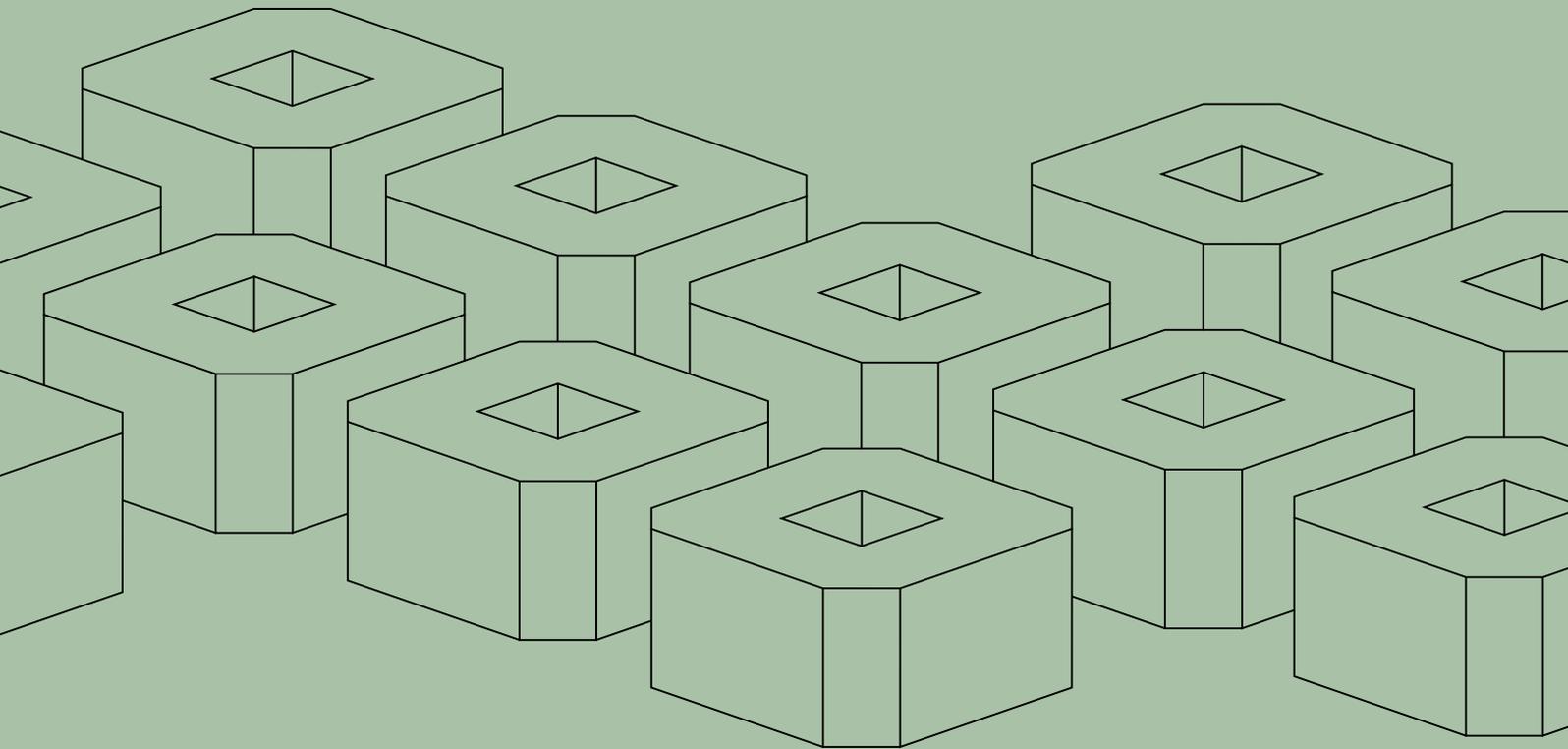




ENHR
BARCELONA 2022
EUROPEAN NETWORK FOR HOUSING RESEARCH

Book of abstracts

Barcelona 2022



ORGANISERS:



COLLABORATORS:



Index Abstracts

01 WORKSHOP “COLLABORATIVE HOUSING”

Grant-of-use Cooperative Housing and its Relation with Wealth and Wellbeing: a Conceptual Framework	37
Ana M Novoa Pardo (Agència de Salut Pública de Barcelona), Alexia Reyes, Ana Fernández, Carme Borrell, Juli Carrere, Catherine Pérez	
Changing Roles in Developing Hybrid Collaborative Housing Projects. Patterns of Design, Organization, and Quality of Collective Housing in four European Cities.....	37
Joren Sansen (Vrije Universiteit Brussel), Michael Ryckewaert.	
Migrant Housing in Jordan.....	38
Ayham Dalal (Postdoc at Université de Poitiers – MIGRINTER Instiut Francais du Proche Orient (Ifpo) - Amman)	
Housing Co-operatives and the Contradictions of Finnish Land and Housing Policies	38
Daisy Charleswortha (Corresponding author. Department of Human Geography, Lund University, Lund, Sweden; bInstitute for Housing and Urban Research, Uppsala University, Uppsala, Sweden) and Mika Hyötyläinenb	
Housing Cooperatives on CLT land: towards a new public paradigm for community-led social Housing provision in Europe? Lessons learned from the CALICO project in Brussels.....	39
Thomas Dawance (Vrije Universiteit Brussel (VUB), Faculty of Geography (Cosmopolis)), Michael Ryckwaert, Nele Aernouts, An-Sofie Smetcoren	
Small and shared living: a critical examination of changing housing forms and meanings of home ..	39
Manuel Lutz	
The interplay between co-design and building costs: ‘what-if’ scenarios in the design of collaborative housing	40
Sara Lia Bryscha (M.Arch) (Department of Management in the Built Environment, Faculty of Architecture and the Built Environment Delft University of Technology (TU Delft), Delft, The Netherlands) , Vincent Gruisa, Darinka Czischkea	
Role of enabling hubs in community-led (collaborative) housing in England	41
Philippa Hughes	
Can societal intentions become the driving force of a (social) community-led housing?	41
Jeanne Mosseray (VUB), Nele Aernouts	
Tensions and synergies in collaborative housing in relation to the housing-integration nexus. Case studies from Sweden and Switzerland.....	42
Ivette Arroyo (Housing Development and Management, Department of Architecture and Built Environment, Lund University), Maryam Khatibi, Norma Montesino	
Participatory housing: a new conceptual framework to support the development of democratic housing forms in the Czech Republic	42
Petr Kubala (Institute of Sociology of the Czech Academy of Sciences), Tomáš Hoření Samec	
Collaborative Housing and Care matters. Facing housing precarity together.....	43
Joana Pestana Lages	

Making a Home on Montreal’s Urban Fringe in the Early Nineteenth Century	44
Dan Horner	
The Potential of Collaborative Housing in the Chilean Context: Tackling the Social Deficit of Housing	44
Valentina A. Cortés Urra (Department of Management in the Built Environment MBE, Faculty of Architecture and the Built Environment, Delft University of Technology), D. Czischke, V. Gruis	
Infrastructures for housing commoning: co-operative housing movement and municipal support in Catalonia	45
Mara Ferreri	
Collaborative Housing – Positive and Negative Urban Effects on Neighbourhoods	45
Isabel Glogar	
Opening new channels for financing affordable cooperative housing in Central and South-Eastern Europe	46
Zsuzsanna Pósfai	
Do Community Land Trust Principles Modify the Architecture of Housing? The Case of the CLTB ...	47
Gérald Ledent (UCLouvain, LAB, Uses&Spaces, Brussels, Belgium), Charlotte Gyselynck	
Is there a space for housing cooperatives in Latin America’s housing system?	48
Daniela Sanjines (ETH Wohnforum - ETH CASE), Natalia Quiñonez	
Developer-driven co-housing in Denmark: Experiences from an emerging trend	48
Jesper Ole Jensen (BUILD, Aalborg University, Denmark) and Marie Stender	
Are housing cooperatives an alternative to social housing? Insights and reflections on housing policies in Switzerland	49
Jennifer Duyne Barenstein (ETH Centre for Research on Architecture, Society and the Built Environment), Philippe Koch	
Housing Co-Operatives in Brighton & Hove: Women’s Experiences of Harassment, Uneven Labour, and Economic Freedom	49
Eleanor Ferguson	
Collaborative housing models and their integration potential for migrants and refugees: What does the literature tell us?	50
Richard Lang , Melissa Fernández Arrigoitia, Marco Adelfio, Jaan-Henrik Kain, Jenny Stenberg.	
An emblematic post-war housing cooperative: The Maison Radieuse by Le Corbusier, a counter-model to the French housing system?	51
Sabrina Bresson	
 02 WORKSHOP “CROSS-CULTURAL HOUSING ISSUES IN GLOBAL PERSPECTIVE”	
Social Production of Habitat for migrants and refugees in the Valencian Region	53
Fabiola Colmenero-Fonseca (ITM Instituto Tecnología de Materiales. Universitat Politècnica de València), Javier Cárcel-Carrasco, Fatima Zahra-Salih, Aurora Martínez-Corral, Alejandro Guzmán-Ramírez.	
A critical approach to discourses on temporary accommodation: “mimarlik” journal (1963-2021)	53
Idil Akkuzu	

How does housing relate to social inequality? A scoping review of the impact of housing policies and housing market characteristics on social inequalities based on race, gender and age.....	54
Giulia Buscicchio (Department of Social Sciences, Luxembourg University and Department of Living Conditions, Luxembourg Institute of Socio-Economic Research), Lindsay Flynn	
Rethinking The Self-Build Approach in Turkey Through Government Archives: 1960-1990.....	54
Elif Cemre Çelikcan Yozcu , Ahsen Özsoy	
Culture heritage, housing and urban planning in São Paulo’s central area: the conflicts of a territory (still) in dispute	55
Gabriela Mem de Barboza	
The changing urban topography with respect to the mass housing production: a cross-section study	55
Sedef Özçelik	
The role of design strategies in providing affordable housing in European countries	56
Shilan Gharanfoli (Istanbul Technical University, Faculty of Architecture), Yurdanur Dülgeroğlu Yüksel	
Globalization and housing ´s community space. Proposal of a complex contemporary point of view ..	57
Carmen Guerra-de Hoyos (School of Architecture, University of Seville), Gracia Cabezas-García	
03 WORKSHOP “DISAVANTAGED URBAN NEIGHBOURHOODS AND COMMUNITIES”	
Trajectories of vulnerability and distress: Identifying social and spatial fringes of the Swedish population	59
Eva K. Andersson (corresponding author) (Department of Human Geography, Stockholm University), Ida Borg	
Heterogeneous Neighborhood Effects on Educational Attainments of Native and Immigrant Females and Males.....	59
George Galster, Anna Maria Santiago, Lena Magnusson Turner	
Neighborhood Risk Factors and Juvenile Recidivism in Ghana	60
Francis Kwesi Bondinuba Bondi (Department of Building Technology, Kumasi Technical University, Ghana), Kwamitsey, G.A., Bondinuba, N.	
Narratives of diversity in the rural idyll: A framing analysis in Flemish written press.....	60
Willemien Van Damme, Pascal De Decker, Hans Leinfelder	
Community Through Cleanliness: Addressing Neighbourhood Problems in Stigmatized Areas.....	61
Kim Roelofs	
The changing position of housing estate neighbourhoods in the Helsinki metropolitan area	61
Johanna Lilius (Department of Architecture, Aalto University), Jukka Hirvonen	
How do different types of households contribute to decreasing income level in suburban neighbourhoods?	62
Timo M. Kauppinen University of Helsinki), Aleksi Karhula	
Special Issue Intro: Housing estates in the era of marketization – governance practices and urban planning	62
Kadri Leetmaa (The Centre for Migration and Urban Studies, Department of Geography, University of Tartu), Matthias Bernt	

Socio-spatial indicators for the improvement of the housing stock in vulnerable areas	63
Pilar Garcia Almirall, Còssima Cornadó, Sara Vima, Gonzalo Piasek	
Territorial vulnerability and its impact on the spreading of organized crime	63
Wilson Lopes do Nascimento Júnior	
Parental strategies for children and neighbourhoods: to form, strengthen and protect.	64
Ingar Brattbakk	
Social mobility in Norway – opportunities along the rural/urban axis	64
Lena Magnusson Turner (Oslo Metropolitan University Oslo, Norway), Terje Wessel	
'Safety strategies' compared: estate owners in three boroughs of Gothenburg, Sweden. Expectations and new insights.	65
Alix Gabaude (School of Public Administration, Göteborg, Sweden), Ylva Norén Bretzer	
Inequality of opportunity and life chances in deprived neighbourhoods 2000-2019	65
Gunvor Christensen, Mette Lunde Christensen, Anders Winkler	
Competencies and life skills among youth in deprived neighbourhoods: Insights from Danish data	66
Gunvor Christensen, Mette Lunde Christensen, Anders Winkler	
Unsafe and/or unequal: a multilevel analysis inequalities and fear of crime in Sweden	66
Sofi Johansson	
 04 WORKSHOP “ENERGY EFFICIENCY AND ENVIRONMENTAL SUSTAINABILITY OF HOUSING”	
Understanding the impact of energy efficiency on the housing costs to income ratio: an Instrumental Variable approach	69
Alejandro Fernández Pérez	
Overcoming the legal barriers to energy efficiency of residential buildings	69
Rosa M. Garcia-Teruel	
Don't let energy poverty alleviation goals go up in smoke!	70
Anna Zsófia Bajomi	
A Human-centred Approach to Evaluating the Retrofitting Housing for Carbon Reduction: The Niddrie Road Demonstration Project	70
Bilge Serin (University of Glasgow), James White, Andrew Hoolochan, and Ken Gibb	
The energy transition in the existing building stock	71
Henk Visscher	
Mind the Gap: The Use of Poverty Gap Indices to Quantify Energy Poverty in the Netherlands	71
Tijn Croon (Delft University of Technology, Faculty of Architecture and the Built Environment, PO Box 5015, 2600 GA Delft, The Netherlands; TNO, Netherlands Organisation for Applied Scientific Research, Energy Transition Studies, Motion Building, Radarweg 60, 1043 NT Amsterdam, The Netherlands), Hoekstra, J.S.C.M., Elsinga, M.G., Dalla Longa, F., Mulder, P.	
Potential for residential building renovation in the city of Barcelona in relation to the Next Generation EU funds	72
Alba Alsina Maqueda (Barcelona Metropolitan Housing Observatory, Institut d'Estudis Regionals i Metropolitans de Barcelona, Autonomous University of Barcelona), Aleix Arcarons Camps, Mireia Sender Martí	

Actual energy saving of building energy efficiency standard for different income level of residents.. 72

Kairui You (School of Management Science and Real Estate, Chongqing University, PR China; Faculty of Architecture and The Built Environment, Delft University of Technology, The Netherlands), Queena K Qian, Henk Visscher, Weiguang Cai.

Barrier analysis on district heating retrofit in HSCW region in China 73

Hanbing Wang(Southwest Jiaotong University, Faculty of Architecture, China), Queena Qian, Henk Visscher.

Residents' post-occupancy participations in energy efficiency renovations..... 73

Elham Maghsoudi Nia (Department of Management in the Built Environment, Delft University of Technology, The Netherlands), Queena Qian, Henk Visscher

Challenging the housing regime: experiences from urban ecovillage Hannover 74

Ir Lidewij Tummers

05 WORKSHOP “GOVERNING METROPOLIS – LAND AND HOUSING”

Contrasting Inclusionary Housing Initiatives in Denmark, Sweden, and Norway: How the past shape the present..... 76

Anna Granath Hansson (Department of Real Estate and Construction Management, KTH Royal Institute of Technology, Sweden), Berit Irene Nordahl, Janni Sørensen and Michael Tophøj Sørensen

What’s up for the outskirts after the health crisis? The case of the urban area of Paris..... 76

Didier Desponds

Affordable housing development subsidies: towards a new grant dependency? 77

Willem Korthals Altes

Value switching: Using the planning system to extract profit from the compact city..... 77

Bill Randolph, Laurence Troy, Simon Pinnegar

Extralegal land transfers, mining decline and poverty in an upgraded informal settlement: The case of Thabong (Welkom), South Africa 78

John Ntema (University of Fort Hare, Department of Human Settlement, Alice, South Africa); Lochner Marais; Isobel Anderson; Robert Mongwe; Jan Cloete; Thandeka Khowa; Molefi Lenka and Brendan Boyce

Changing housing pattern in metropolis: Affordable housing provision and new urban regeneration agenda in Shenzhen, China. 79

Shiyu Wang, Joris Hoekstra, Marja Elsinga

The role of different spatial scales in housing trade-offs and compromises 79

Cornelia Toppel (ILS Research, Dortmund, Germany), Paul Mattis Helmrich.

Providing affordable housing within private urban development: the role of local housing regimes in France and the Netherlands 80

Christophe Verrier (PhD fellow, Univ. Grenoble-Alpes). Paulette Duarte, Adriana Diaconu and Joris Hoekstra

Increased Accessibility, Increased Segregation? Finnish Densification Policies in the Helsinki Region 80

Katriina Rosengren (Department of Social research, Faculty of Social Sciences, University of Turku, Aalto University), Johanna Lilius

Government failure or a justified correction? A case of Lex Developer in Poland..... 81

Agata Antczak-Stepniak (University of Lodz, Department of Investment and Real Estate), Magdalena Zaleczna.

The struggle for the right to housing. The pressures of globalisation and affordability in cities today .. 81

Ivan Tosics, PhD

06 WORKSHOP “HOUSING AND SOCIAL THEORY”

A rhythm analysis of the (de)/(re)-territorialisation of self in trajectories of migration: Romanian migrants in the UK 84

Adriana Mihaela Soaita

Theorising housing in the 1960s – the rise and fall of housing class theory 84

Hannu Ruonavaara

The commodification gap: towards an institutionalist perspective on gentrification 85

Matthias Bernt

A new side of the willing? Reflections on ten years of research on discrimination 85

Jana Verstraete

‘If you’re going to argue, you can go and get a tent.’ Producing women’s homelessness within a financialised housing system. 86

Edith England

Labour and housing market dynamics in the precarious city 86

Laurence Troy (School of Architecture, Design and Planning, University of Sydney), Bill Randolph, Rupa Ganguli

Post-state-socialist Housing Financialisation in Hungary: Relief or Burden for Parents? 87

Bence Kováts

Naming and making the hospitable metropolis in France: with or without the homeless? 87

Adriana Diaconu

Are Housing Regime typologies still worthwhile? A Systematic Literature Review 88

Giuseppe Montalbano, Lindsay Flynn

Housing Satisfaction of Polish Households and Its Determinants 89

Anna Miklaszewska (University of Lodz, Department of Investment and Real Estate), Ewa Kucharska-Stasiak, Beata Wieteska-Rosiak, Konrad Żelazowski.

Moratoriums on housing rents and mortgage loans in Portugal: Opinions, experiences, and interrelations with institutional trust 89

Raquel Ribeiro

Questioning the ‘freedom of contract’: Contract disobedience as the prefiguration of rent control. 90

Marta Ill Raga

Applying the housing niche framework to create a research space for multi-scalar framing that captures the complexity of housing as a policy priority 90

Laura James (The Australian Centre of Housing Research, The University of Adelaide), Lyrian Daniel, Rebecca Bentley, Emma Baker

Gentrification in Dudelange: the production of housing and stages of social change (1980 – 2019) ... 91

Madalina Mezaros

A hybrid practice: Providing safe housing for all in a context of deinstitutionalization	91
Maja Flåto (Centre for Housing and Welfare Research (HOUSINGWEL), Norwegian Social Research (NOVA), Oslo Metropolitan University), Ingar Brattbakk, Jardar Sørvoll.	
The role of large scale residential projects in fostering exclusion in urban space	92
Bilge Serin	
Measuring Housing Inequality in the Capability Approach: A Proposal and a Demonstration	93
Boram Kimhur	
Commodification of Housing is Alienating and undermines Spatial Agency	93
Jamileh Manoochehri	
Partial welfare analysis departing from housing- a capability perspective	94
Kim Christian Astrup (NIBR-Norwegian Institute for Urban and Regional Research), Jardar Sørvoll, Viggo Nordvik	
07 WORKSHOP “HOUSING AND LIVING CONDITIONS OF AGEING POPULATIONS”	
Person–environment fit in urban neighbourhoods in Slovenia: challenges and coping strategies ...	96
Maša Filipovič Hrast (University of Ljubljana, Faculty of Social Sciences), Richard Sendi and Boštjan Kerbler	
City and Aging: Milano. People, place, and practice	96
Agim Kërçuku	
Last-time Homebuyers. How can private housing wealth contribute to the sustainability of the welfare state?	97
Hans Christian Sandlie, Lars Gulbrandsen	
Living preferences of an ageing population: What kind of housing should be built for the 65+ population?	97
Jannes Van Loon, Hoetjes Perry, Wilma Bakker, Sander ten Hove	
Life course heterogeneity and spatial segregation in older age	98
Malmberg Bo Melker (Professor, Stockholm University, Dep Human Geography), Eva K. Andersson, Thomas Wimark	
The benefits of mixed-age housing – a mixed methods approach	98
Antti Kouvoa (University of Eastern Finland), Hanna Varjakoskia, Samuli Koponen.	
Housing for Older People – Promoting Safety or Feeling of Safety?	99
Ira Verma	
Perceiving and structuring engagement in intergenerational cohabitation in France: how a housing movement and individual solidarity missions prefigure a future resilient and solidarity way of living in times of social crisis.	99
Thomas Watkin	
Housing careers across the life-course in different geographical clusters in Sweden	100
Marianne Abramsson	
A business model for congregate housing – can real estate development help meet housing needs of elderly and balance welfare costs?	100
Lovisa Högberg (Mid Sweden University), Edith Andresen and Heléne Lundberg	

Access to Aged Care in Residential Land-Lease Communities and Retirement Villages in Australia..	101
Bruce Judd (City Futures Research Centre, UNSW Built Environment)	
Integration of fast-track home adaptation services with health and social care services	102
Youngha Cho (School of the built environment), Jo Brett, Juliet Carpenter and Elaine Ulett	
Age-friendly housing in Spain: new opportunities	102
Judith Gifreu Font	
Characteristics and housing conditions of the elderly. Lights and shadows of residential independence. A comparative analysis of Poland and Spain.	103
Katarzyna Juszczyk-Frelkiewicz, Montserrat Simó Solsona, Cristina López Villanueva,	
08 WORKSHOP “HOUSING AND NEW TECHNOLOGIES”	
Understanding the role of post-occupancy evaluation and customer feedback in innovative MMC-based social housebuilding in England.....	105
Sabina Maslova (Centre for Housing and Planning Research & Centre for Digital Built Britain, University of Cambridge, UK), Gemma Burgess	
Levelling up and the Modernisation of the Construction Industry in the UK: Geographies of the Offsite Construction of Housing	105
Hannah Holmes (University of Cambridge) and Gemma Burgess	
As a new technology, big data analysis has its value for market research. However, it has some negative effects on the protection of rights. The paper uses a critical.....	106
Yi-Sheng Liu	
How does using Modern Methods of Construction and digital technologies affect stakeholder management in housing development projects?	106
Reyhaneh Shojaei (University of Cambridge), Kwadwo Oti-Sarpong, Gemma Burgess	
Exploring the occurrence of transaction costs of BIM application in prefabricated housing supply chain	107
Yuanyuan Tan (Southwest Jiaotong University, Faculty of Architecture), Queena Qian, Ad Straub	
09 WORKSHOP “HOUSING AND YOUNG PEOPLE”	
The Institutionalization of Shared Rental Housing and Commercial Co-living	109
Richard Ronald	
Why so moderate? Understanding the attitudes of Millennials to the global urban housing affordability crisis in post-socialist context	109
Martin Lux (Institute of Sociology, Czech Academy of Sciences, Prague, Czech Republic), Petr Kubala, Petr Sunega	
Housing Wealth Inequality, Intergenerational Transfers and Young Households in the Super-Homeownership System.....	110
Petr Sunega, Martin Lux, Ladislav Kázmér	
Beyond Conditionality: Community Placemaking and Partnership-building in Social Housing Management.....	110
Hsinko Cinco Yu	

Acquisition capital: utilizing a new concept to explore determinants of housing outcomes among millennials across select European countries	110
Sarah KostECKi (University of Luxembourg), Lindsay Flynn	
The intergenerational transfer of housing advantage in Shanghai in relation to tenure and location ..	111
Junru Cui (Department of Geography, Planning and International Development Studies, University of Amsterdam, Amsterdam, 1001 NC, Netherlands), Rowan Arundel	
The classed geography of parental co-residence.....	111
Cody Hochstenbach, Rowan Arundel	
Intergenerational gentrification: Parental gifts and neighbourhood sorting among young adults in owner-occupied housing	112
Wouter van Gent (Universiteit van Amsterdam), Rik Damhuis, Sako Musterd	
Housing policies by young people, not for young people. Experiences from a co-creation project in Amsterdam	112
Joris Hoekstra (Delft University of Technology), Martina Gentili, Barend Wind	
Housing pathways of young talents in metropolises. The case of Shenzhen, China.....	113
Chi Jin (Environment, Delft University of Technology), Sylvia J.T. Jansen, Harry J.F.M. Boumeester, Bo Li, Peter Boelhouwer	
Splitting up houses as a solution to housing shortage in the Netherlands: considerations of younger and older adults.....	113
Pauline Van Den Berg (Eindhoven University of Technology), Pauline Sijlmans, Stephan Maussen	
New Housing arrangements for young people in Milan: exploring alternative solutions in motion ..	114
Maria Chiara Cela	
Rethinking affordable housing provision for young adults: opportunities and pitfalls	114
Igor Costarelli	
Gentrification as rejuvenation of consumption, but also its population?	115
Adela Petrovic	
Young adults and housing affordability crisis in the Czech Republic: reflection of complex temporalities and responsibilities	115
Tomáš Hoření Samec (Institute of Sociology of the Czech Academy of Sciences), Petr Kubala	
The timing of “final” departures from the parental home: How immigrant status, family of origin and geography shape nest leaving among young adults in Norway	116
Anna Maria Santiago, PhD (College of Social Science, Michigan State University), Lena Magnusson Turner, Hans Christian Sandlie	

10 WORKSHOP “HOUSING FINANCE”

Leasehold Reform Proposals in England and Wale: The unintended consequences of reducing the premium in leasehold extensions and enfranchisement.....	120
---	------------

Mark Andrew (City, University of London, Bayes Business School), James Culley

Resilience in the UK Housing System: from the Global Financial Crisis to the Covid-19 Pandemic ...	120
---	------------

Mark Stephens (University of Glasgow), Philip O'Brien, Alice Earley

The distributional effect of property tax in Flanders	121
Kristof Heylen	
Towards A Sustainable Social Housing Financing in Ghana: The Nexus between Demand and Supply	121
Andrew Victor Kabenlah Blay Jnr, Julius Akotia, Mihaela Anca Ciupaa	
How much unaffordable dwelling can I afford? Evidence from the Israeli Housing Market	122
Larisa Fleyshman (Israeli Central Bureau of Statistics), Doron Sayag, Alla Koblyakova	
A Risk Analysis for the German Housing Market	122
Voigtlaender Michael	
Homeownership of young adults in Austria from a national and regional perspective since 2010 – a fading dream?	123
Alexis Mundt, Wolfgang Amann, Karin Wagner, Stefan Angel	
Efficiency of the Help to Buy Scheme in the UK	123
Alla Koblyakova	
Housing affordability trends in European countries	124
Magdalena Zaleczna (University of Lodz, Poland), Konrad Zelazowski, Agata Antczak-Stepniak, Ewa Kucharska-Stasiak	
Examining the causes of escalating home price and rents in Canada	124
Steve Pomeroy	
What happens when rental levels are included in models of house price? Some cross-country evidence	124
Kieran McQuinn, Paul Egan	
Low-income homeownership and the accumulation of wealth	125
Kristin Aarland	
II WORKSHOP “HOUSING LAW”	
Consumer protection in collaborative housing	127
Diego Vigil de Quiñones Otero	
Co-housing	127
José Antonio Alborch de la Fuente	
Sustainable Urban Development and Tourist Apartments: The Role of Urban Planning Regulations. ..	128
Juli Ponce	
The “Affordable Alternative to Renting:” Property Guardians and Legal Dimensions of Housing Precariousness	128
Caroline Hunter (York Law School, University of York and Centre for Regional Economic and Social Research (CRESR), Sheffield Hallam University, UK), Jed Meers, Kesia Reeve	
The problem of new housing in derelict shops in peripheric small cities, of Madrid Community, after “covid-19” pandemic.	129
Luis de Castro Caturla	

Building rights transfers for urban regeneration: a route to housing access issues in big centers? ...	129
Karoline Tavares Vitali	
Digital home - comparative analyses of a Regulation of the European Parliament and of the Council laying down harmonised rules on Artificial Intelligence in connection of use AI for housing purpose .	130
Magdalena Butrymowicz	
The digital Other: digital administrative barriers in the access to housing rights.....	130
Alba Nogueira López (University of Santiago de Compostela), Andrei Quintiá Pastrana	
Inclusionary Housing in California: 50 Years of Building Mixed-Income Communities.....	131
Robert Wiener	
EU Law Developments in non-performing mortgages.....	131
Padraic Kenna	
Unequal interpretation of ‘inappropriate behaviour’ for tenants and other groups in eviction cases ...	132
Katarzyna Królikowska	
The European Right to Housing: A Window of Opportunity?.....	132
J.H.S. van Tongeren	
The hidden stock of affordable housing: Self-imposed failure of planning laws and regulations in meeting housing needs	133
Rachelle Alterman (Professor emerita (non-retired), Technion – Israel Institute of Technology and Senior Researcher, Neaman Institute for National Policy Research.), Yifat Holzman-Gazit	
12 WORKSHOP “HOUSING, MIGRATION AND FAMILY DYNAMICS”	
Initial residential patterns of migrants with respect to their educational composition across urban hierarchy: A study of migrants arrived in Sweden in the period 2000–2014.....	135
Samaneh Khaef	
Long-term consequences of childhood internal mobility for educational attainment in young adulthood	135
Joeke Kuyvenhoven (Netherlands Interdisciplinary Demographic Institute(NIDI)-KNAW/University of Groningen, Department of Human Geography, Stockholm University), Karen Haandrikman	
Bosnian Immigrants in the Context of Urban-Housing in Istanbul “Interscales” Approach in Space Creating Practices.....	136
Ege Ozkalan	
City levels and migration patterns: regional balance of housing demand	136
Jun Wen (Delft University of Technology), Harry van der Heijden, Peter Boelhouwer	
A Comparative Look at Housing Choice by Immigrants.....	137
Ozden Sungur	
A qualitative approach to the meaning and perception of distance based on the location of family in Southern Spain	137
Isabel Palomares-Linares (Universidad de Granada), Ricardo Duque-Calvache	

An exploratory longitudinal analysis of housing transitions in Spain.....	138
Ricardo Duque-Calvache (Universidad de Granada), José Manuel Torrado, Álvaro Padilla Pozo	
Housing crisis, precarious work and care arrangements among migrant women in Barcelona	138
Irene Sabaté Muriel	
13 WORKSHOP “LEARNING AND PRACTICING ON SUSTAINABLE COLLECTIVE HOUSING”	
Differences between old and new large housing estates in Croatia: Objective and subjective indicators	141
Anđelina Svirčić Gotovac (Institute for Social Research in Zagreb), Ratko Đokić, Sonja Podgorelec	
Corviale according to its own logic	141
Rocio Calzado Lopez (Sciences Po), André Almeida da Vila	
RETHINKING OUR COLLECTIVE HOUSING THROUGH THE LENS OF CARE WORK according to a feminist, queer and decolonial approach	142
Agie Galicy	
Experiences from the Master “Laboratorio de la Vivienda Colectiva Sostenible del siglo XXI”	143
Josep Maria Montaner	
Technical assistance for social housing: some experiences in São Paulo – Brasil	143
Renata Fragoso Coradin (Mackenzie Presbyterian University, Faculty of Architecture and Urbanism, São Paulo, Brasil), Ruth Verde Zein	
SAN JOSE: New projects for the revival of a Green City	144
Vanessa Durán Sanabria	
Alejandro Zohn: The housing unit Ricardo Flores Magon. Urban, typological, constructive and social scale of a self-construction project.....	144
Graziano Brau Pani	
Public space as a trigger for housing. Critical review of transformation processes in the historic center of Guadalajara (Mexico).....	145
Alessandra Cireddu (Tecnologico de Monterrey), Carlos M. Hernández Díaz, Igor Iván Ojeda Delgado	
Urban Plan Ciudad Quitumbe: Naturalize the city and reinterpret social housing in Quito, Ecuador	145
Esteban Jaramillo Serrano (Pontificia Universidad Católica del Ecuador (PUCE)), Christine Van Sluys.	
Solanda Cosmo-Popular: self-construction, migration and hybridization.....	146
Christine Van Sluys (Pontificia Universidad Católica del Ecuador (PUCE)), Ana María Durán, Esteban Jaramillo Serrano	
A fragment of a compact city between the Andes and an equatorial sun. Design strategies for sustainable and contextualized urban-residential projects in territories in the process of urban consolidation.	146
José Enrique Pérez Aldaz	
Integrated and Sustainable Urban Regeneration Milan Rio - Vila Operária Salvador de Sá	147
Marcela Marques Abla (CIAUD / FA / ULisboa), Antonio Hoyuela	
Olbia Social Housing: an experience of urban revitalization and contrasting gentrification.....	147
Maurizio Sebastiano Serra, Delia Pasella, Chiara Soletta, Andrea Faedda	

FURNITURE AS A TOOL FOR AFFORDABLE HOUSING 148

Yasmin Stephanie Alanis Hurtado (Master in Advance Design, Architecture Faculty, UMSNH. Morelia, Michoacán, México),
Habid Becerra-Santacruz.

14 WORKSHOP “MEMORY OF FIGHT FOR HOUSING IN EUROPEAN CITIES”

Alternative housing initiatives’ struggles in claiming a right to housing in Belgium..... 150

Céline Drieskens Drieskens (Vrije Universiteit Brussel, Faculty of Sciences and Bioengineering Sciences, Department of
Geography, Cosmopolis Centre for Urban Research, Elsene (Brussels), KU), Aikaterini Anastasiou

Participatory Action Research on social housing struggles: Co-producing the People’s Plans 150

Pablo Sendra

Urban social movements and homeownership in Barcelona working-class suburbs 151

Maribel Rosselló (ETSAB, Universitat Politècnica de Catalunya, Barcelona, Spain), Manel Guàrdia, José Luis Oyón, David H.
Falagán

Conceptualizing temporalities of fight for right to housing in Barcelona..... 151

David Hernández Falagón (Universitat Politècnica de Catalunya, ETSAB, Barcelona, Spain), Cristina Poza López

Is social housing activism dead? A French perspective 152

Claire Carriou

**Habitat Conflict Atlas. The impact of the struggles for housing on the morphological construction of
the city of Barcelona in the 20th and early 21st centuries..... 152**

Cristina Poza López (Universitat Politècnica de Catalunya, ETSAB, Barcelona, Spain), Zaida Muxí Martínez

15 WORKSHOP “MINORITY ETHNIC GROUPS AND HOUSING”

**Newly arrived migrants residential mobility: What are the patterns of exit from low-income
neighbourhoods and rental sector? 155**

Karin Torpan

**Collective actions vs. particular needs: housing mobilisation and public policies among racialised
groups in Italy..... 155**

Silvia Cittadini

**Ethnic differences in life course mobility and its impact on neighbourhood change in large housing
estates in Tallinn, Estonia 156**

Kadi Kalm (University of Tartu, Department of Geography, Tartu, Estonia), Anneli Kährik, Kadri Leetmaa, Petra Špačková

**Greeting the neighbours - Local social capital and the role of neighbourhood type and personality
..... 156**

Karen Haandrikman

Urbanization, Racism and Patriarchalism in Rio de Janeiro, Brazil..... 157

Cristina Gomes

**Precarious Residence – A study on how Residence Status Links to Individual Well - being and Stress.
..... 157**

Emma Holmqvist (IBF/Uppsala University), Kristoffer Jutvik

Indigenous Housing for Autonomous Purepecha Communities; A Fair Habitat Proposal.....	158
Juan Carlos Lobato Valdespino (Universidad Michoacana de San Nicolás de Hidalgo), Jorge Humberto Flores Romero	
Fading-In: Accommodation Issues of Urban Migrants in Ankara, Türkiye.....	158
Deniz Altay-Kaya (Cankaya University (Türkiye)), İlkay Dinç-Uyaroğlu, Gizem Deniz Güneri	
Inhabit the invisible. Housing in irregular settlements in Merida, Mexico.....	159
Gladys Noemí Arana López	
Affordable housing for « new migrants »: mid-sized cities as an alternative?.....	159
Christine Lelévrier, Professor	
16 WORKSHOP “POLICY AND RESEARCH”	
Imposed from above or applied for from below: comparing Dutch and Danish social mix strategies in deprived neighbourhoods.....	161
Rikke Skovgaard Nielsen (Aalborg Universitet, København SV, Denmark), Steven Kromhout	
From the housing affordability to the cost-of-living crisis: Austria's housing market in the wake of the Covid-19 pandemic.....	161
Gerald Koessl	
Evaluation impact of innovative housing scheme: A tenant's cooperative.....	162
Catalina Llana (Department of Economics and Business, Pompeu Fabra University, Barcelona, Spain; Tecnocampus Mataró Maresme (Universitat Pompeu Fabra), Spain), Josep Maria Raya Vilchez	
The housing crisis in the Netherlands; Background and solutions.....	162
Peter Boelhouwer	
Media and politics during the German housing boom – an empirical analysis.....	163
Pekka Sagner (German Economic Institute, Research Unit Financial and Real Estate Markets; University of Wuppertal, Cologne, Germany), Armin Mertensa	
Contextualizing housing subsidies within the Croatian social policy landscape: a political economy approach.....	164
Alejandro Fernandez, Gojko Bezovan, Josip Pandzic	
Balancing mobility and affordable housing: The case of Prague.....	164
Ondrej Gabas, Sead-Aldin Kacarevic	
Gender Mainstreaming Housing Policies tested by Care work. Post-Covid Metropolitan Issues in the Brussels-Capital Region.....	164
Benjamin Leclercq (UCLouvain, LAB, Uses&Spaces, Brussels, Belgium), Salembier Chloé, Galicy Agie	
Knowledge Transfer and Mobility of Urban Housing Political Instruments in Germany.....	165
Fricke, Carola (Human Geography, University of Freiburg, Germany), Christiane Meyer-Habighorst	
Under construction: an inquiry on the social housing policies of stavanger, Norway.....	166
Carla Borges Almeida	
Barcelona Provincial Council's Local Housing Observatory.....	166
David Mongil (Oficina d'Habitatge, Diputació de Barcelona), Benet Fusté	

Housing policy in a market liberal society: how research is informing policy development in response to declining affordability and growing need 167

Tom Alves

Housing Politics from the Streets to the Statehouse: Comparing Policies and Movements in Los Angeles and Berlin 2008-2020 168

Kenton Card

Dynamism in market practices of housing microfinance and the financialization of housing in India 168

Rajvi Prajapati

17 WORKSHOP “PRIVATE RENTED MARKETS”

Closing Data Gaps in the Private Rental Market: The Affordable Housing Data Monitor 170

Michelle Verbeek (Canadian Housing Evidence Collaborative, McMaster University Hamilton, ON Canada), Cynthia Belaskie

Affordability of Private Rental Housing: Istanbul, Turkey Case 170

Safiye Ozge Subasi (Gebze Technical University, Faculty of Architecture, Gebze, Kocaeli, Turkey), Sevkiye Sence Turk

How do the management practices of landlords influence renters' housing experiences 171

Bo Li (Management in the Built Environment, Faculty of Architecture and the Built Environment, Delft University of Technology, The Netherlands), Chi Jin, Sylvia J.T. Jansen, Harry van der Heijden, Peter Boelhouwer

Avoiding evictions: support needs of private landlords in Belgium 171

Bart Put

Issues facing private renters in receipt of income and housing supports in Ireland 172

Aideen Hayden

Aspirations and Expectations of Private Renters in Ireland 172

Ann-Marie O'Reilly

Sharing economy and its effects on housing markets 172

Paloma Taltavull

Transcending the divide between tenants and landlords. What have we learned from times of crisis? 173

Tola Amodu

Rent regulation, security of tenure and affordability: a comparison of the private rental sector in Germany and Spain 173

Max Gigling

18 WORKSHOP “RESIDENCIAL CONTEXT AND HEALTH”

The Households' resilience: domestic space and remote work among a pandemic emergency 176

Pedro Jorge

Housing quality and well-being effects of a subsidy retention fund for captive owners in Ghent 176

Katleen Van den Broeck (HIVA-KU Leuven), Leontien Bielen, Hilde Maelstaf, Kaat Van Roy and Alexis Versele

Home and Epigenome: How DNA methylation could explain the association between housing quality and depression	177
Faye Sanders (Department of Psychology, University of Bath, Bath, UK), Vilte Baltramonaityte, Alexandre Lussier, Andrew D.A.C. Smith, Erin C Dunn, Esther Walton.	
Residential Context and Disease Transmission: A Geostatistical Analysis of River Blindness in the Central African Republic	177
Impact of Housing First on Healthcare Utilization of Formerly Homeless Individuals with Serious Mental Illness: Evidence from Moncton's At Home/Chez Soi Trial	178
Julia Woodhall-Melnik	
Did public policies support mental health for all during the Pandemic?	178
Ang Li (The University of Melbourne, Parkville, Australia), Emma Baker, Rebecca Bentley.	
A new approach to assessing the best bets for healthy housing interventions	179
Rebecca Bentley (Healthy Housing, Melbourne School of Population Health), Shiva Raj Mishra, Tony Blakely	
Regent Park Revitalization Project and its effects on child mental health	179
James R. Dunn	
Help thy neighbour. Neighbourhood relations, subjective well-being and trust during the COVID-19 pandemic	180
Christoph Zangger	
Community Scale as a Lever for Resilience in The Health Crisis: a Feminist Approach to Housing Rights in Times of Pandemic	180
Salembier Chloé	
Achieving Equity in Housing: A Comparison of Gender-Based Analysis Frameworks in Housing Policies in Canada and France	181
Michelle Wyndham-West	
Evolutionary assumptions and the naturalization of anti-urban bias	182
Terry Hartig (Institute for Housing and Urban Research, Uppsala University, Uppsala, Sweden; Department of Psychology, Uppsala University, Sweden), Faye Sanders, Freddie Lymeus, Ralph Catalano	
Cold homes, social harm, and mental distress: Evidence from the UK Household Longitudinal Study	182
Amy Clair (Australian Centre for Housing Research, University of Adelaide), Emma Baker	
Mental health outcomes during the COVID-19 pandemic: What is the role of the neighbourhood environment?	183
Ang Li (Healthy Housing Unit, Centre for Health Policy, Melbourne School of Population and Global Health, University of Melbourne, Australia), Adelle Mansour, Rebecca Bentley	
Housing hidden energy poverty; implications for health and wellbeing	183
Ralph Horne (RMIT University), Willand, N, Moore, T and De Kleyn, L	

19 WORKSHOP “RESIDENTIAL BUILDINGS AND ARCHITECTURAL DESIGN”

Socio-Cultural Factors Affecting the Housing Permanence (Case Study of Isfahan)	185
Mohsen Afshari (Assistant Professor, Architecture Department, Faculty of Architecture and Urban Design, Art University of Isfahan), Sima Khaleghian, Mahsa Payedar	
The architectural right to housing in contemporary urban residential complexes	185
Zahra Sadrian	
The Evolution of Symbiosis in Housing Design	186
Xiaoyun Liu (Politecnico di Milano, Department of Architecture and Urban Studies), Zhaozhan Lu, Xiang Li	
Residential architecture for the frail ageing, aiming for innovation – trapped by speculation	186
Jonas E. Andersson	
Mapping 20th century working-class architecture. A survey in Loures, in the Lisbon Region	187
João Cunha Borges (DINAMIA'CET, Iscte- Instituto Universitário de Lisboa), Teresa Marat-Mendes	
Implementing High Density Policies in Dublin	187
Jon Paul Faulkner	
A systematic review of methods for research on residential architecture	188
Birgit Jürgehake (TU Delft), Maja Lorbek, Ahsen Özsoy.	
Designing Housing Pedagogies: The Israeli Case	188
Dikla Yizhar	
Vienna's social housing: the challenge of adopting novel design and construction modes	189
Maja Lorbek	
A Discussion about Social - Aspects of - Housing in Turkey: Evaluating the Changing Spatial Characteristics of Shared Place in Turkish Housing	190
Ufuk Kucukyazici	
From Unconventional* Households to Unconventional Affordable Housing	190
Paola Briata (Politecnico di Milano, Dipartimento di Architettura e Studi Urbani), Gennaro Postiglione, Constanze Wolfring	
Careful Urban Renewal in Kreuzberg Neighborhood Berlin	191
Marta Domènech Rodríguez, David López López	
Build back better? Post-pandemic housing and residential architecture	192
Marie Stender (Department of the Built Environment, Aalborg University), Sirid Bonderup.	
“Unexpected” domesticity: The housing design of OMA's IJ-plein masterplan project in Amsterdam.	192
Elena Martinez-Millana	
Alternative Housing. For a Diverse and Inclusive Society	193
Gérald Ledent	
Investigation Into Spatial Planning of Residential Environments: A Critical Review on Changing Spatial Design of ‘Live and Work’ Residences	193
Ayça Arslan	

Future of Residential Environment and Architecture in the Post COVID-19 Era: The Case of Turkish Capital	194
Nezih Burak BİCAN (Atılım University, Faculty of Architecture), Rabia Temel, Eda Nur Motcu, Nilsu Demir	

20 WORKSHOP “RESIDENTIAL ENVIRONMENTS AND PEOPLE”

The Remarkable Stability of Social Housing in Vienna and Helsinki: A Multi-dimensional Approach	196
Justin Kadi (Centre for Public Finance and Infrastructure Policy Institute of Spatial Planning, Vienna University of Technology), Johanna Lilius	
Dwelling density as measured and as perceived	196
Jukka Hirvonen (City of Helsinki, Urban Research and Statistics), Anne Tervo	
Post-Second World War mass housing estates and market economy multifamily housing neighbourhoods in Slovenia: A comparison	197
Richard Sendi	
From childhood to old age: Life-course differences and similarities in the perception of residential environment	197
Marie Horňáková (Charles University, URRIlab), Jan Sýkora, Avel Frydrych	
Teenagers and young adults awareness on energy savings at home in Northern EU: Between accountability and desire for sobriety	198
Nadine Roudil	
Revisiting residential satisfaction in a post-socialist city: the case of Prague, Czech Republic	198
Dilnoza Tasheva (Ph.D. in Geography, Charles University, Prague), Niloufar Ghafouriazar	
Private rental housing: factor of socio-territorial exclusion of senior dwellers	199
Hélène Bélanger (Département d'études urbaines et touristiques, Université du Québec à Montréal), Louis Gaudreau, Renaud Goyer, Meghan Joy, Isabelle Marchand, Julien Simard	
Domestication of the public realm in disadvantaged neighbourhoods	199
Lene Wiell Nordberg	
Shared, lived and transformed spaces: Residential environments in postwar large-scale housing estates in Switzerland	201
Eveline Althaus (ETH Centre for Research on Architecture, Society and the Built Environment), Leonie Pock	
The SAPHIR program: housing, health, and residential narratives	201
Yankel Fijalkow (Centre for Housing Research, LAVUE–CNRS, France. School of Architecture, Paris-Val de Seine), Yaneira Wilson	
The Contradictions for the Right to Housing: Kuşadası as a Case	202
Beril Ozmen	
Community-engaged design: learning through “live” projects in residential environments	203
Nadia Charalambous (Department of Architecture, University of Cyprus), Christina Panayi, Effrosyni Roussou	
The Privately Owned Public Spaces in Prague after 1990	204
Alena Stichova (Faculty of Architecture, Czech Technical University, Prague), Jana Zdrahalova	

21 WORKSHOP “SOCIAL HOUSING: INSTITUTIONS, ORGANISATIONS AND GOVERNANCE”

The Remarkable Stability of Social Housing in Vienna and Helsinki: A Multi-dimensional Approach.....	206
Justin Kadi (Centre for Public Finance and Infrastructure Policy Institute of Spatial Planning, Vienna University of Technology), Johanna Lilius	
A new model of Temporary Public Housing in the Basque Country	206
Iñigo Rodríguez Vidal (CAVIAR Research Group, Dept. of Architecture, University of the Basque Country), Jorge Otaegi De Arce, Jon Begiristain, María Romeo Gurruchaga	
Access to adequate and affordable housing: New Generation of Housing Policies and the NextGenerationEU.....	207
Sara Silva Lopes (Iscte – Instituto Universitário de Lisboa, DINÂMIA'CET), Teresa Marat-Mendes	
Public housing providers and urban regeneration: An underestimated relationship.....	207
Constanze Wolfgring	
Housing Stress, Disadvantage and Affordability.....	208
Eoin Corrigan	
Understanding social housing through ageing.	208
Marion Ille-Roussel	
Who's the 'public' of public housing: Understanding the 'ideal tenant' through change and variations in rental policies of Swedish public housing companies' 2013-2021	209
Martin Grander	
In search of a broad real estate management theory: how relevant for housing management? The preparatory work of students	209
Herman Vande Putte (Delft University of Technology) Gerard van Bortel	
The role of the 'commons' in sustainable mixed-tenure housing	210
Lucia Cerrada Morato	
Varieties of social rented housing in liberal urban housing regimes. Means-testing, rent setting and demand-side subsidies in twelve Norwegian municipalities.....	211
Jardar Sørvoll (NOVA, Oslo Metropolitan University & BOVEL, centre of housing and welfare research), Ingar Brattbakk, Maja Flåto	
Residualization of the social housing sector in a welfare state: consequences of concentrated poverty, neighbourhood effects and NIMBY'ism.....	211
Ingar Brattbakk (OsloMet – Oslo Metropolitan University, Centre for Housing and Welfare Research (HOUSINGWEL)), Maja Flåto, Jardar Sørvoll	
How can different service management strategies foster equity in public housing estates? Evidence from four case studies in Milan.....	212
Massimo Bricocoli (Politecnico di Milano, Department of Architecture and Urban Studies), Eleonora Perobelli, Marco Peverini, Raffaella Saporito	
The conflicting aims and means of social rental housing in managing segregation in finnish urban regions.....	212
Jarkko Rasinkangas (senior researcher, Department of Social research, University of Turku), Katriina Rosengren, Hannu Ruonvaara	

Towards a French Right to Buy? Selling social housing in France, Auvergne-Rhône-Alpes Region ..213	
	Le Bon - Vuylsteke Manon
'New Social Housing' for the Post-Pandemic World! Normative Re-Framing and Potential Synergies for People and Places ..213	
	Steffen Wetzstein
The rise and decline of tenure neutrality in Swedish housing policy 214	
	Martin Grander
Turbulent times for Flemish Social housing 214	
	Sien Winters
Research on the Supply System Improvement of Public Rental Housing under the Perspective of Public Satisfaction: a case study of Chongqing, China215	
	Yuanli Li (School of Management Science and Real Estate, Chongqing University; Faculty of Architecture and The Built Environment, Delft University of Technology), Pengcheng Xiang
Well-being Philosophy in Public Housing Questioned in a Crisis: A Japanese Case Study215	
	Izumi Kuroishi
Cost-based social rental housing in Europe. The cases of Austria, Denmark, and Finland 216	
	Alice Pittini (Housing Europe), Dara Turnbull
It's not just about bricks and mortar: exploring participatory parity in Odäi, a social housing neighborhood217	
	Arina Antonia Iacob
Participatory governance and the right to housing: Lessons learned from the Swedish 'most-likely case'217	
	Alexander Hellquist (Uppsala University), Nils Hertting
 22 WORKSHOP "SOUTHERN EUROPEAN HOUSING"	
Urban diaspora: A (new) geography of urban inequality in Southern-European multi-ethnic cities. ..220	
	Sonia Arbaci (Bartlett School of Planning, University College London), Daniel Sorando Ortín
The dual housing market in large agglomerations: an analysis to the Portuguese context 220	
	António Duarte Santos (Universidade Autónoma de Lisboa. CARS – Center for Economic Analysis of Social Regulation)
Rental housing policy reform in post-homeownership societies: change and contestation in Catalonia and Spain221	
	Lorenzo Vidal
A New Focus On Housing Policies Within the Political Debate in Italy: A New Perspective Through Innovative Governance Tools For Social Housing.221	
	Margherita Meta
Can be extended to the southern European countries the unattainable situation of the right to housing in Spain? 222	
	Jesus Leal Maldonado
Housing, Welfare and Intergenerational Inequalities in Southern Europe 222	
	Romana Xerez (Instituto Superior de Ciências Sociais e Políticas/CAPP), Elvira Pereira, Paula Albuquerque, Ana Esgaio, Helena Teles, Albino Cunha

Housing Exclusion among Women in Spain	223
Jordi Bosch Meda	
Studying housing social representations and practices in Portugal: A mixed methods approach ...	223
Daniela Neto (University of Coimbra, Centre for Social Studies), Raquel Ribeiro	
In search of fair and collaborative housing models for the Italian context	224
Silvia Cafora (Polytechnic of Turin, DAD – Department of Architecture and Design FULL, Future Urban Legacy Lab), Ludovica Rolando	
Is Portugal a homeownership society?	225
Sandra Marques Pereira	
Access to housing at an impasse? Expansion, overexploitation and housing challenges in Castelldefels, Barcelona	225
Carla Zollinger	
 23 WORKSHOP “THE ROLE OF HOUSING OBSERVATORIES IN EUROPE: JOINING FORCES FOR BETTER HOUSING”	
From the ground up, building housing research capacity in Canada	227
Cynthia Belaskie (Canadian Housing Evidence Collaborative, McMaster University), Michelle Verbeek	
Habitat and Urban Segregation Observatory of the Comunitat Valenciana as a tool for setting policies to improve access to housing	227
Begoña Serrano Lanzarote (Doctor of Architecture, Head of the IVE (Instituto Valenciano de la Edificación), Professor at the School of Architecture, Universidad Politécnica de Valencia), Carmen Subirón Rodrigo, Mar Alonso Monterde, Isabel de los Ríos Ruperez.	
We Amsterdam	228
Steven Kromhout	
The Barcelona Metropolitan Housing Observatory	228
Jordi Bosch Meda	
Bridging Dublin’s Housing Evidence Gap: Obstacles and opportunities for Dublin City Council’s Housing Observatory to help deliver integrated strategy for sustainable urban development	229
Dáithí Downey	
The role and potential of the UK Collaborative Centre for Housing Evidence as an international housing observatory and evidence network	230
Kenneth Gibb (University of Glasgow/UK Collaborative Centre for Housing Evidence), Mark Stephens	
Housing Europe Observatory and the role of local initiatives in filling existing knowledge gaps in Europe	230
Alice Pittini	
Analysing London’s housing crisis in a strategic authority	231
James Gleeson	
Housing Markets in Turbulent Times - The Role of Housing Market Monitoring Systems	231
Thorsten Heitkamp	

24 WORKSHOP “TOWARDS SUSTAINABLE COMMUNITIES AND HOUSING: ACTORS, INTERVENTIONS AND SOLUTIONS”

Nudges for carbon neutrality	233
Elisabetta Leni	
Between Countryside and the City: Housing typologies for Sustainable Habitats	233
Rui del Pino Fernandes (DINÂMIA'CET - Instituto Universitário de Lisboa), Teresa Marat-Mendes	
Community involvement in mixed-tenure regeneration in disadvantaged neighborhoods	234
THE ROLE OF THE ARCHITECT IN THE CONTEXT OF THE GENIUS LOCI AND AN EXAMPLE OF A DESIGN APPROACH: YAŞİBEY VILLAGE, İZMİR	234
Ayşe Ezel CAFEROGLU (Gebze Technical University, Faculty of Architecture Cayirova),Sedef OZCELIK	
Rethinking energy transitions of cities: actors, processes and policies in sustainable neighbourhoods	235
Federica Rotondo	
The social housing rating. The model developed in Italy by Avanzi.	235
Davide Dal Maso, Giulia Alberio, Erica Melloni, Ani Sevinyan	
Energy-optimization of historic buildings: A challenge for preservation of cultural values of buildings? Results from a screening of energy-performance of Danish historic multi-story residential buildings.	236
Jesper Ole Jensen (BUILD, Aalborg University), Ole Michael Jensen, Inge Mette Kirkeby.	
How Multi-dimension Social Capital Affect Residents' Cooperative Behavior in Neighborhood Renewal Project? Evidence from China	237
Ruopeng Huang (School of Management Science and Real Estate, Chongqing University), Kaijian Li, Guiwen Liu, Kairui You, Xinyue Fu.	
Are dense cities more socially sustainable? Densification and housing affordability in London and Stockholm.	237
Catalina Turcu	
Improving Community and Housing Stress in Barcelona: What Role Should Local Government Play?	238
Danielle Bishop (University of Barcelona), Montserrat Pareja-Eastaway and Montserrat Simó	
The possibilities of social housing to resolve imbalances in low-density urban areas of the Barcelona Metropolitan region.	238
Roger-Joan Sauquet Llonch (Departament de Projectes Arquitectònics, Universitat Politècnica de Catalunya // HABITAR research group + CRAL-ETSAV), Nuria Ortigosa Duarte, Isabel Castiñeira Palou	
The plurality of sustainable dwelling in social housing in the city of Franca, Brazil.	239
Guilherme Peixoto dos Santos (Federal University of São João del-Rei, Architecture and Urbanism), Daniela Abritta Cota	
The housing model in low-density urbanisation analysed from a gender approach: the case of Begues, Barcelona	239
Carla Zollinger	
Housing retrofit for post-carbon inclusion	240
Ralph Horne (RMIT University), Willand, N, Moore, T and De Kleyn, L	

25 WORKSHOP “WELFARE POLICY, HOMELESSNESS AND SOCIAL EXCLUSION (WELPHASE)”

Young People in Housing First: cost offset and impact evaluation	242
Elisabetta Leni (University of Stirling, Development Unit, Y-Säätiö), Saija Turunen	
Responding to Homelessness: making housing rights a reality	242
Isobel Anderson	
Deservingness of homeless people and public attitudes	243
Maša Filipovič Hrast (University of Ljubljana, Faculty of Social Sciences), Tatjana Rakar, Miriam Hurtado Monarres	
A study on the risks on the life time.....	243
Yoshihiro Okamoto	
The Right to Shelter: Homelessness and Encampments in Canadian Law	244
David DesBaillets (Human Rights Research Education Centre), Sarah E. Hamill	
Analysis of Sustainability of Service Providers for Social Integration of the Homeless in Croatia	246
Gojko Bezovan (University of Zagreb, Croatia), Marko Horvat	
Visible women, invisible gender. Knowledge production on homelessness in Flanders and the US ..	247
Magdalena Mostowska	
SERVICES FOR SINGLE HOMELESS PERSONS IN RESPONSE TO COVID-19: THE IRISH EXPERIENCE	247
Joe Finnerty Finnerty	
The Invisible Citizen: Housing Policies as a Poverty Management Frame	248
Maja Flåto	
The Collective Construction of Algorithms: Data on Homelessness and Housing Deficit	248
Wellington Migliari	

Index autors

A	
Aarland, Kristin.....	125
Abramsson, Marianne.....	100
Abritta Cota, Daniela.....	239
Adelfio, Marco.....	50
Aernouts, Nele.....	39, 41
Afshari, Mohsen.....	185
Akkuzu, Idil.....	53
Akotia, Julius.....	121
Alanis Hurtado, Yasmin Stephanie.....	148
Alberio, Giulia.....	235
Alborch de la Fuente, José Antonio.....	127
Albuquerque, Paula.....	222
Almeida da Vila, André.....	141
Alonso Monterde, Mar.....	227
Alsina Maqueda, Alba.....	72
Altay-Kaya, Deniz.....	158
Alterman, Rachelle.....	133
Althaus, Eveline.....	201
Alves, Tom.....	167
Amann, Wolfgang.....	123
Amodu, Tola.....	173
Anastasiou, Aikaterini.....	150
Anca Ciupaa, Mihaela.....	121
Anderson, Isobel.....	78, 242
Anderson Isobel.....	242
Andersson, Eva K.....	59, 98
Andersson, Jonas E.....	186
Andresen, Edith.....	100
Andrew, Mark.....	120
Angel, Stefan.....	123
Antczak-Stepniak, Agata.....	81, 124
Arana López, Gladys Noemí.....	159
Arbaci, Sonia.....	220
Arcarons Camps, Aleix.....	72
Arroyo, Ivette.....	42
Arslan, Ayça.....	193
Arundel, Rowan.....	111
Astrup, Kim Christian.....	94
B	
Baker, Emma.....	178, 182
Baker, Emma.....	90
Bakker, Wilma.....	97
Baltramonaityte, Vilte.....	177
Becerra-Santacruz, Habid.....	148
Begiristain, Jon.....	206
Bélanger, Hélène.....	199
Belaskie, Cynthia.....	170, 227
Bentley, Rebecca.....	90, 178, 179, 183
Bernt, Matthias.....	62, 85
Bezovan, Gojko.....	164, 246

