or enhance the design qualities and extend the buildings' use phase.

This article will present a comparative analysis of subsidy programs in Germany and Austria, including the KfW subsidy scheme for existing buildings and the renovation programs for owner-occupied properties offered in Lower Austria and Vienna. I analysed promotion brochures and publications on renovation for non-professionals and was able to identify a comparable narrative in all subsidy programs. In order to promote decarbonisation of the housing stock, in particular, the segment of owner-occupied detached homes, the results have shown that it is necessary to endorse design-enhancing measures through spatial reconfiguration. In promotional media for renovation and adaptive reuse of existing individual homes, it is necessary to endorse architectural qualities and inhabitation comfort in addition to decarbonisation and age-friendly design.

Keywords: renovation, subsidies, spatial restructuring, detached housing, residential design

Norms of Façade Design in Rural Houses Case study: Kazaj Village in Ardabil province of Iran

Hassan Feridonzadeh

Ph.D. in Architecture, Faculty member of Technical and Vocational University (TVU), Ardabil, Iran

e-mail: Hferidonzadeh@tvu.ac.ir

Abstract

Aim of this research review of the norms governing the formation of façade in the rural house of Kazaj village in Ardabil province of Iran. The vernacular architecture in rural of Ardabil province, Iran, is formed based on maximum correspondence with local Norms. Norms in traditional societies including traditional villages, as has become the unwritten rules. These Norms are commonly formed throughout history that order to respond to real needs of residents. So, these needs can be physical needs until psychological needs and other needs. Rural housing façade are no exception from it. Research method is correction study with the design on the Structural Equation Model (SEM). Six men and women residents of Kazaj village were selected by Random cluster Sampling. They were asked to cite their own believes on Norms included in the interview tab for about housing façade. Findings of the research showed that Norms of forming the shape and geometry the facade of rural housing in Kazaj village are factors such as: Climate, Economy, Social, Material and Culture. But cultural factor is important than others. In the other hand, cultural factor is first priority for people in design the facade of housing and other factors are the next steps.

Keywords: norm, house, Kazaj village, Ardabil province, façade design

An Aesthetical Façade Element of Turkish Modernism; Balcony Railing

Hande Tulum

Bahçeşehir University, Faculty of Architecture and Design, Yıldız, Beşiktaş, Istanbul, Turkey
e-mail: handetulum@gmail.com.tr

Efsun Ekenyazıcı Güney

Bahçeşehir University, Faculty of Architecture and Design, Yıldız, Beşiktaş, Istanbul, Turkey
e-mail: efsuney@gmail.com.tr

Abstract

In the postwar period there was a rapid construction process which led a standardized architectural language in Turkey. This process caused a loss in the identification of architectural practice and created a prototyped building formulation especially on the façade organization of the housing units. As a reaction, the architects and the artists tried to figure out a solution in order to give a unique character to their designs through an art and architecture synthesis with the inspiration from the western world. This inspiration had only influenced a few architects and artists, so the idea was not able to solve the problem.

Afterwards architects reattempted to solve the problem and they came up with aesthetical details on organizations of the façade. So, they employed some methods such as; the rhythmic volumetric expressions, the use of different materials together, aesthetical details on the façade openings and differentiating the names of the apartments through different typography. Since they also paid attention to skilled craftsmanship, these kinds of aesthetical details popped up in the façade design which was an integration of art, architecture and crafts.

Among others, balcony railings had become the most common design element that architects used as an aestheticized façade element of Turkish Modernism, especially between 1960s and 1980s. Balcony railings, which were the most dominating details led different design opportunities in order to create a variety in the context of façade design. At this point, it might be meaningful to point out that after this period, this aestheticization process started to vanish.

Therefore, this study primarily focuses on this period in order to observe a façade language by concentrating on the balcony railings. Secondly it covers a literature analysis on the formulation of railings through anonymous case studies. In order to realize the variety of the façade designs of housing units through balcony railings, as a research field Kadıköy, Istanbul is selected since this region consists of a lot of housing representatives of the era.

Keywords: Turkish modernism, post-war modernism, façade design, balcony railing

Between rock and a hard place: Housing options from dwellers' perspective in a Nordic city

Markus Laine

Tampere University, Faculty of Management and Business, 33014 Tampere, Finland

e-mail: markus.laine@tuni.fi

Niina Nieminen

University of Turku, Faculty of Social Sciences, 20014 Turku, Finland

e-mail: niioja@utu.fi

Sini Saarimaa

Tampere University, Faculty of Built Environment, 33014 Tampere, Finland

e-mail: sini.saarimaa@tuni.fi

Abstract

The need for more dweller-oriented approaches to the development of residential environments and housing is widely agreed upon. However, most of the housing development and studies are expert driven. They define the wants and needs of dwellers. We take another approach: we study the dwelling environments and housings from residents' perspective. We employ focus groups and co-creative workshops with five dweller groups: students, aging people, employed families with children, employed without children and unemployed. We ask how they see their past, present and future housing conditions in a contemporary Nordic city. What conditions their lives, residential environment and housing choices? How do their aspirations and expectations meet?

Keywords: housing, aspirations, dwelling, home, expectations

Adapting to the Apartment: New Forms of Housing in Jakarta

Seo Ryeong Ju

Dept. of Housing and Interior Design, Kyung Hee University, Seoul, South Korea

e-mail: jcl@khu.ac.kr

Myeong Jin Park

Dept. of Housing and Interior Design, Kyung Hee University, Seoul, South Korea

e-mail: mjin1850@gmail.com

Abstract

Rapid population growth and severe traffic congestion in Jakarta have produced the government-initiated concept of transit-oriented development (TOD). The TOD has led to the active construction of high-rise apartments and the apartment has slowly been accepted as a new form of housing by people in Jakarta. As part of a series studying high-rise apartments in Jakarta, this study aims to understand how people live in these apartments and how their design reflects the housing behavior of residents, thereby revealing how the behavior of Indonesians has been transformed along with their society and environmental contexts.

A field survey conducted in January 2019 includes the measurement of 12 apartment and interviews with the residents using a semi-structured questionnaire. Most of the residents explained that they had moved into apartments as a consequence of traffic congestion on the way to work. A large proportion of them felt that, although apartments were smaller than landed houses, they were satisfied with the convenience of the public facilities provided by apartments. One significant finding was that cooking was not as common in apartments as might be expected. Aside from those families who hired maids, most residents preferred light meals and take-out food from nearby. The kitchens were combined with dining and opened onto living space and simple kitchen cabinets were installed in most cases. Among the diverse housing activities undertaken by residents, washing entailed the greatest discrepancy between behavior and spatial setting. Spaces for washing machines were not provided in four units, the residents of which had to use external laundry services. Based on a precedent study (Putra and Ju, 2016) Indonesians prefer natural drying under sunlight. However, in many cases, yards or utility spaces open to the outside air were either not provided or too small. Guest spaces close to the entrance are the most unique element of traditional Indonesian houses, but, as a consequence of the shortage of space, there were no guest spaces in the apartment plans.

It is ideal for activities to be elaborately reflected in housing design. However, in high-rise apartment plans in Jakarta, there are some discrepancies between housing design and behavior. To be accepted as popular housing typologies, high-rise apartments should be carefully designed to address tropical climatic conditions and to adhere to housing behavior in Indonesia.

Keywords: Indonesian apartment, housing behavior, high-rise apartment, Jakarta

Acknowledgement: This work was supported by the National Research Foundation of Korea (NRF) grant funded by the Korean government (MSIP) (No. NRF-2016R1A2B2010247).

The Idea of Determining a Socio-Culturally Sensitive Sheltering Framework for Seasonal Agricultural Workers

Esin Hasgöl

Istanbul Kultur University, Faculty of Architecture, Bakirkoy, 34 158 Istanbul, Turkey

e-mail: e.hasgul@iku.edu.tr

Ahsen Özsoy

Istanbul Technical University, Faculty of Architecture, Taskisla, Taksim, 34 437 Istanbul, Turkey

e-mail: ozsoya@itu.edu.tr

Abstract

One of the most important factors driving major global changes is concept of “migration” among countries, between cities, even within the city, in various forms. Many people around the world work as “seasonal agricultural workers” in certain periods and have to migrate to a region other than the region where they live. The very strong social problematic issue that this situation constitutes is elementarily about sheltering. Different countries from world, especially the European countries face with this challenge in period of seasonal agriculture and countries try to find a solution according to their own sheltering policies. Since the situation occurs as a migration, people who migrate from their own homes to another region to generate an income can be defined also as migrants so that they need a temporary shelter to accommodate. Within this problematic, the scope of this research is to investigate the problems of the seasonal agricultural workers in worldwide and then more practically in Turkey and comprise a “Conceptual Framework” of socio-culturally sensitive sheltering solutions for them. The research acts like also a preliminary investigation of a “Research Project” that would be conducted in a specified rural area in Turkey. The methodology is based on documentation through achieve research and literature review; would be continued with observations on site and in-deep interviews. The outputs of the investigation would be used as inputs in the project and determine a subject-related scheme to open up detailed discussions on indeed related subjects.

Keywords: seasonal agriculture, workers, migration, sheltering problems, temporary shelters

Identifying Space Grammar in the Unit Plans of Contemporary Vietnamese Apartments

Do Yeon Kim

Dept. of Home Economics Education, Kyungnam University, Changwon, South Korea
e-mail: yeon1217@kyungnam.ac.kr

Seo Ryeong Ju

Dept. of Housing and Interior Design, Kyung Hee University, Seoul, South Korea
e-mail: jcl@khu.ac.kr

Abstract

In the spatial configuration of a unit plan, two rules exist: one governs the arrangement of spaces, and the other controls the design process for generating a unit plan. This study defined space grammar as an integration of the two rules that gives birth to a spatial configuration, and as the process for generating unit plans. To understand the distinctive features of Vietnamese apartment design, this study analyzed the unit plans of apartments in the Phu My Hung New Urban Development (PMH) in Ho Chi Minh City, deriving a space grammar from the unit plans, and interpreting the geo-climatic and sociocultural background that produced this space grammar. A total of 125 unit plans built in PMH between 2006 and 2018 were collected from the web sites of real estate agents and developers. This study employed Seo's (2007) graph-theoretic methodology to analyze the spatial configurations of the unit plans and implemented a topographical approach to systematically illustrate the design process.

The major order of spatial configurations was found to be E-D-L, where an entrance leads directly to a dining space, the traffic center of the house, and then connects to a living room. As the size of the houses increased, the order changed to E-H-LD, where the entrance opens into a hall (H) and the dining room is situated at the front of the unit, separate from the hall and combined with the living room.

The kitchen was situated close to the entrance and accompanied by an open yard, which functioned as a service area for washing and as a space for maids. The separation of the kitchen from the rest of the unit is unique characteristic of early apartments, but in the apartments analyzed in this study, the kitchens tended to be combined with dining rooms or to open onto living spaces.

This study reveals the basic space grammar that underpins the forms of apartments in PMH, explaining the sociocultural and geo-climatic factors affecting this space grammar and proposing certain characteristics that are unique to Vietnamese apartments.

Keywords: space grammar, unit plan, apartment, Vietnam

Acknowledgement: This work was supported by the National Research Foundation of Korea (NRF) grant funded by the Korean government (MSIP) (No. NRF-2016R1A2B2010247).

A day in the life of the vulnerable elderly: Human-centered research and architectural answers

Birgit Jürgehake

Delft University of Technology, Faculty of Architecture and the Built Environment, P.O. Box 5043, 2600 GA Delft, The Netherlands

e-mail: B.M.Jurgenhake@tudelft.nl

Abstract

This conference paper addresses the very topical theme ‘housing the growing numbers of elderly’, especially the ones who need care. It reports on our idea to combine anthropological research methods with architectural design processes and will elaborate on the research method as a new approach in student masterclasses. To understand the needs of the elderly the focus lies on the everyday life of elderly in care centers, independent houses, and in neighborhoods settings. Aim is to understand, document and visualize the needs and living conditions of elderly today, as well as translate fieldwork into architectural design.

Locally and globally we are moving towards an aging society. In the Netherlands the demographic transition to an aging society runs parallel with transitions in the policy and practice of elderly care, which moves away from institutional buildings and arrangements towards a more informal support network. However, research on the question of how a more informal support and elderly care might be embedded in neighborhood settings and how more inclusive environments could take part in this care, is scarce. To change paradigms of care and the architecture of home and living environments, we need to know more about the influence of the elderly body and mind and the perception and use of home spaces among older people. With this starting point first masterclasses were set up.

The main questions that will be addressed in our work with masterclasses therefore concern the everyday life of residents. How do older people move, use and share spaces? How do (sub)communities work in residential care settings? And how do personal worlds relate to the outside world of the city and the neighborhood?

The paper will discuss the current paradigms in the housing policies and architecture of elderly care. The methodology will be elaborated, and fieldwork will be shown.

Keywords: aging society, anthropology, pattern language, architecture of care, neighborhood

Housing regeneration in Europe: tools for manipulating the post-war collective dwelling

Fabio Lepratto

Politecnico di Milano, Department of Architecture and Urban Studies, via Bonardi 3, 20133 Milano, Italy
e-mail: fabio.lepratto@polimi.it

Abstract

The rethinking of modern mass housing built throughout Europe after WWII has become a crucial topic in the contemporary European debate. Often, the housing stock have prematurely deteriorated. Moreover, typological uniformity and resistance to variation limit the capacity of buildings to adapt. Over the last decades, we have seen numerous projects focused on redesigning such spaces to accommodate current needs and lifestyles, in terms of spatial and functional endowment, as well as environmental requirements. The extreme architectural schematicism and repetitiveness offers today a great potential: it provides designers with a fairly generic basis capable of embodying new design inputs, with the aim of rethinking spatial qualities – through subtractions, partial replacements and new additions. By combining more radical or measured changes in each case, a creative process can be developed giving a new character to the buildings and existing urban landscape.

The experiments under way generally seek to achieve a greater mixité (social, functional, typological etc.) with more variable uses, a higher degree of complexity, an appropriate relationship between different scales and an effective articulation of spaces. While presenting a number of case studies, this research provides interpretations for morphological and typological variations, highlighting recurrent architectural ‘corrections’ of the original projects. Manipulations are here observed with the ‘gaze of the architect’ – focused on spatial or aesthetic aspects – interested in extracting replicable solutions. The investigation is developed inquiring about the possibility of collecting useful learning from the multiple carried out experiences: are there recurrent features? Is it possible to build some generalizations in order to outline a new part of our disciplinary knowledge?

After providing a point of view to interpret a large number of carried experiences, the research presents an “open abacus”: a series of recurring physical mutations for the construction of a ‘toolbox’, strongly oriented to future possible transformation projects.

Keywords: collective-housing, contemporary-living, regeneration, toolbox

Housing Renewals in Istanbul and Transformation of the Housing Interior

Umutcan Pektetik

Faculty of Architecture and Design, Interior Design Department, Graduate School of Sciences,
Istanbul Commerce University, Küçükyalı, Maltepe, 34 840 Istanbul, Turkey
e-mail: upektetik@ticaret.edu.tr

Elif Kısar Koramaz

Faculty of Architecture and Design, Interior Architecture and Environmental Design Department,
Istanbul Commerce University, Küçükyalı, Maltepe, 34 840 Istanbul, Turkey
e-mail: ekkoramaz@ticaret.edu.tr

Abstract

Urban transformation had its prominent role in Turkish urban planning, as the Law number 6306 went in effect, which is known as the Urban Regeneration Law. Following the law, the residential areas of Istanbul started to transform rapidly. The continuing transformation process occurs in two forms; as area-based regeneration projects held by macroscale companies, and single building renewal projects held by microscale companies. Through these single renewal implementations, a significant number of apartment buildings had been rebuilt, which resulted with a change of the housing domain in different scales, from the neighborhood design scale to the architectural and interior design scale.

This study particularly focuses on transformation of the housing interiors and aims to reveal how the renewal processes effect the dwellings and their users. With this aim, the paper questions the changes in the dwellings' interior layouts, and how these changes are evaluated by the habitants, and which strategies they used for adapting to their new plan schemes. The research is carried out in two residential areas; Bakırkoy and Caddebostan: each of which has a planned urban development history and similar socio-economic structures. However, the renewal processes occur in different forms; in Caddebostan the construction density increases dramatically with the single renewals due to the planning regulations, while in Bakırkoy, the density is constant, but the housing buildings change in terms architectural details. A qualitative research is carried out in these neighborhoods, and in-depth interviews are held with the habitants in the renewed apartment buildings, in order to depict the change in the interior layouts from the users' perspective and their evaluations for this change. The importance of this paper is that, whilst the current research scope on building renewals in Turkey, mainly focuses on the economic, social and planning aspects, this present research contributes to the research field with its particular focus on the housing interior scale user evaluations.

Keywords: housing, interior architecture, user experience, housing renewal

New solutions in state subsidized rental housing: Exploring residential practices to guide architects

Johanna Lilius

Aalto University, Department of Architecture, P.O. BOX 13000, 00076 Aalto, Helsinki, Finland

e-mail: johanna.lilius@aalto.fi

Abstract

This paper addresses a practical problem: how to provide architects with impactful information about the uses of buildings by residents. It is often claimed that housing design is still highly influenced by regulations developed under modernism. Thus, it is considered that new apartments do not always meet the diverse housing needs of today. Although there is a body of research addressing housing preferences, this knowledge typically does not transform into planning practice. This is partly related to the fact that the posed questions and the answers from residents are too vague to inform architects (for example Tervo & Lilius 2017). The paper presents a case of developing state subsidized rental housing in Helsinki for a particular group of residents, families with children, in collaboration between a researcher and architects. It describes the research methodology used and presents how the reference group, urban families in new state subsidized rental housing in Helsinki, use spaces in their buildings. It then evaluates the ways in which the methodology used and the results of the research were useful in the design process.

Micro Compact Designs: Capsule Housing

İdil Turan

Faculty of Arts and Design, Dogus University, Acıbadem, Kadıkoy 34 722 Istanbul, Turkey

e-mail: ituran@dogus.edu.tr

Abstract

Due to emerging technologies, growing population, limited space usage, declining world resources and changing needs of people, the concept of housing in urban life has changed. People living in urban areas have started to prefer small-scale housing due to the advantage of integrated interior equipment and socio-economic reasons. As a result of the tendency towards small volume houses, designers started to design capsule houses with flexible and efficient solutions.

Capsule housing is a life unit product, designed on a micro-compact scale by examining the relationship between man, product and space with the goal of maximum efficiency. Industrialization and standardization affected the housing sector. In the 1910s, the first industrialized micro-volumes introduced as prefabricated houses. One of the most well-known examples for capsule housing design concept is Nakagin Capsule Tower designed by Japanese architect Kisho Kurokawa in the 1960s. In capsule houses, designers design new furniture systems that will serve concepts such as modulation, standardization, flexibility, and efficiency integrated into the housing.

In this research, it is aimed to investigate the advantages of the capsule houses rather than a standard housing in urban life.

In this study, the hypothesis of the research was determined as: “In the future urban life; capsule houses might be suitable and accessible housing formats for people affected by changing socio-economic and cultural conditions.”

Sub-research questions of the study within the hypothesis determined as:

- What are the advantages of the capsule houses rather than standard housing?
- Which users are more suitable for capsule houses?
- Can capsule houses suggest a solution for the future housing crisis?

The research was conducted by using qualitative research methods. Observation and literature review were preferred as a research tool. The data were analyzed in the case study method.

Keywords: capsule housing, micro housing, interior design, future housing, micro compact design

Rethinking the Architecture of Experimental Housing in Europe

Mohamad Sedighi

Delft University of Technology, Faculty of Architecture, Delft, the Netherlands

e-mail: s.m.a.sedighi@tudelft.nl

Abstract

Experimental housing prototype was a household term in Dutch Housing architecture in the 1960s and 1970s. Themes such as urbanisation versus suburbanisation, new housing typologies in historic contexts, community forming, and promoting new urban lifestyles were discussed, leading to the construction of numerous housing prototypes such as Kasbah in Hengelo and Lego housing in Essenburg. These models, eventually, triggered a change of paradigm in Dutch housing development. Similarly, at present, the emerging need for designing self-reliant cities, the worldwide issues related to newcomers, and the demand of developing socially robust, open, flexible living environments confront architects with new challenges, especially in Europe to experiment and rethink new concepts of dwelling. Therefore, this paper aims to reflect on a housing design approach introduced at the Chair of Architecture and Dwelling, TU Delft, discussing how new concepts of dwelling can be re-imagined and developed in the context of Europe. This experimental approach is based on a critical reflection on the notion of 'typology transfer' introduced by Emanuel Christ and Christoph Gatenbein, fostering and promoting the creation of a synthesis between 'best practices' from both the so-called Urban Global South and North. Building upon the works of a group of students employing this approach for the design of new housing models in the Netherlands, it is argued that this experimental approach would expand architectural knowledge on a notion of affordability, densification, new urban communities, and inclusive cities, in Europe and beyond.

Keywords: experimental housing, habitat bill of rights, typology transfer

The Physical Factors Affecting the Social Livability of Gated Communities: A Case study of Gated Communities in Tehran

Mohammad Jalili

Research Practicum Student, City Futures Research Centre, Faculty of Built Environment, University of New South Wales, Sydney, Australia
e-mail: jalili.arch@gmail.com

Bruce Judd

City Futures Research Centre, Faculty of Built Environment, University of New South Wales, Sydney, Australia
e-mail: b.judd@unsw.edu.au

Alireza Einifar

School of Architecture, College of Fine Arts, University of Tehran, University of Tehran, Tehran, Iran
e-mail: aeinifar@ut.ac.ir

Ramin Madani

Department of Architecture, Faculty of Architecture and Urban Design, Art University of Isfahan, Isfahan, Iran
e-mail: r.madani@aui.ac.ir

Parvin Foroughifar

Department of Architecture, College of Engineering, Islamic Azad University, Borujerd Branch, Borujerd, Iran
e-mail: foroughifar.arch@gmail.com

Abstract

Despite negative perspectives on their consequences, gated communities continue to spread in cities for structural reasons such as globalization and economic neo-liberalism. Hence, there is a need to find a way of making these communities more livable. Together with economic market perspectives, livability principles might offer a solution for mediating the social consequences of gated communities. This research aimed to examine the physical factors influencing social livability of gated communities and evaluate the importance of each factor. To collect the data, four gated communities in Tehran were selected through cluster sampling. An analysis of 258 questionnaires and observation of the physical features of the gated communities indicated five physical features affecting social livability of gated communities. The results showed that mixed uses had the biggest effect on the social livability of gated communities followed by mixed housing type, accessibility, walkability and sociability respectively.

Keywords: gated communities, social consequences, livability, social livability, planning

Vectors of Degradation in Condominiums

Vera Marin

Ion Mincu University of Architecture and Urbanism, Bucharest, 18-20 Academiei st, Romania

e-mail: vera.atu@gmail.com

Catalin Berescu

Research Institute for Quality of Life, Romanian Academy, 13 Calea 13 Septembrie, Bucharest, Romania

e-mail: catalinberescu@gmail.com

Abstract

The paper will present the results of the analysis of degradation in large housing estates (LHE) that were built during the period 1950-1990, later privatized and now functioning as condominiums. This was the main objective of the project DEGRA-CO (ERA NET, 2010), that was based on a comparative approach in Bulgaria, France, The Netherlands and Romania. Even though the four countries have a strikingly different housing market, and the proportion of the large estates varies greatly, there are also similarities in terms of the development of the dilapidation and of the policies and ideas that are in use for the refurbishment.

The differences that are associated with large-scale owner-occupied apartment buildings are also determining the diagnosis methods and instruments of the research. The research question: "How can the degradation processes and status of the privatised LHE be understood at the building scale and at the urban scale?" was addressed primarily with the specific tools of public policy and historical analysis.

How we define deterioration and decline and what kind of strategies have been developed to improve the situation was a question that receive a similar answer in Romania and Bulgaria but a quite different one in France and the Netherlands. Identifying the most effective scale to dealing with housing degradation showed also that there has never been a uniform 'socialist' way to solve housing problems with collective housing buildings, and the same is undoubtedly true for the way western countries have dealt with similar challenges.

