

The logo for ENHAR (European Network for Housing Research) features the letters 'ENHAR' in a bold, sans-serif font. The letters are white with a red outline. The 'N' and 'H' are connected by a red line that forms a diamond shape. The entire logo is set against a white background.

**ENHAR**

**European Network for Housing Research**

The background of the cover is a photograph of a multi-story apartment building. The building has several balconies with white railings and some greenery. A blue flag is visible on the top left. The sky is clear and blue. A red diagonal line runs from the top right corner towards the center of the image.

**2020**

**Newsletter**

*Cover photo: housing in Athens (Greece), city of ENHR's annual conference in 2019*

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*Newsletter 4/2020*



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## EDITORIAL

### Possible effects of the COVID-19 pandemic on our housing markets

The most serious effect of the COVID-19 pandemic on national housing markets is, without any doubt, the growing awareness of the need for adequate living and working conditions in our homes. This will have an impact on several related issues. First, it means that healthy family life and good conditions for working from home require houses to be more spacious, and preferably be surrounded by green and sustainable environments. A second effect is people's willingness to spend a larger part of their income on housing. Thirdly, the way we use our homes and even the way we live in our everyday environment might change. I need to stress that these are not only positive effects. Domestic violence, especially during lockdowns, will probably increase due to the pandemic too. Health issues and conflicts in public space can also be expected to increase.

Even before the COVID-19 outbreak, there were signs in some industrialised countries that more households than usual were thinking of leaving the cities. Take the Netherlands, for example. After the recovery of the housing market in the Netherlands in 2014, the internal migration figure in Amsterdam was negative. The growth of the city was caused entirely by foreign migration. Since the pandemic, the city has experienced a drop in population, more specifically families with young children. Research outcomes suggest that this out-migration can be explained by a lack of affordable housing in the cities and/or the attractiveness of suburban environments. Figures also show that during the pandemic in the Netherlands an extra 15% to 20% of home seekers are especially interested in housing that includes outdoor spaces and gardens located in a suburban environment.

More and more people are working from home and experience the convenience of a separate workspace and outdoor space for relaxation. Many large companies have already indicated that after the pandemic working from home will be the standard. This opens up possibilities for urban households to move to a more desired environment, further away from their office location. Another effect of the COVID-19 pandemic, especially in the short term, are growing unemployment rates, resulting in income drops for many households. This means that the demand for affordable and social housing will grow. In many countries, waiting lists for social housing have already grown in the past few years, and will continue to do so in the near future. Moreover, because of the COVID-19 crisis, in the private housing market, investments in multiple properties (i.e. additional houses for the purpose of residential lettings, tourist accommodation, or holiday homes) are decreasing. COVID-19 might put an end to the growth of private and institutional investments alike; on the supply side it appears that mortgage lending by banks for (further) property investments has come under more scrutiny, while increasing unemployment rates and income drops on the demand side increase the risk of rent arrears and rising vacancy rates.

#### What effects can be proven?

In most countries, the COVID-19 pandemic has not greatly affected the housing markets. This is remarkable when compared to how housing markets reacted during the 2008 General Financial Crisis (GFC): a big recession versus almost no effects until now. This can be explained by the following facts: the housing markets (and more particularly the mortgage market in the US) were responsible for the GFC, whereas the COVID-19 pandemic has until now, thanks to massive government support for the economy, infected the life and work of most European households to a lesser degree. In the Netherlands for instance, the foreclosure rate of companies in the last eight months was lower than in 2019. Unemployment rates are only rising moderately and some

industries, like convenience stores, care, hardware stores and delivery stores are even booming.

Although some banks and scholars predicted house price declines during the coronavirus outbreak, in most European countries demand did not drop dramatically but instead increased. In the Netherlands it is still increasing by between 6-8% and even 11% in Q3 of 2020. Many of the larger households of which one or both partners now work from home to a greater or lesser degree are confronted with a lack of space, especially when schools are closed. In some cases, this leads to stress and even psychological problems. Especially poor families with less desirable housing conditions are suffering from a lack of space. This can even have effects on the school performance of their children. Home education during the lockdowns has put children from low-income families in less favourable housing conditions at a disadvantage. Educational professionals expect that these educational arrears will be difficult to make up and could have a lasting effect on these underprivileged children.

### **Lessons for the future**

The COVID-19 crisis clearly shows us that decent housing is an absolute prerequisite for the well-being of households. It also shows that housing is related to an array of external effects. People's health, school performance, work performance, general welfare and mental well-being are all closely connected to adequate housing. Against this background, government politics should not keep low and middle-income households dependent on a market that fails to deliver, as is now the case in many urban areas in Europe. National governments should act adequately when the market does not deliver as it should. Governments could instead cooperate with intermediate and socially inclined housing providers to achieve this goal.

Against this background, housing issues will probably assume an increasingly dominant place on the political agenda in the near future. Housing has already become one of the most important social issues of our time. From this perspective, COVID-19 can become a game changer for our European and national housing systems, embedding them in a welfare system that is less dominated by neo-liberal principles, but instead based on growing government responsibility and influence, and a more empowered social/collective rental sector.

*Peter Boelhouwer*  
Chair ENHR

## Highlights Coordination Committee Meeting

### Zoom meetings 21 October and 2 December 2020



#### Zoom seminars

The CC plans to organise several virtual seminars on the impact of COVID-19. Whether or not the meetings will be based on papers will be the decision of the Working Groups which are invited to participate.

- A series of seminars about the impact of COVID-19 on the housing market (short pitches or a presentation of a more elaborate paper); length of the session one to two hours, dependent on the amount of presentations.
- A series of online meetings on the housing-related impacts of the pandemic Structure: plenary - online WG meetings during the following two weeks in different time slots - closing plenary. This 'conference approach' should activate WGs to participate now they are offered a framework to reach out to members and non-members.

#### Financial overview

To consult an accountant and have him produce the financial report for the year-end 2020 (balance, statement of savings and expenses, fees received in advance).

#### Fees 2021-2023

Fees over 2021 (and 2022 and 2023) will increase with 2.6% based on the Dutch inflation figure (Consumer Price Index) over 2019. Those who pay for one or two years in advance evade increases over those years which is offered as discount by the CC.

#### Evaluate country classification for fees

The country classification will remain intact. No requests for revision has been received by (potential) ENHR members or by CC members. Iceland and New Zealand, two missing countries, will be added as Group One countries.

#### Working Groups

##### Evaluation WG Housing and Refugees (in preparation since November 2017)

- The WG are granted the 'In preparation' status for one extra year and will be up for evaluation when all 2021 annual reports will be evaluated
- Isabel Palomares-Linares is accepted as new WG Coordinator at WG Housing, Migration and Family Dynamics The Secretariat will inform the coordinators involved

#### Working Group guidelines

A seven-paged Working Group Manual has been prepared. The result will be sent to the WG Coordinators for response.

### **Bylaws – (Associate) Institutional Members voting rights article 16.3**

The Dutch and English version of Article 16.3 of the Bylaws need to become identical articles. This raised discussion about the contents of this article. Two opposing lines of preference within the CC are: 'one member, one vote' (including institute employees) versus 'Institute Members are granted voting rights related to the amount of their subscription fee'. The options within Dutch law discussed with the notary once more. The result will be discussed during an extra CC meeting on 14 January.

### **ENHR annual conference 2021 in Nicosia**

The dates are Monday 30 August – 2 September, the venue will be the campus of the University of Cyprus in Nicosia. The 2020 theme remains, but the effects of the pandemic on the housing issues will be taken on board. The conference will be announced and registration will start in early 2021.

### **Working group dealing with climate impact issues of ENHR activities**

A working group will discuss climate impact issues of ENHR activities, like the annual conferences. (How to deal with travel restrictions imposed by some universities? Are there other options for conference visitors besides flying?)