Bielen, Leontien	176
Bishop, Danielle	238
Blakely, Tony	179
Boelhouwer, Peter	113, 136, 162, 171
Bo Melker, Malmberg	98
Bonderup, Sirid	192
Bondinuba, N	60
Bondinuba Bondi, Francis Kwesi	60
Borg, Ida	59
Borges Almeida, Carla	166
Borrell, Carme	37
Bosch Meda, Jordi	223, 228
Boumeester, Harry J.F.M.	113
Boyce, Brendan	78
Brattbakk, Ingar	64, 91, 211
Brau Pani, Graziano	144
Bresson, Sabrina	51
Brett, Jo	102
Briata, Paola	190
Bricocoli, Massimo	212
Burak BÍCAN, Nezh	194
Burgess, Gemma	105, 106
Buscicchio, Giulia	54
Butrymowicz, Magdalena	130

C

Cabezas-García, Gracia	57
Cafora, Silvia	224
Cai, Weiguang	72
Calzado Lopez, Rocio	141
Cárcel-Carrasco, Javier	53
Card, Kenton	168
Carpenter, Juliet	102
Carrere, Juli	37
Carriou, Claire	152
Castiñeira Palou, Isabel	238
Catalano, Ralph	182
Çelikcan Yozçu, Elif Cemre	54
Cerrada Morato, Lucia	210
Charalambous, Nadia	203
Charleswortha, Daisy	38
Chiara Cela, Maria	114
Cho, Youngha	102
Christensen, Gunvor	65, 66
Cinco Yu, Hsinko	110
Cireddu, Alessandra	145
Cittadini, Silvia	155
Clair, Amy	182
Cloete, Jan	78
Colmenero-Fonseca, Fabiola	53
Cornadó, Còssima	63
Corrigan, Eoin	208
Cortés Urra, Valentina A.	44
Costarelli, Igor	114
Croon, Tijn	71
Cui, Junru	111
Culley, James	120

Cunha, Albino	222
Cunha Borges, João	187
Czischkea, Darinka	40
D	
Dalal, Ayham	38
Dalla Longa, F.	71
Dal Maso, Davide	235
Damhuis, Rik	112
Dawance, Thomas	39
De Castro Caturla, Luis	129
De Decker, Pascal	60
De Kleyn, L	183, 240
De los Ríos Ruperez, Isabel	227
Del Pino Fernandes, Rui	233
Demir, Nilsu	194
Deniz Güneri, Gizem	158
DesBaillets, David	244
Desponds, Didier	76
Diaconu, Adriana	80, 87
Dinç-Uyaroglu, İlkay	158
Đoki, Ratko	141
Domènech Rodríguez, Marta	191
Downey, Dáithí	229
Drieskens Drieskens, Céline	150
Duarte, Paulette	80
Duarte Santos, António	220
Dülgeroğlu Yüksel, Yurdanur	56
Dunn, Erin C	177
Dunn, James R.	179
Duque-Calvache, Ricardo	137, 138
Durán, Ana María	146
Durán Sanabria, Vanessa	144
Duyne Barenstein, Jennifer	49
E	
Earley, Alice	120
Egan, Paul	124
Elsinga, Marja	79
Elsinga, M.G.	71
England, Edith	86
Esgaio, Ana	222
Ezel CAFEROGLU, Ayşe	234
F	
Faedda, Andrea	147
Falagán, David H.	151
Ferguson, Eleanor	49
Fernandez, Alejandro	164
Fernández, Ana	37
Fernández Arrigoitia, Melissa	50
Fernández Pérez, Alejandro	69
Ferreri, Mara	45
Fijalkow, Yankel	201
Filipovič Hrast, Maša	96, 243
Finnerty Finnerty, Joe	247
Flåto, Maja	91, 211, 248
Fleyshman, Larisa	122

Flores Romero, Jorge Humberto	158
Flynn, Lindsay	54, 88, 110
Fragoso Coradin, Renata	143
Fricke, Carola	165
Frydrych, Avel	197
Fu, Xinyue	237
Fusté, Benet	166

G

Gabas, Ondrej	164
Gabaude, Alix	65
Galicy, Agie	142, 164
Galster, George	59
Ganguli, Rupa	86
Garcia Almirall, Pilar	63
Garcia-Teruel, Rosa M.	69
Gaudreau, Louis	199
Gentili, Martina	112
Gerard van Bortel	209
Chafouriazar, Niloufar	198
Charanfoli, Shilan	56
Gibb, Ken	70
Gibb, Kenneth	230
Gifreu Font, Judith	102
Gigling, Max	173
Gleeson, James	231
Glogar, Isabel	45
Gomes, Cristina	157
Goyer, Renaud	199
Granath Hansson, Anna	76
Grander, Martin	209, 214
Gruisa, Vincent	40
Guàrdia, Manel	151
Guerra-de Hoyos, Carmen	57
Gulbrandsen, Lars	97
Guzmán-Ramírez, Alejandro	53
Gyselynck, Charlotte	47

H

Haandrikman, Karen	135, 156
Hamill, Sarah E.	244
Hartig, Terry	182
Hayden, Aideen	172
Heitkamp, Thorsten	231
Hellquist, Alexander	217
Hernández Díaz, Carlos M.	145
Hernández Falagón, David	151
Hertting, Nils	217
Heylen, Kristof	121
Hirvonen, Jukka	61, 196
Hochstenbach, Cody	111
Hoekstra, Joris	79, 80, 112
Hoekstra, J.S.C.M.	71
Högberg, Lovisa	100
Holmes, Hannah	105
Holmqvist, Emma	157
Holzman-Gazit, Yifat	133

Hoolochan, Andrew	70
Hoření Samec, Tomáš	42
Hoření Samec, Tomáš	115
Horňáková, Marie	197
Horne, Ralph	183, 240
Horner, Dan	44
Horvat, Marko	246
Hoyuela, Antonio	147
Huang, Ruopeng	237
Hughes, Philippa	41
Hunter, Caroline	128
Hurtado Monarres, Miriam	243
Hyötyläinenb, Mika	38

I

Iacob, Arina Antonia	217
Ille-Roussel, Marion	208
Ill Raga, Marta	90

J

James, Laura	90
Jansen, Sylvia J.T.	113, 171
Jaramillo Serrano, Esteban	145, 146
Jin, Chi	113, 171
Johansson, Sofi	66
Jorge, Pedro	176
Joy, Megan	199
Judd, Bruce	101
Jürgehake, Birgit	188
Juszczak-Frelkiewicz, Katarzyna	103
Jutvik, Kristoffer	157

K

Kabenlah Blay Jnr, Andrew Victor	121
Kacarevic, Sead-Aldin	164
Kadi, Justin	196, 206
Kährik, Anneli	156
Kain, Jaan-Henrik	50
Kalm, Kadi	156
Karhula, Alekski	62
Kauppinen, Timo M.	62
Kázmér, Ladislav	110
Kenna, Padraic	131
Kerbler, Boštjan	96
Kërçuku, Agim	96
Khaef, Samaneh	135
Khaleghian, Sima	185
Khatibi, Maryam	42
Howa, Thandeka	78
Kimhur, Boram	93
Kjeldsen, Lasse	234
Koblyakova, Alla	122, 123
Koch, Philippe	49
Koessl, Gerald	161
Koponen, Samuli	98
Korthals Altes, Willem	77
Kostecki, Sarah	110
Kouvoa, Antti	98

Kováts, Bence	87
K Qian, Queena	72
Królikowska, Katarzyna	132
Kromhout, Steven	161, 228
Kubala, Petr	42, 109, 115
Kucharska-Stasiak, Ewa	89, 124
Kucukyazici, Ufuk	190
Kuroishi, Izumi	215
Kuyvenhoven, Joeke	135
Kwamitsey, G.A.	60

L

Lang, Richard	50
Leal Maldonado, Jesus	222
Le Bon - Vuylsteke, Manon	213
Leclercq, Benjamin	164
Ledent, Gérald	47, 193
Leetmaa, Kadri	62, 156
Leinfelder, Hans	60
Lelévrier, Christine	159
Leni, Elisabetta	233, 242
Lenka, Molefi	78
Li, Ang	178, 183
Li, Bo	113, 171
Li, Kaijian	237
Li, Xiang	186
Li, Yuanli	215
Lia Bryscha, Sara	40
Lidewij Tummers, Ir	74
Lilius, Johanna	61, 80, 196, 206
Liu, Guiwen	237
Liu, Tzu-ying	177
Liu, Xiaoyun	186
Liu, Yi-sheng	177
Liu, Yi-Sheng	106
Llaneza, Catalina	162
Lobato Valdespino, Juan Carlos	158
Lopes do Nascimento Júnior, Wilson	63
López López, David	191
López Villanueva, Cristina	103
Lorbek, Maja	188, 189
Lu, Zhaozhan	186
Lundberg, Heléne	100
Lunde Christensen, Mette	65, 66
Lussier, Alexandre	177
Lutz, Manuel	39
Lux, Martin	109, 110
Lymeus, Freddie	182
Lyrian, Daniel	90

M

Maelstaf, Hilde	176
Maghsoudi Nia, Elham	73
Magnusson Turner, Lena	59, 64, 116
Manoochehri, Jamileh	93
Mansour, Adelle	183
Marais, Lochner	78

Marat-Mendes, Teresa	187, 207, 233
Marchand, Isabelle	199
Marques Abla, Marcela	147
Marques Pereira, Sandra	225
Martínez-Corral, Aurora	53
Martinez-Millana, Elena	192
Maslova, Sabina	105
Mattis Helmrich, Paul	79
Maussen, Stephan	113
McQuinn, Kieran	124
Meers, Jed	128
Melloni, Erica	235
Mem de Barboza, Gabriela	55
Mertensa, Armin	163
Meta, Margherita	221
Mette Kirkeby, Inge	236
Meyer-Habighorst, Christiane	165
Mezaros, Madalina	91
Michael Jensen, Ole	236
Migliari, Wellington	248
Mihaela Soaita, Adriana	84
Miklaszewska, Anna	89
Mongil, David	166
Mongwe, Robert	78
Montalbano, Giuseppe	88
Montaner, Josep Maria	143
Montesino, Norma	42
Moore, T	183, 240
Mosseray, Jeanne	41
Mostowska, Magdalena	247
Mulder, P	71
Mundt, Alexis	123
Musterd, Sako	112
Muxí Martínez, Zaida	152

N

Neto, Daniela	223
Nogueira López, Alba	130
Nordahl, Berit Irene	76
Nordvik, Viggo	94
Norén Bretzer, Ylva	65
Novoa Pardo, Ana M	37
Ntema, John	78
Nur Motcu, Eda	194

O

O'Brien, Philip	120
Ojeda Delgado, Igor Iván	145
Okamoto, Yoshihiro	243
Ole Jensen, Jesper	48, 236
O'Reilly, Ann-Marie	172
Ortigosa Duarte, Nuria	238
Otaegi De Arce, Jorge	206
Oti-Sarpong, Kwadwo	106
Oyón, José Luis	151
OZCELIK, Sedef	234
Özçelik, Sedef	55

Ozge Subasi, Safiye	170
Ozkalan, Ege	136
Ozmen, Beril	202
Özsoy, Ahsen	54, 188

P

Padilla Pozo, Álvaro	138
Palomares-Linares, Isabel	137
Panayi, Christina	203
Pandzic, Josip	164
Pareja-Eastaway, Montserrat	238
Pasella, Delia	147
Paul Faulkner, Jon	187
Payedar, Mahsa	185
Peixoto dos Santos, Guilherme	239
Pereira, Elvira	222
Pérez, Catherine	37
Pérez Aldaz, José Enrique	146
Perobelli, Eleonora	212
Perry, Hoetjes	97
Pestana Lages, Joana	43
Petrovic, Adela	115
Peverini, Marco	212
Piasek, Gonzalo	63
Pinnegar, Simon	77
Pittini, Alice	216, 230
Pock, Leonie	201
Podgorelec, Sonja	141
Pomeroy, Steve	124
Ponce, Juli	128
Pósfai, Zsuzsanna	46
Postiglione, Gennaro	190
Poza López, Cristina	151, 152
Prajapati, Rajvi	168
Put, Bart	171

Q

Qian, Queena	73, 107
Quiñonez, Natalia	48
Quintiá Pastrana, Andrei	130

R

Raj Mishra, Shiva	179
Rakar, Tatjana	243
Randolph, Bill	77, 86
Rasinkangas, Jarkko	212
Raya Vílchez, Josep Maria	162
Reeve, Kesia	128
Reyes, Alexia	37
Ribeiro, Raquel	89, 223
Rodríguez Vidal, Iñigo	206
Roelofs, Kim	61
Rolando, Ludovica	224
Romeo Gurruchaga, María	206
Ronald, Richard	109
Rosengren, Katriina	80, 212
Rosselló, Maribel	151
Rotondo, Federica	235

Rotondo, Federica	235
Roudil, Nadine	198
Roussou, Effrosyni	203
Ruonavaara, Hannu	84
Ruonvaara, Hannu	212
Ryckewaert, Michael	37
Ryckwaert, Michael	39

S

Sabaté Muriel, Irene	138
Sabrina Bresson	51
Sadrian, Zahra	185
Sagner, Pekka	163
Salembier, Chloé	164, 180
Sanders, Faye	177, 182
Sandlie, Hans Christian	97, 116
Sanjines, Daniela	48
Sansen, Joren	37
Santiago, Anna Maria	59, 116
Saporito, Raffaella	212
Sauquet Llonch, Roger-Joan	238
Sayag, Doron	122
Sence Turk, Sevkiye	170
Sender Martí, Mireia	72
Sendi, Richard	96, 197
Sendra, Pablo	150
Serin, Bilge	70, 92
Serra, Maurizio Sebastiano	147
Serrano Lanzarote, Begoña	227
Sevinyan, Ani	235
Shojaei, Reyhaneh	106
Sijlmans, Pauline	113
Silva Lopes, Sara	207
Simard, Julien	199
Simó, Montserrat	238
Simó Solsona, Montserrat	103
Skovgaard Nielsen, Rikke	161
Smetcoren, An-Sofie Smetcoren	39
Smith, Andrew D.A.C.	177
Soletta, Chiara	147
Sorando Ortín, Daniel	220
Sørensen, Janni	76
Sørvoll, Jardar	91, 94, 211
Špačková, Petra	156
Stenberg, Jenny	50
Stender, Marie	48, 192
Stephens, Mark	120, 230
Stichova, Alena	204
Straub, Ad	107
Subirón Rodrigo, Carmen	227
Sunega, Petr	109, 110
Sungur, Ozden	137
Svirčić Gotovac, Anđelina	141
Sýkora, Jan	197

T

Taltavull, Paloma	172
Tan, Yuanyuan	107
Tasheva, Dilnoza	198
Tavares Vitali, Karoline	129
Teles, Helena	222
Temel, Rabia	194
ten Hove, Sander	97
Tervo, Anne	196
Tippel, Cornelia	79
Tophøj Sørensen, Michael	76
Torpan, Karin	155
Torrado, José Manuel	138
Tosics, Ivan	81
Troy, Laurence	77, 86
Turcu, Catalina	237
Turnball, Dara	216
Turunen, Saija	242

U

Ulett, Elaine	102
---------------	-----

V

Van Bortel, Gerard	209
Van Damme, Willemien	60
Van Den Berg, Pauline	113
Van den Broeck, Katleen	176
Vande Putte, Herman	209
Van der Heijden, Harry	136, 171
Van Gent, Wouter	112
Van Loon, Jannes	97
Van Roy, Kaat	176
Van Sluys, Christine	145, 146
van Tongeren, J.H.S.	132
Varjakoskia, Hanna	98
Verbeek, Michelle	170, 227
Verde Zein, Ruth	143
Verma, Ira	99
Verrier, Christophe	80
Versele, Alexis	176
Verstraete, Jana	85
Vidal, Lorenzo	221
Vigil de Quiñones Otero, Diego	127
Vima, Sara	63
Visscher, Henk	71, 72, 73
Voigtlaender, Michael	122

W

Wagner, Karin	123
Walton, Esther	177
Wang, Hanbing	73
Wang, Shiyu	79
Watkin, Thomas	99
Wen, Jun	136
Wessel, Terje	64
Wetzstein, Steffen	213
White, James	70

Wiell Nordberg, Lene	199
Wiener, Robert	131
Wieteska-Rosiak, Beata	89
Willand, N	183, 240
Wilson, Yaneira	201
Wimark, Thomas	98
Wind, Barend	112
Winkler, Anders	65, 66
Winters, Sien	214
Wolfgring, Constanze	190, 207
Woodhall-Melnik, Julia	178
Wyndham-West, Michelle	181

X

Xerez, Romana	222
Xiang, Pengcheng	215

Y

Yizhar, Dikla	188
You, Kairui	72, 237

Z

Zahra-Salih, Fatima	53
Zaleczna, Magdalena	81, 124
Zangger, Christoph	180
Zdrahalova, Jana	204
Zelazowski, Konrad	124
Żelazowski, Konrad	89
Zollinger, Carla	225, 239
Zsófia Bajomi, Anna	70

01 WORKSHOP

“COLLABORATIVE
HOUSING”

Grant-of-use Cooperative Housing and its Relation with Wealth and Wellbeing: a Conceptual Framework

Ana M Novoa Pardo (*Agència de Salut Pública de Barcelona*), **Alexia Reyes**, **Ana Fernández**, **Carme Borrell**, **Juli Carrere**, **Catherine Pérez**

Abstract 65074

Grant-of-use (GOU) cooperative housing is increasing very rapidly in Catalonia in response to the lack of affordable housing. This type of housing model is based on the collective property of the building and the grant-of-use as the housing tenancy, a democratic and self-managed organization and communal living. The objective is to propose a conceptual framework to explain the mechanisms involved in the relationship between GOU cooperative housing and health. Information was gathered using in-depth interviews to participants living or designing GUS cooperative housing as well as a literature review on cooperative housing and health. In addition, a workshop was organized with experts on cooperative housing to discuss the proposed framework. The framework includes different dimensions placed as onion layers, where health and wellbeing are located at the centre. The first dimension relates to the characteristics of housing cooperatives: GUS model, housing affordability, communal living, shared spaces, self-managed organization, sustainable housing, and relation with the neighbourhood. Another dimension includes access barriers and residents' motivations and expectations. Finally, the last dimension refers to the country's housing policies and housing system, the welfare state, and the culture and values in society. The impact on health of these aspects can vary depending on inequality axes, the location of the cooperative (rural vs. urban), and a time factor that includes the moment of development of the project (design, construction, co-living) and of the person (living alone, family with children, seniors). Available evidence suggests that GOU can have health benefits, mostly related to the housing stability derived from the long-term GOU, the economic security of living in an affordable housing, the social interaction and support derived from communal living and being able to make decisions related to one's own life.

Keywords: cooperative housing, communal living, housing policies, health, wellbeing

Changing Roles in Developing Hybrid Collaborative Housing Projects. Patterns of Design, Organization, and Quality of Collective Housing in four European Cities.

Joren Sansen (*Vrije Universiteit Brussel*), **Michael Ryckewaert**.

Abstract 65318

Housing production is a continuous process with actors' power and control varying over time. The conceptual framework of Sudiyono (2013) and Czischke (2018), visualizing the relationship between users, institutional actors, and housing providers, can thus be further developed with the addition of a temporal component, allowing for a differentiation of actor involvement throughout the development process. This temporal dimension is particularly important when evaluating responsibilities of residents and civil society actors in the design process of collaborative housing projects. In a context where increasingly co-housing projects are upscaled and institutionalized and hybrid governance and finance arrangements are formed in between mainstream housing development schemes and traditional co-housing models, there is a deliberate attempt to adapt housing design to resident groups' needs and preferences. The paper illustrates the importance of housing quality and the constant struggle against the threat of residualisation of collective spaces. Drawing upon recent developments within the Brussels' housing sector and particular cases of hybrid configurations in Amsterdam, Hamburg and Copenhagen, a special focus is given to the interplay between design quality, the development process,

and the organizational structure of collective housing projects. The paper shows how the framework can be used to interpret and communicate organizational changes within housing development schemes and indicates that governments can play a pivotal role in facilitating and regulating the emergence of hybrid collective housing schemes.

Keywords: Collaborative Housing, Hybrids, Housing Design, Development process

Migrant Housing in Jordan

Ayham Dalal (*Postdoc at Université de Poitiers – MIGRINTER Institut Français du Proche Orient (Ifpo) - Amman*)

Abstract 65375

Jordan is a relatively small country with high percentage of migrants and refugees living among its native population. These include Palestinians, Egyptians, Iraqis, Yemenis, Sudanis, and Syrians. How are practices of inhabitation performed by these groups in a country that is strongly predominated by neoliberal agendas and privatized housing? What forms of “collaborations” or “contestation” emerge among these groups while in exile? Is collaborative housing a possibility in such context? And if it is not performed in its “institutional” form, how can we speak about the condition of migrant housing in a country with such diversity in terms of refugees’ backgrounds and conditions – economically and culturally speaking. The presentation will discuss and present some of the initial findings conducted with the research project “Interconnecting Histories and Archives of Migrant Agency” (Ithaca), focusing on Syrian refugees and how they seek to find/secure housing in a city like Amman, suffering from the heavy burdens of neoliberalism.

Housing Co-operatives and the Contradictions of Finnish Land and Housing Policies

Daisy Charlesworth (*Corresponding author. Department of Human Geography, Lund University, Lund, Sweden; Institute for Housing and Urban Research, Uppsala University, Uppsala, Sweden*) and **Mika Hyötyläinen**

Abstract 65380

Urban dwellers everywhere experience variegated challenges and uncertainties regarding their housing. With the growing tendency to treat housing as a market commodity, housing policy solutions often try to build the resilience of residents as opposed to regulating the market. In Finland, for example, the key housing policy measure is housing benefits, paid to tenants so that they can cope with ever increasing rents. This paper looks into the emerging co-operative housing sector in Helsinki, and its potential as an alternative solution to the structural dynamics and challenges of the housing market. Of serious detriment to the potential of co-operative housing are contradictions and ambiguities in state land and housing policies. The first is that, despite supporting various types of collaborative housing initiatives in the City of Helsinki’s local planning agenda, there is scepticism towards co-operatives as an unfamiliar typology.

Secondly, there is uncertainty around the ability of the state-subsidised co-operative model to meet criteria for social housing in Finnish housing policy, which would warrant them municipal land leases under market rent. State land and housing policies are simultaneously trying to answer neoliberal pressures to privatise services and maximise revenues from public assets and address the housing question. The third, yet interlinked, contradiction is that from the perspective of municipal land policy, co-operatives are not lucrative enough. Due to its entrepreneurial real estate policy, the City of Helsinki refuses to lease land for co-operatives as it would have to do so under market rent for the co-operatives

to be affordable. This paper analyses these contradictions in land and housing policies that have negative implications for an otherwise promising, emerging co-operative housing sector in Finland. In doing so, we uncover the shortcomings in the institutional framework of housing and welfare within which co-operatives try to navigate.

Housing Cooperatives on CLT land: towards a new public paradigm for community-led social Housing provision in Europe? Lessons learned from the CALICO project in Brussels.

Thomas Dawance (*Vrije Universiteit Brussel (VUB), Faculty of Geography (Cosmopolis)*),
Michael Ryckwaert, Nele Aernouts, An-Sofie Smetcoren

Abstract 65406

The Brussels Community Land Trust (CLTB) has been recognized since 2012 by the Brussels-Capital Region for setting up home ownership projects for low-income households. In a recent experimental project, entitled CALICO (Care & Living in Community), the CLTB is exploring new perspectives in the use of the CLT land tenure model, apart from the traditional individual ownership programs.

This paper focuses on the study of this experimental project, launched by the CLTB and the Brussels' Regional authorities, and founded by the European Urban Innovative Actions program (2019-2021). The CALICO project includes the development of two housing cooperatives on publicly financed CLT land. It forms a complex cohousing project including an intergenerational, a feminist and a community care dimension. In addition, the project offers affordable housing to people excluded from access to property (elderly, housing first, ...).

This paper firstly offers a detailed description of the multistakeholder governance modalities (CLT, cooperative, housing association, grassroots associations, ...) mobilized in the project set-up. It clarifies how the classic CLT characteristics of permanent affordability and anti-speculation, democratic management of the housing units, and community strategies, as well as the corresponding empowering effects (Bacqué, 2017), are redistributed.

Secondly, this paper discusses how the collaborative public-common governance mode defined in this project is likely to offer a new paradigm for the public production of affordable housing at the scale of the Brussels Region, and of other European metropolises in the context of the diffusion of the CLT model on the continent. Is the replication of the project in the Brussels context likely to broaden the scope of CLTB's work beyond home ownership programs, and to allow the implementation of a new public land policy supporting a significant development of cooperative community-led housing projects?

Key words: Community Land Trust, Public-common governance, housing cooperatives

Small and shared living: a critical examination of changing housing forms and meanings of home

Manuel Lutz

Abstract 65442

Small and shared living will play a significant role for urban futures and increasingly shapes the struggle for the right to the city across Europe. The emerging landscape of non-standard forms of housing is driven by economic strategies to lower housing costs and to increase profits. Justified for ecological and social reasons its social implications demand more scrutiny. Does small and shared housing reflect or push a new demand and changing expectations of home or exploit housing needs? Political and academic debates contrast intentional sharing in collaborative housing to compulsory sharing in flat

shares and boarding houses, and veer between endorsing and criticizing new forms of co-living where small living space is marketed through imaginaries of community and agency. Sweeping assessments of acceptability or precarity, however, underrate how the binary of intentional vs. compulsory sharing (Heath et al 2018) is more blurred as structural constraints and housing insecurity permeate all housing decisions.

The paper presents outcomes of an interdisciplinary workshop inviting geographers, sociologists, architects and planners to critically explore what kind of choices, compensations or imperfect alternatives the proliferation of small and shared living entails. Mapping the field, we identified differences but also similarities in drivers, forms and practices between commercial and collaborative small and shared housing. To highlight the various trade-offs between improvement and precarity, choice and coercion, four central claims for solution are interrogated: relative affordability, flexibility of built and social dwelling arrangements, compulsory and intentional practices of sharing, and the role and requirements of user-oriented design. Raising questions about structure and form, situated and relative agency and freedom in housing, the paper aims to provoke transdisciplinary research to address the gaps of empirical data on motives and aspirations, lived practices and meanings of home that actually shape small and shared housing.

Keywords: small and shared living, collaborative housing, housing precarity, choice and agency in housing, housing standards

The interplay between co-design and building costs: 'what-if' scenarios in the design of collaborative housing

Sara Lia Bryscha (M.Arch) (*Department of Management in the Built Environment, Faculty of Architecture and the Built Environment Delft University of Technology (TU Delft), Delft, The Netherlands*), **Vincent Gruisa**, **Darinka Czischkea**

Abstract 65466

Building costs play a significant role in determining the affordability of a housing project, and these depend on its design strategies. This paper is based on the premise that co-design processes used in collaborative housing (CH) reduce building costs and consequently increase the affordability of these housing projects. However, research remains scarce on the extent to which CH is an affordable solution from a design perspective compared to (affordable) mainstream housing (MH). This paper aims to assess the impact of co-design in reducing building costs in CH when compared to MH, where no co-design is used. We approach this issue first by providing an overview of the design features distinguishing both contemporary multi-family MH and CH, where reducing building costs is a key issue. Then, we develop a simulation model of different 'what if' scenarios, where we compare the building costs of CH and MH depending on their design decisions. Findings indicate that the involvement of the future residents in the design decision-making process contributes to increase the (long-term) affordability of the project, by reducing building costs. Co-design decisions specific to CH that are more cost-effective in comparison to MH include self-building approaches, alternative layout configurations and sustainable construction solutions.

Keywords: housing affordability, collaborative housing, co-design, building costs, comparative study.

Role of enabling hubs in community-led (collaborative) housing in England

Philippa Hughes

Abstract 65497

This presentation considers the role of local support infrastructure, known as 'enabling hubs' in growing community-led housing in England. It is based on findings from my PhD research 'Scaling-up community-led housing'. The research is based on fieldwork in three case study enabling hub areas, supplemented by interviews with national actors.

'Community-led housing' is an umbrella term used in England for a sector that includes Community Land Trusts, Cohousing, Co-operative and self-build initiatives among other practices. These practices have received significant interest from activists, researchers, and policy makers in recent years. This has been accompanied by intermittent tranches of government funding, and the creation of a support infrastructure of local enabling hubs (Lang & Mullins, 2019). During a recent period of investment from national government a layer of regional infrastructure, or "enabling hubs" was established to promote and support community-led housing projects. These hubs have taken different form in different localities.

The finding presented here are a summary of my response to my third thesis research question which seeks to understand how actors understand the role of the enabling hub and its position within the institutional framework that community-led housing operates within. This presentation discusses the activities of these hubs over their first years of activity and participants perceptions of attempts to formalise the support infrastructure. It describes the significant challenges which hubs have faced in establishing themselves and maintaining activity due to fluctuation in available resources. It further discusses different roles that hubs have undertaken, as advice providers and a link for resources, a nexus of relationships and housing organisations in their own right. The presentation reflects on the enduring appeal of a support infrastructure for collaborative housing practices and inherent challenges in maintaining such activity.

Can societal intentions become the driving force of a (social) community-led housing?

Jeanne Mosseray (VUB), Nele Aernouts

Abstract 65513

Since 2017, an innovative co-housing project – Calico - has been developed in Brussel partially subsidized by European funds in order to provide housing and to develop an innovative care facility. Two main societal aims of the project are to provide access to housing for a more vulnerable population and to develop a socially and economically diverse housing, participating in a larger belief of empowerment through housing, of impelling a more just, equitable and sustainable society.

The project is composed by manifold partners among which the three leading associations. The first – Community Land Trust Brussels - aims at dwelling low-income households through anti-speculative projects. A second – Angela D. - aims at developing a feminist project of co-housing, starting by dwelling woman in need. The third – Pass-Ages - supports a care vision and implemented a care facility. The diversity of associations, intentions and visions resulted in the creation of a diverse population of inhabitants and in a diversity of housing tenures from owners, to tenants, to members of a cooperative. The values and intentions of the associations guide the everyday governance and frame the engagement inhabitants invest in the project.

The paper will, through ethnographic methods, discuss how the intentions of a feminist co-housing project and of a shared care, support the feasibility and the everyday organization of the project.

It will do so by first reflecting on the procedures developed to guarantee the upholding and the circulation of the values. It will question the selection process of the households, the measurement of the engagement and the share of value of the households. It will analyze to which extend the households are subordinated or not to the intentions led by the associations. Second, the paper will discuss to which extend the values of feminism and care were essential to the housing project.

Tensions and synergies in collaborative housing in relation to the housing-integration nexus. Case studies from Sweden and Switzerland

Ivette Arroyo (*Housing Development and Management, Department of Architecture and Built Environment, Lund University*), **Maryam Khatibi**, **Norma Montesino**

Abstract 65518

There is a need of problematizing taken for granted assumptions in the conceptualization of collaborative housing when attempting to link collaborative housing and social integration. What are the difficulties and opportunities that migrants and non-migrants face in accessing collaborative housing projects? Addressing such type of questions will help to capture exclusionary processes affecting older adults, young people and single parents, both migrants and non-migrants. The aim of the paper is to unravel tensions and synergies regarding collaborative housing in relation to the intersection of housing affordability and social integration –hereafter the housing affordability-integration nexus. This will be done through a cross-case comparison of existing collaborative housing projects in Sweden and Switzerland. The main method is case study research including a critical literature review and empirical work. The paper questions the reproduction of social structures privileging some social groups whilst affecting others. In Sweden, collaborative housing projects that have housing cooperative as tenure form are reproducing market inequalities regarding only enabling access to housing for groups who have saving capacity. The lack of financial mechanisms for enabling access to affordable collaborative housing to all has the unintended consequence of excluding migrants, older adults, young people and single parents with low-income from such projects in the Swedish context. In Switzerland, non-profit housing cooperatives of Zurich function as a central provider of a de-commodified collaborative housing alternative to the private housing market. While Zurich faces a high demand for affordable housing, the debates on collectives of like-minded urbanities and patterns of spatial discrimination make the inclusive access to collaborative housing disputable. The paper has implications regarding how creating mechanisms for enabling accessible and affordable collaborative housing could not only tackle the housing needs of people with different backgrounds, conditions and income, but also foster social integration for all.

Keywords: collaborative housing, affordable housing, social integration, exclusionary processes, spatial discrimination, Sweden, Switzerland

Participatory housing: a new conceptual framework to support the development of democratic housing forms in the Czech Republic

Petr Kubala (*Institute of Sociology of the Czech Academy of Sciences*), **Tomáš Hoření Samec**

Abstract 65519

In response to low financial affordability of housing, new forms of housing with participatory elements have (re)emerged in many European countries. However, for various reasons, these innovations have not reached Czechia. One of the reasons may be the lack of terminological and conceptual clarity of

the terms. Given that in the Czech context there is no theoretical anchoring of forms of housing that emphasize elements of democratic control and sharing between households (incl. aspects such as legal form, ownership, financing, planning and management, space and social contacts, goods and services), we developed a new conceptualization suggesting to use a new broader term participatory housing. The benefits of our conceptualization are theoretical – both for social science and historical disciplines which cover the topic of housing, but also in terms of practical use. It provides a framework for communication between various actors: academics, practitioners, government, municipalities and the (potential) inhabitants. We present an overview of foreign conceptualizations as an illustration of terminological complexity, from which we build up the design of a new conceptualization, including a tool (compass) which monitors the dimensions of participation in housing. In the discussion, we reflect on the usage of the concept and its dimensions in the applied research.

Collaborative Housing and Care matters. Facing housing precarity together.

Joana Pestana Lages

Abstract 65520

A clear sign was given when the EU report on 'Access to Decent and Affordable Housing for All' was adopted in January 2021: the housing crisis must be taken seriously and addressed rapidly. Recommending measures to ensure access to decent housing, the report is determined to put people at the centre of recovery policies over the next decade. Also, the launch of the New European Bauhaus in 2020, aiming for 'building beautiful, sustainable, inclusive places to live together after the pandemic', implies the human capacity of caring. According to Tronto (1990; 2013), care includes everything we do to maintain, continue, and repair our world so that we may live in it as well as possible. It has a spatial dimension and acts here as a driver to make better housing models and policies. This paper aims to open a reflection on care and the production of housing, questioning collaborative solutions for communities that struggle to find decent housing or that live in housing precarity.

Starting from a research project called 'Care(4)Housing - A care through design approach to address housing precarity in Portugal' (2022-2024), this paper opens a trifold reflection on care and housing from a collaborative perspective: (i) planning collaborative models with people; (ii) codesigning the commons; (iii) and co-housing, as per living in collaboration. Those three topics were matured with workshops, interviews, and a survey under the context of a platform that joins diverse neighbourhoods that struggle with the Right to Housing in Loures, a municipality bordering Lisbon. The platform, a bottom-up initiative based on mutual aid and solidarity networks, discussed since its creation forms of spatial collaboration, both existent and desired, to overcome precariousness. The analyses of the collected data will inform possibilities of action from Portugal, a country where collaborative housing discussion is gaining momentum.

Fisher, B., & Tronto, J. C. (1990). Toward a Feminist Theory of Caring. In E. K. Abel & M. K. Nelson, *Circles of Care. Work and Identity in Women's Lives* (pp. 35–62). SUNY Press.

Tronto, J. C. (2013). *Caring democracy: Markets, equality, and justice*. New York University Press.

Making a Home on Montreal's Urban Fringe in the Early Nineteenth Century

Dan Horner

Abstract 65528

The early decades of the nineteenth century were a transformative moment in Montreal, as they were across the North Atlantic world. The transition to capitalism was increasing the scale of migration to and through the city while prompting debates about land use and urban governance. These transformations affected the city as a whole, but were experienced in a particularly visceral way on the urban fringe. This was where the poorest economic migrants flowing through Montreal during this period found a home, and where land that, at the outset of this period, had consisted of farmer's fields and orchards became the site of large-scale public Works projects and proto-industrial development. This paper will examine how migrants found home and forged community in a period when social relations were marked by a laissez-faire liberal approach to governance that provided little in the way of social assistance. By using newspapers, government documents, and judicial records, this paper will contemplate the myriad ways that people found home in this liminal urban space during challenging times. It conceptualizes home not as a static or stable entity, but as an elastic category that provides us a glimpse into the relationship between migrants, host communities, and the state and the way that power was exercised and resisted. Places where people found home in Montreal during this period included taverns, tents, shanties, boarding houses, and quarantine stations, and the strategies people adopted came under the scrutiny of community elites preoccupied by the anxious politics of public order. This paper aims to contribute to contemporary discussions by providing an historical perspective into phenomena that continues to challenge people and policymakers in the 21st century.

The Potential of Collaborative Housing in the Chilean Context: Tackling the Social Deficit of Housing

Valentina A. Cortés Urrea (*Department of Management in the Built Environment MBE, Faculty of Architecture and the Built Environment, Delft University of Technology*), **D. Czischke**, **V. Gruis**

Abstract 65559

In recent decades, housing policies in Chile have developed a wide variety of programmes to respond to the housing deficit. The housing deficit includes quantitative, qualitative, urban and social dimensions. This housing deficit has partially been addressed by policies focusing on the quantitative, qualitative and urban deficits, mostly neglecting the social dimension. The social deficit of housing is understood as the lack of non-physical aspects such as the feeling of integration and social cohesion at the local level of the neighbourhood or building. A possible housing alternative that could respond to the social dimension of the housing deficit is Collaborative Housing (CH). Some studies claim that CH has social qualities such as fostering social cohesion, neighbourliness, and mutual aid. However, no theoretical or empirical studies have yet been carried out to analyse whether CH responds in some way to solve the social deficit in Chile. This paper explores the response of CH to the social deficit of housing. Besides this, it aims to study whether CH contributes to solving this deficit. This leads to the question, How does CH address the social deficit of housing and in which ways? Moreover, Which are the opportunities and limitations of CH when addressing the social deficit in Chile? To this end, we develop a theoretical and empirical study in two parts. The first consisted of a review of the international literature on CH and its response to the social dimension of housing. Second, we conducted semi-structured interviews with CH residents, academics and housing practitioners in Chile to determine the opportunities and limitations of CH forms addressing the social housing deficit in this context.

We conclude with an analysis of the opportunities and limitations of CH when addressing the social deficit of housing in the Chilean context.

Keywords: Collaborative housing, Housing Deficits; Social Deficit of Housing; Neighbourhood Cohesion; Chile.

Infrastructures for housing commoning: co-operative housing movement and municipal support in Catalonia

Mara Ferreri

Abstract 65587

In recent years, a renewed interest in collaborative housing models (Czischke, Carriou & Lang, 2020) has combined with a critique of the role of global financial capital in processes of gentrification and the precarization of everyday life, leading to a search for housing which is alternative to existing marketized provision, but also to individualised dwelling forms. Such alternatives can be fruitfully discussed through the lens of 'housing commons' (Huron, 2018; Stavrides, 2020; Thompson, 2021), defined by a double aspiration to 'decommodification and self-organization' (Balmer and Bernet, 2015). Building on the conceptual shift from commons as management of 'resources' to commoning as a verb (Noterman, 2016), practices of commoning have the potential to transform not only dwelling imaginaries but also the relationship between homes, dwellers and wider urban dynamics, including governance, by aligning with shifts in housing policy (Ferreri and Vidal, 2021). In times and places where these experiments have expanded beyond a 'niche' solution, the role of policy making at national, regional and municipal scale, and that of multiple stakeholders, stand out as important enabling factors (Czischke, 2018). This presentation draws on research undertaken in Catalonia since 2016 on the relationship between municipal experiments and the recent new wave of housing co-operatives in *cessió d'ús*, a form of collaborative co-housing design and cooperative management (Cabrè and Andres, 2017; Parés, Ferreri and Cabrè, 2021). Drawing on interviews and policy analysis, it discusses different models of municipal support for new co-operative projects; their contribution to strengthen, quantitatively and qualitatively, projects and networks of supporting organisations; and the role of a wider 'policy community' and of different network-level sectorial institutions in knowledge transfer and innovation. The presentation aims to contribute a reflection on collaborative housing initiatives, their networks and wider institutional frameworks as infrastructures of housing commoning.

Collaborative Housing – Positive and Negative Urban Effects on Neighbourhoods

Isabel Glogar

Abstract 65672

The pace of development in collaborative housing has been increasing since the early 2000s (Czischke et al. 2020). Since the commodification of housing in Germany in the 1990s (cf. Schönig et al. 2017), municipalities have shown a growing interest in cooperating with housing project initiators that advocate for innovative urban policies and resident participation. This change is also accompanied by social inequality such as processes of exclusion (Balmer & Bernet 2017). Thus, the research deals with the question of the effects on neighbourhoods, such as participation and exclusion, that unfold through self-organized housing projects collectively known as "Co-Housing" (Czischke et al. 2020, Tummers 2016). The research draws on a literature review (2000 to 2021) of academic journals, publications and case studies. It is primarily based on European cases and refers in particular to the DACH region (Germany,

Austria and Switzerland).

The paper argues that co-housing creates positive effects through a) encouraging participation in neighbourhoods, such as community projects, b) supporting political discourse on housing and urban policies, c) steering cooperation at the municipal level. However, at the same time co-housing may contribute to d) limitations to inclusion in projects, e) exclusion in participation processes in neighbourhoods and f) gentrification in the wider neighbourhood. Research presents among positive effects 'social spatial inequalities' (see Cucca & Friesenecker 2021, Holm 2010) of co-housing. Results from the literature review and from previous research (Glogar et al. 2022, in preparation) show positive effects of co-housing on neighbourhoods (Ache & Fedrowitz 2012, Droste 2015) such as sharing principles, influence on social structure and cohesion and impact on affordability or mobility behaviour (Henseling et al. 2018). The analysis reveals that there is further need to explore these urban effects in depth in order to understand the processes and dynamics of these housing transformations (cf. Franz 2015).

Keywords: collaborative housing, neighbourhoods, urban transformations, participation, exclusion

References

- Ache, P., Fedrowitz, M. (2012). "The Development of Co-Housing Initiatives in Germany." *Built Environment* 38 (3): S. 395-412.
- Balmer, I., Bernet, T. (2017). "Selbstverwaltet bezahlbar wohnen? Potentiale und Herausforderungen genossenschaftlicher Wohnprojekte." In *Wohnraum für alle?! Perspektiven auf Planung, Politik und Architektur*, herausgegeben von Schöning, B.; Kadi, J.; Schipper, Transcript, Bielefeld, S. 259-279.
- Cucca, R., Friesenecker, M. (2021). "Potential and limitations of innovative housing solutions in planning for degrowth: the case of Vienna." *Local Environment* (January 2021).
- Czischke, D., Carriou, C., & Lang, R. (2020). Collaborative Housing in Europe: Conceptualizing the Field. *Housing, Theory and Society*, 37(1), 1-9. doi:10.1080/14036096.2020.1703611
- Droste, C. (2015). German Co-Housing: An Opportunity for Municipalities to Foster Socially Inclusive Urban Development? *Urban Research & Practice*, 8(1), 79-92. doi:10.1080/17535069.2015.1011428
- Franz, Y. (2015) Gentrification in Neighbourhood development. Case studies from New York city, Berlin and Vienna. V&R unipress, Göttingen.
- Glogar, I., Carnelli, E., Bousein, B., Hrsg. (2022, in Vorbereitung). *Kollaboratives Wohnen Touch – Tactics of Urban Change #1*, M Books, Weimar / München.
- Holm, A. (2010). "Baugruppen mit Gentrification-Garantie." 09.02.2022. <https://gentrificationblog.wordpress.com/2010/09/18/berlin-baugruppen-mit-gentrification-garantie/>.
- Henseling, C., Krauß, N. et. al. (2018). *Soziale, ökologische und ökonomische Effekte und Potenziale gemeinschaftlicher Wohnformen*. Deutsches Institut für Urbanistik (difü). Berlin.
- Schöning, B., Kadi, J., Schipper, S. (2017). *Wohnraum für alle?!: Perspektiven auf Planung, Politik und Architektur*, Urban Studies, Transcript, Bielefeld.
- Tummers, L. (2016). The Re-Emergence of Self-Managed Co-Housing in Europe: A Critical Review of Co-Housing Research. *Urban Studies*, 53(10), 2023-2040. doi:10.1177/0042098015586696

Opening new channels for financing affordable cooperative housing in Central and South-Eastern Europe

Zsuzsanna Pósfai

Abstract 66192

In Eastern Europe the deepening housing crisis is aggravated by the extreme lack of public housing, and by the lack of organizations that would develop, own and manage different forms of affordable housing. This institutional vacuum is a serious obstacle to the development of new forms of affordable housing, and means that existing public housing is a residualized stock with difficulties to renew or to expand. Different forms of collaborative and limited equity housing could potentially become one of the building blocks filling this institutional vacuum of affordable housing across the region.

In my presentation I will share the results of a recent international research project - covering four plus

four countries in Central and South-Eastern Europe - investigating the target groups and the possible financial channels for different forms of affordable rental cooperative and limited equity housing. For having a more precise idea of the size and characteristics of the potential target groups for these new forms of affordable housing, we conducted representative surveys in four capital cities (Budapest, Ljubljana, Zagreb, Belgrade). As a result, we could identify the types of households which systematically fall out of market-based housing solutions, and could respond to their housing needs in cooperative or limited equity housing forms.

Working with financial actors has been highly important, because one of the most important bottlenecks for the development of new institutions of affordable housing is the financial one. In Eastern Europe, long-term low-interest financial resources for housing do not exist, thus providing research evidence, and engaging financial stakeholders in long-term dialogue are necessary for opening potential new channels. The challenge is to build financial instruments that can channel investment in housing, but do so in an anti-speculative way, breaking the tendency of financialization.

Do Community Land Trust Principles Modify the Architecture of Housing? The Case of the CLTB

Gérald Ledent (*UCLouvain, LAB, Uses&Spaces, Brussels, Belgium*), **Charlotte Gyselynck**

Abstract 66308

The Community Land Trust (CLT) aims to create affordable housing to as many people as possible. To achieve this goal, it is based on a principle that distinguishes land and building ownership. This well-trying principle emphasizes the institution of common goods and the preservation of individual interests. On the one hand, the feeling of belonging is developed to make communities autonomous (J. Davis). On the other hand, the search for residents' fulfilment aims at their empowerment through housing.

Although the model has been in place and well-tested for years in terms of governance and economic principles, it has not found an established expression in terms of space. In Brussels, for example, the first projects developed by the Community Land Trust Brussels (CLTB) mainly aim at economic viability and do not question traditional housing schemes. Nevertheless, alternative layouts are tested by architects, allowing for new ways of living.

In order to understand how the common good and particular interests are played out in space, the research proposes an analysis of the competition projects submitted for the CLTB. Their spaces are analysed in terms of the commons they produce and their capacity to manage individual interests. Commons range from the scale of the public realm, community, family and, eventually, the inhabitant. At the level of personal spaces and the freedom of choice of the inhabitant, several aspects are studied: the dwelling itself, the internal fittings, or the building finishing. The first results highlight how commons can go beyond the question of land tenure. At a spatial level, commons include collective rooms, shared by the inhabitants and the neighbourhood, circulation spaces, and even the building structure. Moreover, some of the proposals question the very notion of private ownership (Dogma).

Keywords: Community Land Trust, Housing, Architecture, Brussels, Innovation.

Is there a space for housing cooperatives in Latin America's housing system?

Daniela Sanjines (*ETH Wohnforum - ETH CASE*), **Natalia Quiñonez**

Abstract 66313

Worldwide over one billion people currently lack adequate housing as a result of decades of failed policies, governmental withdrawal from the housing sector, inability of the private sector to cater to the needs of the poor, and the increasing gap between what people can afford and the cost of housing provided by the formal market. Facing an urgent shift in the way housing is conceived, valued, produced, and regulated, housing cooperatives are being reconsidered in many countries and cities worldwide as potentially relevant actors in the provision of affordable housing. This is also the case in several Latin-American countries, characterised by neo-liberal housing policies that have led to an increasing financialization of housing and marginalisation of the poor. Uruguay is an exception, where housing cooperatives play a key role in the provision of affordable de-commodified housing. For over two decades FUCVAM, Uruguay's Federation of Mutual Aid Housing Cooperatives has been advocating and actively supporting the establishment of cooperative housing in other Latin American countries. In this paper, we examine the opportunities and challenges of housing cooperatives to penetrate in Colombia and El Salvador's housing systems, two countries characterised by neoliberal regimes and housing policies that have never succeeded in meeting the housing needs of lower income people, but both with a need to respond to the deep societal changes of a post-conflict context. El Salvador, for the past 20 years and with the support of FUCVAM and international cooperation, established a small but growing cooperative housing model, recently included within national housing policies. In Colombia, initiatives are only recently emerging, sparking both interest and apprehension from different actors. We will thus focus on the ability of each one of these countries housing systems to change, adapt and respond to a mutual aid cooperative housing approach and its sustainability over time.

Developer-driven co-housing in Denmark: Experiences from an emerging trend

Jesper Ole Jensen (*BUILD, Aalborg University, Denmark*) and **Marie Stender**

Abstract 66363

In recent years an increasing number of commercial housing developers have started to deliver pre-designed co-housing settlements in the Danish market for co-housing. We estimate that around 30% of new-built co-housing units in Denmark today is established by private developers and might increase further in the coming years. This development has contributed to a strong growth of co-housing in Denmark over the last 2-3 years. Although the group of developers is quite heterogenous, the top-down approach represents a large change compared to the predominant bottom-up process, for instance a shorter planning process, reduced risks for the residents, but also less involvement of the residents in the planning and design stages. Several co-housing concepts are designed as turn-key projects, aiming for a broader audience compared to traditional co-housing, with limited involvement in design decisions, activities based on voluntary participation, and a physical design that supports and promotes spontaneous meetings amongst neighbors. A main question is how the limited involvement will influence the operation stage where the residents will be developing the community by sharing facilities and meals, making joint decisions etc. Based on interviews with developers, facilitators and residents, our findings suggests that residents generally welcome the main features of the developer-driven co-housing, but also that some features need further attention and development, including the facilitation of the community, the organizational structure, as well as decision-making on operational issues between residents and owner. In short, top-down approaches need facilitation of the community.

Developer-driven co-housing has a large potential for meeting an apparently huge demand on co-housing, but also represents a large experiment with the co-housing idea, that needs continued attention.

Are housing cooperatives an alternative to social housing? Insights and reflections on housing policies in Switzerland

Jennifer Duyn Barenstein (*ETH Centre for Research on Architecture, Society and the Built Environment*), **Philippe Koch**

Abstract 66374

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 people, housing cooperatives are being rediscovered as a third way in the provision of affordable housing. Housing cooperatives in Switzerland emerged towards the end of the 19th century as bottom-up organisations in a context of rapid industrialisation and urbanisation characterised by acute housing shortages. Poor housing conditions and excessive rents threatened public health and social order, thus forcing municipal governments to respond to this crisis in an intellectual and political context that was shaped by the growth of international labour organisations and socialist movements. Historically and geographically, the formation of housing cooperatives has been highly uneven and largely concentrated in urban areas. As opposed to other European countries, in Switzerland the public sector hardly ever directly engaged in the supply of social housing as the state, through a range of enabling mechanisms, opted to devolve this role to the third sector. As a result, housing cooperatives became key partners in the implementation of social housing policies. Whereas in several European countries neoliberal reforms led to a gradual commodification of cooperative housing this is not the case in Switzerland, where most cooperative housing is permanently withdrawn from speculation, thus remaining the principal providers of affordable housing. In this paper we aim at exploring the advantages and limitations of housing cooperatives as providers of social housing by addressing the following question: to which extent and through what institutional mechanisms are housing cooperatives catering to the housing needs of socially disadvantaged people? What are the advantages and what are the limitations of the Swiss approach to the provision of affordable housing? Are housing cooperatives a viable alternative to public social housing?

Housing Co-Operatives in Brighton & Hove: Women's Experiences of Harassment, Uneven Labour, and Economic Freedom

Eleanor Ferguson

Abstract 66393

Housing co-operatives can present an alternative to multiple housing crises for both individuals and communities; moreover, co-operatives hold a possibility for reconstructing our relationship with land and housing. Co-operatives routinely offer lower rent and more secure tenancies than the private rented sector. Housing co-operatives can decentralise power for residents and foster relations between residents with aspects of communal living.

However, women's experiences in co-operatives are under-researched in the housing studies literature. Yet, when considering co-operatives as a potential social policy response to the housing crisis, it is imperative to understand the specific relationship of women to co-operative housing.

This paper analyses emerging themes from a series of unstructured qualitative interviews with low-income female residents of co-operatives in Brighton & Hove (UK), undertaken for my doctoral research. The importance of highlighting women's experiences is evidenced by the major themes that emerged

from the data.

The first emergent theme is a lack of efficacy and transparency in the accountability and decision-making structures in participants' co-operatives. Several participants reported that due to this, sexual harassment in their co-operatives was not adequately dealt with. Secondly, participants described a gender-based uneven distribution of mental and physical labour in their co-operatives. Therefore, the social reproduction crucial to their co-operatives is a burden that fell inequitably on female residents. The final major theme is economic freedom in co-operatives, reported by several participants. Due to low rent and secure tenancies, co-operative housing provided a level of security that, in the context of an insecure and expensive private sector in Brighton & Hove, participants related to their positionality as low-income women.

I will first present the qualitative methodology employed in the data collection and analysis. I will then analyse the above themes with reference to the body of literature on housing co-operatives.

Eleanor Ferguson is a PhD candidate at The University of Brighton in the Department of Humanities and Social Science. Her PhD is a comparative project researching and analysing the experiences of women in both private rented and co-operative housing, in order to assess social policy approaches to co-operative housing as a solution to the housing crisis.

Collaborative housing models and their integration potential for migrants and refugees: What does the literature tell us?

Richard Lang , Melissa Fernández Arrigoitia, Marco Adelfio, Jaan-Henrik Kain, Jenny Stenberg.

Abstract 66396

For migrants and refugees, finding affordable and adequate housing in European cities is a major challenge with many obstacles. Since the 2000s, new forms of collaborative housing have emerged in many European countries, focusing on cooperation, participation and mutual support among residents. Against this background, the paper discusses the potential of collaborative housing models for the integration of migrants and refugees in the context of the international research project MICOLL. In particular, we report here on findings of a systematic literature review (Tranfield et al. 2003; Thorpe et al. 2005) which was conducted in the initial stage of MICOLL to analyse the current state of research at the intersection of collaborative housing, migration and societal transitions. Due to the project focus, the literature search deliberately focused on studies in the European context and included different types of literature (such as journal papers, book chapters and grey literature). One key observation was that while there are now a substantial and increasing number of studies on collaborative housing, so far, less has been published on such housing forms in the contexts of migration and refugees. Our literature search identified 81 relevant papers (mainly peer-reviewed) that highlight some key barriers and opportunities of developing and mainstreaming collaborative housing as an inclusive housing niche relevant to migrants and refugees. Results were categorized into three main themes in accordance with a transition management lens (Loorbach 2010). On the strategic level, the literature delivers insights into the societal problems and opportunities of integrating refugees in urban housing. Results on the tactical level focus on the collaborative housing niche and interaction of its relevant stakeholders involved in transitions. Finally, on the operational level, our analysis provides evidence on concrete collaborative housing experiments and their innovative and transition potential.

An emblematic post-war housing cooperative: The Maison Radieuse by Le Corbusier, a counter-model to the French housing system?

Sabrina Bresson

Abstract 66399

The historical origin of housing cooperatives in France dates back to the 19th century (Dauchez 2014), but they were mainly developed after World War II as a response to the housing crisis, until the Chalandon law put an end to them in 1971 (Attar et al. 1998). Since then and until very recently, there haven't been any examples of housing cooperatives, as such, in France. The weakening of the cooperative model in this period is down to a number of factors, especially the French cultural norm of individual ownership and also the strong regulation of housing construction by the public authorities (Bresson & Denèfle 2015). Nevertheless, in the last decade, a new generation of housing cooperatives has emerged, in relation to the development of what we call in France the "participatory housing" (see ALUR law 2014). These initiatives are still very few in number but they have updated the traditional housing cooperative model in different ways. This proposal aims to analyse the evolutions of an emblematic housing cooperative of the first generation, that still exists today (even if its legal status has changed) : the Maison Radieuse built by Le Corbusier in 1955 in Rezé (next to Nantes, France), which is very famous for its architecture but less for its singular history. The trajectory of this building and its residents is very different from other housing projects by Le Corbusier, due to its origin as a social housing cooperative (Bresson 2017). From post-war housing cooperatives to new forms of community-based organisations, the Maison Radieuse has always gone against the grain of the French housing system. Initially a rather small self-managed housing co-op for workers in a period of mass production of social housing, it then became socially mixed in a period that was not very favourable. Today it is being reappropriated by inhabitants concerned with community life in a context where the revival of cooperative principles is still very much in the minority.

References

- Attar, Michèle. Lourier, Vincent. Vercollier, Jean-Michel. 1998. *La place de la forme coopérative dans le secteur de l'habitat en France*. Paris : PUCA.
- Bresson, Sabrina. 2010. « Du plan au vécu. Analyse sociologique des expérimentations de Le Corbusier et de Jean Renaudie pour l'habitat social. » PhD diss., University of Tours (France).
- Bresson, Sabrina. 2017. « Le Corbusier réapproprié. Évolutions des usages et des rapports sociaux dans les espaces collectifs de la Maison Radieuse de Rezé (1955-2015) ». In *Explorer la ville contemporaine par ses transferts*, edited by Susana Magri & Sylvie Tissot, 115-138, Lyon : PUL.
- Bresson, Sabrina. Denèfle, Sylvette. 2015. "Diversity of self-managed co-housing initiatives in France". *Urban Research & Practice*, vol.8, n°1, 5-16.
- Chombart-de-lauwe, Paul-Henry, ed. 1960. *Famille et habitation. Tome 1, Sciences humaines et conception de l'habitation. Tome 2. Un essai d'observation expérimentale*. Paris : Centre d'ethnologie sociale et de psychologie, CNRS.
- Dauchez, Chantal. 2014. « Les coopératives de logement. Approche historique ». In *L'habitat coopératif*, edited by Nicole Lerousseau, 39-54. Paris : Michel Houdiard Éditeur.

02 WORKSHOP

“CROSS-CULTURAL
HOUSING ISSUES IN
GLOBAL PERSPECTIVE”

Social Production of Habitat for migrants and refugees in the Valencian Region

Fabiola Colmenero-Fonseca (*ITM Instituto Tecnología de Materiales. Universitat Politècnica de València*), Javier Cárcel-Carrasco, Fatima Zahra-Salih, Aurora Martínez-Corral, Alejandro Guzmán-Ramírez.

Abstract 64719

The principles and values that move the Social Production of Habitat are those referring to democracy, inclusion, equity, and solidarity; values and principles that are directly related to the habitat production process, in addition to sustainability and environmental care. It is important to keep in mind that the SHP is a product in which the participation of different social agents makes possible the creation of habitat and housing, respectful of the environment. The New Urban Agenda and Agenda 2030 include the eradication of poverty as a fundamental objective and seek to reduce inequalities, address vulnerabilities and fight discrimination with a transformative approach from education and culture, from human rights to security and development challenges. The objective is to develop a participatory intervention methodology that contributes to ensuring adequate, safe, and affordable basic services and improving habitat in vulnerable communities (migrants and refugees) in the province of Valencia. The methodology consists of the analysis of different methods and strategies that have been developed in the academic and educational field to approach communities in order to improve their living conditions contained in three phases. Phase 1. Global background. Identification and diagnostic analysis of migratory dynamics. Phase 2. Development of community work. Constructive systems are analyzed through participatory dynamics. Phase 3. Implementation and experiences of the PSH. Experiences, construction techniques, and new models of innovation (circular economy and reuse of materials) are shared in order to generate and implement a set of strategies, actions, and procedures that, as a whole, allow access to housing and can be replicated in the Americas.

Key words: Housing, migrants and refugees, Social Production of Habitat (SPH), Community development.

A critical approach to discourses on temporary accommodation: “mimarlik” journal (1963-2021)

Idil Akkuzu

Abstract 65323

Temporary accommodation has a long standing discourse in the field of architecture in Turkey. The fact that the country is located in the earthquake zone, being in the center of migration movements due to geopolitical location and many other reasons have kept temporary accommodation, camp and tent formations on the agenda. Understanding the transformation of discourses, determining the breaking points and revealing the perspectives of the actors who produce the discourse are important for the discipline of architecture and also for this study. The aim of the study is to critically examine the texts on “temporary accommodation” in a Turkey-based architecture journal named “Mimarlik” between the years 1963-2020. Critical discourse analysis, which builds a bridge between language, discourse and socio-politics, has been determined as the methodology of this study. The articles were analyzed in two main axes, “the subject producing the discourse” and “the content of the discourse”. Findings that emerged as a result of the analysis of 40 articles were presented under 3 headings: language usage codes, terminology and constraints; debates on temporariness and permanency; transformation of the point of view. Findings show that after the Bingöl Earthquake in 1971, discourses on post-disaster permanent housing has emerged. 1975 forms the starting point of “temporary accommodation” discourses in

the journal. Habitat II conference held in Turkey in 1996 creates another breaking point on discourse concerning migration and refugee settlements. Another breakthrough after 1999 is the emergence of a temporary-permanent debate. The Gezi Park Protests in 2013 introduced new meanings to the terms camp and tent. Moreover, the reflections of 2011 Syrian migrations coincide with 2015 and later years in the journal. Finally, the pandemic, which emerged in 2020, has constituted another turning point in the discourses by a debate on the boundary between home and city.

How does housing relate to social inequality? A scoping review of the impact of housing policies and housing market characteristics on social inequalities based on race, gender and age.