Physical degradation is the most visible part of a complex socioeconomic decline phenomena characterising the large housing estates, often treated by the administrative system in a non-integrated manner. We aim to show that the economic and social circumstances that produced these blocks of owner-occupied flats largely define their present state.

Keywords: housing, post-socialism, urban decay, condominiums

WORKSHOP No. 18 | RESIDENTIAL CONTEXT OF HEALTH

The social production of cold housing

Lyrian Daniel

University of Adelaide, School of Architecture and Built Environment, Adelaide, Australia
e-mail: lyrian.daniel@adelaide.edu.au

Emma Baker

University of Adelaide, School of Architecture and Built Environment, Adelaide, Australia
e-mail: emma.baker@adelaide.edu.au

Andrew Beer

University of South Australia, Business School, Adelaide, Australia
e-mail: andrew.beer@adelaide.edu.au

Ngoc Thien Anh Pham

University of Adelaide, School of Architecture and Built Environment, Adelaide, Australia
e-mail: ngoc.t.pham@adelaide.edu.au

Abstract

While climate is an important factor in the problem of cold housing, the high prevalence of indoor cold in mild-climate countries suggests that social and economic processes may present far more of a challenge for households in accessing good quality, warm housing. To effectively understand how these adverse housing outcomes have occurred, we need to better understand how these outcomes have been generated. We suggest, in this paper, that one potentially productive pathway is to explore the marrying of a risk society perspective with a focus on housing production and housing production systems exemplified by the structures of housing provision thesis. This paper represents a degree of theoretical experimentation; it presents an early attempt to bring together two historically important theoretical developments in order to better understand the social and economic distribution of cold housing in Australia. It brings together a focus on both the materiality of housing but also how the issue of thermal comfort and associated adverse health outcomes have been presented in public debate. Potentially, this combination of conceptualisations offers rich areas for further theoretically informed research, including work on policy processes, public perception and the ways in which the risk of cold is embedded into housing construction practices nationally and regionally.

Keywords: cold housing, vulnerability, risk society, structures of housing provision

Place of residence at old age, healthcare and digitization

Anupam Nanda

Henley Business School, University of Reading, Whiteknights, Reading RG6 6UD, United Kingdom

e-mail: a.nanda@reading.ac.uk

Abstract

Due to a multitude of factors and medical innovations 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. These innately affect wellbeing. As a result, the demand for bespoke housing with at-home care and monitoring is expected to reach a staggering level in the foreseeable future. At the local level, the statistics indicates several challenges for the authorities, such as creating accessible infrastructure and transport, managing healthcare and emergency care expenses, providing suitable housing and so on. These are inexorably linked, and their impact increases significantly with time and varies across spatial territories. Moreover, digitization has intensified and is expected to have significant implications for healthcare provision at home. The challenges could be better addressed if individuals and social institutions were more prepared for the future. This means adapting individuals' and institutions' behaviour to accept and exploit the technology advantages. In this paper, we develop a behavioural model to address one of the biggest crises cities are facing – social and healthcare needs. We make use of longitudinal data from multiple sources in the UK to test a model of behaviour change and examine several causal relationships.

Keywords: housing, health, digitalisation

Community Resilience: Residents' Experiences of Housing Damage, Displacement, Mental Health and Wellbeing during the Spring 2018 Flood in New Brunswick

Julia Woodhall-Melnik

Department of Social Sciences, University of New Brunswick, Saint John, New Brunswick, Canada

e-mail: Julia.woodhall@unb.ca

Abstract

In the Spring of 2018, the St. John River rose to unprecedented levels which resulted in a historic flood that devastated many households in New Brunswick, Canada. New Brunswick's Emergency Management Organization estimates that 2,000 to 3,000 residents were displaced from their homes. Approximately 12,000 properties experienced as a result of the flood. Home, mental health and wellbeing are intricately connected. Research finds that a home often provides its residents with feelings of safety, security, refuge and escape. Despite this, little is known about the impacts of natural disasters, such as floods, on victims' sense of place, mental health, and overall wellbeing. This paper reports on a thematic analysis of scribe notes taken at five focus groups with a total of 25 individuals who experienced flooding. The data indicate that residents experienced worry, stress, anger, and exhaustion. However, they also indicate that helping neighbours and assisting with coordinated disaster efforts built a sense of community and provided affected residents with something positive to focus on. This positive sense of community and concern for neighbours appeared to mitigate some of the stress and despair associated with home loss, housing damage and disrupted livelihoods. These findings indicate the importance of community to mental health and wellbeing when housing is lost or damaged due to natural disasters.

Keywords: mental health, housing loss, environmental displacement, climate change, community resilience

The National Healthy Homes Partnership: An education program for consumers and stakeholders 1999–2019

Michael E. Goldschmidt

University of Missouri, 140 Stanley Hall, Columbia, Missouri, 65211, United States

e-mail: goldschmidt@missouri.edu

Kandace Fisher-McLean

University of Missouri, 132 E Monroe Street, Kirkwood, Missouri, 63122 United States

e-mail: fisherkl@missouri.edu

Abstract

The Healthy Homes Partnership is a twenty-year, public outreach education program that addresses housing deficiencies and risks associated with hazardous household conditions and their effect on consumer health in the United States. Through a stakeholder toolkit and curriculum developed in partnership with US Department of Agriculture and the US Department of Housing and Urban Development, the partnership directly assists families through comprehensive programming addressing mold and moisture, lead poisoning, safe drinking water, pests and pesticides, asthma triggers, carbon monoxide, home safety, radon, household chemicals, and thermal comfort. The stakeholder toolkit includes lesson plans with evaluations and access to a network of related guides, social media, webinars, newsletters, websites and smart phone apps. Medium and long-term impacts for thousands of consumers and stakeholders each year show significant behavioral changes to family members and structural changes to their homes for healthier home environments.

Keywords: Healthy Homes, Healthy Homes Education

Acknowledgements: Funding for this program is provided by the US Department of Agriculture and the US Department of Housing and Urban Development.

How does household residential instability influence child mental health and happiness? A quantile analysis

Emma Baker

University of Adelaide, Adelaide, 5005, Australia
e-mail: emma.baker@adelaide.edu.au

Anh Pham

University of Adelaide, Adelaide, 5005, Australia
e-mail: ngoc.t.pham@adelaide.edu.au

Lyrian Daniel

University of Adelaide, Adelaide, 5005, Australia
e-mail: lyrian.daniel@adelaide.edu.au

Rebecca Bentley

University of Melbourne, Melbourne, 3001, Australia
e-mail: brj@unimelb.edu.au

Abstract

At the core of relevant policy and research is a premise that stable residential environments, in both owned and rented housing, are important to children's mental health and happiness. The relationship between residential stability and outcomes for children is however complex – for example, more stable housing situations are sometimes associated with poorer health and happiness outcomes, and some children may be more or less resilient to residential instability. This paper examines the degree to which children's existing mental health and happiness may be protective when their housing becomes unstable. The Longitudinal Study of Australian Children (LSAC) dataset enables us to follow the housing, health and happiness of more than 10,000 children and their families. We employ a quantile analysis technique, a currently underutilised tool for testing associations across the distribution of an outcome, to test whether exposure to unstable housing over time has differential impact on children's mental health and happiness, dependent on their initial mental health status. In the second phase of the analysis we compare outcomes for children in renting and home owning households. Our findings suggest that on average, children's initial mental health and happiness modify later mental health and happiness effects of residential instability. When we stratify the analysis to compare children in renting and home-owning families, we find stronger effect sizes for children in renting families with low initial mental health.

Keywords: housing, children, health, happiness

Tenure stability and children's wellbeing and educational outcomes

Rebecca Bentley

University of Melbourne, Parkville, 3010, Australia
e-mail: brj@unimelb.edu.au

Emma Baker

University of Adelaide, Adelaide, 5005, Australia
e-mail: emma.baker@adelaide.edu.au

Amy Clair

University of Essex, Colchester CO4 3SQ, United Kingdom
e-mail: amy.clair@essex.ac.uk

Anh Pham

University of Adelaide, Adelaide, 5005, Australia
e-mail: ngoc.t.pham@adelaide.edu.au

Abstract

Housing is a social and economic resource for families. It potentially provides security, wealth, space and identity as well as a stable environment for children to study and grow. This paper examines the health and educational outcomes for children of housing tenure security. As a stable environment for children to grow, different housing tenures provide a variable resource for families. Homeownership, for example generally provides a high level of residential stability, whereas social housing provides a safety net of stability for more vulnerable households, and private rental often provides a low level of tenure security, but also potential tenure flexibility for example for families to move to better school zones.

Using a large, recently collected longitudinal dataset of children, we examine the association between tenure, as well as tenure stability and instability. Over a five-year time period, we compare educational and health outcomes for children who are stably and unstably housed across the three main tenure types – home ownership, private rental, and social (or public) rental. Our findings suggest that while tenure does not intrinsically impact on children's educational and well-being outcomes, stability is highly important.

Understanding restorative environments: from conventional narrative to general theory

Terry Hartig

Institute for Housing and Urban Research, Uppsala University, Box 514, SE-751 20 Uppsala, Sweden

e-mail: terry.hartig@ibf.uu.se

Abstract

Theory and empirical research on restorative effects of nature experience gave impetus to the epidemiological research on residential green space and health that has grown so dramatically in volume and scope over the past two decades. It did so by offering answers to questions about how nearby parks, urban green spaces and other seemingly natural settings could come to provide such a broad spectrum of cumulative health benefits. Over the first decades of its development in environmental psychology and allied disciplines, research on restorative effects of nature experience has for many researchers consolidated around a narrative that emphasizes two contrasting theories: attention restoration theory, focused on a cognitive process of restoration, and stress reduction theory, focused on a psychophysiological process. In this presentation I will extend this conventional narrative by considering additional conditions from which people can need restoration; additional aspects of environments that permit and/or promote restoration; and additional outcomes that support inferences about restoration having occurred. This further theorizing will enhance understanding of the significance for health not only of residential green space but also of other aspects of the residential context.

Sustainability of residential environmental interventions and health outcomes changes

David Turcotte

University of Massachusetts Lowell, MA, United States
e-mail: David_Turcotte@uml.edu

Susan Woskie

University of Massachusetts Lowell, MA, United States
e-mail: Susan_Woskie@uml.edu

Rebecca Gore

University of Massachusetts Lowell, MA, United States
e-mail: Rebecca_Gore@uml.edu

Emily Chaves

University of Massachusetts Lowell, MA, United States
e-mail: Emily_Chaves@uml.edu

Kelechi Adejumo

University of Massachusetts Lowell, MA, United States
e-mail: Kelechi_Adejumo@uml.edu

Abstract

The WHO concludes that 235 million people suffer from asthma. Research indicates that housing conditions can negatively impact the health of residents, particularly vulnerable populations. Asthma has many known indoor environmental triggers including dust, pests, smoke and mold. We conducted three U.S. Housing and Urban Development (HUD)-funded multifaceted home environmental intervention projects, two with children and one with older adults in diverse low-income households, involving environmental assessments, data collection, education, and some property remediations. Our results provide significant evidence that these multifaceted home interventions work to improve environmental quality and health of older adults and children with asthma. Nevertheless, we posit that improved environmental conditions and health outcomes resulting from multi-trigger, multifaceted healthy homes interventions will decline over time for older adults and children with asthma. We received HUD funding for a fourth study to evaluate the sustainability of improved environmental conditions and health outcomes by reenrolling participants from these three studies. Results for this fourth follow-up study with older adults show significant reduction in environmental improvements (allergen index) and health outcomes since final assessment of the intervention. Data collection is ongoing with asthmatic children, but we anticipate similar results. We will describe the results from the initial intervention studies and the change from the end of the initial intervention to baseline assessment of the follow-up study.

Health assessment includes collecting data on respiratory health outcomes before and after healthy homes intervention (questionnaires on symptoms, quality of life, medication use, and doctor/ER/hospital visits. Environmental assessment includes evaluation of asthma trigger activities (ATAs) and exposures before and after healthy homes intervention (questionnaire, home survey). Major analysis includes health effects on medication use, wheeze, asthma attacks, doctor and ER visits and hospitalizations and asthma scale assessment on emotional/physical health, physical/social activity.

WORKSHOP No. 19 | RESIDENTIAL ENVIRONMENTS AND PEOPLE

Residential Satisfaction in Ireland: Comparison of Housing and Neighbourhood Satisfaction Levels by Housing Tenure

Roslyn Molloy

Housing Agency, Research, 53 Mount Street Upper, Dublin 2, DO2 KT73, Ireland
e-mail: roslyn.molloy@housingagency.ie

Anne Murphy

Dublin, Ireland
e-mail: amurph33@tcd.ie

Abstract

This paper presents the results from a national study examining levels of residential satisfaction among a sample of over 1,300 householders. Housing and neighbourhood satisfaction levels and affordability issues are examined by tenure.

While levels of residential satisfaction for all tenure groups (measured by housing and neighbourhood) were high, statistically significant differences emerged between tenure groups. Tenure groups examined were owners (with and without a mortgage) and private renters (private and social renters).

The top three housing issues causing the most problem to householders were a shortage of space, followed by difficulties keeping the house warm and difficulties with the cost of upkeep. The only factor that scored higher for owners than renters as a problem was the home 'being too big for current needs'.

In terms of neighbourhood satisfaction, high levels of satisfaction were reported. Owners were more likely than renters to report that their area was changing for the better and more likely to say they would like to stay in their area long-term. Both groups reported high levels of agreement with statements that their neighbourhoods would be a good place to raise children and that they would recommend their neighbourhood as a place to raise children.

The majority of homeowners were not experiencing difficulties making monthly repayments, whereas the majority of renters were experiencing difficulties meeting their rental costs.

Keywords: residential satisfaction, housing satisfaction, neighbourhood satisfaction, affordability, housing tenure

What are the housing solutions for the households with frequent residential mobility patterns? A review of the literature

Brano Glumac

Luxembourg Institute of Socio-Economic Research, Department of Urban Development & Mobility,
Porte des Sciences 11, L-4366 Esch-sur-Alzette, Luxembourg
e-mail: brano.glumac@liser.lu

Abstract

Residential mobility has an impact on housing choice and thus available solutions. Frequent residential change is potentially a useful marker for the financial danger and lack of wealth accumulation via classical property ownership. The evidence supports the institutional change of housing tenures is required to support these residentially mobile households for whom lack of means for wealth generation may be identified. The impact of housing and economic policies on household residential mobility should be evaluated considering this evidence. Therefore, the objective is to assess evidence of housing solution for households with frequent residential mobility. A systematic search of social sciences literature was undertaken to identify research defining residential mobility as context and in which housing solutions were described and objectively measured. Studies were excluded that investigated international migration for asylum. Each study is assessed by using quality criteria with particular attention to the consideration of bias. More than two hundred studies were included for this review. Outcomes identified in association with residential mobility included: technical, service-based and institutional solutions. Studies assessed as having lower quality were qualitative in nature and thus unable to demonstrate effects.

Keywords: residential mobility, flexible housing, literature review

Contesting homeownership ideology: a study of the emergence of cooperative housing in the city of Barcelona

Santiago Leyva Del Rio

Birkbeck College, University of London, London, United Kingdom

e-mail: sleyva01@mail.bbk.ac.uk

Abstract

This article focuses on a new municipally-promoted cooperative housing model in Barcelona which has been devised as an alternative to homeownership. This model has been conceived as a response to a new housing crisis generated by processes such as the gentrification and the *touristification* of the city. The initiative is based on making municipal land available to cooperatives which are granted user rights over it for a defined period of time (typically 80 years) to develop their autonomous housing projects. The article explores the potential of this model to break free from the neoliberal, state-backed promotion of homeownership which has been conducive to the hypercommodification and financialisation of housing – a phenomenon that unleashed the 2007-08 crisis. It also points to the importance of transcending the hegemony of discourses on homeownership, which have been deployed on the working class to suppress class unrest and break institutionalised systems of social solidarity. In other words, under neoliberalism, homeownership has been ideologically used to turn the subjectivities and interests of the working class into those of individualised indebted investors, and the welfare state into asset-based welfare. However, in these housing initiatives, the use-value of homes comes to the fore, in contrast to financialised dynamics which produce houses as tradable assets. Consequently, this model will be considered a means to politicise everyday life by cultivating ways of living and (re)producing space in common from which collective subjectivities could emerge. In addition, these initiatives aim to challenge exploitative dynamics, which not only take place around houses but also within them, by collectivising and degendering housework and care. Finally, this article intends to contribute to debates on cooperative housing in a critical way by showing the contradictions of a model which is today primarily available to groups with a certain level of cultural/social capital and technical knowledge.

Fractal evolution of our cities

Michal Dvořák

Czech Technical University in Prague, Faculty of Architecture, Prague, Czech Republic

e-mail: arch.michaldvorak@gmail.com

Jiří Vyskočil

Czech Technical University in Prague, Faculty of Nuclear Sciences and Physical Engineering, Prague, Czech Republic

e-mail: jiri@vysko.cz

Abstract

What impact had the 20th century approach to planning and architecture on the complexity of the built structure of our cities?

What role do the different forms of urban arrangement - from city block to modernist open structures, play in the overall complexity of the city?

What can their evolution tell us about the potential to scale, to adapt, to accommodate efficient interactions among its inhabitants?

Is it possible we lost our intuitive ability to create fractal-like urban structures over the past millennium?

And if so, how can we reclaim it and unfold it again? Where do we go next?

We describe the potential to create a fractal-like structure of buildings and space on the comparison of five Czech cities – medieval, early modernist, socialist realism, late modernist and industrial. Structural complexity of cities in a form of a possible fractal arrangement of buildings and space in between them we measure through its fractal dimension using box-counting method. Local dimension then shows how this complexity differs across the various parts of the city and various typologies of urban form. Lastly, as another indication of fractal arrangement, we present the distribution of scales of footprints and volumes of all the buildings in particular cities.

For the measurements of local and fractal dimension, we developed specific Python program - Fractality, able to cope with the city structure in required detail.

Keywords: city, evolution, complexity, fractal, structure

Residential segregation in Andalusia: the social distribution of well-off social classes

Henar Baldán-Lozano

University of Granada, Faculty of Social Politics and Sociology, C/ Rector López de Argueta s/n, CP:
18001, Granada, Spain
e-mail: henarbl@correo.ugr.es

Abstract

Residential segregation is not a new topic for social sciences and, most precisely, for urban sociology. Mainly, that is because of its transcendence to understand the unequal distribution of certain social groups in the urban context. Nonetheless, despite of being widely studied, the residential segregation's concept remains being ambiguous and easily interpretable from different conceptions.

Certainly, segregation is linked to those spatial distribution processes that occur in the city being this, at the same time, the main spatial framework in which social dynamics are manifested, developed and reproduced throughout the time. Currently, the study of residential segregation in contemporary cities has been framed in a global and capitalist context whose main indicator used has been the unequal distribution of incomes. Because of this, there is a significant part of social studies which has been focusing on the study of disadvantaged minorities, usually ethnical ones, that only allow us to consider one particular conception of segregation which is obviously a reality, but not the unique one. Residential segregation does not have to be negative necessarily, it can also be sought and exercised voluntarily by a certain social group. A clear example of this could be the gated communities of well-off social classes, which help us to open the concept of residential segregation for its own interpretation and reflection about itself. For this reason, the main objective in this study has been focusing on studying how residential segregation has been constituted and developed in well-off classes in the autonomous community of Andalusia. To this end, it was considered relevant the use of the last two Population and Housing Censuses - 1991 and 2001 - with the only purpose to analyze the evolution of such urban distribution over almost more of thirty years.

Keywords: residential segregation, well-off social classes, Andalusia

Invisibilization by revitalization of public spaces? The case of the Colonia Roma Norte and Colonia Doctores in Mexico

Hélène Bélanger

Département d'études urbaines et touristiques, École des sciences de la gestion,
Université du Québec à Montréal, Case postale 8888, succursale Centre-ville,
Montréal (Québec) H3C 3P8, Canada
e-mail: belanger.helene@uqam.ca

Henny Coolen

Université du Québec à Montréal, Case postale 8888, succursale Centre-ville,
Montréal (Québec) H3C 3P8, Canada
e-mail: h.c.c.h.coolen@gmail.com

Abstract

Physical revitalization of residential environments involves the construction, modification and destruction of affordances for long-time residents as well as for prospective new inhabitants. These physical transformations may trigger other processes such as economic transformations and sociocultural dynamics. All these processes involve actors and outcomes at different levels (individual, household, organizational, institutional). In this paper we study revitalization processes from the perspective of individual-environment relations. These relations are considered holistically from a developmental systems approach where individual lifecycle is regarded as embedded in a broader developmental context.

Based on a case study of two neighborhoods in Mexico City (Colonia Roma Norte and Colonia Doctores), last year's paper presented emerging results from 16 interviews with residents exploring how the revitalization of a public space, Pushkin Garden, had affected long-time residents' experience of their living environment. Pushkin Garden was originally a traditional Mexican green space where uses and users highlighted poverty and marginal uses. In 2016, it was transformed into a modern park with international placemaking design standards and programmed activities. One of the revitalization objectives was that this transformation would trigger the development of (more luxurious) private housing, attract commercial activities, thus, more generally, accelerate the regeneration process of the area. Based on more than 60 hours of direct observation in and around Pushkin Garden and 22 interviews with 26 residents in Colonia Roma Norte and Colonia Doctores, this year's paper concentrates on the environmental experiences of residents and the different users of Pushkin Garden, their use and appropriation of the space. Results show a form of exclusion by an invisibilization of more marginal users or a radical transformation of less desirable spatial practices.

Keywords: developmental systems, revitalization, public space, residential environments, Mexico

Living in revitalized central neighborhoods: gentrification or daily life touristification?

Hélène Bélanger

Département d'études urbaines et touristiques, École des sciences de la gestion, Université du Québec à Montréal, Case postale 8888, succursale Centre-ville, Montréal (Québec) H3C 3P8, Canada
e-mail: belanger.helene@uqam.ca

Dominic Lapointe

Département d'études urbaines et touristiques, École des sciences de la gestion, Université du Québec à Montréal, Case postale 8888, succursale Centre-ville, Montréal (Québec) H3C 3P8, Canada
e-mail: lapointe.dominic@uqam.ca

Alexis Guillemard

Département d'études urbaines et touristiques, École des sciences de la gestion, Université du Québec à Montréal, Case postale 8888, succursale Centre-ville, Montréal (Québec) H3C 3P8, Canada
e-mail: guillemard.alexis@courrier.uqam.ca

Abstract

Urban stakeholders, in a context of neoliberal international competition, seek to attract economic activities, tourists and new wealthy residents (Evans, 2009; Kavaratzis, 2007). One of the favourite actions is the construction of a "hard" brand image through the alteration of symbolic and physical attributes of a place in order to create a unique experience (Zukin, 1995). By doing so in residential environments, they create spectacular, clean and safe spaces framed by leisure, authenticity and consumerism social discourses in what can be associated with tourist bubbles (Judd and Feinstein, 2001). We argue that this contributes to the commodification of space and people (Britton, 1990; Edensor, 2001), where tourism intermingles with dwelling (to dwell), giving blurred boundaries between daily life and a/the tourism experience, what we call daily life touristification.

This paper proposes a theoretical framework based on the concept of touristification, showing how neighborhoods' revitalization does not only lead to gentrification but also to daily life touristification. In these neighborhoods, space is staged, secured and standardized to provide an experience, a landscape, a way of life, thereby producing a space (Lefebvre, 1974) that conforms to the needs of capital (Harvey, 2001). Based on a documentary research on hotel and housing market in Quartier des spectacles, a cultural district in Montreal, we explore how these processes work hand in hand to transform urban spaces into playgrounds for the experiential economy, excluding marginalized populations, poor residents and their affordable housing. The paper will conclude with an exploration of the case of Rotterdam.