## ONLINE ENHR SEMINARS

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### HOUSING RELATED IMPACTS OF THE PANDEMIC 12-28 February 2021

Series of online seminars for ENHR members to explore the housing-related impacts of the pandemic

#### **12 February Opening plenary meeting (two 1-hour long webinars)**

Roundtable 1: discussion on the topic between ENHR housing experts from different fields (economic, environment, social)

Roundtable 2: discussion on the topic between housing experts from ENHR and other networks

#### **13-27 February Online ENHR Working Groups sessions**

Series of meetings around the housing related impacts of the pandemic

#### **28 February Closing plenary meeting (2-hour long webinar)**

Reporting back from the different ENHR Working Groups about the results achieved in their online meetings. Moderated debate about the results

The Coordination Committee considers it important to organize such an event in this special period we are living in now. It would also bring ENHR members together and give us all the feeling we belong to a network, despite the fact that the 2020 conference in Nicosia was cancelled.

ENHR members are free to attend more than one online session.

After the seminar a special issue of the ENHR Newsletter will be published about the seminar (based on reports from the moderators and WG reports).

Requests to the WG Coordinators:

- Please respond before the end of the year to the Secretariat ([enhr@tudelft.nl](mailto:enhr@tudelft.nl)) whether your WG will participate in this series of meetings.
- The organization of the WG meetings is the task of the WG coordinators. This includes contacting the WG members, deciding about timing (in coordination with the ENHR Secretariat, to avoid overlap in timing between meetings of different WGs) and content of the online WG meeting, organizing the technical background of your meeting, decide about the format (whether to require formal paper submissions, time for presentations, etc.). After the meeting prepare a short presentation for the closing seminar and a more detailed report for the special issue of the ENHR Newsletter about the seminar.

The ENHR Coordination Committee



## ENHR CONFERENCES

### Nicosia 2021: Unsettled settlements: Housing in unstable contexts

#### Theme

Having as a starting point the complexity of the factors that have shaped Nicosia through time, the conference seeks to understand conditions of the unsettled and the respective challenges posed to housing. Contemporary everyday life is characterized by diverse manifestations of instability, including urban conflicts and contestations, revolutions in political life, terrorism, migration, displacements and mobility, which continuously challenge and redefine cities' infrastructures. The experience of urban life in such contexts – transient, fragmented, changeable and unpredictable – contrasts to concepts of dwelling based on stability, permanence, locality and a sense of belonging, and has often been associated with an experience of displacement effect.

Displacement, a process of un-homing with an impact on the connection between people and place, has been at the core of a number of critical studies that address problems associated with gentrification, armed conflicts, and so on, which result in the socio-spatial restructuring of the existing inhabitants. The removal of individuals or communities from their houses, localities, memories and belongings, experienced in many parts of our contemporary world -whether this is voluntary or involuntary – often creates new urban instabilities, uncertainties and conflicts. Such unsettling practices simultaneously challenge the production of housing environments and dwellings which many times takes place against a backdrop painted by uncertainty and change. The proposed conference topic aims to explore and understand uncertainties and instabilities which shape contemporary urban living, to unveil critical concerns on the impact of such unsettling practices on the production of housing environments and to foster an inquiry into potential responses in the form of policies, governance, social innovation, community initiatives and planners' investments.



Traditional and modern Nicosia go side by side.

The umbrella topic aims to explore and understand uncertainties and instabilities which shape contemporary urban living, to unveil critical concerns on the impact of such unsettling practices on the production of housing environments and to foster an inquiry into potential responses in the form of policies, governance, social innovation, community initiatives and planners' investments.

## Barcelona 2022: The Right to Housing Struggle: Cities under the Globalization Pressures on Affordability Justification

The situation of the housing market in cities like Barcelona expresses with crystal clarity the contradiction of the current globalization process. Different internal and external forces that combine to create a perfect storm are pressing the cities, revealing the limited capacity of the local governments to tackle the housing crisis. The Right to Housing is at stake.

One of the key drivers of this process is the financialization of the housing market. Producing the embeddedness of housing in volatile financial market cycles. The central question is: how to cut this house price-finance feedback? Going from the causes to the solutions, one hot topic in the current debate is rent control policy. The discussion is all about its effectiveness to control the rental bubble. Another key policy discussion is an intensifying shortage of affordable homes for lower income earners that is affecting all the global cities. How can governments and industry players most effectively nurture affordable housing supply?

Moving on, another new phenomenon to discuss is how touristification and gentrification are challenging the urban landscape of our cities. Finally, in response to the climate crisis, a new and innovative design for sustainable and energy-efficient housing will be discussed.



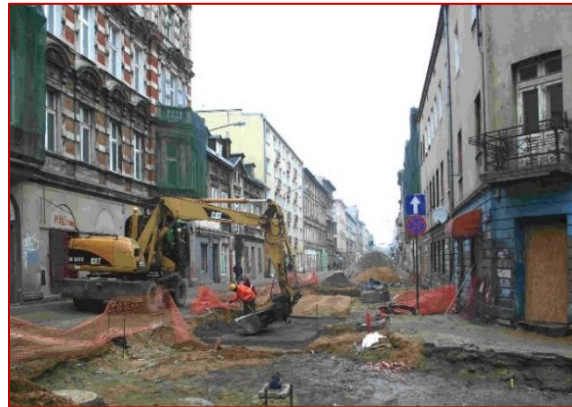
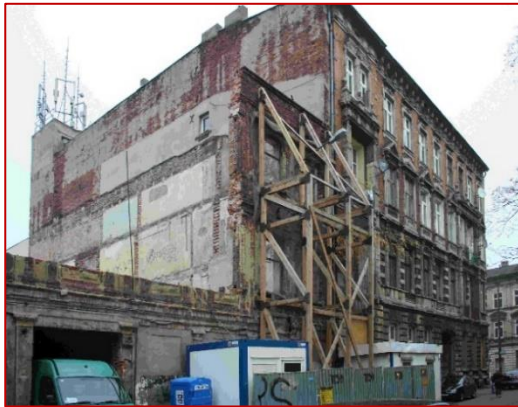
## Lodz 2023: Urban regeneration – its shines and shadows

Lodz is a classic example of a city that was founded and developed thanks to the industrialization process of the nineteenth century, in particular textiles. Very favorable living conditions and the opportunity to work caused a significant influx of settlers. In 1840 the number of residents increased to 10,000. In 1900 the number of inhabitants of Lodz increased to 300,000, and in 1914 it approached 500,000 and set a world record for demographic growth. On the eve of the outbreak of World War II, the city's population reached 672,000. During the war, the city was not destroyed. After liberation, it served as the capital of the state for some time. The reconstruction of the textile industry contributed to the further development of Lodz, both economically and demographically. In 1989, the city had 851,700 residents.

The political transformation had a robust and negative impact on the social and economic conditions in the city. First of all, the closure of industrial plants caused a very high level of unemployment and an outflow of population.

Housing problems in Poland are very serious due to historical conditions, but also to the lack of a consistent and thought-out housing policy. Essentially, housing problems are pushed into the

background, it is believed that in the market economy people should meet their housing needs without help of public bodies, and only a small group of the most vulnerable households should be given direct help.



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## ENHR WORKING GROUPS

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Basic information concerning the aims, activities and membership of the various Working Groups is available on the ENHR website at [www.enhr.net](http://www.enhr.net). In this section the Working Groups report on recent activities such as seminars (to be) held, books to be published, etc. The names and addresses of the coordinators are given at the end of the Newsletter in the Who is Who? section. Members of ENHR are encouraged to contact these persons in order to join a particular Working Group or to obtain further information about its activities.