Giulia Buscicchio (Department of Social Sciences, Luxembourg University and Department of Living Conditions, Luxembourg Institute of Socio-Economic Research), **Lindsay Flynn**

Abstract 65401

There is a large and heterogeneous body of studies that have linked housing with inequalities. However, the vast majority of this research focused on economic inequalities. The purpose of our scoping review is to provide for the first time an overview of all the empirical studies that have investigated the impact of housing policies and housing market characteristics on social inequalities based on race, age, and gender characteristics. The search produced 41 studies that we summarized and thematically characterized along two dimensions: housing and social / health-related. For these two dimensions, we also categorized the explanatory variables as different housing policies and different housing market characteristics across different target groups. The results showed that racial minorities and younger people were the most disadvantaged categories in the housing market, but also the ones who benefited most from housing policies. However, our review highlighted the lack of studies investigating the effect of housing in different social domains, including target group based on gender, and field and experimental designs. The discussion addresses these gaps and suggest implications for future research.

Rethinking The Self-Build Approach in Turkey Through Government Archives: 1960-1990

Elif Cemre Çelikcan Yozcu , Ahsen Özsoy

Abstract 65409

Starting from 1950's, rapid population growth and migration from rural to urban environment defined a challenging and still valid housing problem. Today, the displacement of people and masses has also been pressuring to this ongoing problem. The need and the efforts to provide accessible and healthy housing for the low-income group continues. On the other hand, we have been witnessing new experiments on the self-construction methods, arising with the new construction and material technologies. These experiments remark that among many approaches to unravel the housing problem throughout the years, re-thinking the self-construction methods may have a potential in today's context. To form a basis for further studies on this subject, it is aimed to examine and evaluate the research and the applications in Turkey, relevant to the self-construction method.

For this purpose, an archive research is being conducted to better evaluate the potentials and limitations of the method within a specific context. The archive research will focus on the research and the subsequent practices in Turkey, triggered by the government's target to "produce more and faster housing with the same budget". During this planned period in which the housing problem of the low-income group is tried to be solved through many methods and application alternatives, the archive

research will focus on the method of helping the self-builder and the core housing applications. This study aims to present the archive research's methodology, derived from the gathered information on self-help build and core housing in Turkish government archives. It is primarily aimed to access the publications of the Turkish Ministry of Reconstruction and Settlement, the research projects and publications of the TÜBİTAK Building Research Institute, and the archives of the State Planning Organization, with the goal of analysing the information from different aspects such as design and construction processes, financing and actors.

Keywords: affordable housing, self-help build, core housing, archive research.

Culture heritage, housing and urban planning in São Paulo's central area: the conflicts of a territory (still) in dispute

Gabriela Mem de Barboza

Abstract 65420

This article addresses the conflicts between cultural heritage, housing and urban planning in the central area of the city of São Paulo, Brazil. In the 1960s, the main economic activities started relocating from the city's center to the west side, near Paulista Avenue. The upper classes accompanied this movement, causing, for the following decades, a reduction of the central area's demographic rate. The government and upper classes' lack of interest in the older part of the city is considered the main reason for its occupation by the working class. Thus, the central area was converted into a popular territory characterized by informal work and abandoned historical buildings with cheap rent. By the 1990s, it was undeniable that housing was an important issue, which mobilized people who wished to live closer to work and in better conditions as compared to tenements or the streets. Even so, most of the government's actions did not focus on solving the housing problem, but rather on investing in the restoration of specific buildings with cultural use, increasing the area's value for tourism and economic development, as seen in global cities. But curiously, the gentrification initiatives did not manage to consolidate the complete substitution of the population and landscapes in the area. On the contrary, this area remains in dispute and has increased its demographic in the last decade. Recently, São Paulo's municipality developed another urban plan to increase the central area's density, which already has the infrastructure, allying the plan with the "compact city" speech. Some of the instruments seem to articulate preservation and housing, stimulating the restoration of residential buildings in exchange for additional meters for new constructions. Therefore, this article discusses how these instruments are conceived and its chances of succeeding in the central area's rehabilitation in comparison to previous plans and projects.

The changing urban topography with respect to the mass housing production: a cross-section study

Sedef Özçelik

Abstract 65612

This paper critically investigates development of the residential urban morphology reading temporal sections with a diachronic approach for the purpose of comprehending urban form. It is significant that the mass housing production, the topography of the residential urban areas is exposed to vast changes in short intervals. This paper emphasizes the cross-sectional study of the residential urban spaces. In the macro scale, disconnections between the urban areas are generated, and they are named as interurban ruptures. Such ruptures generate a city of islands surrounded by highways, streets,

green areas, waterfronts or other transportation means. Therefore, urban flow cannot be enabled in case of ruptures. It is more viable to trace such ruptures from the urban cross-sections. The 2 main types of cross-sections are: (1) synchronic and, (2) diachronic depicted in the reading. Regarding the cross-section represents the 3D urban form in a geometric 2D narration. Synchronic cross-section is a generic and conventional sort of comprehension. Diachronic cross-section refers to the sequential and related with the notion of time. The synchronic cross-sections are elaborated in a diachronic manner by comparing them as before and after data of the mass housing production. This elaboration depends on the Saussurean approach on the notions of synchronic and diachronic in linguistics. To address this, interpretivist approach is conducted, the theory is constituted via transferring synchronic and, diachronic cross-section representation. Regarding architecture as a language with certain grammar, this paper only focuses on the cross-sections and their predictions regarding the recent mass housing production. The results of the study display shift in terms of clearance height, scale, land use and urban infrastructure leads to a certain shift in the urban space and how it is reflected. Future research should emphasize the larger scale shifts in the civic environment and the role of mass housing projects within.

Key words: Urban topography, mass housing, residential areas, cross-section, Istanbul

The role of design strategies in providing affordable housing in European countries

Shilan Gharanfoli (*Istanbul Technical University, Faculty of Architecture*), Yurdanur Dülgeroğlu Yüksel

Abstract 65687

New design methods are developing in response to the housing affordability crisis in many European countries. Today, there is a need for strategies that utilize more creative solutions instead of formulaic approaches. One of the solutions to improving affordability is the redevelopment of existing social housing projects. Today, architects propose new strategies for renovation instead of the demolition of large social housing projects. Architects claim that renovation can have a more cost-efficient consequence than demolition and rebuilding. Moreover, new design principles will help to add quality value rather than cost. These strategies should lead to long-term sustainable developments. This paper examines how renovation and redevelopment of social housing provide greater affordability and quality than the demolition and rebuilding of estates. This study carries out a comparative case study research to assess the renovation measurements of large social housing projects in different European cities. Findings suggest that principles used for the renovation of social housing in Europe increase the chances of improving housing affordability and quality, mainly due to the redefinition of minimum housing standards. The renovation of projects illustrates utilizing new design strategies and creative solutions in providing affordable, high-quality, and sustainable developments. According to the comparative analysis of case studies, the redevelopment of most large-scale social housing projects has led to changes in tenure, typology, density, and delivery methods. The most significant shift in social housing is toward public-private partnerships, mixed-use development projects, sustainable architecture, and new forms of living. After many years of standard dwellings, some European countries began to experience a new era in social housing design.

Keywords: social housing, renovation, design principles, affordability, housing quality.

Globalization and housing´s community space. Proposal of a complex contemporary point of view

Carmen Guerra-de Hoyos (*School of Architecture, University of Seville*), **Gracia Cabezas-García**

Abstract 66176

Community spaces located in collective housing, often tend to have a double condition as public or private spaces. Sometimes they work as spatial filters, offering different use conditions between inner and outside spaces. But, most important, they are able to hold nearness relationships of the neighbours. This fact is relevant for us because it eases the isolation of the people, due to the global ways of living. Last but not least, these spaces play a strategic role in the climatic conditioning of the dwellings.

We will try to explain the changes in this type of spaces and their consequences within the contemporary dwelling. Theories from Emmanuel Levinás, Roberto Espósito or Peter Sloterdijk will be considered in the review of the new values involved in our ways of living. We will bring to discussion terms as inmunity, atmosphere or ecotone, as they seem to have a starring role in the contemporary houses.

From the theory we move to practical examples that show how these community spaces are developing hybrid conditions that enable useful potencial for colective housings. We will first analyse the “Fabra i Coats manufacturing complex”, 2019, Barcelona, from Roldan y Berengué architects. This example works with the term “ecotone” an in-between space that solves, not only social problems, but also improves climate conditioning. We will bring to discussion a second example, quite different in location and date of construction, the “Pasaje de Valvanera” Sevilla. It is a social housing built and transformed from the late XIX to the middle XX. Here the in-between space is put down to an extreme pressure that includes the partial public condition. It is really surprising how these spaces can get along in a small scale, in the center of a town. This case also improves climatic conditions, even with relative low-cost building materials.

Keywords: Community spaces, in-between spaces, ecotone, colective housing

03 WORKSHOP

“DISADVANTAGED URBAN
NEIGHBOURHOODS AND
COMMUNITIES”

Trajectories of vulnerability and distress: Identifying social and spatial fringes of the Swedish population

Eva K. Andersson (corresponding author) (*Department of Human Geography, Stockholm University*),
Ida Borg

Abstract 63878

It can be argued that a society is never better than how individuals on its social and spatial fringes are treated. This motivates the purpose of this paper, which is to study how vulnerable groups can be defined, identified and explored from a spatial perspective and using latent class analysis (LCA) on the whole Swedish population. In addition, how can we use space to define vulnerable individuals and groups and also define their contexts? This knowledge is fundamental for creating equal living conditions and for promoting the social cohesion needed for socially sustainable societies. Thus, equality and spatial integration are basic ideas in welfare policy but in recent years, the idea of integration has met various challenges with new population groups, rural – urban polarization, and disadvantaged housing areas. Using register data, we here identified life course trajectories associated with vulnerability, applying LCA to the total Swedish population aged 25 to 59 years. We found classes of life courses and detected some classes with more vulnerability than others. The spatial sorting of vulnerable individuals was analyzed using individualized neighborhoods including the proportion of closest neighbors belonging to a certain distressed class. Extra distressed life courses were found in the metropolitan areas in Million programme areas in urban outskirts, and other distressed life courses were more often found in unattractive (low housing price) rural areas, rural fringes. However, there were some transitions away from distressed life courses, and vulnerable life courses could be found in high income areas.

Key words: vulnerability, geography, trajectories, distress, latent class, life course

The data that support the findings of this study are available from Statistics Sweden Restrictions apply to the availability of these data, which were used under license for this study.

Acknowledgement. We acknowledge financial support from the Swedish Research Council for Health, Working life and Welfare, FORTE, grant number 2020-00302, the Swedish Research Council, VR, grant number 2020-01046, and the Swedish Foundation for Humanities and Social Sciences (RJ), grant number M18-0214:1.

Heterogeneous Neighborhood Effects on Educational Attainments of Native and Immigrant Females and Males

George Galster, Anna Maria Santiago, Lena Magnusson Turner

Abstract 64089

Fewer social issues have greater contemporary importance for first-world urban areas than immigration from less-developed regions. An oft-raised question is whether these immigrants will contribute more to their new countries than they “cost” in terms of social welfare expenditures. Addressing this question from a long-term perspective requires a better understanding of the factors shaping educational outcomes for children of immigrants.

The social-political salience of immigration and its consequences dovetails nicely with a nascent concern among social scientists that context effects upon child development may be heterogeneous across a variety of characteristics of the individual. Failure to account statistically for the fact that a particular aspect of the urban neighborhood affects only a subset of residents may result, e.g., in an underestimation (in the extreme, a measured null effect) of this aspect’s impact and thereby lead to misallocations of public policy resources.

Our paper intersects these socio-political and scholarly concerns by quantifying the family and neighborhood determinants of educational attainments of young adults, paying special attention to how these determinants differ by gender and immigrant status. Our statistical models provide plausibly causal estimates that are purged of geographic selection bias. We use a new technique that first models parents' selections of neighborhood attributes and then uses the resulting predicted probabilities of selection as instruments in the neighborhood effects on education model. We estimate model parameters using several cohorts of children raised in Oslo, Norway, for whom government registers provide exceptionally detailed information about cumulative exposures of children to family and neighborhood contexts. We find that neighborhood affluence, educational levels, and non-Western immigrant composition have important impacts on a variety of educational outcomes, though results differ sharply by gender and immigrant status.

Neighborhood Risk Factors and Juvenile Recidivism in Ghana

Francis Kwesi Bondinuba Bondi (*Department of Building Technology, Kumasi Technical University, Ghana*), Kwamitsey, G.A., Bondinuba, N.

Abstract 64287

Within Ghanaian Juvenile Justice system, young crime offences have been reduced. However, reoffending rates remain high and a challenge to the management of urban and neighbourhoods' security. With Hirschi's social learning philosophy, we examine the effect of neighbourhood risk factors on juvenile recidivism in Ghana. Twelve participants of state attorneys, judges, and mental health counsellors were interviewed, and the data evaluated and coded using Colaizzi's technique. impoverished neighbourhoods with high risk factors such as poor housing conditions, family criminal history, substance abuse, school experiences, peer influence, age at first offense, mental health disorders affect juvenile recidivism. Parental bond which is affected by housing conditions is the greatest significant influence needed to reduce recidivism among youngsters. Community transformation through improving residential facilities in impoverished neighbourhoods will reduce recidivism. Though, there are similar works, but in the present work, a relationship between neighbourhood's risk factors and juvenile recidivism are drawn in the context of Ghana.

Keywords: Ghana, Housing, Juvenile, Neighbourhood, Recidivism.

Narratives of diversity in the rural idyll: A framing analysis in Flemish written press

Willemien Van Damme, Pascal De Decker, Hans Leinfelder

Abstract 65347

The social imagination of rurality remains to this day a collective fantasy of a safe, green, ethnically homogeneous landscape. This fantasy still dominates the way people give meaning to the place they live in. We call this fantasy: 'the rural idyll'. The idyll is based on an interrelated urban-rural/diverse-white dichotomy, despite diversity is growing in rural areas. The fantasy is not uncontested either. Non-idyllic representation of the countryside, as a counterpart in a rather pro urban discourse, are challenging the rural idyll. In this paper we focus on the way the fantasy of the rural idyll is used in explaining the growth of ethnic diversity in rural areas. We looked for recurring stories in 400 newspaper articles covering rural diversity in Flemish written press. Through a framing analysis, we identified four different ideal-type stories: 'the newcomer as threat to the rural idyll', 'the newcomer as confirmation of the rural idyll', 'the newcomer as consequence of rural deprivation' and 'the newcomer as solution for rural deprivation'. The analysis shows that a large proportion of the stories found use 'the newcomer as a threat to the

rural idyll'. This connects with the long standing anti-urban discourse in Flanders. Nevertheless, finding other narratives indicates that this discourse is not unchallenged. Still, associations between migrants, urbanity and deprivation play a central role in all four stories. This raises the question on how we can transcend the interrelated dichotomy between urbanity and rurality, diversity and whiteness, and disadvantaged and privileged places.

Community Through Cleanliness: Addressing Neighbourhood Problems in Stigmatized Areas

Kim Roelofs

Abstract 65350

Since the 1990s, Sweden has used area-based initiatives to solve complex urban problems which negative effects become visible in stigmatized urban areas. This paper explores initiatives focusing on creating social cohesion and community in stigmatized areas in Malmö and Gothenburg. I show how discourses and practices around cleanliness and the physical environment of the neighbourhoods are used by public housing companies to create positive change in the neighbourhoods by encouraging community building through different kinds of initiatives, like litter picking, cleaning buildings and taking care of green areas. The paper also incorporates a resident perspective, showing how the initiatives are experienced as a way to build community but also that discourses around litter and cleanliness can become a source for intra-neighbourhood stigma. I show how civil servants and residents link discourses and practices around cleanliness and community to safety in the targeted areas that are often stigmatized because of higher-than-average crime rates. I argue that cleanliness and its perceived connection to crime become a clearly defined problem that explains why the neighbourhoods are stigmatized and unattractive for potential middle-class residents. By focusing on the cleanliness of the neighbourhood and creating social capital through these initiatives, the causes for its stigmatization are emphasized while at the same time these causes create a concrete way for destigmatizing the neighbourhood through "cleaning it up". These conceptualizations around cleanliness stress the individual responsibility of marginalized residents for their life circumstances and obscure structural causes for urban inequality. In this way, discourses and practices around cleanliness contribute to the further stigmatization and marginalization of poor residents.

The changing position of housing estate neighbourhoods in the Helsinki metropolitan area

Johanna Lilius (*Department of Architecture, Aalto University*), **Jukka Hirvonen**

Abstract 65427

This paper addresses the under-researched phenomena of investments in the private rental markets in disadvantaged suburbs in Finland. Despite the application of a social-mixing policy in the Helsinki Metropolitan Area and the Nordic welfare model, suburban housing estate neighbourhoods built in the 1960s and 1970s have experienced a socioeconomic decline since the 1990s. According to several recent large surveys, housing estate neighbourhoods represent the least popular housing environments among Finns. Nevertheless, as the Helsinki Metropolitan Area is currently facing rapid population growth, these neighbourhoods have now become the target for heavy infill development, and ambitious city-led regeneration plans. Simultaneously, 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. We explore the resurgence to invest in housing estate neighbourhoods through two case studies in the Helsinki Metropolitan Area. Using statistics and interviews with policymakers

and institutional real-estate investors, as well as a review of policy documents as our data, we show the variegated ways in which the marketization and financialization of housing and urban renewal policies change the social geography of housing estates in the Helsinki Metropolitan Area.

Keywords: Housing policy. Helsinki metropolitan area. Segregation. Real-estate investment. Social mix. Financialization.

How do different types of households contribute to decreasing income level in suburban neighbourhoods?

Timo M. Kauppinen *University of Helsinki*), **Aleksi Karhula**

Abstract 65445

Recent comparative studies have demonstrated that socioeconomic segregation has been increasing in many cities in Europe and globally. Also in Finland, income segregation has been increasing in the largest cities. One aspect of this is that populations of suburban neighbourhoods dominated by older high-rise housing have mostly been getting poorer during the last decades.

Selective migration is usually considered the main mechanism shaping the socioeconomic trajectories of neighbourhoods. However, it is worth looking more closely, how different types of households in different stages of life affect these trajectories by their moves, and which kinds of households matter by staying. Living in a low-income neighbourhood may be a transitory stage for some but a more permanent situation for others. How is this related to the socioeconomic, demographic and ethnic backgrounds of the residents?

This study explores in Finnish cities how selective migration of different types of households, on one hand, and in situ social mobility, on the other, have contributed to the socioeconomic trajectories of suburban neighbourhoods experiencing downward trend in their income level, as compared to other types of neighbourhoods. We use longitudinal individual-level register-based data covering the complete population of Finland since the end of the 1990s. The analysis produces new findings regarding the significance of different combinations of socioeconomic, ethnic and demographic factors at the household level for the population dynamics in socioeconomically declining suburban neighbourhoods.

Special Issue Intro: Housing estates in the era of marketization – governance practices and urban planning

Kadri Leetmaa *(The Centre for Migration and Urban Studies, Department of Geography, University of Tartu)*, **Matthias Bernt**

Abstract 65501

Over the last decades, a shift towards marketization of housing, transcending the boundaries of political regimes and economic models, has become a global trend. This paper introduces a forthcoming Special Issue (*Journal of Housing and the Built Environment*) “Housing estates in the era of marketization – governance practices and urban development” that includes 10 European case studies on how marketization has impacted on large housing estates (LHEs) across Europe, i.e., the mass housing districts designed and built since the mid-20th century on both sides of the Iron Curtain.

Since the global turn towards neoliberal governance regimes at the end of the last century the commodification of housing, accompanied by the financialization of real estate, has not left any housing markets or market segments untouched. The resulting dynamics and the consequences of this development are now *inter alia* experienced in LHEs. All articles focus on the interconnections

between problems found in the development of housing estates and processes of privatization and marketization. While, path-dependencies and institutional differences remain, all contributions take stock with these two processes and analyze how this general trend has played out in variegated ways and has impacted on a number of issues for the development of LHEs (e.g. planning visions and implementation issues, social mix and social cohesion, public spaces, tenure structures).

The Special Issue includes both novel contributions from well-studied countries like France or the United Kingdom, cases from Scandinavia and Mediterranean countries, as well as articles from post-socialist cities where the majority of large housing estates is situated, and as such presents the diversity of experiences made in housing estates across Europe within last decades.

Keywords: Housing estates, marketization, financialization, governance, European cities

Socio-spatial indicators for the improvement of the housing stock in vulnerable areas

Pilar Garcia Almirall, Còssima Cornadó, Sara Vima, Gonzalo Piasek

Abstract 65521

The research presented here was developed within the framework of the competitive research project “Socio-spatial indicators for the improvement of the housing stock in vulnerable areas. Criteria for action in the cases of the Metropolitan Areas of Barcelona and Bilbao” (RE-INHABIT).

The aim of this project was to revise the methodologies more commonly used to measure, analyse and evaluate the state of the building stock and the life conditions of people living in vulnerable neighbourhoods, in an attempt to identify limitations and opportunities within the design of more suitable instruments that will allow us to identify residential communities in a vulnerable situation, residential exclusion or at difficulty to access rehabilitation subsidies or allowances. The methodology adopted is based on the obtention of a first vulnerability index constructed from quantitative data that allows us to focus on the most vulnerable areas of the cities under study. Later, it is complemented with qualitative analysis, interviews to technical officers, entities’ representatives, and site visits and observations.

The main obtained results consist of different methodological approaches and analytic and geospatial measurements of the residential vulnerability in the cities of Barcelona and Bilbao: from quantitative large-scale multicriterial analysis, geospatial analysis on specific aspects, to small-scale qualitative study cases, fieldwork and interviews to different actors.

In conclusion, we could determine how data disaggregation and specificity in relation to urban and building form and location provide relevant differential results that help to qualify certain patterns that can be detected but not explained by quantitative larger-scale integrative analysis. Besides, the qualitative information provided by key local agents of different networks was crucial to explain and understand the nature of geographical and time-changing patterns of residential vulnerability.

Territorial vulnerability and its impact on the spreading of organized crime

Wilson Lopes do Nascimento Júnior

Abstract 65563

Organized crime is a problem present on a global scale. Its relationship with socially weakened territories is remarkable and direct, since these are the most favorable environments for its expansion. Facing

organized crime with an urban and territorial perspective may prove to be a propitious approach for the construction of urban policies that enable concrete and assertive solutions to the problem. Thus, this research aims to understand what are the factors that influence this relationship and in what ways it presents itself.

The mapping of criminal networks in Rio de Janeiro shows how the criminal network occupies excluded human settlements and takes advantage of the vulnerability of the unassisted local population. This reveals how the territorialization of slums by organized crime is a factor of socio-political-spatial fragmentation of the urban fabric.

It is important to highlight the complexity in seeking solutions for the reduction of criminality. Complex problems should not have simple and immediate measures, as commonly adopted, because these tend to generate an unwanted side effect. Betting on public policies of integration and access to the territory may prove to be a more efficient strategy for the alleviation of the problem in the long term.

Keywords: Territory, Crime, Affordability, Policies

Parental strategies for children and neighbourhoods: to form, strengthen and protect.

Ingar Brattbakk

Abstract 65571

The local community is a central arena for children and youth, and many studies document neighbourhood effects: children and youth's life chances are influenced by the place they are brought up. The neighbourhood affects the younger generation directly and indirectly via their parents, through what is called parental mediation. However, few studies, especially in the European context, have recognized parents as being aware of neighbourhood effects and their own potential buffer role in developing parenting strategies for their offspring's relation to the local community. Based on a literature review, the ambition of this paper is to build an analytical framework to improve the understanding of parents' active buffer role concerning the interaction between children and their neighbourhood through conceptions of parenting styles, family stress and parenting self-confidence, and how these aspects relate to parents' perceptions of the local community. The paper introduces a typology of parental neighbourhood strategies: (1) to form or harden the children through exposure to the neighbourhood; (2) to strengthen the community to improve the environment in which children are brought up; (3) to protect the children from adverse neighbourhood factors by (3a) staying put in the community while controlling children's exposure to the local community or by (3b) moving out. When it comes to family life, neighbourhood effects, processes of mobility and segregation and the level of socially mixed neighbourhoods, the potential societal consequences of these strategies are profound.

Key words: parental strategies, parenting styles, neighbourhood effects, local community

Social mobility in Norway – opportunities along the rural/urban axis

Lena Magnusson Turner (*Oslo Metropolitan University Oslo, Norway*), **Terje Wessel**

Abstract 65613

The opportunity to move up the socioeconomic ladder, both during one's lifetime and in relation to one's parents, has been recognized as a key matter for combating poverty and reducing inequality (Narayan et.al, 2018). Misallocation of resources, as talented individuals from disadvantaged families are excluded from opportunities, which favour those born in greater privilege rather than those with the

greatest potential. A society with high (relative) intergenerational mobility is one where an individual's socioeconomic success is less dependent on the socioeconomic success of his or her parents. The family can be seen as the main avenue for social reproduction through the transmission of parental endowments and parental investments in their offspring (Duncan, 1966; Goldthorpe, 1996; Becker, 1993). However, more recently research, socioeconomic mobility has evolved, as a process that plays out in multiple spheres of life also the wider geographical context (Galster & Sharkey 2017; Heidrich 2017; Chetty & Hendren et al. 2018a, 2018b, 2018c; Michelangeli et al. 2021).

This study deals with the geography of opportunities at the regional level in Norway, given the background of Norway as a country of equality, low-income inequality, and considerable political will to even out regional differences. We explore whether social mobility, independent of geographic/regional mobility, varies across different regional levels. We restrict social mobility to mobility across generations, measured in relative terms. We ask whether social mobility presupposes upward geographical mobility in the regional hierarchy, or whether there are opportunities at a lower level.

'Safety strategies' compared: estate owners in three boroughs of Gothenburg, Sweden. Expectations and new insights.

Alix Gabaude (*School of Public Administration, Göteborg, Sweden*), **Ylva Norén Bretzer**

Abstract 66077

In this paper we compare three different 'vulnerable city districts' in the peri-urban areas of Gothenburg, Sweden. Once planned as New Towns in the early 1970s, these areas were built as the most modern settlements possible. Four decades later in 2021, Gårdsten, Lövgärdet and South Tynnered turned out to be on the national Police Authority's list of the most dangerous and criminally unsettled areas in the country.

The aim of the paper is to investigate various strategies employed by the estate owners to curb the situation. Having different ownership structures (one major public housing company; half public and half private, divided between two major estate owners; a mix of several small private and public owners), the paper analyses the similarities and differences between the safety strategies activated in the three neighborhoods. By collecting data and building up an NVivo database, results indicate that there are three different strategic levels which the owners select between; doing as little as possible – a middle way – and an extended responsibility. (166 words)

Keywords: 'vulnerable' city districts, estate owners' strategies for safety, estate management strategies.

Inequality of opportunity and life chances in deprived neighbourhoods 2000-2019

Gunvor Christensen, Mette Lunde Christensen, Anders Winkler

Abstract 66298

We examine inequality of opportunity and life chances in Danish deprived neighbourhoods with area-based interventions, using administrative records for the period 2000-2019. Our paper has three main results. First, we find that children from deprived neighbourhoods of unemployed parents with no education other than primary school to a larger degree are in education or employed at age 29 than other youths of the same parental background in general in the population. Second, we split according to ethnic origin. Here we find that although education levels for young people of ethnic origin in a MENAPT country have been increasing all over, education levels of young people of MENAPT origin from deprived neighbourhoods are by the end of the period the same as for young people of

non-MENAPT origin (i.e. mainly Danish ethnic origin) in the population in general. Our third result concerns drop-outs. Amongst young people who drop out of education (whether it is from primary school, secondary education, vocational education or higher education), those with unemployed parents with no education other than primary school, mental health problems or a criminal record are overrepresented, in deprived neighbourhoods as well as and in general. Our results thus indicate that inequality of opportunity has improved for certain groups of young people who have grown up in deprived neighbourhoods with area-based interventions, while at the same time also showing that there is still inequality of opportunity and life chances in Danish deprived neighbourhoods.

Competencies and life skills among youth in deprived neighbourhoods: Insights from Danish data

Gunvor Christensen, Mette Lunde Christensen, Anders Winkler

Abstract 66301

In Denmark, the administrative records available to researchers present a unique and vast source of data. However, although the administrative records contain an abundance of information on e.g. socioeconomic background, education, income, employment, health and places of residence, they contain no information on underlying competencies or life skills. This paper presents results from the first systematic survey of children and young people's life skills collected across deprived neighbourhoods with area-based interventions. We find overall that around 80 percent of respondents have good competencies and life skills in that they consistently report for example having a high degree of life satisfaction and community feeling, like going to school and think they do well at school. On the other hand, around 20 percent have a low degree of competencies and life skills, which indicates the presence of a non-negligible socially vulnerable group that needs more attention from the area-based interventions. The collected survey data is linked to administrative records, allowing us to examine if specific groups of children and young people differ in their competencies and life skills. We find that children and young people of MENAPT origin have a higher degree of school satisfaction, feel less lonely, feel more like part of a community and feel to a higher degree that they can make a positive difference in life for themselves and others. While 30 percent of respondents overall feel lonely, the share that feels lonely is higher among girls than among boys, and for girls of non-MENAPT origin (i.e. mainly girls of Danish origin) it is as high as 50 percent.

Unsafe and/or unequal: a multilevel analysis inequalities and fear of crime in Sweden

Sofi Johansson

Abstract 66469

Fear of crime (Swedish: trygghet) has gotten top priority in recent Swedish political debates, most recently in the Prime Minister's Labour Day speech. The Swedish term "otrygghet" is used almost synonymously with FOC, and the meaning of "otrygghet" has undergone a recent shift in the Swedish context. In the 1970s it was predominately linked in political discourse to insecurities about poor living standards and social inequalities (economic and materialist unpredictability), with a focus on the government, politicians and capitalism as the source of "otrygghet". Today it is most often associated to criminals in so called vulnerable areas. The suggested solutions to decreasing FOC is often increased policing and surveillance, suggesting that fear is caused by "crime". The feminist intersectional literature emphasizes that FOC is the product of the gendered, classed and racialized nature of space. From a feminist intersectional perspective, "crime" may be used as surface concept that avoids dealing with

why different types of individuals feel fearful that are rooted in different power relations. This paper aims to take a step back from the prevailing normative understanding of the term as being associated with what is legally constituted as “crime”, and explore how fear of crime varies by social grouping and neighbourhood. The paper draws on intersectional feminist theories, and takes a “complex intersectionality” approach, following McCall’s study on complex inequalities, to study how different types of intersecting social identities along gender, ethnicity and class, are associated to different dimensions of fear of crime. The paper uses a national survey of the Swedish population conducted in 2019.

04 WORKSHOP

“ENERGY EFFICIENCY
AND ENVIRONMENTAL
SUSTAINABILITY
OF HOUSING”

Understanding the impact of energy efficiency on the housing costs to income ratio: an Instrumental Variable approach

Alejandro Fernández Pérez

Abstract 65280

Decarbonising the built environment is a critical element of the UK's strategy to achieve net-zero emissions by 2050. Enhanced standards in new homes and subsidies for retrofitting second-hand homes are among the measures put in place to encourage energy efficiency improvements across the housing stock. Over the past decade, a growing body of literature has focused on using hedonic pricing to determine the existence of real estate premiums linked to energy efficient homes. More recently, as part of the credibility revolution in economics, instrumental variable (IV) approaches have served to improve hedonic pricing. This paper draws from the literature on hedonic pricing but focuses on the housing costs to income ratio, a usual measure of housing affordability. As housing takes up an increasingly large proportion of households' income, the transition toward a low-emission built environment has the potential to exacerbate affordability issues. It is in this context that this paper poses the question "How does energy efficiency impact housing affordability?" To understand the effect of energy efficiency on affordability, this paper pursues an IV (2 stage least squares) approach using building age as the instrumental variable. Unlike traditional hedonic pricing approaches, which use repeated sales data; this paper relies on the English Housing Survey (EHS), a cross-section of households personal and dwelling characteristics. The results show that, while OLS estimates are biased downwards due to simultaneity with the rent proportion of the ratio; a linear IV model finds a sizeable increase in housing costs to income ratio for energy efficient units among renters. The results for homeowners, while not as statistically significant, point in the opposite direction, to a decrease in mortgages with higher energy efficiency. An increase in the rent-to-income ratio has policy implications, as subsidies to landlords to improve energy efficiency can also lead to an increase in government spending on housing benefit.

Keywords: Energy Efficiency, Instrumental Variables (IV), Housing Affordability, Hedonic Pricing

Overcoming the legal barriers to energy efficiency of residential buildings

Rosa M. Garcia-Teruel

Abstract 65515

The European Union, taking into account its competence on energy (art. 194 Treaty of Functioning of the European Union), has extensively adopted legislation on energy efficiency of residential buildings. Among others, Directives 2010/31/EU and 2012/27/EU involved the harmonization of legislation in this field, aiming at reducing both CO₂ emissions and energy poverty of the most vulnerable households in the EU.

However, the residential building stock in many countries is far from being efficient. Accordingly, the EU Green Deal 2019 confirms that 'The Commission will also work to lift national regulatory barriers that inhibit energy efficiency investments in rented and multi-ownership buildings'. This paper analyses, from a legal perspective, the possible private law barriers when performing energy efficiency works in selected countries and proposes regulatory reforms and innovative practices to overcome them.

Keywords: energy efficiency, tenancy law, condominiums, European Green Deal.

Don't let energy poverty alleviation goals go up in smoke!

Anna Zsófia Bajomi

Abstract 65550

In Hungary solid fuel heating is a predominant heating method, mostly prevalent among low-income households. Often firewood is combusted in individual heaters, that are ten times prevalent in the poorest income quintile than in the richest-one. In the case of low-income households' individual heaters often are inefficient and polluting iron stoves installed in low-performing dwellings. Price of firewood, heating fuel of many poor households, has been dynamically increasing since over a decade, while price of piped gas and district heating had been cut back and fixed in 2013. Firewood heating is often associated with energy deprivations, such as low thermal comfort, reduced health due to air pollution and cold homes, reduced ability to work or socialise, and lack of social respect due to stigmatization of solid fuel heating. On the other hand, over two-third of renewable energy consumption is covered by biomass, therefore domestic firewood use is also contributing to renewable energy statistics. As the current energy transition policy framework of the EU includes energy poverty alleviation ambitions, it would provide a window of opportunity to reduce vulnerabilities and energy deprivations of solid fuel user households. This paper explores the opportunities and obstacles to reduce vulnerabilities of firewood users by analysing expert interviews carried out with practitioners active at the EU and national level in Hungary. The framework of analysis applies the three core tenets of energy justice: distributional, procedural and recognitional justice to the case of low-income firewood users and policies of energy transition.

Keywords: solid fuel heating, energy vulnerability, expert interviews, Hungary

A Human-centred Approach to Evaluating the Retrofitting Housing for Carbon Reduction: The Niddrie Road Demonstration Project

Bilge Serin (*University of Glasgow*), James White, Andrew Hoolochan, and Ken Gibb

Abstract 65567

Climate change became a major global challenge that led to the declaration of climate emergencies in major cities across the globe. Reducing carbon emissions remains the main challenge to tackle the climate emergency. Built environment remains a key producer of carbon emissions, and perhaps among the hardest to restructure in the short term due to its long-term use and fixed status. This challenge becomes even more apparent for retrofitting old and historical buildings as these are even harder to adapt due to limitations set by their heritage status, limited choice of appropriate materials or higher immediate costs. While various technological or architectural solutions dominate the debate around retrofitting housing stock for carbon reduction, human aspects remain underexplored. The paper argues that for a successful retrofit solution, user/occupiers should be part of these debates. It builds this argument on the Niddrie Road Demonstration Project (Glasgow, UK) and its approach to evaluating the achievements and challenges of retrofitting housing for carbon reduction

The energy transition in the existing building stock

Henk Visscher

Abstract 65848

The IPCC reports show with an increasing urgency that there is no time to lose in reducing CO₂ emissions to avoid severe climate change. In 2050 CO₂ emissions should be virtually zero and, according to the EU, by 2030 we should have already achieved a reduction of 55% compared to 1990. The built environment is responsible for about 40% of energy consumption, so a major energy transition must take place there. In the Netherlands and other countries with a comparable climate, most energy is needed to heat buildings. The energy transition in buildings will consist of a combination of reducing the energy demand (e.g. through insulation) and the use of sustainable energy instead of fossil fuels. 70% of the building stock of 2050 is already there. This stock needs to be renovated to a high level. In the Netherlands, this means that approximately 7 million homes and other buildings need to be renovated. That's about 200,000 a day! This is a huge task with many challenges and barriers. The general research question of this theme is: What are the challenges and possible solutions for achieving the objectives of the energy transition in the existing building stock?

Mind the Gap: The Use of Poverty Gap Indices to Quantify Energy Poverty in the Netherlands

Tijn Croon (*Delft University of Technology, Faculty of Architecture and the Built Environment, PO Box 5015, 2600 GA Delft, The Netherlands; TNO, Netherlands Organisation for Applied Scientific Research, Energy Transition Studies, Motion Building, Radarweg 60, 1043 NT Amsterdam, The Netherlands*), Hoekstra, J.S.C.M., Elsinga, M.G., Dalla Longa, F., Mulder, P.

Abstract 66011

The energy transition is likely to involve significant price fluctuations of domestic energy services. Price peaks will put pressure on household expenses and could lead to more energy poverty, particularly among low-income households living in inefficient dwellings. Public entities are therefore increasingly interested in the quantitative distribution of energy poverty to better target short-term support policies and long-term retrofit strategies. However, when statistics inform public resource allocation it is incremental to go beyond the incidence of energy poverty and assess the intensity and inequality among those at risk. While the widely used 'headcount approach' is insensitive to differences among households in energy poverty, incorporating poverty gap indices helps to identify specific vulnerabilities and substantiate policy design. This paper compares the implications of the use of different indicators, indices and dimensions within the context of energy poverty. First, we introduce three conventional energy poverty indicators based on energy expenditure and efficiency (2M, LIHC and LILEE), common methods to expand them with poverty gaps, and a simple inequality index from the income poverty literature (FGT-2). Then, we use these metrics to quantify the incidence, intensity, and inequality of energy poverty using microdata from the Netherlands and analyse the resulting distributions with particular focus on the extreme gaps in the tail and the geographical patterns. To explore how energy price volatility affects the distribution, we conduct a sensitivity analysis and compare the effects on incidence and intensity according to the different indicators. Finally, we discuss the profound policy consequences of energy poverty gap indices, exploring benefits and potential problems that public entities need to consider before allocating funds based on their modelled outcomes.

Keywords: Energy Poverty, Fuel Poverty, Energy Efficiency, Energy Expenditure, Poverty Gap

Potential for residential building renovation in the city of Barcelona in relation to the Next Generation EU funds

Alba Alsina Maqueda (*Barcelona Metropolitan Housing Observatory, Institut d'Estudis Regionals i Metropolitans de Barcelona, Autonomous University of Barcelona*), **Aleix Arcarons Camps**, **Mireia Sender Martí**

Abstract 66110

Barcelona, like many other cities in Europe, faces the challenge to reduce CO₂ emissions as defined in the European Green Deal aimed at achieving a climate-neutral continent by 2050. Hence, data-driven policies to target energy renovation of the urban built environment are key to accomplish this goal. This paper, developed in the Barcelona Metropolitan Housing Observatory, examines the potential for improving the performance of the housing stock of the city of Barcelona through different passive renovation strategies, based on a gradient of complexity in terms of management, implementation time and associated costs, and explores how these could be eligible for the Next Generation EU Funds. It relies on newly generated location-based data through energy simulation modelling based on the graphical and alphanumeric information of the Spanish land registry database. In addition, information has been included on households' income and the ownership structure of Barcelona's housing stock as to assess the socio-economic complexity behind each potential energy renovation. The results indicate an aging and energy-vulnerable housing stock that is reflected in the estimated theoretical cost of the household energy bill, placing one in four households at risk of energy poverty. Secondly, renovations targeting the entire building envelope are proven to be the most cost-effective in most of the cases. Finally, the research manifests that the designed passive strategies bring 85% of the city's buildings to surpass the consumption and demand reduction thresholds of the Next Generation EU Funds.

Keywords: Energy renovation, energy simulation modelling, passive strategies, Next Generation EU Funds, Barcelona

Actual energy saving of building energy efficiency standard for different income level of residents

Kairui You (*School of Management Science and Real Estate, Chongqing University, PR China; Faculty of Architecture and The Built Environment, Delft University of Technology, The Netherlands*), **Queena K Qian**, **Henk Visscher**, **Weiguang Cai**.

Abstract 66227

Because high-income families own household end-user services demands, they may get more energy-saving from the same building energy efficiency standard (BEES). That causes the current building energy retrofit subsidy policies without considering families' income is not fair, and causes low-income families to face more difficult conditions compared with high-income families. Previous studies lack evaluation on the actual energy saving of BEES in different income levels of residents. To solve this problem, this study applied the propensity scores matching method to evaluate the actual energy savings of BEES based on the different families' income levels. Meanwhile, the building energy retrofit subsidies is redistributed based on the dynamic cost payback period. The results indicated that, for the 65% BEES, the energy savings of high-income families (7.36 kWh/m²) was higher than the mid- (3.96 kWh/m²) and low-income (3.25 kWh/m²) families. Notably, the building energy retrofit subsidy policies causes that the cost payback period of low-income families being nearly 1.5 and 2.5 times that of the mid-income (8.82 years) and high-income (4.63 years) groups, respectively. Moreover, in this study, we suggest a subsidy of 27.63 yuan/m², 25.41 yuan/m², and 14.82 yuan/m² for low-income, mid-income and high-income families, respectively. These results can serve as a valuable reference to evaluate the real

performance of familieial buildings and help policymakers formulate equitable subsidy policies.

Keywords: Building energy efficiency standard (BEES); real energy savings performance; propensity scores matching; income; subsidy redistribution; building energy retrofit subsidy.

Barrier analysis on district heating retrofit in HSCW region in China

Hanbing Wang (*Southwest Jiaotong University, Faculty of Architecture, China*), **Queenena Qian**, **Henk Visscher**.

Abstract 66236

In the HSCW region of China, in order to reduce carbon emissions and improve the thermal comfort of residents, the Chinese government has started to encourage market-based district heating retrofits. However, there are many barriers to promote heating retrofitting due to the significant differences in policies, residential habits and heating resources between the HSCW region and the northern region of China. The study aims to investigate the barriers of district heating retrofit in HSCW regions from planning to application, so as to facilitate the implementation of heating retrofit.

Firstly, this paper will analyze the current situation of heating in HSCW region, stakeholders and tasks of different stages of heating retrofit by means of a literature review. Secondly, it will identify the barriers and stakeholders in the different heating retrofit stages. Thirdly, It proposes a barriers framework by relating the barriers to the stages/stakeholders of the heating retrofit. The results generated from the study will provide a theoretical basis for an empirical study on heating retrofitting to facilitate heating in HSCW region.

Keywords: Heating retrofit; Barrier; Stakeholders; Hot Summer and Cold Winter Region of China

Residents' post-occupancy participations in energy efficiency renovations

Elham Maghsoudi Nia (*Department of Management in the Built Environment, Delft University of Technology, The Netherlands*), **Queenena Qian**, **Henk Visscher**

Abstract 66364

The majority of the Dutch dwellings has a rather bad thermal energy condition and are mainly heated by natural gas. All these houses have to be renovated to a nearly zero carbon performance to make the entire stock carbon free in the 30 years up to 2050. This energy transition includes shifting away from fossil fuels; electrifying the heating demand, increasing the awareness of residents; and amending energy taxes in favor of renewable energies. This study focuses on increasing residents' awareness. In order to change the individual's lifestyle towards a more environmental friendly way of living, the knowledge, communication and their engagement are considered crucial. The aim of this study is to investigate the residents' contributions and participations in installation or maintenance of the energy efficient technologies. Generally, there are two main components of retrofitting existing buildings, including building envelope and HVAC system. The study has analyzed 2465 residents' requests for different types of retrofitting in Netherlands and Belgium recorded by the ©Solvari. The buildings constructed between 1750 to 2021. Among these recorded data 54.2% of the requests are related to the energy efficiency approaches. The results show the most requests are related to the solar panel installation (42%) and insulation (33%). While, 12.3% of the requests are related to the installation or maintenance of other energy efficiency technologies. The findings show that there is a need to increase the post-occupancy participations of the residents and their awareness towards maintenance of HVAC.

The study recommends the different types of the information and communication technologies to improve the performance of the low energy buildings and consequently saving more energy

Challenging the housing regime: experiences from urban ecovillage Hannover

Ir Lidewij Tummers

Abstract 67424

Out of an idea from the Transition Town movement to create a Tiny House settlement, grew the initiative for the 'ecovillage hannover', and in October 2019 a housing cooperative was founded. It aims to be a model for providing affordable living space, while at the same time being future-oriented, sustainable, resource-efficient and inclusive as a community summarised in a concept entitled 'Tiny Living'.

Within 2 years, the Coop ecovillage hannover (evh) grew to almost 500 members, and June 2022 there are 800+ participants. The city of Hanover has provided a 5Ha land, with a set of conditions, such as density and energy performance, to create an 'ecological village in the city'. The site is part of Hannovers' first sustainable development district called Kronsberg, adjacent to the site of the 2000 World Expo and will accommodate about 1000 people after completion.

Central to the planning are the future residents. To ensure the possibility of participation for every member, evh uses a 'bottom up' approach: instead of the planner letting the residents participate, the residents instruct and guide the planners. Thematic working groups developed ideas for example about mobility, green space, shared spaces, energy supply and so on. The whole neighbourhood will be car free. To be sustainable and consistent with Tiny Living, the living space per person is limited, in favor of space which can be used by all neighbours. An important way to save resources will be to live in a community and to share. The future residents plan their living spaces as individual flats, in shared houses and community gardens, and offices to work together. Electricity will be generated by photovoltaic systems on the roofs, geothermal energy will provide the heating of the houses, and various recycling systems will be integrated.

In 2021, planning for the first buildings in the village started. For each cluster, a group of coop-members 'adopted' one building to work with the architect on its design, and that of the inner courtyard. Early 2022, the first building proposals were ready to assign the apartments to future residents. This process was delayed when the German funding Scheme for low-impact housing was put on hold, however the evh coop hopes it can ensure its funding in the next months and resume the applications for building license.

The paper focusses on the consequences of the social housing regime and the rupture in sustainability subsidy programs for the planning of the ecovillage Hannover.

05 WORKSHOP

“GOVERNING METROPOLIS
– LAND AND HOUSING”

Contrasting Inclusionary Housing Initiatives in Denmark, Sweden, and Norway: How the past shape the present

Anna Granath Hansson (*Department of Real Estate and Construction Management, KTH Royal Institute of Technology, Sweden*), **Berit Irene Nordahl**, **Janni Sørensen** and **Michael Tophøj Sørensen**

Abstract 64213

Inclusionary housing policies, aiming at creating both affordable housing and mixed neighbourhoods through land use regulation, do not have a long history in Scandinavia. Although Denmark, Norway and Sweden have traditional welfare state perspectives on equal opportunities and housing, the use of the planning system to implement policy is hesitant. This article outlines the diverse political backgrounds and influences from housing and planning systems that explain this paradox. Further, differences between the housing and planning systems in the three countries are very well illustrated by the varying interpretations of inclusionary housing policies. At present, Denmark has developed a plan-led model which aligns with its housing system, whereas Sweden displays difficulties to accommodate policy within its planning and housing systems. Norway strives for ownership models that aligns with the housing system and there are discussions on changes to planning law. Results show that policy mainly creates affordable housing but that mixed neighbourhoods are more difficult to achieve in the given contexts.

Key words: inclusionary housing, affordable housing, mixed neighbourhoods, spatial planning, Scandinavia

What's up for the outskirts after the health crisis? The case of the urban area of Paris.

Didier Desponds

Abstract 65097

Compact city Vs Urban sprawl: such was the term of the controversy since the international summit of Rio 1992. Compact city was supposed to solve the main environmental issues, by reducing the greenhouse-effect gas and by decreasing the commuting mobility. Nevertheless, such a pattern took other troubles, as Heat islands or lack of green areas inside the conurbation.

The pandemic crisis, from 2020 to 2022, modified this issue by many ways: to live in inner city became more difficult because of the small size of the apartments and the difficulties of transportation, while in the same time, to reside in the outskirts seemed easier. Indeed, for some workers it was possible to work online and to live close to the nature. The health crisis revealed the possibility of a new way of life. That is probably the reason why the demand of houses increased in the outskirts, as the prices of this kind of housing, in the same time. Most of the time, these new owners came from the urban unit.

It is probably too early to think that these new trends correspond to a spatial turn: the end of the metropolitan attractiveness and the enhancement of the countryside's desirability. Some geographers or sociologists are even thinking that an urban exodus is coming. Nevertheless, we need to understand what is happening in this new context: is it just a little wave or a deep change of the relations between the centre of the metropolitan area and their outskirts?

This issue should be seen as a new research front for the socio-spatial sciences.

Key-words: Residential mobility – Pandemic crisis – Outskirts – Filtering process – Housing Market – Way of Life

References:

- Ardeshiri A. & Ardeshiri M. 2021, The issue of Sprawl Vs Compact City towards Sustainability in Developing Countries, Built and Natural Environment Research Papers, On Line: https://www.researchgate.net/publication/305808643_The_issue_of_sprawl_vs_compact_city_towards_sustainability_in_developing_countries
- Desmares-Poirrier C., 2020, L'exode urbain. Manifeste pour une ruralité positive, Mens, terre vivante.
- Desponds D. et Fonticelli C. (dir.), 2021, Mutations du périurbain. Des espaces décriés aux territoires désirables ? Coll. Devenirs urbains. Paris. Editions du manuscrit.
- Dumont G.-F., Guieysse J.-A. et Rebour T., 2022, « La fin de l'urbanisation en France ? Un peuplement villes-campagnes en forte recomposition », Les Analyses de Population & Avenir 2022/1 (n° 38), p. 1-34.
- Faburel G., 2020, Pour en finir avec les grandes villes. Manifeste pour une société écologique post-urbaine, Paris, Le passager clandestin.
- Hervieu B. et Viard J., 2001, Au bonheur des campagnes, La Tour d'Aigues, Editions de l'Aube.
- POPSU : Exode urbain ? Petits flux, grands effets. Les mobilités résidentielles à l'ère post-Covid, Paris, 12 p. <https://popsu.archi.fr/actualite/lexode-urbain-petits-flux-grands-effets> consulté le 28/04/2022.

Affordable housing development subsidies: towards a new grant dependency?

Willem Korthals Altes

Abstract 65273

About 30 years ago Dutch housing location grants have been changed from project-based towards performance-based. One of the reasons to do so, was that the national authorities found that the previous system of project-based grants nourished a relationship between national and local authorities in which the local authorities behaved as 'grant junkies'. Local authorities got funding based on financial shortages of housing locations. Local authorities presented financially pour performing plans to central government, which plans would be optimised in later stages. Getting the grant was key to receive extra government funding. From the 1990s on, grants were allocated as a lump sum based on performance criteria relating to the production of housing, and the specific project costs were not of importance for receiving the grant. Later, grants have been abolished and market finance was key. However, as a response to a new housing affordability crisis, a new system of location-based grants has been established. This grant is financing half of the public deficit of projects with a considerable share of affordable housing. The paper analyses this new system based on the experiences of the system of the past that was promoting local authorities to behave as 'grant junkies'. The paper concludes that with the larger role of market parties involved, this may result in an incentive for grand addiction, not only to the public sector, but also to market players involved in housing production as the expectancy to receive grants is captured in the land value and lowering developer contributions raises the public deficit and, consequently, the central government grant. The paper discusses the consequences.

Value switching: Using the planning system to extract profit from the compact city

Bill Randolph, Laurence Troy, Simon Pinnegar

Abstract 65303

Land and property, and the wealth extracted from it, has reappeared as a central concern in understanding the process of urbanisation under capitalism, Wealth derived from domestic property now dwarfs the real economy: Australian residential property totalled A\$9.9tn in April 2022, over three times the value of Australian listed stocks. Much of the academic discussion centres on the re-emergence of 'rentier capitalism' drawing on concepts of land economics rooted in the 19th century. However, the accumulation of wealth through land and property ownership points toward a value proposition contained in the land question that is not satisfactorily explained by notions of 'rent' or 'rentier'

capitalism. Arguably, the development in urban residential space dominated by values determined in the home ownership sector is driven by the motivation to extract current value rather than some future capitalised 'land rent'. What is also less clear is what is the origin of that value and how this inherently connects to the 'structures of housing provision' (Ball 1981) that underlie the residential development process. This paper explores the notion of regimes of value that underpin the urban development process drawing on a detailed analysis of apartment development in Sydney, Australia. The first part of the paper maps out intersecting regimes of land value before focusing on one of these, the land use planning system, as a contemporary example of how switching between regimes of value is enabled, creating wealth as the outcome. This paper argues that value switching, through the land use planning system, is the key driver of the urban development process and adds a further dimension to theories on land and housing development in the financialised city.

References

Ball, M (1981), 'The development of capitalism in housing provision', *International Journal of Urban and Regional Research*, vol. 5, no. 2, pp. 145-77.

Extralegal land transfers, mining decline and poverty in an upgraded informal settlement: The case of Thabong (Welkom), South Africa

John Ntema (*University of Fort Hare, Department of Human Settlement, Alice, South Africa*); **Lochner Marais**; **Isobel Anderson**; **Robert Mongwe**; **Jan Cloete**; **Thandeka Khowa**; **Molefi Lenka** and **Brendan Boyce**

Abstract 65319

Home ownership has for the longest time remain one of key cornerstones of state's subsidised low-income housing provision in South Africa. Despite being two separate policy documents, a common denominator in both 1994 White Paper on Housing and 2004 Breaking New Grounds (BNG) is their emphasis on 'home ownership' as a possible tool to eradicate poverty. In pursue of this goal, the 1994 White Paper on Housing has promulgated a clause which prohibit beneficiaries of any state's funded low-income housing program from selling these units within the first eight (8) years of acquisition. Once the eight year period has lapsed, the beneficiaries who intent to sell their properties are further required to consider and consult government as their first potential buyer before considering any private sale or buyer. Despite all these efforts, literature and research on state's funded housing development and associated security of tenure shows how extralegal (informal) land transfers continues to be one of potential threats to government's efforts in eradicating homelessness and poverty through various capital subsidy programs including informal settlement upgrading initiatives in poor communities. The practise has form part of our low-income housing landscape and is attributed to various socio-economic factors. Against the background above, we argue in this paper that the growing culture and practise of extralegal (informal) land transfers particularly in mining towns such as Thabong (Welkom) reflects on how mining decline and associated poverty could have implications for community dynamics and home ownership. Our argument should be understood within the context of empirical findings from a 200 households survey completed in 2021 amongst beneficiaries of an upgraded informal settlement project in Thabong township next to Welkom.

Keywords: informal settlement upgrading, home ownership, extralegal land transfers

Changing housing pattern in metropolis: Affordable housing provision and new urban regeneration agenda in Shenzhen, China.

Shiyu Wang, Joris Hoekstra, Marja Elsinga

Abstract 65387

Shenzhen is one of the fastest growing cities in China in terms of economic development and urban expansion. The influx of immigrants has supported local development and has been accompanied by a growing housing shortage and affordability problems. In the context of rapid urban expansion, the city has a large number of developed but low-quality urban built-up areas, including abandoned industrial sites, low-rise commercial and residential buildings, and 'urban villages'. They occupy a large amount of urban space and are used very inefficiently. Urban regeneration of built-up areas is now the main approach to urban development. Therefore, in the process of current urban development, the provision of new housing is inseparable from the support of urban regeneration activities. As urban regeneration policies have evolved and improved in Shenzhen, in recent years those in power have attempted to use urban regeneration as an important means of solving the city's housing problems.

In this paper I offer a critical analysis that shows how urban regeneration, as an increasingly dominant approach to urban governance in modern cities with growing housing crises, can incorporate affordable housing provision into urban policy agendas and attempt to achieve urban housing goals through it. Based on a grey and academic literature review, policy analysis and interviews with main policymakers and stakeholders, this paper will deal with the following topics: i) the changing process of urban regeneration policy and cause of policy change in Shenzhen; ii) the consistency and inconsistency of policy instrument in policy making and actual implementation; iii) how did the main stakeholders reflect to the policies in different stages.

The role of different spatial scales in housing trade-offs and compromises

Cornelia Toppel (*ILS Research, Dortmund, Germany*), **Paul Mattis Helmrich**.

Abstract 65391

Understanding residential location decisions and internal migration is a decisive factor for housing policy and provision. In the last decades, residential location decisions have been extensively analysed. Specifically, the motivations for residential mobility have gained much attention (e.g. Coulter/Scott 2015), yet they have been widely reduced to 'rational' triggers such as life course events or job opportunities. Studies focusing on the trade-offs and compromises people make in residential location decisions are scarce (e.g. Phe/Wakely 2000). In particular, the role of different spatial scales in residential location decisions has largely been neglected and studies have not examined on which spatial scales households make compromises or which specific scale is important in different kinds of location decisions. However, this knowledge is decisive in order to analyse displacement developments from expensive cities to less expensive suburban or rural areas.

Against this backdrop, the proposed contribution analyses the compromises households make in their residential location on different spatial scales such as flat, neighbourhood, city and region. The contribution is based on findings from a large research project investigating residential location decisions in urban and rural areas in Germany. In particular, it builds on a large population survey (n=3,600) conducted in 2020. It conceptualises residential location decisions as active decisions embedded in complex sets of motives and biographical contexts (Hanson 2005, Halfacree/Rivera 2012). Besides classical item batteries where we can analyse on which spatial scales households made compromises, respondents have been asked to answer openly to questions about their reasons for moving. These answers have been recorded, transcribed and coded. Answers from respondents who

reported to have made compromises on different spatial scales can be identified and analysed in-depth to reveal the perceptions associated with those compromises. Additionally, our material allows identifying reasons related to the Corona pandemic and related restrictions.

Providing affordable housing within private urban development: the role of local housing regimes in France and the Netherlands

Christophe Verrier (*PhD fellow, Univ. Grenoble-Alpes*). **Paulette Duarte, Adriana Diaconu and Joris Hoekstra**

Abstract 65527

Once large, social housing systems have fallen prey to creeping privatization and austerity, while the financialization of real estate has turned the fundamental need for a home into an increasingly unattainable commodity. Some housing researchers have characterized this convergence as the rise of a Neoliberal model, where the construction of new social housing—when at all possible—is limited by shrinking public subsidies, self-financing and more broadly market forces.

Thus, the provision of affordable housing has become deeply intertwined with metropolitan dynamics; for instance, through decision-making by subnational public authorities or more broadly by specificities predicted by the local context. More specifically, different jurisdictions have seen a push to produce within market affordable housing, which this paper groups under the umbrella term of inclusionary housing policies (IHPs). This situation leads to the question: to what extent can local housing regimes steer the private production of affordable housing using existing policy and regulatory instruments?

Part of a broader research, this paper uses existing literature as well as explorative interviews with stakeholders to review the main commonalities and differences in the implementation of IHPs in French and Dutch cities. The preliminary results tend to show that IHPs bear a certain duality: on one side, they are implemented through similar policy and planning instruments leading to similar challenges, while at the same time, their use at the local—or metropolitan—level can be strikingly different. Furthermore, not only are some of these variations based on national differences, but they also widely vary within each country. The concluding remarks will present the analytical relevance of local housing regimes (Hoekstra, 2020) to better assess these variations which result from both the intricate layering of forces across governance scales as well as complex interactions of actors at the local and metropolitan levels.

Increased Accessibility, Increased Segregation? Finnish Densification Policies in the Helsinki Region

Katriina Rosengren (*Department of Social research, Faculty of Social Sciences, University of Turku, Aalto University*), **Johanna Lilius**

Abstract 65535

This paper discusses the densification policies in the Helsinki region through a social sustainability lens. Densification is in full speed as a result of policies such as 'MAL' (land use, housing and transport) agreements, enacted in the early 2010s and expected to guide building until 2030, producing the urban structure of the following decades. At the same time, social structure is under rapid change due to increased diversification and spatial differentiation, creating new challenges for land use and housing policies. While segregation in the Helsinki capital areas is relatively low on a European scale, socioeconomic development is unevenly distributed spatially, and accessibility seems to be linked to socioeconomic differences. The subcenter zone, with good access to sustainable transport, has the lowest socioeconomic status in the region, while the sparser outer areas relying on private transportation have the highest status. As the subcenter zone is the target of densification policies, and the fastest growing zone in terms of (affordable) housing production, the risk of growing segregation has been

voiced. It is therefore important to understand this zone in more detail: the socioeconomic structure, existing housing profile and the role of municipalities and regional coalitions in guiding social mixing as a preventive or at least mitigative segregation strategy.

Government failure or a justified correction? A case of Lex Developer in Poland.

Agata Antczak-Stepniak (*University of Lodz, Department of Investment and Real Estate*), Magdalena Zaleczna.

Abstract 65557

Poland, like many countries in the world, is struggling with a significant housing deficit, especially those available to people with lower incomes. For several years, actions have been taken at the government level to solve this problem. One of them was adopting the Act on Facilitation in the Preparation and Implementation of Housing Investments and Accompanying Investments ("lex developer"). The legislator's assumption was to improve the process of building new apartments by lowering the planning and administrative requirements. The faster mode of issuing decisions and the lack of urgent local planning requirements contributed to increasing the supply of new housing. 3.5 years of operation of the new act allowed to conclude the adaptation of the new regulation to the systemic solutions in force in Poland, acceptance of statutory solutions by municipalities responsible for spatial planning, and developers are operating in boom conditions. The study aims to indicate the current effects of the Act and assess whether the new regulations facilitate the conduct of development activities while respecting local spatial development principles or whether they constitute a failure of the government, resulting in increased urban chaos, to impose further cases and costs on the judicial system due to the legislative solutions adopted. The work uses critical literature analysis, research of legal acts, both national and local, statistical data on the implementation of Lex Developer, and case studies.