Keywords: daily life touristification, gentrification, central neighborhoods

Transformative practices of inhabitation as implicit urban project: an ethnography of urban interstices in *Héliport* social housing estate in Brussels

Claire Bosmans

KU Leuven, Department of Architecture, OSA Research Group Urbanism & Architecture,
Kasteelpark Arenberg 1 – bus 2431, B-3001 Heverlee (Leuven), Belgium
e-mail: claire.bosmans@kuleuven.be

Abstract

The Northern Quarter of Brussels is a mutilated neighbourhood. Initially *faubourg* of the historic centre, the district has (de)constructed with the expansion of the city and the layering of large-scale infrastructures (railway, canal, *chaussée*, highway, etc.). As a result of this complex addition of networks interrupting and replacing each other, local branches (roads, axis) have disconnected from their originating systems, losing their function while keeping the traces of previous logics. Between these broken elements lays a scarred urban tissue punctuated with inconsistencies and physical mismatches. Backside of the train station, the Northern Quarter has also transformed through the accumulation and juxtaposition of social and economic differences: arrival city for migrants, red light district, industrial and office quarter. The present work looks at *Héliport* high-rise social housing estate built in the 1970's in this urban environment, as pars pro toto, mirroring the inner dynamics of the neighbourhood. It investigates the spatial misfits as loose spaces, open for interpretation and resignification: the project develops a focus on the shared (collective, public) spaces in and around the modernist housing project and more specifically on the mutual relationship between users and their built environment – a given space and taken space, space of regulations and rule-less space, claimed and vacated space. The fieldwork methodology borrows ethnographic techniques from anthropology to encounter these happenings and unravel the social production of space: participant observation was intensively conducted during a three-months on-site living experience from February to May 2019. It concludes with an experimental attempt to map and illustrate the residents' lived experience, linking further this graphic exercise with the concept of urban interstice.

Keywords: Brussels' Northern Quarter, high-rise social housing, residents' lived experience, mapping spatial practice, urban interstice

The role of everyday public spaces in residential neighbourhoods

Nadia Charalambous

Department of Architecture, University of Cyprus, Cyprus

e-mail: Charalambous.nadia@ucy.ac.cy

Abstract

Central public spaces in cities have always played an important role in urban experience, and continue to have a city-wide significance, often described as the meeting spaces of cultures, politics, social and individual trajectories. Peripheral and/or neighborhood public spaces, where the everyday life of citizens unfolds, rarely enjoy any of this significance and may not receive the attention needed from the main stakeholders involved. Many researchers have highlighted the significance of these public spaces in cities, pointing out that the patterns of everyday life in residential neighbourhoods – whether it is the chance encounters in the local market or conversations in the local square– are the essential material of society and may well have integrative social functions, of an individual or collective initiative. The understanding of the synthesizing mechanisms, which shape public spaces in cities' neighborhoods is therefore vital.

Drawing on the theoretical framework of relational theories, this paper sets out to explore the links between the physical sphere and the social sphere of three different residential public spaces in the city of Limassol. Both spatial analysis and social sciences methods are thus employed to unveil the essential role residential public spaces play, in bringing together what society divides in contemporary, multicultural cities, where multiplicities of identities, languages, religions and cultures may naturally give rise to tensions and even hostilities.

The potential for interaction and meetings between people from different areas, ages, social and ethnic backgrounds in the public realm is shown to be a crucial prerequisite for shaping encounters within and between the different ethnic and social groups during their everyday life, encouraging tolerance and a feeling of belonging. Neighbourhood public space is suggested to be an important and necessary platform for the groups socialization through social and economic 'exchanges', building of group identity and negotiations of relations among the groups themselves as well as between them.

An Evaluation of Pedagogies on Housing Site Planning and Design from Interdisciplinary View

Turgay Kerem Koramaz

Istanbul Technical University, Faculty of Architecture, Taskisla, Taksim, 34 437 Istanbul, Turkey
e-mail: koramaz@itu.edu.tr

Elif Kisar Koramaz

Istanbul Commerce University, Faculty of Architecture and Design, Interior Architecture and Environmental Design, Istanbul, Turkey
e-mail: ekkoramaz@ticaret.edu.tr

Abstract

In order to create better housing environments, examination of natural, built and socio-economic components in urban and architectural design inquiries is vital to enhance site-related dynamics from a holistic, responsive and sustainable perspective. Due to its comprehensive and interdisciplinary framework, housing design is one of the major professional interfaces for related disciplines, mostly architecture, landscape design and urban planning. This paper will examine and validate outcomes of a housing site planning and design studio, covering aforementioned motivations and objectives in its syllabus, from an urban planning undergraduate program in Turkey. The studio was established with a major conventional spatial design focussed curriculum, inherited back from the very early era of urban planning and architecture undergraduate programs since their emergence in Turkey. However, changes and amendments to the selected case studio has been carried out from an interdisciplinary perspective. In this paper, this particular case studio will be evaluated in interdisciplinary views and interferences such as urban planning, architecture and interior architecture.

Within the scope of this paper, the case study will be investigated by senior students from different programs, with their responses in a questionnaire form, to the performance of an entire final submission to the studio. The selected project from the case studio covers household analysis and scenario, master plan scheme and neighborhood design. As the most successful and outstanding attempt to this planning and design studio course, selected case will be evaluated by other disciplines' senior students, whether such an attempt can produce significant and valid solutions to holistic, responsive and sustainable housing design. This investigation is assumed to be a pedagogical measurement base for a further curriculum design in the studio course. The findings of the paper will contribute to inter- and cross-disciplinary approaches to neighbourhood design with distinctive housing clusters, responding changing household sizes / types and their social and spatial demands.

Keywords: housing design, education, interdisciplinary approaches

House to Home: The Effect of Reflecting the Identity of the User on the Living Environment in Residential Buildings

Tuğçe Babacan

Istanbul University, Faculty of Architecture, Department of Interior Architecture,
34116, Fatih, Istanbul, Turkey
e-mail: tbabacan@istanbul.edu.tr

Abstract

Place attachment is a kind of connection between the user and the environment. This connection depends on many variables. In this study, the effect of the user's ability to reflect their identity to the place and the effect of this reflection on place attachment is emphasized. This study mainly focuses on the place identity variable. Specifically, the fact that the single type plans in mass housing today is designed for the standard user and how this affects the user's ability to use and design the place. Today most of the residences built in Istanbul are designed according to the standard user's needs and are designed to meet the basic requirements of the user. As the physical, social and psychological needs of the users who have different cultures, habits and hobbies will be different, this standardization causes the housing not to meet the user's personal needs. At this point, in order to meet the needs of the users, they need to make personal alterations in their homes. The choice of making these changes may vary in terms of the tenant / homeowner. Homeowners can make these changes as a long-term investment and make it more easily while tenants are seeking a temporary solution. Even these temporary changes improve the living conditions of the individual. This improvement will enable the individual to start using the space in accordance with his identity and therefore pave the way for increasing their attachment to their houses.

In this study, these effects were investigated with a survey conducted in a housing estate in Istanbul Sancaktepe, which consists of 332 apartments in order to determine in which areas of standardized spaces make the living conditions of the users difficult and in what ways they need to change.

Keywords: place attachment, place identity, sense of place

France tackles its ecological transition – the evolution of sustainable lifestyles?

Nadine Roudil

National Graduate School of Architecture of Lyon (ENSAL), Centre de Recherche sur l’Habitat,
UMR CNRS 7218 LAVUE, Paris, France
e-mail: nadine.roudil@lyon.archi.fr

Abstract

This presentation will examine the way in which city-dwellers in France are responding to the issue of climate change at the same time as a French-style frugal and sustainable city is being developed (Roudil 2015).

For the public authorities in France, this unprecedented societal challenge, formalised by means of using the notion of transition, appears to require modifying lifestyles by issuing advice so that the city can be “inhabited well” (Fijalkow 2009).

First and foremost, this presentation will show the emergence of a sustainable city in France founded on frugal systems and encouraging change in domestic practices. Then, based on two qualitative surveys, it will highlight the extent to which households are developing alternative practices that demonstrate a desire to “*faire sobriété autrement*”, in other words, “do frugality differently”.

Keywords: domestic practices, housing, user knowledge, sustainable city

Residential Satisfaction in Urban Conservation Areas: Kadıköy Kurbağalıdere Example

Özge Gürsoy

Istanbul Medeniyet University, Faculty of Arts, Design and Architecture, Göztepe, Kadıköy,
34 720 Istanbul, Turkey
e-mail: gursoyozge07@gmail.com

Nazlı Ferah Akıncı

Yıldız Technical University, Faculty of Architecture, Yıldız, Beşiktaş, 34 349 Istanbul, Turkey
e-mail: ferahakinci@gmail.com

Abstract

The transfer of the historic environment to the next generations is one of the most important responsibilities of the countries for protecting the city culture and urban identity. In İstanbul, with rural to urban migration in the 1940s, the city has entered a rapid expansion stage. In order to catch up with the housing demand in the city, formal and informal housing have started to be formed. This has brought about multi-dimensional problems in settlements. The transformation of informal houses into formal houses in time has not fully solved the problem. While the new areas were chosen as settlements, on the one hand, buildings within the historical areas in the city centers became attractive again and put them at risk. When looking for an identity in urban architecture, historical settlements are the key to the solution with their cultural background. The conservation of the historical soul of the city is a reference to the rapidly developing urban architecture. Social experiences and knowledge gained in historical areas are one of the most important values in a city. To preserve and reclaim of these values is aimed in an urban conservation area. Kurbağalıdere Ahmet Rasim Street, located in the Kadıköy district of Istanbul, has recently been declared as an urban conservation area with the aim of protecting the city's history from rapidly increasing urban transformation. The area consists of one or two stories detached and undervalued houses. In this study, the effects of preserving the characteristics of the area and the rapidly increasing high-rise public housing projects on the inhabitants were investigated. The interviews conducted in the area to examine the effects of living on an urban conservation area on residential satisfaction.

Keywords: residential satisfaction, urban conservation area, İstanbul

A Causal Analysis of Safety Concern of High-Rise Residents

Siriwan Rujibhong

School of Architecture, Bangkok University, Klongluang, 12120 Pathumthani, Thailand

e-mail: siriwan.t@bu.ac.th

Abstract

The high-rise building is one of the most practical housing types, particularly in overpopulated urban areas. The safety of living in such a unique environment is as well undeniably crucial. This paper attempts to reveal the remarkable outcomes of the empirical research of which the principal objectives are to assess high-rise residents' safety concern as one of the fundamental psychological senses of home as well as to determine the dominant factors influencing the oscillation of the concern level. Based on the quantitative research approach, the field survey collected from 1,206 inhabitants of eighteen high-rises located in six different zones of the Bangkok Metropolitan area. The dependent variable -safety concern- involving the three critical threats of high-rise housing comprised of 1) crime concern, 2) behavioural disorder concern, and 3) emergency concern. Concurrently, the independent variables theoretically assumed to dominate the level of safety concern were 1) environmental factors: urban/ community contexts and high-rise housing environment, and 2) personal factors: personal attributes and environmental-psychological status. The safety concern assessment was constructed to evaluate the respondents' level of anxiety about safety on the rating scale, one to five (Cronbach's Alpha Coefficient = 0.905).

Significantly, the statistical analyses identified the differences in safety concern amongst the respondents from low-income buildings and medium to high-income buildings as well as from different zones of the city (at a 95% confidence interval/ significant level of 0.05). Comparing Cohen's standardised magnitude of effect size proved that the personal -internal- factors were prevailing to the safety concern more than the environmental -external- factors. Nonetheless, these factors influenced the level of crime, behavioural disorder, and emergency concerns in distinctive ways. Considerably, the findings additionally disclosed the negative impact of safety concern on the privacy satisfaction of high-rise occupants and the reverse reciprocal-effect between their safety concern and sense of community significantly.

Keywords: urban and housing development, high-rise housing, urban psychology, safety concern, housing environmental design

Squeezing together to avoid suburbia? Ethnographic stories about choosing compact living in the city

Anne Hedegaard Winther

Aalborg University, Danish Building Research Institute, 2450 Copenhagen SW, Denmark

e-mail: awb@sbi.aau.dk

Abstract

An increasing housing shortage, some even speak of a housing crisis, is building up in Denmark's largest cities, as in other cities internationally. New population groups are moving in, while current inhabitants are staying – in part, probably, due to real estate market developments, but there may be more to it than that: The city has become trendy. Urban life is strived for in planning, politics, culture and social life. Simultaneously, an interest in concepts such as 'compact living', 'simple living' and 'downsizing' is emerging. City dwellers have certainly lived smaller than the average Dane for generations, but now, new population groups are living small in new ways and for other reasons than seen before. Conventionally, home sizes increase almost proportionally with the economic capabilities and social status of their occupants, but in today's cities, economically and socially well-functioning urban inhabitants squeezing together in small homes can be found. They *could* choose to relocate to the suburbs or small towns to obtain a much larger home at the same cost. So why do they stay? Is it really all about avoiding suburbia? And what idea of suburbia? Employing qualitative ethnographic methods, this paper examines the stories of a handful of compact living households analysed in depth as case studies. The paper answers the following questions:

What is the relation between housing choice and identity? Why and under which conditions have these households chosen to live compactly in the city? What role does location play, and what image of urban life and of suburban life do the occupants have? The paper examines the relations between housing and identity, employing these concepts in connection with those of atmosphere, lifestyle, urbanism, suburbanism, home, place attachment, and housing choice.

Keywords: compact living, urbanism, housing choice, identity, case studies

Housing quality and dignity - an evaluation of housing for people diagnosed with substance abuse and psychiatric disorders

Solvår Wågø

SINTEF Building and Infrastructure, Høgskoleringen 7B, 7465 Trondheim, Norway
e-mail: solvar.wago@sintef.no

Lars Arne Bø

SINTEF Building and Infrastructure, Høgskoleringen 7B, 7465 Trondheim, Norway
e-mail: lars.arne.bo@sintef.no

Karin Høyland

SINTEF Building and Infrastructure, Høgskoleringen 7B, 7465 Trondheim, Norway
e-mail: karin.hoyland@sintef.no

Abstract

Establishing a safe and worthy place to live is an important step for human beings struggling with substance abuse and psychiatric disorders. In this project, the goal has been to evaluate how having your own home, housing quality and location, affect residents' perceived quality of life. The end-user's perspective is focused in this project.

Data were collected through semi-structured interviews with residents. The interviews took place in their homes. Additional interviews with representatives from the municipalities' housing service, police and fire services, as well as neighbours and relatives have been carried out. In total, we conducted 20 individual interviews and three group interviews in two Norwegian municipalities; Trondheim and Melhus. Despite a limited number of respondents, we have some clear findings, as well as recommendations with regard to design principles. These can offer guidance to Norwegian municipalities, planning homes for residents with similar challenges.

The most important finding is that there is not much difference between the housing preferences of people dealing with substance abuse and psychiatric disorders, compared to those found by other studies on housing preferences of various groups of residents. An important finding is that robust materials are important, while at the same time these materials, if thoughtfully chosen, can contribute to a homelike atmosphere as good as other materials. Furthermore, there should be a range of accommodation types (both co-located and individual) that suit different requirements. Co-located homes for a number of residents who use drugs, struggle with mental disorders and extrovert behaviour, require 24-hour staffing to make residents and the people in the neighbourhood to feel safe. Another important finding is that several residents expressed a wish to contribute to upgrading and repairing their homes. Participation and being able to influence one's own living environment, provides residents with a sense of mastering and being included.

Keywords: housing quality, dignity, architecture and mental health, housing environment, inclusive architecture

Inhabitants' daily routes through the city and their attitude towards its historical parts

Jana Zdrahalova

Faculty of Architecture, Czech Technical University, Prague, Czech Republic

e-mail: zdrahjan@fa.cvut.cz

Abstract

Through history, urban settlements have expanded and transformed their urban structure. Buildings changed their form and use. The historical parts of cities become surrounded by new, modern quarters. Consequently, the centres that once were the cities themselves become only small parts of a much diverse urban structure. The role of the centre as a place for trade, community gatherings or as an expression of spiritual or justice power has been questioned by the development of sports facilities, entertainment parks or commercial zones. People live and use the city differently than they did in the past. The objective of the paper is to find out to what extent the historical centre is used by the local inhabitants. It focuses first on the spatial connectivity of the historical core and the surrounding urban structure and second on the reasons why people decide to visit the centre. We analyse peoples' movement through the urban structure by mapping their daily tracks in the city. At the same time, we ask the inhabitants about their relationship to the historical centre and the city as a whole. The relationship of people to the city environment is described with the concept of authenticity.

WORKSHOP No. 20 | SOCIAL HOUSING AND GLOBALISATION

Through privatization: the management and construction of Public Rental Housing in China

Juan Yan

Technology University of Delft, Faculty of Architecture and the Built Environment, OTB, Julianalaan
134, 2628 BL Delft, the Netherlands
e-mail: J.Yan-2@tudelft.nl

Marietta Haffner

Technology University of Delft, Faculty of Architecture and the Built Environment, OTB, Julianalaan
134, 2628 BL Delft, the Netherlands
e-mail: M.E.A.Haffner@tudelft.nl

Marja Elsinga

Technology University of Delft, Faculty of Architecture and the Built Environment, OTB, Julianalaan
134, 2628 BL Delft, the Netherlands
e-mail: M.G.Elsinga@tudelft.nl

Abstract

Recently, a process of privatization is underway in the Public Rental Housing (PRH) provision in China. In this context, the government has contracted out management services to private enterprises, promoted inclusionary zoning—a policy instrument that requires or encourages private developers to provide a certain percentage of PRH as part of commercial housing projects—instead of massive government construction of large-scale PRH projects, and stimulated a complex range of partnerships with non-governmental organizations. However, how to understand the behavior of non-governmental sectors subject to different incentives and how to motivate them to participate in PRH governance remain largely unstudied. To answer these questions, this paper develops a theoretical framework based on the principal-agent theory. To test the framework, empirical data collected in two Chinese cities, Chongqing and Fuzhou has been analyzed. Some policy implications are put forward in the conclusion part in order to generate more creative uses of non-governmental resources in Chinese PRH governance.

Keywords: public housing, principal-agent framework, governance, private sectors, China

‘Re-occupying the State’: Social Housing Movement and the Transformation of Housing Policies in Taiwan

Yi-Ling Chen

University of Wyoming, Laramie, WY, United States of America

e-mail: ychen8@uwyo.edu

Abstract

Since the late 1980s, the process of democratization and increased public participation has pressed for the expansion of social welfare in Taiwan, while neoliberalization has affected housing policies to enhance the operation of market mechanisms for housing provision. Nowadays, the Taiwanese state primarily facilitates the growth of housing market and homeownership, exercising little control over speculation. Escalating housing prices have led to a strong social rental housing movement. This chapter explores the diminishing role of the state in Taiwan’s housing system and how housing has been understood by the state, placing the discussions in the political and economic contexts after 1949. The chapter also examines how the social housing movement since 2010 has gradually transformed the role of the state in its provision of housing and what obstacles the movement has to confront.

City-Led Mixed-Income Affordable Housing Projects: Experiences in Canadian Cities

Sasha Tsenkova

University of Calgary, School of Architecture, Planning and Landscape, Calgary, T2N 1N4, Canada
e-mail: tsenkova@ucalgary.ca

Abstract

The decline in federal and provincial provision of affordable housing since 1993 in Canadian cities has been accompanied by a range of public-private models with varying capacities to address affordability challenges. A newly launched Housing Strategy has provided an opportunity to for transformative change and action. This paper explores city-led approaches to create mixed income affordable housing as a successful model to provide access to safe, good quality housing, while eliminating poverty and exclusion. Mixed income housing is established in planning practice around the world as a strategy eliminating socio-economic barriers, encouraging diversity of housing types, improving access to neighbourhood services and amenities. At best, this type of development includes diverse types of housing tenures with a range of income levels, provides a more viable financial alternative for good quality affordable housing that is less dependent on subsidies. Projects are often led by municipal governments and delivered through partnerships with public, private and not-for-profit agencies to design, build and operate a variety of housing projects. Canadian cities have embraced this model in the revitalization of social housing projects of the 1960s, but also in new infill projects to avoid concentration of poverty and social exclusion, while building healthy communities for people of different income levels.

By examining the goals and designs of mixed income affordable housing projects in Canadian cities, the paper offers a framework to analyze results and key leverage points that guide the potential for success in future city-driven initiatives.

Keywords: mixed income housing, partnerships, Canadian cities

New plans for organized rental housing in Israel: new ideas, actors and responses

Talia Margalit

Azrieli School of Architecture, Tel Aviv University, P.O. Box 39040, Tel Aviv 6997801, Israel
e-mail: taliamar@post.tau.ac.il

Dikla Yizhar

Azrieli School of Architecture, Tel Aviv University, P.O. Box 39040, Tel Aviv 6997801, Israel
e-mail: diklayizhar@gmail.com

Abstract

The proposed paper will address the recent attempts of the Israeli government to develop organized and partly subsidized rental housing initiative. This development is part of renewed government involvement in housing following major housing protests in 2011 and in response to the actual housing affordability crisis. In Israel, as in other states, these challenges included the formulation/development of various models of affordable housing for sale and rent. However, unlike other states, Israel does not have a tradition of institutional rental market. As part of state establishment in the 1950s, a wide system for providing affordable housing was developed, yet in most cases, it provided long-term leases, which equalized property rights. Today, most Israeli citizens own apartments and rent is almost entirely subjected to free market, with minimal regulation.

Current governmental attempts to introduce affordable rental system includes the establishment of an institutional body responsible for initiating and coordinates activity in this area including the development of various models of planning, financing, marketing, and construction that would form affordable rent. However, these attempts led to significant objections from different players inside and outside the government.

We study the process as part of the reorganization and transformation of various arenas and actors today, including government institutions, banks, entrepreneurs and contractors, experts, social organizations and the public. We analyze policy papers as well as the full scope of coverage of the issue in daily newspapers and electronic media between the years 2013 -2018. In the paper, we will present the interplay of ideas and oppositions in the process of policy assimilation into existing housing system: we also explain how the press not only reflected the positions of the forces involved, but also created and stimulated ongoing public debate.

In the paper, we will discuss the findings in three aspects: (1) structural aspects - actors and coalitions, Institutional and other conflicts. (2) Thematic aspects - free market rhetoric versus ideas of the welfare state. (3) Epistemological aspects - frameworks and knowledge dynamics. By doing so, we will show the hardships and evolution, of introducing a rent system to a well-established property rights culture today.

Keywords: affordable rental housing, Israeli housing, systematic transformations, media discourse

Neoliberal Urbanism, Contested Cities and Housing in Asia

Yi-Ling Chen

University of Wyoming, Laramie, WY, United States of America

e-mail: ychen8@uwyo.edu

Hyun Bang Shin

London School of Economics and Political Science, London, United Kingdom

e-mail: h.b.shin@lse.ac.uk

Abstract

I will present the new book edited with Hyun Bang Shin, *Neoliberal Urbanism, Contested Cities and Housing in Asia*. Considering Asian cities ranging from Taipei, Hong Kong and Bangkok to Hanoi, Nanjing and Seoul, this collection discusses the socio-political processes of how neoliberalization entwines with local political economies and legacies of 'developmental' or 'socialist' statism to produce urban contestations centered on housing. The book takes housing as a key entry point, given its prime position in the making of social and economic policies as well as the political legitimacy of Asian states. It examines urban policies related to housing in Asian economies in order to explore their continuing alterations and mutations, as they come into conflict and coalesce with neoliberal policies. In discussing the experience of each city, it takes into consideration the variegated relations between the state, the market and the society, and explores how the global pressure of neoliberalization has manifested in each country and has influenced the shaping of national housing questions.