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### News from Working Groups

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#### WG Housing, Migration and Family Dynamics

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*Rory Coulter, Tomáš Samec, Michael Thomas and Isabel Palomares Linares (coordinators)*

##### **Virtual workshop on January 28th and 29th 2021 to share ideas, findings and discuss insights**

The Housing, Migration and Family Dynamics Working Group are hosting a virtual workshop on the afternoons of January 28th and 29th 2021 to share ideas, findings and discuss insights pertaining to housing, migration and family dynamics.

We had an excellent response to our call for papers and will have around 20 speakers from across Europe presenting on and discussing a range of topics of interest to WG members. These include residential mobility, housing experiences across the life course, migrants' housing careers and neighbourhood transitions.

The virtual event is free of charge and if you would like to attend please email Isabel Palomares-Linares ([m.i.palomares@rug.nl](mailto:m.i.palomares@rug.nl)) to be added to the delegate list. Further details about the virtual platform and session plans will be circulated in due course.

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#### WG Private Rented Markets

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*Aideen Hayden and Paddy Gray (coordinators)*

##### **ENHR Private Rented Markets workshop on the impact of COVID-19 on the private rental sector in Europe**

Expressions of interest for a potential ENHR Private Rented Markets workshop on the impact of COVID-19 on the private rental sector in Europe. This will be a one to two-day online conference in April-June 2021.

The COVID-19 pandemic has had a devastating impact on economies across Europe. It has put a spotlight on those enduring housing affordability and quality gaps, particularly among low income and vulnerable households. People living in poor quality housing or unsafe living conditions face elevated health and safety risks, while workers experiencing sudden economic loss struggle to cover their monthly rent, mortgage or utility payments without assistance (OECD 2020). The impact of the pandemic however has been different across sectors and industries with workers in hospitality, accommodation, tourism, and food services particularly hardest hit. Households working in these areas are often living in the private rental sector. While many countries have introduced emergency measures to help alleviate immediate challenges for renting households, the impacts for longer term affordability and employment prospects is of considerable concern and require focus from an academic and policy perspective.

### Potential topics of interest

- What has been the impact of the pandemic on private renters' economic prospects and the impact on their rental affordability? What are the longer-term impacts for the rental sector in terms of security and affordability?
- What policy responses have governments introduced as part of their responses to COVID in the rental market (rent freezes, eviction bans etc) and what has been their impact?
- What is the impact on investment in rental accommodation?
- How can rental households in precarious employment be best supported during and after the pandemic?
- What are the longer-term implications of COVID-19 for the future of the rental market?
- Sentiment towards the sector post COVID-19, improved regulation, move from shared accommodation including PBSA, move from AirBnB to traditional rental etc.

At this point we would appreciate if colleagues could respond with their views on the topics put forward here and provide initial thoughts on experiences in their own jurisdictions. We would also be obliged if colleagues could suggest additional topics for workshop.

### Organisers

ENHR Working Group Private Rental Markets coordinators, Aideen Hayden (Threshold) and Paddy Gray (University of Ulster) and conference partner Economic and Social Research Institute of Ireland (ESRI).

For more information or to provide feedback or expressions of interest, please contact: [conor.otoole@esri.ie](mailto:conor.otoole@esri.ie).

*OECD (2020), OECD Employment Outlook 2020: Worker Security and the COVID-19 Crisis, OECD Publishing, Paris, <https://dx.doi.org/10.1787/1686c758-en>*

*OECD (2020), Supporting people and companies to deal with the COVID-19 virus: Options for an immediate employment and social-policy response, OECD, Paris, <http://oe.cd/COVID19briefsocial>*



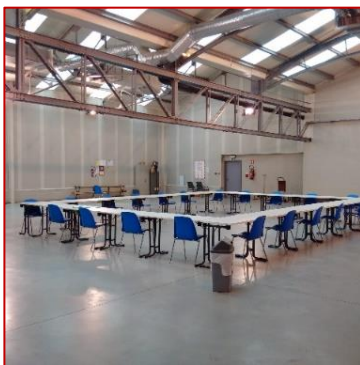
## THE SERENDIPITY OF BEING AT ONE GIVEN PLACE DURING THE COVID-19 PANDEMIC

**A long term field research on homelessness in cooperation with a non-profit association working in the field, must lead to a Research & Development Department for this organization that will smoothly translate research finding into practical information for field workers. The pandemic put researcher and volunteer Stéphanie Cassilde in a unique position.**

Being both developing economist and sociologist, I started a research volunteering in the non-profit association Comme Chez Nous, Charleroi (Belgium), in 2015. For me, it was the opportunity to install a long term field research, accordingly to the time needed for the trajectories from homelessness to a more or less sustainable housing access. For Comme Chez Nous, it was the opportunity to implement key steps towards the challenge of growing monitoring obligations, and work towards an acknowledgement of 25 years of expertise in this field.

### **Research internalization**

Together we started a phase of research internalization, i.e. being directly employed by the association by the end of 2019.<sup>1</sup> The objective is to create a Research & Development Department within Comme Chez Nous, so that social work can be closely research-driven like many other sectors are. The rationale is first that it usually takes time before the findings reach the field. Second, when producing actions, social workers are participating to knowledge creation and circulation, but it is seldomly documented. Their reaction to findings may be “we have known that for ten years”. Quickly, a seminar was created so that action and research would meet, and another starting point to our research questions would be created. Furthermore, several research projects were submitted, including to the ERC Synergy program. In March 2020, when the first lockdown in Belgium came into effect, I was supposed to implement the data merging phase of this project: making links between all the available data sets in order to achieve a fantastic longitudinal microdata set covering 20 years of social work towards homeless people. The objective of its analysis is to measure the net impact of social work and given phases on homeless people trajectories to end their homelessness. De facto, I jumped into action towards key adaptation steps.



The daycare center was located in a sport hall in order to have enough space. External showers were added as the place was not adequately equipped.

### **Knowledge production and knowledge circulation**

A text written by the beginning of April<sup>2</sup> underlines the invisibility of the social work related to homeless people, while my colleagues and I were at the frontline to give access both to basic needs and still to social work. Writing this text for an international audience was made me aware of my very specific position: being de facto a researcher doing mixed-method fieldwork during the pandemic. Beyond the great material I was (and still am) gathering on a systematic basis

since mid-March, this position sharpened my thoughts towards some articulations between knowledge production and its circulation. I wish to underline three elements.

## *The lockdown was a big shock both for the homeless people and the day-care*

First, acting as if the R&D Department already existed lead to analysis, which was a huge support towards several questions, which needed concrete answers: food emergency needs projections; figures about homeless people who stop visiting the day-care center; figures about new homeless people; analysis of adaptations made so that other centers could use some features; nourishing a crisis plan for the forthcoming period; etc. And these elements were shared with the overall sector, but also with federations and ministries. Making quick analyses relied on past research expertise<sup>3</sup>.

Second, it was important to share the above mentioned elements, and also more detailed analysis in French, i.e. the stakeholders language in this context. While I am aware of the saying “publish (in English) or perish”, publishing in French had the most impact in this context.

Third, all the way, I was (and still I am) crossing back and forth a big gap between (1) short-term analysis to cope with emergency questions following that actions would be better undertaken being evidence-based, and (2) the identification of structural research questions, which may be central for future evidence-based actions.



*Newly created shelter camps and the cover of 'Construire avec les naufragés' (see note 3).*

An example for the (1) is the return of good intentions that pave hell: charity. It is fantastic to see so many people being involved in actions towards homeless and very precarious people: a lot of food donations, but also clothes, etc. However, the majority of these actions are not connected to any social work. That is to say: homeless people are receiving what can help them to survive, but not to change their situation. The related emergency questions are: how not to make such initiatives persistent? How to insert social work in such initiatives? How to join these initiatives to the existing social work? This is a hot topic because not being connected to social work seems easier; beyond the invisibility of social work. At the same time, several volunteers are joining existing social work structures.