The struggle for the right to housing. The pressures of globalisation and affordability in cities today

Ivan Tosics, PhD

Abstract 66211

The first two decades of the 21st century brought along fundamental changes in the conditions of urban life. Besides the long-existing climate crisis, the recent COVID shock and the evolving energy shortage are multiple crises which pose different challenges how and where people should live.

Under these conditions new dynamic tendencies are observable regarding all aspects of life: the housing markets, the types and locations of jobs, the modes and places of shopping and commerce, the spread and use of recreational spaces, of entertainment areas, etc. All these affect the living conditions and the daily mobility needs of people, leading to variegated environmental outcomes.

It is the metropolitan spatial scale which offers the best opportunities to consider all these changes in their entirety, observing the mutual effects on each other and the resulting trade-offs and conflicts. Based on the observation of real life actions and normative expectations, new mobility and public space visions are developed for urban development (such as 15 minutes city, superblock, turning highways into urban boulevards, exempt squares and streets from cars), with the potential to give more integrated answers on the different challenges.

The paper aims to give an overview on the new mobility and public space visions, raising also some hypotheses on a less analysed question, what the related housing aspects of the different visionary models can be.

Keywords: mobility and public space visions, integrated development, functional urban areas, housing policies

06 WORKSHOP

“HOUSING AND SOCIAL THEORY”

A rhythm analysis of the (de)/(re)-territorialisation of self in trajectories of migration: Romanian migrants in the UK

Adriana Mihaela Soaita

Abstract 63859

In this presentation I reflect on the ways in which the intertwined rhythms of education, work, housing, home, place, family, age and body - that are elsewhere boxed into the aggregate concept of life-course - contribute to the (de)/(re)-territorialisation of self in trajectories of migration, and to the formation of hope and disaster as moments of eurhythmic or arrhythmic intersections. As Henri Lefebvre and others called for mobilising rhythm analysis to obtain a richer understanding of urban processes, I wish to take the challenge of exploring its potential for a richer understanding of migrants' trajectories as deeply personal experiences of traversing, ignoring, struggling against or working with structures and assemblages of all sorts.

To pursue my goal, I experiment with the visual method of 'the river of life': I invited 20 Romanian migrants in the UK to draw their life/migration history in the form of a river, noting moments and influences of significance, which were then used for elicitation in in-depth interviews (four participants were unable to draw and I explored narrated forms of the river of life). Reflecting on these, and on my own auto-ethnography of migration, I try to understand the "bitter sweet" experience of migration and the territorialisation of self in between cultures, places, geographies. As my particular focus is the role that housing plays in migration trajectories, I will use dialectically the concepts of (un)/homeing and em/dis-placement to understand (de)-territorialisation.

Keywords: Rhythm analysis; Lefebvre; migration; river of life; visual methods.

Theorising housing in the 1960s – the rise and fall of housing class theory

Hannu Ruonavaara

Abstract 64698

In 1967 John Rex and Robert Moore published an influential book on "race relations" in Birmingham, *Race, Community and Conflict*. As a by-product of the main argument they presented a theory about classes formed in the housing market. They argued that apart from production-based classes there are also consumption-based ones. Housing tenure and a number of other attributes of housing divide people into competing housing classes. Rex and Moore considered the struggle over basic urban resources between housing classes 'the central social process in the city' and 'the basic process underlying urban social interaction'. The authors based their argument on Chicago urban sociology's ideas of concentric zones and Max Weber's (1864-1920) theory of class. According to Weber, class divisions happen not only in the labour market but also in other markets, such as the credit and the goods market. Housing class theory inspired a substantial amount of research from Budapest (HU) to Wellington (NZ), but it was also criticized from the beginning. Various criticisms made Rex reformulate the theory repeatedly, dropping some of the original assumptions, as well as the grand statements about the centrality of housing class struggle. Other researchers sought to reformulate and develop housing class theory further. Peter Saunders was one of the main critics of the theory but also one who more than anyone else struggled to make the basic ideas of the theory work. Since the 1980s housing class theory has largely fallen out of the picture. From Marxist-inspired perspectives, influential then and now in housing and urban research, the idea of classes based on possession of housing seemed ridiculous. But: does it seem so now when social standing is often analysed in terms of specific fields of action where actors' positions are determined by the amount and composition of field-specific "capitals" they possess (Bourdieu)?

The commodification gap: towards an institutionalist perspective on gentrification

Matthias Bernt

Abstract 65233

Gentrification has been a long-established theme in research on cities and housing. Nevertheless, literatures from urban geography and urban sociology, and approaches from housing studies have not often put into conversation in this context. This is particularly the case for the rent-gap hypothesis which is the conceptual basis of manifold gentrification studies.

Against this background, I develop the new concept of a “commodification gap” which aims at more decisively integrating institutionalist perspectives into the field of gentrification studies. I argue that focusing on the state-market nexus can assist getting to grips with the relation of generalized economic conditions and local institutional contexts can be thought of in a novel way, thus assisting more contextualized gentrification studies.

While the “commodification gap” is a theoretical concept, my paper is also based on comparative empirical research in London, Berlin, and St. Petersburg. I demonstrate how different institutional set-ups have resulted in facilitating, impeding or altering gentrification across time and place and argue that it is only when the “commodification gap” is closed that gentrification can be set into work.

Keywords: gentrification, institutions, public policy, theory

A new side of the willing? Reflections on ten years of research on discrimination

Jana Verstraete

Abstract 65246

Having been involved in discrimination research for ten years has not only led me to research findings and insights in the phenomenon of discrimination in the Belgian private rental sector (PRS). Interviewing private landlords and real estate brokers throughout this period has also evoked a number of methodological and ethical questions. While my personal goal of contributing to the right to housing and the fight against discrimination remains unchanged, my understanding of how to design and conduct research has evolved. I identify three changes that are intertwined and reinforce each other. (1) Crossing an empathy wall (Hochschild, 2018) allows me to obtain a more nuanced perception on respondents' motives for discrimination and their concerns. (2) Gaining more insights in the ‘other side’ (cfr. Becker, 1967) results in a less uncomfortable relation with respondents and allows interviews to be experienced as less emotionally exhausting (Wadlner & Dobratz, 2019). (3) A growing awareness about the afterlife of publications (Fassin, 2015) probes the question on how to communicate our findings, taking into account the analytical and affective dimension of concepts. In other words, how can we report in a profound way without socially polarizing or othering by writing (Krumer-Nevo & Sidi, 2012)? I reflect on whether these insights might alter the positions of both researchers and actors on the supply side of the PRS. Can we move away from the idea that landlords and brokers are ‘on the other side’ and instead create a new, joint side of the willing?

'If you're going to argue, you can go and get a tent.' Producing women's homelessness within a financialised housing system.

Edith England

Abstract 65278

Exacerbated by the financialization which has characterized housing markets over the last forty years, women's substantially reduced economic, legal and bureaucratic power places them at elevated risk of housing precarity and, consequently, homelessness. Women have been the indirect beneficiaries of attempts to improve children's housing security. However, this is also associated with gendered narratives of feminine deservedness. Since the early 2000s, housing precarity has increasingly been seen not as a social emergency to which the state is obligated to respond, but an opportunity for citizenship empowerment and resilience building. This relies upon the logic that equality and fairness are achieved through equipping people to compete within a financialised housing market.

I argue that the operation of free market rationalities within systems of homelessness relief must be understood as part of a wider gender revanchism within housing systems, using a Critical Discourse Analysis of interviews with 145 actors (applicants, workers, and stakeholders) within the Welsh homelessness system. Wales recently made access to homelessness relief contingent upon their satisfactory engagement with the deregulated private rented sector, while also apparently expanding assistance for certain gender-specific routes into homelessness (notably domestic abuse). Yet, as I show, these changes are justified through narratives of female irresponsibility and entitlement. Meanwhile, the options for help within homelessness systems are specifically inaccessible to homeless women, especially those with children. Finally, access to scarce meaningful help has become contingent upon the performance of gendered performances of surrender, passivity, and de-agentification.

In this paper, I demonstrate how feminist readings of Foucauldian discipline indicate that female housing precarity is not a byproduct of neoliberal paternalism, but essential to it. This suggests that while neoliberal market logics persist within housing provision, women will remain disenfranchised, even in the presence of specific, targeted provision.

Labour and housing market dynamics in the precarious city

Laurence Troy (*School of Architecture, Design and Planning, University of Sydney*),
Bill Randolph, Rupa Ganguli

Abstract 65302

'Social citizenship' was one of the defining concepts of the 'welfare society' (Marshall 1950) that prevailed in many OECD countries in the decades after 1945. In Australia, Castles (1985, 1998) has argued that housing, and specifically homeownership, was an essential feature of the post-World War Two (WW2) welfare model which connected high wage rates with a supportive welfare regime, enabling households to secure their own homes, epitomised in the concept of the post-war 'social settlement' (Kelly 1994). The neoliberalisation of economies and dismantling of post-war labour market regimes has seen the rise of what Standing (2014) refers to as the precariat. Simultaneously, we are witnessing generational fractures in housing pathways, epitomised by the emergence of 'generation rent'. This twin breakdown in home ownership and income security has deep implications for patterns of urban settlement, and ideas of social citizenship upon which they are built. This paper presents a census based spatial analysis of housing and labour market outcomes of 25 to 39 year olds in Sydney, Australia, to explore the differing housing outcomes and experiences of this age group. This analysis reveals a number of distinct sub-groups and demonstrates wider socio-economic and labour market divisions as a key dimension of housing pathways. This paper then argues that the unwinding of the 20th model of social urban citizenship has given way to the precarious city - an emergent socio-spatial structure

based on living and employment insecurity and wealth polarisation.

References

- Castles, FG (1985), *The working class and welfare: Reflections on the political development of the welfare state in Australia and New Zealand, 1890-1980*, Allen & Unwin in association with Port Nicholson Press, Sydney.
- Castles, FG (1998), 'The Really Big Trade-Off: Home Ownership and the Welfare State in the New World and Old', *Acta Politica*, vol. 33, no. 1, pp. 5-19.
- Kelly, P (1994), *The end of certainty : Power, politics and business in Australia*, Allen & Unwin, Sydney.
- Marshall, T (1950), *Citizenship and social class, and other essays*, Cambridge University Press, Cambridge.
- Standing, G (2014), *A precariat charter: From denizens to citizens*, Bloomsbury, London.

Post-state-socialist Housing Financialisation in Hungary: Relief or Burden for Parents?

Bence Kováts

Abstract 65352

Evidence from international analyses highlight that the commodification of housing taking place since the 1970s has increased young adults' reliance on their parents in accessing housing (Flynn & Schwartz, 2017; Ronald & Lennartz, 2018). However, in Central and Eastern European housing studies, high reliance on the family in housing is explained by the disappearance of housing provision by the state after 1989 and the lingering emergence of a market-based housing system (Norris & Domański, 2009; Stephens et al., 2015). This interpretation suggests that the better availability of market finance decreases families' burdens in housing provision. The paper tests this assumption through the analysis of the development of the provision of parental support in housing access recorded by the Hungarian Central Statistical Office and EUROSTAT throughout Hungarian housing market cycles. Even though mortgages were made accessible to wide strata of society in the decade preceding the Great Financial Crisis through the loose regulation of lending, and generous subsidies covering down payments, the share of parent households supporting their adult children increased in the period. Findings suggest that the liberalisation of mortgage lending did not mitigate, but, through housing price appreciation and the promotion of home ownership, enhanced the family's involvement in housing provision even in post-state-socialist Hungary.

Keywords: financialisation, intergenerational support, familialism, Central and Eastern Europe, post-state-socialism, Hungary

Naming and making the hospitable metropolis in France: with or without the homeless?

Adriana Diaconu

Abstract 65377

The potential of cities for addressing major contemporary problems when nations fail has been recognized in the existing literature. My paper focuses on the engagement of cities in ensuring the right to housing for all and adds to the literature on local housing regimes and on local welfare systems that point the drawback of states from welfare policies, along their decentralization and privatization. However, urban policies that can have an impact on homelessness are two-fold: on the one hand, "rebel cities" and municipalism theories are keen on cities' engagement for the respect of human rights and against uncontrolled effects of globalization and financialization. On the other hand, homeless

criminalization and displacement are considered to be the result of the way in which urban built environment and the market function together.

This paper addresses the “hospitable city” discourse that has emerged recently in urban planning debates about metropolitan development in France. It is based on my participation in the French action research network POPSU Métropoles (2019 – 2021). Through this notion I question the role of cities in facilitating the access to home for people who are excluded from both social and market housing. I analyze how this city responsibility appears in International theories in urban studies and in local discourses and actions in metropolises such as Lyon, Grenoble and Rennes.

If the “hospitable city” should ensure the wellbeing of all, access to housing of good quality is a prerequisite of good health. I argue that this new approach replaces the former rights-based state-based approach to access to housing. However, this shift raises the question of lingering contradictions between a city that integrates the homeless in urban planning, and urban development that excludes them. It also points to the reinforcement of private, civic and third sector involvement in facilitating housing access.

Are Housing Regime typologies still worthwhile? A Systematic Literature Review

Giuseppe Montalbano, Lindsay Flynn

Abstract 65388

Do housing regime typologies hold any explanatory capacity? This question underlies an enduring debate in housing studies: a field in which the development of cross-country typologies as a theoretical tool for comparative research found particularly fertile ground. A still unattempted way to assess the worth of regime typologies can be found in the systematic literature review methodology, which aims to systematically map and assess all the relevant literature in a specific field as a premise for developing evidence-based and methodologically rigorous research. First, from the methodological perspective, we make a case for the use of systematic literature reviews in housing studies. Second, our review aims to identify the most used housing regime approaches in the literature and assess their use, both as classificatory and explanatory frameworks. To this aim, we provide an overall picture of the housing regime debate, mapping the most used theoretical approaches and classification frameworks within the comparative housing literature in a broad timeframe (1990-2021). Then, we will compare and evaluate the use of such typologies across the literature from two central angles. We first assess the degree of overlap and disagreement regarding the clustering of national housing systems in different studies to expose the prevailing patterns and critical problems in the classificatory exercises. Then, we look at how housing regime types have been empirically tested against a broad set of housing-related outcomes and with what results. The results of this review point to the enduring relevance of housing regime typologies in comparative housing research, although under precise conditions. Rather than offering a complete or definitive picture of housing systems, regime typologies prove helpful as a tool to track cross-country trends, continuities, and changes in housing systems, allowing to test specific explanatory hypotheses on the relations between housing-welfare complexes and housing outcomes.

Housing Satisfaction of Polish Households and Its Determinants

Anna Miklaszewska (*University of Lodz, Department of Investment and Real Estate*), Ewa Kucharska-Stasiak, Beata Wieteska-Rosiak, Konrad Żelazowski.

Abstract 65389

The level of housing satisfaction of households is important for their proper functioning, as it determines to a large extent their life satisfaction. The literature indicates that housing satisfaction is a multidimensional concept, which manifests itself in various ways of defining, measuring and analysing this phenomenon. Housing satisfaction is explained by means of various theoretical concepts pointing to its sources and the mechanisms that govern it. The aim of the article is to identify the level of housing satisfaction of Polish households and its main determinants. Factors that have a major impact on housing satisfaction were classified based on the literature review. In the empirical part, with the use of ordered logistic regression, the sources of Poles' housing satisfaction were identified, taking into account four of its dimensions. The article is one of the first attempts to analyse housing satisfaction in the post-socialist economy of Central and Eastern Europe. This is of particular importance in the context of the historical socio-economic changes occurring since the beginning of the 1990s which have had a significant impact on the structure of the housing markets in this part of Europe.

Keywords: housing satisfaction, housing market, satisfaction theories, ordered logit model

Moratoriums on housing rents and mortgage loans in Portugal: Opinions, experiences, and interrelations with institutional trust

Raquel Ribeiro

Abstract 65421

The Covid-19 pandemic caused by the new coronavirus has placed housing in the first line of defence against the virus and has made structural inequalities in housing not only more visible but more urgent. To mitigate the impacts of the economic downturn on housing, namely increased evictions, the Portuguese parliament approved legislation that granted moratoriums for the payment of rents and mortgage loans.

This paper aims at analysing the opinions about these support policies and their implementation, and related psychosocial impacts namely concerning trust in institutions. To achieve this aim, a mixed methodological approach is used based on data from a nationwide online survey (N=848) and written complaints extracted from the Portuguese website "Complaint Portal" between March and November 2020.

Results evidence that moratoriums were perceived as positive and useful measures by about half of the responding participants in the survey. However, non-response rates to the question also suggest a lack of information and unfamiliarity. Tenants favourable to the moratoriums on rents reported higher levels of trust in the government and in public institutions compared to those with an unfavourable opinion. This difference was not found for indebted homeowners. Expectations breakdown, expressed in the complaints regarding the process of implementation of both measures showed that failing in providing timely financial help and in complying with stipulated deadlines produced important psychological impacts, namely indignation, despondent, and discredit in the institutions and in the policies.

Results are discussed within the theoretical framework of institutional trust, mobilizing the concepts of policymaking and policy implementation, effectiveness and responsiveness, and putting into

perspective the possible impacts of the end of the moratoriums in a context of economic uncertainty.

Questioning the ‘freedom of contract’: Contract disobedience as the prefiguration of rent control

Marta Ill Raga

Abstract 65447

Through an ethnographic exploration of conflictual residential rent relations, this paper seeks to analyse how contracts, as legal mechanisms, are crucial for the articulation of rent. Amidst a crisis of housing affordability in Barcelona, that is particularly intense in the private rental market, it is urgent to refresh a rent theory capable of offering analytical toolsets to have a better understanding of both the causes and consequences of residential rent. An application of critical legal analysis to the study of residential rent relations brings us to focus on contracts as both constitutive moments of rent, and legal mechanisms that allow for its existence. The tenant movement in Barcelona, through its contract disobedience strategy has exposed how contracts are tools of domination, posing a critique of the legal doctrine of ‘freedom of contract’. Rent control has emerged as the result of a legal counter-movement against the unaffordability of rental housing while seeking to constrain the ‘freedom of contract’ by giving a greater bargaining power to tenants.

Applying the housing niche framework to create a research space for multi-scalar framing that captures the complexity of housing as a policy priority

Laura James (*The Australian Centre of Housing Research, The University of Adelaide*), **Lyrian Daniel, Rebecca Bentley, Emma Baker**

Abstract 65456

Conceptually, the ‘housing niche’ (Saegert & Evans, 2003) combines across analysis of social ecology, health and social science literature to look at the breadth of the way housing works to sift some population groups into niches of cumulative risk, and how particular niche membership may manifest in people’s other (non-housing) life chances. Rather than attempting to study housing as an isolated social institution, the niche lens allows us to understand housing as embedded in societal culture - specifically bound through processes (market) and social conditions (fundamental causes) that create and endure the accumulated nature of housing-related disadvantage for some groups. Looking through a niche lens, we visualise housing as a complex of production, distribution, and consumption, which directs us toward the importance of studying the role of housing in society in the context of a person’s lived dwelling experience rather than a context of housing in isolation, or a single housing characteristic. We combine the seminal niche contributions of the importance of (i) multi-level (Saegert & Evans, 2003) and (ii) multi-scalar (Saegert et al., 2011) analysis, given the (niche) implication (iii) that in accumulation, multiple housing problems are not separate but stacked vulnerabilities of ‘people at risk’ (Baker & Lester, 2017), to create a research space for multi-scalar framing that captures the complexity of housing as a policy priority. Additionally, we combine seminal niche thinking - that accumulated vulnerabilities are ‘worse than the sum of their parts’ (Baker & Lester, 2017; Saegert & Evans, 2003) with the directed notion of ‘aggregate complexity’, that is, viewing complex systems holistically, to allow a holistic understanding of (people’s) housing as dynamic, emergent and synergistic that cannot be understood without reference to its environment, relationships, and its constant state of change. We explore the question - can the housing niche framework drive better housing policy?

Gentrification in Dudelange: the production of housing and stages of social change (1980 – 2019)

Madalina Mezaros

Abstract 65516

This article studies the relation between the production of housing and the social changes that occurred in apartment ownership over four decades in Dudelange, a postindustrial city close to the capital of Luxembourg. We draw on Land Registry data that contains information on the characteristics of apartment buyers: country of birth, age at purchase, occupation, and number of buyers. We identify four key actors in the progressive gentrification of the city: marginal gentrifiers, local developers, first wave gentrifiers, and investors. Marginal gentrifiers were the first non-locals to purchase new apartments in the city in the 1980s, as the industrial sector was gradually replaced by financial services. In the early 1990s, local developers built frantically in the city to capitalize on the growing demand for housing in Dudelange from workers in the financial centre. This supply shock created two parallel lines of gentrification: that within new apartments built from the 2000s onwards and that within the resales of the large number of apartments built in the 1990s. For both of these types of apartments, we find progressive change in the four characteristics studied – ageing, professionalization, internationalization, and an increase in couple buyers, reflecting the arrival of the first wave of gentrifiers in Dudelange – as well the important presence of investors. These changes are however much more pronounced among purchasers of new apartments. Despite the increased competition for housing and the surge of apartment construction, the paper argues that second-hand purchases slowed down gentrification and kept housing affordable in the context of incentivized real estate investments, decreasing ownership rates, and spatially displaced demand from the capital city. The findings show how the supply of housing (its timing and the actors involved) is a crucial factor to understand the unfolding of gentrification, both in terms of accelerating and limiting its spread.

A hybrid practice: Providing safe housing for all in a context of deinstitutionalization

Maja Flåto (*Centre for Housing and Welfare Research (HOUSINGWEL), Norwegian Social Research (NOVA), Oslo Metropolitan University*), **Ingar Brattbakk**, **Jardar Sørvoll**.

Abstract 65517

The move to deinstitutionalize health and social care in Western Europe, seen since the mid-20th century, has shifted the locus of care from institutions to community-based settings. A central aspect of this is how local authorities now holds the responsibility of securing a safe housing situation for citizens with great needs, often involving mental disorders and drug use. In this paper, we ask how municipal employees aspire to achieve secure housing for this group. Drawing on data material from qualitative interviews with employees in Norwegian municipalities, including the 12 largest urban municipalities, we describe the practices and challenges that stands out as dominating. We employ the theoretical concept of hybridity to capture how the municipal practices range from caring for the citizen to enforcement of claims. By applying the concept of hybridity, we display how local authority practices are performed in the context of an array of diverging interests and institutional logics, and discuss how these practices relate to national policies, budget constraints and legal obligations. These conflicting interests and institutional logics are important to consider when developing new housing and social policies.

The role of large scale residential projects in fostering exclusion in urban space

Bilge Serin

Abstract 65566

The concept of “inclusive cities” is part of many policies for contemporary urban development in various countries. From international agencies, such as the World Bank, to local governments, policy discourse promotes creating inclusive cities to overcome inequality in urban space. Contrary to the discourse, the forms of segregated urban spaces (such as gated communities, private neighbourhoods or enclaves) and exclusive provision of urban services have been expanding globally, particularly via large scale residential projects. This expansion raises questions regarding the role of these residential developments in fostering exclusion in urban space while increasing urban inequality. This paper aims to discuss the practice of increasing exclusion and segregation in contemporary urban space via large scale residential developments. It argues that large scale residential projects enclose commons while increasing the exclusion in urban space by predominantly providing urban infrastructure in addition to housing. It supports this argument via the results of an international meta-analysis on high-rise residential project, and two case studies on large scale residential developments in Turkey (branded housing projects) and the UK (built to rent developments).

Measuring Housing Inequality in the Capability Approach: A Proposal and a Demonstration

Boram Kimhur

Abstract 66249

This paper proposes an approach to measuring housing inequality in the capability approach, and demonstrates its operationalisation. The global housing agenda is now urged for tacking growing inequality in housing, beyond deprivations in basic housing conditions. Measuring housing inequality in terms of persons' capability for housing has a great advantage in revealing who is in the constrained and oppressed housing situations, thereby addressing sources of inequality in housing. However, its operationalisation has been challenging because a person's capability is not directly observable. As an operationalisation approach, this paper proposes to estimate the extent of housing capability by measuring its confines; in practical terms, the paper proposes to measure the disadvantages that constrain persons' choices in the housing process, in the dimensions of housing opportunities, housing securities and housing abilities. The paper discusses the theoretical background of this proposal and presents a demonstration of the proposal by measuring the multidimensional housing disadvantages in the Netherlands, using the data from the DNB Household Survey by CentERdata and Netherlands Statistics (CBS). The measurement outcome revealed whose housing situations are more likely to be coerced choices—having a lower level of capability for housing—and produced a different ranking of provincial performance than the conventional measures of housing wellbeing and deprivation. These results showed that this new approach can contribute to a better understanding of inequality in housing.

Keywords: capability approach, housing capability, housing inequality, multidimensional measurement, freedom

Commodification of Housing is Alienating and undermines Spatial Agency

Jamileh Manoochehri

Abstract 66400

This paper is concerned with the effects of commodification on our relationship with our home, and the resultant social dynamics that affect that relationship. Since 2010 the state has articulated the housing problem in the UK, as being the result of inadequate number of new housing units entering the market. The dominance of the market mechanism, and supply and demand has been the essential characteristic of housing since the Right to Buy legislation of 1980 and its antecedents. This dynamic has come to its logical conclusion in the financialisation of housing and its substantial growth since 2008. Since the Housing Act of 1980, the UK the commodification of social housing stock has been a cornerstone of government policy. It is the contention of this paper that this commodification of housing and the home, have resulted in a multifaceted form of impoverishment and anxiety that is best understood in terms of alienation, and the solution to the problem of housing cannot be found without reversing the dominance of the narrative of housing as commodity, and of the need for a reversal of these dynamics and calling for the provision of new, universal and forward-looking housing that is social. The paper tries to understand this relationship in terms of a variation of the idea of spatial agency, and a survey of staff and students at De Montfort University, during 2021 lockdown, to assess how spatial agency may be understood in terms of commodification and alienation. The research question that this paper seeks to answer is, how does the commodification of housing impact our sense of home? It hypothesises that alienation is made visible through compromising the self-agency of the inhabitants and is a measure of spatial injustice.

Partial welfare analysis departing from housing- a capability perspective

Kim Christian Astrup (*NIBR-Norwegian Institute for Urban and Regional Research*), **Jardar Sørvoll**, **Viggo Nordvik**

Abstract

Across the world, countries have adopted and developed housing policy measures, many of them at the intercept between a kind of pure housing policy and social policy, what we term 'housing welfare policies'. Consequently, there is a need for tools used to evaluate outcomes necessary for both assessments of the (magnitude of) prevalence of unmet needs, design and scaling of programs. In the literature one finds varieties of such applied welfare analyses under the headings of (unmet) needs assessments and affordability studies (e.g. Glen Bramley, 2016; Padley & Marshall, 2019; C. M. Whitehead, 1991). Yet in spite of a significant number of contributions from across academic fields, over a long period, little consensus have emerged regarding the meaning of terms, appropriate operationalization and empirical scope (G. Bramley, 2012; Padley & Marshall, 2019; C. M. E. Whitehead, 1991).

In this paper we propose to use Amartya Sen's capability approach as the base of applied housing welfare analyses (Chris Foye, 2020; Boram Kimhur, 2020) and this might constitute a promising path for future reseach in this field. The concept of conversion factor will play a crucial role in our application and we will demonstrate how (some) applications of the needs and affordability approaches may be subsumed under the capability approach. We then aim show the capability framework is useful both for conceptual clarification and can inform empirical applications in a novel way.

Keywords: affordability, housing needs, housing welfare policy, capability approach

07 WORKSHOP

“HOUSING AND LIVING
CONDITIONS OF AGEING
POPULATIONS”

Person–environment fit in urban neighbourhoods in Slovenia: challenges and coping strategies

Maša Filipovič Hrast (*University of Ljubljana, Faculty of Social Sciences*), **Richard Sendi** and **Boštjan Kerbler**

Abstract 65344

Aging in place for as long as possible is an important goal of policies, professionals and desired by older people themselves. But there are several challenges that the urban neighbourhoods face in their goal to develop supportive environments for older people, such as widening economic inequalities, lack of social support networks, impact of welfare change and economic austerity on urban neighbourhoods. A poor fit between the elderly and their environment may have various negative effects on their independence and their physical and psychological wellbeing. In the event of an unsuitable built living environment, elderly people may become “prisoners” in their homes. At that Person environment fit needs to be observed in specific national, cultural and structural contexts, as these affect how person-environment fit is established. Therefore a specific relevance of the study is in observing the challenges of living in cities in a country, that is part of Central and Easter Europe, which represents a less researched area when it relates to quality of life of urban dwelling older people. The focus of this paper are the challenges people identified in urban areas in Slovenia and strategies used to face them, which we will base on person environment fit theoretical approach. The study is based on 22 interviews with elderly people and three focus groups. We have identified several environmental pressures in the article, which we have divided into structural housing pressures, structural neighbourhood pressures, formal services and informal pressures. The analysis shows important behavioural responses (strategies using formal and informal help, moving away from environmental press, mobility and actively changing the environment) as well as attitudinal adaptation (acceptance, resilience, using distraction, modesty and planning for the future). The behavioural and attitudinal strategies identified in the article are linked to individual capabilities, which function as a conversion factor.

City and Aging: Milano. People, place, and practice

Agim Kërçuku

Abstract 65357

Through architectural and urban design practice, the paper will explore how the progressive aging of society affects private and public spaces. The exercise investigates the relationship between living and aging in seven neighborhoods in Milan. In particular, it will focus on the transformation and adaption of housing stock and public space, taking into account the strengths and vulnerabilities of the elderly population. Looking at the United Nations data, the percentage of individuals over 65 in the total population in 2021 amounted to 9%. This number is expected to increase to 16% in 2050. But if we look at these figures nationwide, what emerges is an even more radical picture. In fact, in Germany, Japan, Spain, North Korea, and Italy, the percentages over 65s will exceed 30%. Population aging will become a new urban question. However, the demographic crisis is already making itself visible in the city. Aging has already begun to affect the uses and practices of private and urban spaces. The essay will integrate multiple investigation tools to obtain knowledge on the subject: use of data to expand demographic, social, and economic indicators; use of cartography not only as an investigation tool but also as a tool that allows the construction of different interpretations; use of photography as an instrument of knowledge and investigation technique concerning the methods of representation of people in domestic and urban spaces, rather than just as an aestheticization of reality; use of interviews as a tool to trace some micro-stories that can build the housing careers of the interviewees; use of urban and architectural design process as a way to introduce long-term visions in contexts affected

aging process. The paper intends to reconstruct the taxonomy of living of the elderly population and define transformation scenarios within this background.

Keywords: Aging, fragility, strength, Milano.

Last-time Homebuyers. How can private housing wealth contribute to the sustainability of the welfare state?

Hans Christian Sandlie, Lars Gulbrandsen

Abstract 65362

The purpose of this paper is to provide an initial overview of the increased residential mobility among elderly Norwegians. By applying data from a nationally representative survey in the age group 60 to 75 years conducted in 2019, as well as population and migration statistics for the period 2005 to 2018 for the same age groups, we map the extent of relocation and the extent to which the propensity to move has changed in recent years. To describe that such relocation largely takes place through the ordinary housing market, we introduce the term 'last-time buyers'. We ask the extent to which such market activity and late-life residential mobility entail an adaptation of the housing situation to old age and disabilities. Our results show that among those aged 70 to 75, about one third have moved into the dwelling they now live in after the age of 60. The majority of these have moved into what we can define as an age-friendly dwelling. Migration data show that the proportion of people moving in the age group 60 to 74 years has been rising in the period we have studied. It is particularly older people in towns and urban areas who move, not those who live in sparsely populated areas. This may be due to a market failure in the local housing market, where the supply of age-friendly housing is lacking, and the value of existing housing is far lower than what one must pay for a new and age-friendly dwelling. Such dividing lines could potentially create social and geographical inequality in tomorrow's elderly care. At the same time, the elderly will contribute to the sustainability of the welfare state by using their own resources to move to an age-friendly dwelling where they can live longer without help and where public help can be offered more easily and cheaper. This may give the authorities the opportunity to sharpen resources towards those who need them most.

Living preferences of an ageing population: What kind of housing should be built for the 65+ population?

Jannes Van Loon, Hoetjes Perry, Wilma Bakker, Sander ten Hove

Abstract 65437

The Dutch population is ageing: whereas in 2002 21% of the households was 65+, this increased to 29% in 2022 and is forecasted to increase to 36% in 2042. A generous pension system and decades of economic prosperity made the 65+ population rather wealthy. This wealth combined with increasing homeownership makes the 65+ population an increasingly important force on the housing market. However, both policy makers and housing providers are still in an early phase of understanding the housing needs of the 65+ population. Studies have shown that most older households do not like moving, as they are attached to both their homes and neighborhoods and do not like the trouble of moving. When they do (want) to move this is primarily due to health reasons (63%), or because their current house is too large (38%). The latter group of 'voluntary movers' create an interesting angle for research: what are they looking for?

Previous studies have highlighted some of the individual features potential 65+ home seekers state as important. However, little is known about how to best combine these features into attractive housing

products which could increase chances of moving house. Therefore, in this paper a conjoint analysis has been adopted. This method aims to determine what combinations of a limited number of attributes are most influential on respondents' decision making. That is: respondents are asked to rate pictures of housing solutions that randomly combined features that previous studies have labeled as important housing preferences of 65+ home seekers. This method allows for a more comprehensive analysis of how respondents value these features and what they are willing to pay for it.

The questionnaire is currently conducted, with an expected response of over 5000 people. The results will be ready in June.

Life course heterogeneity and spatial segregation in older age

Malmberg Bo Melker (*Professor, Stockholm University, Dep Human Geography*),
Eva K. Andersson, Thomas Wimark

Abstract 65440

Later life is characterized by large heterogeneity, but few statistical studies study the extent to which old age life courses are spatially differentiated. The aim of this paper is to explore such patterns by applying latent class analysis to longitudinal, geo-coded, register data.

Using data from 1990 to 2016, life courses of individuals born between 1905 and 1937 are analyzed during three overlapping life phases: 65-79 years, 75-89 years, and 85-99 years. Seven indicators capture the individual life situation at a specific age: being alive, being married, being widowed, having a pension, having a high disposable income, having a low disposable income, and being at risk of poverty.

Seven trajectory types differentiated by civil status, survival, and income were identified in each life phase. Trajectory types that are cut short by death are over-represented in low-income areas. Singleton trajectories are over-represented in the central parts of the metropolitan areas. Married individuals stay on in single-family home areas whereas widowed individuals, mostly women, have a higher representation in multi-family home areas. Thus, there is substantial spatial variation in the proportion of the old age population belonging to different trajectories.

The benefits of mixed-age housing – a mixed methods approach

Antti Kouvoa (*University of Eastern Finland*), Hanna Varjakoskia, Samuli Koponena.

Abstract 65465

By 2030 over 26% of Finns will be over 65 years of age. While the need for support is increasing, the opportunities of the older adults living their third age to be active in their living environment are increasing as well. Many older people have willingness and capabilities to act proactively in their community and it is possible that this may contribute to community well-being in various ways. On the other hand, the older people may also benefit from the presence of the younger generations in the neighbourhood which again reduces the need for the care services, for example.

This paper focuses on the age mix and its possible impact on the community well-being. We ask a) does age diversity contribute to community well-being? If so, b) who are the residents benefiting from that and c) what are the possible mechanisms explaining the possible positive association between the age mix and the well-being of the community?

The data come from a survey (N=420) and 19 semi-structured interviews addressed to the residents of a rental house company in a city in Eastern Finland. Our dependent variable is from the Community Well-being Index developed by Forjaz et al. (2010) and we apply multi-level models in our statistical analyses to take both community and individual level variation into account. The transcribed interview

data were analysed by using content analysis.

Especially the older adults seem to benefit from the age diversity of the neighbourhood: the larger the variance in age the higher their reported community well-being. However, we could not find such association among the younger residents. The interviewees stressed the importance of the increased intergenerational understanding which again reduced negative cultural perceptions of “age-others”. The suggestions for future research and policy implications of the results are discussed at the end of the paper.

Housing for Older People – Promoting Safety or Feeling of Safety?

Ira Verma

Abstract 65500

Care facilities and housing for older people are built according to many safety regulations. These regulations aim at providing a safe environment to live in, eliminating any risks for injuries. The safety protocols and assessment of risks of the home environment of older people is heavily based on aspects of physical safety (Kivimäki et al., 2019) . Physical aids, adapted furniture, personal alarm technology etc. are strategies for making the home environment safe. However, in Finland, still 60 % of the falls of people 75 years old and older happen at home (Korpilahti et al., 2020). On the other hand, some safety solutions e.g., heavy fire doors can create hindrances for older people’s mobility. For safety reasons, people with memory decline are living in closed environment with restricted access to outdoor environment. Older people living in care homes are kept in social isolation because of the Covid19. They may feel disempowered if safety measures diminish their sense of identity and worth (Sherwood-Johnson, 2019). The literature review and interviews carried out with older people who had recently lived through a building fire highlight the importance of the community for feeling of safety. The social networks and neighborhood attachment are related to the perceived safety. The presence of other people and connection to the community are enhancing the feeling of safety. The built environment can contribute to the social environment and promote places for community cohesion. People have different personal capacities to adapt to change and overcome hazards in their lives. To build up resilience the focus needs to be on communal spaces and third places in the neighborhood which play an important role in enhancing peer support and feeling of safety of residents.

Perceiving and structuring engagement in intergenerational cohabitation in France: how a housing movement and individual solidarity missions prefigure a future resilient and solidarity way of living in times of social crisis.

Thomas Watkin

Abstract 65533

Intergenerational cohousing creates an alternative to social isolation and fragile economic situation by providing a solution for the elderly to organize new ways of co-living with a younger dweller in need of a cheaper rent or conviviality. In France, this service grew from marginal initiatives to more significant national networks in the past twenty years and from solidarity behavior to collective engaged ways of dwelling and living together. If intergenerational cohousing (or cohabitation) seems marginal in alternative housing modes and mediatized as a “model”, it recently showed its sustainable and resilient advantages during a social crisis. The Covid-19 pandemic revealed the capacity of intergenerational cohousing to cope with the crisis through engagement and structured solidarity.

This contribution would like to address a few questions emerging from the intergenerational cohousing in France during the Covid-19 pandemic, based on a recent project grounded research (recherche-projet) on intergenerational cohousing in the South of France. Organizations involved in intergenerational cohabitation could cope with difficulties (social distancing, health vulnerabilities). They could maintain existing housing conditions while contact between younger and seniors was stressed. This contextual element boosted organizations into an emerging practice to live differently through solidarity as a housing movement. This situation legitimized housing services by the public sector and was seen as an option or asset by the housing production of the private sector.

This contribution will describe in the first part the structure of this engagement at an organizational level in which public policies and laws, non-profit organizations, and communication articulate each other. A second part will explain how individual cohabitants, living together in intergenerational cohabitation, perceive their engagement and live their engagement in changing society through solidarity.

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

Housing careers across the life-course in different geographical clusters in Sweden

Marianne Abramsson

Abstract 65548

Within the research program, The neighbourhood revisited: Spatial polarisation and social cohesion in contemporary Sweden, spatial polarisation is studied, that is, to what extent people in different geographical areas differ from one another as regard for example life-styles, behaviour and attitudes. As part of this research program a survey that contained questions on housing situation, neighbourhood interaction, attitudes and values was conducted. The survey was distributed to people aged 18–80, in ten selected types of areas or neighbourhood clusters, with specific characteristics such as rural homogenous, rural town adjacent, urban elite, urban academic and urban deprived etc. In total 4 784 surveys were returned. In this paper focus is on the 1 947 surveys returned by the older segment of the respondents, those aged 55–80 and their housing career and how this varies across the different neighbourhood clusters. The housing career as regard geographical area, housing type and tenure is followed at specific points in time, that is at the age of 10, then in the year 2000, 2010 and the year of the survey, i.e., in 2020. At the latter point in time 75% of the respondents lived in owner occupied or tenant cooperative housing and 24% in rental housing; 56% in single family, terraced or row housing and 42% in multifamily housing. In the paper we will investigate how these are distributed across the neighbourhood clusters and if it differs at different points in time.

A business model for congregate housing – can real estate development help meet housing needs of elderly and balance welfare costs?

Lovisa Högberg (*Mid Sweden University*), **Edith Andresen** and **Heléne Lundberg**

Abstract 65602

The industrialized world is struggling with the challenges of an ageing population and countries face an increasing burden in public expenditures for care, the extent of which depends on its welfare model and solutions. In Sweden, where municipalities bear the main responsibility for planning and delivering elderly care, the optimization problem lies in cost-minimizing the provision of (high-quality) care to independently living elderly, elderly living in supported housing and in long-term care. To address the

challenges with a growing share of elderly in the population, there is an emphasis on ageing-in-place solutions by physically adapting independent housing, building supported housing, as well as solving the logistics of home care (for independent living and supported living). This is partly because elderly often prefer to remain in their homes, and partly because it's less costly for municipalities with home care than assisted living.

One promising alternative is that of congregate housing which reduces the travel time for caregivers but also provides elderly with a community manager, participation/co-determination, social activities, and a physical environment adapted to the needs of elderly. There is no assistance assessment for this form of housing, thus the provision of such housing follows a market logic with some policy stimulation to increase supply. To meet individual and societal needs, real estate development and management require an economically sustainable business model that supplements the existing public services.

This paper presents some results that will feed into a business model for congregate housing based on a case study at Skepparen in Sundsvall, Sweden. Data has been collected in 2021-2022 through surveys with residents, workshops and interviews with community managers, municipality representatives and real estate developers. The aim of the model is to a) meet the increasing needs for care and support in older age, and b) delay accelerated needs for care through access to activation and social connections. It is hypothesized that this is done through a combination of physical and social factors, and this paper focuses on the physical factors.

Preliminary results show that real estate developers need to balance a rigid supply with uncertainties of both the quantity and "quality" of demand. Timing of moving and the diversity of the target group are challenges that influence real estate management as well as the experience of the elderly. Ideally, more people would move at a relatively young and active age and help building community and support in congregate housing, but often it isn't until the physical ability has been weakened that a move is actualized, which means the elderly have less possibilities to take advantage of the "extras" of congregate housing. Furthermore, congregate housing is mainly viewed as regular housing with the required disability adaptations, hence real estate managers might need incentives to stimulate and support elderly and potentially save public welfare costs to the extent that this helps elderly stay healthy, active and avoid long-term care longer.

Key words: Elderly, congregate housing, sustainable ageing, age-friendly environments

Access to Aged Care in Residential Land-Lease Communities and Retirement Villages in Australia

Bruce Judd (*City Futures Research Centre, UNSW Built Environment*)

Abstract 66078

In Australia, population ageing, escalating housing costs, increasing mortgage stress and precarity among older homeowners is seeing an increasing number of older people moving to Land-lease Parks and Communities (also known as Manufactured Home Estates, Residential Parks or Relocatable Home Parks in various jurisdictions) as affordable housing options. These are distinct from Retirement Villages and controlled under different State/Territory legislation, or in some cases under more general tenancy legislation. While not necessarily age-restricted to 50 or 55 years and older, close to two thirds of their residents nationally are aged 65 or older. As such, they typically represent concentrations of lower-income older residents, often single and/or female, who will require access to aged care services to successfully age in place. With the increasing policy shift since the mid-1980s toward changing the balance of care from institutional (referred to as Residential Aged Care in Australia) to home and community care (ageing in place) together with increasing marketisation and personalization of aged care services, this paper focuses on the implications for access to aged care services in Land-Lease Parks and Communities compared to Retirement Villages. This is achieved through a review of academic and gray literature including relevant inquiries, commissions, policies, legislation, and aged care programs.

It concludes by positing that many Land-lease Parks and Communities could be considered Naturally Occurring Retirement Communities and therefore present opportunities for collective action in targeted pooling of care services to enhance access to aged care services through economies of scale, in contrast to the prevailing individualization and marketisation policy agenda.

Integration of fast-track home adaptation services with health and social care services

Youngha Cho (*School of the built environment*), Jo Brett, Juliet Carpenter and Elaine Ulett

Abstract 66218

The UK's population is ageing, one-fifth being 65 or over, with a projection that 24% of the population would be above 65 by 2043. The ageing process often results in a gradual loss in physical capacity for routine activity. Creating a home environment that supports older people to live safely and independently can make a significant contribution to health and wellbeing. Since the Care Act 2014 implemented, government has provided ring fenced the Disabled Facilities Grant funding through the Better Care Fund in recognition of the importance of ensuring adaptations are part of an integrated approach to housing, health and social care locally. Using the DFG each Local Authorities support essential housing adaptations to help disabled and older people stay in their own homes in order to provide person-centred approaches to supporting local communities. Home adaptation is regarded as the first initiative of effective interventions to enhance home accessibility and to meet the changing needs of older people.

This study aims to explore the use of Fast-track Home Adaptations (FHAs) service for older people delivered by home improvement agencies, health and social care services in Oxfordshire. In-depth interviews and co-designed focus group workshops with three stakeholders were carried out. Three specific objectives are set up: to understand the extent the Fast-track Home Adaptations service has been integrated with health and social services in Oxfordshire; to explore successful factors and barriers to the integration of Fast-track Home Adaptation service; to develop an integration pathway of the Fast-track Home Adaptations service.

Age-friendly housing in Spain: new opportunities

Judith Gifreu Font

Abstract 66348

The age of the Spanish housing stock, coupled with the progressive ageing of the population, makes it imperative for the public authorities to establish mechanisms to increase actions aimed at housing rehabilitation. Despite the regulatory impetus provided by Law 8/2013, the effects of the 2008 real estate crisis and Covid, together with the high economic cost of intervening in the consolidated city, have slowed down the implementation of this objective in practice. However, the ERESEE strategy (2020), together with the PNIEC 2021-2023, the Spanish Urban Agenda and the Recovery, Transformation and Resilience Plan, all within the framework of the Next Generation EU, have brought about a paradigm shift that will make it possible to address not only issues linked to energy rehabilitation (the EU's main objective), but also the demands of what have come to be called "ageing cities", with measures aimed at the elderly (a group that has not been given special attention until now, being included in the generic category of disabled people, a concept that in recent years has been replaced by that of "functional diversity"), in order to reduce architectural barriers and improve accessibility within the framework of housing functionality. The progressive loss of physical and mental faculties that are inherent to the

ageing process and the use that older people make of urban space and their homes makes it necessary to programme public policies that promote active ageing to optimise opportunities and improve quality of life, such as the pioneering Age-Friendly Cities Programme (WHO). The design of housing for this group should be based on a comprehensive approach, combining physical aspects with others linked to interaction and ageing in place. For this reason, new typologies such as senior cohousing are making headway in our country as an alternative to traditional residences for the elderly.

Characteristics and housing conditions of the elderly. Lights and shadows of residential independence. A comparative analysis of Poland and Spain.

Katarzyna Juszczak-Frelkiewicz, Montserrat Simó Solsona, Cristina López Villanueva,

Abstract 66350

The ageing of the population makes the housing characteristics of the elderly an undeniable object of study. The increase in the proportion of years lived free of illness and the improvement of general living conditions have had an impact on residential independence into the old age. However, certain tenure regimes or housing conditions may contribute to weaken the residential independence of the elderly. Ownership regime, age and conditions of the housing stock perpetuate situations of residential independence in a situation of social exclusion.

The aim of the study is to analyse the housing characteristics of the over-65s in Poland and Spain according to age and whether they live independently or with other cohabitants across different degrees of urbanisation.

The paper is based on the analysis of microdata from the EUSILC (2020), which allows for a European comparison. Three groups of variables are included in the analysis: firstly, those strictly related to housing (tenure and characteristics such as surface area, age, accessibility, condition). A second group are those variables related to the socio-demographic characteristics of the elderly and their most direct household environment (e.g. income level and residence with or without cohabitants). Finally, a third group will be those variables that allow comparing the Spanish and Polish welfare state regime. Descriptive and multivariate analysis like Correspondence Analysis (CA) are carried out to explore the relationships among categorical variables in order to determine not only the existence of relation, but also the intensity of this and, the degree to which the different categories of each of these variables contribute to configure the relationship detected.

The paper aims to contribute to the study of housing for the elderly from a comparative perspective in two different welfare regimes, and to study their similarities and dissimilarities.

Keywords: Elderly, housing conditions, type of residence, Poland, Spain

08 WORKSHOP

“HOUSING AND NEW TECHNOLOGIES”

Understanding the role of post-occupancy evaluation and customer feedback in innovative MMC-based social housebuilding in England

Sabina Maslova (*Centre for Housing and Planning Research & Centre for Digital Built Britain, University of Cambridge, UK*), **Gemma Burgess**

Abstract 63797

Housing shortages and construction delays characterise the current UK housing crisis, and housing need is not met. Modern methods of construction (MMC) are put forward as a solution to ensure quicker, safer and greener delivery of new homes and are supported by the government, especially in the social housing sector. The research explores the post-occupancy evaluation (POE) mechanisms used by housing associations delivering homes with MMC. We argue that, alongside the digital and offsite transformation of housebuilding, the industry needs to reconsider the way customer feedback is collected and what purposes it serves. The UK housebuilding can benefit from re-purposing POE from only measuring customer satisfaction and detecting defects, which is currently the case, to using it to improve housing design and construction quality. This could be done by developing a systematic learning loop from residents of previous projects to the design, development and construction teams across the UK housebuilding supply chain. It could particularly benefit housing associations using MMC that, as long-term asset holders of developed houses, have a vested interest in improving quality of homes and creating better residential experience. Accumulated knowledge of such customer-centred approaches could also inform MMC technology development and help tackle consumer mistrust of prefabricated homes. However, we further acknowledge that there are many challenges on the way to effective POE, including the nature of the MMC-based housebuilding supply chain and the industry's structural factors.

Levelling up and the Modernisation of the Construction Industry in the UK: Geographies of the Offsite Construction of Housing

Hannah Holmes (*University of Cambridge*) and **Gemma Burgess**

Abstract 65283

The UK government is increasingly encouraging the use of Modern Methods of Construction (MMC), including offsite construction, whereby components, panels, or modules, are built in factories elsewhere before being transported to their final location for on-site assembly. At the same time as this drive towards an increased use of MMC, political rhetoric is awash with references to the Levelling Up agenda, seeking to tackle long-standing regional inequalities across the UK. This paper considers the convergence of these two concurrent policy agendas in the UK, and examines the potential implications of an increased use of offsite construction for spatial inequalities. Drawing on interviews with 18 experts in construction, the paper sets out the importance of understanding shifts in the construction industry from a geographical perspective. It highlights that where exactly offsite construction of housing occurs – both in terms of where factories are located, and where the products end up on site – matters for the socio-economic outcomes of a shift to an increased use of MMC in different parts of the UK. As such, the paper argues that there is a need for improved collection of spatial data on the types of housing construction being undertaken in the UK. Indeed, while there is plentiful research on the advantages and disadvantages of MMC for the construction industry itself, without research into the geographies of MMC, precisely who benefits and who loses out, in which places (on a national, regional, and local scale), and in what specific contextually dependent ways, remains a hidden feature of the drive towards MMC in the policy agenda.

As a new technology, big data analysis has its value for market research. However, it has some negative effects on the protection of rights. The paper uses a critical

Yi-Sheng Liu

Abstract 65419

As a new technology, big data analysis has its value for market research. However, it has some negative effects on the protection of rights. The paper uses a critical research approach to analyze the impact of real cases in Taiwan. Through practical examples, this article illustrates how the balance of power can be shaped to protect fundamental rights such as privacy and freedom of speech in the cyber age. In the research of the facts, this paper examines how real estate technology using big data analytics will affect contemporary and future housing markets from the perspective of protecting the rights of both parties to housing transactions. In discussing the legal theories, this article discusses how the protection of fundamental rights arising from emerging technologies should be addressed in the national legal order from the perspective of social change. It also presents a balance of power perspective as a principle for future legislation to limit the application of relevant technologies. In conclusion, from the perspective of the interaction and integration of property technology and fundamental rights protection, it analyses the values and limitations arising from the constitutional impacts in the data world.

How does using Modern Methods of Construction and digital technologies affect stakeholder management in housing development projects?

Reyhaneh Shojaei (*University of Cambridge*), Kwadwo Oti-Sarpong, Gemma Burgess

Abstract 65568

The need to address housing shortages has driven global efforts to transform the construction industry, particularly through greater use of Modern Methods of Construction (MMC) and digital technologies (e.g., Building Information Modelling). The successful implementation of MMC and digital technologies requires the effective management of multiple stakeholders, because the nature of their interactions are modified by the demands of these innovations. The use of MMC and digital technologies introduces new actors such as manufacturers and digital technology suppliers that change traditional housing construction processes. For instance, early stakeholder integration, collaboration and certainty about designs are required in the use of BIM and MMC.

Existing research analyses stakeholder relationships in house building using conventional construction, but there is little understanding of how the relationships between different housing construction actors including developers, suppliers, contractors and designers, change when innovative construction and digital approaches are used. By using the concept of stakeholder management, this paper aims to identify and assess stakeholders' roles, integration, collaboration, relationships, and requirements in housing development projects incorporating MMC and digital technologies. To this end, a qualitative study was undertaken, and various stakeholders involved in housing projects using MMC and digital technologies were interviewed to contribute to an understanding of how the adoption of these innovations are affecting and changing roles, relationships, and responsibilities.

Key words: housing projects, modern methods of construction, stakeholders, digital technologies, management

Exploring the occurrence of transaction costs of BIM application in prefabricated housing supply chain

Yuanyuan Tan (*Southwest Jiaotong University, Faculty of Architecture*), **Queena Qian**, **Ad Straub**

Abstract 66238

China is undergoing rapid urbanization and the huge demand for new construction is putting enormous pressure on the country's resources and environment. In addition, with the demographic dividend disappearing, it is causing labor shortages and soaring labor costs. There is an urgent need for China to promote the construction industrialization, especially the integration of building information model (BIM) with prefabricated housings (PH). The implementation of BIM as an innovative construction technology means imposing additional responsibilities on stakeholders, potentially creating additional management processes and involving uncertainty in PH project supply chain, which can lead to additional transaction costs (TCs). Therefore, unlike previous studies that have focused on the challenges faced by traditional construction management, this study aims to investigate TCs such as due diligence costs, negotiation costs, monitoring and execution costs and explore how TCs occur through the whole PH project supply chain.

Firstly, literature review will be conducted to investigate the process of BIM application in PH project supply chain and analyze the roles, motivations and barriers of different stakeholders in different stages. Secondly, based on the TCs theory, the TCs of BIM application in each stage of PH projects supply chain will be identified and a generic framework of TCs will be established. The results generated from this study will form the theoretical basis for future empirical study to improve the economic efficiency of BIM application in PH project supply chain.

Keywords: BIM application; Transaction costs; Prefabricated housing supply chain; stakeholders

09 WORKSHOP

“HOUSING AND YOUNG PEOPLE”

The Institutionalization of Shared Rental Housing and Commercial Co-living

Richard Ronald

Abstract 63795

With rates of private rental housing surging in recent decades, shared forms of renting have become prominent in many (urban) contexts, especially amongst younger adults. The sharing sector has seen considerable adaptation to emerging economic and demographic conditions, with small and large-scale investors increasingly focusing on multiple-occupancy lettings and co-living developments as a more profitable approach to rent extraction. Governments have, meanwhile, eyed shared rental-sectors as means to increase housing capacity, affordability and urban investment, but also in terms of speculation and exploitation risks. This paper addresses the underestimated variegation in the advance of shared rental sectors and roles of different actors, both public and private in their increasing institutionalization. Recent transformations in Amsterdam's shared housing sector, a context dominated by deep regulation but also now a center of investment and experimentation in co-living development, provides a focus for this paper. The analysis considers the impact of regulatory interventions in steering sector diversification and development as well as the outcomes of a more complex housing landscape for young people seeking affordable a residential foothold in the city.

Why so moderate? Understanding the attitudes of Millennials to the global urban housing affordability crisis in post-socialist context

Martin Lux (*Institute of Sociology, Czech Academy of Sciences, Prague, Czech Republic*),
Petr Kubala, Petr Sunega

Abstract 63968

The housing affordability crisis is one of the most pressing issues in urban centres around the globe. Some current theorists have begun asking for more public housing provision, or less housing financialization (free market) respectively. In this article we focus on one social group who is affected by the crisis the most – young adults in the Czech Republic. We examine their views on possible solutions and employ both qualitative and quantitative social research in order to explain them. The results of our study reveal that the solutions to the crisis that young adults propose are surprisingly sceptical towards more public housing provision, and their highly consensual policy attitudes remain close to the neoliberal perspective, i.e. perspective that critical theorists on the contrary criticise. We show that there are contextual reasons why young people do not ask for radical policy change, such as familialism that facilitates intergenerational transmission of norms and habitus, legacy of socialism, and distrust to fairness of allocation of public means and, on the opposite, stronger support for competition and individualism. However, there are in the same time some inconsistencies in their attitudes, especially between general world view and suggestions for concrete action, that demonstrate their uncertainty and “cleft habitus”. This study contributes to youth studies on strategies of how to deal with decreasing housing affordability for young generation as well as to debates on diversity of housing policy reactions on common global challenge, and the strong role of path dependence in housing system and public welfare dynamics that still divide “old” and “new” EU member states.

Housing Wealth Inequality, Intergenerational Transfers and Young Households in the Super-Homeownership System

Petr Sunega, Martin Lux, Ladislav Kázmér

Abstract 63969

This article focuses on the problem of growing housing wealth inequality as an increasingly important dimension of social inequality in post-socialist super-homeownership countries and uses the Czech Republic as a case study. The article shows that intergenerational transfers have a mitigating effect on growing wealth inequality and, unlike in the West, work to equalize rather than catalyze wealth inequality. Using a microsimulation model, the article shows that any discontinuation of financial transfers in the future could have a serious negative impact on housing wealth inequality, with especially high impact among young families. These findings have significant implications for measuring social inequalities, demographic trends, and the stability of housing systems in post-socialist countries.

Beyond Conditionality: Community Placemaking and Partnership-building in Social Housing Management

Hsinko Cinco Yu

Abstract 64340

Social housing management is often “hardware” oriented, focusing on the physical environment or emphasizing the tenant’s responsibility. What is lacking is a focus on tenants’ engagement. As a reflection, an experimental project has been launched in social housing through policy advocacy: “the Youth Innovation in Social Housing programme”. Through investigating the experimental programme in Taipei, we found that tenant participation in social housing management can be significantly improved through community placemaking, and we further identified a dynamic process of interaction between tenants, professionals and the social landlords that constitutes a partnership in social housing management. Moreover, we suggest that the approaches of such an experimental programme come from a hybrid of Taiwan’s community placemaking concepts which are borrowed from different regions.

Acquisition capital: utilizing a new concept to explore determinants of housing outcomes among millennials across select European countries

Sarah Kostecki (University of Luxembourg), Lindsay Flynn

Abstract 64947

The interdisciplinary social science literature has mainly focused on the increased importance of select household and family resources (income, education, intergenerational transfers, and occasionally parental class status, Xu. et al., 2015; Bond and Eriksen 2021; Ronald and Lennartz 2018) for young people to secure housing. However, welfare state retrenchment (Pierson 2001) and the shift to asset-based welfare (Ronald and Doling 2010) also coincided with the culturalization of good personal finance (van der Zwan 2014). Other strands of literature suggest that financial strategies households adopt may also be linked to housing outcomes (Lee and Kim 2021; Barakova, Calem, and Wachter 2014), but these studies are few and generally not focused on younger generations. Therefore, our goal is to determine to what extent a more comprehensive set of resources matter (household, family, and financial strategies, defined as “acquisition capital”) for housing outcomes among young Europeans.

We adapt our framework from a US study using the Survey of Consumer Finances (paper draft upon request) to a study of two housing outcomes (homeownership and gross housing wealth) among millennials aged 18-45 in select European countries with the intent to present initial findings at the ENHR annual conference. To adapt the study to the European context, we use the 2017 Household Finance and Consumption Survey (HFCS) data for select countries that represent different welfare state and housing regimes including: Austria, Belgium, Finland, France, Germany, Greece, Ireland, Italy, Luxembourg, Netherlands, and Portugal. We will compare results on the two housing outcomes both across countries and to the findings in the US to determine if financial strategies matter for young Europeans' housing outcomes to the same extent as in the US, especially for households at the middle of the income spectrum.

The intergenerational transfer of housing advantage in Shanghai in relation to tenure and location

Junru Cui (*Department of Geography, Planning and International Development Studies, University of Amsterdam, Amsterdam, 1001 NC, Netherlands*), **Rowan Arundel**

Abstract 65009

This research considers the intersection between intergenerational housing support and spatially differentiated housing markets by focusing on the transfer of housing advantage – in relation to tenure and location – from parents to their adult children. Previous studies have found that urban homeowner parents in China, especially those who benefited the most from housing reforms since the late 1970s, are best situated to help their adult children access homeownership. However, our understanding of the links between the location of parents' homeownership, different wealth accumulation trajectories, and their adult children's housing outcomes is still limited. Using original survey data collected in Shanghai over 2018 and 2019, this study examines the relationship between parents' tenure and location when their children were 14 years old and their adult children's first independent housing and first homeownership in terms of tenure type, location, and value. The analysis examines how adult children with parents having greater housing advantage are more likely to access homeownership in higher value housing submarkets. Our research thus reveals how housing advantages of parents in the context of strong spatial housing market differentiation is transferred across generations. We contend that the consideration of spatial housing market dynamics together with intergenerational support has significant implications for understanding housing inequalities among young people in contemporary China.