WORKSHOP No. 21 | SOCIAL HOUSING: INSTITUTIONS, ORGANISATIONS AND GOVERNANCE

**Addressing complex societal problems in not-for-profit housing
using design thinking: the case of the Dutch ‘Innovation Challenge
Liveable Neighbourhoods’**

Gerard van Bortel

Delft University of Technology, Faculty of Architecture, Management in the Built Environment
Department, Delft, The Netherlands
e-mail: g.a.vanbortel@tudelft.nl

Abstract

Since the introduction of the revised 2015 Housing Act, Dutch Housing associations work within a severely restricted statutory framework with a stronger focus on housing low-income people. This more limited mandate is leading to a concentration of vulnerable people in social housing neighbourhoods. In some areas this has resulted in increased societal problems, such as residents with more complex needs and involvement in anti-social behaviour. To address these problems, several housing associations have joined forces in the “Innovation Challenge Liveable Neighbourhoods 2018-2019”. Six multidisciplinary teams, each led by housing association executives, started working on a specific societal challenge. For example, developing community building approaches to protect residents and frontline professionals against criminal subversion in vulnerable neighbourhoods. Each team consists of 10 to 15 housing professionals, private and public sector actors, care and care specialists, residents and academics. In total the Innovation Challenge includes over 100 participants. In September 2018 the six teams commenced with their activities. In four working sessions, using change theories and design thinking methods, the teams will step by step develop solutions that will be presented during a concluding event in September 2019. This action learning research paper will present interim results and explore the added value of the design thinking approach in addressing complex societal problems.

Keywords: complex societal problems, housing associations, vulnerable neighbourhoods, design thinking, networks

Market adaptation and processes of residualisation. Exploring and explaining the magnitude and the geography of residualisation in public housing in Sweden 2010-2015

Ida Borg

Department of Human Geography, Stockholm University, Svante Arrhenius väg 8,
SE-106 91 Stockholm, Sweden
e-mail: ida.borg@humangeo.su.se

Martin Grander

Department of Urban Studies (US), Malmö University, Nordenskiöldsgatan 1,
SE-205 06 Malmö, Sweden
e-mail: martin.grander@mau.se

Abstract

One of the key tools to achieve a universal housing regime in Sweden are the establishment of municipal housing companies providing decent housing for all income groups, without means testing. However, since 2011, due to new national legislation, municipal housing companies have to compete on the same market terms as private rental companies. The purpose of this paper is to explore the consequences of such market adaptation by examining and explaining the magnitude and geography of residualisation of public housing in Sweden 2010-2015. Residualisation is often described as a process whereby public or social housing becomes dominated by low income households and thus, in a Swedish perspective, this process would challenge the universal aims of the Swedish housing regime. Previous research has shown that residualisation is most pronounced in rural and sparsely populated areas of Sweden where the public housing sector is small, while residualisation is lower in medium and large cities where the public housing sector is larger. In this paper, we explore the hypothesis that residualisation is low in urban areas with larger public housing sector because of more frequent use of “social contracts”. Social contracts are offered at the secondary housing market where social authorities rent apartments from both private and public landlords to provide housing to the most vulnerable citizens who might suffer from mental illness, experience substance abuse or other social/personal problems making them unable to seek accommodation in the general housing market. After market adaptation of municipal housing, previous studies have found that municipal housing companies are using social contracts to cater for people with no other problem than having low income. Thus, in this paper, we seek to explore whether low residualisation is associated with high usage of social contracts and thus disguising processes of residualisation in the general rental sector.

The Transformation of the Real Estate Sector in Portugal and the Evolution of the Public Housing Policies of the Municipality of Lisbon

Inês César

GEBALIS, Lisbon, Portugal
e-mail: maria.vale.cesar@gebalis.pt

Marta Santos

GEBALIS, Lisbon, Portugal
e-mail: msantos@gebalis.pt

Abstract

The present situation of strong pressure on real estate in Lisbon results from the capital having entered late and very fast in the global market of the sector. This was due to a process of delaying the modernization of the country, due to factors of internal crisis and external order, of the international domain. The Lisbon boom occurs in an intense, accelerated and continuous way from 2014 onwards. At the same time, the tourist discovery of the city is verified on a massive scale and a rapid and recent exploration of its center begins.

It is in this context that the absorption of Portugal in the flows of the global real estate sector takes place, causing its capital to move from a shrinking city situation to a situation of displacement and gentrification.

The movement of population loss of the city, which occurred mainly in the 1960s, 1980s and 1990s, stalled in the first decade of the 21st century. While Lisbon lost 99,000 inhabitants in the 1990s (about 15% of its population) in the period 2001-2011, it reduced that number to 17,000, thus losing five times fewer individuals (about 3%). In compensation, there was an increase in the number of resident households at 4%. This apparent discrepancy is due to the predominance of new family typologies of smaller dimensions.

With these transformations, with a strong negative impact on the general public's access to housing, the Public Intervention has tried to respond in a reactive way looking for solutions that until the recent past were addressed only to the most vulnerable, and that now extend its scope to other segments - such as the middle class.

The case of the Municipality of Lisbon, for the various reasons stated, has been a particularly challenging stage in the management and intervention of local public authorities, seeking to develop and implement socially innovative responses that provide access to housing for all those who do not have a market response, promote the balance of the sector in terms of occupancy schemes, and strengthen permanent rental housing.

It is necessary to reflect on the scope of these measures, in their real capacity to balance the market and to respond to housing needs, as well as the effective change in the paradigm of public policies of local housing. This analysis does not dispense a prospective exercise in the management of public rental.

Keywords: urban rental, state, social housing, public policies, municipality

Variform and complex – Access and allocation of social housing in Vienna

Alina Schönhofer

Vienna Technical University, Faculty of Architecture and Planning, 1040 Wien, Karlsplatz 13, Austria

e-mail: alinaschonhofer@gmail.com

Anita Aigner

Vienna Technical University, Faculty of Architecture and Planning, 1040 Wien, Karlsplatz 13, Austria

email: anita.aigner@tuwien.ac.at

Abstract

It could be assumed that the allocation of social (public) housing follows a clearly defined principle that offers equal opportunities to all persons entitled to access. In fact, reality is more complex. Using the example of Vienna, where about half of the population lives in public housing, this paper shows how different the ways of access and the methods of distribution of the socially valuable good affordable housing can be. This is mainly due to the fact that the Viennese system of social housing is strongly fragmented, and several subsectors have their own logic and allocation mechanisms. Assuming that there is a difference between the practice and the formal regulation of housing access, this explorative study starts out from the experiences of residents. The interviews with 19 residents not only testify different access strategies and entry pathways that differ from the official procedure of allocation. The comparison of the housing pathways also shows that the resources of the actors (knowledge of the social housing system, social contacts etc.) play a central role. So are insiders (who are in the system for a long time) are much better able to improve their housing situation within the system and to climb 'the ladder of social housing'. The work concludes that the three sub segments of Vienna's social housing (council, subsidized and cooperative housing) are not only coordinated by the coordination model 'hierarchy' (state bureaucracy), but also permeated by the coordination models 'market' and 'network'.

Keywords: housing access, social housing, housing allocation, Vienna Austria, entry pathways

Neoliberalism and urban housing policy: lessons from Amsterdam

Anita Blessing

School of Social Policy, University of Birmingham, Muirhead Tower, Edgbaston
Birmingham B15, UK / European Federation for Living, P.O. Box 67065, 1060 JB Amsterdam,
The Netherlands

e-mail: a.blessing@bham.ac.uk

Jeroen van der Veer

Amsterdam Federation of Housing Associations, P.O. Box 9959, 1006 AR Amsterdam, The Netherlands
e-mail: vdveer@afwc.nl

Abstract

During the 20th century, Dutch social rental housing grew to accommodate large parts of the population, effectively driving up standards for all renters. In the capital city of Amsterdam, social rentals supported the growth of diverse, vibrant and accessible neighbourhoods. On this basis, scholars classified the Dutch rental market as a ‘unitary’ model, typified by Sweden, and set against the ‘dualist’ rental markets of neoliberalised Anglophone countries. They celebrated Amsterdam as the iconic ‘just city’ (Fainstein, 2010)- an example to policymakers worldwide. From the 2010s however, a neoliberal turn in Dutch housing policy has prompted claims of rental market dualisation, with severe impacts in high-demand Amsterdam that could undermine its ‘just’ status. We use an analysis of recent strategic shifts in Amsterdam’s housing policy, and a review of allied studies to nuance these claims. Lessons drawn from the Amsterdam case undermine dominant scholarly assumptions about how neoliberal reforms progress over time. They highlight the special nature of rental housing provision in high demand globalised cities.

Keywords: social housing, affordable housing, urban housing policy, neoliberalism

Scale effects in Social Housing in Flanders. Are larger organisations more efficient in reaching their housing goals?

Katleen Van den Broeck

HIVA Research Institute for Work and Society, KU Leuven,
Parkstraat 47 bus 5300, B-3000 Leuven, Belgium
e-mail: katleen.vandenbroeck@kuleuven.be

Sien Winters

HIVA Research Institute for Work and Society, KU Leuven,
Parkstraat 47 bus 5300, B-3000 Leuven, Belgium
e-mail: sien.winters@kuleuven.be

Abstract

In recent years policy makers have steered social housing associations (SHA) to reach a minimum scale of 1 000 dwellings and also for social rental agencies (SRA) scale enlargement is encouraged. It seems appropriate that a certain scale is required to manage such an organisation but the effect of scale on the efficiency of reaching their housing goals has not been investigated quantitatively. In other countries (e.g., UK, the Netherlands) the effect of scale enlargement is not unambiguous. To cast more light on this issue in Flanders, we use a two-step method where we first calculate the relative efficiency of each organisation via partial frontier analysis. In a second step we try to explain the relative efficiency by factors which may have an efficiency effect using regression analysis. Besides scale, we include other characteristics of the organization as well as characteristics of the environment the organisations operate in and characteristics of the renters. The analysis suggests that the scale of SHAs rather has a negative effect on efficiency in reaching housing goals. For the SRAs the effect of scale on efficiency is less clear.

Keywords: social housing, Flanders, efficiency

And the winner is... On inclusion and exclusion through participatory arrangements in large-scale neighbourhood renewal

Nils Hertting

Institute for Housing and Urban Research, Uppsala University, Uppsala, Sweden

e-mail: nils.hertting@ibf.uu.se

Marianne Danielsson

Institute for Housing and Urban Research, Uppsala University, Uppsala, Sweden

Per Gustafson

Institute for Housing and Urban Research, Uppsala University, Uppsala, Sweden

Abstract

Strategies for revitalizing “poor” neighbourhoods dominated by public housing often include institutional innovations. According to the underlying ‘intervention theory’, the institutional modes of neighbourhood and housing management need to become more inclusive effective and sustainable revitalization. Critical scholars, however, claim such novel participatory arrangements are dubious. Instead of empowering weak groups and individuals, winners are tenants and inhabitants who already have resources and opportunities to make their voices heard and to affect their housing situation according to their preferences. According to this position, innovative participatory arrangements in public housing and neighbourhood renewal in practice not only become futile, but perverse (cf. Hirschman 1991). They fuel exclusion rather than inclusion.

In this paper we use unique survey data (n=583) with dialogue participants in a neighbourhood renewal program carried out by the City of Stockholm and its public housing companies in order to better understand the relevance of the fear of the sceptics. Based on a simple but important distinction between resourceful individuals representing powerful groups and resourceful individuals representing marginalized groups, more specifically we examine (1) who are most active in the dialogues, (2) who influence the dialogue process most and (3) who acquire most political resources from participating.

The analysis suggests the warnings among sceptics need to be qualified along several dimensions. Although the analysis shows that individuals with more resources were more active in the dialogues, in terms of experienced influence over the processes, the pattern was less clear, and in terms of acquired resources, the pattern was quite the opposite; individual participants with less initial resources experience greater positive changes than participants with more initial resources.

In the concluding discussion, the survey-based findings are interpreted in relation to what type of case of participatory arrangements the City District Programme offered.

Social housing as infrastructure and the role of mission driven financing

Julie Lawson

RMIT University, Centre for Urban Research, Melbourne, Australia
e-mail: julie.lawson@rmit.edu.au

Laurence Troy

City Futures Research Centre, UNSW, Sydney, Australia
e-mail: l.troy@unsw.edu.au

Ryan van den Nouwelant

Western Sydney University, Sydney, Australia
e-mail: Ryan.V@westernsydney.edu.au

Abstract

Australia, like many other housing systems in Western Europe and the US, increasingly relies on private financing arrangements for social housing and is spending more than ever before on demand side assistance, yet the production of dedicated social housing is declining. Inadequate investment has left Australia facing a shortfall of 433,000 social housing dwellings. The current construction rate – little more than 3,000 dwellings a year – cannot keep pace with rising need or make inroads into today's backlog. Newly emerging need will expand the shortfall to 727,000 dwellings by 2036.

This research concerns the development of a more productive investment pathway from the perspective of needs-based social infrastructure. Demographic modelling quantifies the current need for social housing across Australia over the next 20 years. Multi-criteria evaluation and financial modelling compares five investment scenarios involving a range of debt, efficient financing and capital grant strategies and assesses their relative cost to government.

This research finds that while current governments tend to favour private financing and facility lease arrangements, capital grant funding and land valuation policies are actually more effective in the medium and long term. This model can drive the construction of more strategic and tangible assets which in turn can deliver key societal objectives—economic productivity, social wellbeing and environmental sustainability. Invested public equity also provides a useful hedge against inflation which can be revolved over time as required. Where feasible levels of efficient financing are used, the associated cost of this debt does not place excessive burden on rents or rent assistance budgets, unlike the UK.

The research is based on extensive national and international literature on infrastructure investment and involved demographic modelling of estimated needs and financial modelling costs and the subsidy required from government. Interviews and industry workshops were also conducted with key international and national experts.

Keywords: social housing, investment, infrastructure

Social Landlords, Social Responsibility and the Challenges of Diagnostic Practice: Negotiating the Landscape of Uncertainty and Insecurity

Tony Manzi

Sheffield Hallam University, Sheffield, United Kingdom

e-mail: t.manzi@shu.ac.uk

Abstract

This paper considers how social landlords have addressed the question of corporate social responsibility within an environment characterised by uncertainty and insecurity. Using the concept of diagnostic practice, based on the writings of Hans Sluga (2014), the paper examines how UK social landlords have addressed the question of social responsibility, balanced against intensive housing management approaches and policies which have privileged the financialisation of housing. The paper argues that the tensions within housing practice have been exacerbated by neoliberal policies and an emphasis on the ‘remoralisation’ of tenants, underpinned by welfare conditionality. The paper traces the outlines of how housing practice can be reshaped, on the basis of a robust defence of the Right to the City.

Keywords: social landlords, diagnostic practice, insecurity

Attitudes to social housing: a comparative approach

Gerald Koessl

Austrian Federation of Limited Profit Housing Associations, Bösendorferstraße 7, 1010 Vienna, Austria
e-mail: gkoessl@gbv.at

Abstract

This paper presents findings from two recently (in 2018) conducted national surveys on attitudes to social housing in Austria and England. Although there is a relatively broad consensus that more social housing is needed to tackle the crisis of affordability affecting a growing number of individuals across Europe, the notion of social housing also triggers a range of connotations and is viewed very differently by different segments of the population. Hence, despite the importance of social housing to millions of households across Europe, the term social housing (estates) in some instances is also attached with stigma, with all its corrosive effects on individuals and on social cohesion.

Austria and England present two very different regimes of social housing in that sense. In both countries a significant proportion of households live in what is broadly termed social housing: 19% in England and 24% in Austria. However, while the English model of social housing has been described as a ‘residual’ model, housing predominantly those on lower incomes, the Austrian model explicitly aims to provide housing for a much broader range of income groups. The paper demonstrates how these different regimes also enact different attitudes to social housing, both in terms of attitudes to social housing providers and tenants.

In addition to the results from the two national surveys the paper uses the European Quality of Life survey to situate the findings in a European context. In particular, it addresses questions such as: What are the actual experiences of social housing tenants and how do they differ from those of the total population? What are the things social housing tenants value most and least in their tenancies? The paper will conclude by asking what these findings mean for housing policy and for social policy more generally, in particular in the light of growing socio-economic divisions and segregation tendencies across Europe.

Keywords: social housing, welfare policy, attitudes, stigma, survey

Improving the living environment in French social housing neighbourhoods: Democratic and institutional issues of urban social developers' practices

Benjamin Leclercq

CRH-LAVUE, Paris 8 Vincennes-Saint-Denis University, France

e-mail: benjaminleclercq34@gmail.com

Amandine Mille

Lab'Urba, Paris-Est University, France

e-mail: ammille54@gmail.com

Abstract

In France, most large-scale social housing suffer from social disqualification and tend to concentrate both populations weakened by various processes of disaffiliations (unemployment, family trajectories, migratory exile, and so on), and also “malfunctions” generated, among other things, by the poor quality of building materials and the difficulty of residents in asserting their rights with social housing managers. Despite multiples social and urban programs (in French, “Politique de la Ville”), and more recently the National Urban Renewal Program, some of these large-scale housings remain degraded place to live in. This observation questions the social role of social housing management organizations. As an answer to this situation, these institutions have been encouraged (both by the Social Housing Movement and by the State and local authorities) to create their own social and urban programs to improve the living environment of the inhabitants (Warin 1995). To this end, professionals, “social link specialists” (Tissot 2007), have been recruited or mandated by social landlords: urban social developers.

Our contribution questions the effects of the tensions on which these professionals depend on the daily management of social housing. Professionals try to involve residents in their “bottom-up” projects by making them “actors” in their living environment (Demoulin 2016). To this end, they seek to give them a voice on their satisfaction about the daily management of their living environment, and to involve them in so-called “conviviality” actions. However, other social housing professionals contest the legitimacy of the residents’ criticism of management practices. Indeed, because residents are frequently blamed for the deterioration of the living environment (Leclercq 2017), this legitimacy depends above all on their commitment to conviviality actions. Our proposal is based on our respective PhD fieldworks conducted as employee-doctoral candidate, for one in a social landlord, and for the other in a provider for landlords. Based on these ethnographical materials, we wish to show how the work of social developers’ questions both the democratization of social housing management and the categorization of welfare institutions between “good” and “bad poor”.

Keywords: living environment, social housing landlords, social developers, large-sale social housing, France

Leaving social housing in Flanders. Does income matter?

Kristof Heylen

University of Leuven, Research Institute for Work and Society (HIVA), 3000 Leuven, Belgium

e-mail: kristof.heylen@kuleuven.be

Abstract

Social housing in Flanders (northern part of Belgium) is a selective policy instrument, using strict income limits. About half of the tenants belong the lowest income quintile. The social rent is strongly subsidized and income-dependent. Tenants with an increasing income will eventually pay a market rent. In March 2017, the Flemish government replaced the period tenancy by a fixed-term tenancy for new tenants. After 9 years, the income will be evaluated, and when it is higher than 125% on the income limit, the contract will not be prolonged. In 2026, the first tenants will have to move out of social housing because of their increased income.

In our study, we analyse for the period 2006-2016 the income profile of the group that leaves social housing, and explore the effect of income on the probability of leaving the sector. We use administrative data and techniques of duration and longitudinal analysis, in addition to bivariate analysis. Since higher incomes pay more or less the market rent and can afford to rent on the private market, they may already have a high probability of exiting the sector. We found that the income of social tenants generally increases during their stay in social housing, until the retirement age. Furthermore, higher income tenants are shown, other things equal, to have a greater probability of leaving social housing, although the difference with lower income groups remains rather limited. Hence, the mentioned new legislation is a useful measure when the government wants to aim social housing at the most vulnerable households.

Keywords: social housing, Flanders, tenant profile, duration analysis

WORKSHOP No. 22 | SOCIAL MIX AND HOUSING

Social mix vs. Spatial Design: A Comparative Analysis of Recent Interventions in Copenhagen

Nezih Burak Bican

Atılım University, Faculty of Architecture, Kızılcaşar Mahallesi, İncek, Ankara, Turkey / SBI (Danish Building Research Institute), Aalborg University, Copenhagen, A.C. Meyers Vænge 15DK-2450
København SV, Denmark
e-mail: burak.bican@atilim.edu.tr

Abstract

Social mix describes co-presence of different groups of residents (Arthurson, 2002; Livingston et al., 2013) with varying social characteristic, attributes, or backgrounds –income level, ethnicity, education, generation, social status– at a definite urban space. Many studies approach the concept as a matter of policy and social relations. There are limited studies with a specific focus on spatial design of urban districts, particularly of housing areas (Tiesdell, 2004; Roberts, 2007, Arthurson, 2010; Lawton, 2013). The concept is centralized in many national and local policies to fight against social segregation and address diversity.

Copenhagen, which has recently been nominated as one of most liveable cities in the world, has been facing an unprecedented rise of population due to migration flow from other cities or abroad and a simultaneous change of demographic structure and living patterns. Housing stock of the city is therefore under pressure of these rising quantitative demand and evolving life-styles of households. Accordingly, the local government has been developing spatial policies for the changing “social mix” of the city to pre-eliminate concentration of social groups with high ratio of similarities. Therefore, it utilizes certain planning measures (social housing quota, small dwelling quota, mixed tenure, dwellings of alternative price levels, sizes, etc.) and sets guidelines for urban plans and architecture of residential built environment.

Getting use of first-hand local documents, interviews with major actors, site visits, and the existing related literature, this study displays and details the different spatial approaches to facilitate social mix in some selected districts (Aarhusgadekvarteret, Sluseholmen, Arenakvarteret) of Copenhagen, which have recently been affected by major development projects around the city harbour. Drawing an analytical framework of the current planning, urban design, and architectural interventions, the study aims to provide a comparative discussion to elaborate the contextual understanding and to highlight advantages and disadvantages of the interventions. The discussion intends to contribute to the relatively under-studied physical design dimension of social mix studies.

Keywords: social mix, planning, architecture, spatial design, Copenhagen

The role of housing practitioners in shaping purposive interaction among hyper-diverse residents: a comparison of mixed housing settings in four cities

Igor Costarelli

University of Milano-Bicocca, Department of Sociology and Social Research, via Bicocca degli Arcimboldi 8, 20126, Milan, Italy / OTB - Research for the Built Environment, Faculty of Architecture and the Built Environment, Delft University of Technology, Julianalaan 134, 2628, Delft, The Netherlands

e-mail: i.costarelli@campus.unimib.it

Talia Melic

University of Melbourne, School of Geography, 221 Bouverie Street, Carlton, 3053, Australia / Lab'urba, Université Paris-Est, Cité Descartes, bâtiment Bienvenüe, plot A, 14-20, bld Newton Champs sur Marne, 77454 Marne la Vallée cedex 2, France

e-mail: tmelic@student.unimelb.edu.au

Abstract

The concept of social mix has been thoroughly examined in the housing literature, where both its theoretical underpinnings as well as its practical feasibility are brought into question. Research to date finds little evidence that interactions take place between socially diverse residents living in mixed settings. In this context, this paper provides insight into new, affordable housing initiatives emerging in cities as far apart as Milan, Paris, Amsterdam and Brisbane, which are reframing the concept of social mix in practice. These programs target various groups which include young people, refugees and people seeking asylum, as well as low-income and other vulnerable residents. Despite the varied policy and geographical contexts of these cities, the initiatives - conceived and implemented by not-for-profit organisations - share some common premises and approaches: the housing organisations provide a framework, and in some cases active support, for interactions among diverse residents; these interactions are framed and promoted as “intentional” between purposeful actors; and the “diversity” of residents extends beyond social class to include age, attitudes, political status, ethnicity and disability. The paper studies the four case studies from the perspective of housing organisations, highlighting and comparing the underlying discourses and conceptions of diversity, governance arrangements and contemporary developments in social housing and welfare policies. It will consider how these factors impact the extent to which residents do (or do not) interact in these housing programs, and how this challenges prevailing conceptions of social mix.

Keywords: social mix, comparative research, affordable housing, social interaction, diversity

Planned Gentrification in Housing Regeneration Programs: Evaluation from the Perspective of Social Justice

Nava Kainer Persov

Technion – Israel Institute of Technology, Faculty of Architecture and Town Planning, Technion City,
Haifa, Israel

e-mail: navakape@technion.ac.il

Naomi Carmon

Technion – Israel Institute of Technology, Faculty of Architecture and Town Planning, Technion City,
Haifa, Israel

e-mail: carmon@technion.ac.il

Abstract

Housing regeneration projects are popular in many large cities around the globe. These projects are significant in that they affect the lives of a growing fraction of the population. The large number of these regeneration projects in Israel makes it a “laboratory” for housing redevelopment strategies. The research analyzed strategies of housing regeneration and suggests a methodology for evaluating them from the perspective of social equity. Three dimensions of justice were studied from the standpoint of those who lived in the old housing before the renewal project took place: distributive justice (cost and benefits), procedural justice (participation in the decision-making process), and social mix (the mix and the nature of contacts between long-timers and new higher-status residents). For each of the three, the measurement included: outputs (immediate results), outcomes (medium-term results), and impacts (long-term results).