The example for the (2) is the impression of the gift of a second solid long fieldwork fifteen years after my doctoral field research.

The challenge of being swayed between (1) and (2) gave me the strength to achieve the book started by mid-2019 about social work methodologies and vision in application to *Comme Chez Nous*<sup>4</sup>. Indeed, first, I identified the necessity to make the 25 years of specific social work toward homeless people known: the “accueilpagnement” (a suitcase word, which combine “accueil” (welcome) and “accompagnement” (one possible translation is “care”); it would be “welcare” maybe in English). The circulation of the book (written in French) would notably be a support to systematically anchor emergency actions to social work. Second, the way to create the book enacts the articulation between research and action. Third, COVID-19 changed some parameters, notably the risk that physical distance becomes social distance. Thus, the way to “welcare” is already mutating; and this change needs the anchorage of “welcare” being well defined.

I could never have imagined being in the position I was during a pandemic, and I probably wouldn't have been looking for such a position. But being at the frontline was and is still the ethical condition for me. The crisis plan written by the end of the first lockdown is taken into effect. Among the negative expectations, there is an increase of poverty and of deteriorating housing conditions, including homelessness. Even shelter camps are being set up. Back to my first objective, it becomes even more crucial to implement the impact analysis that may identify what makes the difference in homeless people trajectories.

*Dr. Stéphanie Cassilde*

*Researcher, ASBL Comme Chez Nous, Charleroi, Belgium*

*Research Scholar, Ronin Institute for Independent Scholarship*

*1 The reality is: (1) the affiliation to the Ronin Institute is an unpaid position; (2) my single employer is Comme Chez Nous; (3) very short terms contracts are signed depending on the funding (1 month up to 3 months). Following the COVID-19 pandemic start, I undertook an operational role in addition to my research, becoming temporarily a de facto adjunct coordinator. My wish is to make my research conditions explicit.*

*2 Stéphanie Cassilde (2020), "El trabajo social con personas sin hogar en Bélgica durante la pandemia", in Breno Bringel and Geoffrey Pleyers [Editores], Alerta global. Políticas, movimientos sociales y futuros en disputa en tiempos de pandemia, CLACSO/ALAS: Buenos Aires.*

*3 Sophie Crapez, Stéphanie Cassilde and Suzanne Huygens (eds.) (2020). Construire avec les naufragés. Un accueilpagnement psycho-médico-social des personnes sans-abri, éditions de l'Université Ouverte de la Fédération Wallonie-Bruxelles : Charleroi, 273 pages.*

*4 Stéphanie Cassilde (2020), "Faire face au défi du COVID-19 dans l'accueil de jour des personnes en situation de sans-abrisme. Jalons d'une adaptation rapide et résiliente en période de crise sanitaire, Les Echos du Logement, n°127, pp. 4-9.*

## NEWS FROM MEMBERS



**Australian Housing and Urban Research Institute  
(AHURI), Melbourne, Australia**  
[www.ahuri.edu.au/](http://www.ahuri.edu.au/)

### **New research, policy analysis and events**

#### **Recently published research**

2020 has been an exceptionally busy year for AHURI with a special COVID-19 Research Agenda complementing the ongoing National Housing Research Program. Here is a summary of some of the reports published in the last quarter. To view all new AHURI research, visit: [www.ahuri.edu.au/research/research-library](http://www.ahuri.edu.au/research/research-library)

#### ***Marginal housing during COVID-19***

This research examines the impact of the COVID-19 pandemic on marginal and informal housing and short-term rental accommodation to establish any health and housing risks, and investigates any changes to the demand and supply of informal housing during COVID-19. [www.ahuri.edu.au/research/final-reports/348](http://www.ahuri.edu.au/research/final-reports/348)

#### ***Ending homelessness in Australia: A redesigned homelessness services system***

The existing Australian homelessness service system has known strengths but its effectiveness is constrained for different population groups who experience a range of other social, economic, health and justice issues. This research develops strategies to redesign the homelessness service system in Australia that could virtually end homelessness. [www.ahuri.edu.au/research/final-reports/347](http://www.ahuri.edu.au/research/final-reports/347)

#### ***Supporting Australia's housing system: modelling pandemic policy responses***

This research considered the economic literature relating to pandemics and modelled a range of related economic outcomes on employment and unemployment by sector and on the housing outcomes of home owners, private renters, and small investor landlords in Australia from late 2020 and through 2021. [www.ahuri.edu.au/research/final-reports/346](http://www.ahuri.edu.au/research/final-reports/346)

#### ***The lived experience of COVID-19: housing and household resilience***

This study investigated housing outcomes during the first three months of the COVID-19 pandemic, and evaluated the complex interrelated impacts it is having on Australian households with a range of vulnerabilities. COVID-19 has exacerbated vulnerabilities such as poor housing quality and location; housing affordability; energy poverty and a range of social, mental and physical health conditions. [www.ahuri.edu.au/research/final-reports/345](http://www.ahuri.edu.au/research/final-reports/345)

#### ***Post-pandemic landlord-tenant relationships in Australia***

This research investigated the mental and economic wellbeing of landlords and tenants affected by the COVID-19 pandemic. For landlords and tenants that have lost employment, had reduced income or are seeking employment the pandemic leaves a challenging financial situation for meeting rent or mortgage payments. [www.ahuri.edu.au/research/final-reports/344](http://www.ahuri.edu.au/research/final-reports/344)

#### ***Policy coordination and housing outcomes after COVID-19***

This study gathered data on the scale and scope of policy interventions in the housing system during the COVID-19 pandemic in Australia—a critical first step for on-going assessment of the



outcomes and impacts of the broad suite of initiatives deployed by governments in response to the pandemic. It will help build a preliminary evidence base to assess the whole-of-government response and to prepare policy makers for future crises with similar system-wide implications. [www.ahuri.edu.au/research/final-reports/343](http://www.ahuri.edu.au/research/final-reports/343)

### Special Publication

#### ***Rental Insights: A COVID-19 Collection***

Australian renters have been disproportionately affected by COVID-19 facing income loss, the inability to pay rent, tenure insecurity and eviction risk and a new AHURI publication provides a stark analysis of the impacts of these unprecedented challenges.

Twenty leading thinkers from housing, economics, policy, urban planning, and epidemiology have explored the results from a survey of 15,000 renting households for the publication Rental Insights: A COVID-19 Collection.

[www.ahuri.edu.au/research/research-papers/rental-insights-a-COVID-19-collection](http://www.ahuri.edu.au/research/research-papers/rental-insights-a-COVID-19-collection)

### About AHURI

As the only organisation in Australia dedicated exclusively to housing, homelessness, cities and related urban research, AHURI is a unique venture. Through our national network of university research partners, we undertake research leading to the advancement of knowledge on key policy and practice issues.

Our mission is to inform and impact better housing, homelessness, cities and related urban outcomes through the delivery and dissemination of relevant and authoritative research.



**Bundesinstitut für Bau- Stadt- und Raumforschung**  
https://www.bbsr.bund.de

### Housing Policies in the EU conference

On November 6th, the Federal Ministry of the Interior, Building and Community (BMI) hosted the European Housing Policy Conference. It was the main event in the field of housing during the German EU Council Presidency. For the first time, the key findings of the research project 'Housing policies in the EU' were presented by the research team. The project was conducted by the BMI in cooperation with the Federal Institute for Research on Building, Urban Affairs and Spatial Development (BBSR).