Keywords: intergenerational support, housing tenure, housing location, housing inequality

The classed geography of parental co-residence

Cody Hochstenbach, **Rowan Arundel**

Abstract 65011

Across countries, young adults are prolonging their stay in the parental home and returning more often. This is often borne out of constraints related to worsening labour and housing market options. The increasing inability to leave the parental home, a key life-course transition, has garnered substantial research interest. Existing studies have focussed on aggregate cross-country comparisons or micro-level determinants of home-leaving. There is a dearth of research that considers both structural trends and how changes are stratified across sub-populations. Moreover, geographical differentiation has been neglected.

We turn to the case of the Netherlands to address this gap by investigating trends in parental co-

residence and how these are stratified across socio-economic position and geography. Drawing on full-population register data over 2005-2020, we investigate changing co-residence rates and differentiation by young adults' and their parents' socio-economic position. We focus on those aged 25-to-29 and 30-to-34, with spatial analyses conducted across the country at the municipal level.

Our findings reveal stark differences in parental co-residence dynamics. First, increases in co-residence are substantially stronger for young adults on a low income compared to higher income. Second, while parental background clearly structures home-leaving, trends over time do not suggest a growing importance. Third, increases in co-residence show strong geographical variation and are strongest in high-density urban municipalities with expensive housing markets. Finally, socio-economic class and geography crucially intersect to intensify divides in co-residence rates. The findings of this paper urge more attention on the variegated nature of rising parental co-residence across class and geography.

Intergenerational gentrification: Parental gifts and neighbourhood sorting among young adults in owner-occupied housing

Wouter van Gent (*Universiteit van Amsterdam*), Rik Damhuis, Sako Musterd

Abstract 65376

Parental support is an important factor for housing outcomes of young adults. This paper assesses the role of parental gifts in neighbourhood sorting among young adult homebuyers. We make use of high-quality individual-level registry data for two large urban metropolitan areas in the Netherlands. While previous studies have shown that young adults receiving gifts purchase more expensive housing, little is known about the role of gifts in where young adults buy. Our study finds that parental gifts enter the built environment in a strongly spatially uneven matter. Young adult movers supported by parental gifts are more likely to enter owner-occupied housing high-status and gentrifying urban neighbourhoods compared to movers without gifts. This study shows that this is only partially explained by household and parental characteristics and by the uneven distribution of housing values. The remaining effect suggests that parental gifts may also play a role in trade-offs regarding spatial residential decision making. The conclusion discusses the ramifications of our findings for debates on (re)production of intra-generational inequalities through housing, and provides avenues for further research.

Key words: socio-spatial sorting, intergeneration transfers, young adults, homeownership, gentrification

Housing policies by young people, not for young people. Experiences from a co-creation project in Amsterdam

Joris Hoekstra (*Delft University of Technology*), Martina Gentili, Barend Wind

Abstract 65378

For starters on the Amsterdam housing market the accessibility of housing has been decreasing for years, due to soaring house prices and rents, the shrinkage and residualization of the social rental sector, and the precarization of the labour market. Consequently, especially the most vulnerable young people struggle to secure an affordable and adequate dwelling and are stuck in insecure and chaotic housing pathways. Current housing policies in Amsterdam are struggling to effectively respond to these challenges. In an effort to better understand and address the specific housing problems of young people, the Municipality of Amsterdam, the Technical University of Delft, housing association De Key, tenant organization! Woon and a group of local young people have started a co-creation project within the framework of the H2020 UPLIFT project. The goal of this project is to unravel the real-life experience of young people and to co-create new or improved policy measures with them. This paper examines the

results of said policy co-creation process in order to understand its impact on the participating actors - young people in particular - and on the policymaking approach. We analyse the benefits and limits of this type of participatory practice in addressing housing issues, which are usually at the intersection of local and national policy action, and try to draw conclusions on its applicability in the larger Dutch context.

Housing pathways of young talents in metropolises. The case of Shenzhen, China

Chi Jin (*Environment, Delft University of Technology*), **Sylvia J.T. Jansen**, **Harry J.F.M. Boumeester**, **Bo Li**, **Peter Boelhouwer**

Abstract 65379

In the context of the increasing housing prices worldwide, the housing situation of young talents in metropolitan cities has become even more severe. Existing studies attribute the housing outcomes of young talents to structural factors such as a shortage of housing supply, rising housing prices and rents, and a tight mortgage market, while little attention is paid to the agent factors such as attitude and personal ability of young talents themselves. By using the combination of the housing pathway approach and three concepts (*habitus*, *capital*, and *field*) of Bourdieu, this study aims to obtain a description of the housing pathways of young talents in a metropolitan city and uncover what structural and agent factors together influence the formation of different housing outcomes. 18 semi-structured interviews with young talents were conducted about their housing pathways in a Chinese first-tier city -Shenzhen. Four different housing pathways of young talents in Shenzhen were identified: staying at parents' home, private renting to owning in Shenzhen, (private renting to) talented renting, and progressive private renting. These four housing pathways are distinct from each other mainly in the past and present predominant tenure (housing fields) occupied by young talents as well as the number and type of moves. The results show that the formation of different housing pathways can be explained by the interaction of the diverse *habitus* and the various economic, social, and cultural capital. The findings of the current research can be used as a reference for developing strategies to smoothen young talents' housing pathways in Shenzhen or even other comparable metropolitan cities.

Keywords: Housing pathways, young talents, *habitus*, capital, field, Shenzhen

Splitting up houses as a solution to housing shortage in the Netherlands: considerations of younger and older adults

Pauline Van Den Berg (*Eindhoven University of Technology*), **Pauline Sijlmans**, **Stephan Maussen**

Abstract 65470

The Netherlands is facing an enormous housing shortage. As a consequence, housing prices are rising sharply, and the affordability of housing is beginning to be compromised. Especially starters on the housing market are affected by the current situation. To reduce the pressure on the housing market large numbers of new houses will need to be built. Next to that, alternative solutions need to be considered. One possible solution could be splitting up existing homes into several independent homes. Currently, many older adults are living alone in a relatively large, detached house, and are only using part of it. By splitting the house, two independent living spaces can be formed. This may make it easier for young people to enter the housing market. If the young people in the split houses are willing to perform help tasks for the older adults, this will increase their options for aging in place. While the idea of splitting a home into several fully independent homes is not new, more insights are needed into the viability of this housing solution. This study therefore contributes to these insights by mapping the considerations of both older and younger people when living in a split house and regarding receiving

or giving help. Information on these points of consideration was collected through interviews with both target groups. Both the older and young adults indicated that they are open to live in a split house. However, both parties did have some points of concerns related to financial, social (privacy) and practical aspects of the housing situation. By addressing these points of concern, splitting up houses could become an attractive solution to solve the shortage of affordable housing for young people and increase the possibilities for older adults to age in place.

New Housing arrangements for young people in Milan: exploring alternative solutions in motion

Maria Chiara Cela

Abstract 65472

The housing experiences of young people has become a contemporary global concern, with the exacerbation of young people's housing problems in many countries (Mackie, 2016). In Italy at least since the 1990s, young people have been experiencing increasing economic difficulties to access housing due to different factors (retrenchment of the welfare state, atypical employment, constraints to credit access, growing of housing prices and rents), so they spend more time in their parental home than in the past (Poggio, 2013). Many alternative housing arrangements have been developed both by young people (Bricocoli and Sabatinelli, 2016) and by social housing providers to address the youth's housing demand for affordable housing, especially in large cities. In Milan rents are expensive comparable to those in other European metropolises although wages are still very low by European standards and the system of social protection is not very attentive to the needs of the younger generations. "Milano 2035 - Youth Housing Coalition" is a network of non-profit organisations (foundations, associations and cooperatives) founded in 2018 to promote collaborative and affordable housing for young people in the Milan metropolitan area. The network is sponsored by the Lombardy Region and the Municipality of Milan. My paper analyses and compares the main characteristics of the provision offered by one of the organizations of Milano2035 network, specifically DAR=CASA housing cooperative, in 3 different housing projects targeted to young people: Ospitalità Solidale, Carbonia 3 and Grigioni2035. I will focus on the types and costs of available housing provision; the selection and allocation criteria; and the conditions of the tenure (length, types of contracts, conditionality mechanisms). My exploration will conclude with some reflections on the critical issues linked to these different types of provision (temporary staying, costs, fragmented provision, housing quality) and the identification of new strands of research.

Rethinking affordable housing provision for young adults: opportunities and pitfalls

Igor Costarelli

Abstract 65507

In many European cities, the lack of affordable housing refrains young adults from grabbing jobs or educational opportunities, creating an obstacle to social mobility. Against this backdrop, new ways to promote access to affordable housing solutions for students and young adults are emerging. These are promoted by partnerships of different local actors, including social/public housing providers, city councils, volunteering associations, and universities, which offer temporary, affordable rental units in return for youths' commitment to community-oriented activities for the benefit of disadvantaged social groups. This paper shows how this new approach to youth housing inclusion taps into youths' non-financial resources and capabilities, e.g. relational skills, pro-social motivation, and willingness to help, that are channeled into neighbourhood-based initiatives designed to promote encounters

across diversity and practices of civic engagement. Drawing on an international comparison of similar programs in contexts far apart as the United Kingdom, the Netherlands, France, and Italy, this paper discusses the implications this emerging paradigm of youth housing inclusion has in terms of equality of opportunities and mitigation of socio-spatial exclusion.

Keywords: allocation policy, tenant selection, social mix; socio-spatial inequalities; urban attractiveness.

Gentrification as rejuvenation of consumption, but also its population?

Adela Petrovic

Abstract 65508

The paper is a theoretical and empirical contribution to changes in socio-demographic composition and urban transformation processes occurring in two formerly working-class neighbourhoods, Karlín and Smíchov, in the inner-city of Prague. While gentrification has been confirmed in those neighbourhoods, the study's main objective is to answer the following questions: Is the population rejuvenating? Is it due to in- and out-migration or in situ rejuvenation? What are the implications of the rejuvenation on the identity of the neighbourhoods? If without rejuvenation, what does that mean in the gentrification context and growing hipsters or places for alternative culture in those neighbourhoods?

Methodologically, the research derives mainly from the comparative analysis of the two neighbourhoods' socio-demographic composition (statistical/migration data) between 2000 and 2020; and from media discourse analysis, field survey, mapping, and observations.

The main outcomes are documenting differences in the socio-demographic composition and discussing rejuvenation tendencies in selected neighbourhoods.

Keywords: rejuvenation, gentrification, inner-city of Prague, socio-demographic composition, consumption

Young adults and housing affordability crisis in the Czech Republic: reflection of complex temporalities and responsibilities

Tomáš Hoření Samec (*Institute of Sociology of the Czech Academy of Sciences*), **Petr Kubala**

Abstract 65514

Our paper focuses on young adults' perception of the housing affordability crisis in the Czech Republic reflecting on complex responsabilization and temporalization of the housing sphere in young adults' narratives. Our contribution is primarily based on qualitative in-depth interviews which suggest the ambiguity of current housing discourse which holds onto the "old" norms and stances (ideal of homeownership, individualistic neoliberal meritocratic principles), but exhibits the "cracks" in the hegemonic ideology. We argue that this moment of (potential) transgression poses an interesting research site to observe how the "old" (norms, practices, strategies) and "new" (the shock from the state of market) merges and how it is possibly influenced by the class status of narrators and their parents which influences both the ability to develop a stable vision of future life, but also influence the critical capacity of the current system. We support and triangulate our argument through the analysis of quantitative survey data with young adults from four Czech cities affected by the housing affordability crisis.

The timing of “final” departures from the parental home: How immigrant status, family of origin and geography shape nest leaving among young adults in Norway

Anna Maria Santiago, PhD (*College of Social Science, Michigan State University*),
Lena Magnusson Turner, Hans Christian Sandlie

Abstract 65569

In 2020, young adults across the European Union, on average, moved out of their parents' homes at age 26.4, with men leaving nearly two years after (27.4 years) women (25.4 years); see Eurostat, 2021; Chiuri & Del Boca, 2010). Prior studies also noted significant variations by immigrant background (De Valk & Billari, 2007; Zorlu & Mulder, 2011; Zorlu, 2013; Arpino, Muttarak, & Vitali, 2015; Zorlu & Van Galen, 2016; Ferrari & Pailhé, 2017; Gabrielli & Impicciatore, 2020; McAvay & Pailhé, 2021). Even prior to the Covid-19 pandemic, young people were facing greater uncertainty and heightened difficulties in transitioning to adulthood, including leaving the parental nest and forming independent households (Billari & Liefbroer, 2007). The lack of affordable housing coupled with increasing job instability are critical factors in decisions about whether to leave or remain the parental home. Greater numbers of young adults are delaying the nest-leaving process and opting to stay at home (Hochstenbach and Boterman, 2015; Arundel and Ronald, 2016; Mazzotta & Parisi, 2018; Fuster, Arundel and Susino, 2019; Angelini, Bertoni, & Weber, 2020; Pustulka, Sarnowska, & Buler, 2021).

Previous studies (e.g., Texmon, 1995; Sandlie, 2008, 2011; Sandlie & Gulbrandsen, 2021) of nest leaving in Norway reported patterns found in other Scandinavian or northern European Union contexts (e.g., Angelini, Laferrère, & Pasini, 2011) with Norwegian young adults leaving their parental homes in their early 20s facilitated by welfare state generosity and different cultural and normative values emphasizing early independence (Holdsworth, 2004; Kjeldstad, 2014; Halvorsen & Lindquist, 2017). Yet, little is known about more recent patterns of nest leaving in Norway. Nor do we know how rapid increases in immigration to Norway, particularly from non-Western countries, during the past 15 years or so have contributed to changes in these patterns. Using longitudinal register data from Norway, this study assesses the influence of immigrant background and individual characteristics, family of origin characteristics, and geographical contexts on “final” nest leaving – the point at which young adults depart from the parental home to form long-term, independent households.

Methods

Norwegian register data for the period between 1991 and 2018 are used to trace the “final” nest leaving from the parental home between the ages of 16 and 28 years for the 1975, 1980, 1985 and 1990 cohorts of native Norwegians and immigrant descendants (N=216,778). We employ Accelerated Failure Time (AFT) models with frailties for clustering of siblings in families to estimate how individual, family of origin and geographical contexts affected the timing of nest leaving by gender and immigrant background.

Results

The average age at time of “final” nest leaving was lower for women (22.5 years) than men (23.3 years). Relative to native women, immigrant descendant women delayed their nest leaving; however, immigrant descendant men left their parental homes earlier than native men. Compared to earlier birth cohorts, women and men from the 1990 birth cohort left significantly earlier. Men and women leaving to form their own households through marriage and/or childbirth also left earlier than those who were single. Yet, those who have completed or are completing university education stay in the parental home longer. Surprisingly, both men and women who had higher levels of education and earnings stayed in their parental homes longer. Family of origin characteristics that facilitated earlier departures from the parental home including living in single parent households, having other siblings in the home, and coming from families that were more affluent. In contrast, nest leaving was delayed

in families where other siblings had already departed from the parental home or in families where parents possessed higher levels of education. Nest leaving was accelerated in the most urbanized municipalities (including Oslo) for men but delayed for women residing in the Oslo region.

Conclusions and Implications

Findings from this study underscore significant differences in the timing of nest leaving by gender, immigrant background, generational cohort and life course transitions. Further, they suggest how remaining in the parental home might be used by young Norwegian adults as a strategy to achieve better positions later on in life by completing university and/or saving earnings to purchase homes in a society where homeownership is the norm. This ability to remain in the parental home appears to be facilitated in more socially advantaged households. At the same time, however, more affluent households have the ability to provide resources that enable their young adults to leave home.

References

- Angelini, V., Laferrère, A., & Pasini, G. (2011). Nest leaving in Europe. In Börsch-Supan, A., Brandt, M., Hank, K., & Schröder, M. (Eds.), *The individual and the welfare state. Life histories in Europe*, 1st ed. (pp. 67–80). Heidelberg, Germany: Springer.
- Angelini, V. Bertoni, M., & Weber, G. (2020 September). *The long-term consequences of a golden nest*, IZA Discussion Papers, No. 13659, Institute of Labor Economics (IZA), Bonn. <http://hdl.handle.net/10419/227186>
- Arpino, B., Muttarak, R., and Vitali, A. (2015). Comparing living arrangements of immigrant young adults in Spain and the United States. In: Aybek, C.M., Huinink, J., and Muttarak, R. (eds.). *Spatial mobility, migration, and living arrangements*. Cham: Springer International. (pp. 161–187). DOI:10.1007/978-3-319-10021-0_8.
- Arundel, R., & Ronald, R. (2016). Parental co-residence, shared living and emerging adulthood in Europe: Semi-dependent housing across welfare regimes and housing system contexts. *Journal of Youth Studies*, 7, 885-905. <https://doi.org/10.1080/13676261.2015.1112884>
- Billari, F. C., & Liefbroer, A. C. (2007). Should I stay or should I go? The impact of age norms on leaving home. *Demography*, 44, 181-198
- Chiuri, M., & Del Boca, D. (2010). Home-leaving decisions of daughters and sons. *Review of Economics of the Household*, 8, 392–408.
- De Valk, H.A.G., & Billari, F.C. (2007). Living arrangements of migrant and Dutch young adults: The family influence disentangled. *Population Studies* 61(2): 201–17. DOI:10.1080/00324720701340129.
- Eurostat (2021 August 12). When do young people leave the nest? <https://ec.europa.eu/eurostat/en/web/products-eurostat-news/-/edn-20210812-1>
- Ferrari, G.; & Pailhé, A. (2017). Transition to adulthood in France: Do children of immigrants differ from natives? *Advances in Life Course Research* 31: 34–56. doi:10.1016/j.alcr.2016.10.001.
- Fuster, N., Arundel, R., & Susino, J. (2019). From a culture of homeownership to generation rent: Housing discourses of young adults in Spain. *Journal of Youth Studies*, 22(5), 585-603. <https://doi.org/10.1080/13676261.2018.1523540>
- Gabrielli, G., & Impicciatore, R. (2020). Living arrangements of adult children of immigrants in selected European countries. *Demographic Research*, 43, 30 July-December), 889-928 <https://www.jstor.org/stable/10.2307/26967827>.
- Halvorsen, E. and Lindquist, K.-G. (2017). *Getting a foot on the housing ladder: the role of parents in giving a leg-up*. Working paper no. 19. Norges Bank. <http://www.norges-bank.no/en/Published/Papers/Working-Papers/2017/192017/>
- Hochstenbach, C., & Boterman, W. R. (2015). Navigating the field of housing: Housing pathways of young people in Amsterdam. *Journal of Housing and the Built Environment*, 30, 257-274.
- Holdsworth, C. (2004). Family support during the transition out of the parental home in Britain, Spain and Norway, *Sociology*, 38(5), p. 909–926.
- Kjeldstad, R. (2014): Alene, i samliv eller fortsatt i barndomshjemmet? [Living alone, in cohabitation or still in the childhood home?], *Samfunnsspeilet*, 3, 15-20.
- Mazzotta, F., & Parisi, L (2018). Stuck in the parental nest? The effect of the economic crisis on young Europeans' living arrangements. In O'Reilly, J., Leschke, J., Ortlie, R. Seeleib-Kaiser, M., & Villa, P. (Eds.) *Youth Labor in Transition: Inequalities, Mobility, and Policies in Europe* (ch. 11, 1-30). DOI: 10.1093/oso/9780190864798.001.0001
- McAvay, H., & Pailhé, A. (2021). Leaving the nest in immigrant neighbourhoods: Gender and origin differences in France, *Journal of Ethnic and Migration Studies*, DOI:

10.1080/1369183X.2021.2020628

- Pustulka, P., Sarnowska, J., & Buler, M. (2021). Resources and pace of leaving home among young adults in Poland, *Journal of Youth Studies*, DOI: 10.1080/13676261.2021.1925638
- Sandlie, H. C. (2008). *To må man være. Om ungdommens boligetablering på 1990-tallet*. [It takes two to tango. Young adults' entering the housing market in the 1990s] Doctoral dissertation. Oslo: Department of Sociology and Human Geography, University of Oslo
- Sandlie, H. C. (2011). Hvordan går det med ungdommens etablering på boligmarkedet? [Housing transitions of younger adults: stability or change?] *Tidsskrift for ungdomsforskning*, 11(2), 49-69.
- Sandlie, H.C., & Gulbrandsen, L. (2022). Intergenerational tensions and solidarity within the housing sector. In Falch-Eriksen, A., Marianne Takle, M., & Slagsvold, B. (Eds). *Generational tensions and solidarity within advanced welfare states* (pp 96-110). London: Routledge. DOI: 10.4324/9781003129592-5
- Texmon, I. (1994). Ut av redet – utflytting i flere trinn [Leaving the nest – moving out in several steps], *Samfunnsspeilet* 2, 9-15.
- Texmon, I. (1995). *Ut av redet. En demografisk analyse av flytting fra foreldrehjemmet*. [Leaving the nest. A demographic analysis of leaving the parental home]. Oslo: Statistics Norway Reports 95/4.
- Zorlu, A. (2013). 13 Nest-leaving behaviour among immigrant youth. In A. Van Heeelsum & B. Garcés-Mascreñas (Eds.), *Migration and Integration Research: Filling in Penninx's heuristic model* (pp.169-183). Amsterdam, NL: Amsterdam University Press.
- Zorlu, A., & Mulder, C.H. (2011). Ethnic differences in leaving home: Timing and pathways. *Demography*, 48(1): 49–72. DOI:10.1007/s13524-010-0012-1.
- Zorlu, A., & Van Gaalen, R. (2016). Leaving home and destination of early nest leavers: Ethnicity, spaces and prices. *European Journal of Population* 32(2), 267–291. DOI:10.1007/s10680-016-9375-3.

10 WORKSHOP

“HOUSING FINANCE”

Leasehold Reform Proposals in England and Wales: The unintended consequences of reducing the premium in leasehold extensions and enfranchisement

Mark Andrew (*City, University of London, Bayes Business School*), **James Culley**

Abstract 64467

The government is intending to pass legislation to make it easier and cheaper for leaseholders to extend their lease or purchase the freehold. The existing analysis of premium reduction proposals assess its financial implications by examining the distribution of gains and losses among freeholders and leaseholders. Unsurprisingly, the analysis concluded that freeholders lose out and leaseholders on short leases benefit most. We argue that there are wider financial implications which contradict other government policy objectives. In this paper, we analyse the implications of the proposals that the government have publicly accepted, namely to standardise the extended lease length, eliminate the marriage value and encourage commonholds. However, our framework can accommodate an analysis of a number of other reform proposals to reduce the premium. Leaseholds are sold at a discount to the freehold value of an identical building, the size of the discount determined of the lease length. This is known as Relativity. Our method comprises of two parts: (i) hedonic apartment price models to obtain the enfranchised Relativity required for a numerical analysis; and (ii) an option pricing model to examine financial consequences of the proposed reforms to leaseholders, freeholders and the leasehold market. We find that confining the analysis to the distribution of gains and losses from the premium reduction understates the financial benefit accruing to existing leaseholders, a significant proportion of leaseholders in richer postcodes benefit the most and housing affordability deteriorates for new entrants to the leasehold market.

Keywords: Leasehold reform, enfranchised Relativity, hedonic models, option pricing

Resilience in the UK Housing System: from the Global Financial Crisis to the Covid-19 Pandemic

Mark Stephens (*University of Glasgow*), **Philip O'Brien**, **Alice Earley**

Abstract 64832

The Global Financial Crisis (GFC) exposed a manifest lack of resilience in the UK's housing system, not least in the mortgage and housebuilding industries. At its outset, the Covid-19 pandemic appeared to present another test of these industries' resilience, as the economy underwent a severe contraction. This paper presents findings from a project that involved interviews with key informants and senior providers from both industries in August/ September 2020 and follow-up interviews in January/ February 2022. It found that whilst both industries had operated risk-reducing strategies in the aftermath of the GFC, only the mortgage industry had undergone regulatory reform. Further, whilst the economy shrank dramatically in 2021, the housing market boomed. A study of government interventions suggested revealed the state's embeddedness in the housing market is the defining feature of the period, suggesting that resilience was essentially conservative or even reactionary in nature.

The distributional effect of property tax in Flanders

Kristof Heylen

Abstract 64850

This paper focuses on the distributional impact of property tax and cadastral income (the tax base) for owner-occupiers in Flanders, the northern region of Belgium. The study is part of the ongoing RETAX project, in which the main objective is to develop a new model for estimating the tax base of property tax in Flanders. Property tax in Flanders is a regional tax on real estate paid annually by its owners. With our distribution analysis, carried out for the first time for Flanders, we wanted to gain insight into the vertical equity of the current system. In addition, we also focused on the distributional impact of the most common reductions of the property tax and analyzed the impact an alternative tax base (based on the housing value). The analyses are based on the Flemish subsample of EU-SILC 2018.

We examined the distribution of the property tax by 3 methods: the ratio of property tax to income, and by 2 indices measuring the degree of tax progressivity (Kakwani and Suits-index). According to each of these methods, property tax in Flanders is shown to be moderately regressive among owner-occupiers. This result is mainly due to the fact that cadastral income (the tax base) is more evenly distributed over income groups than disposable income. In addition, the property tax has a uniform rate, which makes the distribution of property tax very similar to the distribution of cadastral income. When the alternative tax base is applied, property tax become slightly more regressive.

Towards A Sustainable Social Housing Financing in Ghana: The Nexus between Demand and Supply

Andrew Victor Kabenlah Blay Jnr, Julius Akotia, Mihaela Anca Ciupaa

Abstract 65002

Housing and its infrastructure problems are raising global concerns among housing consumers, providers, policy makers and financiers particularly in the global south. It is due to housing being considered as central towards the achievement of SDG 11 of the United Nations Agenda 2030. For instance, in Ghana, the provision of housing has been a challenge for the most stakeholders as demand exceeds supply.

This paper examines the barriers and constraints of the existing finance options for social housing in Ghana. The paper adopted mixed research method using semi-structured interviews and questionnaire survey to collect data from managers and staff of social housing providers in Ghana. The findings show that there is a lack of sustainable funding options for social housing providers. It also emerged that there is an absence of a well-structured framework for assessing sustainable funding options by social housing providers.

This study holds a significant implication for the stakeholders involved in the provision of affordable housing in Ghana as it has brought to the fore the main challenges underlying the funding sources and the project management processes involved in the provision and delivery of affordable housing.

This paper forms part of an on-going PhD study aims at developing a framework for evaluating sustainable funding options for social housing development in developing countries.

Keywords: Developing Countries, Ghana, Global South, Housing Finance e Social Housing, Sustainable Development

How much unaffordable dwelling can I afford? Evidence from the Israeli Housing Market

Larisa Fleishman (*Israeli Central Bureau of Statistics*), **Doron Sayag**, **Alla Koblyakova**

Abstract 65245

To assess housing affordability level and its changes over time, various affordability indicators have been formulated and applied in most countries. This paper proposes the new housing affordability measure, the Affordability Housing Matrix (AHM), based upon the Israeli Household Expenditure Survey data and housing transactions data. Employing the AHM approach, the new affordability index has been constructed and analyzed for 5-year-laged time points (2002, 2007, 2012, and 2017). The main novelty is that this new affordability measure accounts not only for house prices and incomes, but also considers for prevailing LTVs, mortgage costs, HHs demographics and housing quality components, while matching HH's needs to normative dwelling size and maximum duration of a mortgage contract available to different HHs' age groups. The developed affordability index gives the answer to the question which HH group has/does not have access to the needed mortgage to buy a house, also measuring the extent to which this objective is achievable/unachievable.

The results show that during the decade 2007-2017, housing affordability has worsened for more than 70% of the Israeli HHs. In 2017, about 80% of the young HHs could not afford properties specified as crowded. At a district level, two highly demanded districts (Jerusalem and Tel Aviv) were characterized by rather low affordability, being mostly influenced by an increase in housing prices. An increase in incomes and decline in nominal interest rates, to an extent, have dampened housing affordability deterioration. In terms of "amount of dwelling" that HH could afford, the housing affordability gap between 2007 and 2017 reflects a decrease by almost half a dwelling: while in 2007 weighted average HH type could afford 128% of adequate dwelling, in 2017 this value dropped to 82%.

New AHM approach may serve as the basis for the important policy implications, assisting in implementation of affordable housing schemes.

Keywords: Affordability Housing Matrix, house prices, mortgage

A Risk Analysis for the German Housing Market

Voigtlaender Michael

Abstract 65250

Prices and rents in the German housing market increased considerably over the last 10-15 years. This boom can be attributed to strong income increases, a large influx of people and constantly falling mortgage rates. Beginning in 2022, the situation has changed dramatically. Given the high inflation rate and the danger of a recession for the German economy, the outlook is cloudy. What is more, mortgage rates increased significantly, decreasing affordability of housing. In the paper the impact of these macroeconomic developments on the German housing markets are analysed. In a first step, risks for banks are discussed. However, given long periods of fixed rates and high amortization rates, the risks are only minor. However, specifically high mortgage rates dampen the demand for housing. As an application of the user cost of housing approach (Poterba, 1984) suggests, a downturn of property prices could be expected if mortgage rates climb considerably. Also, the combination of high construction costs and increasing mortgage rates are extremely challenging for project development.

Homeownership of young adults in Austria from a national and regional perspective since 2010 – a fading dream?

Alexis Mundt, Wolfgang Amann, Karin Wagner, Stefan Angel

Abstract 65312

Since around 2008, a strong decline in ownership rates especially among young adults is visible in many OECD countries. This can indicate a change in preferences for more flexible housing options or a drop in affordability based on a combination of house price increases and a decline in access to finance (mortgage loans, deteriorated labor market conditions, insufficient income etc.). First, we investigate how these trends affect Austria as a whole and then focus on two regions with long-term political strategies to encourage home ownership by tailored housing subsidy programs (Lower Austria, Vorarlberg). We apply survey data from three sources (microcensi, EU-SILC, HFCS) and exploit regional administrative data. Our findings show that young adults are less likely to become homeowners as before, even though this is more apparent between age 35-49 than younger. Differences across regions and building types are extensive, but price dynamics in the urban areas that outstrip income developments seem to be the main drivers. As young households benefit from early homeownership less than previous generations, this points to a latent and deepening problem of intergenerational equity. Current regional policies to encourage ownership do not reach the necessary dimensions to counteract dominating market trends.

Keywords: homeownership, Austria, regional analysis, young adults, housing subsidies

Efficiency of the Help to Buy Scheme in the UK

Alla Koblyakova

Abstract 65356

In April 2013 the government has introduced Help to Buy HTB EL initiative to offset the negative impact of the relatively high first-time deposit requirements, and the associated overall mortgage costs, also providing a stimulus to house-building activity by assisting households to obtain a mortgage when purchasing a new-build house. This government initiative is in line with key objectives of housing policy measures, which aim to improve the efficiency of the UK's housing system, and to redistribute resources among various household groups (Cheshire, 2013). However, these initiatives are not without criticism. The main criticism is that HTB was not efficient in overcoming affordability of mortgage payments and liquidity constraints, also pushing house prices up, and increasing housing costs in already unaffordable areas. This paper addresses these questions by empirically exploring simultaneous relationships between major factors, including mortgage costs, house price dynamics, and mortgage affordability rates. The novelty is that this study takes regional perspective applying pooled cross sectional time series (CSTS) data design. The key idea is to simultaneously explore demand for the HTB financing, supply of new housing and affordability factors, also identifying common factors which influence efficiency of the HTB policy initiative. The modelling approach takes the form of a system of the three simultaneous equations applying two 2SLS estimation techniques. The main contribution of the paper is empirical evidence on the regional variations in the efficiency of the HTB EL scheme, also confirming that households benefit from the government subsidy and relaxed affordability constraints. Main findings suggest that policy is efficient in reducing mortgage affordability gap. Government measures stimulate new housing supply, having inelastic effect upon house price increase. Policy implications may involve the need for the enforcement of regional consideration in housing/mortgage affordability programs, such as regional variations in house price caps.

Housing affordability trends in European countries

Magdalena Zaleczna (*University of Lodz, Poland*), **Konrad Zelazowski**, **Agata Antczak-Stepniak**, **Ewa Kucharska-Stasiak**

Abstract 65400

Increased volatility of real estate prices and rising income inequality in recent years pose a threat to access to decent housing in many European economies. New processes and phenomena have emerged that affect the purchasing capabilities of households in the housing markets. However, available data and analyses don't give us a complete picture of these traditional and current phenomena' impact on housing affordability.

Housing affordability is not a straightforward concept; there are various interpretations and analyses. The authors chose housing ownership as the subject of study and the specific measures of housing affordability associated with it. The research aimed to investigate long-term changes (2005-2020) in 23 selected European countries. Comparative analysis based on three measures of affordability allowed authors to indicate socio-economic factors responsible for housing affordability trends. The authors used critical literature analysis and panel models in the empirical part of the study.

Examining the causes of escalating home price and rents in Canada

Steve Pomeroy

Abstract 65504

Following a gradual upward trend since the Global Financial Crisis, home prices in Canada escalated dramatically during and through the Covid Pandemic - up over 50% since spring 2020. Relative to other G7 and OECD countries Canada has fewer homes per capital and this has been identified as a measure of undersupply. In response federal and provincial housing policies have focused on the undersupply as the key cause of both rising home prices and rising rents. This paper examines the evidence and concludes that while there were short term surges in population growth that challenged supply inelastic markets from 2016-19, the more significant factors driving price and rent increases since 2019 may be demand factors. In particular, a decline to very low mortgage rates, augmented by a new phenomenon of super-charged demand as existing property owners levered their substantial equity appreciation into new purchases and property investment. Going forward however, with Canada establishing high immigration targets and reopening borders after the pandemic, new demand pressures will emerge and alter these factors.

What happens when rental levels are included in models of house price? Some cross-country evidence

Kieran McQuinn, **Paul Egan**

Abstract 66085

In a well-known contribution Glaeser and Gyourko (2007) use the relationship between the user cost of capital and the house price to rent ratio, Glaeser and Gyourko (2007) to outline the contrasting impact rent levels could have in house price models. the relationship between the price-rent ratio and future house price movements, depends on the manner in which house prices are determined. For example, a forward-looking mechanism would imply that a higher price/rent ratio would result in future price growth. All else equal, if house prices increase relative to rents, the cost of renting vs buying falls, and

homeowners must expect capital gains to be indifferent between renting and buying. In this context, according to this efficient market view, houses are neither overvalued nor undervalued. An alternative, backward-looking view of residential real estate prices, instead, contends that elevated levels of the price/rent ratio should be associated with future price declines. The rationale is that if home ownership looks more expensive relative to renting than it has been in the past, house prices should correct downwards. However, despite the relative importance of housing market developments across the OECD over the past 25 years, there has been little exploration of this important issue since. In this paper we use a recently published housing and rental market dataset (OECD) to examine the impact of the house price to rent ratio on the growth in house prices with a 38-country panel over a period of 52 years (1970 – 2021). We conduct a number of panel-data regressions where we regress the change in house prices on the price to rent ratio while controlling for country and time dummies. Our preliminary results indicate that increases in the price to rent ratio lead to an increase in house price growth over the sample.

Low-income homeownership and the accumulation of wealth

Kristin Aarland

Abstract 66579

Homeownership is widely recognized as the prime means of wealth accumulation for private household. In this paper we analyze the short-term housing wealth and overall net wealth accumulation for low(er) income renter households that purchased a home through the public starter mortgage program in Norway. We address the inherent selection bias by using the declined mortgage applicants as the control group, establishing a lower bound by including only the better-off amongst the control group. We pay special attention to heterogeneity across ethnic background, that has been found to have a contrasting effect on wealth accumulation in previous literature, while controlling for an extensive set of other background variables.

11 WORKSHOP

“HOUSING LAW”

Consumer protection in collaborative housing

Diego Vigil de Quiñones Otero

Abstract 63854

The trend toward the expansion of co-housing makes it necessary to specify the rights that the acquirer of such accommodation must have, first as a consumer and then as a co-owner. In order to set the content of these rights, some critical consideration will be required regarding the tendency to hold the consumer irresponsible for the benefit of the service provider company, differentiating appropriately the roles of owner and consumer, making it clear when the consumer ceases to be. On the other hand, it is necessary to distinguish the different possible regimes through which co-housing can be established (lease, special housing communities of neighbours and related figures), to specify the service provider subject (cooperatives or promotional companies), and to focus, above all, on the perfect and symmetrical information of the contracting parties. In such information, the Property Registry can play a valuable role on which some ideas are put forth. Based on these precisions, some desirable legislative reforms are suggested.

Keywords: Consumer, Co-owner, Rights, symmetrical information, Property Registry

Co-housing

José Antonio Alborch de la Fuente

Abstract 63855

Co-housing has emerged in recent years as a way to make housing more affordable through a new configuration of private and common spaces, integrating in the latter services that were normally part of individual units, for their common use. The aim of facilitating access to housing for disadvantaged sections of the population and the inclination towards a greater communal living within these communities, has resulted in co-housing often being materialised through the legal concept of housing cooperatives.

The main purpose of the Property Register, as an institution, is to guarantee the security of real property transactions and, in doing so, to facilitate those transactions, by boosting the confidence of buyers in the physical and legal reality of the right they intend to buy and by reassuring the banks that finance those acquisitions through mortgages.

However, some legal features of the housing cooperative and its destination mainly towards less advantaged sections of the population make legal transactions in co-housing subject to certain limitations.

In this paper, we will look at how these restrictions should be made to bear in the configuration of these real estate developments at the time of their establishment and registration and how we should ensure that housing in this regime is not subtracted from its original purpose of affordability by being dragged into the free market.

All of this poses a series of challenges that must be taken into account when reflecting this regime in the Land Registry.

Keywords: Housing Cooperatives, Confidence, Transactions, Mortgages, Land Registry

Sustainable Urban Development and Tourist Apartments: The Role of Urban Planning Regulations.

Juli Ponce

Abstract 64596

The study deals with the development of the so-called collaborative economy in the housing sector, focusing on the figure of the tourist flats.

It analyzes the possible negative externalities they can cause in the urban fabric and in the existence of affordable housing, which justify public intervention. It has been pointed out in a relevant judgment of the Court of Justice of the European Union of 22 September 2020 in relation to Paris. The Court declared that combating the long-term rental housing shortage constitutes an overriding reason relating to the public interest justifying a national legislation in accordance with EU law.

Finally, the study analyzes what kind of regulations could be the most effective in this area, having found that reputational mechanisms are insufficient. The analysis is based on the EU better regulation movement. It uses as a case study Spain and the city of Barcelona.

The “Affordable Alternative to Renting:” Property Guardians and Legal Dimensions of Housing Precariousness

Caroline Hunter (*York Law School, University of York and Centre for Regional Economic and Social Research (CRESR), Sheffield Hallam University, UK*), **Jed Meers**, **Kesia Reeve**

Abstract 65096

Heralded by some as the ‘new affordable alternative to renting’ and attacked by others as the ‘the monetisation of the housing crisis,’ the phenomenon of ‘Property Guardianship’ has grown hugely over the last 10 years in the UK and is increasingly coming under scrutiny. Property Guardian companies - who are principally property management firms – function by advertising spaces in otherwise vacant commercial or residential buildings, providing security to the owner and ‘quirky homes for low rent’ for those with a ‘flexible lifestyle.’ This paper draws on empirical data from two sources – a 2017/8 questionnaire of property guardians in London and a 2021 England-wide study of responses to guardianship by local authorities and a small number of qualitative interviews with guardians and property guardian companies - to interrogate this phenomenon. The paper builds on the sizable literature on precariousness to argue that the practice exhibits five legal dimensions of housing precarity under the following headings: time; control; cost; conditions and immigration. By focusing on these five areas, we argue that we can identify the legal determinants that contribute to rendering housing relations inherently precarious.

Caroline Hunter is a Professor of Law at York Law School. Her research focuses on the boundaries between law, policy and practice, particularly in the area of housing policy and law.

Jed Meers is a Lecturer at York Law School. His research covers social welfare and reform and housing law and policy included homemaking.

Kesia Reeve is a Principal Research Fellow at the Economic and Social Research (CRESR), Sheffield Hallam University. Her research interests are broadly focused on population group and geographical housing disadvantage and inequalities. Much of her research activity has, therefore, focused on groups experiencing disadvantage in the housing market.

The problem of new housing in derelict shops in peripheric small cities, of Madrid Community, after “covid-19” pandemic.

Luis de Castro Caturla

Abstract 65158

In Spain specially in big and touristic cities, as Madrid, during last eight years is guessing a movement against the small traditional shops because economic reasons.

First item. After 2008's Spanish bubble housing crisis, in the inner historic area of big cities, small homes are changing into touristic apartments to be offered, in rental, to touristic platforms (for example “Airbnb”, “Homeaway” etc.).

This new way of tourism is a big problem for some city neighbourhoods, where citizens are leaving their homes, in a type of gentrification process, because the conflict between inhabitants and guests.

The solutions are complex. Madrid, City Hall politicians, approved a law where only apartments with individual entrance from the street could be rented for a touristic use. But in Madrid the offer of this type of apartments isn't common.

In this context, the “covid-19” pandemic arrived and whole town was placed in lockdown. The small traditional shops were the looser of this situation and, a big number, were abandoned, sold and changed into touristic apartments and now the inner city is an empty city.

Second item. One of “covid-19” pandemic effect is that people increased the necessity to go out of big cities trying to live in small cities, preferably in the nearest periphery and, if it is possible, within a nice environment and with good transportation.

In the small cities the prices of housing immediately increased and, in less than one year, doubled it. But also, here the closing shops process also arrived. Now these old shops closed, and are sold with lower prices, and offered to be transformed into homes.

In this paper we study this process and articulate legal solutions to correct laws with awful and unknown effects because, to live, people need homes but also need nearest shops.

Keywords: Peripheral cities, small cities, housing, traditional shops, laws.

Building rights transfers for urban regeneration: a route to housing access issues in big centers?

Karoline Tavares Vitali

Abstract 65534

With some phenomena resulting from globalization, such as the ease of mobility of people and migration, new problems have been posed to housing in big cities, mainly due to the new social dynamics that develop around the faster and easier mobility between cities and countries, in addition to the migration phenomenon, which put pressure on housing in big centres, resulting in real estate speculation and the gentrification of the population. When it comes to migrants, the Portuguese experience reveals the dangers of exclusion of these social groups and their settlement in remote places, without habitability conditions - considering the habitat as a whole - in illegal constructions, without any security and without access to water, basic sanitation and energy.

This context changes the very legal protection of this right, highlighting the need to focus on people and their needs and the access to housing by affordable rents (and no longer by acquiring the property), which do not compromise the other spheres of people's lives.

The common response to these challenges is urban rehabilitation, through which it is possible to revitalise cities from an architectural-urban, economic, social and cultural point of view, while also enabling the integration of migrants into the dynamics of urban centres.

No entanto, ainda é preciso estratégias para que os proprietários invistam na reabilitação sem que os aluguéis se tornem inacessíveis, o que conduz à questão: como tornar a reabilitação eficaz para a habitação?

This paper seeks, through exploratory and inductive method, to demonstrate, in the light of the Portuguese law, how the transfer of building rights to a property distinct from that in which it was generated - which is allowed in Portuguese law for the purposes of rehabilitation and social housing - can be a driver for rehabilitation and for the solution of housing issues.

Digital home - comparative analyses of a Regulation of the European Parliament and of the Council laying down harmonised rules on Artificial Intelligence in connection of use AI for housing purpose

Magdalena Butrymowicz

Abstract 65556

Recently, European announced adopting a new legal regulation (Regulation of the European Parliament and of the Council laying down harmonised rules on Artificial Intelligence) aimed at controlling the Artificial Intelligence market in the territory of the European Union. First, there are questions about the advantages and benefits of using AI for housing purposes. Issues such as the protection of private life and the processing of personal data remain significant from the legal point of view. Artificial intelligence is therefore, on the one hand, a great convenience for its users, and on the other, a great threat to humans and their rights. The importance of the discussed issue for the housing sector is indicated by the EU legislator himself, who in the introduction to the draft act indicates the housing affairs as one of the basic risk areas for the use of AI. The assumptions for the draft of this new legal act include provisions relating to the use of AI in the sphere of private life, for the needs of a natural person. At the same time, housing developers are increasingly offering so-called smart homes for sale. This presentation aim is to analyze the impact of the new EU regulation on the smart homes market and the importance of the introduced multi-stage risk assessment scale for the housing market.

The digital Other: digital administrative barriers in the access to housing rights

Alba Nogueira López (*University of Santiago de Compostela*), **Andrei Quintiá Pastrana**

Abstract 65573

Although in recent years there has been a reactivation of legislative intervention in housing in Spain, administrative procedures and practices have not, in many cases, internalized this change and can be an obstacle to its exercise. The imposition of certain administrative requirements and obligations, and the configuration of the procedures (due to unnecessary formalities, and slowness in the resolution) can generate a situation of “administrative vulnerability” that fails to correct the situation of social vulnerability in which some people are placed by limiting the effective exercise of their social rights.

The aim of this paper is to determine to what extent the digitalization and automation of procedures for the exercise of housing rights reproduces an “administrative vulnerability” incompatible with good administration and with the protection of the right to housing and human dignity. An analysis of the digitalization norms, the regulations configuring the procedures for the exercise of housing rights, and the configuration of the digital portals for accessing to procedures is performed through a system of indicators. Express or implicit barriers conditioning the exercise of rights to a certain level of skill or use of electronic means are examined. Results are then assessed in the light of the principle of good

administration and the latest developments in the constitutional legal framework on housing matters and the latest developments in international human rights law.

Inclusionary Housing in California: 50 Years of Building Mixed-Income Communities

Robert Wiener

Abstract 65605

Inclusionary housing (IH) first originated in the U.S. in the mid-1970s in the wealthy suburbs of Washington, D.C., as local governments began to impose mandates on private residential developers to ensure that new development included a mix of housing prices and types available to lower-income households.

Since then, the epicenter of IH practice has moved west to California. During the last four decades, high population growth and home prices, dwindling land supplies, and State mandates that cities and counties meet their fair share of the regional housing need have compelled many localities to adopt IH. Court challenges in 2009 caused many localities to slow or suspend their programs until State legislation in 2017 restored local power to implement IH. Currently, more than 25% (144) of all localities have IH. These policies vary greatly in detail but share common characteristics (Wiener: 2010).

IH in Europe is of newer vintage, emerging mostly in the 1990s as governments began to withdraw from direct provision of social housing and impose affordable housing requirements on private developers to stem speculation and increase affordable housing supplies. For example, Catalonia first enacted IH legislation in 2002 mandating that a percentage of new residential square meterage be set aside for vivienda de proteccion oficial. Spain adopted legislation in 2007 imposing inclusionary requirements nationwide (Calavita and Mallach: 2010).

Nearly 50 years later, it is worth revisiting the characteristics and current status of IH practice in California. Within the academic and professional literature, many have written in recent years about the expansion and implications of IH. Have these programs been instrumental in producing new affordable housing? Have they achieved social and economic inclusion in higher-opportunity areas? What are the strengths and weaknesses of IH? These questions will be answered using data from a recently completed survey of California IH programs.

EU Law Developments in non-performing mortgages.

Padraic Kenna

Abstract 65847

The legacy of the European mortgage crisis in non-performing mortgages has been significantly reduced following a series of measures by Member States and EU institutions, although arrears remain high in some countries. One of the measures now being promoted by the EU is the cross border sale and servicing of these non-performing loans – which will be removed from EU supervised banks' balance sheets. A New Directive in 2021 (to be transposed by 2023) establishes the regulatory and operational structures for this development. However, some important issues have also been raised, including whether this is actually necessary or will be used, how the cross-border supervision will operate to prevent a 'race to the bottom' in consumer protection, and whether the whole process will respect consumer and human rights at Member State and EU level, where the non-performing loans are secured on people's home.

Unequal interpretation of 'inappropriate behaviour' for tenants and other groups in eviction cases

Katarzyna Królikowska

Abstract 66266

Under Polish law, threatening with eviction is used as a general way to 'encourage' norm-conform behaviour not only among the tenants but also members of housing cooperatives and even by apartment owners. According to the Article 13 Act on the Protection of Tenants' Rights, Article 17(10) Act on the Housing Cooperatives and Article 16 Act on Apartment Ownership, respectively, if the tenant or housing cooperative member or apartment owner flagrantly or persistently violates the domestic order, making through his/her inappropriate behaviour the use of other premises in the building or common property burdensome, another tenant or the owner of other premises in this building, housing cooperative or housing association housing may bring an action for termination of the tenancy or forced sale of the apartment ownership, ordering unit to be vacated.

The abovementioned possibility of eviction based on the formally same prerequisites is used as a tool of housing policy applied by the courts to discipline people with different tenures. The Polish regulations seem to be modern rules in safeguarding remedies but is there effective access to justice? The law as it stands does not limit discretionary power of the judge due to quite broad and unclear scope of the terms like 'inappropriate behaviour' and 'making the use burdensome'. When financial requirements do not play any role in treatment before the courts, the concept of home for owners and tenants should be understood similarly in terms of social behaviour towards the others (mostly neighbours). Though, there are some differences. Are the divergencies in interpretation of the literary same rules on social control exercised by the others (neighbours to the evicted person) discretionary and discriminatory? Are such interpretations and judicial trends in line with constitutional guaranties and human rights?

Methodology approach adopted in my paper is based on the analysis of district courts decisions, made available to me thanks to the cooperation with the Institute of Justice in Warsaw, a unit subordinate to the Ministry of Justice collecting data and conducting scientific and research activities in the field of social functioning of law.

The European Right to Housing: A Window of Opportunity?

J.H.S. van Tongeren

Abstract 67349

In 1948, the international community recognised the right to an adequate standard of living as one of thirty fundamental rights and freedoms laid down in the Universal Declaration of Human Rights. According to Article 25 of the Declaration, having access to housing is one of the prerequisites to achieve such an adequate standard, meaning that every person should be able to live somewhere in security, peace and dignity. Decades later, the international right to housing has crystallised into a "network of semi-related housing rights" (Schmid & Kenna 2018), encompassing, among other things, the right to have access to affordable housing, legal security of tenure, protection against forced or arbitrary evictions and, linked to this, protection against homelessness.

Whereas the right to housing can predominantly be found in international covenants and national constitutions and has primarily been developed and promoted by international human rights bodies such as the Committee on Economic, Social and Cultural Rights, its existence in the legal order of the European Union is much more debated and less straightforward. The lack of a direct competence of the EU to introduce housing law seems to contradict its ever-growing body of progressive policy measures, resulting in the ambiguous status of the right to housing within the EU legal order and hindering the

possibility of effective and full implementation at the Member State-level.

To analyse the (potential) impact of EU law and policies on housing throughout the European continent, this presentation firstly provides an overview of the legal and policy developments on the EU level from the 1980s until now. It describes how until the turn of the millennium it were economic policy areas that served as the primary vehicle for housing rights protection, after which legal initiatives such as the Charter of Fundamental Rights of the European Union and the European Social Pillar formally brought the (social) right to housing under the protection of EU law and paved the way for future (binding) legislation furthering the right to housing in the EU.

The hidden stock of affordable housing: Self-imposed failure of planning laws and regulations in meeting housing needs

Rachelle Alterman (*Professor emerita (non-retired), Technion – Israel Institute of Technology and Senior Researcher, Neaman Institute for National Policy Research.*), **Yifat Holzman-Gazit**

Abstract 68657

The global housing affordability crisis inspires a continuous discourse on the ways to expand the supply of affordable housing. In some countries or cities, Accessory Dwelling Units have emerged as an appealing solution. ADUs implies additional rental units within existing homes, created through internal splitting up into two or more units, or through construction of a small external unit. Such housing is more affordable than the main homes because it relies on pre-existing infrastructure, is smaller, and rental, not ownership. ADUs could have been a housing-utopia form of housing because they “automatically” create social and age diversity, densification, and frugal use of environmental resources.

And yet, in many countries, ADUs are likely to be illegal to a larger or smaller degrees. There are estimates of millions of ADUs globally, but rarely any official data due to their clandestine character. Depending on types and degrees of infringements, legalizing of ADUs may entail the need to amend the plan/zoning, get a new permit, change parking rules, design controls, relax sanctions, and wave some taxes and infrastructure levies. Antiquated crowding standards or rules of family affiliations should be reevaluated.

Our legal-empirical research focuses on Israel - a laboratory of extremely high population growth facing land scarcity. Our data-mining efforts estimate that ADUs - almost always illegal - constitute a major part of market-rental housing countrywide. A 2017 nationwide legislative attempt to regularize ADUs turned out to be only a “feel good” effort. The preconditions of a minimal 45 sqm already leaves out about 40% of existing units. More requirements, including prohibitive taxes, deter owners from applying for a permit.

Only 400 ADU permits have been issued so far. Enforcement continues on tiptoes only. Who can obliterate hundreds of thousands of functional housing units? The story of illegal ADUs is a striking example of the disconnect between rigid planning/housing controls and people’s housing needs and choices.

12 WORKSHOP

“HOUSING, MIGRATION
AND FAMILY DYNAMICS”

Initial residential patterns of migrants with respect to their educational composition across urban hierarchy: A study of migrants arrived in Sweden in the period 2000–2014

Samaneh Khaef

Abstract 64588

Diving into literature reveals while the initial settlement of migrants has been well studied through examining place determinants, with scarcity of data about immigrants' educational levels, only a handful of studies have examined the diverging residential patterns differentiated by migrants' educational composition. With the availability of Swedish register data containing information about migrants' educational level upon their arrival, this paper examines and characterizes the initial sorting patterns of migrants who arrived in Sweden in the period 2000-2014 focusing on their educational attainment. Employing multinomial logistic regression, results indicate a strong association between spatial settlement of migrants and their educational composition. The highly educated migrants mainly reside in metropolitan areas whereas rural and sparsely populated areas are the main destination of lower educated newly arrived migrants. The Nordic migrants, quota refugees, older migrants and families with younger child are amongst the groups of migrants who are most concentrated in sparsely populated areas. Residential settlement of some groups of migrants in rural areas has significant socioeconomic and demographic policy implications.

Keywords: Initial settlement pattern, residential sorting, migrants' educational level, Swedish register data,

Long-term consequences of childhood internal mobility for educational attainment in young adulthood

Joeke Kuyvenhoven (*Netherlands Interdisciplinary Demographic Institute(NIDI)-KNAW/University of Groningen, Department of Human Geography, Stockholm University*), **Karen Haandrikman**

Abstract 65436

Moving houses and the accompanied change of the residential and possibly school context might have negative consequences for children due to the stress of moving, adjustment problems related to a new house and environment, a possible disruption of the school career, and the potential loss of social ties. Previous studies generally show a negative impact of moving during childhood for educational outcomes, but are inconclusive about when and for whom moving affects educational attainment. Whether moving during childhood impacts educational attainment depends among other things on how often, how far and at which age a child moves; but also on whether the housing and neighbourhood conditions improve or decline with the move. Furthermore, some groups of children are more likely to move during childhood: children of immigrants, children living in poverty, in single-parent households and those experiencing parental union dissolution.

This study therefore aims to better understand when and for whom moving during childhood impacts educational attainment in young adulthood by studying the impact of internal mobility as well as (changes in) neighbourhood deprivation for children without and with different migrant origins. Using longitudinal individual-level register data of Statistics Sweden this will be studied for all children born in Sweden in 1990. Internal mobility patterns will be followed until age 16 (2006) and educational outcomes measured at age 27 (2017). Sequence analysis will be conducted to identify different mobility trajectories during childhood including indicators of the move (distance, change housing tenure) and the residential context (urbanity and neighbourhood deprivation). Subsequently regression analysis

will be used to study the impact of these differential trajectories on the obtained educational level at age 27 for children of different migrant origins controlling for several background characteristics (family socioeconomic status, household composition) as well as pre-existing cognitive differences measured by test-scores during primary education.

Bosnian Immigrants in the Context of Urban-Housing in Istanbul “Interscales” Approach in Space Creating Practices

Ege Ozkalan

Abstract 65446

It is about the integration of immigrants, in other words, individuals who have experienced spatial and temporal rupture, the practice of establishing places with the residential environment. A settlement within the framework of the basic concepts of culture, memory and immigrant takes us to a different field of discussion. Immigrant societies have tried to maintain their culture and identity in a new place, leaving behind their living spaces. They are trying to maintain the culture that remains in this new life memories, which they have created with a new spatial setup, in their spatial practices in different dimensions. Memory is far beyond being an individual-cognitive process that occurs only in one's own mind, it is a broad social-social structuring path in which the individual makes sense of his existence. Therefore, even when talking about the mind of the individual, it should not be forgotten that the phenomenon being examined carries with it the pattern of intersecting relations with the social and therefore the political sphere.

The concepts of “belonging” and “identity” seen in the arkhé (“beginning”, “origin”) of his social development; There have been tools in the paths followed in order to ensure their continuity in life practices. Culture reflects the lifestyle and thoughts of societies that are unique to them. The society that belongs to a certain culture carries its culture with it wherever it goes and transfers traces of itself. This transfer can be read in daily life, family structure, traditions and customs, in other words, in every component of culture, as well as in the places where they live. The interaction of culture and memory is reflected in different ways in different ethnic groups living in the same settlement. This reflection showed different reflections for each period and for migrating societies.

It deals with how and in what way the images of migrating societies against the places they live in are transferred to new spatial fictions and daily life practices, in the relationship of city-housing-memory-culture and through space-building practices. Inter-scale relations will be established through the Bosniak immigrants who migrated to Turkey. The way of representation of Bosnian immigrants in spaces produced by collective memory, such as housing, has been studied with the concept of interscalarity.

City levels and migration patterns: regional balance of housing demand

Jun Wen (*Delft University of Technology*), Harry van der Heijden, Peter Boelhouwer

Abstract 65486

China's migration population has increased 88.52% in the recent decade. Primate cities like Shanghai are always popular destinations. The dramatically growing migrants in primate cities are along with problems such as extremely high housing prices and environmental pollution, gradually repelling a group of migrants towards secondary cities. On the other hand, secondary cities have recently gained economic and population growth as playing a more important role in global and regional networks. Therefore, in the context of high housing demand and insufficient housing supply in primate cities, increasing the ability of secondary cities to absorb migrants might be an approach to reduce high

housing pressure in primate cities.

This paper aims to propose suggestions to influence migration direction and balance regional housing demand. Research questions: 1) How have migration patterns developed recently between cities of different levels? 2) What are the differences in the demographic characteristics and housing status of different migrants classified by city levels?

Methodology: 1) use census data and descriptive statistics analysis to conclude migration patterns; 2) use China Migrants Dynamic Survey and multinomial logistic regression to analyze the characteristics of the migrants in 4 groups, which are defined based on the levels of origin and host cities.

Findings: 1) secondary cities have gained more rapid population growth compared to the former decade; 2) migrants towards primate cities have higher education, higher income, higher rent, and higher probability in state-owned and foreign companies; 3) migrants towards secondary cities have younger ages, shorter migration time, higher probability in private and individual companies, and much higher probability of homeownership. Based on these results, suggestions on housing supply, industrial structure and talents policies are concluded. This paper innovatively combines census and survey to study migration and housing, and contributes to balancing regional housing demand and reducing housing pressure in primate cities.

A Comparative Look at Housing Choice by Immigrants

Ozden Sungur

Abstract 65538

Home ownership represents an important financial goal as evidenced by its relatively large share in household portfolios.

For immigrants, in addition to accumulating wealth, home ownership serves as a mechanism that facilitates social integration. However, achieving this goal presents its own set of challenges for households who, by virtue of being an immigrant, have little or no credit history, experience relatively higher employment uncertainty and usually face higher interest rates. Data from Income and Living Conditions Survey study conducted by Istat in 2008 show that home ownership is much more prevalent among Italians (at 71%) compared to both the EU (31%) and extra-EU (28%) immigrants. Immigrants also have a higher incidence of mortgages for purchasing or renovation purposes. Higher and variable interest rates are more common leading more immigrants to consider the cost of a mortgage a heavy financial burden.

The main goal of the study is to analyze demand for housing by immigrants using data from Lombardy region of Italy covering the period 2001-2015. The dataset collected by the ISMU Foundation in Milan, Italy includes a variety of demographic factors for immigrants such age, education, marital status, household composition, employment, income, immigration tenure and neighborhood characteristics as well as the current housing situation. A probit model is employed to estimate the contribution of various demographic factors to home ownership decision. Estimation results show that factors such employment, tenure length and legal status in destination country as well as marital status contribute significantly to home ownership choice.

A qualitative approach to the meaning and perception of distance based on the location of family in Southern Spain

Isabel Palomares-Linares (*Universidad de Granada*), **Ricardo Duque-Calvache**

Abstract 65551

The role of family ties in residential behaviour is frequently packed with other cultural preferences, identifying family-oriented VS individualist societies. But to understand the role of family location on residential behaviour along the life course, we need to focus on moments and contexts. Studies

have found and enhanced role during family transitions and disruptive events such as childbearing, elderly care or partnership breaks; and linked to periods of labour vulnerability. But in this paper, we focus in how family affects even our perception and interpretation of space and distances, in a strongly familistic environment. To achieve this goal, we ask 3 research questions: a) How do people experience family residential proximity? b) Is there a dominant social discourse around the relevance of family proximity or are there alternative ones? c) How do gender, social and generational attitudes influence this experience? We conducted 24 semi-structured interviews in the metropolitan areas of Granada and Córdoba between 2017 and 2019. The sampling was purposive, based on 4 main selection criteria (age, gender, socioeconomic position, and proximity to family), and the recruitment was carried out via social networks. The interviews were analysed using the discourse analysis approach. Our results show that the perception of distance is subjective and not always based on physical measures, but in term of what is needed to cover that distance (in terms of time and availability of connections) and the interactions that can be undertaken (frequency of contact, but also the kind of support offered). The residential trajectories followed by family members play a major role understanding the experience of closeness and remoteness, and intergenerational and gender differences are transversal to the rest of the dimensions.