The methodology was implemented in an empirical study in Israel. A post-occupancy evaluation study using quantitative and qualitative methods was conducted in housing regeneration projects according to two strategies: ‘Demolition and Redevelopment’, and housing densification via the ‘TAMA 38’ National Outline Plan. The findings are based mainly on interviews with local residents in the renewed housing; both long-time residents and new residents. The analysis and discussion of social equity includes issues of gentrification and displacement (only 40% of long-time residents remained in the renewed neighborhood after demolition and redevelopment), social mix and distributive justice; The latter is analyzed in the scales of the household, the neighborhood, and the city. Theoretical insights and practical recommendations were derived, including suggested changes in regeneration plans and the provision of affordable housing.

Keywords: housing regeneration, social-spatial justice, gentrification, displacement, Israel

The Relationship Between Tenure Mix and Local Services: Analysis on Scottish Small Area Data

Johanna Jokio

Urban Studies, University of Glasgow, Adam Smith Building, G12 8RS, Glasgow, United Kingdom

e-mail: j.jokio.1@research.gla.ac.uk

Abstract

This paper examines small-area variations in local services according to tenure mix in Scotland. Policy in the UK has focused on developing mixed areas in an effort to reduce negative outcomes and provide a host of neighbourhood improvements to low-income areas, one of which concerns local service provision. It is assumed that mixing tenures will promote interaction that would help residents to advocate for improvements in local services, while also delivering a more varied income base for private services. Previous research has found that middle-class residents tend to have more influence on local service provision through their advocacy and demand. However, it is not clear whether the introduction of owner-occupiers will improve outcomes for all residents, and what level of mix would be appropriate to achieve outcomes.

This paper considers local services as a potential neighbourhood outcome related to mix by examining the relationship between tenure mix and residents' perceptions of the access to and quality of local services. The approach combines Census and survey data on Scottish small areas through multilevel modelling. Tenure mix is measured by grouping the tenure compositions of small areas into a neighbourhood typology using Census data in order to define different levels of mix. The inclusion of these types into the models show that service outcomes differ depending on the level of neighbourhood tenure mix. Areas composed of high levels of tenure mix contribute to positive outcomes in access to core services and satisfaction with leisure services, and this result holds at two area levels. However, tenure mix does not consistently explain differences in satisfaction with public services.

Keywords: tenure mix, local services, Scotland

The case of Hellersdorf, Berlin: from the socialist dormitory town to today's neighbourhood of diversity

Maria Nefeli Gerotoliou

National Technical University of Athens, Faculty of Architecture, Athens, Greece

e-mail: mn.gerotoliou@yahoo.com

Abstract

The paper explores social mixing, a term of urban sociology, through the example of a district in East Berlin. Hellersdorf is a large housing settlement established in the mid-1980s as the last housing project of the GDR era.

The introductory section of the paper provides the theoretical framework, in order to familiarize the reader with the term “social mixing” and its distinctive parameters. Subsequently Germany’s history on housing policies is concisely reviewed, from the founding of the German Empire to the post-war era.

Consequently, the paper focuses on the study of Hellersdorf. It examines the tool of social mixing through the years in Hellersdorf’s history, both in theory and practice, seeking to answer the question: How important was the ideal of a social mix for the governments and local authorities on the different stages of the city’s development?

Firstly, a report of the socio-spatial structures deriving from the socialist planning and from further political decisions of the SED party, lays the foundations for the understanding of the district’s identity. In the 1990s, the fall of the Berlin Wall and the transition to the capitalist system of reunified Germany mark the city’s history. A complex system of cooperating actors manages housing in an attempt to upgrade Hellersdorf. The narration then reaches the present, highlighting current facts and challenges; the intense building erection and the provision of housing for refugees, as measures to tackle the housing crisis, the contrasted population composition and crucial social problems, causing social friction and the rise of the far right. Hellersdorf is now facing the challenge of evolving into a socially coherent though diverse community as a field of application of social mixing.

Keywords: social mixing, East Berlin, housing policy, segregation, urban renewal

Comparative studies on creating socially-mixed communities through housing

Iris Levin

Centre for Urban Transitions, Swinburne University, Victoria, Australia
e-mail: ilevin@swin.edu.au

Kathy Arthurson

Southgate Institute for Health, Society and Equity, Flinders University, South Australia
e-mail: kathy.arthurson@flinders.edu.au

Abstract

The idea of social mix in residential environments has been around since the 19th century (Sarkissian 1976, Arthurson 2012). In the past 30 years or so, social mix has been on the policy agenda of many countries as an intended aim of housing redevelopment processes, using it as a tool for deconcentrating urban disadvantage and enhancing social inclusion (Arthurson 2010). But social mix has been criticised more recently as a policy justification of redevelopment projects of public housing estates and urban renewal projects in inner-city neighbourhoods, which have led to the dislocation of disadvantaged communities due to gentrification (Lees et al. 2011). The debates around social mix, the social engineering the term implies, and its effectiveness in creating new mixed communities, are still ongoing, despite the current change of aims and terms in policy agendas. This paper provides a preliminary typology of the different kinds of social mix as they appear in various forms and in different cities and policy contexts. These include the State-led redevelopment of public housing estates and the creation of mixed-tenure communities; the regeneration of inner-city neighbourhoods and the in-migration of affluent residents to create socially-mixed communities; and the privately-led redevelopment of private residential buildings in disadvantaged neighbourhoods. The paper offers a framework to analyse social mix projects across different contexts. We consider the scale at which social mix has been implemented, the policies that enable the process of social mix, the stated aims of the project, the involvement of the State, private developers, other private key stakeholders, and NGO and non-for-profit organisations in the processes, and the social, economic and spatial outcomes of social mix. This framework enables a comparative analysis of policies and processes of social mix across different countries with diverse political and historical contexts.

Keywords: social mix, mixed-tenure, mixed-income, housing, public policy

What Happened to the American Dream? Experiences of Low-Income Homeowners in the Aftermath of the Great Financial Crisis

Anna Maria Santiago

Associate Dean for Research and Graduate Studies and Professor of Social Work, College of Social Science, Michigan State University, East Lansing MI 48824, United States of America
e-mail: santia63@msu.edu

Abstract

For nearly three decades, the U.S. Department of Housing and Urban Development has sponsored initiatives to promote homeownership as a wealth-building activity for low-income families. However, the value of homeownership for low-income families has been the subject of considerable scholarly and policy debate – a debate that was reinvigorated with the foreclosure crisis in the United States and the Global Financial Crisis of 2008. Findings suggest that low-income homebuyers, particularly minority homebuyers, make significant tradeoffs in terms of the sustainability of homeownership through equity building and heightened risks of foreclosures, refinancing and forced sales.

Does pre-purchase counseling make homeownership a sustainable option for low-income families? Limited research to date suggests that it may but few evaluations of homeownership counseling programs have utilized control groups or other statistical techniques that make it possible to reliably estimate program effects. Using longitudinal data from the Denver Housing Authority's HomeOwnership (HOP) program, this study assesses the impact of HOP participation on the sustainability of low-income homeownership. Specifically, this study examines: (1) homeownership rates through 2018; (2) duration of homeownership tenure; (3) sale of home; (4) foreclosure; (5) refinancing; and (6) home equity and whether these outcomes vary by ethnicity.

WORKSHOP No. 23 | SOUTHERN EUROPEAN HOUSING

Impacts of the New Regulatory Legislation of Short-Term Rentals in Lisbon

Sandra Marques Pereira

DINÂMIA-CET/ISCTE –University Institute of Lisbon, Avenida das Forças Armadas, Edifícios ISCTE
1649-026 Lisboa, Portugal
e-mail: s.marquespereira11@gmail.com

Madalena Matos

DINÂMIA-CET/ISCTE –University Institute of Lisbon, Avenida das Forças Armadas, Edifícios ISCTE
1649-026 Lisboa, Portugal
e-mail: madalena.matos@iscte-iul.pt

Abstract

The boom of short renting in Lisbon began in 2014. Nevertheless, its greatest impulse took place in 2018, when almost 18.000 units were registered: 40% of the total of short renting in Lisbon. The debate about the need of further regulation of short renting had expanded internationally since 2016: it has been discussed as an important dimension of one of the main problems of contemporary cities, housing affordability for larger social segments. Policy measures of short renting regulation can be divided in two wider groups: 1. Those based in the moralization of the activity (its decommodification) and the retrieval of the original concept of sharing economy; 2. Those based in a territorialized approach aiming at preserving urban social diversity. In Portugal, this debate began in 2017, but its first outputs just came to light in the second semester of 2018 with the new law of short renting. The Portuguese law - probably influenced by the dominant tone of media focused on the risks of touristic gentrification in the historic neighbourhoods – fits more in the second group. Being a national law, it emphasizes the responsibility of municipalities: it suggests a local plan with “containment areas” where short renting should be forbidden or limited. Lisbon, the most affected city by this issue, was the first to implement a provisional plan of containment. It became effective in the beginning of November of 2018. This paper aims to develop a first analysis of the impacts of this plan regarding two main aspects: 1) the housing market, that is the evolution of supply (renting and purchasing) in terms of prices, volume and size in the different areas classified in the plan – “containment”, “under monitoring”, the rest of the city; 2) the sprawling dynamics of short renting by identifying the areas/neighbourhoods where it is growing.

Keywords: short renting, regulation, housing market, Lisbon, impacts

Leaving the parental home in Southern Europe: a qualitative approach

Myrto Dagkouli-Kyriakoglou

Gran Sasso Science Institute, Viale F. Crispi, 7, 67100, L'Aquila, Italy
e-mail: myrto.dagkouli@gssi.it

Nayla Fuster

Universidad de Granada, Faculty of Political Sciences and Sociology, C/ Rector López Argüeta s/n,
18071, Granada, Spain
e-mail: naylafuster@ugr.es

Martina Gentili

Gran Sasso Science Institute, Viale F. Crispi, 7, 67100, L'Aquila, Italy
e-mail: martina.gentili@gssi.it

Ricardo Duque-Calvache

Universidad de Granada, Faculty of Political Sciences and Sociology, C/ Rector López Argüeta s/n,
18071 Granada, Spain
e-mail: ricardoduque@ugr.es

Abstract

The average age to leave the family home in Southern European countries is significantly higher than in central and northern Europe. The proportion of young adults staying at home in Greece, Italy and Spain after the age of 30 is especially relevant, as this delayed incorporation to the residential market undoubtedly affects other aspects of their life. The effects on marriage or childbearing are being treated as social problems. However, the overall numbers contain a variety of stories. We have approached this diversity of situations by using qualitative data to study the paths to independent living in the local context of the three countries. Additionally, to the usual life course events, residential market situation and the financial assets available to the individuals, we are interested in values. Our aim is to explain the role of individual and social values to produce different behaviors between young adults who share the same market situation and similar economic constraints. Apart from describing each country, our second goal is to look for shared patterns of values leading to leave (or stay at) the family home among different Southern countries. Our data sources are interviews and focus groups from Greece, Italy and Spain, produced in the post-recession period. The results show differences between the aforementioned countries, although we have also found some interesting connections. Apart from the usual values linked to housing and family, less obvious variables may be playing a role in the decisions of the youth.

Keywords: leaving home, young adults, values, Southern Europe

“Why Don't Mediterranean Cities Burn?” Residential segregation in a public housing neighborhood of Rome

Pietro Vicari

Università di Torino, Interateneo di Geografia e Scienze territoriali, Turin, Italy

e-mail: pietro.vicari@edu.unito.it

Abstract

In an October 2017 issue, the Economist titled "Left behind", referring to urban spaces left behind by globalization. The British weekly has arrived at the global crisis of 2008 has deepened the spatial inequalities.

The impact of inequalities has been further evidenced in connection with the homogeneous electoral behavior of the provinces and the peripheries of the western states (for example in the case of the election of Trump or the vote for Brexit).

This is why Florida in "The New Urban Crisis" identifies in the gap between winning cities and losing cities and in the cities between winning neighborhoods and areas in decline, one of the factors in the crisis of our cities. This global view was accompanied by a renewed focus on social interaction and informal practices in urban peripheries.

A medium-range interpretation of these processes is lacking, with the contraindication of remaining suspended between statements so general as to risk being misleading and generalizations of very specific contexts.

The in-depth study of the case of Public Housing in Rome allows us to relate the specific story of the Quarticciolo neighborhood with the model of southern European housing. The scarcity of public housing and their spatial concentration has favored residential segregation, evident in low social mobility.

Through the data provided by the A.T.E.R. of Rome and by the ISTAT, the paper verifies the concentration of the elderly, people with low educational qualifications and foreigners in the Roman public housing neighborhoods.

Through 3 in-depth interviews with the inhabitants of the neighborhood, the stigmatization linked to the residence in the neighborhood is deepened and the trust in public action.

In 2012 Micheal Katz wondered "Why Don't American Cities Burn?" Realizing that urban poverty was the possible trigger of a fire, subsequent events in American black neighborhoods made this demand prophetic, in a different way the tenants of public housing of southern Europe they experience forms of residential segregation, it is up to scholars to understand their nature and their causes.

Keywords: housing, residential segregation, Mediterranean cities, urban crisis

Affordable Housing and Vulnerable Households: An Analysis to Prevent Elderly Social Exclusion

António Duarte Santos

CARS – Center for Economic Analysis of Social Regulation, Universidade Autónoma de Lisboa, Rua de Santa Marta, nº 47, 6º Andar, 1150-293 Lisboa, Portugal

e-mail: ajsantos@autonoma.pt

Abstract

Affordable housing has been developed to meet one of the main indicators to assess housing quality and boost social cohesion. This implies availability of housing space. The impact of demographic ageing is the most significant element for a European housing model, which is visible in southern European countries. The number of elderly who are still active is decreasing while the number of elderly who are retired is increasing. The percentage of elderly population will grow significantly throughout the next decades, as the baby-boom generation retires. This will lead to the increase in price to rent ratio vs price to income ratio to support active citizens and will cause families to pay more for housing, utilities (water, electricity and gas) and maintenance. In Southern Europe, this age group owns the worst and most run-down housing facilities. The refurbishing of city centres varies in the different countries and is slowing down. The private housing sector is being pressured due to the elderly's low income. In the best-case scenario, cohabitation and the number of homeless will not decrease. This study analyses the recent changes in housing and social indicators in southern European countries in the scope of three aspects: the context of the dual housing market, housing conditions and public policies aimed at housing for the most vulnerable and for the elderly. Our results allow us to discuss data comparability, indicator trend variation in each country and debatable outcomes.

Keywords: affordability, elderly households, social housing, household's incomes, maintenance costs

The city of opportunities? A tale of how young newcomers (struggle to) settle in Milan

Igor Costarelli

University of Milano-Bicocca, Department of Sociology and Social Research, via Bicocca degli Arcimboldi 8, 20126, Milan, Italy
e-mail: i.costarelli@campus.unimib.it

Silvia Mugnano

University of Milano-Bicocca, Department of Sociology and Social Research, via Bicocca degli Arcimboldi 8, 20126, Milan, Italy
e-mail: silvia.mugnano@unimib.it

Abstract

Over the last ten years, Lombardy's city capital, Milan, has been experiencing a growth in key sectors of the local economy, such as the creative industry, including design and fashion, business and finance and, more recently, tourism. Such positive trend, combined with wide and high-quality educational offer provided by more than six local universities, have contributed to enhance the attractiveness of Milan in terms of job and educational opportunities for young people, both students and young workers. Within the current phase of economic impasse at national level, Milan is one of the main destinations of recent internal migration flows, especially from Southern regions, which contribute to exacerbate the housing demand. Currently, prices on the private rental market have skyrocketed, particularly in central and semi-central neighbourhoods, while social housing is unable to cater for such demand. This paper focuses on the individual experiences of youngsters, i.e. students and young workers, between 20 and 35 years old, who recently arrived in Milan for study or work reasons. The aim of this paper is to better understand both constraints and opportunities they encounter while settling in the city, as well as their coping strategies. Adopting a qualitative approach, this paper discusses the difficult, and sometimes competitive, struggle to find an affordable and adequate place to live. It highlights the supportive role played by friends and family networks as youths first land in the city, and documents the 'forced' trade-off between housing affordability and accessibility to the opportunities offered by this city.

Keywords: affordable housing, young people, urban attractiveness, residential trajectories, private rented market

The children close, the daughters closer: Is family housing support in Greece gendered?

Myrto Dagkouli–Kyriakoglou

Gran Sasso Science Institute, International Doctoral Programme in Urban Studies, L'Aquila, Italy

e-mail: myrto.dagkouli@gssi.infn.it

Abstract

The Southern European welfare regime has at its core a family and kinship network that is committed to supporting its members in various areas such as care, social protection and housing provision. The importance of the family has become more significant in recent years after a short period of attempted modernisation during the crisis initiated in 2008, when it became the main shock-absorber of socio-economic turbulence. However, the support of the family network mentioned above imposes a reciprocity, where the receivers are expected to be givers in the future. Using data from a wider research project comprising 3 different social groups, this study examines how the gender of a young adult impacts on the housing strategy that their family destines for them. The results show that young adults' housing prospects are different according to their gender. However, this differentiation has an association with important kinship processes that also supplement state welfare services. Thus, this paper explores the role of families as care and housing providers who determine specific social roles and housing trajectories for young adults in Greece.

Between Tourism and Housing Programs and Projects in Lisbon

Filipa Serpa

Lisbon School of Architecture, Lisbon University, R. Sá Nogueira, 1349-063 Lisbon, Portugal

e-mail: filipaserpa@fa.ulisboa.pt

Abstract

Considering the current touristic dynamics and the local accommodation phenomena and deriving pressure on the housing market in the city of Lisbon, this paper focus on the analysis of programs and projects concerning public housing promotion in the Portuguese capital.

The research aimed at surveying and analysing recent tendencies on publicly supported housing projects, based on contextual analysis – policies and programs - along with morphological and typological studies on built projects.

As in other European countries, Portugal felt a severe housing crisis during the 20th century, mostly caused by drives of internal and of former colonies migration. Considering the democratic period, after the 1974 revolution, the most important response to it, in the Portuguese metropolitan areas, was the Special Rehousing Program (PER) issued in 1993 framing the built response along almost 20 years. Mainly using urban models of high-density collective housing, along with segregated locations, several physical and perceived vulnerabilities are identified in the context of the housing stock owned by the public sector.

Moreover, on the last decade Lisbon has been overtaken by massive tourism with impact on the urban condition and particularly in the housing market. Urban rehabilitation dynamics had a major role in the activation of the real estate market and with it a new housing crisis over several Portuguese cities with great evidence in Lisbon.

After a period of relative apathy with regard to housing policies in Portugal, a recent wake-up call for housing, open the discussion on urban and architectural models promoting new programs and project approaches.

Between tourism and social housing, it is important to address the asymmetry within the same city, the project tools in buildings and in public space structure to activate the necessary “urban links” in order to promote the dynamics between centre and peripheral neighbourhoods.

Keywords: housing, tourism, urban morphology, architectural typology, rehabilitation

Lack of universal accessibility of housing in Spain, Sweden and Germany: comparative remarks

Héctor Simón-Moreno

University Rovira i Virgili, UNESCO Housing Chair, Tarragona, Spain

e-mail: hector.simon@urv.cat

Abstract

The United Nations Convention on the Rights of Persons with Disabilities (2006) contains accessibility obligations regarding the identification and elimination of obstacles and barriers to accessibility in buildings. Even though the European Union acceded the Convention in December 2010, the Commission's proposal for a European Accessibility Act (2015), which aims to provide more accessible products and services in the market, does not include housing within its scope. This means that housing accessibility shall remain mainly a matter of national competence. In order to shed light on the current accessibility of multi-unit buildings in Spain, the UNESCO Housing Chair of University Rovira i Virgili and the Spanish Foundation Mutua de Propietarios produced the report "Accessibility of housing in Spain" (March 2018), which provided empirical evidence about the lack of universal accessibility of Spanish condominiums. Taking this report as a starting point, further research has been conducted so as to contextualise the results in a European perspective, so other European countries (Sweden and Germany) have been included in the comparison. The results identify good and bad practices amongst the different countries that may be useful for other European countries, e.g. the Southern European, and show that, in the end, there is still a long way to go in terms of universal accessibility of multi-unit buildings in Europe.

Keywords: housing accessibility, EU law, multi-unit buildings, condominiums, housing policy

Housing Youth in transition in a Southern European context: a research framework for Greece

Dimitra Siatitsa

Department of Sociology, University of Crete, Crete, Greece

e-mail: dimisiat@gmail.com

Abstract

Late youth emancipation and family dependence is a quite common pattern in Southern European countries, often attributed to cultural, rather than economic reasons. The proposed paper wants to highlight the growing housing hardships and exclusion from the housing market that impede youth empowerment and emancipation. Although family ties, individualised behaviours, and institutional welfare state regimes play important role in defining a young person's life path and choices, economic factors, such as rent prices, young people's own labour outcomes and income, their family's income, general economic cycles and labour market conditions, are equally determinant, especially as the transition process –towards a more independent life- has been deeply affected by the recent socio-economic crisis.

The growing social and economic marginalisation of youth due to conditions of precarity and insecurity are intertwined with demographic downturn and intergenerational polarisation and competition, together with social and political regression and rise of anti-political and far-right attitudes. Further research and understanding of such processes is urgently needed, both locally but also on a European level, as these alarming effects not only put in question the European social project, but also Europe's future as a space of justice and democratic politics.

Drawing from existing literature and research on youth and housing in Southern Europe, as well as the relevant policy debate at the European level and the researchers previous work, the proposed paper will take Greece, and its capital Athens, as a geographical reference point in order to sketch a methodology and research framework for understanding young people's access to independent housing. Guiding questions in this effort will be what are the challenges, limitations, vulnerability factors, as well as the available housing options young people face? What alternative practices and strategies do they develop, and what kind of policy intervention is needed?

Keywords: youth housing, precarity, youth emancipation, Greece, Southern Europe

Housing in Southern European cities under transition: The case of Barcelona and Athens

Dimitris Poullos

National Technical University of Athens, School of Rural and Surveying Engineering - Department of Geography and Regional Planning, Zisimopoulou 3, Glyfada, 16674, Athens, Greece

e-mail: dimipoul@gmail.com

Abstract

The paper examines the impact of the Economic Crisis of 2008 on Housing and generally in the urban development models of two Southern European cities, Barcelona and Athens. It strongly argues that the Southern European urbanization model - based on home-ownership, family solidarity and networking and small landownership (particularly in Greece) - shows signs of significant change and transformation, as it is severely challenged: from the economic recession, in relation also to international trends in the housing market (financialization), local urban development trends (rise of urban tourism), but also important demographic changes (migration).

Based on the cases of Barcelona and Athens, the paper will focus in presenting:

- how the crisis was locally spatialized in the two cities through the Housing Bubble in Spain and the debt crisis in both cases.
- The impact of the economic recession and the imposed austerity policies in the economies of the city.
- The development trajectories in the field of housing and urbanization and how these were transformed particularly in the last decade.
- The developments in the field of policy making around issues of Housing, as well as the role of political actors (movements, political parties).

The papers suggest that the two cities are a great example in widening out understanding of the impact of the international financial crisis in the local context and the wider linkages between local and global. At the same time important conclusions and insights for the future of Housing in Southern Europe.

Does a “New Generation of Housing Policies” Presuppose a New Model for Policy Evaluation?