In addition to that, the conference included a discussion of current key issues in housing across the European Union, including the COVID-19 pandemic, housing affordability and energy efficiency. Representatives of the European Parliament, the European Commission, from different EU countries as well as a member of the advisory board for the conducted research project discussed the topics in a live connection. Up to 300 participants joined the conference and contributed by submitting questions to the experts via chat. The conference aimed to expand the shared knowledge and initiate an exchange on housing policy in Europe.



The conference can be rewatched on YouTube (<https://youtu.be/n7-HzdZm1ks>), the presentations and additional material are available on the [homepage of the BMI](#):

The research project's comprehensive results in a preliminary conference version, including a view on the different housing systems and governance structures as well as a collection of implemented policy instruments, can be found on the [homepage of the BBSR](#):



**Delft University of Technology**  
**Delft, The Netherlands**

[www.tudelft.nl/bk/over-faculteit/afdelingen/management-in-the-built-environment/](http://www.tudelft.nl/bk/over-faculteit/afdelingen/management-in-the-built-environment/)

### **Call for papers special issue of Energies**

Dr. Erwin Mlecnik (TU Delft and ENHR member) will be a co-guest Editor in a special issue of Energies 'Business Models for Energy Renovation of Residential Buildings.'

The aim of this special issue is to gather knowledge of and experience with respect to business models for energy renovations, including analysis of household behavior, supply-side issues, energy performance contract, district level renovation, role of public authorities, financing aspects, policy perspective, transition management, or any other aspect related to business models.

The call for research articles, review articles as well as short communications is now open and the deadline is 10 May 2021.

For details visit the [journal website](#).

### **MSc Specialisation Sustainable Human Habitats (SHH) program 2021/2022,**

The Faculty of Architecture and the Built Environment of the Delft University of Technology, invites outstanding university graduates and senior undergraduate students with a design background from universities worldwide to join the new MSc Specialisation Sustainable Human Habitats (SHH) program 2021/2022, starting Sept 2021.

#### **Theme**

Sustainable Human Habitat refers to the harmonious relationship between human and their living environment towards a sustainable future. Through its unique lens of "Human as the core", the students will learn the knowledge on how sustainable housing and neighbourhood can be created amongst all stakeholders to balance the well-being and quality of life in the international context.

The master specialization is part of the Architecture, Urbanism and Building Sciences master track ([www.tudelft.nl/onderwijs/opleidingen/masters/aubs/msc-architecture-urbanism-and-building-sciences/](http://www.tudelft.nl/onderwijs/opleidingen/masters/aubs/msc-architecture-urbanism-and-building-sciences/)), at the faculty (QS global ranking 2nd by discipline).

Prospective applicants must have a basis in design thinking as well as a keen interest in management and governance. We expect our future graduates to make the behavioural and institutional change in the construction industry and housing system in their home country, to transform our human habitats and the world we live in, into a truly sustainable one.

[www.tudelft.nl/bk/over-faculteit/afdelingen/management-in-the-built-environment/onderwijs/msc-track-mbe-specialisation-sustainable-human-habitats/](http://www.tudelft.nl/bk/over-faculteit/afdelingen/management-in-the-built-environment/onderwijs/msc-track-mbe-specialisation-sustainable-human-habitats/)

#### **Application and deadline**

The application period closes on 1 April, 2021 for EU applicants. The deadline for non-EU applicants is 15 January, 2021. All applications should be made online through the TU Delft website and require an application fee. It usually takes 6-8 weeks before an admission decision can be communicated. Therefore, it is highly recommended to apply as early as possible to secure your place.

#### **Enquiry**

For general inquiry regarding the master program, please contact the master coordinator, Dr. Fred Hobma ([F.A.M.Hobma@tudelft.nl](mailto:F.A.M.Hobma@tudelft.nl))

For admission and application, please refer to the website:

[www.tudelft.nl/en/education/admission-and-application/](http://www.tudelft.nl/en/education/admission-and-application/)

For content-related questions regarding SHH specialization, please contact Dr. Queena Qian ([k.qian@tudelft.nl](mailto:k.qian@tudelft.nl))



An Roinn Tithíochta,  
Rialtais Aitiúil agus Oidhreachta  
Department of Housing,  
Local Government and Heritage

## Department of housing, local government and heritage

[www.housing.gov.ie/](http://www.housing.gov.ie/)

### Research Collaboration in Ireland

#### **Renewed three year joint research programme between the Department of Housing, Local Government and Heritage, and the Economic and Social Research Institute**

A three year joint programme of research between the Department of Housing, Local Government and Heritage, and the Economic and Social Research Institute was renewed in September 2020. The research programme initially focused on housing economics, but has been expanded to encompass research focused on spatial and regional planning. Recent examples of research output under the programme include an examination of the impact of the initial three months of the COVID-19 public health emergency on the rental sector, particularly tenant affordability payment arrear. The paper found that one-in-three renters faced considerable affordability challenges prior to COVID-19. However, in the period mid-March to mid-June 2020, the unique and extraordinary circumstances mean affordability pressures were not likely to have worsened, despite a greater fall in incomes experienced by renters relative to homeowners. However, many renters face longer-term affordability pressures that are likely to worsen quickly, as necessary expenditure rebounded quicker than incomes. As renters are more likely to work in sectors badly hit by the pandemic (such as accommodation and hospitality), this may pose longer-term employment challenges if these sectors are slow to recover. In terms of rental arrears, survey data suggest one-in-ten households missed payments prior to the pandemic and, given the affordability trends, this is unlikely to have risen substantially in the short term. The research paper is available [here](#):

#### **Paper on credit demand in the Irish mortgage market**

Another recent example, which may be of interest to ENHR members, is a research paper titled 'Credit demand in the Irish mortgage market: What is the gap and could public lending help?' This paper endeavoured to estimate the level of latent mortgage credit demand in Ireland that could be serviced by the market given prudent credit risk assessment and the current regulatory environment. The principal findings of the research paper are that:

- There is evidence of excess demand for credit and an undersupply of loans by the financial institutions, relative to latent demand;
- In terms of credit access issues, insufficient savings for a down-payment, rather than income or affordability issues, is the most binding constraint on households; and,
- Scenario analysis suggests between 2,000 and 9,000 additional loans could be provided per annum depending on the degree to which demand is realised.

The research paper is available [here](#).

The research programme will continue in 2021 to focus on areas of particular policy interest; a focus of the research programme in 2021 will be the private rental sector, including an examination of rent price control measures operating in Ireland, and potential alternative mechanisms to ease affordability among low income renting households.



**Griffith University**  
[www.griffith.edu.au/](http://www.griffith.edu.au/)

### **Liveability Framework for Medium to High Density Social and Affordable Housing**

Current Australian Sustainable Built Environment National Research Centre research is developing a Liveability Framework for Medium to High Density Social and Affordable Housing. This framework will identify key liveability and accessibility elements and will be a tool to help: (i) drive adoption of liveability and accessibility outcomes; and (ii) build the value equation and community understanding to enable industry to deliver whole of life solutions. Ensuring liveability and accessibility in our urban housing precincts is critical to maximise investment and minimise future risks to our community. This research is investigating current leading practice, considering future innovative options and includes case studies and stakeholder interviews. It has been significantly informed by responses in 2020 to the COVID-19 pandemic.

This research has been developed with funding and support provided by Australia's Sustainable Built Environment National Research Centre (SBEnc) and its partners. Core partners in this research include BGC Australia, Queensland Department of Housing and Public Works, WA Dept Mines Industry Relation and Safety, and Griffith and Curtin Universities. Our Project Steering Group Chair is Sue Ash AO.

Research outputs to date are available [here](#).