An exploratory longitudinal analysis of housing transitions in Spain

Ricardo Duque-Calvache (*Universidad de Granada*), José Manuel Torrado, Álvaro Padilla Pozo

Abstract 65553

Studies of residential behaviour at the international level are increasingly oriented towards work based on longitudinal sources. This type of data makes it possible to measure the impact of different variables at the time of the changes, and not at an earlier point in time, as cross-sectional sources require. The lack of suitable sources has made it difficult to study residential transitions in Spain. This paper aims to explore the possibilities of the European Union Statistics on Income and Living Conditions (EU-SILC) for the study of residential changes. Through the analysis of microdata from the waves from 2003 onwards, we analyse the influence of demographic, household, housing, and consumption-related variables on two types of transitions. On the one hand, we are interested in changes between forms of tenure. On the other hand, we study territorial transitions, between different living spaces, based on the limited definitions offered by the source. This exploratory work will help us to determine the potential of longitudinal data from this source for the study of residential behaviour, and to lay the foundations for possible comparative work by extending our focus to other European countries.

Housing crisis, precarious work and care arrangements among migrant women in Barcelona

Irene Sabaté Muriel

Abstract 65724

Despite the lack of systematic disaggregated data collection and of gender-specific housing policies, it is commonplace among scholars, policy makers and activists to acknowledge that the chronification of the housing crisis occurred in Barcelona and its metropolitan area since 2008 is severely affecting women, and particularly migrant women. Drawing on the results of an ethnographic research carried out in 2021-22, I will argue that the particular effects of the crisis on migrant women can be attributed to the overlapping oppressions suffered by them. Two main senses in which these oppressions can be identified are, on the one hand, their relegation to the most precarious sectors of the job market, which

locates many of them in the informal economy and/or in their employers' domestic spaces, and, on the other hand, their responsibilities to care for dependent people in their own social and kin networks. The intertwining of these factors adds to the structural features of the local housing system, such as an insufficient public housing stock, skyrocketing rent prices and insecure tenures, as well as strong discriminations in access, and result in a widespread transgression of the right to housing in the case of migrant women and their families. The housing trajectories of participants in my inquiry show a common pattern in which certain life conditions and family events, such as migration, marital breakup, childbirth, transnational families and family re-unification, domestic violence, eviction and relocation, illness or disability entail important vulnerabilities that threaten the access to adequate housing, an aspect that is central to domestic reproduction and people's living conditions. As a result, migrant women are over-represented among applicants for social assistance, severely threatened by housing exclusion, while some of them have assumed a crucial role within the Catalan housing justice movement.

13 WORKSHOP

“LEARNING AND
PRACTICING ON
SUSTAINABLE
COLLECTIVE HOUSING”

Differences between old and new large housing estates in Croatia: Objective and subjective indicators

Anđelina Svirčić Gotovac (*Institute for Social Research in Zagreb*), **Ratko Đokić**, **Sonja Podgorelec**

Abstract 64817

The study compares the quality of life and housing between socialist (old) and post-socialist (new) large housing estates (LHE) in Croatia, based on objective and subjective indicators. The research, conducted in the spring of 2002 in four major cities, took place within Croatian context of so-called housing privatization, characterised by large share of private homeowners (around 90%), dependence on buying rather than renting apartments, and the country's housing policy burdened by many socio-demographic problems.

Old LHE are often derelict and unattractive, because buildings have not been renovated for a few decades. However, on the level of estates they are often better equipped than new ones, with more public and green spaces. Due to a large density of building during the transition period, new housing estates experience a reduction in public services, green areas and equipment, and therefore a neglect of residents' needs. In newer housing estates the lack of public and green spaces results from building in the urbanistic context of post-socialism and pronounced free-market economy, whose main goal is profit.

Differences in residential satisfaction between two types of housing estates shall be observed in objective and subjective housing indicators at the level of the flat, multi-family building, and housing estate. These differences should be seen primarily in the levels of neighbourhood equipment with basic utilities used daily by the residents (school, kindergarden, sports and cultural services etc.) and in basic housing indicators, such as flat size, room numbers and quality of construction. Subjective indicators of general satisfaction with the flat, multi-family building and housing estate shall additionally explain if there is a difference between satisfaction with the old and new housing estates at the level of Croatian large cities.

Key words: quality of life and housing, old (socialist) and new (post-socialist) large housing estates, residential satisfaction, subjective and objective housing indicators, neighbourhood equipment, deficiencies in housing estates

Corviale according to its own logic

Rocio Calzado Lopez (*Sciences Po*), **André Almeida da Vila**

Abstract 65411

Between the 1930s and the 1970s, mass housing projects, conceived to integrate some of the most avant-garde architecture ideas, became the archetypes of social architecture rationality. However, by the beginning of the 1970s, they started being perceived by society as a proxy for pathologically rooted 'urban problems', and many of the most well-known mass housing examples ended up being demolished. In the context of acceleration of climate change, this paper builds on the literature that defends the need for a transition to a model of sobriety in urban development that privileges the practice of regeneration over building new constructions. Generally, mass housing buildings are not demolished as a result of technical failures, but for the social problems they often encounter. Therefore, the main challenges of regeneration programs are not a matter of design but of governance. The complexity in the governance of such initiatives may increase in the cases where the inherited architecture presents challenging characteristics such as long empty corridors, isolated spaces, or large dimensions. The aim of this paper is to conceptualise the effects that the inherited architecture may have in the governance of renewal of social housing complexes. In order to do so, this paper explores the case of Corviale, a mass housing building in the outskirts of Rome whose design characteristics (a 1km long building) add an

additional challenge to the governance of its regeneration program. The paper draws from Lascoumes and Le Gales framework for policy instruments analysis in order to conceptualise the role of the built form as a policy instrument. Through this methodology, the paper seeks to contribute to bridging the gap between the studies that focus on the failure of mass housing neighbourhoods as an architectural misconception, and those which study it as a governance problem.

Keywords: Sustainable practices, Collective Housing, Regeneration, sobriety, Policy instruments

RETHINKING OUR COLLECTIVE HOUSING THROUGH THE LENS OF CARE WORK according to a feminist, queer and decolonial approach

Agie Galicy

Abstract 65547

How, starting from the existing care work in the collective housing in the periphery of Brussels Capital, can we imagine a new typology of post-covid care housing? We are a multidisciplinary team: a sociologist, an architect, an architect-sociologist, an architect, a geographer-data analyst, a sexologist, and a lawyer specialized in housing. We have just started our research in October and it has been financed for four years by the Innoviris funding center of the Brussels-Capital Region. During the crisis and particularly during the first confinements, the existing care strategies within the collective housing on the bangs of Brussels-Centre have developed and been organized. These strategies arose spontaneously and mainly from the inhabitants, but also from the employees of the housing and the neighborhood, as well as the invisibilized users who work in the vicinity. These actors of care have mobilized to face the crisis. Drawing on feminist theorizations of care (Garau, Le Goff, Tronto, Gilligan, Hirata, Paperman, Laugier), queer theories of care (Sam Bourcier, Cha Prieur, memoirs and archives) and inspiration from the queer decolonial spaces in Bruxelles, we believe that the practice of care can be an innovative resource for imagining a new typology of post-covid collective housing of care 1. First, we want to establish a state of the art in order to appropriate a feminist, queer and decolonial vision of the ethics of care, drawing particularly on the notions of care work, affective and domestic, promoting autonomy, mutualization and social justice with a primary attention to the most vulnerable. A theoretical vision that can be mobilized in a methodical way to apprehend, analyze the field and project a new typology of post-covid care housing. 2. In a second step, we will go to the chosen fields to identify and list the existing uses in connection with the work of care within the collective housing of the Brussels-Capital Region (RBC) chosen: Le Logis-Floréal (Watermael-Boisfort), la Cité Modèle (Laeken), la Tour 27 Marius Renard (Anderlecht), la Cité de l'Amitié et les Venelles (Woluwe Saint Pierre), l'Espoir (Molenbeek), the Horizon (Woluwe Saint Lambert), Biloba (Schaerbeek). These data will be collected by qualitative methodologies (interviews, precise drawings of the dwellings in the form of inhabited surveys during the covid and current period, care maps of the neighborhood and the dwelling) and quantitative methodologies (statistics, data analysis). 3. In a third step, we plan to co-construct utopias of care to imagine new typologies of post-covid collective housing, based on prospective scenarios with students of the LOCI school of architecture (UCLouvain) in Brussels. 4. Finally, all these results are intended to be simplified to be communicated and to initiate a debate with the Brussels policy to modify the Brussels housing code, the land use regulations, the emergency plan for affordable housing and to propose new training courses for architects, building owners, teachers and students. We have here the opportunity to bring the political ethics of care into architectural dynamics, to project concrete solutions to rethink collective housing under the prism of care, to rethink the work of care thanks to micro-local community identities, by relying on a more intersectional theory of care: queer and decolonial. Our work thus tends to answer the following question: What strategies of care (spatial and social) can be deployed within our communal habitats to address the housing crisis? What scenarios for a care housing in the Brussels-Capital Region in the future?

The team is composed of two coordinators: Chloé Salembier (anthropologist), Audrey Courbebaisse

(architect), as well as Julie Vanderhaeghen (cartographer, data-analyst), Benjamin Leclercq (architect-sociologist), Isabelle Detienne (sociologist, sexologist), Nicolas Bernard (jurist) and myself Agie Galicy (architect-doctorant).

We wish you all a very nice day, and we look forward to meeting you soon, Agie Galicy The CTRL+H team

Experiences from the Master “Laboratorio de la Vivienda Colectiva Sostenible del siglo XXI”

Josep Maria Montaner

Abstract 66181

Between 2004-2014 the Master Laboratorio de la Vivienda Colectiva Sostenible del siglo XXI was held in the Barcelona School of Architecture (UPC), calling in the 10 editions almost 200 students from Europe (specially from Spain and Italy) and from America. After the Master, four Congresses had been held in Barcelona 2014, Sao Paulo 2016, Guadalajara 2018 and Alghero 2020 (online).

One of the main results of the Master was the system for analysis and project, “Habitar el presente, used around the world, especially in Europe and America.

These Master has created a kind of international network around collective and sustainable housing. Making in common research, teaching, projecting, managing urban and housing policies, and publishing around housing in the cities we could see some common trends. And even we could stand out some new subjects in the agenda, as cohousing, remaking slums or rehabilitation of neighbourhoods.

We could order the files to make it visible in 4 items of research, to systemize the results:

- Projecting houses, collective and private, in the social and neighbourhood context.
 - Teaching on collective housing. Researching and proposing methods.
 - Managing urban and housing policies, and changing regulatory and legal bases.
 - Publishing on Housing to share researches and experiences.
-

Technical assistance for social housing: some experiences in São Paulo – Brasil

Renata Fragoso Coradin (*Mackenzie Presbyterian University, Faculty of Architecture and Urbanism, São Paulo, Brasil*), **Ruth Verde Zein**

Abstract 66251

In Brazil, a significant part of the demand for housing is being attended by non-official alternatives and/or actions. However, local governmental agencies are yet to properly recognize and give adequate support to these initiatives. The application of an adequate policy to develop and improve innovative mechanisms is in order. It may help grant access to this fundamental service to the neediest population, helping in the collective fight against the high rates of housing deficit.

According to Fundação João Pinheiro, a research institution contracted by Brazil’s Ministry of Regional Development, the estimated housing deficit in 2019 was 5.876 million households, of which 5.044 million are in urban areas. Three different components are considered by the survey: precarious housing (25.2%); cohabitation (23.1%); and overspending on urban rent (51.7%). Another important data refers to the identification of women as the main responsible for households characterized by a housing deficit.

Faced with the serious rates and the low attendance by the public sector, many collectives, cooperatives, and housing movements have been conducting several actions to facilitate access to housing. One of the most thriving initiatives is the Technical Assistance for Social Housing (ATHIS – Assistência Técnica para Habitação de Interesse Social). Legalized by federal law 11.888/2008, which regulates and guarantees subsidized services for construction, renovation, and land tenure regularization.

This paper aims to contribute with a preliminary survey on some actions. It will present and debate some of the ATHIS experiences that are being carried out by architecture and urbanism professionals, together with Civil Society Organizations, and with the support of the Architecture and Urbanism Council. This research is part of an ongoing doctoral thesis, that aims to help the settlement of strategies for the consolidation of the ATHIS as a public policy and as a means of cooperation between civil society and the state.

SAN JOSE: New projects for the revival of a Green City

Vanessa Durán Sanabria

Abstract 66330

“In 2008, our species crossed a significant Rubicon of habitat: for the first time, a majority of us lived in cities. We could now be called, as at least one anthropologist has suggested, *Metro sapiens*. And we ´re not done”

Williams, Forence (2018). *The Nature Fix. Why Nature Makes Us Happier, Healthier, and More Creative*. New York: Norton Paperback.

Human beings, through their evolution, have spent 99.9% of their time in nature, we are physically adapted to it. This relationship with the natural environment is an essential part of our development, it improves our quality of life, health, productivity, communication, and sense of satisfaction. Basically, we need longer and deeper immersions into natural spaces to recover. To be our best-civilized selves we need hits from a full spectrum of doses of nature. How could our cities provide them?

Costa Rica is known as a place of nature and adventure, a country of conservation, peace, good education and health, all in all, it is one of the most joyful places on the planet. Although 99% of the electricity in Costa Rica comes from renewable sources, it has 6% of the world’s biodiversity and 26% of its territory is protected, its cities and urban development are not in accordance to the country philosophy of conservation and do not capture the natural potential that the territory has.

Consequent, Costa Rica has ambitious initiatives and examples of public and private projects that propose a synergy between the city, nature, people, and development. These initiatives seek to expose examples of the actual way of living, developing, and thinking of the habitat; aiming to being in line with the identity of Costa Rican, Biophilic Architecture, and with the government initiative of becoming the first carbon-neutral country in the world.

Alejandro Zohn: The housing unit Ricardo Flores Magon. Urban, typological, constructive and social scale of a self-construction project.

Graziano Brau Pani

Abstract 66337

This paper, part of a doctoral research work focused on the study of collective housing work as an urban project by the Mexican architect Alejandro Zohn, presents the advances developed on the case study of the Housing Unit Ricardo Flores Magón.

The housing unit Ricardo Flores Magón, built between 1976-77 on a plot of 9 ha and composed of 452 dwellings in row, equipment and public spaces, represents the first project of the architect Zohn based

on a process of planned self-construction. The whole, driven by the newly born municipal program VITRANA, wanted to be a response to the housing emergency suffered especially by non-wage workers: in this historic moment, the increase of the population with low purchasing power, close to poverty was much greater than the increase in the middle class population, for which the regulations were designed.

This essay aims to present the whole project as it was proposed almost 50 years ago, focusing especially on four levels: urban scale, typological scale and housing model, building scale, social scale and promotion management scale.

The considerations proposed on the one hand are born from the study of the graphic material and the writings of the architect Zohn, found within his personal collection, on the other hand arise from a field analysis accompanied by the interview of some inhabitants of the same Unit.

Keywords: Alejandro Zohn, autoconstrucción, unidad habitacional, VITRANA, Ricardo Flores Magón

Public space as a trigger for housing. Critical review of transformation processes in the historic center of Guadalajara (Mexico).

Alessandra Cireddu (*Tecnologico de Monterrey*), **Carlos M. Hernández Díaz**, **Igor Iván Ojeda Delgado**

Abstract 66347

The city of Guadalajara (Mexico) has been characterized by a phenomenon of exponential growth in the metropolitan area accompanied by a stagnation of the historic center that is configured as a more commercial and traffic place with some loss of residential use. In recent years, downtown has been revisited as a possible place to reclaim and densify. As in other Latin American cities, interventions are aimed at recovering public space without a clear housing policy, which is left mainly in the hands of the market and private investors. Some urban transformations are analyzed from the year 2015, where the recovery of public space has encouraged the development of new vertical housing projects, to make a critical analysis of the opportunities and risks that this recovery entails in case it is not accompanied by suitable public policies

Urban Plan Ciudad Quitumbe: Naturalize the city and reinterpret social housing in Quito, Ecuador

Esteban Jaramillo Serrano (*Pontificia Universidad Católica del Ecuador (PUCE)*), **Christine Van Sluys**.

Abstract 66354

Ciudad Quitumbe was born at the beginning of the 1990s as a result of the expropriation of 4 haciendas, which were in the heart of the south of the city and which together had an area of more than 300 hectares, to undertake a project of social housing for 20,000 families, initially called Quito Sur and later approved by ordinance in 1992 as Ciudad Quitumbe.

The Quitumbe City Plan emerges as one of the most ambitious social housing projects in the city whose main objective was: "to transform the logic of spontaneous, segregative and exclusive development - which until now had dominated the area - into one of planned, inclusive and more equitable." (Guayasamin, 2019).

Of all these characteristics of the plan, perhaps the most important and the one that has lasted until now, is the integration of the streams that were in the territory into the plan. This was possible because the plan contemplated a much larger number of green areas than stipulated by the regulations and this could only be achieved through the densification in height of the areas planned for social housing projects.

In Ciudad Quitumbe, it has been possible to build several social housing projects, some of which stand out, such as the 2008 project, Cumbres de Quitumbe, which reinterprets the closed block incorporating

a wide typological variety. But perhaps the most interesting experiences that have been generated in the neighborhood are citizen initiatives such as the one carried out by the Alianza Solidaria Cooperative, which, in conjunction with the construction of social housing, devised and executed a project for the transformation and regeneration of the Ortega ravine, converting what used to be a garbage dump in a self-managed public space that rescues the original idea of the Quitumbe Plan to re-naturalize the city.

Solanda Cosmo-Popular: self-construction, migration and hybridization

Christine Van Sluys (*Pontificia Universidad Católica del Ecuador (PUCE)*), Ana María Durán, Esteban Jaramillo Serrano

Abstract 66359

Latin American urban realities defy all duality: in them, countryside and city, nature and culture, the popular and the cosmopolitan collapse. Solanda, a neighborhood located in the originally industrial area of Quito, was born in the 1980s as an incremental housing project aimed at absorbing peasant migration from various provinces of Ecuador, meeting various regional cultures. They were linked by the common goal of fighting for public services and facilities, some self-provided. In 1999, Solanda suffered the collapse of the Ecuadorian neoliberal economy and dozens of its residents migrated to global north. From then on, with the infrastructure already consolidated, Solanda began to grow vertically, driven by the influx of remittances. It went from being a neighborhood inhabited primarily by owners to being one of tenants; migrants, the majority. The popular culture and peasant traditions of the original inhabitants began to mix with a series of regional and global sub-cultures that arrived with the immigrants, returned with the emigrants, or arrived via the Internet. Thus, was born what could be described as a cosmo-popular neighborhood, where local peasant expressions coexist or hybridize with typical manifestations of all the great metropolises of the world. The labyrinth of super blocks, which morphologically characterizes the neighborhood, is organized in three spatial scales of open spaces according to a fractal swastika logic and one of the most creative and vital communities in Quito thrives in it. Its population now faces a new challenge: the imminent opening of a subway station in the heart of the neighborhood. Their presence can be translated into an opportunity for those who, freehand, erected the neighborhood; or, on the contrary, in displacement and dispossession. This article aims to reflect on the historical process of shaping the neighborhood from the interaction between the different actors that make it up.

A fragment of a compact city between the Andes and an equatorial sun. Design strategies for sustainable and contextualized urban-residential projects in territories in the process of urban consolidation.

José Enrique Pérez Aldaz

Abstract 66379

This paper presents the project analysis of the urban-residential complex "Un fragmento de ciudad compacta" (not built); as a result of this study, a series of urban-architectural design strategies are presented with the objective of responding to the problem of collective social housing design, from a systemic vision, in one of the territories in the process of urban consolidation in the city of Quito, Ecuador.

The urban residential complex was selected based on the following parameters: to be located in a territory of urban consolidation; to be a complex destined to social housing for state protection; to

have been conceived as an urban-residential system whose program includes a complex heterogeneity of complementary uses to housing such as: multipurpose first floor, public space, green areas, neighborhood or zonal scale facilities; to be part of an innovative urban approach, which transcends its implantation lot; to contemplate efficient construction processes such as prefabrication.

The architectural urban system analyzed had the objective of constructing in its complex relationships a fragment of a contextualized and sustainable compact city, which would contribute to the processes of urban consolidation. It was proposed as a proposal rooted in the powerful geographical (volcanic) and astronomical (solar position) context so characteristic of the city of Quito. It is also constituted as a residential system of productive-growing housing, a public use equipment, and a wild boulevard, which, as a filter, runs through the project together with a series of squares that allow the development of daily life close to nature.

For the analysis, different study parameters were established at different scales: territorial-landscape; urban (built environment, density); architectural (public space building); user (housing unit, communal spaces), constructive (resolution of coherent details in relation to the entire proposal). The following axes are proposed as transversal links at all scales: social, economic and environmental.

Integrated and Sustainable Urban Regeneration Milan Rio - Vila Operária Salvador de Sá

Marcela Marques Abla (CIAUD / FA / ULisboa), **Antonio Hoyuela**

Abstract 66380

The project aims to strengthen urban governance through the implementation of a sustainable, adaptable, replicable and integrated urban regeneration methodology for vulnerable areas within the consolidated urban fabric, involving different sectors of local government through plans and actions that enhance cultural heritage. We will work with open public spaces, green infrastructure and social housing, guaranteeing the socioeconomic inclusion of vulnerable groups living on the margins of society, the fight against climate change and the activation of ecological services. We will use nature-based solutions such as green roofs, sustainable urban drainage systems, biofilters, pocket forests, storm parks, rain gardens, urban gardens, insect hotels or permaculture systems, on-site compost treatment systems and garbage final disposal, as well as comprehensive water cycle management systems. The urban regeneration method and the IMM - Integrated Modification Methodology, which was developed in Milan by the Politecnico di Milano and adapted by the authors to the local reality, will be used. The place chosen for the implementation of the project is the Papa Couve river basin, with a focus on the area of Vila Operária Salvador de Sá, in the city of Rio de Janeiro, the first social housing in the city, and the core of the samba and the carnival party (near the sambadrome). The project wants to be configured as a new paradigm of intervention in the consolidated city, which sews the formal and informal fabrics, the built city and nature, the society of the communities and favelas with the central areas, the party and the carnival with projects of innovation and sustainable social action. And all this through the integration of the different secretaries of the Rio de Janeiro city council, with the support of specialists and the Milan city council. The project foresees an investment of approximately 3 million euros over two years.

Olbia Social Housing: an experience of urban revitalization and contrasting gentrification.

Maurizio Sebastiano Serra, **Delia Pasella**, **Chiara Soletta**, **Andrea Faedda**

Abstract 66382

“Olbia Social-Housing” is the first ever experience of a Social-Housing program developed in Sardinia. Olbia is a coastal city of northern Sardinia in contrast to the other cities of the island, in fact it is the only one with a demographic growth. This growth is due to many and has led to a strong demand for housing that the city could not satisfy due to a strong demand due to the strong tourist vocation. The experience developed during these three years as a Social-Manager, has led to observe and document an interesting process of building a heterogeneous community. In this process it was possible to observe the fundamental contribution of spatial quality in fostering settlement and positive social relations between the inhabitants. The critical issues and the strategies and initiatives adopted to solve them will also be illustrated. Among these, a very important one was the possibility of co-designing some common areas. The Social-Manager allowed an accompaniment to collective living. The complex we have dealt with has allowed a multiple offer of housing types that has allowed the formation of a mixed community where there are different types of families, different age categories and the presence of various nationalities, a perfect example of social mix. Of course there were also some problems related to the relationship of the early days with the inhabitants already present, to the lack of flexibility of some types of apartments knowledge of the condominium rules. The area where the intervention insists is lacking in cultural proximity services, for this reason, one of the spaces that are being planned will aim to offer the inhabitants a place for reading, study, meetings. The article will describe how the “Social-Housing”, starting with this experience of Olbia, could be instrumental in the urban regeneration and in contrast to gentrification.

FURNITURE AS A TOOL FOR AFFORDABLE HOUSING

Yasmin Stephanie Alanis Hurtado (*Master in Advance Design, Architecture Faculty, UMSNH. Morelia, Michoacán, México*), **Habid Becerra-Santacruz**.

Abstract 66402

The changes and dynamics of new family structures and multiple activities in housing have represented diverse challenges for new ways of living, which leads us to reflect on the limitations of housing built for traditional family structures. Nowadays, there are currently various proposals for new housing models, that even claim to contribute to the ecological footprint, however, many of these are unsustainable in their construction and economy, out of the reach of the majority of the population.

By thinking of solutions for decent and affordable housing, with results focused on a economic, social and environmental sustainability, it is proposed to reconsider the current habitability, before new constructions, taking furniture as the main tool, considered as a small scale of architecture, but of great impact, being accessible to the inhabitant and unlimited by foreign policies.

As an object of study, social interest housing in Mexico is taken, including one of the largest settlements in Latin America, and minimal spaces, with the aim of contributing to the global problem of the current conditions of the right to housing. As a means to achieve a reflection both in population and in designers, an investigation is carried out to expose the potential of the furniture, considering historical and current antecedents. Taking as a reference the methodology of human centered design, a study is developed through an intimate approach with the population, generating a graphic documentation of the current habitability that allows identifying real needs, and as a result, an experimentation and application of prototypes is implemented of furniture that generates the use and flexibility of spaces, highlighting the production processes and concepts based on the circular economy, with the aim of generating an affordable design and thus contributing to the well-being of people and possible contributions to future homes.

Keywords: housing, habitability, furniture, prototypes, sustainability

14 WORKSHOP

“MEMORY OF FIGHT FOR
HOUSING IN EUROPEAN
CITIES”

Alternative housing initiatives' struggles in claiming a right to housing in Belgium

Céline Drieskens Drieskens (*Vrije Universiteit Brussel, Faculty of Sciences and Bioengineering Sciences, Department of Geography, Cosmopolis Centre for Urban Research, Elsene (Brussels), KU*),
Aikaterini Anastasiou

Abstract 65463

In Belgium, a protracted housing crisis characterised by a lack of affordable and qualitative housing, is increasingly violating individuals' right to housing and to the city. In response to this, 'alternative housing initiatives' such as communal housing, community land trusts, housing cooperatives, informal housing and squatting have manifested themselves as a subversive answer to established spatial and legal structures. However, these initiatives' claims to the right to housing are frequently questioned or outright disputed as their modes of operation lack popular support and tend to fall outside the established housing order. This paper therefore concentrates on alternative housing initiatives' prefiguration of a right to housing and considers the role such initiatives have played in challenging the existing notion of such a right.

The initiatives' persisting struggles, whether internal, external, political or societal, are assembled under a number of key themes, with a particular focus on the regions of Brussels and Flanders. These relate to hindrances encountered by initiatives in their daily practices and when confronted with existing regulatory frameworks. In particular, the initiatives' struggle for access to land, the persisting lack in public knowledge on the practices and legal nature of such initiatives, the hindrances set by quality and planning regulations as well as fiscal policies regarding one's societal status and the difficult collaboration with established social housing companies are considered central in their claims for the right to housing. While such struggles underpin the precarious position alternative housing initiatives still occupy in the housing landscape they also hint at the need for a clearer demarcation and understanding of the communal forms of living these initiatives suggest, on both a personal as well as on a wider neighbourhood level, thereby linking their struggle for the right to housing to that of a right to the city.

Participatory Action Research on social housing struggles: Co-producing the People's Plans

Pablo Sendra

Abstract 65560

Social housing estates in London are facing a process of wholesale demolition. This process, which started at the end of the 20th century, has been exacerbated since the year 2010, when austerity politics pushed local authorities to demolish and redevelop these neighbourhoods in partnership with private developers. This has had a devastating social impact, with communities being displaced.

After doing research on social housing for over a decade, I decided to get into action and use my research as a platform for supporting communities that are facing the demolition of their homes. After the publication of *Community-Led Regeneration: A Toolkit for Residents and Planners* (Sendra & Fitzpatrick, 2020), which explored through case studies how to contest demolition and propose alternative plans, I started interacting with various communities who needed support on elaborating alternative community-led plans for their neighbourhoods.

In 2019/2020, we worked with residents of William Dunbar and William Saville Houses, which are two tower blocks in North-West London facing demolition and redevelopment. Through five co-design workshops, walks with residents, a door-to-door survey, numerous conversations with residents and participation in many events, we co-produced the "Community Plan", which proposes to retrofit the existing homes and add new ones through infill. The "Community Plan" delivers many more social

housing than the council's plan and many more community facilities.

In 2020/2021, we worked with residents from Alton Estate in South-West London, who are also facing the demolition of part of their estate. Through nine online workshops (during lock-down), a survey, as well as other face-to-face activities such as exhibitions and public presentations, we co-produced with residents the "People's Plan".

Residents use these plans (which are backed by evidence and research) to discuss with local authorities their vision for their neighbourhood and push for an alternative that does not destroy their homes.

Urban social movements and homeownership in Barcelona working-class suburbs

Maribel Rosselló (*ETSAB, Universitat Politècnica de Catalunya, Barcelona, Spain*), **Manel Guàrdia**, **José Luis Oyón**, **David H. Falagán**

Abstract 65762

The examination in the longue durée of urban movements in working-class Barcelona shows the absolute mutation in the objectives and forms of urban struggles. The comparison of Francoist urban movements with the interwar situation is indeed very illustrative. The great summer 1931 rent strike against the insufferable amount of the housing rents, or the 1951 trams strike because of the sudden rise in the price tickets (the principal ways of expressing discontent over the serious prejudice they supposed in the family income) were seen in the 1960s and 1970s as something of the past as mode of urban protest of working-class families.

Housing conditions and risings real wages will give way in the 60s to struggles' goals and forms of protest absolutely different than those of the inter-war period. One of the key issues not examined by the historiography of urban movements is the role played by home ownership in its development and in its content. Home ownership (more or less precarious and insecure in its beginnings, still imperfect later the public housing estates were built), stabilized and rooted a large number of working families to their neighbourhoods for many years, thus establishing one of the main bases to create authentic communities articulated by dense stable networks of kinship, immigration, friendship and sociability. Those communities would end up setting up a powerful neighbourhood movement which was also responsible of the fall of three Barcelona majors at the end of Franco Dictatorship.

Conceptualizing temporalities of fight for right to housing in Barcelona

David Hernández Falagón (*Universitat Politècnica de Catalunya, ETSAB, Barcelona, Spain*), **Cristina Poza López**

Abstract 66121

This research addresses the historical reading of the fight for the right to housing that has taken place in Barcelona in the last century. The goal is to demonstrate the relational nature of the struggles, the determining role of housing in the civic debate, and its impact on the urban configuration.

Professional urbanism has not been the exclusive way for city production but also agents without political power have intervened and catalyzed changes from making their Right to the city effective. Analyzing the city construction from the non-hegemonic discourse -recognizing this role of the struggles- can serve to make them visible and encourage the reading of the city in a complex way. The struggles for the right to housing cannot be considered as isolated events devoid of contextual significance. Its conceptual historical construction requires the analysis of the claims both in relation to the situation that originates them and due to their own systemic nature. The evolution of different debates of a social nature -housing shortage, informal housing, ownership, lack of infrastructure and care spaces, deficits in public policies - catalyze reactions stimulated by citizens that consolidate previous claims

and announce future developments. The city has not been evenly distributed. The different degrees of satisfaction of needs have also been reflected in the demands that have been made in each of the areas of Barcelona. Analyzing those elements can give clues about socio-geographic phenomena.

The research has been developed through research of primary and secondary sources, mainly academic bibliography, which has been contrasted with interviews with researchers in the field. The result is the construction of a chronological and geographical map of the events that will serve as a tool for the construction of a new historical narrative. In conclusion, the paper explores and frames the relational understanding of housing and the city as a co-produced organism.

Keywords: Barcelona; Right to housing; Housing shortage; Informal Housing; Home ownership

Is social housing activism dead? A French perspective

Claire Carriou

Abstract 66306

This presentation aims at contributing to the debate on grassroots housing activism from the perspective of social housing tenants in France: are tenants struggling for their living conditions in social housing? And if so, how? Although many recent studies are now interested in the collective dynamics emerging in housing, they do not focus on social housing. Most of the literature concerns the middle classes and alternative options for accessing private housing (collaborative housing) (Lang, Carriou, and Czischke 2020); when it concerns low income households, it addresses them through CLTs or the home-ownership market, particularly in Spain (2008 crisis and debt) (Moore and McKee 2012, Davis, 2021). Little is known about what happens among social housing tenants, to the point that some authors still consider activism to be dead (Ion 1997). But to what extent it is the case? The analysis presented here is based primarily on interviews with elected officials and representatives, at various levels, of tenants' associations in social housing. These were collected during a survey on "collaborative practices in social housing" conducted from 2019 to 2021, in Ile de France. The research reveals a mutation of activism in social housing, rather than the end of activism. Historically, there has been a very active activism in social housing, carried by tenants' associations. Today, these associations often appear outdated: old, not very mobilizing, discredited by the social housing enterprises and unknown to most tenants. But their weakening does not leave the place empty: the survey shows that new struggles are emerging today among tenants, which are of a different nature. They are not very structured, they deal with different objects, but they are active and are sometimes supported by the old tenants' associations. These new forms of social movements invite us to build new theoretical frameworks to observe them.

Habitat Conflict Atlas. The impact of the struggles for housing on the morphological construction of the city of Barcelona in the 20th and early 21st centuries.

Cristina Poza López (*Universitat Politècnica de Catalunya, ETSAB, Barcelona, Spain*), **Zaida Muxí Martínez**

Abstract 67902

Housing is an inseparable part of the urban project. The housing problem has given rise to different responses and forms of organization of the citizenry, especially the working class, which has been the driving force behind various public policies and the subject of numerous theoretical research in different disciplines. However, there is not always a reading and an account of the construction of the city that takes this factor into account.

This research aims to analyze the impact of the struggles for the right to housing on the growth and

urban morphology of the city of Barcelona in the twentieth and early twenty-first century. The aim is to propose a methodology that allows a reading of the urban transformation by incorporating the conflict and the struggles for the right to housing as a factor of analysis, thus contributing to the multivariate study and the complex conception of the city.

The work reconstructs the taxonomy of the struggles identified in academic sources and defines a conceptual framework. They are then geolocated and heat maps are made, giving indications of the spatial distribution of the struggles and the relationship with the forms of growth. Subsequently, the study focuses on testing the methodology in two specific cases evaluating the urban transformation produced. How has the territory changed before and after the fight? What has been the dynamics of evolution? What planning instruments have regulated the conflict over the right to housing? What is the use of studying the relationship between conflicting and participatory construction in the contemporary city?

Keywords: Barcelona, Housing Struggles, Forms of growth, Heatmap, Urban history

15 WORKSHOP

“MINORITY ETHNIC GROUPS AND HOUSING”

Newly arrived migrants residential mobility: What are the patterns of exit from low-income neighbourhoods and rental sector?

Karin Torpan

Abstract 64066

There is a growing interest in nuanced longitudinal studies that focus on the interdependencies between housing and neighbourhood mobility in order to better understand immigrant residential integration pathways in host societies. Newly arrived immigrants tend to be over-represented in low-income neighbourhoods and the rental sector upon arrival to the new homeland, while the host populations tend to be over-represented in high-income neighbourhoods and among homeowners. Hence, the subsequent residential integration of migrants hinges both on moving to higher-income neighbourhoods and into home-ownership. In this paper we seek to understand whether moving to more affluent neighbourhoods and becoming a homeowner are related and, if not, what comes first, neighbourhood change or tenure change. We will undertake a comparative longitudinal study in three Nordic capital cities of Helsinki, Oslo and Stockholm for understanding the residential mobility patterns of the newly arrived immigrants grouped into three groups based on the World Bank categorization 2010 and based on the EU membership. These three groups are (1) belonging to low, low-middle or upper-middle income category (excluding EU countries); (2) latest EU member states since 2004 (East-Europe) and (3) high income countries. The study period is 2011-2017, because of data availability and comparability in three countries. The data is statistically analysed using we apply multinomial logistic regression to compare first housing and/or neighbourhood mobility by origin group to see the transition from renting to owning housing and neighbourhood mobility movement from poorest neighbourhood to better (third to richest) quintile. The results reveal that different immigrant groups have different strategy in housing type and neighbourhood mobility and different countries.

Keywords: Housing career, Neighbourhood career, Residential Segregation, Welfare state

Collective actions vs. particular needs: housing mobilisation and public policies among racialised groups in Italy

Silvia Cittadini

Abstract 65272

This paper departs from the findings of a research work conducted between 2016 and 2018 on public policies for the housing inclusion of Roma living in nomad camps in Italy, published in the monograph *Social Justice and Adequate Housing* (Cittadini 2021) to present the early findings of a new study on the collective mobilisations and public actions for housing among migrant workers in the Southern Italian region of Apulia. The findings of the previous work highlighted how public action in this sector often fails to recognise and respond to particular housing needs, because of the plurality of factors that intervenes in defining these needs, along with the racist prejudices that prevent the full involvement of the beneficiaries. This new work aims to investigate further the questions of how particular housing needs interact with collective mobilisations and policies for housing, especially when marginalised and racialised groups are involved, and, in this context, what role is played by racist prejudices and essentialising ideas of housing and culture. With this aim, the paper presents the early findings of a qualitative work conducted in 2022 in Brindisi on the on-going project "la casa delle culture" (the house of cultures), analysing the expectations, first results and issues emerged in the first months of its implementations and comparing it with other past initiatives of housing mobilisation in Apulia.

Ethnic differences in life course mobility and its impact on neighbourhood change in large housing estates in Tallinn, Estonia

Kadi Kalm (*University of Tartu, Department of Geography, Tartu, Estonia*), **Anneli Kährik**, **Kadri Leetmaa**, **Petra Špačková**

Abstract 65430

Previous studies have well recorded that the pattern of ethnic concentration in post-war large scale housing estates (HEs) firmly persists, and that this also has an effect on income differentiation. Very few studies so far have focused on the links between life course differences in residential mobility and how this leads to the production and reproduction of ethnic divisions. The socio-ethnic decline comparable to West-European cities has not yet been the case in CEE post-socialist HEs. The almost full-extent privatization of dwellings, the major role of HEs in the housing market, and the different character of immigration play an important role in these different outcomes. Yet, many HEs already experience social infiltration and increasing ethnic minority concentration. HEs in post-socialist cities follow different residential trajectories, partly because they are in different life course phases. Based on Estonian censuses and register data, we aim to trace these different neighbourhood life course trajectories based on long-term changes (2000–2015) in HEs of Tallinn and investigate how micro-level residential mobility patterns contribute to neighbourhood changes. The results reveal that replacement of ethnic minorities by native young households takes place in inner city HEs, whereas rapid ‘family flight’ of natives takes place in suburban HEs, while ‘affordability’ and social environment attracts non-native families. HEs are becoming ‘springboards’ for native young, but they represent a more permanent housing solution for ethnic minorities.

Keywords: ethnic differences, housing estate neighbourhoods, Estonia

Greeting the neighbours - Local social capital and the role of neighbourhood type and personality

Karen Haandrikman

Abstract 65449

Attitudes to and contact with neighbours are important for social cohesion and for social sustainability. Structural social capital – the number of contacts – and cognitive social capital – trust in neighbours and others – are often studied in a context of increasing ethnic diversity, with studies often showing decreased trust for natives but increased trust for migrants. Diversity has mainly been studied focusing on the share of migrants, while other neighbourhood characteristics such as socioeconomic status and geographical location have been left out, together with the type of housing one lives in, which may also influence attitudes to neighbours. In addition, attitudes to and contacts with neighbours vary by personality traits such as extraversion and openness. Therefore, this study aims to examine the association between local social capital with neighbourhood type, housing type, and personality, and their interactions.

The Neighbourhood Survey 2020 is a nationally representative survey, based on a stratified sample of 18-80-year-old individuals, located in 10 different neighbourhood types, that are clusters of demographic, socioeconomic and ethnic composition in Sweden. Local social capital is measured as an index on attitudes to and contacts with neighbours, that will be explained by neighbourhood type, tenure type, personality characteristics, Swedish/ foreign background, and variables measuring trust and worries. As during the Covid-19 pandemic, many people spent much more time in their neighbourhoods, I will also analyse whether the pandemic has led to any changes in relationships with neighbours. The main methods are various multivariate regressions.

Preliminary descriptive results show that people with low scores on conscientiousness, people with a

foreign background, those living in apartments, and living in deprived and diverse areas, both urban and rural, have the lowest social capital, while extrovert persons, those in detached housing and living in homogeneous rural areas and urban elite areas exhibit the highest local social capital.

Urbanization, Racism and Patriarchalism in Rio de Janeiro, Brazil

Cristina Gomes

Abstract 65524

This article discusses the prejudices and discrimination against afro-descendants, women, LGBTQ persons, the homeless, immigrants, and young adults, considering class, religion, and political differences within the population of the city of Rio de Janeiro, Brazil. This set of kinds of discrimination is analyzed from the intersectionality approach using a concept named a “discrimination relational matrix of analysis”. In a two-phase design of a representative sample 759 urban inhabitants answered a questionnaire asking for their perceptions, attitudes, practices, and intergroup relationships on racism, patriarchalism, sexism, homophobia, xenophobia, and self-identification within different social classes, more or less urbanized areas of residence and comparing rented, owned and borrowed housing.

Results show that housing are likely to be overcrowded, rented or borrowed in less urbanized areas, where explicit racism are more strongly connected with patriarchal values and conservative politic identification in comparison to more urbanized areas.

The main discourses and practices in Rio de Janeiro are openly uncivilized, sexist, racist, xenophobic, and discriminate against the low social class and other vulnerable groups in a multidirectional anti-equality and anti-democratic mainstream and its radicalization is more popularized in no urbanized areas and among less educated people.

Key words: racism, discrimination, gender, social class, political identification

Precarious Residence – A study on how Residence Status Links to Individual Well - being and Stress

Emma Holmqvist (IBF/Uppsala University), Kristoffer Jutvik

Abstract 65531

For long, Sweden has been associated with an inclusive policy approach to migration, sometimes categorized as the “flagship of multiculturalism”. During this period, permanent residence was the general rule for those granted protection as refugees. In 2015 exceptionally many applied for asylum in Sweden (mostly Syrians) and the country had one of the highest reception numbers in the EU. This critical moment led to a change towards a more restrictive approach to migration in Sweden with the introduction of temporary residence. In this study, we are interested in understanding how this change affected the level of stress and well-being among those affected. We use the sudden implementation of the new regulations to compare affected and non-affected individuals. By using a survey study addressing Syrians, we here focus on differences in self-stated stress and well-being between those granted permanent residence status (according to the old policy) and those granted temporary residency (according to the new policy). Good health and well-being are not only a target goals in Agenda 2030 but could also have implications for the integration process of those newly arrived. The results indicate a clear difference between the groups, where those granted temporary residency permit have reported higher stress and lower well-being. These results are important in evaluating the individual implications of the new migration policy in Sweden and to assess similar restrictive policies elsewhere.

Indigenous Housing for Autonomous Purepecha Communities; A Fair Habitat Proposal.

Juan Carlos Lobato Valdespino (*Universidad Michoacana de San Nicolás de Hidalgo*),
Jorge Humberto Flores Romero

Abstract 65554

The proposed work begins with the recognition of the community of San Francisco Pichátaro, an autonomous community, belonging to the Purépecha Region of Michoacán, located in the municipality of Tingambato, Michoacán. It is a community whose highest authority is a Communal Council, from which the representation of communal goods and government authority is derived, and which is divided into committees and representatives of the seven neighborhoods that make up the community. The main productive activities of the community are food trade, agriculture and the elaboration of handcrafted wooden furniture. A community that resists and maintains its culture deeply rooted, even preserving the Purepecha language; its self-management capacity, cohesion and social resilience, which has also allowed it to preserve its creole corn, its form of community organization, generate its independence and obtain recognition from the federal government as an autonomous community. This scenario, of self-management capacity, allows identifying this organized community as a focus of priority attention, in order to propose an adequate housing model for communities with this condition, which have been violated, and which maintain a context of marginalization and rurality.

It is precisely in this context that the study is proposed, identifying the needs, interests and other socio-cultural aspects inherent to community planning. This through an assisted process that aims to contribute to the promotion, dissemination and implementation of a comprehensive project that consolidates the concepts of the Human Right to Adequate Housing, as well as the Social Production of Housing and Fair Habitat, through participatory processes, with an organized group in this community, promoting the strengthening of social cohesion and self-management.

Fading-In: Accommodation Issues of Urban Migrants in Ankara, Türkiye

Deniz Altay-Kaya (*Cankaya University (Türkiye)*), **İlkay Dinç-Uyaroğlu**, **Gizem Deniz Güneri**

Abstract 66378

Major metropolitan areas are on the destination of global forced migrants, seeking safer and better living conditions. However, urban migrants find themselves in the turbulent atmosphere of the contemporary city, which is increasingly governed by mobility and transiency. Urban migrants, as they enter the city, initially have access to inner-city slums with poor quality of life, within which exist unregulated labour markets as well as informal, low quality, and cheap housing stock. These neighbourhoods can only offer impermanent and insecure accommodation conditions as they are usually subject to urban redevelopment or regeneration projects. This research aims to uncover how the urban migrants' states of being on the move continue within the cities and countries they aspire to settle. It examines thereof the housing condition and the (re)settlement practices of Syrian forced migrants in one of the earliest slums in Ankara: Önder neighbourhood. The semi structured interviews conducted with refugees living in the area, the long-term settled community, real estate agencies, civil organisations and public representatives reveals that migrants add up to the urban poor, contesting for the same limited sources of housing and employment, marginalised by the same structural failures, dislocated by demolitions and redevelopments; and collaborating through informal mechanisms for surviving in the contemporary city. The research also shows that the shared conditions of living within these neighbourhoods in transition, allows the adaptive reuse of the housing stock transitioning among different uses, residents and practices. The paper concludes that being (settled) on the move no longer

means being invisible, detached or powerless. On the contrary, it allows for some sort of flexibility and ease in getting away with the rigid logics and structures of the city.

Inhabit the invisible. Housing in irregular settlements in Merida, Mexico.

Gladys Noemí Arana López

Abstract 66383

During the first months of 2020, a group of people began a process of occupying land in a polygon located very close to the Mérida international airport. The clearing of the land, its cleaning, the layout of the streets and their opening, the designation of the common areas and the delimitation of the blocks, and even the management of water and electricity, was carried out quickly, in such a way that today, 11 perfectly well-defined blocks have been occupied by just over 300 families.

The family composition is as diverse, as its origins are varied, in such a way that migration derived from insecurity, the economy or due to the integral failure of the political and social system, led to the coexistence of Central Americans with families from other countries in the same space. Other states of Mexico and of course with families from all over Yucatan. All families present a high degree of economic and social vulnerability and a high percentage of them are headed by women.

There, there are houses with different degrees of consolidation, built on illegally occupied land, with “ephemeral” materials and with poor habitability conditions, but where particular ways of defining their borders can be observed, of relating the public with the private and of making clear spatial, functional and aesthetic characteristics of their places of origin, being able to identify both the cultural roots and the aspirations of each and every one of the families in question.

In this document the management processes for the appropriation of the territory are exposed, but above all the spatial and formal processes of the houses built in irregular settlements are identified, valuing their origins as recognition of popular wisdom and its urgent implementation for a new social architecture.

Affordable housing for « new migrants »: mid-sized cities as an alternative?

Christine Lelévrier, Professor

Abstract 67351

Since 2015, some European countries such as France and Germany have implemented dispersion policies of asylum-seekers and refugees to avoid concentrations in metropolises. The main arguments were related to vacant housing and supposedly easier “integration conditions” in mid-size cities. Based on a qualitative survey conducted in a medium-sized western city since 2019, the paper analyzes the type of “opportunity structures” provided by local actors and their influence on the long-term residential experiences of ten migrants. On the one hand, social-mixing is driving housing access for migrants. On the other hand, pragmatic actions reset the local governance of diversity.

16 WORKSHOP

“POLICY AND RESEARCH”

Imposed from above or applied for from below: comparing Dutch and Danish social mix strategies in deprived neighbourhoods

Rikke Skovgaard Nielsen (*Aalborg Universitet, København SV, Denmark*), **Steven Kromhout**

Abstract 64209

Over the last decades, many European countries have implemented social mix strategies as part of urban renewal policies. This paper compares the social mix strategies in Denmark and the Netherlands. In both countries, there is a strong belief among policy makers and urban professionals that social mixing is an important strategy to avoid deprived urban neighbourhoods becoming 'ghettos'. In describing the differences and similarities between Dutch and Danish approaches, we focus on two aspects: the policy instruments and the role of national governance. In both Denmark and the Netherlands, physical restructuring of the housing stock and housing allocation criteria are the main instruments that are used in social mix strategies. Physical restructuring is used to mix the neighbourhood population by mixing the housing stock, whereas selective housing allocation criteria are used to reduce the influx of 'vulnerable' or undesired residents. A notable difference between the Dutch and Danish cases is the role of the national government in the governance of social mix strategies. In the Netherlands, the central government used to play a major role in neighbourhood policies, by setting out policy guidelines and providing funding. Over the last decades, however, urban policies have been decentralized and government funding has largely disappeared. In Denmark, by contrast, the national governance in relation to deprived areas is much stronger. Under the Danish parallel society legislation, using social mix measures in selected neighbourhoods is mandatory, whereas Dutch municipalities must apply before they can use certain measures. By comparing social mixing strategies from these two countries, we show how such policies can be differently shaped and provide lessons for use in other countries.

Keywords: urban regeneration, social mix, physical restructuring, housing allocation, governance

From the housing affordability to the cost-of-living crisis: Austria's housing market in the wake of the Covid-19 pandemic

Gerald Koessl

Abstract 65243

Housing markets in Austria and Europe have seen a strong increase in house prices and rents over the last decade. The Covid-19 pandemic has accentuated these developments in many countries across Europe, including Austria. A combination of factors, including continuously low-interest rates, the prospect of windfall gains but also changing patterns of housing demand induced by remote working have had far-reaching impacts on housing markets. More than ever, housing has become a safe haven for investors and households in an economic climate, which is constituted by uncertainty and rising inflation. The stark increase in house prices has even led to Austria's Financial Market Stability Board to issue a warning regarding the macro-prudential risks arising from real estate financing. Despite this trend, the output of new affordable housing – mainly by limited-profit housing associations – remains steady so far. However, recently, the rise of construction costs and supply-chain issues have created disruptions to the construction industry with potential impacts on the future supply of affordable housing. Moreover, a growing number of households are struggling with the cost of rising inflation, in particular the cost of energy. This paper takes stock of Austria's housing market in the wake of the Covid-19 pandemic, by looking at both latest available data on Austria's housing market development and by discussing some policy responses that have already been implemented or announced. The Austrian trend will be contextualised in a wider European context.

Keywords: affordability, Covid-19 pandemic, cost-of-living crisis, limited-profit housing associations

Evaluation impact of innovative housing scheme: A tenant's cooperative

Catalina Llana (*Department of Economics and Business, Pompeu Fabra University, Barcelona, Spain*; *Tecnocampus Mataró Maresme (Universitat Pompeu Fabra), Spain*), **Josep Maria Raya Vílchez**

Abstract 65247

This article is result of an impact evaluation performed for the housing program 'Lloguem- Yes We Rent'. This project joint by the Urban Innovative Action, aims to increase affordable rental housing in the city of Mataró by offering funds to owners of the private rental market to rehabilitate empty dwellings against of introducing this housing units in the rental market below-market prices. The project has been primarily managed between the city council and a cooperative of tenants, that assigns the dwellings to its own members. Besides increase in housing accessibility, other expected effects, based on previous literature, include the reduction in residential segregation, the reduction in overcrowding, the increment in emancipation and the improvement in housing quality, measured under other variables by thermal and acoustic insulation. To identify these effects a two-phase survey was performed, before and after the dwelling assignation. Comparing the answers between cooperative members that have benefited from the program cooperative with the members that are still on the waiting list, we identify the projects impact. In addition, the municipal census information for the city of Mataró is used to ensure partially the accuracy of the survey answers. Our preliminary results point out that participant have on average reduced their rent/income ratio by 13 p.p. and the overcrowding ratio by 12.7 m² per person. While no effect over segregation and emancipation was yet found. The data collection process will finish in May 2022, expecting to perform the final evaluation during June of the same year.

The housing crisis in the Netherlands; Background and solutions

Peter Boelhouwer

Abstract 65345

Partly as a result of major problems on the housing market and more specifically the large housing shortage, there has been a lot of attention for housing issues in both the press and politics in the Netherlands in the last two years. After years of focus on more market forces and decentralization, the government seems recently willing to take more responsibility. In this policy paper we try to explain this change by successively reflecting on the most important problems on the housing market, the development of housing policy and possible solutions to the problems that have arisen. In order to deal with these wicked problems, we believe that both structural and short-term policy interventions are necessary. For the long term, we are thinking of the introduction of an equal treatment between renting and buying (property-neutral housing policy), skimming the development of the value of land by changing the destination, and a politically established standard for affordability for low-income groups. In the short term, it is proposed to introduce measures relating to the housing supply and to specific interventions to optimize the distribution of available housing among households.

Media and politics during the German housing boom – an empirical analysis

Pekka Sagner (*German Economic Institute, Research Unit Financial and Real Estate Markets; University of Wuppertal, Cologne, Germany*), **Armin Mertensa**

Abstract 65373

The German real estate market has seen a decade that might well be known as the tremendous or – equally likely – terrible tens in the future. Housing prices as well as rents have been steadily and strongly increasing throughout the decade after years of stagnation in the 2000's.

This paper investigates the salience of real estate-related topics in media and politics during this boom in housing prices. A unique dataset of German newspaper articles is analyzed. These data allow an investigation of the portrayal of real estate topics in German mainstream media. They are linked to transcripts of speeches given in the German parliament. There are several hypotheses to be validated in the paper: (i) There is a positive relationship between housing prices and coverage in media and politics of housing-related topics. (ii) The housing debate in media and politics has escalated. (iii) The housing debate in media and politics has increasingly focused on the rental market. (iv) There is an increase in housing bubble speculations in media and politics. Furthermore, (v) a Granger causality test is employed to determine whether the news is driven by political debates or political debates react to news covering the housing market.

This paper adds to the existing literature in several ways. While much has been written about the developments on the supply and demand side of the German real estate market, to the author's knowledge nothing has been written about the coverage of the topic in media and politics. Most of recent research targeted media coverage and the housing market only and focused on markets where a housing bubble burst, analyzing the media's role therein. The paper provides a better understanding of how the underlying price increases in the residential real estate markets are perceived by media and politics.

Keywords: housing, media, politics, big data, text analysis

Contextualizing housing subsidies within the Croatian social policy landscape: a political economy approach

Alejandro Fernandez, Gojko Bezovan, Josip Pandzic

Abstract 65491

Since 2017, Croatia has been providing a new housing subsidy programme covering up to 50% of a monthly loan annuity for the first four years of a mortgage up to 100.000 EUR. Although the subsidy is not limited to first-time buyers, the target group is those under 45. The policy's stated aims are increasing housing affordability and favouring demographic growth. Recent economic evidence points to this policy having increased housing prices while being ineffective at raising the homeownership rate. This paper uses a political economy lens to contextualise this subsidy within contemporary changes in the Croatian housing system and, more broadly, social policy. Our objective is to mobilise evidence from economics, sociology, and political science to address the role of housing in the reformulation of social policy in the Croatian transition. We ask the question: How does this subsidy position the Croatian housing system within the national growth strategy and social policy provision? We argue that this policy reinforces a shift towards financialised growth and pursues the privatization of the welfare state through familiaristic and middle class capturing of public funds. Our research draws from semi-structured interviews with relevant stakeholders: civil servants, private financiers, and politicians; secondary data from European and national sources; and critical analysis of parliamentary minutes and policy documents. Finally, we distinguish this subsidy as a new stage in the restructuring of housing policy toward 'selected investment' along class and household composition lines.

Keywords: housing policy, post-socialist transition, social policy, growth regime, welfare state

Balancing mobility and affordable housing: The case of Prague

Ondrej Gabas, Sead-Aldin Kacarevic

Abstract 65493

In facing the pressures of globalization, public governments face difficult tradeoffs. This study shows how [improving urban mobility] can undermine efforts to secure affordable housing. We use unique spatial dataset linking residential prices to over 400 attributes of quality and availability of urban amenities to evaluate the impact of new transport infrastructure on local property prices [in Prague's metropolitan region]. Our difference-in-difference estimates suggests rent prices around new metro line and suburban railway stations increased by 5.7 % and 7.4 %, respectively. Improving access to public transport raises lowers the affordability of local housing.

Key words: urban mobility, Difference-in-Differences, affordable housing, rent prices

Gender Mainstreaming Housing Policies tested by Care work. Post-Covid Metropolitan Issues in the Brussels-Capital Region

Benjamin Leclercq (UCLouvain, LAB, Uses&Spaces, Brussels, Belgium), Salembier Chloé, Galicy Agie

Abstract 65549

In Belgium, since 2012, public actors are obliged to promote gender equality in public policies. In housing policy, these "gender mainstreaming" measures essentially take the form of measures facilitating access to social housing for single-parent female families, thus neglecting measures intended for the

middle classes (so-called “average” housing, social home ownership...). At the same time, pandemic has revealed the extent to which housing has become a place to live and work, to convalesce, to isolate, to care for or to suffer violence. This exceptional situation has reinforced and complicated the residential vulnerabilities, in particular for certain categories of the population, such as single-parent families, but also “essential” workers (Sciensano, 2020). Among them, we find essentially care workers, in the sense given by Joan Tronto, i.e. all the activities that aim to maintain or repair our world so that we can live in it as well as possible (Fisher & Tronto, 1991).

Based on the hypothesis that the latter are particularly exposed to the forms of exploitation generated by the social division of care work (Molinier, 2013), this paper would question how the gender mainstreaming issues of public housing policies are articulated or not with the inequalities generated by the differentiated distribution of care work in the social space. If we interrogate the pandemic effects from the perspective of materialist care theories, in what way does the pandemic call into question claims for gender equality in the housing policies of the Brussels Capital Region?

Keywords: Gender - Pandemic – Housing Policies – Care work – Brussels government

References

- Fisher, B., & Tronto, J. C. (1991) Toward a feminist theory of care, in: E. K. Abel & M. K. Nelson (Eds), *Circles of Care : Work and Identity in Women's Lives*, Albany, NY: State University of New York Press, pp 36–54.
- Molinier, P. (2013) *Le travail du care*, Paris: la Dispute.
- Sciensano (2020) Belgium Covid 19 Epidemiological Situation - Municipality Monitoring, Retrieved from: <https://datastudio.google.com/embed/u/0/reporting/c14a5cfc-cab7-4812-848c-0369173148ab/page/giyUB/>.

Knowledge Transfer and Mobility of Urban Housing Political Instruments in Germany

Fricke, Carola (*Human Geography, University of Freiburg, Germany*),
Christiane Meyer-Habighorst

Abstract 65552

Urban housing policies in Germany are characterized by variegated policy landscapes due to a certain room for maneuver contributing to locally adapted policy and planning instruments. Thereby, municipal housing policies are defined as public measures and initiatives that address the location, building and maintenance of housing, which involves several local policy sectors (urban strategic planning, plot development, land trusts, social policies, etc.). Given the retreat of the German federal state since the 1990s, urban housing policy makers continue to search for responses to the current housing affordability crises. Policy mobility and learning processes among municipal actors might contribute – among other mechanisms – to explaining the ongoing shifts in urban housing policies. For understanding the relevance and modalities of policy mobility, we take a closer look at learning processes by public actors in the urban context, i.e. city governments and public agencies. We address how urban actors learn in the national context, understood as multi-scalar policy arenas involving various party-political and professional positions.

How is policy mobility in German urban housing policies taking place between cities? For explaining transfer in urban housing policies, we draw from cognitive approaches (social learning) and the exchange of models and concepts in the context of increased competition among cities (policy mobility). Empirically, we build on document analyses and interviews for understanding the context and conditions of policy transfer. Overall, we argue that learning processes on urban housing policies in Germany involve national research institutes, public-private institutes and private experts specialized in knowledge transfer and professional training. Thereby, we show that informal knowledge exchange of urban professionals is facilitated by national policy arenas and contributes to the spatial mobility of policy and planning ideas beyond formal regulations and legislation. National and inter-urban arenas play an important role in fostering knowledge exchange among urban decision-makers and practitioners.

Under construction: an inquiry on the social housing policies of stavanger, Norway

Carla Borges Almeida

Abstract 65767

Norway has some disadvantaged populations in the housing market. Many people live without a secure safety net of owning homes. In the Nordic welfare state context, housing policies are drawn as strategies to guarantee access to affordable and decent housing for every citizen. This study aims to evaluate such strategies aligning public policies and community development, taking as a study case the city of Stavanger. This study relies on a literature review of research publications and public documents about housing. Querying keywords were “boligsosialt, social housing, public housing, social housing in Norway and Scandinavian context, low-income housing.”

The guidelines recorded in public documents will be compared with their evaluation by the own literature. Data from national and local contexts and public policies will be analyzed by a SWOT analysis, whose validity and reliability rely on the public character of the implemented housing strategies. From the discussion and the SWOT analysis, I conclude that Stavanger has a demonstrated history of coping with general and local challenges. Local policies are aligned with national guidelines. The analyzed policies, documents, and literature demonstrate that the municipality has well-functioning structures and assets to direct the region’s community development.