Tatiana Brandimiller

CITTA, Research Centre for Territory, Transports and Environment, University of Porto, Building G,
4th floor, Dr. Roberto Frias, s/n 4200-465 Porto, Portugal
e-mail: up201700380@fe.up.pt

Paulo Conceição

CITTA, Research Centre for Territory, Transports and Environment, University of Porto, Building G,
4th floor, Dr. Roberto Frias, s/n 4200-465 Porto, Portugal
e-mail: psc@fe.up.pt

Abstract

The debate on public policy evaluation has been concentrating its efforts on breaking with the traditional conceptual logics of formulation and implementation process of policies as a rational cycle. In one hand, it evidences insufficiencies and restrictions related to policy practice and, on the other hand, reinforces the importance of policy evaluation that circulates, in a relational perspective, in dimensions such as i. Evaluation purpose (comprehension of different meanings and conceptions), ii. Evaluator purpose (comprehension of evaluation as a professional field with the role of interact with reality in different ways), iii. Programme/intervention purpose (elements that compose determined object of evaluation in relation with the implementation context) and iv. Actor's purpose (actors that interact in the process through the object of evaluation, relating it to the implementation context). Nevertheless, the application of these perspectives to the housing policies – specially in Portugal – has been scarce.

Drawing from this four-dimensional approach, this communication proposes an analysis to establish a framework for housing policies as a complex intervention and identify possible conceptual and instrumental elements to mobilize towards evaluation processes in housing policies in Southern Europe. The case study is associated is the Portuguese housing policy named “*Nova Geração de Políticas de Habitação – NGPH*” focused specifically upon the “*1º Direito*” policy.

NGPH is a recent initiative from Central Government and has mobilized different actors, institutions and municipalities in its implementation, raising a problematic issue due to the moment of political redefinition and the search for more systematic local strategy development. It is proposed complementary perspectives such as theory program, theory-based evaluation, complexity theory or realistic evaluation. The article aims at enriching knowledge in the potentialities and weaknesses of evaluation models that comply with diversity characteristics and housing policies complexity.

Keywords: housing policy, evaluation, Portugal

WORKSHOP No. 24 | TOWARDS SUSTAINABLE COMMUNITIES AND HOUSING

Realities and Background of Residents' Relocation Process in a Nuclear Power Plant Stricken Area

Masato Tanaka

Otemon Gakuin University, Faculty of Regional Development Studies, Ibaraki, Osaka, Japan
e-mail: m-tanaka@otemon.ac.jp

Abstract

This study focuses on the area affected by the Fukushima Daiichi Nuclear Power Plant accident caused by the Great East Japan Earthquake (2011). We studied a case on the Abukuma area in Fukushima Prefecture, where people had to live in temporary residence due to radiation emissions and not due to damage caused by the earthquake and/or tsunami. In the areas with high radiation levels, long-term evacuations were ordered. Eight years have passed since the disaster; however, people who used to live in the area around the nuclear power plant do not have any prospects of returning home. However, residents in the areas where evacuation orders have been lifted are now forced to make severe choices as to whether they will continue to live in unstable evacuation centers or return to their homes which means accepting the risk of radiation.

This study spotlights how the community has changed since the long-term evacuation orders were lifted. We conducted interviews with residents who left their original homes and now live in unstable temporary housing, and with those who have returned to their original homes.

The residences of the evacuees are dispersed over a large area. Most of the people have experienced relocating several times. In quite a few cases, they moved in with their relatives or acquaintances, but the duration of those stays were generally short. In general, only a few residents returned to their original houses, and any sense of community has almost disappeared. In one household, the elderly and the younger generations decided to separate. It is inferred that the rate of people returning to their homes is lower in the areas where evacuation orders lasted longer. In contrast, the residents who returned home seem to be actively involved in restoring and improving their living environment in order to settle down in the area again.

Keywords: The Great East Japan Earthquake, Fukushima Daiichi Nuclear Power Plant Crisis, evacuation order, community, relocation, return

Combating energy poverty: Denmark, Ireland and Spain compared

Nessa Winston

School of Social Policy, Social Work and Social Justice, University College Dublin, Belfield,
Dublin 4, Ireland
e-mail: nessa.winston@ucd.ie

Montserrat Pareja Eastaway

Departament de Teoria Econòmica, Escola d'Empresarials, University of Barcelona,
Avinguda Diagonal 696, 3a planta, Despatx 325, E-08034 Barcelona, Spain
e-mail: mpareja@ub.edu

Jesper Ole Jensen

Center for Design, Innovation and Sustainable Transitions, Aalborg University, A.C. Meyers Vænge 15,
Building: A, 3223, 2450 København SV, Denmark
e-mail: joj@sbi.aau.dk

Abstract

Energy poverty is a significant problem in many countries, particularly for vulnerable groups such as those on lower incomes. Its importance has been recognised in the Covenant of Mayors for Climate Change and Energy, consisting of local and regional authorities who voluntarily committed to implementing EU climate and energy objectives in their territory. Energy poverty is a complex multi-dimensional problem, including environmental (e.g. energy efficiency and emissions), social and economic issues (poverty and social inclusion). It is also an important social policy issue because it is linked to a range of health and social problems. Given its complexity, a range of strategies are required to address it. There are a range of potential strategies employed in different jurisdictions. These may include regulatory instruments (e.g. EU regulations regarding energy efficiency of dwellings (e.g. the Energy Performance of Buildings Directive which require member states to enhance their building regulations and move toward new and retrofitted 'near zero-energy residential buildings by 2020). Other instruments include market-based ones (e.g., incentives and disincentives such as carbon taxes, and retrofitting grants), information programmes (e.g., labelling and certification schemes), and education/training for relevant professionals and residents. However, there are considerable national, local and regional variations in the implementation of relevant EU regulations and in the types of strategies employed at different levels. This may be due to a range of factors. This paper compares and contrasts energy poverty in three jurisdictions: Denmark, Ireland and Spain. It examines evidence on the extent of the problem (quantitative and qualitative); the relative importance of the problem in policy; and the existence and quality of national/sub-national definitions and measurement of energy poverty. Finally, the paper evaluates some of the key strategies employed to address the issue in each context.

Keywords: energy poverty, social sustainability

Stakeholders' concern about risks in energy retrofit of residential buildings in China

Ling Jia

OTB Research for the Built Environment, Delft University of Technology, the Netherlands
e-mail: L.Jia-2@tudelft.nl

Queen K. Qian

OTB Research for the Built Environment, Delft University of Technology, the Netherlands
e-mail: K.Qian@tudelft.nl

Frits Meijer

OTB Research for the Built Environment, Delft University of Technology, the Netherlands
e-mail: F.M.Meijer@tudelft.nl

Henk Visscher

OTB Research for the Built Environment, Delft University of Technology, the Netherlands
e-mail: H.J.Visscher@tudelft.nl

Abstract

The implementation of energy retrofit in China is faced with many risks (e.g., funds shortage, occupants' reluctance, conflicts between occupants during the construction, and immature technology), which is also the main cause of the slow retrofit process. Given the roles of stakeholders as risk causers and bearers, risk occurrence and impact degree are closely related to stakeholders' behaviors, which means that the optimization of stakeholders' behaviors is very important to risk management. However, stakeholder behaviors in risks are greatly influenced by their concern about risks. In general, stakeholders with high risk concern have self-protective behaviors to mitigate risk impacts, while stakeholders with low risk concern are more likely to make risky decisions to result in an increase in risk probability. This paper aims to analyze risk concern of different stakeholders in energy retrofit of residential buildings in order to understand stakeholders' behaviors in terms of risk occurrence and impacts.

First, this paper will establish a risk list through both literature review and field survey to connect the risks in the whole process of energy retrofit in China with the main stakeholders (including government, occupants, contractors, and designers). Second, a questionnaire survey will be conducted to explore and compare different stakeholders' concern about each risk from the perspective of stakeholders' intuitive and subjective judgement. Third, stakeholders' risk behaviors will be discussed based on their risk concern to find out the directions for risk management.

Keywords: stakeholder concern, risk behaviors, risk management, energy retrofit

Svartlamoen as a model for future non-profit housing areas

Randi Narvestad

NTNU Dept of Architecture and Planning, Trondheim, Norway

e-mail: randinar@ntnu.no

Eli Støa

NTNU Dept of Architecture and Planning, Trondheim, Norway

e-mail: eli.stoa@ntnu.no

Abstract

The housing sector in Norway is dominated by expensive owner-occupied homes. The rental market has a weak position and price regulated housing is absent. Norwegian municipalities are imposed to offer public housing targeting vulnerable citizens such as refugees and disabled persons. Besides offering a lack of permanency, the narrow target group of public housing forces low income households into the ordinary high-priced housing market.

The need for affordability and housing qualities lacking in the ordinary market has led to a renewed interest in non-profit alternative housing. Norwegian cities have different traditions and perspectives but many are in the process of developing new alternative housing models.

The research and innovation project BOPILLOT aims at developing models based on experience from the municipalities of Trondheim and Bergen. Using action research, BOPILLOT will study two ongoing pilot projects aiming to develop affordable quality housing with high degree of user involvement and sharing.

The ENHR conference paper aims to describe and discuss the BOPILLOT pilot project located at Svartlamoen in Trondheim. The Svartlamoen area is based on the ideas of Local Agenda 21 underscoring the importance of collaboration among residents and between residents and the municipality. For two decades the area has offered cheap rental housing with modest comfort. The dwellers love Svartlamoen, while the municipal employees and politicians tend to be more ambivalent. Roles, responsibilities and decision making follow no clear rules and the authorities are dissatisfied with the development of the area because of poor maintenance of old buildings and too few new constructions.

The paper will present preliminary findings from interviews with key actors in the previous planning and building processes in the neighborhood, and discuss how the interplay may be improved, and whether experiences from Svartlamoen has a transfer value to Trondheim's future non-profit housing areas.

Contextual Modernization of Unit Plans for Malaysian Apartments

Min Kyoung Kim

Dept. of Housing and Interior Design, Kyung Hee University, Seoul, South Korea

e-mail: 0603kmk@naver.com

Seo Ryeong Ju

Dept. of Housing and Interior Design, Kyung Hee University, Seoul, South Korea

e-mail: jcl@khu.ac.kr

Abstract

The apartment, a major housing typology of Southeast Asian metropolitan cities, was imported from Western countries to solve urbanization and has evolved in adjustment to sociocultural and climatic contexts. During this process of contextual modernization, traditional housing cultures and spatial elements were embodied in the unit designs of apartments and new spatial elements and devices were invented to add to the comfort of apartments. This study aims to find the traditional housing culture and the new spatial elements that cannot be found in the apartments of other countries. It comprises an analysis of a series of precedent studies by the author on Malaysian housing.

Whereas the traditional spatial order from the front to the back of a house was retained in early apartment plans, this order is now reversed in modern plans. In traditional houses, the kitchen was regarded as a dirty space and was therefore hidden from the front. In early apartments, the kitchen was located at the furthest possible position from the entrance, following the traditional culture. However, in more recent apartments, the kitchen has been moved closer to the entrance.

Natural ventilation is the most critical issue in Malaysian housing design. To solve this issue in apartments, diverse airwells were designed for unit and block plans. It is customary for visitors to remove their shoes when entering a house, but this custom was not reflected in the design of early apartments. In more recent apartments, a transitional entrance space has become essential. Wet kitchens are also unique spatial elements that reflect the culture of housekeeping.

This study explains how the new forms of housing were accepted, how they adjusted and evolved in new contexts, and the importance of housing culture continuously adapting to contemporary domestic life.

Keywords: modernization, unit plan, apartment, Malaysia

Acknowledgement: This work was supported by the National Research Foundation of Korea (NRF) grant funded by the Korean government (MSIP) (No. NRF-2016R1A2B2010247).

Ageing population in Danish single-family houses: Energy efficiency and other challenges illustrated by the “Single-family housing atlas” and home research

Mette Mechlenborg

Danish Building Research Institute, Aalborg Universitet, Copenhagen, Denmark

e-mail: mme@sbi.aau.dk

Jesper Ole Jensen

Danish Building Research Institute, Aalborg Universitet, Copenhagen, Denmark

e-mail: joj@sbi.aau.dk

Abstract

The single-family house (SFH) is the most popular housing type in many western societies. In Denmark, more than 50% of the population is living here. The majority of the SFH-stock was built from the 1960ies to the 1980ies, in a period where the core family was the predominant family type. Since then many things have changed: The residents have become older, the kids have moved away, many houses lack a physical upgrading etc. As a result, many municipalities are facing various challenges regarding the single-family houses; is there a need for other types of housing for the elderly? What is the energy standard of the SFH, how is the energy supply, and how bad are the houses in need for retrofitting?

In order to illuminate and map the condition of the single-family housing stock, the Danish Building Research Institute (SBI) has developed an interactive GIS-map, that shows characteristics of the SFH-stock in small geographic areas (parishes). This includes register-based data such as location, physical and economic data of the houses (year of construct, size, public valuation assessment, EPC label, energy consumption, energy supply etc.), and socio-economic data (number of residents, age, family type, income, education etc.). In this paper we relate this data to research on home - and place attachment, as the single-family house is said to promote many homemaking strategies especially over time. Secondly, research shows that elderly are more reluctant to invest in retrofitting their house compared to younger generations. This means that we also need to investigate private dwellers' motives for physical changes in their SFH. Using this map, we will illustrate some of the present and future challenges related to an ageing population in the SFH-stock, and how the municipality can formulate housing policies to meet these challenges.

Keywords: single-family houses, ageing population, energy efficiency, GIS, home attachment

Local government, housing and local land-use conflicts in Poland

Magdalena Zaleczna

University of Lodz, Konstantynow Lodzki, Poland

e-mail: magdalena.zaleczna@uni.lodz.pl

Abstract

Along with the political changes in Poland, a municipality became fully responsible for the way the space is used, it received instruments that were to serve planning processes. However, the adopted solutions and the created system were not effective. Changes were made, but the system is still not working properly. One of the manifestations of difficulties with spatial planning in Poland are numerous and intense conflicts between the local community and investors, while at the same time there is a low level of social participation in planning processes. These conflicts regarding the location of investments in the vicinity of residential areas cause a question not only about NIMBY, but also about whether the local government properly plays a role in the context of spatial planning. Very often, parties put forward conflicting interests and expectations, but no mediator is available to help disentangle them and propose a compromise solution. The situation is aggravated by a lack of tradition of cooperation, of forging a compromise, of collective responsibility for local matters. The aim of the article is to assess the functioning of the spatial planning system in Poland in relation to the causes of conflict formation and the possibility of solving them. The author prepares a catalog of local land-use conflicts in the vicinity of residential areas to assess the role of local self-government in this context. The author uses a critical analysis of literature, case studies.

Housing – Work – Territory, spatial and social structures of agricultural and mining settlements in Northern France

Sebastian Niemann

Université Catholique de Louvain
Faculty of Architecture, Brussels, Rue Henri Wafelaerts 47, 1060 Saint-Gilles, Belgium
e-mail: sebastian.niemann@uclouvain.be

Gérald Ledent

Université Catholique de Louvain
Faculty of Architecture, Brussels, Rue Henri Wafelaerts 47, 1060 Saint-Gilles, Belgium
e-mail: gerald.ledent@uclouvain.be

Abstract

Being part of a PHD research on the typology of mining settlements in Northern France, this study focuses on the relation of housing, work and territory in the preindustrial agriculture and the early mining era. It addresses the question, how the spatial and social structures of housing and work are influenced by the territory and its characteristics.

While there is an important body of research covering both agricultural (or rural) and mining settlements, these studies focus either on one or the other subject. By producing and comparing architectural drawings of both types in three scales (territory, settlement, building), we intend to fill this observed gap.

This study reveals that, in agricultural and mining societies, the housing types are clearly linked to work through territory, which literally provides the basis for the respective socio-economic system: While the first tills the surface and depends on the accessibility of water, the second literally digs deeper and is based on the quantity and quality of coal fields.

In both cases, the spatial structures like the localisation and disposition of settlements highly depend on the soil. Concerning the social structures, the exploitation of this soil defines the society outside and inside the household.

Agricultural and mining settlements both display a specific and singular relationship of housing and work, of which the territory seems to be the determinant common ground. The territory, namely its geological features, can thus be depicted as a profound and nearly timeless identity for regional cultures, providing consistency through socio-economic transformations.

This hypothesis offers a new strategy to be put to benefit for the ongoing transformations of our current socio-economic model. Consequently, the relation of housing, work and territory becomes a major tool in the change towards a post-carbon society. In the deindustrialised zones of Northern France, renovating this relationship provides a new lever for prosperity and sustainability.

Keywords: typology studies, housing for agriculture and mining, changes towards sustainability

WORKSHOP No. 25 | WELFARE POLICY, HOMELESSNESS, AND SOCIAL EXCLUSION

Single Mother Households' Housing Poverty and Role of Shared Housing Managed by Private Company in Japan

Risa Kuzunishi

Japan Society for the Promotion of Science,
Kitano 1-2-26 Niiza-shi Saitama pref. 352-0003, Niiza, Japan
e-mail: ylisa0630@uu.em-net.ne.jp

Abstract

Since the 1970s, the number of divorced women with children has risen sharply, be estimated 12,316,000 households in 2016. The number is 2times in the past 40 years.

The main problem created by the increase in these households is their low economic status. Single mother households in particular are among the poorest of all households, with an average income one-third that of general households. Under the profit-oriented housing provision system, it is difficult for such low-income households to secure affordable housing.

There is a shortage of public housing and housing subsidies have not been established in Japan. Even though the number of unoccupied houses has risen sharply, it is very hard for housing vulnerable groups including single mothers to access them, because of their low income status (especially the previous year annual income), lack of service years, guarantors problem, and so on. Those reasons relegate them right after or before divorce to severe housing situation. Some cases rely on relatives, some cases enter facility for single mother and some case secure low rent low quality housing. In order to half of single mother households cared preschoolers at time the divorce they tend to faced difficulties balance work and child care.

Solving above situation shared housing to care children together will be one of the possibilities for single mothers' independent life. In these years the number of the shared housing for single mother households has risen gradually. To clarify possible solutions, this paper examines single mother housing situation from both quantitative and qualitative aspects, and the role of shared housing for single mothers' independent life.

Keywords: single mother households, housing policy, mismatch, divorce, accommodation, public housing

Gender norms and daily lives of young homeless women in crisis accommodation in Poland

Magdalena Mostowska

Faculty of Geography and Regional Studies, University of Warsaw
Krakowskie Przedmieście 26/28, 00-927 Warsaw, Poland
e-mail: mmostowska@uw.edu.pl

Abstract

Women's homelessness is often tied to the experience of domestic and family violence. In Poland young women find short-term accommodation in state-funded system of centres for family violence survivors (SOW) and locally-run crisis centres (OIK). Women with small children are referred to "single mother's homes", which are often run by religious organizations, especially in less urbanized areas.

The paper analyses material gathered during fieldwork in Podkarpacie province and in the capital city of Warsaw in Poland in 2016-2018. Interviews with crisis centres' and mother homes' managers were examined with regards to their views and approaches towards rehabilitation, domestic violence, maternity, and family relations. We also scrutinize documents: legal acts that regulate referrals, as well as house rules of facilities. We consider also the views of inhabitants on the daily routine, tasks and relationships within facilities.

We depart from the concept of hidden curriculum (Giroux&Penna 1990) and symbolic violence (Bourdieu&Passeron 1990) to study the formal and informal house rules and how they expose the highly gendered norms and expectations towards inhabitants. They are also a reflection of what is perceived as a threat and what is used as control mechanisms. We look at the control of space (i.e. control of access) and control of time (daily activities) and analyse them based on Johnsen et al. (2018) typology of social control: force, coercion, bargaining, influence and tolerance.

Some of the surveillance and disciplinary strategies are based on the religious practices such as prayers, rosaries, worships embedded in daily routine; other expectations centre around "self-sufficiency", "autonomy", "integration", "engagement" that are the basis of the staircase model of homelessness social policy. We also analyse the gender norms that underlie functioning of these institutions that are to promote "proper behaviour" and a certain model of motherhood and femininity.

Keywords: homelessness, gender norms, social control, crisis centre, Poland

Acknowledgement: This paper is written thanks to research financed by the Polish National Science Centre (project no. 2015/17/B/HS6/04191).

‘We are unhoused, not homeless:’ conditioning legal agency upon living status hinders effective housing policy and fosters social exclusion in Leipzig, Germany

Luisa T. Schneider

Max Planck Institute for Social Anthropology, Department for Law and Anthropology,
PO Box 11 03 51, 06017 Halle (Saale), Germany
e-mail: lschneider@eth.mpg.de

Abstract

Based on long-term research which combined an analysis of top-down policy and legal approaches to homelessness and housing deprivation with examining the role and places of ‘home’ and ‘house’ among people without shelter, this paper analyses the social, political and economic consequences of treating ‘home’ and ‘house/shelter’ as synonyms. In Germany, norms of citizenship are contingent on living status. Fundamental rights around human dignity, privacy and intimacy are defined spatially as the non-public sphere, the domestic arena, the family circle and sexual life. However, these rights as well as the processes in place to protect persons from interference into them are constructed around an ideology of living circumstances wherein the private sphere is separated from the public sphere through the home. But how do citizens without shelter perceive their legal agency and how can they realise these notions so firmly attached to a separation between ‘home’ and ‘street’, ‘private’ and ‘public’?

Based on the experiences of people without permanent shelter, this paper shows how notions of citizenship that are contingent on living status hinder effective policy and practice and lead to stigma and social exclusion. If legal rights, agency and safeguarding are connected to living status, all those without permanent housing cannot be properly included or protected. However, with unhoused populations constantly rising, championing social over spatial notions of living circumstances allows policy and practice to appreciate that for many people today home-making is no longer intrinsically connected to permanent shelter. New forms of housing and living call for sensitivity towards potential risks and for a legal system which disintegrates fundamental rights from housing circumstances; a disintegration which simultaneously allows to render housing policy and practices more efficient and inclusive and for unhoused persons to be integrated into the social matrix.

Keywords: home and house, homelessness, housing deprivation, private-public, social exclusion, Germany

Homelessness in Norway - A housing problem?

Maja Flåto

Oslo Metropolitan University, Faculty of Social Sciences,
P.O. Box 4 St. Olavs Plass, N-0130 Oslo, Norway
e-mail: maja.flato@oslomet.no

Abstract

Policies aimed at homelessness in Norway is governed as cross- sectional cooperation. This follows from the characteristics of the population experiencing homelessness, where most has challenges of drug use and mental health. Housing sector has had the overall responsibility since 2001, health and welfare sector are partners in the cooperation, responsible of securing the health and welfare of the population experiencing homelessness. Construction of policies aimed at homelessness is an arena where housing policies meet social policies, as referred in the name of the ongoing strategy Housing for welfare. Fighting homelessness in Norway builds on a governance model, where coalitions, partnerships and networks are central elements. This creates complex systems, where actors representing different institutional logics and epistemological perspectives interact to create solutions to ease the life of those experiencing homelessness. Possible obstructions are many. The Norwegian welfare state model are considered universal, but there is no universal right to housing, and a liberalized housing marked. The definition of homelessness is naturalistic, constructed solely to count those lacking a housing unit; persons experiencing homelessness have severe challenges that constitutes barriers to obtain housing. How does this complexity shape the policy processes and outcomes? How is challenges experienced by homeless persons perceived in the sectors involved? What is considered solutions to homelessness, and what arguments are used? These questions are explored by observation in cross-sectional network meetings, interviews and analyses of official documents.