For more information please contact the Dr Judy Kraatz, project leader ([j.kraatz@griffith.edu.au](mailto:j.kraatz@griffith.edu.au)).



**An Ghníomhaireacht  
Tithíochta**  
The Housing Agency

**The Housing Agency**  
[www.housingagency.ie/](http://www.housingagency.ie/)

### **Recent Research**

#### **Thinking ahead – the Financial Benefits of Investing in Supported Housing for Older People**

New research in the area of housing for older people was launched by The Housing Agency on the 29th October. 'Thinking Ahead-the Financial Benefits of Investing in Supported Housing for Older People' examines the cost and benefits to the State of an expansion of provision of Supported Housing for Older People. The report analyses a range of Supported Housing options with varying care requirements – Independent, Assisted and Specialised, comparing the costs of providing these Housing options to a number of alternative scenarios

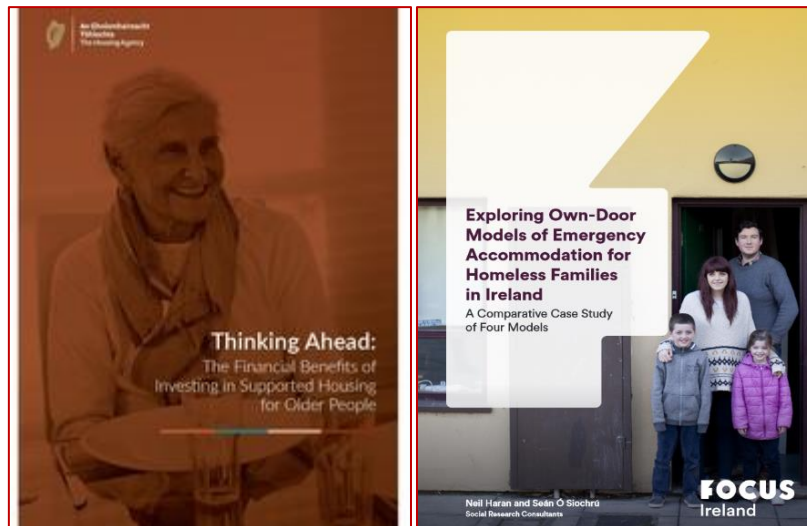
The findings demonstrate considerable financial benefits for the State from investment in Supported Housing. It was found that by supporting people to live in homes suited to their needs, an average annual government saving of €4,650 per person can be made, compared to that individual remaining in their current home or moving into long term residential care. The figures are based on the provision of Supported Housing by the State for 11,400 people over the next 10 years, a number derived from expected projections in Ireland's population aged over 80 during this time period.

The report and recording of the event can be found on [The Housing Agency website](#): Contact [Roslyn.Molloy@housingagency.ie](mailto:Roslyn.Molloy@housingagency.ie)

#### **Exploring Own-Door Models of Emergency Accommodation for Homeless Families in Ireland: A Comparative Case Study of Four Models**

The Housing Agency recently supported Focus Ireland, to carry out a study which considers the strengths and weaknesses of four own-door models of emergency transitional accommodation for homeless families in Ireland. The report 'Exploring Own-Door Models of Emergency Accommodation for Homeless Families in Ireland: A Comparative Case Study of Four Models',

was launched on 3rd December 2020. The goals of the research were to compare these models to the State's primary emergency accommodation responses (B&Bs/hotels and family hubs), to promote informed debate on the issue and to develop ideas to improve homeless families' experiences of emergency accommodation. The report can be found [here](#).



### About The Housing Agency

The Housing Agency was set up to support local authorities, approved housing bodies (housing associations) and government in the delivery of housing and housing services in Ireland. The vision of The Housing Agency is to enable everyone to live in good quality, affordable homes in sustainable communities, and it is driven by the understanding of the central role that housing plays in people's quality of life and life chances. One of the Agency's core activities is research, particularly to inform policy and practice. The Agency undertakes in-house research and data analysis, commissions research, works in partnership with other housing bodies on research projects and provides housing research support to other state agencies.



**Housing Chair Universitat Rovira i Virgili  
Tarragona, Spain**

[www.housing.urv.cat/en/](http://www.housing.urv.cat/en/)

### New research projects

#### Housing +

The UNESCO Housing Chair leads the Housing + project of the European Commission and participates jointly with the following partners: University of Silesia (Poland), National University of Galway (Ireland), International Union of Property Owners (Belgium), Gecon (*Fundacion Iberoamericana del Conocimiento*, Spain) and the Luxemburg Institute of Science and Technology. Under the title 'Bridging the gap in housing studies', the objective of this project financed by the Erasmus + program is to improve academic training in the real estate sector, e.g. for real estate conveyancers, property managers, or for those ones working with housing policies. You may find more information about the project [here](#).

#### Comprehensive analysis of housing policies in Southern Catalonia

The UNESCO Housing Chair has been selected by the Regional Government of Tarragona to assess the housing policies of the municipalities of this region. This first project will serve as baseline to create a future Housing Observatory of Southern Catalonia, intended to help local

governments in designing and proposing innovative housing solutions based on scientific research.

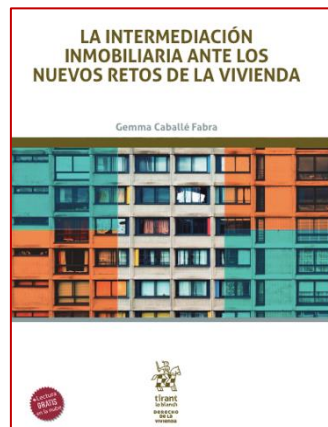
### **Design and marketing of the ‘Good management of social housing Certificate’ (CVS) (R2B, URV Foundation)**

UNESCO Housing Chair’s project “Design and marketing of the ‘Good management of social housing Certificate’ (CVS)” has received one of the seven grants from the URV Foundation’s Research to Business Programme, which aims to support the preliminary stage of introducing the knowledge and results obtained from the University’s market research. The project aims to design and develop a protocol that allows for the evaluation and subsequent certification of the good management of all housing providers, including public bodies or companies or private for-profit or non-profit entities.

### **New books**

#### **La intermediación inmobiliaria ante los nuevos retos de la vivienda [The real estate brokerage profession in the face of new housing challenges], G. Caballé-Fabra, (Ed. Tirant lo Blanch, Valencia, 2020)**

The real estate brokerage profession in Spain has been liberalized or deregulated since 2000. The reason for this liberalization was to promote economic growth, but the externalities it could trigger were not taken into account; neither those related to the protection of consumers, nor in terms of granting the right to access adequate housing. This book states the need to clarify the contractual relationship between consumers and real estate agents, the convenience of requiring agents to have a proper training at a university degree level and their compulsory registration in a public institution. Thus, we extend real estate agent’s functions and responsibilities towards protecting consumers and those in need of housing. In the end, this book shows the need to restructure the real estate brokerage profession in the face of the new housing challenges that appeared after the 2007 financial crisis and the current technological context (proptech).



#### **La gran apuesta. Avaricia. El beneficio sin responsabilidad [The Big Short. Greed. The profit without liability], S. Nasarre-Aznar (Ed. Tirant lo Blanch, Valencia, 2020).**

“The Big Short” (2015) is a film that narrates the frenzied activity of three groups of financiers who bet that the mortgage market would collapse a few years before it ended up doing so in 2007, thus making a fortune. This book analyzes how and why they did it, the causes and consequences of the collapse, their perpetrators and their liabilities. Greed becomes the engine of the plot and the bankruptcy of the *ubi emolumentum ibi onus* principle several times along the mortgage securitization chain, the ultimate cause of a recession that has continued to this day in the form of an economic, political, moral and territorial crisis, aggravated in 2020 by that of COVID-19. The work will place the reader in the position of deciding whether or not those who became rich as a result of the misery of hundreds of thousands of unemployed and evicted people are better than those who had profited for decades by forging a mortgage market as fragile as a house of cards.