Moreover, the integration of long-term and immediate policies guarantees the continuity of the housing policies and the obligations of the next political actors to solve the eventual problems. The SWOT analysis indicates some challenges. However, Stavanger had demonstrated competence in dealing with demographic and economic shifts. This study was conducted from the point of view of public policies.

Consequently, leading actors, especially government and banking, were privileged voices. Therefore, further research should be done on disadvantaged groups from the community’s perspective. Different results may show gaps, but policy analysis is a first step to addressing the needs of the disadvantaged population.

Barcelona Provincial Council’s Local Housing Observatory

David Mongil (*Oficina d’Habitatge, Diputació de Barcelona*), **Benet Fusté**

Abstract 66099

The Housing Office of the Barcelona Provincial Council provides support to local governments of the Barcelona region in the design and implementation of local housing policies. The aim of the Barcelona Provincial Council is to guarantee the right to decent and adequate housing for all citizens and to increase the quantity and quality of affordable available housing all over the region.

One of the strategic goals of the Housing Office is to provide knowledge and criteria to design, implement and evaluate local housing policies. To this end, the Barcelona Provincial Council’s Local Housing Observatory was created in 2008 to produce, manage and disseminate information and knowledge on housing from a local perspective in order to facilitate decision-making by local governments

With this will, openly through its website, it deploys a wide range of projects and instruments, including:

- The creation of the “INDI_MHAB” web portal (Municipal Housing Indicators of the province of Barcelona).
- The dissemination and updating of the legal framework through the publication “Housing and Local Sphere”, which brings together and thematically organises the regulations and jurisprudence of every trimester
- The preparation of papers, reports and methodological tools on housing of interest to the local authorities.
- The regular organization of conferences and studying visits on issues related to housing policies
- The biannual evaluation of the housing policies of the municipalities of the Barcelona region through the “Public Housing Policy Panel”, drawn up in conjunction with the Pi i Sunyer Foundation.
- The collaboration with other housing-related observatories, including support for the creation and development of the Barcelona Metropolitan Housing Observatory.

Keywords: Evidence, Observatory, Knowledge, Housing, Local Government.

Housing policy in a market liberal society: how research is informing policy development in response to declining affordability and growing need

Tom Alves

Abstract 66327

Australia is a market liberal society where more than 95% of housing is provided and allocated by the market. The declining affordability of housing in recent decades has resulted in, among other things, an increase in the number of homeless people and households, including the number of people sleeping rough. The public health response to the global pandemic saw many homeless people rapidly provided with accommodation, often for the first time. Since then, many Australian states have implemented policies, based upon Housing First principles, that aim to end or significantly reduce the incidence of homelessness in particular cities and regions.

Drawing upon research currently being conducted in four Australian states to evaluate the impact of a range of policy and program interventions designed to tackle homelessness, this paper will consider the issues associated with implementing Housing First programs within a market economic context. The impact of these policies is also contributing to a wider reappraisal of the way that the costs and benefits of housing policy interventions are accounted for by governments in investment decision making and program evaluation. This also has potential to inform a broader argument for greater state intervention in housing markets, and direct government investment in housing provision.

In a context where a ‘right to housing’ is not recognised in law or societal conventions, the argument for housing provision outside of market processes needs to be constructed and justified in other ways. The paper will examine the role that housing research is playing to make this case.

Housing Politics from the Streets to the Statehouse: Comparing Policies and Movements in Los Angeles and Berlin 2008-2020

Kenton Card

Abstract 66491

This paper compares rental housing politics in Los Angeles (USA) and Berlin (Germany) between 2008-20 by way of each city's episode of contentious politics, structural similarities and differences, and what political processes influenced policy outcomes. The paper serves as a case of the emergence and escalation of tenant power. It analyzes how Tenant Movement Organizations influence policymakers, contribute to policy agenda setting and passage, and how to interpret those policy changes. Methodologically, the paper draws on multiple data sources: participant observations, interviews, newspapers, social media content, and government records. The cities witnessed policy bursts with four parallel characteristics: (1) offensive nature, (2) universalism, (3) progressive local reforms, moderate regional ones, and (4) signs of a breakthrough beyond economically liberal treatment of housing markets. The findings suggest that the rise of tenant movements help drive policy change via multiple channels, exhibiting both similarities and differences across cities.

Dynamism in market practices of housing microfinance and the financialization of housing in India

Rajvi Prajapati

Abstract 65562

The paper sets out the struggles for the right to housing by reviewing microfinance as demand-led housing finance and housing practices. The study critically explores the struggles for the right to housing through the role of microfinance in the debates of housing affordability and ongoing discussions about the financialization of housing. The argument of this study is that the international debates on the linkage between housing and finance and the issue of housing microfinance in the global south tend to be overlooked. The term housing microfinance referred as a demand-side phenomenon that refers to the micro value, non-mortgage loans. From a critical perspective, underdeveloped regulatory policy framework and mainstream practices of housing finance coupled with high costs and risks make microfinance as another financial product for global institutional investment. This study hypothesises that the MFI embody market-oriented logic and unequal supply leading to weaker affordability which has made microfinance a driver of deepening the financialization of housing. To advance the debate this study analyses the legal and governance variables of different microfinance approaches and their impact in terms of housing affordability. The results highlight the state's dependency on commercial markets and mechanisms of housing microfinance largely fail to reach the lowest strata of the society that create precarity and conditions for the advancement of the commodification of microfinance which further paved the way for financialization. From a qualitative perspective, this study situates the role of microfinance in housing debates and emphasizes the increasing dominance of the financial practices in the provision of housing that makes microfinance a bearer of the financialization of housing.

Keywords: housing microfinance; financialization of housing; housing policy; political economy

17 WORKSHOP

“PRIVATE RENTED MARKETS”

Closing Data Gaps in the Private Rental Market: The Affordable Housing Data Monitor

Michelle Verbeek (*Canadian Housing Evidence Collaborative, McMaster University Hamilton, ON Canada*), **Cynthia Belaskie**

Abstract 65390

With a third of Canadians participating in the private rental market, collecting critical data within this sector has become increasingly important for research and public governance usage. Current data being collected on affordable housing initiatives and markets across Canada are not standardized nor accessible by any public or private entities. To address this gap, the Canadian Housing Evidence Collaborative (CHEC) has been funded through the Canadian Mortgage and Housing Corporation's Housing Supply Challenge to develop a data-driven solution.

CHEC's Affordable Housing Supply Monitor is a centralized database that enumerates and tracks outcomes and outputs under the National Housing Strategy alongside maintaining a comprehensive national profile of affordable housing. This Monitor will provide governments and other stakeholders with the necessary digital infrastructure to collect robust data and the research expertise to analyse it.

For the past two decades, the federal government has engaged in cost-sharing initiatives with the provinces and territories to fund affordable housing (FPT agreements). Despite funding and administering of various housing support programs, there is an absence of publicly available information regarding the impact these expenditures had on the affordable housing environment across Canada. Access to administrative data from FPT agreements is key to engaging the expertise and insight of independent researchers to support much needed evidence-based policy development.

CHEC's Affordable Housing Supply Monitor is a first of its kind, third-party independent data repository in Canada to collect and track FPT data, making program evaluation and housing research on the private rental market more robust, accessible, and timely. We will present our replicable framework for developing a national housing data monitor for housing researchers interested in addressing data gaps, utilising underused administrative data sets, and performing standardized program and policy evaluation.

Affordability of Private Rental Housing: Istanbul, Turkey Case

Safiye Ozge Subasi (*Gebze Technical University, Faculty of Architecture, Gebze, Kocaeli, Turkey*), **Sevkiye Sence Turk**

Abstract 65402

Despite the demand increase in metropolitan rental housing markets, the limited housing supply causes an increase in housing prices. Rising prices raise the issue of rental affordability. Affordable rental housing plays a critical role in the accommodation of disadvantaged groups who do not own or cannot buy a house. This paper examines the affordability of the private rental housing market in Istanbul, Turkey, which is shaped by the free market under neoliberal policies. The private rental housing affordability crisis in Istanbul intensified after the Covid-19 pandemic. The methodology is based on affordability analysis with the rate approach that is often preferred in developing countries due to data limitations. In the study, the affordability of private rental housing in the Istanbul Metropolitan Area for low- and middle-income households post Covid-19 pandemic is analyzed from the perspective of the right to housing. The findings demonstrate that the low and middle-income households in Istanbul cannot access affordable rental housing in urban centers, while they have limited access in sub-centers. In addition, they primarily have access to the unplanned (irregular) housing areas in the city. Findings indicate that low- and middle-income households have been indirectly excluded from central districts and their housing rights are violated.

Keywords: Right to housing, Affordability, Rental housing, Istanbul, Turkey.

How do the management practices of landlords influence renters' housing experiences

Bo Li (*Management in the Built Environment, Faculty of Architecture and the Built Environment, Delft University of Technology, The Netherlands*), Chi Jin, Sylvia J.T. Jansen, Harry van der Heijden, Peter Boelhouwer

Abstract 65457

The private rented sector has recently experienced significant growth across many jurisdictions around the world. However, there is evidence that a considerable portion of tenants have poor housing experiences. This paper aims to explore how different types of landlords manage their properties and how their management practices influence tenants' housing experiences. Nieboer's (2005) three levels of real estate management was used as analytical framework to investigate the management practices of landlords. Drawing on interview data collected from 13 landlords and letting agents in Shenzhen, China, we found that different types of landlords had various management practices. Urban village landlords and commercial housing landlords mainly focus on the property and asset management level while Long-term Rented Apartment (LTRA) companies are also engaged in portfolio management. Furthermore, management of LTRA companies is more sophisticated and strategic than individual landlords. Next, using interview data from 17 private tenants in Shenzhen, we examined the way in which housing experiences of tenants had been jeopardized by the landlords' management practices such as frequent rent increases, providing inadequate or low-quality facilities, and adopting vulnerable financial models. Based on the findings, policy recommendations were provided to regulate the private landlords and thereby ameliorate tenants' housing experiences.

Keywords: landlords, management, renters, experiences

Avoiding evictions: support needs of private landlords in Belgium

Bart Put

Abstract 65488

Evictions are one of the most important causes of homelessness worldwide. In order to reduce the number of evictions, it is paramount to understand the underlying mechanisms leading (or not) to actual evictions. On the micro-social level, such mechanisms mainly pertain to the interactive dynamics between tenant, landlord, social services and the legal system. While interesting recent studies on the matter have focused on differences in eviction practices between types of private landlords and on the variety of strategies employed by landlords attempting to avoid eviction, among others, little attention so far has gone to the specific relationship between landlords and social services. More in particular, uncovering the needs and expectations of landlords in terms of support by social services during difficult rent trajectories might help prevent substantial part of the private rental market from disappearing for more vulnerable social groups in the long run. To that end, in-depth interviews were carried out with fifty private landlords who rent out property in Flanders or the Brussels region (Belgium). They were probed about their knowledge about, attitudes towards and experience with various types of social services involved in the prevention of evictions. Results from our qualitative content analysis show that, while some landlords are not prepared to tap into the relevant support channels under any circumstance, personal attitudes and strategies are often strongly contingent on knowledge (existence of services specializing in specific issues, ways of signalling issues to the right organizations, etc.) and experience (e.g. support with regard to specific types of tenant issues, take up and follow up of reported issues, ways of communication, timing of interventions and preventive measures). Some implications for policy, practice and research will be discussed.

Issues facing private renters in receipt of income and housing supports in Ireland

Aideen Hayden

Abstract 65506

In Irish housing policy, there has been an increasing reliance on the private rented sector to provide social housing. This reliance was formalised in 2014 with the creation of the Housing Assistance Payment (HAP). Presently, in Ireland, there is a severe shortage of rental homes available to let as well as record high rents, high house prices and limited social housing supply. In this context, this research identifies the manner in which the private rented sector renders some groups vulnerable; in particular those who do not have the social and financial capital to withstand, the disruptions or high costs which are inherent in the private rented sector in Ireland.

The datasets of Threshold, a national housing charity supporting people living in the private rented sector and the Citizen's Information Board, are utilised in this research. The datasets are analysed to identify the principal issues facing private renters in Ireland, with a particular focus on renters in receipt of income and housing support. The datasets used are from 2019 and 2020, and so span the time before the Covid-19 pandemic and the initial period of the pandemic when it was at its height. A series of proposals to reform existing supports and their operation are put forward to improve access to adequate supports for these vulnerable groups.

Aspirations and Expectations of Private Renters in Ireland

Ann-Marie O'Reilly

Abstract 65511

Threshold conducted its annual survey of its clients in 2022. Threshold is a national housing charity supporting people living in the private rented sector, which assisted almost 20,000 renting households in 2021. The purpose of this survey is to give a voice to the experience of Threshold's clients, their aspirations and frustrations and make appropriate policy recommendations on foot of this.

Between 20% and 30% of households live in the private rented sector in Ireland. The majority aspire to own their own home in five years' time. However, very few expect to achieve this, most expect they will still be renting in five years' time. This research explores the reasons behind this by examining people's experience of renting, such as the length of time renting, the length of time in their current tenancy, why they left their last tenancy and their feelings of security. In addition, people's ability to afford rent and the financial pressure they experience is explored. The findings from this research are compared with those of similar surveys to identify robust trends in the Irish rental sector. A set of policy recommendations are put forward to address the shortcomings of the sector, as they are identified in the research.

Sharing economy and its effects on housing markets

Paloma Taltavull

Abstract 65631

The entrance of sharing activities in some sectors has significant effects. In this paper, special attention is paid to one of all the types of activities found in the sharing market, the exchange of the use of residential space.

This paper is a summary of the Study titled "Sharing Economy in the Housing Sector in the UNECE

Region” in which the concept of sharing economy is developed as well as the existing typologies in the housing market. The report contains four main sections. Section I analyses the concept of sharing economy; Section II summarises the literature about sharing economy and housing market and covers mainly two figures: co-housing and short-term rental markets.

Section III presents evidence of 43 cities whose short-term rental market is analysed using an extensive database of microdata of Airbnb rentals from 2015 to 2019. Section IV analyses the existing documents containing potential regulation of the short-term rental market and propose a three-level model of regulatory tools to be applied.

The concentration of the analysis on short-term rental activity is derived from the availability of statistical information from one of the leading platforms, Airbnb, which offers raw scrapping of its website for some cities where it operates. A 43 cities data is extracted and classified into five subsections that analyse, consecutively, the general characteristics of the market and its dynamics; secondly, the size of the market and its structure are analysed in-depth; the efficiency of the short-term rental markets is the focus of the third subsection; prices and wealth creation is the fourth, and finally, the particularities of location and spatial relationship of prices. All of them contain comparative information that allows the classification of cities in each of the indicators.

The results obtained are extensive, and they are summarised at the end of each subsection, so they are not reproduced here.

Transcending the divide between tenants and landlords. What have we learned from times of crisis?

Tola Amodu

Abstract 66237

Transcending the divide between tenants and landlords. What have we learned from times of crisis? Structural inequalities between landlord and tenant within the housing sector in England have resulted in a stalemate and, inevitably, antagonistic rather than co-operative practices being deployed to the detriment of all present in that space. Two significant crises (one, the pandemic and the other the Grenfell Tower disaster) have shown Government’s response but, more interestingly, suggested how Government reaction could steer regulating the activity differently. While it remains to be seen whether the strategies deployed initially, like so much else, were little more than offering a glimpse of possibility (the pandemic has been declared, “over” and the Grenfell Tower Inquiry runs on) I pose the question whether the response to date suggests any real learning in a context riven with conflict and inequality. This paper will offer some thoughts on institutional learning in property law contexts and in particular whether the co-operative or conciliatory practices promoted within the sector signal a more inclusive approach that could benefit all.

Keywords: private rented sector; housing; regulation

Rent regulation, security of tenure and affordability: a comparison of the private rental sector in Germany and Spain

Max Gigling

Abstract 66407

The increasing unaffordability of rental housing in the private market has been a shared concern in Germany and Spain in recent years and has given rise to a broad public debate on the possibilities of containing this development through rent regulation.

A comparison of the situation of tenants in both countries seems to show that the situation of tenants in Spain is considerably more critical than in Germany. For instance, according to measures such as the housing cost overburden rate, 36% of Spanish tenants spent 40% or more of their household disposable income on housing in 2020, compared to 12% of German tenants. Thus, the question arises as to whether there has been a lesser deterioration in the affordability of rental housing in Germany compared to Spain, which could be related to regulatory differences between the two countries.

To answer to this question, we need to address the challenges of comparative research, which arise not only from differences between housing markets and regulatory frameworks, but also from conceptual differences between seemingly similar notions. After a comparison of the main aspects of housing markets, we discuss different measurements of rental prices and propose a comparison of rental housing affordability between the two countries founded on measurements of similar scope. Based on a comparative analysis of the main aspects of the rent regulations, we then attempt to relate the observed differences to rent regulation.

Results suggest that the deterioration of rental housing affordability has been less severe in Germany than in Spain, and that this evolution can be linked to the duration of security of tenure combined with the mechanism of rent updates in Germany, more than to more recent measures of price containment.

Keywords: rental affordability, rent regulation, security of tenure

18 WORKSHOP

“RESIDENCIAL CONTEXT
AND HEALTH”

The Households' resilience: domestic space and remote work among a pandemic emergency

Pedro Jorge

Abstract 64035

This article aims to identify domestic space's contemporary requirements, recognizing the processes in which, due to changes in the way we live, or in reply to demands created by unforeseen circumstances, the need to redistribute or redivide our liveable spaces arises.

More demanding in terms of spatial separation, domestic space is influenced by behavioural changes among dwellers, be it because the household itself evolves or because emergency situations induce new uses in spaces once designed for something else.

The current pandemic situation has, therefore, exposed the inefficiency of some of the current (and past) architectural trends, in which domestic space is considered as the gathering of a group of areas, all of which with a single use in mind, or even when the idealized uses were never put into practice by the inhabitant households.

Flexibility in domestic space is therefore a requirement, in which the collected demands and constraints could be the starter point of a following research, focused in new housing types and new construction methods that can harbour the desired elasticity to accommodate different living patterns under unforeseen circumstances.

Housing quality and well-being effects of a subsidy retention fund for captive owners in Ghent

Katleen Van den Broeck (*HIVA-KU Leuven*), **Leontien Bielen**, **Hilde Maelstaf**, **Kaat Van Roy** and **Alexis Versele**

Abstract 65271

With the subsidy retention fund the city of Ghent targets captive owners, who live in a dwelling of bad quality and do not have the resources to renovate. Through this innovative policy instrument, Ghent aims to improve the quality of its housing stock targeting households who may not take-up other policy instruments aimed at encouraging renovation due to the conditions attached such as pre-financing of the work or the management of a renovation process. To reach the households who would otherwise not be able to renovate, large efforts in outreaching, and in technical and social guidance accompany the renovation budget of the subsidy retention fund. These activities substantially increase the cost of the instrument but in reaching the households living in bad quality houses, it has the potential to create large benefits not only technically (upgrade to decent and more energy-efficient housing of dwellings that very likely would not have been renovated without the instrument) but also socially. Housing quality is related to health and well-being, but it is not straightforward to identify a causal relationship as these are complex matters. This case offered a unique opportunity to collect information from the beneficiaries on a range of well-being and subjective health indicators both before the renovation of their dwelling and after the renovation. Changes in social outcomes of this group of persons are very likely to be caused by the change in housing quality. The results, even though the research was restricted to short-term effects, suggest that improvements in well-being and subjective health exist which can directly be linked to the improvement of housing quality. These improvements in well-being and subjective health in Ghent show that (local) government spending in housing renovation of captive residents has the potential to achieve progress on social outcomes and poverty prevention.

Key words: housing quality, well-being, subsidy retention fund, captive owners

Home and Epigenome: How DNA methylation could explain the association between housing quality and depression

Faye Sanders (*Department of Psychology, University of Bath, Bath, UK*), **Vilte Baltramonaityte**, **Alexandre Lussier**, **Andrew D.A.C. Smith**, **Erin C Dunn**, **Esther Walton**.

Abstract 65367

Poor housing quality is a consistent risk factor for mental health problems. However, previous investigations have provided little insight into the biological mechanisms through which this association may arise and been limited by insufficient control of socioeconomic status (SES) and baseline depression. In a sample of up to 6,446 mothers from the Avon Longitudinal Study of Parents and Children (ALSPAC), we set out to investigate if housing quality (e.g. size, facilities, condensation/mould, decorations and feelings towards the home) associated with depressive symptoms (Crown Crisp Experiential Index depression scores) in early or middle adulthood (mean age 29 and 48, respectively). We then investigated whether this association was mediated by DNA methylation, measured at the same time points in a sub-sample of these mothers with blood sample data (n=786).

Housing quality predicted depression consistently over 3 years in early adulthood (beta range: .316 to 1.21, all p-values <.003), even after controlling for multiple SES risks, familial depression risk (self-reported history), 5-year housing stability, baseline depression at age 28 and neighbourhood quality. However, housing quality did not predict depression in middle adulthood (beta = 0.63, p value = .251). In an epigenome-wide association analysis (EWAS), housing quality was associated with DNA methylation at 4 CpG sites at age 29 with suggestive evidence for 391 CpGs, as defined in Smith et al. (2021). Following up on these 391 CpGs using high-dimensional mediational analysis, the largest indirect effect, mediating the association between housing and depression at age 29, was detected for a CpG linked to gene *SLCO4A1* (beta = -.009, p-value = .052).

These results demonstrate the importance of housing quality in depression's aetiology, especially in early adulthood. However, our findings point towards limited evidence for single CpG sites mediating this association, suggesting a more complex relationship between housing quality, DNA methylation and depression.

Residential Context and Disease Transmission: A Geostatistical Analysis of River Blindness in the Central African Republic

Tzu-ying Liu (*Assistant Professor, Providence University, Taiwan. Doctor of Juridical Science, Indiana University, U.S.A. Master of Laws, Indiana University, U.S.A.*), **Yi-sheng Liu**

Abstract 65416

Data deficiency in many parts of the world makes it impossible to effectively present the prevalence of diseases, which in turn creates barriers to disease control. Therefore, it is necessary to study the prevalence of diseases in a low-resource setting. This study suggests that residential context determines the prevalence of certain serious diseases. The use of certain residential contexts can produce valid predictions of disease prevalence. This will provide an effective allocation of resources for disease control, which in turn will lead to better disease control outcomes. This research aims to predict areas with Onchocerciasis (river blindness) prevalence higher than 20% in the Central African Republic through geostatistical analysis of empirical prevalence data. The spatial variation of disease prevalence is explored through exploratory analysis, linear geostatistical model formulation and parameter estimation, and spatial prediction. The results as well as limitations of the model are discussed. Onchocerciasis (river blindness) is a parasitic disease caused by the filarial worm *Onchocerca volvulus* which is transmitted by repeated bites of infected blackflies (*Simulium* spp.). These blackflies breed along fast-flowing rivers and streams, close to remote villages located near fertile land where people rely on agriculture. River blindness is prevalent mainly in tropical areas, and more than 99% of infected people live in 31 countries

in sub-Saharan Africa. [1] In most of these countries, onchocerciasis was a severe public health problem, causing blindness and visual impairment, debilitating skin disease, and relentless itching in millions of people. In addition, the disease often causes serious socio-economic consequences, including depopulation of fertile river valleys and reduced productivity of affected persons. The results of this study suggest an effective analytical method for assessing the relationship between disease prevalence and living environment using a geostatistical modeling approach.

Impact of Housing First on Healthcare Utilization of Formerly Homeless Individuals with Serious Mental Illness: Evidence from Moncton's At Home/Chez Soi Trial

Julia Woodhall-Melnik

Abstract 65418

Background: Research which examines the impact of housing on healthcare use often relies on self-reported data. However, recent advances in administrative data linking allow for a more rigorous and long-term examination of the true value and potential cost savings associated with housing programs. This paper expands on two-year findings of the Moncton site of the At Home/Chez Soi Clinical Trial which investigates the impact of Housing First interventions on social, health, economic, and housing outcomes for individuals with histories of episodic and chronic homelessness who live with severe and persistent mental illness.

Methods: The present study links data from participants of the At Home/Chez Soi trial (N=201) with administrative data from the New Brunswick Institute for Research Data and Training (NBIRDT) to assess differences in post-study healthcare use between those who received the Housing First intervention (N=100) with those who received treatment as usual (N=101). The At Home/Chez Soi trial uses a parallel group, non-blinded, randomized assignment wherein participants are randomly assigned to receive Housing First or treatment as usual after baseline intake interviews. Participants are surveyed every 3 months for 24 months to investigate changes on a range of housing and psychosocial outcomes including social and health service utilization.

An intent-to-treat analysis will be conducted to answer: 1) Is there a relationship between participation in Housing First and healthcare use? If yes, is Housing First associated with increases or decreases in use? We hypothesize that we may see an increase of non-emergency healthcare use and a decrease in emergency healthcare use in those enrolled in HF.

Results: Results will be available by end of June 2022 and will be presented at the ENHR conference.

Trial registration: International Standard Randomized Control Trial Number Register Identifier: ISRCTN42520374, assigned August 18, 2009.

Did public policies support mental health for all during the Pandemic?

Ang Li (*The University of Melbourne, Parkville, Australia*), Emma Baker, Rebecca Bentley.

Abstract 65423

This study exploits COVID-19 and emergency policy measures as natural experiments to explore housing and structural inequalities in health vulnerability. Using a population-based national dataset of more than 11,000 Australians collected pre and during the pandemic, this study examines the mental health inequality in housing and the extent to which policy measures related to housing (mortgage/rental payment relief and tenant eviction protection), income support (government payments and superannuation withdrawal), and social isolation (lockdown restriction) protected mental health of people in different housing circumstances during the first year of the pandemic in Australia. We found that there were significant mental health disparities in housing, with residents in private rental

housing and flats/units/apartments reporting worse mental health during pandemic. While emergency measures for housing and social security provided short-term protection, the extent to which residents were supported by those policies differed by tenure.

Keywords: housing tenure, dwelling type, mental health, health inequities, COVID-19

A new approach to assessing the best bets for healthy housing interventions

Rebecca Bentley (*Healthy Housing, Melbourne School of Population Health*), Shiva Raj Mishra, Tony Blakely

Abstract 65425

While there is a growing body of research evidence that evaluates the effectiveness of housing-focused interventions for health, lack of comparability of this evidence in terms of health impact and costs remains a problem for allocating limited resources. By using estimates of the prevalence of exposure in a population and the size of their impact on major health problems (e.g., cardiovascular disease) or related risk factors (e.g. blood pressure) in simulation models we can generate standardised and comparable measures of effect that can be compared to other intervention options. In doing so, we can also identify where more evidence is needed in research to generate robust and policy-relevant guidance. We use the exemplar of modelling the effectiveness of eradicating cold housing in Australia by socio-economic position. Unsurprisingly, we find that uncertainty in the estimate of the prevalence of cold housing drives much of the uncertainty of estimated total gains from interventions to ameliorate the negative health effects of cold housing. But perhaps surprisingly, given the focus of research evidence, we find that lack of information on the causal association of cold housing with mental health drives more uncertainty than blood pressure and, thence cardiovascular disease. We conclude that to move beyond hand waving to more precise and robust estimates of the benefits for health of addressing cold indoor temperature, we need research that more accurately quantifies its mental health effects.

Regent Park Revitalization Project and its effects on child mental health

James R. Dunn

Abstract 65426

The 'housing first' movement has significantly raised the profile of the important role that supportive housing can have in effectively promoting housing stability and improved well-being for people with severe mental illness and addictions. A large body of research now supports thousands of organizations providing housing first programs to people with severe mental illness and addictions around the world. Claims about the effectiveness of housing first programs focus on the vulnerability of people with mental illness and addiction, the impact of supportive independent housing in preventing homelessness, health and social systems efficiency, but housing as housing as a human right is less central to the discourse. Contrast that with supportive housing for another vulnerable group, people with developmental disabilities, where such functionalist appeals to the evidence of impact are not possible. Supportive independent housing is often only provided when unpaid family caregivers cannot provide supports and/or rarely are human rights grounds successful in advocacy for supportive independent housing when family caregiving is available. In this paper, I will examine these two cases through the lens of different theoretical concepts of vulnerability and compare the typical human rights claims made for supportive housing for both groups. I will make the case that human rights claims need to be more than just platitudes, and also need to avoid functionalist system logics. I attempt to provide a common vision enabling advocacy for disability accommodations (housing and supports)

that permit self-actualization outcomes in their housing comparable to those achievable by people without disabilities and without mental illness and addictions.

Help thy neighbour. Neighbourhood relations, subjective well-being and trust during the COVID-19 pandemic

Christoph Zangger

Abstract 65485

Neighbourhoods and neighbours are important sources for people's life chances and well-being. Their importance is highlighted in times of crisis, such as the COVID-19 pandemic when social confinement measures restricted the scope of action and support of many to the local community: Neighbours helped vulnerable and at-risk groups by providing small services and a sense of community. Using panel data from Switzerland, this study investigates how and for whom relations with neighbours changed to the better or worse during the pandemic. In a second step, changes in subjective well-being and trust in other people, both of which dropped considerably when social confinement measures were in place, are linked to changes in neighbourly relations.

The results show that the negative impact of the pandemic on people's subjective well-being and trust was much less pronounced for those who improved their relations with neighbours in that time, stressing the importance of local networks for community resilience. Given the importance of local action and support during the pandemic, it comes as no surprise that neighbours were a much more influential source for people's subjective well-being and trust than other, spatially more dispersed networks, namely friendship and online networks that had only a minor influence. At the same time, people with more resources prior to the pandemic in terms of education and money as well as women were more likely to improve neighbourly relations. Consequently, this study finds evidence for a social and spatial gradient in subjective well-being and trust during the crisis that partly works through changes in neighbourhood networks. Testing for potential bias from endogenous regressors and robustness analyses by means of placebo regressions that apply the models to pre-COVID times further show that the documented effects are indeed attributable to changes induced by the pandemic and the corresponding social confinement measures.

Keywords: neighbourhood effects, subjective well-being, trust, COVID-19

Community Scale as a Lever for Resilience in The Health Crisis: a Feminist Approach to Housing Rights in Times of Pandemic

Salembier Chloé

Abstract 65492

Can the pandemic we have just experienced and its political reply lead us to question our ways of living and the way we conceive and govern our housing spaces? This article takes as its starting point women's experience of housing during the period of confinement through 18 comprehensive interviews conducted in Brussels and Barcelona. The article has two main objectives. On the one hand, it aims to describe, through ethnographic work, the relationship between the respondents and their housing during the period of confinement and, on the other hand, to formulate recommendations to make housing more resilient in the face of crises, especially for the most vulnerable. To meet this ambition, different disciplines are represented among the contributors: anthropology, law, architecture and urban planning.

In the first part of the article, housing is studied in its material, but also political, relational and

anthropological dimensions and, based on feminist theories, as a space of relegation, work, care and inequality. We also understand it as a 'resource' space from which women can deploy their 'agency' to act on the world and transform their living conditions. Our research methodology is qualitative. Through the ethnography proposed in the second part, we will see that the community scale can be used as a lever of resilience to face the difficulties revealed and exacerbated during the health crisis of recent months. The famous feminist slogan born in the 1970s: "the private is political" inaugurates the potential of domestic spaces to support transformations within the home, which will have effective and wider repercussions on the urban and political sphere. Finally, we will formulate demands/recommendations at two scales: those of public housing policy and those of architecture and urban planning to support the development of the community scale at the heart of everyone's habitat.

Achieving Equity in Housing: A Comparison of Gender-Based Analysis Frameworks in Housing Policies in Canada and France

Michelle Wyndham-West

Abstract 65565

National housing strategies have been put into place around the world and emphasize, "improving housing quality, ensuring access to affordable housing and increasing housing supply as top policy objectives" (OECD 2021:1). Canada has been relatively new to this, publishing its first national strategy in 2017 and act in 2019 recognizing housing as a fundamental human right and a critical social determinant of health and well-being. The Canadian strategy discusses housing affordability challenges faced by specific population groups, including single female seniors, Indigenous peoples, individuals living with disabilities and new immigrants. The strategy also features GBA+ (gender based analysis plus intersectionality) frameworks, which are intended to guide equitable housing policy development. However, how GBA+ frameworks are implemented in practice and measured for equitable outcomes remains unclear and in need of investigation.

French policy has a GM (gender mainstreaming) approach in its national housing strategy. While Canada is rolling out its strategy, France has recognized the right to housing since 1995 and considered housing an opposable right in law in 2007. France introduced a legally mandated gender equality reporting framework in 2019 which measures pay equity; an analogous reporting framework does not exist in Canada. Thus, I am investigating how these respective frameworks (GM and GBA+) are conceptualized, developed, implemented (in the shorter and longer-term) and to what effect.

Content and critical discourse analyses of housing policy documents from both countries are being supplemented by a subtextual examination of policy guided by Bacchi's "What's the problem represented to be?" approach (2012). Initial findings point to tensions in power-related theoretical underpinnings, challenges in reconciling divergent conceptual perspectives and the need to hybridize structurally-oriented GBA+ and GM frameworks with the individualized, neoliberal approach in right to housing frameworks. Formalized findings will be applied to the codesign of gender-focused equity measurement frameworks in housing policy.

Evolutionary assumptions and the naturalization of anti-urban bias

Terry Hartig (*Institute for Housing and Urban Research, Uppsala University, Uppsala, Sweden; Department of Psychology, Uppsala University, Sweden*), **Faye Sanders, Freddie Lymeus, Ralph Catalano**

Abstract 65659

Some express concern that urban residents suffer harm because their living conditions differ from the (natural) environmental conditions of hominin evolution to which they remain adapted. In this paper, we consider the possibility that such evolutionary assumptions naturalize and so reinforce an anti-urban bias in research on environment and health. To illustrate how authors of scientific publications have used evolutionary assumptions about urban and natural environments, we content analyzed text from two random samples of peer-reviewed articles (each N = 100). The sampled articles cited one or the other of two target articles that reported on deficits in adaptive functioning for urban versus non-urban (natural or rural) conditions. The results reported in the target articles invite citation in support of claims that favor natural or rural living conditions, but they do not explicitly address the validity of evolutionary assumptions regarding human habitat requirements, nor do their designs allow strong statements about the validity of such assumptions. Our presentation will cover the results of quantitative analyses of the frequency of statements potentially reflecting an anti-urban bias, including the use of evolutionary assumptions that would serve to naturalize such bias. In closing, we will comment on, among other things, the role of urbanization in evolution. Our account contributes to stronger conceptual foundations for efforts to promote planetary health in the face of urban expansion.

Cold homes, social harm, and mental distress: Evidence from the UK Household Longitudinal Study

Amy Clair (*Australian Centre for Housing Research, University of Adelaide*), **Emma Baker**

Abstract 65726

Living in a cold home is associated with a range of serious health conditions. Despite comparatively mild temperatures, cold homes are a significant problem in the UK. To live in a suitably warm home is a basic and universal need, one that is unattainable for a significant minority of people in large part because of by neoliberal retrenchment of social security, the privatisation of energy suppliers, and failure to regulate housing quality. Recent changes to the household energy price cap, the rising cost of living, and the ongoing effects of the benefit cap and below inflation uprating to social security benefits will likely severely exacerbate this issue. The social harm approach recognises that cold weather an external risk, but poorly insulated homes and unaffordable energy prices represent manufactured uncertainty due to the failure of social policy to adequately respond to these risks. In this paper we use data from the UK Household Longitudinal Study to explore how living in a cold home affects risk of experiencing severe mental distress, controlling for mental distress and thermal comfort on entry to survey in order to account for the potentially bi-directional relationship. Multilevel discrete-time event history models show that becoming unable to keep a home suitably warm is associated with nearly double the odds of severe mental distress for those who had no mental distress at the beginning of the survey and nearly four times the odds of severe mental distress for those on the borderline of severe mental distress. These results show the significant personal and financial costs, in terms of likely increased health spending, of failing to ensure that people are able live in homes in which they are able to live comfortably by even the most basic standards.

Mental health outcomes during the COVID-19 pandemic: What is the role of the neighbourhood environment?

Ang Li (*Healthy Housing Unit, Centre for Health Policy, Melbourne School of Population and Global Health, University of Melbourne, Australia*), **Adelle Mansour, Rebecca Bentley**

Abstract 66258

Despite the potential for mobility restrictions to mitigate the spread of COVID-19 within communities in the absence of vaccinations, such measures have been associated with psychological distress and worsening mental health. Indeed, a wealth of international literature now speaks to the negative mental health effects generated by the COVID-19 pandemic and associated lockdowns. However, the experience of a lockdown changes from area to area. The characteristics of one's immediate neighbourhood environment, such as the availability of green or blue space and its level of socioeconomic advantage/disadvantage, may have a buffering effect on any negative mental health impacts. To date, no studies have investigated this association in the Australian context. This study uses a nationally representative longitudinal survey of Australians before and during the first year of the COVID-19 pandemic, merged with green and blue space availability data extracted from the Australian Bureau of Statistics, to examine the mental health effects of COVID-19 lockdown measures and how these effects differ depending on the space options in people's neighbourhood environments. The synthetic control method is applied to ensure the comparability of the group that experienced extended lockdown and the control group. The model controls for sociodemographic characteristics, health conditions, COVID-19 economic support payments, and occupation sector. An interaction term between neighbourhood environmental variables, such as access to green or blue space, and the implementation of COVID-19 lockdown measures is included to test if neighborhood environmental factors exacerbate mental health inequalities across the population.

Keywords: COVID-19, mental health, neighbourhood, socioeconomic

Housing hidden energy poverty; implications for health and wellbeing

Ralph Horne (*RMIT University*), **Willand, N, Moore, T and De Kley, L**

Abstract 66492

Hidden energy poverty (HEP) has varied, overlapping causes and consequences. Energy poverty itself is a contested concept with multiple challenges in measurement and characterization (Tirado-Herrero, 2017). HEP forms an increasingly urgent agenda, that traverses both housing inequalities and decarbonization agendas. In general terms those in hidden energy poverty 'under-consume' energy either intentionally or otherwise, in such ways that their health and wellbeing is affected. The reasons may be many and varied. For example, a study of Australia's rental housing context found that material conditions of housing interrelate in complex ways with tenure, income, existing health issues, and lack of support networks to provide conditions for energy hardship (Daniel, 2020). Such compound vulnerabilities have also been exacerbated by the COVID 19 pandemic and associated stay-at-home measures (Oswald et al, 2022; Horne et al, 2021). After Willand et al (2021) we propose three 'types' of conscious hidden energy vulnerability: (1) 'silent' hardship – where a household pays their energy bills, but rations their energy use to an unhealthy level; (2) 'vulnerable Mid Income' households who are not familiar with or eligible to access income based welfare support, and; (3) the 'hidden' vulnerable who do not want others to know that they have difficulties paying bills. We propose methods to reveal how HEP comes to be - in-depth qualitative studies of the broader lived experience of households, to understand the context and social structures underlying the phenomenon. Sen's capabilities approach is relevant here (Sen, 2005). We show how Willand et al (2021b) use this approach to draw links between being able to heat the home adequately as a secondary capability and being able to lead a healthy life as a primary capability.

19 WORKSHOP

“RESIDENTIAL BUILDINGS
AND ARCHITECTURAL
DESIGN”

Socio-Cultural Factors Affecting the Housing Permanence (Case Study of Isfahan)

Mohsen Afshari (Assistant Professor, Architecture Department, Faculty of Architecture and Urban Design, Art University of Isfahan), **Sima Khaleghian**, **Mahsa Payedar**

Abstract 64255

Today, many countries around the world have taken effective steps to increase the useful life of buildings, and there are many recommendations for preserving resources. The need for long useful life and housing permanence, especially residential buildings, is one of the issues in Iran. While the type of building structure may seem to be the main reason for its early demolition, research shows that the demolition of buildings is more the result of cultural, economic, or building inefficiency issues. Therefore, the goals of this study are to identify the socio-cultural factors affecting the housing permanence and explain the durable spatial qualities and how to affect people's desire to use housing longer. This study seeks to determine what are the socio-cultural factors affecting housing permanence? And what are the qualities of durable space and how does it make people want to use housing for a long time? According to the objectives and questions in this study, data collection and analysis were performed in four steps. In the first step, a list of socio-cultural criteria affecting housing permanence was extracted from the theoretical literature, and in the second step, the factors were evaluated by Delphi method. In the third step, in order to evaluate the extracted criteria, a questionnaire with the desired indicators was developed and completed by a random sample population. In the fourth step, the criteria were ranked and weighted using the AHP method. The research results show that the factors; 1) sense of belonging; 2) flexibility; 3) modernity (change of decoration or facade in accordance with fashion); 4) Social status of a housing affected by urban location; 5) neighborhood relationship affected by urban location; 6) Access and local services affected by urban location; 7) Spatial qualities (light, ventilation, vision, space geometry, etc.); and 8) security; affect the housing permanence.

Keywords: socio-cultural factors, permanence, housing, Isfahan.

The architectural right to housing in contemporary urban residential complexes

Zahra Sadrian

Abstract 64938

The right to have proper housing is one of the main rights of any human in the society. This will become more important considering population growth and increasing human interactions, especially in urban areas. This research focuses on the right to housing in urban residential complexes due to the plurality of residents and their absence during the designing and building process and trying to fulfill the architectural desires and needs of the residents. Architectural rights as one of the aspects of the right to housing determines a way to design enough and proper housing for residents. Based on different levels of needs and desires of the residents (basic needs, various needs and changing needs), the indicators of architectural right to housing can be determined in three categories:

- Right to Have, which is the primal, basic and common right among all residents
- Right to Choose, which shows the non-basic needs and desires of the residents based on their personal differences and democratic architecture principles
- Right to Adapt, which stresses the necessity of adaptation of housing qualities with the needs and desires of the residents which changes through time

Architects and urban designers should consider these three categories in planning and design and provide practical solutions to realize the architectural rights of residents.

Keywords: Urban Housing, Residential complex, The architectural right to housing

The Evolution of Symbiosis in Housing Design

Xiaoyun Liu (*Politecnico di Milano, Department of Architecture and Urban Studies*), **Zhaozhan Lu**, **Xiang Li**

Abstract 65135

Japanese architects have often compared architecture and the city to living organisms, exploring the relationship between people, architecture and nature, with 'symbiosis' being one of the core ideas of modern Japanese house that continues to be passed on. This paper analyses the residential works and ideas of Japanese architects from the 1960s onwards, and divides 'symbiosis' into three stages of evolution: metabolism, symbiosis and symbiosis in a new era. By summarising the characteristics of the works and ideas in each stage, it is found that the evolutionary process is characterised by the gradual transparency of the skin, the flexibility of space, the blurring of boundaries, the gradual disappearance of architecture, and the closer relationship between people and nature, but also by the problem that people are always passive recipients of the environment and that architecture cannot respond sustainably to environmental change. This paper hopes to provide a reference for how housing can contribute to the sustainable development of people and the environment.

Keywords: Housing, Symbiosis, Metabolism, Sustainability.

Residential architecture for the frail ageing, aiming for innovation – trapped by speculation

Jonas E. Andersson

Abstract 65147

In 2006, a Swedish municipality, part of the expansive building market that the Greater- Stockholm region constitutes, opened an architecture competition that focused on a renewal of residential architecture for the ageing local citizens. The competition also included the task to design the very initial part of what today is the buzzing area of new futuristic housing for modern Sweden. With this dual objective, the municipality hoped for innovative housing for both able and not so able seniors at the same time as the controversies around dismantling a former military airfield were settled. Some 33 proposals were submitted.

In 2012, after a five-year programming and construction process the new residential care home was finally inaugurated. Or, more accurately, this was the end of a building contract that was obtained in a public tendering process, severely affected by building contractors wish to enter at the time the overheated building market of the Swedish capital. And, put crudely, the beginning of a 10-year municipal building project of constant maintenance work to make the building functional for its frail residents and ultimate purpose as a residential care home.

The present study is based on a follow-up research project that for 16 years has continued to follow the initial idea of the municipality of renewing architecture for ageing by an open architecture competition with an extended competition brief on future-oriented architecture for seniors. The study describes the tumultuous conversion of the winning proposal for a new residential care home through a building, refurbishment, and renovation process in which the first frail residents and staff become the hostage. What was intended to be a swift and easy building project turned into an exploit of public tenders to conquer a new building market.

Mapping 20th century working-class architecture. A survey in Loures, in the Lisbon Region

João Cunha Borges (*DINAMIA'CET, Iscte- Instituto Universitário de Lisboa*), **Teresa Marat-Mendes**

Abstract 65286

Dealing with concerns over authorship, originality or cultural paradigms, architectural history usually focuses on what amounts to a very limited number of architectural works. Despite their inherent qualities, these are limited, and cannot account properly for the 20th century human habitat, frequently built through continuity and without the involvement of architects. Such criticism has been long suggested by the influence from other knowledge areas like geography or anthropology.

Working-class housing, often built speculatively, with basic construction and design is, despite notable exceptions, usually excluded from architectural history, in spite of its key role in modernizing cities after the Industrial Revolution.

In the Lisbon Region, whose industrial upsurge only happened in 1950s, workers' housing resulted from a vast array of processes, including legal and illegal speculative development, philanthropy, assistance institutions, and council housing. The city of Lisbon witnessed a limited industrialization, but many of its surrounding municipalities were changed beyond recognition. In the late 1940s, the State ordered the design of urbanization plans for many of these areas, but most remained without approval.

This presentation accounts for a survey conducted in a specific suburban municipality of Lisbon, Loures, wherein, identifying key areas of working-class residence, and systematizing whatever housing types remain today. Located at the northern borderline of Lisbon, Loures is a largely agrarian territory, but its riverside area was heavily industrialized and is today part of a conurbation extending southwards to Lisbon and northwards to Vila Franca de Xira.

This survey and analysis aim to enrich the architectural history of the Lisbon Region industrialization, while presenting the key problems facing working-class habitats in today's Western post-industrial territories. Furthermore, a question is asked about the future: should Europe re-industrialize, what would be the role of these leftovers of our industrial past?

Keywords: Working-class housing, Industrialization, Architectural Survey, Lisbon Region, Loures.

Implementing High Density Policies in Dublin

Jon Paul Faulkner

Abstract 65313

Ireland has one of the lowest levels of apartment living in Europe. A combination of strong preferences for low density living, and a permissive planning system, have led to decades of low-density suburban sprawl in the main cities. However, that is changing and changing rapidly. A new national plan, the National Planning Framework (NPF), has set compact growth as the first national priority, and has set targets that half of all new housing in the next 20 years must be within the footprint of existing cities. More critically, it argues that 'we need to build inwards and upwards, rather than outwards'. In that context, planning policy now favours large scale apartment building in our cities, and especially in Dublin, the capital city, which has about one third of the national population. This push towards higher density, however, is contested, with some critics arguing that the type of apartment development being proposed will be of poor quality. In order to examine this issue, the paper first analyses new planning policy about apartment development. This policy has proved highly controversial as it imposes central rules on apartment typologies and apartment standards, as well as introducing different standards for build to rent apartment schemes. In addition, the researchers have developed a new database on

all new apartment developments in Dublin given permission in the last three years. This data allows detailed analysis of apartment typologies, scheme density and apartment quality. In combination, this approach allows tentative conclusions to be made about the implementation of new urban density policies.

Keywords: apartment development; urban density; Dublin; Ireland.

A systematic review of methods for research on residential architecture

Birgit Jürgenhake (*TU Delft*), Maja Lorbek, Ahsen Özsoy.

Abstract 65343

This study shows a systematic way of categorizing and comparing different mostly qualitative methodic approaches on architectural research and their application in research on housing and the actors co-producing the built environment.

The goal is to evaluate methods in architectural housing research that emerged from our collaboration as architectural researchers, coordinating together the same workshop at the ENHR conference (Residential Buildings and Architectural Design). All the three of us are researching residential architecture and co-production of space, but with different methods and focus points. Our aim is to write a review paper on methods based on our research.

Housing studies are inherently interdisciplinary and the spectrum of methods is very extensive. While general textbooks on research methodologies in architecture exist, there is no specific literature on the methodologies for architectural housing research. The lack of systematic classification and evaluation of architectural housing research methods makes it difficult to compare and evaluate research on housing and the built environment. Our main objective assesses the characteristics of the different methods with a focus on housing research from an architectural perspective.

After a systematic evaluation of literature we decided to start with the classifications of three John Zeisel, Linda Groat & David Wang and Elzbieta D. Niezabitowska to develop a framework to review and evaluate academic papers on housing research.

We will elaborate on a review system which makes it possible to carefully compare papers written about residential architecture and the relation between design and the actors.

The final outcome will provide a categorization and assessment of most common methods in research on residential architecture and discuss the interdependence between research questions, data and chosen methodologies.

Keywords: housing research, methodologies, systematic review, co-production of space, user centered research

Designing Housing Pedagogies: The Israeli Case

Dikla Yizhar

Abstract 65432

The volume of housing construction in Israel has increased greatly in the last decade, especially as part of government programs for affordable housing. The labor market for the built environment professions is growing and academic programs for the training of architects and planners are opening up. However, teaching curricula of housing subjects is very limited within both new and established programs. If we want to train a new generation of architects and planners with skills and abilities to design good, socially and environmentally sustainable residential environments, it is necessary to undertake systemic and

substantive thinking, aiming to develop relevant pedagogy of housing in architecture schools. What should be the pedagogy for teaching housing? What are the knowledge and tools necessary for future architects? How should we design and navigate housing education?

To address these questions, I argue, we should build on three key aspects: recognizing housing studies as a body of knowledge; conceptualizing the architectural profession as part of local housing systems; and understanding the issue of housing as part of the architectural discipline's fundamental questions. The paper will bring these dimensions together and present an analytical framework for evaluating housing pedagogy for architecture students. Through this framework I will point out various pedagogical alternatives and demonstrate using the Israeli test-case. I will discuss their advantages and blind spots, and will address the possibility of combining different pedagogical strands.

Keywords: Housing Pedagogy, housing design, housing knowledge, the Israeli housing system

Vienna's social housing: the challenge of adopting novel design and construction modes

Maja Lorbek

Abstract 65476

Digitalisation, off-site construction and participatory design are increasingly changing planning and construction practices in housing. However, how is the process of innovation affected by institutionalised housing regimes? What are the ways to integrate innovative approaches into the practice of development, planning and construction of subsidised housing? How do innovations become standards? In this contribution, we explore the challenges of innovation in Vienna's social housing with a century-long tradition and well-established processes and actors.

This contribution is based on expert interviews, evaluation of projects and assessment of the Viennese system of developer and cohousing competitions. The survey follows the principles of qualitative content analysis. Criteria for the selection of interview partners, namely architects and developers, were: Experiences with participatory design and/or housing projects based on serial-modular construction. Architectural firms and developers in our sample belong to the category of small and medium-sized enterprises. We also analysed the built housing projects by the architects and developers in our sample. The results show that the planning process for subsidised multi-storey housing complexes in Vienna is decisively shaped by highly formalised developer competitions. Successful participation in developer competitions requires special know-how on the part of the architects and developers. In most cases, developers decide in advance on the construction method of the future residential buildings, especially on the use of serial and modular construction methods or prefabrication. Both architects and developers are committed to the principles of sustainable construction. The importance of BIM and digitalisation, in particular, will increase, but a wait-and-see attitude dominates.

In the case of subsidised Viennese housing, a successful introduction of novel design and construction modes is only possible if novel approaches are endorsed by crucial actors in the social housing sector.

A Discussion about Social - Aspects of - Housing in Turkey: Evaluating the Changing Spatial Characteristics of Shared Place in Turkish Housing*

Ufuk Kucukyazici

Abstract 65484

The shared places in residential areas identify the medium for private/domestic and public/social life interaction of the individual-society-space and create potentials for developing more sustainable residential areas especially for low-income and middle-income groups. According to this explanation, the research has two parts for creating a discussion about social aspects of housing in terms of domestic and public sphere hierarchy in residential areas according to analysis of shared places in Turkish housing examples that was developed by the government-supported housing initiatives.

The first part contains the discussion about, the spatial characteristics of individual and society interaction according to daily life routines in residential areas and the public-domestic space hierarchy in residential areas. Additionally, the housing production for low-income and middle-income groups in Turkey is explained in the historical context.

In the second part, Turkish housing examples are spatially analyzed for social and built environment characteristics. The chronological examination of Turkish architectural journal *Arkitekt* provides the example selection from the traditional to the contemporary examples, in terms of housing projects which has shared places and public-private life hierarchy. The examples are categorized into two main periods; before and after the foundation of Turkish Republic. For the analyses of shared places in residential areas, the social environment is divided into three categories; as individual, household, and society and the built environment is determined into three different scales as unit, building, and neighborhood. The spatial analysis of shared places in the Turkish housing examples are evaluated into two main concepts as commons and collective action; according to spatial practices in terms of everyday life routines. The evaluation of the changes in shared places through different time periods in relation to housing decisions and cultural impacts identifies the main discussion in order to explain the potential uses of common spaces in residential areas.

*This research was supported by Istanbul Kultur University with the reference number U1708/98/05.

Keywords: shared places, public-private space hierarchy, residential development

From Unconventional* Households to Unconventional Affordable Housing

Paola Briata (*Politecnico di Milano, Dipartimento di Architettura e Studi Urbani*),
Gennaro Postiglione, Constanze Wolfgring

Abstract 65545

Over the past years, a multi-disciplinary group of scholars at Politecnico di Milano (UHUAH! - From Unconventional* Households to Unconventional Affordable Housing) has been exploring how contemporary social and demographic dynamics challenge housing policies and projects. These issues have been at the core of teaching activities in design-based studios involving architecture students.

Spurred on not only by the literature on the subject (Ronald/Elsinga 2012), we are engaged in field research investigating the state of the art of dwelling practices, with the aim to develop alternative housing solutions (and typologies) able to overcome the distance that emerged between demand and supply. A gap mostly depending on the major changes that happened in the last twenty years in households composition, and in what is typically referred to as the family (Meyer/Carlson 2014), with the consequent crisis of the ideal equivalence between “the family” and the “apartment typology” (Star strategies + architecture 2016).

The paper will therefore present relevant case studies from the Research by Design explorations conducted on existing building stock, a decision taken to empower Adaptive Reuse as a sustainable approach also in Housing. Our Design Manifesto considers the apartment as constituted by a system of independent rooms, in which the bed is not anymore the core device, while the connective space is interpreted as common shared areas (Connective = Collective).

While sharing is a way to support affordability, the possibility to rent rooms (Units) and not only the entire flat supports a large degree of adaptation for different households' compositions and needs: from single parents to elderly with caregivers, from young couples with children to students, from adults with temporary residence needs to young start-up offices.

Keywords: housing typologies, unconventionality, affordability, research by design, reuse

* By "unconventional", we mean above all the non-equivalence between the idea/ideal(s) of family households and the typology of apartment.

References:

Richard Ronald and Marja Elsinga, *Beyond Homeownership: Housing, Welfare and Society*, London: Routledge, 2012.

Daniel Meyer and Marcia Carlson, "Family Complexity: Implications for Policy and Research", *The Annals of The American Academy*, 654 (2014): 259-276.

Star strategies + architecture, "The Interior of the Metropolis. Domestic Urbanism",

Careful Urban Renewal in Kreuzberg Neighborhood Berlin

Marta Domènech Rodríguez, David López López

Abstract 65609

Since the beginning of the 1970s, the reconstruction and the housing development model in many European cities became the subject of great political confrontation. Especially in West Berlin, the lack of land profitability in the surroundings of the Wall gave rise to the abuse of the established relationship between modern architecture and economy, making the so-called "experience of modernity" a traumatic experience due to the destruction of inhabited spaces in use of which their neighbors were evicted.

Following a decision by the Abgeordnetenhaus in 1978, the agency Internationale Bauausstellung –IBA '84 was created, a vigorous municipal initiative aimed to organize a large amount of central urban space in Kreuzberg, divided by the Wall since 1961. The IBA was structured in two parts: the Alt- (Old), little known outside Berlin, was led by Hardt-Waltherr Hämer and advocated a careful renewal of housing, blocks, and the neighborhood, claiming the institutionalization of citizen protests during the 70s; and the famous Neues IBA (New IBA) was directed by Joseph Paul Kleihues and arose from critical academic debates with modernity, with a less pragmatic vision and was proposed as an opportunity to materialize what we currently know as postmodernity.

This paper gathers and analyses the methodologies of the Old IBA in which both the inhabitants and the urban structure were considered crucial elements for the reconstruction of the city, forcing the architects to develop mediation strategies with very different forces: on the one hand, politicians, investors, owners or neighbors; and on the other hand, in its materialization, with a building accumulation generated over time, present between new and old fragments, as well as with the habituation of the people who lived and would live in that place.

Build back better? Post-pandemic housing and residential architecture

Marie Stender (*Department of the Built Environment, Aalborg University*), **Sirid Bonderup**.

Abstract 65649

Previous pandemics have played a major role in the development of modern architecture, housing and urban planning, but what will be the long-term effects of Covid19 on our built environment and residential architecture? The pandemic reintroduced distancing, space, fresh air, hygiene and cleanliness as important dimensions of everyday life, and domestic space played a pivotal role, as most countries requested their citizens to stay home. Series of lockdowns thus severely influenced our ways of working and living, organizing and using the home, sharing spaces and delimiting private from public, relating to neighbours, local communities and surroundings etc, but will any of these changes leave lasting imprints in our everyday life and built environments? Several authors have argued that we ought to regard the pandemic as a grey swan that will likely cause radical lasting changes (Krastev 2020), that no turning to normality is possible (Zizek 2020), and that the pandemic is not to be seen as a crisis but rather as a condition (Latour 2021). OECD and other stakeholders and policymakers have also argued that we in the wake of the pandemic must find ways to 'build back better' – hence not just return to business as usual to restore economies and livelihoods quickly, but also in this process increase society's sustainability and resilience (OECD, 2020). Yet, in Denmark at the time of writing, everything seems to be more or less back to normal. Based on a literature review of Covid19 effects on housing and architecture, this paper discusses what can be learnt from the pandemic, and how we may study its long-term effects on residential architecture and built environments.

“Unexpected” domesticity: The housing design of OMA’s IJ-plein masterplan project in Amsterdam.

Elena Martinez-Millana

Abstract 66050

This article focuses on the OMA's IJ-plein master plan located on a former shipping wharf in Amsterdam North (1980-1988). Particularly in the domesticity of the different dwellings, which were designed by six other offices, including the one by Koolhaas, and were 100% for social housing. This project is considered one of the turning points of what finally culminated in the 1990s' Super Dutch.

Several authors have studied this project, particularly Bernard Leupen, author of the book “IJ-Plein. Een speurocht naar nieuwsw compositorische mideelen” [IJ-Plein. A search for new compositional idea] (010, 1989). However, as Leupen himself pointed out, his study lacks specific issues, such as evaluating dwellings and their use. It was published immediately after the project ended.

More recently, other authors have studied the project, such as Christophe Van Gerrewey in “A Weissenhofsiedlung for Amsterdam” (Anyone, 2018) or Lara Schrijver in “Stubborn Modernity, IJ-plein Amsterdam” (OASE, 2015). While these are significant contributions, they do not delve into the design of the dwellings, developing questions related to commissioning, process, or precedents.

This study offers a new analysis of the project with an emphasis on housing design: not only on their novel interpretation of modern tradition at the time of their conception, but on the inherent and unexpected domesticity of their typological proposals today. For this reason, the use of these dwellings is considered in the extraordinary situation of the COVID-19 pandemic.

In this paper, on the one hand, the existing literature has been reviewed and the original documents in the OMA archive have been studied. On the other hand, the domesticity of dwellings has been analysed, taking into account the extreme situation such as the pandemic: when 100% of daily activities took place inside our homes. This article explores their domesticity, which limits and enables new uses in them.

Keywords: domesticity; social housing, IJ-plein; Dutch modernism, 1980's

Alternative Housing. For a Diverse and Inclusive Society

Gérald Ledent

Abstract 66246

Our societies are evolving at a rapid pace, challenging the certainties of the past. Two fundamental changes stand out, and raise questions concerning housing. First, the composition of our societies is increasingly diverse from both cultural and social points of view. Second, in the absence of external supports (either from the family realm or welfare states), a growing number of individuals are left behind.

To address these social challenges, alternative housing forms tend to depart from the quantitative design solutions of the past to address housing design from a qualitative point of view. Alternative ways of designing housing are explored in this paper, all of which find roots in history. On the one hand, housing a diverse population can be achieved by a series of means: by offering a great variety of complex housing possibilities, polyvalent dwellings where spaces can be used for various purposes and evolving housing. On the other hand, the decline in solidarity, whether in welfare state support or family bonds is one of the reasons for the resurgence of co-living projects in recent decades. Those projects tend to question the patriarchal approach to housing. By sharing childcare, cooking, and housing management as well as by making household chores visible, co-living models tend to provide a lever to empower and emancipate citizens, particularly women.

Based on a general dissatisfaction of the conventional housing market, alternative housing models tend to question traditional dwelling layouts, land tenure systems and gender divisions at home. While still marginal, they could inform future housing design for a diverse and inclusive society.

Keywords: Social changes, Housing evolutions, Diversity, Polyvalence, Growth, Co-living.