Keywords: homelessness, governance, institutional logics, epistemological perspectives

Sustainable housing solutions for disabled people: effective practice in social housing lettings

Isobel Anderson

University of Stirling, Faculty of Social Sciences, Stirling FK9 4LA, United Kingdom
e-mail: isobel.anderson@stir.ac.uk

Dianne Theakstone

University of Stirling, Faculty of Social Sciences, Stirling FK9 4LA, United Kingdom
E-mail: d.d.theakstone2@stir.ac.uk

Julia Lawrence

University of Stirling, Faculty of Social Sciences, Stirling FK9 4LA, United Kingdom
e-mail: julia.lawrence@stir.ac.uk

Abstract

Research evidence confirms the continuing, often negative, impact of unsuitable housing on the lives of disabled people. This paper presents new findings from research into the effectiveness of allocations and lettings practice for accessible and adapted social housing in Scotland. The research adopted a co-production approach, involving self-identifying disabled peer researchers and advisory group members. The study compared landlord practice and applicant/tenant experiences in three local authority areas in Scotland through: semi-structured interviews tracking a cohort of 28 disabled house seekers/new tenants over a period of up to one year; examining local lettings practice; and using feedback sessions to triangulate findings from disabled participants and housing providers. Adopting the social model of disability, the study found that while housing providers were proactive in reviewing policy and practice to better meet the housing needs of disabled people, there remained some 'distance' between landlord goals and applicant experiences. Disabled people's extended lived experience of inappropriate housing, while waiting for a more accessible home, clearly caused considerable physical and mental harm. Allocations policies and choice-based lettings schemes remained complex and often difficult for disabled people to understand. The complexity of disabled people's housing needs meant that the matching process for suitable adapted or accessible housing was also complex, often requiring individualised solutions. Potential practice improvements included making better use of technology to improve data held on accessible/adapted properties and on the specific needs of applicants; flexibility in lettings practice to facilitate a good match; and flexibility in recognising the disabled people's housing needs (e.g. including household members and the external environment as well as housing design). Adaptations can make some older housing stock more liveable for disabled people, but newly built accessible housing offers much more potential to appropriately meet complex mobility and other impairment related housing needs.

Keywords: accessible housing, disability, social renting, lettings

Housing and the welfare state in post-1989 Romania: How local housing policy excludes low-income households

Arina Iacob

National School of Political Science and Public Administration, Faculty of Political Science,
Bd-ul Expoziției no. 30A, District 1, Bucharest, Romania
e-mail: iacob.arina@gmail.com

Andrei Avram

National School of Political Science and Public Administration, Faculty of Political Science,
Bd-ul Expoziției no. 30A, District 1, Bucharest, Romania
e-mail: andrei.avram11@gmail.com

Abstract

The aim of this paper is to analyze the housing system in post-1989 Romania using an adapted conceptual framework of Esping Andersen's (1990) welfare regimes. We examine Romania's housing policies through the criteria of the typology literature (decomodification, stratification, state-family relation, familialism). We discuss the role of housing in the welfare state literature and the implications of regarding housing as a pillar of the welfare state. We continue with a short presentation of Esping Andersen's (1990) welfare models and their consequent modifications. We propose a modified version of Hoekstra's (2003) housing welfare state typology adaptation having in mind a more gender sensitive approach to welfare state analysis. Based on the case study, we argue that Romania's housing system is a hybrid one, characterized by conservative (segmented) policies as well as liberal (minimalist) policies, with a high degree of familialism due to prioritizing the nuclear family in housing subsidies, a system that is excluding marginalized groups in the process of social housing allocation. Our analysis also indicates a strongly commodified housing system with a highly privatized housing stock (97,5%), while the limited public housing stock is being allocated through policies which are directed towards middle income households. Although the national social housing law requires the state to assume the responsibility of providing housing for low income households, at the local level, this responsibility becomes undermined by local policy that dictates unrealistic eligibility criterion in disfavor of low-income households. We conclude by emphasizing the main characteristics of the typology theory observed in the case-study, drawing the limits of applying this theory in regards to housing in Romania, while proposing possible new research directions.

Keywords: welfare regimes, housing, post-1989 Romania, decomodification, familialism

Active social policy measures and demographic concerns in Russian housing policy

Aleksandra Burdyak

Institute for Social Analysis and Forecasting, Russian Presidential Academy of National Economy and Public Administration (RANEPA), Prechistenskaya naberezhnaya 11, Moscow, Russia
e-mail: aleksandra.burdyak@gmail.com

Marina Khmel'nitskaya

Aleksanteri Institute - Finnish Centre for Russian and East European Studies (AI)
P.O.Box 42, Unioninkatu 33, FI-00014 University of Helsinki, Helsinki, Finland
e-mail: marina.khmel'nitskaya@helsinki.fi

Abstract

Recent social policy research has identified a trend toward the expansion rather than shrinkage of social welfare programmes particularly in the context of emerging economies, e.g. Brazil, China, India and South Africa (Tillin and Duckett 2017). Such programmes are aimed at poverty reduction by promoting human capabilities and often involve linkages with areas of healthcare and education. For Russia not education, but the problem of population decline is the most relevant along with the problem of poverty. Since the mid-2000s Russian government has adopted a series of measures linking its housing and social assistance programmes to address demographic issues. Several measures – including federal and regional programmes of “Maternity capital” – aim to increase the birth rates and support families with children by helping them to improve their housing conditions. Near 9 million households received the federal Maternity Capital certificate by 2018. Our research examines such policy initiatives linking housing policy, poverty reduction and demography.

We focus on the ways in which family life is affected by housing conditions, material well-being and government policy in Russia. Our study is based on the analysis of documentary sources, existing academic research in the field and statistical data. Specifically, we use a recent survey of 15.000 households, the Survey of Reproductive Plans of the Population conducted by the Russian statistical agency, Rosstat, in 2017. We consider the extent to which policy motivates further births and leads to improving housing conditions of families with children. By analysing households with different income levels and housing conditions we demonstrate the spillover policy effects on poverty, generally, and housing poverty, in particular. Our findings contribute to the analysis of the impact of targeted policy initiatives to improve human capabilities in relation to housing and welfare.

Keywords: social policy, housing policy, family policy, Russia, Maternity capital

Scrutinizing the housing policies on Secondary housing markets and Rental guaranties - promising alternatives to overcome affordability and accessibility problems?

Emma Holmqvist

IBF, Institute for Housing Research, Uppsala University Box 514, 751 20 Uppsala, Sweden

e-mail: emma.holmqvist@ibf.uu.se

Abstract

All over Europe, social housing is questioned, and policies formulated in a neoliberal era of last two-three decades have changed and made this housing sector decline. Wetzstein (2017) is convinced we have a global housing affordability crisis, with few real policy alternatives to combat this trend. The Swedish housing system has also undergone the same neoliberalization process (irrespective of sitting government) and the housing policies that were supposed to maintain good housing also for weak households have been dismantled, resulting in housing market exclusion and homelessness problems expanding to wider groups. Sweden is one of few countries that have no social housing sector, if defined as a housing sector restricted for a certain category only, through upper income levels. The public housing sector (i.e. municipally owned rental housing, open to all irrespective of income) have been the alternative to social housing. The public housing sector is by law (2011) not allowed to work on a non-profit basis anymore (affecting affordability through higher income thresholds) and it show tendencies of restricting accessibility of weaker households (e.g. not accepting residents on social benefits). Two new tools have been implemented to help the resource weak enter housing and at the same time reduce the risk of rent errors of the landlord. In *the secondary housing market* the social services rent dwellings (from private or public property owners) and then sublet these dwellings to weak household by signing a secondary housing contract. *The rental guaranties* is a municipality surety, making households that do not meet the demands of property owners (e.g. have errors in credit records) eligible for first hand contracts. In this paper these measures are scrutinized with the wider aim to determine whether they could be promising alternatives to overcome affordability and accessibility problems or if they contrary contribute to precarious housing.

Keywords: housing policy, homelessness, accessibility, affordability, housing exclusion

Patterns of health service usage amongst the homeless

Rosanna Scutella

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

Email: rosanna.scutella@rmit.edu.au

Gavin A. Wood

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

Email: gavin.wood@rmit.edu.au

Guy Johnson

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

Email: guy.johnson@rmit.edu.au

Abstract

According to the Australian 2016 Census, 116,417 persons were homeless nationwide. The 2016 count is 13.7% higher than at the 2011 Australian census. Assistance to find accommodation or sustain housing is the most common service delivered to the homeless. However, specialist homelessness agencies also provide health services that include disability, psychiatric, pregnancy assistance, mental health services as well as some general medical services. The implication is that homeless persons are not fully accessing Australia's universal health care services. Access to appropriate health services can be critically important because the homeless have poorer health than the broader population, and have a greater need for health services. However, due to resource constraints impeding access to primary health care, and the chaotic nature of living as a homeless person, this most disadvantaged group may face greater difficulties when seeking admission into particular types of health service.

To address this issue we use an Australian panel survey Journeys Home (JH), to contrast health service use by the homeless with service use by a vulnerable to homelessness, yet formally housed group, that therefore share similar socioeconomic and demographic characteristics, and where we can also control for health-related needs. The paper focuses on the following research questions. Firstly, we consider whether, and if so what, health services are accessed by the homeless and those housed but prone to homelessness? Secondly, we examine equity of access issues; do the homeless and vulnerably housed make equal use of health services once we control for differences in their health needs? And if there are differences, do they confirm prior research findings which suggest that the homeless are heavy users of support services (e.g., hospital admissions) and light users of pathway services (e.g. mental health professionals) Thirdly, we gauge whether homelessness effects usage for those with specific needs?

Keywords: homelessness, health services, medical needs

Last resort: vulnerabilities, resilience and quality of life in a homeless shelter population

Joe Finnerty

School of Applied Social Studies, University College Cork, Cork, Ireland

Email: j.finnerty@ucc.ie

Abstract

Emergency homeless shelter is a 'last resort' in the Republic of Ireland's welfare housing safety net. Nonetheless, a significant number of houseless persons reside for lengthening spells in traditional emergency shelters providing single or shared room accommodation. This is despite the national policy target on ending long-term homelessness, operationalized as spending more than six months in a given year in such accommodation.

This paper presents new findings from 69 one-to-one interviews conducted over an eighteen-month period with 24 men and 12 women staying at Cork Simon's emergency shelter, using a combination of quantitative and qualitative data collection methods. It moves away from an implicit 'individual deficits' framework common to much research into emergency shelters, to examine resilience of research participants within a wider structural analysis.

The paper identifies respondents' routes into homelessness, explores some of the vulnerabilities implicated in these routes, and how these vulnerabilities were exacerbated by precarity in rental housing and labour markets. The research also highlights how their experiences of stays in emergency accommodation have compounded their vulnerabilities, particularly around social exclusion and stigma, morale and aspirations for the future.

The research nevertheless emphasises the resilience of participants who have good levels of engagement with addiction and other services and are strongly motivated to exit the shelter.

The most common barriers to finding accommodation includes the poor quality of available accommodation and discrimination by private landlords.

The findings provide indirect support for a housing first approach to addressing adult homelessness, and also bear on the Kuhn/ Culhane thesis on the division of shelter populations into transient, episodic and chronic categories.

Keywords: houselessness, homeless shelter, quality of life

Evaluating the housing, health, and service outcomes of a housing-led, intensive support program for the chronically homeless in Australia

Daniel Kuehnle

University of Erlangen-Nuremberg, Lange Gasse 20, 90403 Nuremberg, Germany

e-mail: daniel.kuehnle@fau.de

Guy Johnson

RMIT University, Melbourne, Australia

e-mail: guy.johnson@rmit.edu.au

Yi Ping Tseng

University of Melbourne, Melbourne, Australia

e-mail: ytseng@unimelb.edu.au

Abstract

Recent studies show that Permanent Supportive Housing (PSH) interventions generally improve the housing outcomes of chronically homeless individuals, yet little is known about longrun outcomes. We examine the effects of a new housing-led, intensive support program for chronically homeless individuals, the Journey to Social Inclusion (J2SI) pilot, over a six-year period. J2SI is a unique program that distinguishes itself from other PSH approaches through a longer support period, support not tied to housing, smaller case loads, integrated therapeutic support, as well as training and employment support. We evaluate the three-year program using a randomised control trial. Our results show that the treated group achieved substantially higher rates of housing retention throughout the trial and slightly better employment outcomes in the second and third year. We find no other significant differences with respect to health or service utilisation. However, three years after the end of the trial, the housing retention rates reversed and we observe no significant difference anymore, suggesting that even a three-year intensive intervention program with a therapeutic component may not be sufficient to permanently solve chronic homelessness.

Keywords: chronic homelessness, evaluation, outcomes, intensive support

Housing Inequality, Precariat, and Capability

Boram Kimhur

OTB-Research for the Built Environment, Delft University of Technology,
P. O. Box 5043, 2600 GA Delft, The Netherlands
e-mail: b.kim@tudelft.nl

Abstract

The paper explores an idea for framing housing justice with the capability approach, and how the housing justice framework can be a guide for reducing the inequality in housing. The changes in the world – such as the growth of wealth inequality, housing financialisation, and the rise of the precariat – indicate that the traditional welfare state models and housing policy directions need to be redesigned. The factors creating inequality in housing are no longer confined to the boundary of a ‘state’. It demands to reexamine the nation-state-based discourse on inequality and injustice. There is a growing consensus that a correction is urgently needed, but debates on principles seem absent. The paper aims to open a debate about this topic and suggests that the housing justice framework can play a role as a guide. Three essential subjects of theories of justice are specified to form a base of the idea for housing justice: (a) the characterisation of ideal institutions; (b) metrics of justice (i.e. capabilities); and (c) distributive pattern rules. It concludes that the realisation-focused comparative approach to housing justice is plausible in contrast to the approach that primarily focuses on defining universal principles of justice and ideal institutions. For monitoring whereby we are close to housing justice or not, housing capabilities need to be compared. The paper suggests three sub-spaces of the housing capabilities metric: opportunities, vulnerabilities and abilities. Housing justice concerns social and relational view of inequality and thus demands not to constrain discussions to the matter of (re)distribution of holdings or functionings. Based on the ideas proposed, the paper draws implications for the role of housing research, particularly comparative housing research, in advancing housing justice in society.

Keywords: housing justice, inequality, capability approach, housing policy, comparative housing research

A Study of causes and social backgrounds of homelessness to search preventative homeless measures through comparing European countries and Japan

Yoshihiro Okamoto

Chukyo University, School of Policy Studies, 101-2, Yagoto-Honmachi, Showa-ku, Nagoya,
466-8666, Japan

e-mail: yokamoto@mecl.chukyo-u.ac.jp

Abstract

After the economy bubble burst, the widening gap and the remarkable poverty as a rough sleeping becomes actual in Japan. However, the number of rough sleepers has been dramatically decreasing, the number of persons who live in the poor living conditions and lose the stable houses feels to be increasing rather than decreasing.

Therefore, this study aims to clear the causes of losing stable accommodations and bring up preventative provisions. The method of this study is to analyze consulting cases that the Watching Landlord Project operated by Aichi United Housing Association accepted on telephone and interviews at NPOs which support persons who lost or have troubles with maintaining accommodations. It is also comparing European cases and Japanese cases to clear causes and backgrounds. It might be clear conditions which lead difficulties to maintain stable accommodations in Japan and European countries.

It would be expected to clear the mainstay of the homeless provisions of preventative and supportive measures.

Keywords: homeless causes, telephone consultation, Japan, preventative measures

Policy failure or f* up: homelessness and welfare reform in the UK**

Tom Simcock

Edge Hill University, St Helens Road, Ormskirk L39 4QP, United Kingdom

e-mail: simcockt@edgehill.ac.uk

Chris O'Leary

Policy Evaluation and Research Unit, Manchester Metropolitan University, Manchester M15 6EB,
United Kingdom

e-mail: c.oleary@mmu.ac.uk

Abstract

Homelessness is on the rise (NAO, 2017). There is growing evidence that welfare reforms are a key driver of this increase. The introduction of the Local Housing Allowance in 2008, and subsequent changes in 2011 and 2016, coincided with a fourfold increase in the number of homeless households from the private rented sector (O'Leary, O'Shea and Albertson, 2018). The rollout of Universal Credit is contributing to an increase in rent arrears and is associated with significant issues around homelessness (Simcock, 2018). There is also evidence that changes to Housing Benefit in relation to social tenants, the so called 'bedroom tax', has driven homelessness (Gibb, 2015). But does this mean that welfare reform has failed? In this paper, we use policy failure as a lens through which to critically examine welfare reform and homelessness in the UK. This is not an easy task. Policy failure is poorly conceptualised and under-researched area of policy analysis (Gibb, 2015). Drawing on McConnell's definition of failure (2015), which seeks to bridge the gap between objective definitions of policy failure (where failure is understood as the gap between policy objectives and actual outcomes) and subjective definitions (where failure is understood as actors' perceptions), we examine welfare reform and homelessness to understand whether, how and by whom policy in this area might be considered to have failed.

Reinventing homelessness through enumeration

Evelyn Dyb

Oslo Metropolitan University, Oslo, Norway

e-mail: evelyn@oslomet.no

Abstract

In about two decades, homelessness was redefined or rather reinvented in Norway. Until then homelessness was conceptualized, literarily, in the images of shelter users with drug addiction and alcoholics living under the bridges. A census conducted in 1996 conceptualized homelessness in the terms of a housing issue. A broader concept of unfavorable positions in the housing market was operationalized, embracing a set of living situations beyond the narrow stereotypes of shelter user and rough sleeper. Departing from the operational definitions the census was carried out, enumerating, defining and delimiting the population of homeless persons in Norway. Once defined as a recognizable group, the “new” homelessness constituted a problem calling upon action and new approaches to the problem. Major shifts in the housing policy in Norway during the presiding decade led to profound changes in the role and tasks of the Norwegian State Housing Bank, the most significant post war housing policy instrument in Norway. The “new” homelessness suited well with the reshaping of the Housing Bank, whereby persons in power saw the momentum and took a lead in developing policy and national programs to address the problem. The paper investigates how homelessness, which traditionally belonged to the field of social problems, through succeeding state initiatives and with the Housing Bank as a productive force, was re-defined as a housing problem. Further, the paper discusses *how* reinvention of homelessness became a force in developing a new field of housing policy. This secondary objective of the paper departs from a contention that homelessness policy is a strong force in shaping the housing policy in the early 21th century in Norway.

The impact of values on immigrant exclusion attitudes

Roberto Nogueras

Universidad De Granada, Granada, Spain

e-mail: robertonogueras@correo.ugr.es

Abstract

The objective of this article is to know if the theory of values of Inglehart and its distribution in the materialist-postmaterialist axis serves to explain the logics of exclusion in which people base their attitudes of rejection towards the immigrant. For this, the 3119 CIS survey has been used and a bivariate analysis has been carried out among some sociodemographic variables and the response of the individuals to the question about what the biggest problem is that they attribute to the phenomenon of immigration in Spain. The results show that the higher the socioeconomic status and educational level, the greater tendency to use an argument of rejection of immigration based on postmaterialist values. However, it is not the same with the young people of this sample, but quite the opposite. The economic crisis and the high unemployment rate could be behind this striking result.

Keywords: homeless census, re-defining homelessness, housing policy

WORKSHOP No. 26 | HOUSING AND SOCIAL THEORY

Moving beyond state incapacity and state-socialism in Central and Eastern European housing theory

Bence Kováts

Hungarian Academy of Sciences, Centre for Economic and Regional Studies
Szabó Dezső utca 40-42. 5600 Békéscsaba, Hungary /
Corvinus University of Budapest, Doctoral School of Sociology
Központ utca 4-6. 1093 Budapest, Hungary
e-mail: kovats.bence@krtk.mta.hu

Abstract

The most common and important reference point in most contemporary housing theories seeking to conceptualise Central and Eastern European (CEE) housing system(s) is what the paper calls the “state incapacity thesis”, understanding housing developments in the region, striving to catch up with the “developed” world, as shaped by the incapacity of the post-state-socialist state to regulate the housing market, newly emerging after the collapse of the peculiar state-socialist housing system. Although the dangers of a developmentalist approach to analysing the post-state-socialist development of the region and the ignorance of pre-state-socialist housing development were already pointed out by researchers earlier, this critique was addressed largely by the acceptance of the existence of some intra-regional variation in the concept, but not its overhaul.

The paper suggests theoretical endeavours pay more attention to the structural forces determining the region’s position in the world economy. Through the examples of self-build and allocation practices of public rental dwellings in Hungary in the 20th century, it is demonstrated that from such new perspective, notions such as the significant role of the family in housing access and housing redistribution more significantly targeting upper classes largely assigned to the (post-)state-socialist state’s incapacity by its students were actually characteristic of Hungary’s housing system already before the Second World War. With the help of Wallerstein’s world-systems theory, such developments can be re-evaluated as constitutive elements of a semiperipheral housing system, and not necessarily caused solely by internal contradictions of a unique state-controlled housing system or its haunting legacy.

Keywords: housing system, state incapacity, semiperiphery

Education Quality and Residential Segregation in Moscow: The Inherited Prestige of Soviet Legacy

Anna Reshetova

Higher School of Economics, Faculty of Economics, Shabolovka 26, Moscow, Russia
e-mail: ayureshetova@edu.hse.ru

Vasiliy Anikin

Higher School of Economics, Faculty of Economics, Shabolovka 26, Moscow, Russia
e-mail: vanikin@hse.ru

Abstract

The goal of the following research is to investigate the contribution of residential segregation pattern in Moscow to differentiation between schools by its rating formed on the quality of education they provide. For this purpose, cross-classification clustering and multilevel modelling will be implemented. The data used in the research describes the profiles of the schools (e.g. budget, teaching staff's degrees), the quality of education of their and the characteristics of the districts they are situated in. The measurement of segregation in the city relies on data aggregated by administrative division, however, our modelling approach used allows to use the modifiable areal unit problem as an informative tool to distinguish actual patterns.

It is anticipated to prove that the higher rating of schools is shifted to more prestigious and prosperous areas that developed during the Soviet era.

Keywords: education, neighbourhood, socio-economic segregation, residential segregation, cities

Variation in Scandinavian housing systems. Exploring divergence between housing regimes using power resource theory

Ida Borg

Department of Human Geography, Stockholm University, Svante Arrhenius väg 8,
SE-106 91 Stockholm, Sweden

e-mail: ida.borg@humangeo.su.se

Bo Bengtsson

Institute for Housing and Urban Research, Uppsala University, P O Box 785, 801 29, Uppsala, Sweden

e-mail: Bo.Bengtsson@ibf.uu.se

Abstract

The Scandinavian countries Denmark, Norway and Sweden are often grouped together, having similar histories of social democratic welfare states. However, when it comes to housing, there are substantial differences between the three countries. In previous research, the divergence across the Nordic housing regimes has been explored from a path dependency perspective, claiming that the formative years after World War II produced institutional structures, which continuously shape and influence subsequent alternatives of housing policies. In this paper, we seek to explore the divergent pathways of housing regimes in the three Scandinavian countries from a power resource perspective. Power resource theory highlights that institutions are the result of persistent (but not always open) conflict, negotiation and bargaining between key political actors on the housing market. The result of such conflicts, negotiations and bargaining are dependent on the capacity of key actors to use or mobilize power resources, i.e. attributes or means that can be used to influence other actors. This perspective could complement previous explanations to why the Scandinavian countries differ with regards to their housing regimes. This paper introduces a comparative case study approach to analysing housing regimes in a power resource perspective and applies it to the three Scandinavian countries.

Have we ever embraced possibilities of Bourdieusian approach to gentrification of housing?

Tadas Šarūnas

Vilnius University, Faculty of Philosophy, Institute of Sociology and Social Work, Universiteto st. 9,
Vilnius LT01513, Lithuania

e-mail: tadas.sarunas@gmail.com

Abstract

Pierre Bourdieu's theory of fields is unique in a way it enables analysis of social practices in relation to social power. Nevertheless, in urban studies these possibilities are used superficially. The field does not embrace promises that lie in Pierre Bourdieu's concept of *symbolic violence*. In this paper I will argue that Bourdieu's theory of fields integrates opposing arguments in the debate on gentrification. A rigorous application of concepts of *field* and *capitals* would help to overcome limitations of structural-Marxist arguments at the beginnings of this debate. Whereas concept of *habitus*, which is now rhetorically used to support arguments around Daniel Bell's postindustrial thesis, would help to grasp agency of actors. To take most of what Bourdieu has to offer for the debate of gentrification one has to come back to what was the key question from the outset of the debate – differential access to housing.