The booktrailer is available [here](#).



### **Forthcoming events**

#### **12th International Workshop of the UNESCO Housing Chair: 'Homeownership and possession: from expropriators to expropriated' (14 January 2021 at 6:00 p.m. CET)**

The purpose of this virtual workshop is to discuss the limits on private homeownership set both by the State and by private parties through expropriation and illegal occupation. In particular, our three speakers Dr. Grzegorz Matusik (University of Silesia), Dr. Marc Roark (Southern University Law Center) and Dr. Alessandro Dinisi (University of Pisa) will assess the nationalisation of real estate in the post-war period in Poland, the American eviction law and homelessness phenomenon, and the protection of de facto possession of housing in Italy during the COVID-19 era. The seminar is open and free of charge through this [link](#).

## Other News

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### **Housing, Theory & Society special issue on the recently deceased Jim Kemeny**

The latest issue of Housing, Theory & Society is a special issue on the recently deceased Jim Kemeny. ([www.tandfonline.com/toc/shou20/37/5?nav=tocList](http://www.tandfonline.com/toc/shou20/37/5?nav=tocList))

### **LSE London latest projects**

**Older Homeowners, housing disrepair and adaptations:** LSE London is conducting research to review evidence on older homeowners' physical property conditions and the health and societal impacts of disrepair. In particular, the review of literature and data sources will clarify the extent to which older households face poor housing conditions, the evidence available about the nature of these physical conditions and the impact that poor housing conditions have on the affected households. The quantitative data analysis of statistical datasets, will help identifying spatial variations and how these relate to dwelling age, type and tenure.

**Developer contributions in Scotland:** LSE London has been selected to lead a team of academic and professional specialists to undertake a project which evaluates the value, incidence and impact of developer contributions in Scotland. The team includes Professor Tony Crook from Sheffield University, John Boyle from Rettie and Co., Stefano Smith from Planning, as well as Kathleen Scanlon and Christine Whitehead from LSE London.

**COVID and Homelessness:** LSE London estimated the possible impact on the private rented sector of COVID-19 and rising unemployment; looking at the scale of the current problem, the immediate and longer-term consequences for evictions and homelessness, focusing on the case of London and also England overall. The report [Where Now for the Private Rented Sector?](#) examined possible approaches that the government might put in place after the end of the moratorium, providing some indication of relative costs and benefits.

### **LSE London latest reports**

**Mortgage Prisoners:** In the report [Releasing the Mortgage Prisoners](#), LSE London set out potential solutions to address the problem of mortgage prisoners, who are home owners who borrowed from lenders that are no longer active.

**Affordable Homeownership:** In the latest report [Thinking outside the box: Exploring innovations in affordable home ownership](#), Christine Whitehead, LSE London Deputy Director, together with Prof. Peter Williams (University of Cambridge) explored how government sponsored and market based 'affordable' products have worked to date and what can be done to improve the current situation.

### **CaCHE report on the impact of social housing**

CaCHE, working with HACT ([www.transformationinhousing.com](http://www.transformationinhousing.com)), recently published a report: [the impact of social housing: economic, social, health and wellbeing](#). This was funded by the Scottish Federation of Housing Associations, Public Health Scotland, Joseph Rowntree Foundation and RIHAF. The project examined evidence and four case studies. The key takeaways from the work are that:

1. Housing offers a considerable variety of multiple positive impacts for residents and communities as well as the wider economy.
2. We can link the potential impacts of future interventions by social housing providers to the Scottish government wider national public policy ambitions (the national performance framework).
3. This allows housing associations who measure the impact of different activities to strengthen their applications but also to help them assess the different value added of alternative policies that they might pursue as they develop their own business plans and strategies.

## NEW BOOKS / STUDIES

### **INSECURE TENURE: THE PRECARISATION OF RENTAL HOUSING IN THE NETHERLANDS (dissertation)**

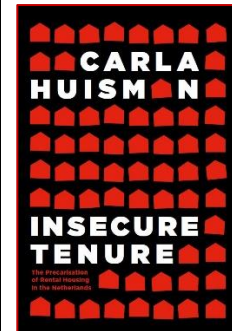
*By Carla Huisman*

This thesis answers the question whether rental housing in the Netherlands, over the last twenty years, has become less secure. The conclusion is that Dutch renting is becoming precarious to a significant extent. The successive introductions of new temporary contract forms goes very quickly, as do the continuous steep rent increases and the increases of starting rents. Rules on security of tenure, rent ceilings and maintenance are in theory still strong, but in practice knowledge of these regulations is almost non-existent, and enforcement is so weak that the rules have become largely meaningless.

In October 2020 ENHR member Carla Huisman successfully defended her PhD thesis.

2020, 215 p. ISBN -

[www.rug.nl/research/portal/nl/publications/insecure-tenure\(e4657d48-5398-4582-b17f-f0d400dd87f8\).html](http://www.rug.nl/research/portal/nl/publications/insecure-tenure(e4657d48-5398-4582-b17f-f0d400dd87f8).html)



### **LESSONS FROM BRITISH AND FRENCH NEW TOWNS: PARADISE LOST?**

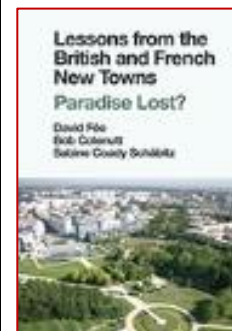
*By: David Fée, Bob Colenutt and Sabine Coady Schäbitz (Eds)*

This book explores the evolution of New Towns in France and the UK in a number of areas (governance, planning and heritage) and assess whether their legacy can inspire current planned settlements. It explores the evolution from several perspectives including public policy, sociology, geography and heritage.

UK and French New Towns have many similarities in terms of the role of the national state in tackling urgent problems of housing and urban growth and in promoting innovative design and architecture. These innovative planned settlements have left a contested and complex legacy, but are once again on the political and urbanisation agenda in Europe, where a push for growth of housing and the desire for sustainability are the new drivers of urban planning and design. This book contrasts their evolution on both sides of the Channel and shows what can be learned about post war state planning and the future planning of new settlements.

2020, 248 p., ISBN:978-18-3909-431-6, Emerald Publishing

[www.books.emeraldinsight.com/page/detail/Lessons-from-the-British-and-French-New-Towns/?k=9781839094316](http://www.books.emeraldinsight.com/page/detail/Lessons-from-the-British-and-French-New-Towns/?k=9781839094316)



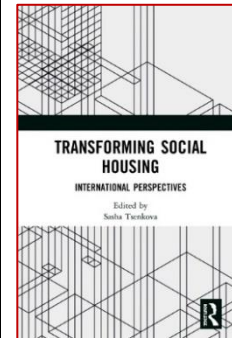
**TRANSFORMING SOCIAL HOUSING. INTERNATIONAL PERSPECTIVES**

*By Sasha Tsenkova (Ed.)*

This book explores the differences and similarities in housing policies and practices by focusing on social housing institutions and their ability to influence affordability and quality of housing. The focus is on private and not-for-profit provision in mixed-income developments supported through partnerships and a mix of policy instruments. The book brings together contributions by leading scholars on key debates affecting social housing in cities around the world. The international perspectives provide an interdisciplinary, robust overview of complex processes of change affecting people, places and homes. It is particularly well suited for students, scholars, policymakers and professionals interested in housing, urban planning and public policy.

Editor and ENHR member Sasha Tsenkova is Professor of Planning at the University of Calgary (Canada).