At the moment, the gentrification debate touches upon a plethora of domains and by doing so is diluting its focus from social struggles. The purpose of the paper is to reveal the potential of Bourdieusian analysis of gentrification of housing. In such analysis housing should be considered as a core *field* providing with specific *economic*, *symbolic* and *social* rewards of situation. Social practices related to housing do not end up behind the walls separating our private spaces from the outside world. They spill over in the close vicinity of the stairway, street and neighbourhood, manifest in relationships with neighbours. Shifting focus of gentrification debate to the Bourdieusian field of housing will help us go beyond post factum statements on displacement. This will help us uncover acts of *symbolic violence* in public and political discourses, which finally weight down on everyday lives in these urban areas.

Keywords: theory of field, symbolic violence, gentrification

Housing conditions and school attainment: evidence from Norwegian register data

Kristine von Simson

Institute for Social Research, Pb 3233 Elisenberg 0208 Oslo, Norway

e-mail: k.von.simson@samfunnsforskning.no

Janis Umblijs

Institute for Social Research, Pb 3233 Elisenberg 0208 Oslo, Norway

e-mail: janis.umblijs@samfunnsforskning.no

Abstract

In this article, we investigate the extent to which housing conditions are associated with educational outcomes for children living Norway. We focus on children between the ages of 12 and 17 by looking at national level school results in the 5th, 8th and 10th grades. As our explanatory variables, we include different aspects related to housing quality, namely, crowdedness, noise levels, home ownership status (whether a household rents or owns the property) and a number of neighborhood characteristics. In addition, we control for individual and household characteristics that may also affect educational outcomes. Our sample includes all children in Norway that took the three national level school exams between the years 2015 and 2017. We link the school results data with a number of other official national registers including a novel housing register that has information on key housing characteristics and a newly released noise register that estimates the noise exposure for every address in Norway. Our results confirm that living in a crowded home, in rented accommodation and exposure to high levels of noise is associated with poorer school results for all three of the national exams. This negative correlation is stronger for older children and especially large for the 10th grade exam, which gives the Grade Point Average (GPA) score that determines entrance into college. Perhaps surprisingly we find a positive association between the proportion of non-western immigrants in the neighborhood and the results of national tests for the 5th and 8th grade exams. This association is not significant for the GPA results. We also find that while being statistically significant, residential stability does not fully explain the positive association between home ownership and exam results.

Keywords: homeownership, residential stability, academic performance, noise pollution, neighbourhoods

Acknowledgement: This research has been funded by the Norwegian Ministry of Local Government and Modernisation.

Encountering reciprocity and difference in mixed-income housing programs in French and Australian cities: seeking out just social relations

Talia Melic

University of Melbourne, School of Geography, 221 Bouverie Street, Carlton, 3053, Australia /
Lab'urba, Université Paris-Est, Cité Descartes, bâtiment Bienvenüe, plot A 14-20, bld Newton Champs
sur Marne, 77454 Marne la Vallée cedex 2, France
e-mail: tmelic@student.unimelb.edu.au

Abstract

This paper contributes to both theoretical and methodological debates within housing research. At a theoretical level, the paper contributes the concept “relations of reciprocity” to critical thinking on just social relations between urban residents, by examining innovative, mixed-income housing programs in Paris, Melbourne and Brisbane that aim to facilitate encounters across difference. Such difference is conceived in terms of housing tenure, social class, ethnicity, age, disability or political status. The paper argues that theories and premises underpinning mainstream mixed-housing policies and practice have a real impact on the level and quality of encounters that do (or do not) occur among different groups of residents. In particular, it puts forward that the “role model” theory underlying the discourse on social mix—based on the premise that middle-class residents bring the neighbourhood up and serve as role-models to their lower-income neighbours—contributes to asymmetrical relations and social distance among these different groups. It also considers the implications of deeper ontological conceptions of the social prevalent in housing policy. The paper examines data collected on four housing programs that seek to operationalise alternative premises based on social interdependence and reciprocity, and that frame the potential benefits that flow from encounters across difference as being of mutual value to all those participating in the encounter. The paper considers how such premises are integrated into the conception and implementation of these housing programs and the impact this has on resident interactions. It analyses how relations of reciprocity are enacted among residents and in what ways they might be deemed more “just”. At a methodological level, by proposing to seek out “relations of reciprocity,” the paper aims to build on Gibson-Graham’s (2006) thinking on a “politics of possibility.” It proposes an epistemological approach that actively seeks to go beyond dominant ways of framing social relations, in order to bring to light less documented dimensions of such relations and to consider their potential for housing policy and practice.

Keywords: social relations, reciprocity, mixed-income housing, encounters, difference

Examining ‘home’ in the UK’s private renting sector through assemblage theory

Adriana Mihaela Soaita

University of Glasgow, Urban Studies and the UK Collaborative Centre for Housing Evidence
3rd Floor Olympia Building, Glasgow, G40 2QH, United Kingdom
e-mail: AdrianaMihaela.Soaita@glasgow.ac.uk

Kim McKee

University of Stirling, Housing Studies and the UK Collaborative Centre for Housing Evidence
Rm 3T18, R.G. Bomont Building, Stirling, United Kingdom
e-mail: kim.mckee@stir.ac.uk

Abstract

Drawing on Delanda’s assemblage theory and Bennett’s vibrant materialism, this paper explores the ways in which young, less affluent people create a sense of home—and the factors that stabilize or destabilise it. For this context, we propose the concept of ‘home-assembling’ to account for the ontologically, normatively and emotionally different processes involved in constructing a sense of home than those connoted by the established concept of home-making. Based on qualitative data collected through in-depth telephone interviews and photo elicitation, we explore: practices of home personalization, emphasizing their transient nature; the destabilizing effect of broken things which erodes the sense of home; and processes of de-territorialisation, including through unwelcome relocation and intrusion. We document that the struggle to continually assemble, de-assemble and re-assemble a sense of home drastically reduces private tenants’ wellbeing through stress, anxiety, depression and alienation. However, we also indicate potential lines of change towards alternative futures not least by the emergence of a more active tenants’ ‘collective body’.

Keywords: assemblage theory, home making, private renting sector, United Kingdom, housing

In a lonely place: Ontological insecurity, mental health and the meaning of home

Craig M. Gurney

Cardiff University, School of Geography and Planning, Glamorgan Building, King Edward VII Avenue,
Cardiff CF10 3WA, United Kingdom

e-mail: Gurney@cf.ac.uk

Abstract

One of the most striking features of the voluminous cross-disciplinary literature on the meaning of home is the relentless identification of sets of positive attributes which are cherished, celebrated, and afforded protective rights (of quiet enjoyment, for example). This paper argues that in the shadows, however, lurks a darker home of harm, negative experiences, counterfactual arguments and obverse properties which are less well reported and understood. Seen in this way, home can be understood as a key ordering principle in a geography of harm. It is a place where harm occurs and a concept which provides a context for the social practice of health harming behaviours.

This conceptual paper is organised in four sections. First, it provides a critical evaluation of the ways in which ontological (in)security has been operationalised in the extant literature as part of a wider ongoing attempt to highlight the dark side of home. Second, it outlines a theoretical framework for further empirical work which draws on Tucker's (2010) call for a spatial turn in psychology and Stevenson's (2016) critical suicidology paradigm in the geography of death and dying. Third, it offers a preliminary empirical analysis of relevant secondary data on mental health, loneliness, isolation and the geography of death by suicide. Finally, it reflects upon the data in the light of the theoretical arguments advanced in the earlier parts of the paper and makes suggestions for further research and theory development in the context of a growing policy interest in housing insecurity, mental health and well-being.

Keywords: meaning of home, ontological insecurity, mental health, geography of harm

Housing Justice with the Capability Approach

Boram Kimhur

OTB-Research for the Built Environment, Faculty of Architecture and the Built Environment,
Delft University of Technology, P. O. Box 5043, 2600 GA Delft, The Netherlands
e-mail: b.kim@tudelft.nl

Abstract

The paper explores the connections between social justice and housing policy, with a focus on the capability approach account of social justice. Increasing awareness of inequality problems in housing raises the very foundational question ‘inequality of what in housing?’ This question demands to clarify which object of distribution – a metric of social justice – is appropriate, and whether our concern is about inequality or actually about inequity. These foundational questions are related to competing principles of social justice in political philosophy. The paper explores these questions in relation to housing policy from the capability perspective. The capability approach suggests the *capabilities* of a person as a proper metric of justice instead of *resources* or *utility* that other competing principles of justice propose. The approach clearly defines which information we should look into for evaluating whether one state of affairs is less or more just than another. However, it does not provide a specific theory of justice, and thus keeps open to various capability theories of justice. Therefore, bringing the capability approach to housing policy and justice matter requires an intermediate step of: (i) clarifying what elements other than ‘metric’ of justice should be taken into account for discussing justice-enhancing housing policy in association with *capabilities*; and (ii) connecting conceptual vocabulary of the approach and of housing policy research, by exploring connections with theoretical concepts in social theories that housing research has adopted. The paper explores these two topics. It mainly bases on Sen’s approach to justice – comparative approach – amongst other capability theories of justice. Connecting social justice, the capability approach, and housing policy research will require continuous and collective interdisciplinary discussions. This paper aims to contribute to this process from a housing policy researcher’s perspective.

Keywords: housing policy, justice, inequality, capability approach

The Housing Pods and the Individualization of Society

Fabrizio Paone

Politecnico di Torino, DIST (Interuniversity Department of Regional and Urban Studies and Planning), Castello del Valentino, viale Mattioli 39, 10125 Torino, Italy

e-mail: fabrizio.paone@polito.it

Abstract

The paper would focus on the increasing process of individualization of housing worldwide. This trend leads our interpretation of the local societies quite far from the traditional family-based or social classes-based theories regarding the housing rights, the housing public policies, and the urban and architectural principles of dwellings design. The contemporary citizens are, in general terms, very mobile individuals, in relation to the period of their education or of their working life; in relation to the access to leisure, cultural facilities, attractive social spheres. The spatial consequences of the general high mobility highlight the relevance of cells, microapartments, pods, car interiors (or ship cabins, trains, etc.), hotel rooms, rented houses, and other. The housing pods must follow a minimum of equipment and spatial logical disposition, and are too weak to be considered as the bases of a new public or state intervention looking for a new urban order. They can hardly lead to a full welfare state system, regarding the whole population, or its weaker layers. We can try to recognize clues and signs of this process worldwide, reading some urban facts, like new formats for hotel accommodations, standard uses of interior photography in Airbnb website, model interventions for homeless, and many others. The use of qualitative sources leads us to think about the contemporary drift to move far away from the conceptualizations of the society of the recent past. The urban patterns and the design issues are inclined to remain the same, in absence of new strong social theories. In this way the maximum attention will be devoted to the ways in which housing cells could colonize in creative ways the existing urban structures, re-vitalizing part of them, and building new habitats.

Keywords: housing, social theory, urbanism, individualism

Rethinking 'Housing Regime'

Hannu Ruonavaara

Department of Social Research, University of Turku, Finland

e-mail: hanruona@utu.fi

Abstract

“Housing regime” is a term that is used relatively often in (macrosocial) research comparing housing policies and systems. However, for this term there is no generally accepted definition – something that is quite usual also for various other concepts used in social research.

In this paper I shall first describe and then scrutinize a conception of housing regime that I together with others have applied in previous research. According to this conception:

‘Housing regime’ = the set of fundamental principles according to which a country’s housing system is organised.

Such principles are thought to be embodied in the institutional arrangements concerning housing provision, in political interventions in housing issues, as well as in discourses through which housing issues are customarily comprehended.

I shall illustrate the conception by the example of Finnish housing system.

This is quite a broad and abstract conception that can theoretically be related to institutionalist economic and organization theories that emphasize rule systems that constrain and enable action. In this paper I shall rethink this conception from a sociological perspective that is actor-centred and emphasizes the processual nature of society as well as social mechanisms that produce local stability and predictability in the social process.

How housing systems are changing and why

Mark Stephens

The Urban Institute, Heriot-watt University, Edinburgh, Scotland, United Kingdom

e-mail: m.stephens@hw.ac.uk

Abstract

Many attempts to understand how different housing systems operate examine them through the adaptation the welfare regime frameworks derived from Esping-Andersen and the housing regimes developed by Kemeny. In this paper I argue that wider welfare regimes create the superstructure around which housing regimes can be created because they have distinct distributional outcomes. I further argue that the process of financialisation since the 1980s has ended the ability of cost rental systems to define the rest of the housing system, whilst the changing superstructure is also shifting, so narrowing the choices open to housing policy makers.

WORKSHOP No. 27 | JOINT WORKSHOP: SOCIAL HOUSING: INSTITUTIONS, ORGANISATIONS AND GOVERNANCE

More than affordable? Potential and challenges of new emerging actors in the development of affordable housing supply

Marco Peverini

Politecnico di Milano, Department of Architecture and Urban Studies,
Via Bonardi, 3, 20133 Milano, Italy
e-mail: marco.peverini@polimi.it

Abstract

The Housing Question calls urgently for collective action and in many countries all over Europe affordable housing is entering the political agendas, seeking for new practical solutions. The past models of providing social housing through state-funded large-scale interventions is not considered sustainable anymore. While studies concentrate on the evolution and growing complexity of the housing demand, there is a clear interest on innovative practices and emerging actors that could support the public in the development of the affordable housing stock.

The paper aims at investigating the emergence of new entrepreneurial actors and practices and at framing them in the re-orientation of public action towards more subsidiary models in the domain of housing policies. A set of housing projects developed by housing cooperatives, social entrepreneurs and social impact funds in Milan are investigated using different methodologies: interviews to key actors; quantitative analysis of funding schemes and rents; qualitative analysis and representation of the spatial organisation, share and typology of collective services; field work involving the interaction with inhabitants.

The paper shows how these new actors are playing an increasingly important role in the housing welfare, offering welfare services that are collateral to the provision of affordable dwellings, but there are also controversial aspects of these practices, e.g.: they are community-based and possibly 'exclusive'; they represent a very fragmented supply; the price offered for the dwellings is often determined on the basis of a reduction (more or less substantial) of the market price, without any consideration for the local income level.

In conclusion, the big potential of emerging actors in the provision of affordable housing face a lack of definition of their role in the welfare system and particularly of a shared definition of affordability that, taking into account the real economic conditions and needs of the local context.

Keywords: housing question, affordable housing, housing welfare

Quattro Corti a Stadera - Regeneration and values of public housing estates: a pioneering case study in Milan

Massimo Bricocoli

Politecnico di Milano, Department of Architecture and Urban Studies,
Via Bonardi, 3, 20133 Milano, Italy
e-mail: massimo.bricocoli@polimi.it

Marco Peverini

Politecnico di Milano, Department of Architecture and Urban Studies,
Via Bonardi, 3, 20133 Milano, Italy
e-mail: marco.peverini@polimi.it

Anna Tagliaferri

Politecnico di Milano, Department of Architecture and Urban Studies,
Via Bonardi, 3, 20133 Milano, Italy
e-mail: anna1.tagliaferri@mail.polimi.it

Abstract

During the 90's, the pioneering project of *Le Quattro Corti*, was set up as part of a regeneration program of the Stadera public housing estate, built in 1927 in Milano. Its buildings were affected by chronic obsolescence and most of the dwellings were undersized and could not be allocated in the face of scant resources: heavy maintenance works were required.

Contrarily to the dismissal of public housing, often advocated to reduce the burden of public housing companies, an unprecedented form of public-private partnership was set to entrust the renovation and the management of four of the buildings to local social enterprises.

The ownership of the buildings remained to ALER (the regional public housing provider) while their renovation was in charge of the social enterprises which signed a contract to rent and manage the dwellings for 25 years. After the renovation works, completed in 2004, two housing cooperatives have been managing the buildings and their tenants. 94 families (many of which have foreign origins due to the mission of one of the cooperatives) could find a central and affordable housing solution where there had only been unused dwelling for many years.

The paper will present and discuss the analysis of the case conducted through archive research, interviews to key actors and field work. Also, interviews to the tenants were conducted in order to understand housing paths, demands and perspectives of the inhabitants.

What emerges is that the project of *Quattro Corti* represents a lesser-known yet remarkable practice of regeneration of public housing estates that, in a context of general disinvestment on public housing, could unburden the provider from the restoration costs of an increasingly obsolete and deteriorated housing stock where offering a supply of affordable rental housing to a variety of housing needs and demands.

Keywords: urban regeneration, public housing, diversification of the housing supply, affordability

Collective Processes to Activate and Use Empty Houses in Spain

Eva Morales Soler

University of Malaga, Malaga, Spain / Cotidiana.coop, Malaga, Spain

e-mail: eva.morales@cotidiana.coop

Abstract

This abstract is focused on the search for possible alternatives for the activation and putting into use of empty housing spaces. An urban problem of the magnitude of the number of vacant dwellings in Spanish territory, 3.4 million, and the significant lack of housing and social vulnerability of the Spanish population.

Faced with this reality, the research considers that these empty spaces are an opportunity to rethink the inhabited space and its adaptation to the needs and ways of life of people. It also has as a starting point the processes of social organization and collective management, which it considers are key to the necessary socio-urban regeneration. To this end, it is proposed the identification of strategies to activate and put into use empty spaces that have been managed by processes of collective organization.

A concrete contribution is made, by proposing Key Elements of collective intervention.

Keywords: empty housing, collective processes, urban sustainability, spatial transformation, co-management

The value of co-creation in the making of innovative social housing in Hong Kong

Bo Kyong Seo

Department of Applied Social Sciences, The Hong Kong Polytechnic University, Hung Hom, Hong Kong
e-mail: grace.seo@polyu.edu.hk

Daniel W. L. Lai

Department of Applied Social Sciences, The Hong Kong Polytechnic University, Hung Hom, Hong Kong
e-mail: d.lai@polyu.edu.hk

Karen Lee

Jockey Club Design Institute for Social Innovation, The Hong Kong Polytechnic University, Hung Hom, Hong Kong
e-mail: karen.n.lee@polyu.edu.hk

Abstract

The rapid increase of housing prices in the past decade and the lack of affordable rental housing have exacerbated the housing problem of the grassroots community and the underprivileged in Hong Kong. As the government's supply of public rental housing has not caught up with the growth of housing needs, the waiting time for public rental housing allocation has been significantly prolonged, and the number of rough sleepers and people living in substandard housing has continued to rise. In order to relieve the housing difficulties of the vulnerable group, a few non-governmental organisations (NGOs) began the operation of transitional social housing recently, in collaboration with the government and the private sector, to provide tenants with social support and a more stable environment to achieve self-reliance. The innovative housing tenure provides an alternative to Hong Kong's dichotomous supply of low-income housing—i.e. by the government or the private market – and promoting community cohesion in the neighbourhood. Delivering this new form of housing requires cross-sectoral, cross-disciplinary knowledge and collaboration to find innovative ways to utilise the limited land resources and create empowered communities.

A local university-based institute recently organised a series of co-creation workshops in which practitioners and social workers from various fields proposed design schemes suitable for potential idle sites. By using a discourse analysis, this paper explores how the participants in the workshops conceptualise the meaning of 'innovative social housing' in the course of drawing the proposals through the symposia, site visits, group discussions, community interviews, panelist discussions, and stakeholders consultations. It particularly examines the 'values' co-created through the workshops, their impact on expediting transitional social housing provision in the city, and the challenges of multidisciplinary co-design and participatory planning.

Keywords: transitional social housing, co-creation, affordable rental housing, participatory planning, Hong Kong

The Legacy and Sustainability of support for community-led refurbishment of empty homes

David Mullins

University of Birmingham, Birmingham, United Kingdom

e-mail: d.w.mullins@bham.ac.uk

Abstract

This paper draws on recent research in three city regions in the North of England known for their success in deploying community-led models to bring empty homes into use to meet local housing needs and to generate a wide range of community benefits. Visits to the three city regions took place four years after the end of a national funding programme which had enabled 100 community-led groups to purchase or lease and refurbish over 3,000 accommodation units in empty privately-owned properties across England. The visits sought evidence of impacts, sustainability and success conditions in three of the most successful locations that had taken part in the programme. Consideration of international relevance and transferability of findings was informed by the participation of two academics active in research and advocacy on empty homes refurbishment (in Spain and Japan) in the visits. This paper therefore provides an unusual example of longitudinal (over a 10-year period) depth research-based learning moderated through international expert discussion. The conclusions are intended to inform wider debates on asset-based community development and social enterprise approaches to meeting housing and wider community needs in the context of state retreat and limited public support strategies. It thereby contributes to the workshop discussion of the scope, benefits and limits to the use of social enterprise and social innovation models in meeting housing need.

Capacity building through social housing: the case study of SNL-Essonne in the peri-urban territory of Paris

Ion Maleas

ENSA-Marseille, Projects[s] laboratory, Marseille, France

e-mail: ionmaleas@gmail.com

Abstract

Suburbanization has long been at the centre of scientific discussions, with researchers on the one hand critiquing its non-sustainable qualities (Bourne, 1992; Hillman, 2010), while others stress the importance of defining and understanding such territory on its own terms (Sieverts, 2003; Forsyth, 2012), pointing towards its potentials (Dodier, 2012; Frileux, 2013). Suburban retrofitting has become a central issue of sustainable development in Europe. The CAPA.CITY research program (JPI Urban Europe, 2017-2020) interrogates suburban retrofitting through *capacity building*, defined as processes where collective capacities are developed through mutual learning procedures, while engaging locally implicated actors (Baser&Morgan, 2008). Such an approach in planning focuses on identifying existing competences of actors (authorities, professionals, inhabitants, etc.), recognizing the socio-political dynamics of the (sub)urban context, mobilizing them towards sustained collective action.

This paper examines the *Solidarités Nouvelles pour le Logement* (SNL) organisation, operating in Essonne (peri-urban Paris), a citizen association that has been producing small-scale social housing in a suburban context for over 30 years. SNL's actions have been identified as a systematic restructuring of suburban tissue through: soft densification, production of environmentally conscious buildings, promotion of social diversity (Primard&Touati, 2015). Most interestingly, SNL is based on the engagement of local inhabitants, an extensive local volunteer network. Drawing from field research from within the association, this paper focuses on this network of inhabitant-volunteers, organized in "local solidarity groups", participating in all aspects of the association's operations (property searching, construction site supervision, rental management, etc.). Volunteers initially participate according to their pre-existing competences, their engagement leads to the construction of new capabilities for their local group, thus increasing the general capacity of SNL. Since capacity is defined as the overall ability of an organization or a system to create public value (Baser&Morgan, 2008:34), this paper concludes with the examination of the value created by SNL.

Keywords: social housing, capacity building, suburban retrofitting, participation

Empowering vulnerable groups in the privatised housing markets of the Central and Eastern European countries – experiences with the Social Rental Enterprise model

Eszter Somogyi

Metropolitan Research Institute, Lónyay utca 34, 1093 Budapest, Hungary

e-mail: somogyi@mri.hu

Hanna Szemző

Metropolitan Research Institute, Lónyay utca 34, 1093 Budapest, Hungary

e-mail: szemzo@mri.hu

Abstract

The Social Rental Enterprise (SRE) model is based on the integration of two major social services: housing and employment. It aims to provide adequate and sustainable housing tenure and solid labour market integration options for vulnerable people and facilitate labour mobility for low income persons whose main obstacle of labour market integration is the lack of affordable and acceptable housing solutions near well-functioning job markets. SRE is based on the assumption that housing and employment problems have to be tackled simultaneously in order to enable people to maintain their homes and have adequate income.

Although tried in other parts of Europe before, the privatised housing environment of the Central and Eastern European countries create specific challenges for SREs to be established. The HomeLab project (<https://homelab.mri.hu/>) - financed by DG Employment's EASI framework –piloted the model in five locations in four CEE countries between 2016-2019, with the aim to arrive to an institutionalized model of integration, which moves beyond but is also able to cooperate with the more usual practice of integration of these services in the framework of area-based programmes.

The paper, using the assembled quantitative and qualitative data of the last three years, seeks to answer to what extent the individual pilots have been successful and if the developed SRE models reply to the challenges created by the CEE context. While doing so it provides insights into the model adaptation process, seeing to what extent it has been influenced by differences in the institutional environment, housing and social benefit systems.

Keywords: social housing, integrated service, social rental enterprise, private rental