2020, 216 p., ISBN 978-03-6764-617-2, Routledge  
[bristoluniversitypress.co.uk/understanding-affordability](http://bristoluniversitypress.co.uk/understanding-affordability)

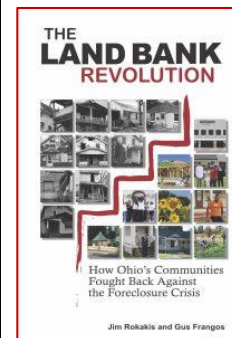


**THE LAND BANK REVOLUTION: HOW OHIO'S COMMUNITIES FOUGHT BACK AGAINST THE FORECLOSURE CRISIS**

*By Jim Rokakis and Gus Frangos*

An insiders' view of how county land banks were taken to life in Ohio, beginning in Cuyahoga County, where that land bank since 2009 has demolished thousands of vacant, foreclosed houses and facilitated the rehabilitation of many more. It tells how funding was obtained through a variety of local, state and federal sources.

2020, 166 p., ISBN 978-19-5084-323-7, Parafine Press  
[www.amazon.com/Land-Bank-Revolution-Communities-Foreclosure/dp/1950843238](http://www.amazon.com/Land-Bank-Revolution-Communities-Foreclosure/dp/1950843238)

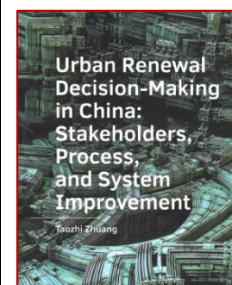


**URBAN RENEWAL DECISION-MAKING IN CHINA: STAKEHOLDERS, PROCESS, AND SYSTEM IMPROVEMENT (dissertation)**

*By Taozhi (Roger) Zhuang*

To meet the growing rigid demand of urban housing, urban renewal has played a significant role, which significantly promotes the urban prosperity in China. However, at the same time, many problems occurred through large-scale urban renewal projects. To avoid unintended consequences that occurred in urban renewal, how these decisions were made can be one key focus. To better achieve the goal of sustainability, this research deepens the understanding of urban renewal decision-making in China and contribute to recommend strategies to improve the system. The author determines a set of strategies for improving urban renewal decision-making in China by adopting the Analytic Network Process. The findings of this research add new knowledge on the exploration of the decision-making of public projects and can be directly adopted by the authority in practice.

Roger Zhuang, succesfully defended his doctoral thesis in October 2020.



<p>2020, 202 p., ISBN: 978-94-6366-312-0, A+BE   Architecture and the Built Environment  <a href="https://books.bk.tudelft.nl/index.php/press/catalog/book/769">https://books.bk.tudelft.nl/index.php/press/catalog/book/769</a></p>	
<p><b>WEST EUROPEAN HOME OWNERSHIP SECTORS AND THE GLOBAL FINANCIAL CRISIS (dissertation)</b>  <i>By Kees Dol</i>          The Global Financial Crisis (GFC) had a severe impact on West and South European economies. Against the background of strong GDP declines it is quite remarkable that European housing market indicators showed strong international variability. Whereas transaction levels in Germany and Belgium remained quite stable, transactions plummeted in the UK, the Netherlands, Ireland and Spain. Repossessions rapidly increased to well over 100,000 cases in the UK and Spain in the first years of the crisis, while in Ireland, Belgium and the Netherlands, approximately 10,000 owner-occupiers lost their homes. In Germany, repossession levels were actually on the decline after economic turmoil of the early 2000's. The overarching objective of this thesis is to gain an improved understanding of factors that determine the impact of the Global Financial Crisis on national home ownership markets. A related objective is to find how societies in the most affected countries have responded to the problems.          In November 2020 ENHR member Kees Dol, succesfully defended his doctoral thesis.</p> <p>2020, 180 p., ISBN: -  <a href="https://repository.tudelft.nl/islandora/object/uuid:a04fe58f-85b2-4592-9a1e-42080b6863d1">repository.tudelft.nl/islandora/object/uuid:a04fe58f-85b2-4592-9a1e-42080b6863d1</a></p>	



## CALENDAR

Send your information about interesting events to [ENHR@tudelft.nl](mailto:ENHR@tudelft.nl)

14 January 2021 (6:00 p.m. CET)

### **12th International Workshop of the UNESCO Housing Chair: 'Homeownership and possession: from expropriators to expropriated'**

The purpose of this virtual workshop is to discuss the limits on private homeownership set both by the State and by private parties through expropriation and illegal occupation. In particular, our three speakers Dr. Grzegorz Matusik (University of Silesia), Dr. Marc Roark (Southern University Law Center) and Dr. Alessandro Dinisi (University of Pisa) will assess the nationalisation of real estate in the post-war period in Poland, the American eviction law and homelessness phenomenon, and the protection of de facto possession of housing in Italy during the COVID-19 era. The seminar is open and free of charge through this [link](#).

20 January 2021

### **Webinar Housing and new technologies: New methodologies and paradigms in housing research**

Organised by the new WG Housing and New Technologies.

Abstract deadline = 20 November 2020 (max. 300 words)

Authors' notification = 30 November 2020

Email to [Dr. Rosa M. Garcia-Teruel](mailto:Dr. Rosa M. Garcia-Teruel).

Attendance is free of charge but you should register sending your name, forenames and email to Dr. Rosa M. Garcia-Teruel.

20-21 January 2021 Cologne (Germany)

### **Workshop Recent Trends in European Rental Market Regulation**

Hosted by the ENHR Working Groups 'Housing Finance' and 'Private Rented Markets' in cooperation with the German Economic Institute (IW - Institut der Deutschen Wirtschaft).

Abstract submission = 31 August 2020

Notification = 15 October 2020 at latest.

Contact: [Prof. Michael Voigtlaender](mailto:Prof. Michael Voigtlaender)

Participation in the workshop is free of charge.

Call for paper [here](#).

28-29 January 2021

### **Online Workshop to share ideas, findings and discuss insights pertaining to housing, migration and family dynamics**

Organised by the Working Group Housing, Migration and Family Dynamics.

Both qualitative and quantitative approaches are welcomed, although submissions should include at least some preliminary results or original theoretical arguments. The WG particularly invites contributions from early-career scholars, those with no institutional/project funding, and researchers who usually find it difficult to travel to international conferences.

For more information and registration: WG Coordinator [Isabel Palomares Linares](mailto:Isabel Palomares Linares).

Pdf call [here](#).

Abstract submissions deadline = 20 November 2020.

A more precise schedule, along with information about session formats and the web platform to be used, will be e-mailed to all participants once we know the final numbers involved.

15-18 June 2021

### **Third International Social Housing Festival 2021**

Subscribe to the [festival newsletter](#) to stay informed on news and get a notification when the festival program is released and registration opens.

30 August-2 September 2021, Nicosia (Cyprus)

**ENHR annual conference Unsettled settlements: Housing in unstable contexts**

More information will follow.

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Paul Umfreville	Technological University Dublin	Ireland	Planning, governance
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Carola Fricke	Freiburg University, Department for Environmental Social Sciences and Geography	Germany	Metropolitan regions, European Union, policy mobility
Malgorzata Mader	Lodz University of Technology, Architecture Institute	Poland	Cohousing, housing cooperatives
Brice Genghis Daniel	Rennes University	France	Social housing, European policies
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New associate institutional members	City	Country
Aalto University, School of Arts, Design and Architecture	Aalto	Finland

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[fac.arch.hku.hk/upad/apnhr](http://fac.arch.hku.hk/upad/apnhr)

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European Federation for Living (EFL)  
[www.ef-l.eu](http://www.ef-l.eu)



Housing Studies Association (HSA)  
[housing-studies-association.org](http://housing-studies-association.org)



Urban Affairs Association (UAA)  
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