Investigation Into Spatial Planning of Residential Environments: A Critical Review on Changing Spatial Design of 'Live and Work' Residences

Ayça Arslan

Abstract 66292

This article conducts research on the spatial design of contemporary small square-meter residences designed especially in metropolitan cities that appeal to contemporary lifestyles and trends. This research is a continuation of the author's doctoral thesis, titled 'Exploration of Changing Dynamics of Small House Spatiality: From Minimized Space Usage to Dynamic Living Space', completed at Eastern Mediterranean University in April 2017, Famagusta, North Cyprus with the supervisor of Türkan Ulusu Uraz. The thesis work constitutes the reference for this research topic. The thesis study, focuses on the changing spatiality of the small house over time, an examination has been realized to today's houses which evolve from the 'minimum space usage to dynamic living spaces with maximum comfort'. The traditional small houses designed with cell-to-cell rooms for the working class with small square meters are compared with today's examples of the same square meters, which are open-plan, flexible, and multifunctional. However, the spatial organization of the houses with small square meters is caused by necessity and deprivation in traditions, today min.m2 residences have been turned into lifestyles, and trends with maximum comfort. Contemporary style small residences that serve to diversified lifestyles in big cities; exhibit diverse types such as; 1+0/1+0.5/1+1 and generally includes a dynamic user profile such as; students, newly graduated employees, newly married couples. In the thesis study of the author,

small m2, open-plan, flexible, multi-functional contemporary residences have been examined using the space syntax method and tree graphics, and typologies were revealed. In this research, home-office typologies were investigated as a rising trend, especially with the start of working from home after the pandemic. The changing spatiality of the concept of home-office, and home-office typologies have been revealed by comparative analysis of home-work space arrangements in traditions/ideologies/trends, by applying space syntax and tree graphics method.

Keywords: House typologies, Small houses, Home-offices, Lifestyles, Trends

Future of Residential Environment and Architecture in the Post COVID-19 Era: The Case of Turkish Capital

Nezih Burak BİCAN (*Atılım University, Faculty of Architecture*), Rabia Temel, Eda Nur Motcu, Nilsu Demir

Abstract 66384

The financialization of housing has a large impact in developing countries. Due to risky economic conditions, not only investors but also public authorities and even the residents themselves consider housing as a source of rent. Thus, several phenomena regarding the liveability of housing take a backseat when it comes to residential preferences. However, this study is based on an assumption that the COVID-19 pandemic has the potential to mark a paradigm shift in residential preferences as priorities of health have taken precedence over economic priorities, and people have started to reconsider their residential environments after they spent long hours under restrictions. The study questions if/how the conditions of the pandemic affect the housing preferences of Turkish residents, who were also forced by the recent extreme economic conditions. The study depends on an examination of three high-rise residential settlements of different income groups located around the west of Ankara: a low-income social housing settlement (Yapracık), a middle-income private settlement (Bağlıca), and a high-income gate community (Yaşamkent). The research work depends on a field study; open-ended interviews with public/private actors and selected residents; and a resident survey. The research work which is still under operation aims to question actors' vision of the post-Covid-19 period regarding residential environments; discover the changes in residential preferences with a particular focus on liveability, and question the changes in the next pathways in residents' housing careers. The initial findings of the comparative analysis indicate that residents of all incomes discovered several minor and major deficiencies and invent some mediocre solutions for their dwellings and their residential environments following the pandemic. As the financial barriers seem to sustain and congest the way for (re)build/restore the housing stock, there is need for a solid support and guidance from public/private decision-makers.

Keywords: Housing preferences, residents' priorities, dwelling design, residential architecture, urban design.

20 WORKSHOP

“RESIDENTIAL
ENVIRONMENTS AND
PEOPLE”

The Remarkable Stability of Social Housing in Vienna and Helsinki: A Multi-dimensional Approach

Justin Kadi (*Centre for Public Finance and Infrastructure Policy Institute of Spatial Planning, Vienna University of Technology*), **Johanna Lilius**

Abstract 64100

The supply of social housing has been marked by erosion and decline in most Western Europe countries since the 1990s, albeit with considerable variation in timing, speed and degree. Recently, it has been suggested that the sector has kept a more prominent position at the local level, at least in some cities. This paper tests this claim by comparing the development trajectory of social housing in two cities located in two radically different national housing systems that have traditionally had a strong commitment to social housing: Vienna and Helsinki. To do so, we apply a multi-dimensional framework that focuses on sector size, stock privatization, new housing production and residualization. We empirically demonstrate a remarkable stability along these dimensions in both cases, albeit with some differences in degree. We argue that a key factor to understand the stability is the multi-scalar institutional setting in which the social housing sector is embedded in these cities.

Keywords: comparative housing research, urban housing systems, privatization, residualization, Austria, Finland

Dwelling density as measured and as perceived

Jukka Hirvonen (*City of Helsinki, Urban Research and Statistics*), **Anne Tervo**

Abstract 64995

In statistics, dwelling density and overcrowding are measured based on e.g. floor area per person, the number of rooms per person or norms for overcrowding. Focusing on Finnish statistics, the households are defined to live in overcrowded dwellings when the number of residents exceeds the number of rooms. Thus, the Finnish norms differs, for instance, from the definition of overcrowding in Eurostat.

This paper examines, first, how the view on overcrowding in Finland changes when applying the overcrowding indicators used either in Finnish statistics or in Eurostat. Secondly, the paper discusses the subjective experience versus objective indicators of the shortage of space, and thus provide insights about the adequate dwelling size in terms of different household sizes and types.

The results are based on European and Finnish statistics and survey data collected from the Helsinki Metropolitan Area in Finland. The first result was that the Eurostat and the Finnish statistics define quite different households as overcrowded. The second result was that the Finnish norm for overcrowding and the residents' experiences did not agree too well. The dissonance was the most evident with the smallest and the largest households. Furthermore, the adequate floor area was considered as a subjective matter; some survey respondents were satisfied with relatively small amount of space per person whereas others substantially required more space. In general, multi-person households desired less space per person when compared to small households, especially solo dwellers. The results are expected to provide knowledge for the use and compilation of housing statistics.

Post-Second World War mass housing estates and market economy multifamily housing neighbourhoods in Slovenia: A comparison.

Richard Sendi

Abstract 65237

The academic discourse on the post- Second World War (post-WW2) multifamily housing complexes has mostly focused on their negative aspects related, especially, to their high population densities, poor quality of construction and social problems due to the dominance of low-income residents. These negative attributes led to the emergence of alternative multifamily housing types, first in Western European countries in the 1970s. The transformation that has occurred in mass housing types has been particularly distinct in the Eastern European countries where alternative multifamily housing types started to appear soon after the adoption of the market economy system in the region at the beginning of the 1990s. Motivated by a lack of focused analyses of the important characteristics of these transformations, this article adopts a rare approach to the mass housing debate by focusing on the examination of the merits of post-WW2 large housing estates as compared to those of the post-socialist era. With a focus on Slovenia as a case study, a comparative analysis is performed by conducting a detailed review of the literature and other relevant sources. The comparative analysis shows that the newer post-socialist multifamily housing types have several advantages over the post-WW2 housing estates. It is suggested that these transformations may lead to the further degradation of post-WW2 housing estates due, especially, to the departure of the more affluent households who can afford to move to the newer, less dense and more attractive multifamily housing neighbourhoods.

From childhood to old age: Life-course differences and similarities in the perception of residential environment

Marie Horňáková (Charles University, URRIlab), Jan Sýkora, Avel Frydrych

Abstract 65322

The paper focuses on life-course differences in how residents experience, perceive and are satisfied with their residential neighbourhoods. It aims to approach the topic from the perspectives of two population groups that are in various life-course stages and live in distinct neighbourhood types in the Prague Metropolitan Area. These are older children from the suburbs and older adults from the inner city. On the one hand, age can be a source of differences in neighbourhood perceptions as different groups frequently have divergent lifestyle preferences and needs. But on the other hand, age can also highlight various similarities as both children and the elderly are populations groups just about to reach working age or reaching post-working age respectively, thus their usage and experiences with their neighbourhoods may be mutually resembling. The neighbourhood types (suburbs, inner city) were selected as typical for dynamic post-socialist urban development, and according to potential challenges the selected life-course groups may face in these neighbourhoods. The life-course approach was chosen given the fact that individual life-course phases are usually synonymous with specific attitudes towards the residential environment, especially in the context of housing careers and behaviour, lifestyle choices and preferences changing due to accelerating societal changes. The topic is analysed by examining residents' functional and emotional ties with various neighbourhood attributes in their residential surroundings. The paper adopts a qualitative methodology of data collection and analysis (semi-structured interviews).

Teenagers and young adults awareness on energy savings at home in Northern EU: Between accountability and desire for sobriety.

Nadine Roudil

Abstract 65327

This communication will focus on teenagers and young adults concern on energy and environmental issues in Six northern EU countries (France, Luxembourg, Netherlands, Ireland, Northern Ireland and Germany). It will characterize how their sense of responsibility in environmental issues is built, how they are promoting sobriety standards and how this learning about eco-responsibility practices have an impact on their relationship to energy at home. As learning places, it is therefore interesting to examine how schools take up the energy issue to make it a principle of sobriety education whose principles are supposed to be applied at home.

This communication examines the reasons why young people are considered as accountable in the fight against global warming and how this situation makes it possible to assert the responsibility of youth in certain public problems, which legitimizes an intervention on their environmental concern.

Based on a quantitative survey conducted in eleven high school in six different EU countries (n=1627), this communication will underline the reality of environmental and energy awareness among adolescents and young adults and its consequences in terms of living at the housing scale. The survey examines as well the reception of energy efficiency policies and its results on energy practices of adolescents at home. It shows the paradox of teenager's and young adults' way of life. They are targeted by energy saving campaigns at school (European union green education programs) from which they learn the principles to apply them at home where their lifestyles remain consumerist even based on environmentally responsible principles.

Revisiting residential satisfaction in a post-socialist city: the case of Prague, Czech Republic

Dilnoza Tasheva (*Ph.D. in Geography, Charles University, Prague*), **Niloufar Ghafouriazar**

Abstract 65395

The paper examines residential satisfaction across different types of housing in Prague. The paper aims at revealing the main predictors of residential satisfaction and unlike previous research gives an overview of residential satisfaction across different types of neighborhoods. Such a comprehensive overview is especially relevant in the context of a post-socialist city that continues to experience major transformations affecting housing among other things.

Previous research in the context of Prague demonstrated that residential satisfaction was an acute topic of analysis even during socialism when local scholars were connecting the concept to residential mobility among housing estates residents. Following the demise of socialism, academics were primarily concerned with the challenges of increasing suburbanization, gentrification, and housing estates degradation. Residential satisfaction was called upon to examine populations' responses to housing transformations and address the consequences of privatization and restitution. However, comprehensive research looking into residential satisfaction in all types of neighborhoods is still lacking. We are attempting to fill this gap by investigating how residential satisfaction varies between different types of neighborhoods, two resident groups of owners vs. non-owners, and residents with varying lengths of stay.

To accomplish the aforementioned goal, we used the data collected within the project "The History and Future of Czech Housing Estates" (Czech Science Foundation) in the form of survey on quality

of life in Prague (1030 respondents) and built Multiple Linear Regression models to test our research hypotheses.

The paper will contribute to the general discussion on residential satisfaction in both international and local academia. The concept, applied to the context of post-socialist cities, can provide evidence of tenure structure importance in cities transitioning from state-distributed housing to privately owned dwellings. Furthermore, the paper suggests that residential satisfaction predictors such as length of stay are fluid and context-sensitive, and their relevance may change significantly over time.

Private rental housing: factor of socio-territorial exclusion of senior dwellers

Hélène Bélanger (*Département d'études urbaines et touristiques, Université du Québec à Montréal*), Louis Gaudreau, Renaud Goyer, Meghan Joy, Isabelle Marchand, Julien Simard

Abstract 65417

The prevalence of residential precariousness and more particularly of forced (im)mobility among senior tenants seems to contradict or at least weaken the real scope of public policies on aging. Housing, as a place of interaction between its psychosocial, economic, political, spatial, physical, and symbolic dimensions, is central to people's well-being and their social integration. In this respect, housing involves several unequal social relations linked to the household's economic conditions, to stigmatization, discrimination, and spatial exclusion issues. Thus, to dwell means going through various hardships that build our relationship to housing. Based on the concept of hardship inspired by the work of Martucelli (2006), this research engages on socio-territorial exclusion and marginalization dynamics experienced by people aged 65 years and over living in private rental housing in three types of communities located in the province of Quebec (Canada): a central borough (Rosemont-La Petite-Patrie), a nearby suburb (Longueuil) and a regional centre (Saint-Jérôme). The three objectives pursued in this research correspond to three major stages of this qualitative multiple case study. First, the identification of the means (policies, regulations, laws, financing, and information campaigns) implemented to tackle the problem of residential precariousness, and more generally to the territorial exclusion of aging tenants, was done through a documentary research and one focus group with key informants for each locality. Second, to understand the social experience and hardships experienced by senior tenants, semi-structured interviews are being conducted with a sample of people 65 years or older. Finally, a documentary research and semi-structured interviews are planned in order to describe the actions of community stakeholders supporting aging tenants experiencing territorial exclusion. The production of data being still in progress, this paper presentation will focus on the results of stage 1 (means implemented), and the first results of stage 2 (experience of hardships) of this research.

Keywords: housing; socio-territorial exclusion; experience; programs and policies

References

Martuccelli, D. (2006). *Forgé par l'épreuve: L'individu dans la France contemporaine*. Paris : Armand Colin.

Domestication of the public realm in disadvantaged neighbourhoods

Lene Wiell Nordberg

Abstract 65499

From the post-war period, social housing in Denmark materialized the welfare state with modern apartment blocks promoting equality and community ideals. Large scale residential enclaves were built at high speed with a systematic approach by repeating uniform apartment blocks. As a result, many residential blocks appeared identical with repetitive facades. However, numerous residential areas from

this period have substantially transformed over the past 50 years to adapt to today's housing standards, ideals, and energy optimization needs. For example, former open concrete balconies are enclosed with large glass and steel construction and the former open semipublic recreational areas between the apartment blocks are reduced to make room for private courtyards. As a result, the character of the edge zones around the apartment blocks has changed significantly towards more blurring boundaries between domestic life and the public realm.

Based on recent architectural-anthropological field studies in different disadvantaged social housing areas in Denmark, this paper investigates the blurring boundaries between domestic life and the public realm in disadvantaged social housing areas. Through interdisciplinary methods, we find that the physical and symbolic boundaries in the edge zones draw the residents further away from the public life in the recreational areas because domestic life is shield from the public realm by fences, hedges and glass. At the same time, the domestication of the public realm provides new opportunities for residents to gain insight into each other's social status and personal identity through the maintenance and use of the enclosed balconies and private courtyards. Finally, it discusses general lessons regarding the challenges and potentials of blurring boundaries in this in-between zone regarding future transformations.

Key words: disadvantage housing areas, in-between, boundaries, semiprivate/private space

Shared, lived and transformed spaces: Residential environments in postwar large-scale housing estates in Switzerland

Eveline Althaus (*ETH Centre for Research on Architecture, Society and the Built Environment*),
Leonie Pock

Abstract 65537

Based on research conducted in the framework of the research project “Public Space in European Social Housing” (PuSH)*, this contribution focuses on renewal processes of residential environments in two post-war highrise estates in Switzerland (Tscharnergut in Bern and Telli in Aarau). Ongoing public debates about the renewal of this 50-60 years old housing stock mainly revolve around issues of energy efficiency, (un)flexible floor plans of apartments, and historic preservation requirements of buildings – taking less into consideration the residential environments and the people who live (and work) in these settings.

The planning and development policies of the estates, put a strong emphasis on collective and community-promoting structures, partly also to compensate for the small apartment sizes in mass housing construction. This materialized spatially in a variety of outdoor spaces as well as various communal services and facilities, such as playgrounds, football and sport fields, community centres and kitchens, libraries, petting zoos, cafés and crafts rooms. The aging of these facilities and built structures, stigmatization, individualization and the growing diversity among residents as well as economic pressures are shaping, changing and contesting the collective spaces in these housing contexts. The Covid-19 pandemic has reinforced these challenges, showing the importance of well-designed, attractive and safe outdoor spaces.

Taking the example of the redevelopment of playgrounds and a little petting zoo within the two housing estates, the paper analyses ways of dealing with collective and shared outdoor spaces in these residential environments, taking in account the ownership structures and (based on rich interview material) the practices and perspectives of different people (residents, caretakers, housing managers, owners, cities representatives and community workers) on site.

*PuSH-project <https://www.pushousing.eu/> funded by HERA (Humanities in the European Research Area), 2020 – 2022.

Keywords: Collective spaces, residential environments, post-war highrise housing estates, renewal processes, users' perspectives.

The SAPHIR program: housing, health, and residential narratives

Yankel Fijalkow (*Centre for Housing Research, LAVUE-CNRS, France. School of Architecture, Paris-Val de Seine*), **Yaneira Wilson**

Abstract 66242

The renewal of the issue of health and well-being in housing after the Covid 19 confinement accelerates the debates between the actors in the field of housing (architects, developers, social landlords) on the 'new needs' (Bajos, 2021; Fijalkow 2021). In France, between 2020 and 2022, three official reports question the notion of housing quality (Badia Le Mas, 2018, Idheal 2021, Leclerc Girometti 2022). The recomposition of the housing field between public and private actors as well as the emergence of associations (Fijalkow, 2019) leads users to assert themselves as clients concerned with their health. We are witnessing a transformation of the relationship between the use of private and communal space as well as the relationship with national policies, particularly in terms of energy saving (thermal renovations, search for sobriety) (Grant, 2020).

To analyse the relationship between health, well-being and housing quality, the SAPHIR program proposes to investigate the residential history of buildings, dwellings and households. If well-being

in housing depends on the capacity of the inhabitants to use their dwellings to develop their social life, the inhabitants' narrative about their housing seems to us to be an important factor. Individual interviews, surveys of housing occupancy patterns and focus groups are conducted in twelve types of social housing buildings and five private buildings. The first results from the social housing stock of Paris Habitat (Barres Rome and Londres, Paris 13e) and from the condominiums ("Olympiades" and "Home" towers) show how new requirements for "healthy" housing are emerging as well as new social inequalities in housing.

Keywords: housing, health, residential narratives, architecture, Paris

Bajos, N., Jusot, F. Pailhé, A, et al. When lockdown policies amplify social inequalities in COVID-19 infections: evidence from a cross-sectional population-based survey in France. *BMC Public Health*, 2021, vol. 21, no 1, p. 1-10.

Fijalkow, Y. (2019). Governing comfort in France: from hygienism to sustainable housing XXth– XXIst century. *Housing Studies*, 34(6), 1021-1036.

Grant, J. L. (2020). Pandemic Challenges to Planning Prescriptions: How Covid-19 is Changing the Ways We Think about Planning. *Planning Theory & Practice* 21:5, 659-667.

Scott, M. (2020). Covid-19, place-making and health. *Planning Theory & Practice*, 21(3), 343– 348.

The Contradictions for the Right to Housing: Kuşadası as a Case

Beril Ozmen

Abstract 66288

The right to housing is a major problem where governmental implementations took over from private companies in the Turkish example. People who cannot have payable funding for a home from the public institutions, trying hard to find a solution for their accommodation problems themselves both as renting and buying manners. In the meantime, they are searching for better facilitated areas to find an asylum for their life for the further ages / elder ages -especially after pandemic times since 2020. Rural areas and seashores have plenty of attention to move there by a considerable population.

Kuşadası which is one of the well-known and beloved area by the Aegean Sea, gained a great attention as well. This small touristic town is belonged to the Aydın Province in the cross-section of ancient Ephesus, near to the city of Izmir, which is the 3rd greatest city in Turkey. Kuşadası has always been high demand for second homes by the local people as well as of European countries, resulted in production of increasing number of different typologies of housing, resulted an economical activation. However, town getting more crowded, concreted, and expensive. Unfortunately, the town is usually full of second homes, consequently, there is empty housing stock waiting in the winter. At the same time, some citizens cannot afford their first homes. Furthermore, demographic changes in terms of nationality also affects the town-life.

In this paper, Kuşadası is selected as a case, the factors shaping the housing sector will be investigated as well as the contradictions occurs for people in the pursuit for rights to homes will be evaluated in the view of different inhabitants. The study will develop after analyzing any kind of contradiction which prevent inhabitants for their right to housing, discuss on important findings in the scope of the conference.

Key words: second homes, affordability, inhabitants, demographic change, touristic town

Community-engaged design: learning through “live” projects in residential environments

Nadia Charalambous (*Department of Architecture, University of Cyprus*), **Christina Panayi**,
Effrosyni Roussou

Abstract 66355

Living environments are complex entities that are constantly changing in terms of demography, social structures, and spatial arrangements. These ubiquitous changes entail the creation of a diverse urban population and has a direct impact on everyday patterns of living, domestic activities, and family structures. Questions of inclusion, equal access to housing, and affordability have been negotiated in the context of globalization, changing forms of production, declining welfare, and developing technologies. Affordable housing to facilitate sustainable cities for all is a significant global challenge; UN-Habitat highlights the importance of empowering and engaging citizens in the shaping of their living environments to ensure a sustainable and affordable development and to contribute to promoting a sense of community by bringing together people who share common goals. The adoption of new roles by citizens and professionals is needed while the role and ability of urban designers, architects, and public planning institutions in responding to the rising need for a community-engaged design approach, is often challenged.

This paper reflects on a community-engaged design approach in a residential neighbourhood in Nicosia, involving architects (students, educators, researchers), residents and other external stakeholders. Participatory Action Research methodology was implemented, due to its participatory context, its reflective framework and circular process of evaluation and improvement and consisted of four phases: 1. design of the co-creation framework (stakeholders, site analysis); 2. implementation of the co-creation framework phase (identification and validation phase-identification of needs, issues, opportunities, threats-, development and selection, assessment and evaluation; 3. the assessing the impact of the co-creation framework phase on participants (interest, opinions, attitudes); the reflection and recommendations. Reflecting on the outcome, the paper discusses the potential of a community-engaged design approach to encourage a sense of community and to empower the citizens as decision makers who have a sense of responsibility for their residential environment.

Keywords: community-engaged design; participatory action research; co-creation

The Privately Owned Public Spaces in Prague after 1990

Alena Stichova (*Faculty of Architecture, Czech Technical University, Prague*), **Jana Zdrahalova**

Abstract 67350

The paper deals with the concept of privately owned public spaces (POPS) in the Central European post-socialist city. It is part of the analytical phase of the five-year grant we submitted this year.

The primary goal of the project is to identify the specifics of public spaces in private ownership from an architectural, material and compositional point of view. Our goal is to analyze how POPS are designed, managed and used.

The project envisages the creation of a list of all public spaces in private ownership in the capital city of Prague. Our goal is to categorize them based on relevant spatial and social indicators, such as size, location, functional content of surrounding buildings, outdoor activities, character of users, etc. We create their typology.

Subsequently, we plan to analyze the social and economic reasons why urban areas are proposed that include privately owned premises but are also publicly accessible. We describe how architectural practice and the legislative environment after 1989 are reflected in their design; what are the expectations of investors, state administration and self-government.

In the next phase, we want to map how the individual categories of POPS are used and how their physical implementation, ownership and control affects the nature of the activities that take place here. We evaluate the influence of defined areas with privately owned spaces, but publicly accessible spaces, on the identity of the current city.

The paper at the ENHR conference presents an overview of the literature and theoretical background for POPS.

21 WORKSHOP

“SOCIAL HOUSING:
INSTITUTIONS,
ORGANISATIONS AND
GOVERNANCE”

The Remarkable Stability of Social Housing in Vienna and Helsinki: A Multi-dimensional Approach

Justin Kadi (*Centre for Public Finance and Infrastructure Policy Institute of Spatial Planning, Vienna University of Technology*), **Johanna Lilius**

Abstract 64098

The supply of social housing has been marked by erosion and decline in most Western Europe countries since the 1990s, albeit with considerable variation in timing, speed and degree. Recently, it has been suggested that the sector has kept a more prominent position at the local level, at least in some cities. This paper tests this claim by comparing the development trajectory of social housing in two cities located in two radically different national housing systems that have traditionally had a strong commitment to social housing: Vienna and Helsinki. To do so, we apply a multi-dimensional framework that focuses on sector size, stock privatization, new housing production and residualization. We empirically demonstrate a remarkable stability along these dimensions in both cases, albeit with some differences in degree. We argue that a key factor to understand the stability is the multi-scalar institutional setting in which the social housing sector is embedded in these cities.

Keywords: comparative housing research, urban housing systems, privatization, residualization, Austria, Finland

A new model of Temporary Public Housing in the Basque Country

Iñigo Rodríguez Vidal (*CAVIAR Research Group, Dept. of Architecture, University of the Basque Country*), **Jorge Otaegi De Arce**, **Jon Begiristain**, **María Romeo Gurruchaga**

Abstract 65174

The Administration of the Basque Country has been responsible for public housing since 1981, and since then has built more than 100,000 public housing units for a population of 2,200,000 inhabitants. To better adapt its policies to the changing housing needs, the Housing Department of the Basque Government has developed Plan Zero, an initiative that analyses the future of the current public housing stock and updates the management model for subsidized public apartments, *Alojamientos Dotacionales (AD)*, framed within the challenge of climate change and the Sustainable Development Goals. In this spirit, AD are small, temporary nZEB rental units aimed especially at groups with the greatest need for housing: youth, aging people, minorities and victims of terrorism and gender violence. Plan Zero, along with a new regional Habitability Decree, also seek to promote the rental regime, to provide temporary accommodation with adequate outdoor spaces, to explore new housing solutions (i.e., productive housing), to match the quality of AD with that of traditional social housing and ultimately, to improve both.

This paper studies the typological consequences derived from said new regulations and analyses key parameters for the environmental performance of new models of public housing in the Basque Country, including their implications in occupant comfort, health, and well-being. This work also compares the new minimum living space requirements, understood as a principle of quality in itself, and defined by the Housing Directorate as “a condition of a space that allows the people who occupy it to develop a life project”, with other regional and national regulations in Europe.

Finally, this work provides a critical perspective of the latest public housing policies aimed at enabling the people who live in ADs to develop a life project from a global sustainability concept.

Keywords: Social Housing, Housing Policy, Housing Design, Housing and Sustainable Development.

Access to adequate and affordable housing: New Generation of Housing Policies and the NextGenerationEU

Sara Silva Lopes (*Iscte – Instituto Universitário de Lisboa, DINÂMIA'CET*), **Teresa Marat-Mendes**

Abstract 65287

Portugal has witnessed a growing deterioration on housing. This is a structural problem which has become much more evident with the successive financial crises and the Covid-19 pandemic. Existing inequalities in access to adequate housing (Drago, 2021) and in particularly the increasing shortage of affordable housing for lower income people, affects every global metropolitan area and city. Consequently, to guarantee the right to affordable housing is urgent to require a stronger social housing policies (Agarez, 2020; Antunes, 2021).

In this sense, housing turned to becomes a renovated concern of the Portuguese political agenda, especially now with the arrival of NextGenerationEU funds for housing. The question that arises is how the State will apply these funds and whether will they mitigate the problem of lack of access to affordable housing for all or perpetuate the stigmatisation of so-called social housing.

With the aim to answer to this question, this presentation exposed some ongoing results of a research of recent housing developments (between 2018 – when the New Generation of Housing Policies was approved – and the present time). Three specific housing domains are considered: social public policies, funding mechanisms, and architectural competitions for the construction of affordable public housing. This study bases its analysis on the territory of the Lisbon Metropolitan Area, in Portugal, which is the area most strongly affected by the housing crisis and which will simultaneously receive more funds (in the Portuguese context) to invest in affordable housing.

Lastly, the main aim of this presentation is to ascertain the effectiveness of the recent promotion of affordable housing for all and the guarantee of the right to housing – established in the 1976 Constitution of the Portuguese Republic –, while revisiting old debates on the urban and architectural quality of housing, and exploring the integration of the architectural form in housing policies.

Keywords: Housing; Public Policies; Architecture; Urbanism; Lisbon Metropolitan Area.

Public housing providers and urban regeneration: An underestimated relationship

Constanze Wolfgring

Abstract 65289

Throughout its history, the construction of public housing in Italy has left a strong imprint on the spatial development and configuration of the fabric of Italian cities, bringing forth typological heterogeneity and architectural innovation. Public housing providers have therefore, over large parts of the 20th century, played a key role at the intersection between housing policies and urban design. A pronounced process of residualisation and privatisation in the past three decades has not only led to the overall reduction and fragmentation of the public housing stock, but also to a decline in relevance of the public sector in shaping and transforming Italian cities. Public housing providers are confronted with a continuous situation of underfunding and little leverage in fulfilling tasks that have strongly shifted – from the construction and provision of flats to the provision of (welfare) services to an increasingly fragile population.

The most recent funding programmes tied to the European Recovery Plan – the PINQuA (National Innovative Programme for the Quality of Housing) and the programme Sicuro, Verde, e Sociale

(Secure, Green, and Social) – open a window of opportunity, directing, for the first time in decades, strong attention and a substantial amount of funds to the regeneration needs of public housing neighbourhoods, and thereby potentially re-establish a centrality of public housing providers in urban regeneration processes.

Adopting a mixed methodology (combining document analysis and semi-structured interviews) the research aims at (i) investigating and discussing how public housing providers in three Italian cities (Trieste, Bologna, and Firenze) position themselves and the stocks they manage within the wider framework of urban regeneration and (ii) at identifying obstacles, margins of manoeuvre and innovative potentials that complicate or facilitate to benefit from this current window of opportunity.

Keywords: public housing, urban regeneration, policies, European recovery plan

References:

- F. Ciaravella (a cura di), Pop Housing. Nuovi immaginari per le case popolari, LetteraVentidue, Siracusa, 2021.
- P. Di Biagi, E. Marchigiani (a cura di), Laboratorio Città Pubbliche, Città pubbliche. Linee guida per la riqualificazione urbana, Bruno Mondadori, Milano/Torino, 2009.
- M. Perricciolo (a cura di), RE-Cycling Social Housing. Ricerche per la rigenerazione sostenibile dell'edilizia residenziale sociale, CleanEdizioni, Napoli, 2015.
- R. Saporito, E. Perobelli (a cura di), Management dei servizi abitativi pubblici, Egea, Milano, 2021.
- G. Storto, La casa abbandonata, officina edizioni, Roma, 2018.

Housing Stress, Disadvantage and Affordability

Eoin Corrigan

Abstract 65324

A longstanding objective of government is to provide access to affordable dwellings of good quality, however the measurement of housing affordability is not straightforward. Many widely-used affordability metrics have conceptual and measurement weaknesses, as they can conflate very different circumstances faced by households and often fail to address affordability as one among several inter-related dimensions of housing deprivation. Using microeconomic data, this paper argues that housing costs should be examined using a different approach. Specifically, the paper describes how costs vary over the income distribution, and examines the relationship between housing (un)affordability and other housing challenges faced by households, including poor unit quality, neighbourhood problems and financial stress. The paper describes a novel definition of income adequacy after housing costs, and examines the incidence of income inadequacy after housing costs have been met. The paper examines the household circumstances which predict different dimensions of housing deprivation. Lastly, the paper will present a housing deprivation and affordability index.

The presentation will focus on households in receipt of social housing supports, including subsidies for households renting in the private rental sector and households which live in a local authority owned unit. The presentation will also make tenure comparisons with homeowner and market renter households. A working paper will accompany the presentation.

Understanding social housing through ageing.

Marion Ille-Roussel

Abstract 65397

Political, legislative and economic reforms are constantly (re)shaping social housing systems and force social housing landlords to adapt, rethink and defend their activities and goals. Today, beside the climate issue, European social housing providers have to deal with some great demographical changes. Looking at the ways social housing providers response to the ageing of the population

can help us understand how those stakeholders deal with external stimulus which challenge as well their organizations as activities and networks and how they make it into a competitive advantage by becoming key-actors of the “ageing in place” policy. Through the study of those very specific activities we can analyze in details the different process of activities and financial diversification, of regulation anticipation as well as process of cooperation with external stakeholders by social housing providers. For this study, I analyze the development of housing and services targeted for older people by 12 social housing providers in France, Germany and England. This case studies organizations should represent the diversity of organizational and legislative structures. I realized three online and “on field” expert interview campaigns with social, public and cooperative housing providers executives, local housing and ageing policy stakeholders in the Nord department in France, the Ruhr area in Germany and Greater Manchester in England (around 100 interviews).

Who's the 'public' of public housing: Understanding the 'ideal tenant' through change and variations in rental policies of Swedish public housing companies' 2013-2021

Martin Grander

Abstract 65428

This paper presents a longitudinal (2013-2022) study of rental policies, i.e., requirements on aspiring tenants, in Swedish public housing companies. It investigates changes in rental policies and discusses those in relation to the inclusive and universal approach of the national model of public housing.

The paper finds that, after a period of rather strict requirements on new tenants in the early 2010s – which made it hard for economically disadvantaged groups to gain access to public housing and thus the housing market in general – rental policies in public housing have become more generous. The paper suggests that shifting rental policies over time reflects a) changes in local political leadership over two elections; b) increasing pressure from municipalities on their housing companies due to a generally inaccessible housing market for households with low incomes, accentuated by the arrival of refugee immigrants in 2015-2016, and; c) critique from the national public housing member organization on members having “unreasonable” rental policies.

However, a significant portion of the companies are still disallowing new renters depending on income support. The variations between companies suggest that such policies are often used as a political tool to steer low-income households away from the local housing market. Moreover, the paper finds a very large increase in the share of public housing companies who are posing requirements that tenants need to have home insurance and references of “good behaviour”. Thus, while economic demands on potential tenants are decreasing, other kinds of demands are increasing. Such a change is described in terms a shift in discourse on the ideal tenant – from being the financially stable to being the morally responsible tenant.

The overall picture emerging is a model of public housing in a contradictory state between national claims of universalism and local practices of excluding certain households.

In search of a broad real estate management theory: how relevant for housing management? The preparatory work of students

Herman Vande Putte (*Delft University of Technology*) **Gerard van Bortel**

Abstract 65438

In the study of affordable housing management, a wide array of theories has been applied and refined (e.g. network governance, hybridity, complex systems, and institutional logic). Affordable housing is a real estate category that has specific characteristics and aims to contribute to societal goals. Nevertheless,

it is real estate all the same. At TU Delft we have started to explore the possible synergies of combining, comparing, and contrasting housing management theories with corporate real estate management theories in our master's education. As part of this exploration, we have commenced a search for a broad real estate management theory. In this paper, we particularly explore the opportunities to enrich housing management theory with theoretical perspectives from corporate real estate and general management approaches.

We have included Architecture, Urbanism and Building Sciences master's students following the Management in the Built Environment (MBE) track in this exploration. As part of the Real Estate Management course, students wrote a reflection on the cross-domain application of theories. With their permission, we used the students' essays as the empirical data for this exploration. The essays were grouped based on the predominant theories they discussed and the method of their exploration. This paper will focus on three research strands: 1) the application of Corporate Real Estate (CRE) theories to Housing, 2) Housing to CRE, and 3) general management theories applicable to both Housing and CRE.

This exercise is only the first step in developing a broad theory. However, the mobilisation of students to fuel innovative thinking in the TU Delft educational team has worked beyond our expectations. The structuring of the essays presented in this paper allows entering the design sessions for the broad theory with a larger view of the challenge and a wider solution palette.

The role of the 'commons' in sustainable mixed-tenure housing

Lucia Cerrada Morato

Abstract 65482

Cities across Europe are facing a housing crisis that is primarily characterised by the lack of affordable homes. One of the main strategies municipal governments are pursuing is the increase of their social housing stock. While not only policy makers but also academics have generally focused on the quantitative question of the most effective mechanisms to increase social housing stock, this research engages in a qualitative question. How can municipal governments provide enough social housing while supporting residents' quality of life?

In the UK, municipal governments rely on developers' contribution for securing social housing. This is, above a certain threshold, developers must allocate a percentage of the overall units as affordable homes. This stock is then transferred to a Housing Association who will manage this part of the block. In a context of austerity and limited public sector financial capacity, this is a model that is being replicated across Europe. There are however important reflections that need to be considered to avoid some of the social and economic problems resulting from this UK model.

A mixed-method study of 12 housing developments in the inner London borough of Tower Hamlets, is used as a case study to show how the housing delivery model (tenure mix and 'pepper potting' and/or income range), the design of the 'commons' or communal and circulation spaces (location and accessibility), and the management of these spaces influence the quality of life of residents and the long-term sustainability of communities—by either supporting or hindering social cohesion, mitigating anti-social behaviour, and reducing maintenance cost.

Findings from this case are used to introduce an analytical framework, aiming at a future comparative research agenda, for discussing the role of the 'commons' in mixed-tenure housing developments across countries with different social housing delivery mechanisms.

Varieties of social rented housing in liberal urban housing regimes. Means-testing, rent setting and demand-side subsidies in twelve Norwegian municipalities

Jardar Sørvoll (*NOVA, Oslo Metropolitan University & BOVEL, centre of housing and welfare research*),
Ingar Brattbakk, Maja Flåto

Abstract 65494

In Norway, local governments provide social rental housing to low-income households unable to acquire decent housing in the market. Municipal housing in Norway is one of the most residual social housing sectors in Europe. In what is otherwise a generous, universal social democratic welfare state, social housing is generally characterized by high levels of means-testing, market-based rents, weak security of tenure and business-like administration. However, this general national picture masks significant policy variation between the 356 municipal providers of social housing. In this article, we map and compare social housing in the twelve largest municipalities in Norway and discuss the consequences of policy variation concerning rent-setting, means-testing, rental contracts, and demand-side subsidies. We argue that these twelve urban liberal housing regimes face similar challenges related to socio-economic segregation and services to the most disadvantaged households, but that they cope with the main dilemmas of means-tested social housing in different ways. We describe this dilemma as the great trade-off between the interests of insiders and outsiders, namely the desire of sitting tenants for secure and affordable housing and the need to make room for new tenants through the carrot of subsidized homeownership and the stick of market-based rents and short fixed-term rental contracts.

Keywords: fixed-term rental contracts; housing regime; market-based rents; social housing,

Residualization of the social housing sector in a welfare state: consequences of concentrated poverty, neighbourhood effects and NIMBY'ism

Ingar Brattbakk (*OsloMet – Oslo Metropolitan University, Centre for Housing and Welfare Research (HOUSINGWEL)*), **Maja Flåto, Jardar Sørvoll**

Abstract 65496

Residualization, the process whereby publicly subsidized rental housing moves towards a position in which it provides only a safety net for low-income households, is widespread in Europe (Angel, 2021) and highly relevant for the marginal public social housing sector in Norway (Sørvoll, 2019). Based on qualitative interviews with social housing employees in the 12 largest urban municipalities in Norway we analyze their perception of the consequences of the residualization processes for the tenants themselves and their neighbours. What is the social housing bureaucrats' view of these consequences, how problematic is it considered and which policy measures are implemented or suggested? These are the research questions pondered in the article. From the interviews, three dimensions of the employees' reflections and discussions stands out. First, the question of the internal social climate – inclusive community versus neighbour complaints and conflicts in the public housing projects. Second, the neighbourhood effects; how concentrated poverty are influencing the local community in general and the upbringing of children especially. Third, the response from external neighbours in the form of inclusive or exclusive strategies (NIMBY'ism – Not In My Backyard).

How can different service management strategies foster equity in public housing estates? Evidence from four case studies in Milan

Massimo Bricocoli (*Politecnico di Milano, Department of Architecture and Urban Studies*),
Eleonora Perobelli, Marco Peverini, Raffaella Saporito

Abstract 65505

Milan is among the richest Italian cities and an attractive and growing one, but not all its inhabitants take part to these increasing opportunities. Public housing tenants are characterized by a concentration of high rates of school dropout, unemployment, fragility among older persons and ethnic-related conflicts. Public housing estates should represent one of the primary means for the promotion of housing inclusion of poorest households among the city's foundational infrastructures, and Milan counts the largest share of public housing stock in the country: nearly 58.000 units, with over 130.000 inhabitants (nearly 10% of the population). However, public housing in Italy and in Milan experiences a chronic lack of funding and political disinterest which, together with outdated service management strategies, negatively affects the housing quality experienced by the (already deprived) public housing tenants, that are often charged high service costs due to lack of maintenance. Such conditions are critical for providers and the city's overall social equilibrium.

Building on these premises, the research concentrates on public housing providers, with the aim to investigate the different service management strategies currently adopted and their implications for tenants' quality of life, through the analysis of four case studies in Milan. We will address this topic through an innovative, multi-disciplinary approach, combining public management and housing studies, which adopts a qualitative research design based on a diverse case studies methodology. From a theoretical perspective, this project aims at advancing scientific knowledge in two ways: by bringing a Public Service Logic perspective in the field of housing studies; and by exploring Italian public housing's ability to advance social equity through service management practices, which are currently under-investigated. Main aim of the present contribution is to illustrate and reflect over the original multi-disciplinary approach and the research design.

Keywords: Public housing; Public service logic; Equity of public services; Housing policy; Milan

The conflicting aims and means of social rental housing in managing segregation in Finnish urban regions

Jarkko Rasinkangas (*senior researcher, Department of Social research, University of Turku*),
Katriina Rosengren, Hannu Ruonvaara

Abstract 65512

Social rental housing (ARA) plays a key role as a tool for managing segregation in Finland's growing urban regions. The major management tool is the spatial allocation of the housing tenures in line with the objectives of social mixing. Especially in the three largest urban areas in Finland (Helsinki, Tampere and Turku), which are the focus of our study, social rental housing is of considerable importance. The issues of managing segregation in growing urban regions have become even more pronounced since 2010's with the so-called MAL agreements (joint regional plan for the development of housing, transport and land use). What comes to segregation, the key principle is to balance tenure-diversification precisely by the extension and allocation of the ARA housing stock.

However, there is a problem between the objectives and the instruments. First, the ARA housing stock has not been completed on the scale called for by the MAL agreements most likely due to the prices for ARA sites strictly regulated and approved by the state. Second, municipalities still have an independent monopoly on zoning and housing policy, which seems to contain the high risk for allocating ARA stock where it is not socially desirable to locate. Thirdly, the relative share of ARA housing stock is also

decreasing through the expiry of regulatory restrictions (mostly 40 years) and separate pre-demolition decisions. This may lead to resell the properties at market prices and/or demolition and replacement by a high profit housing stock. This has already happened to some extent.

We will present a research plan for a project that focuses on the problem outlined above. Our research will address on the role of social rental housing in urban segregation management. We will focus on the contradictions between objectives and policymaking as well as changes in the ARA stock.

Towards a French Right to Buy? Selling social housing in France, Auvergne-Rhône-Alpes Region

Le Bon - Vuylsteke Manon

Abstract 65522

In 2018, a law enacted by the government eased the process of selling social housing for social housing organisations (ELAN law), which reopened the discussions concerning the benefits and misdeeds of such sales. The sales of social housing to individual buyers (tenants in priority) have been possible since 1965 (Maziot law) but have hitherto remained a marginal practice.

In France, the social housing organisations own and manage 4,5 million units and house 15% of the households. With this law, the government reasserted the recurrent political project to sell 1% of the housing stock every year. These policies have a double ambition: develop homeownership in neighbourhoods characterized by a large social housing stock; and increase the financial autonomy of social housing organisations by enabling them to access rapidly to equity capital. Indeed, the sale of public housing fits in the context of socio-economical transformations, characterised by a withdrawal of the state from public and semi-public sectors, marking a “discrete” turning point in housing policies (Driant, 2011; Gimat & Gloor, 2016). Moreover, these policies go against the trends in other European countries such as the United Kingdom, Germany or the Netherlands where local authorities have recently been trying to reverse the consequences of the largescale sales implemented since the 1980s (Gimat, Le Bon-Vuylsteke, Marot; 2021). If the constraining legal framework restricts the scale of the sales, it leads to a diversification of the conventional activities and strategies of social housing organisations. The aim of the present contribution is to question the consequences of the development of this French Right to buy and analyse the changes it triggers for social housing organisations. The contribution relies on field study conducted in the context of the PhD (Lyon2 University) in Auvergne-Rhône-Alpes region (France) in different rental housing contexts (metropolitan, deindustrialised and semi-rural).

‘New Social Housing’ for the Post-Pandemic World! Normative Re-Framing and Potential Synergies for People and Places

Steffen Wetzstein

Abstract 65595

In the context of a global housing crisis and in the midst of deep-cutting pandemic and war-induced disruptions this presentation explores what normatively invigorated ‘New Social Housing’ (NSH) could accomplish for people, communities and places in the future. Recognising persistent definitional challenges (Hansson and Lundgren, 2019), I define ‘New Social Housing’ (NSH) as a project, a domain and a sector marked by at least some commitment to non-commodified housing involving state and quasi-state actors while embracing a broader set of pressing contemporary policy objectives. It utilises both critical lessons learned from previous Social/public/state housing trajectories and multiple new policy aspirations as departure points for applying twelve principles for needs-responsive, synergetic, common good-oriented and shared prosperity guided housing futures. The twelve principles cover the areas of individual need, social inter-dependencies and the structural-institutional realm. By

means of literature-informed speculation tentative arguments are being developed that illustrate how normatively re-imagined social housing could evidently improve individual and societal housing outcomes. Yet the structural antagonisms surrounding housing's positioning in contemporary political economies constitute serious roadblocks in NSH-implementation. Our historical cross-roads moment thus calls for historically demonstrable political and ethical leadership that is willing to re-embrace social housing against our unsustainable and unjust property-inflating growth model, and align administrative-regulatory capacities in a way that housing-society-environment relations can be shifted towards more equitable, sustainable and 'shared prosperity'-oriented futures.

The rise and decline of tenure neutrality in Swedish housing policy

Martin Grander

Abstract 65745

An important element in the Swedish housing regime has been the principle of tenure neutrality. This principle, introduced with the universal housing policy in the 1940's, and formulated as an explicit housing policy goal in 1974, implies that no tenure should be benefited over the other in the regulations of housing finance and taxation. The aim was that all types and sizes of dwellings should be available for renting as well as ownership, which was to promote an actual freedom of choice between tenures and a 'versatile composition of households'— that is, to create neighbourhoods with variation of households. This paper studies, firstly, the theoretical concept of tenure neutrality in relation to the specificity of the Swedish housing regime, a regime which Kemeny (1981) categorizes as a 'cost rental society'- which contrasts with many other national housing regimes where owned housing is regarded as the natural form of long-term housing and therefore favoured in housing policy and taxation ('home ownership societies').

Secondly, the paper analyses how the view and the application of tenure neutrality has developed in Swedish policy. The paper distinguishes a number of critical policy changes which have either strengthened or weakened the principles and the practical application of tenure neutrality. It discusses whether the aim of tenure neutrality has ever been achieved and what the current outlooks for such neutrality are in the Swedish housing regime. The recent development away from neutrality in housing policy and taxation is analyzed and related to the increasingly strong discourse of home ownership as the ideal tenure also in Sweden.

Turbulent times for Flemish Social housing

Sien Winters

Abstract 66106

Flemish social housing is facing one of the most important reforms in its history. Ultimately on January 1, 2023, the Social Housing Associations (SHAs) and Social Rental Agencies (SRAs) have to merge into 'Housing Companies'. While both type of organizations have similar goals (to provide affordable and good quality housing to households with housing needs) the way they provide social housing is very different. SHAs own the housing stock, receive brick-and-mortar subsidies for investments and apply strictly regulated income-dependent rents. SRAs rent houses on the private rental market at or slightly below market rents and sublet these dwellings. SRAs receive subsidies to cover operation costs and SRA tenants receive a housing allowance to make the rent affordable. While income limits for getting access are the same for SHA and SRA tenants, allocation rules differ for both types of social housing. Furthermore, SHAs and SRAs operate in different geographical territories, with only limited overlaps.

The reform includes merging of SHAs and SRAs into a single organisation as well as a rearrangement of the territories, aiming to have only one housing company active in each municipality. The reorganization will be accompanied by a radical reform of the allocation rules, and in the future also of the subsidy

system. On top of this reform, which was part of the Flemish coalition agreement of 2019, the Minister of Housing in January 2022 launched the proposal to redirect a part of the available funds for social housing to the private sector, aiming to stimulate affordable rental housing.

In this contribution, we describe this turbulent period in the history of social housing in Flanders and we discuss the challenges that all these developments entail.

Keywords: social housing, housing finance, Flanders, Belgium

Research on the Supply System Improvement of Public Rental Housing under the Perspective of Public Satisfaction: a case study of Chongqing, China

Yuanli Li (*School of Management Science and Real Estate, Chongqing University; Faculty of Architecture and The Built Environment, Delft University of Technology*), **Pengcheng Xiang**

Abstract 66195

Public rental housing (PRH) is an important livelihood project, as the Chinese government has invested a large amount of money to build subsidized housing to solve the housing problems of low-income groups. However, the public's satisfaction with PRH has not been high, and it is easy to intensify social conflicts and contradictions, which is not conducive to social development. The previous studies focus on the evaluation of public satisfaction with PRH and the analysis of its influencing factors. There is still a lack of analysis of the differences between PRH supply system and public satisfaction, resulting in unclear supply measures proposed to improve public satisfaction. Therefore, this paper studies the PRH supply system by taking Chongqing, China, which builds the most PRH and guarantees the largest population as case. First, based on a literature review and the factors proposed by the New Public Service School to measure public satisfaction in the public service supply chain, four key factors of public satisfaction on PRH are identified, including the adequacy of PRH supply, the convenience of public service access, the fairness of housing allocation, and the quality of housing construction. Secondly, using web spider of Python and GIS spatial analysis method, multiple sources of data are collected, including the supply of PRH in each phase, the number of applicants, various supporting service facilities around the PRH, and the content of public complaint letters, to deeply analyze the defects of Chongqing's PRH supply system. Finally, in response to practical problems, we strongly recommend increasing the main source of PRH supply, improving public service facilities, introducing the common property rights system, and establishing quality standards for PRH construction to improve the PRH supply system.

Keywords: Public rental housing; Public satisfaction; Supply system

Well-being Philosophy in Public Housing Questioned in a Crisis: A Japanese Case Study

Izumi Kuroishi

Abstract 66260

The social instability caused by the Covid-19 pandemic has made the following housing problems prominent in Japan.

Public housing schemes are often unalterable in terms of room layouts, lack of space, and are isolated from the local community, making it difficult to meet the affordability and adaptability to the social change.

Public housing system has been shrinking in urban areas due to increased financial burdens and many people in precarious economic situations became homeless.

Increased need for assistance to those who depend on outside services in their daily survival and the segmentation of administrative structure between welfare could not respond to their needs.

These were fundamental to the concept of housing as a place to sustain life and raise a family in nature and society. Reexamining the history of modern housing in Japan, the postwar housing reconstruction led to the division between welfare and infrastructure building with an emphasis on technical and economic efficiency, and the public housing was planned with a “lean and minimal” housing image, which has continued to the present day, and the lack of consideration for Well-being has led to the current issues.

The problem of the public housing system was also exposed after the Great Tohoku earthquake in 2011. For the relocation of residents, shift of family structures and dismantled local communities, the public housing were prominent but faced to the issue of quality of life for residents and of the flexible and proactive modification to reestablish its sustainable accessibility.

This paper will review the social background of public housing in Japan from the post-World War II to the present to examine the issues and factors contributing to the hollowing out of the Well-being philosophy exposed in crisis.

Cost-based social rental housing in Europe. The cases of Austria, Denmark, and Finland

Alice Pittini (*Housing Europe*), Dara Turnbull

Abstract 66335

The diversity of the social housing sector in Europe is significant, not only between nations, but also often between regions within the same country. One of the main points of diversion is the rent-setting model used by social housing providers, of which there are at least four main broad categories; income-based, market-based, utility-based, and cost-based.

While income-based rent-setting models are the most commonly found in Europe, they are often associated with funding shortages and financial constraints for housing providers. As such, the cost-based model of rent setting is attracting greater attention, with Ireland recently launching its first ever cost-based social housing scheme.

However, while cost-based social rental housing has been fundamental in Austria, Denmark and Finland, there is relatively little literature on the ‘mechanics’ of the rent-setting model in these countries, and no cross-country comparative analysis has been completed. Thus, paper aims to clearly explain how the rent paid by social tenants in these three countries is determined, whilst also showing that there is meaningful diversity between the underlying structures that influence the final rent. This includes the source of financing for new social housing projects, complementary policies, such as the use of public land, as well as legislative and regulatory differences.

What the paper shows is that cost-based social rental housing can help to create a closed loop for public financing, helping to reduce future dependence on the Exchequer, promote innovation within the sector, and combat the residualisation of social housing. At the same time, in an era of increasing prices of land, labour and materials, a strict cost-based rental model can pose challenges for the most vulnerable households.

Key Words: social housing, public housing, privatization

It's not just about bricks and mortar: exploring participatory parity in Odăi, a social housing neighborhood

Arina Antonia Iacob

Abstract 66377

The transition between a centrally planned economy and a market economy has had a major impact on Romania's housing system. During the post-communist years, the housing stock has endured constant commodification through public housing privatization and through the state's withdrawal from housing subvention and building. As a result, the social housing stock represents under 2% of the total national housing stock which is obviously insufficient as opposed to social housing demand. Currently, the main responsibility for purchasing or building new social housing units for vulnerable groups lies with local public authorities. In most cases, in the absence of an integrated approach to social housing and due to limited budgets, the local authorities have come to develop social housing neighborhoods in the outskirts, thus favoring the emergence of phenomena such as ghettoization and social exclusion. Bucharest's District 1 City Hall is one of the local administrations that currently owns one of the largest social housing stocks in Romania. However, from a social justice perspective, newly built or purchased homes in this district raise major issues. Assuming that the partial removal of an economic disadvantage can exacerbate the recognition deficit and lead to the creation of other situations of social exclusion such as cultural stigmatization or the impossibility of social participation, the main aim of this article is to explore the constraints that the social housing residents from Odăi neighborhood face in achieving the ideal of participatory parity. The research was guided by the theoretical framework developed by Nancy Fraser which involves the three-dimensional exploration of justice: distribution, recognition, and representation. The empirical data was collected through mixed research methods: administrative data analysis, 15 in-depth interviews with social housing residents and public servants as well as participatory observation within the Bucharest's District 1 City Hall. The results of this research reinforce the idea that redistribution, in this case by allocating social housing, is insufficient in the process of advancing social justice. Based on the final recommendations in this article, central and local authorities can integrate new mechanisms in order to ensure the recognition and representation of social housing residents.

Key words: social housing, participatory parity, social justice

Participatory governance and the right to housing: Lessons learned from the Swedish 'most-likely case'

Alexander Hellquist (*Uppsala University*), Nils Hertting

Abstract 66490

The assumption that a universal right to housing benefits from broad participation in planning is widespread and by no means new. Sometimes the link is done by definition: Socially sustainable housing is defined by its emphasis on participation. On the other hand, it is neither a new idea that participatory planning in fact has other effects and is driven by other motives. A recurring argument in the critical literature is that invited participation reinforces social inequalities and aims to camouflage a system of housing provision designed for other, more or less opposite, purposes than a stronger right to housing.

In this paper, we examine the opportunities for participation-based planning to strengthen the right to housing and a good living environment. We do this first by specifying four theoretical arguments describing mechanisms by which increased participation may promote the right to housing. On the basis of a nationwide survey, we then examine how the empirical conditions for these mechanisms appear in contemporary Swedish planning practice. Sweden, we argue, is according to contemporary literature

on participatory governance something of a “most likely” case for the redistributive opportunities we are interested in. That is, if the suggested mechanisms do not work here, they will probably not work elsewhere.

The analysis suggests most mechanisms have limited potential to contribute to a stronger right to housing. In the Swedish context, our survey indicates, participation seems primarily a strategy for implementing policies already decided on. Consequently, participatory planning can make a change only if it is implementation capacity rather than political priorities that is lacking.

22 WORKSHOP

“SOUTHERN EUROPEAN
HOUSING”

Urban diaspora: A (new) geography of urban inequality in Southern-European multi-ethnic cities.

Sonia Arbaci (*Bartlett School of Planning, University College London*), **Daniel Sorando Ortín**

Abstract 64722

Drawing from Southern European cases, this paper advances an alternative metaphor – the ‘urban diaspora’ - to conceptualise ethnic (de)segregation in European cities (alternative to the (hyper-)ghetto and neighbourhoods effects as misleading premises for urban/housing programmes). The Urban Diaspora captures the systemic processes of (forced) centrifugal expulsion from central areas into successive metropolitan rings that translate into patterns of ethnic residential desegregation and dispersal (Arbaci 2019). Rather than upward socio-residential mobility, these reflect processes of marginalisation, segmentation and exclusion. We argue that multiple forms of urban diaspora have become an essential part of the (new) geography of European cities since the incremental (re)commodification of their housing systems/welfare regimes.

It first traces the emergence of the urban diaspora across Southern European multi-ethnic cities (1990s-2008), by intersecting changes in welfare regimes/housing systems, migration waves, city’s socio-spatial structure and urban policies. Then, a fine-grained look at the Lisbon, Madrid and London metropolitan areas explores how this process has developed across European cities in the last two decades, by examining the complex links between changes in patterns of ethnic spatial (de)segregation and in socio-residential marginalisation. By recognising ‘how’ marginalisation is linked to dispersal processes, the paper challenges theories considering spatial segregation an indicator of social inequality. The focus on the ethnic dimension complements European scholarship that argues that segregation-inequality nexus is far from linear and distinguishes peripheralisation from suburbanisation. The ‘urban diaspora’ outlines a systemic understanding of segregation, away from the narrow focus on ethno-racial division, poverty and market dynamics, whilst showing the central role of the state in the production of urban inequality.

Key words: Southern-Europe, housing systems, ethnic segregation, residential marginalisation, mobility

References:

Arbaci S. (2019) *Paradoxes of Segregation: Housing Systems, Welfare Regimes and Ethnic Residential Change in Southern European Cities*, John Wiley & Sons Ltd.

The dual housing market in large agglomerations: an analysis to the Portuguese context

António Duarte Santos (*Universidade Autónoma de Lisboa. CARS – Center for Economic Analysis of Social Regulation*)

Abstract 64928

The regulation of tenancy or market ownership of housing is powerfully related, over time, to the unique social and economic context of each country. If housing ownership can be synonymous with security and the household’s own investment in the face of an always uncertain future, it also expresses risks and burdens that are rigid and prolonged. The duality of preference between the occupation regimes has as a reference social policy as a guiding principle in the search for equity. Equity implies the satisfaction of the population’s basic needs, where housing assumes a priority character, whether in Portugal or any other country. The criterion to be considered cannot be the drama, but the universality of the problem that presents a very evident dual configuration in Portugal. The temporal difference in the economic and financial situation of families encouraged the search for alternative solutions to the market. The rental market was emerging as an important market to dynamize, whose characteristics lead to its scientific exploration. For this to be achievable, it is necessary to study the specificities of

the rental market and the housing market. In this study, we used variables that spatially characterize the population concentration of the two largest cities and a specific region, showing certain structural differences between them. Other variables were also considered that allow us to have a perception of how the Portuguese population can be characterized and how it can influence the markets. The methodological approach is based on the use of hedonic price models, econometric models and multivariate analysis techniques in order to understand how the two market segments qualify. For this purpose, a database for the most recent time period will be used in the investigation. This made it possible to characterize the housing segment in terms of its intrinsic particularities in view of a substantial number of variables essential for this study.

Keywords: housing; market; lease; regional disparities.

Rental housing policy reform in post-homeownership societies: change and contestation in Catalonia and Spain

Lorenzo Vidal

Abstract 65441

The “Generation Rent” that emerged in the wake of the 2007-8 global financial crisis is struggling to find its place in societies still founded on property ownership. Those countries that pursued the mortgaged route to homeownership furthest have since only provided an expensive and precarious private rental market alternative. In these post-homeownership societies, tenant movements and legislative initiatives have been pushing for a “New Deal” for renters, yet are facing strong contestation and resistances. Taking Catalonia and Spain as paradigmatic cases, this paper critically examines the discourses mobilised around rental housing policy reform and the property landscapes, sociological structures and political economies that underpin them. The size of landlords, the nature of property rights and the determinants of rental housing supply are identified as key discursive battlegrounds with important policy implications. A critical theoretical and empirical engagement with these battlegrounds contributes to problematizing and demystifying the unstated assumptions and material interests involved.

A New Focus On Housing Policies Within the Political Debate in Italy: A New Perspective Through Innovative Governance Tools For Social Housing.

Margherita Meta

Abstract 65542

Housing issue has assumed a new centrality today in Italy, mainly due to the prolongation of the economic crisis and the structural changes that have taken place in the social and urban context. Society is facing turbulent changes, mainly attributable to the action of institutional actors who are not always up to their task of pursuing social justice, as the estate of an old and traditional housing stock, unsuitable to meet the housing needs of a range of users much more heterogeneous than in the past. An articulated reflection seems urgent in the Italian context, in terms of offering affordable housing, attentive to the urban planning instrumentation put in place and to the impacts in quantitative and qualitative terms of the projects implemented.

The introduction of the idea of ERS within the national regulatory framework has broadened the fields of intervention about home policies in three different directions.

Those consist in:

- the idea of the house as a wider conception that favours social cohesion, quality of life and urban

integration;

- the idea of the social housing as a service, therefore with the value of a public good and urban planning standard;
- the rise of a new relationship between public and private actors, due to the search for a new economic and financial sustainability of the operations.

Through these statements, some positive connotations have recently been ascribed to social housing: they could derive from planning choices of complex programs and from the rethinking of housing policies in an integrated perspective between social value and urban regeneration. Housing policies are no longer considered just an answer to a quantitative problem of people who are in a condition of need, but rather as a qualitative theme intended as a service, starting from activating virtuous processes of social inclusion and territorial cohesion.

Keywords: affordable housing, housing policies, governance.

Can be extended to the southern European countries the unattainable situation of the right to housing in Spain?

Jesus Leal Maldonado

Abstract 65561

Can be extended to the southern European countries the unattainable situation of the right to housing in Spain?

In recent years there have been a series of changes in the modes of housing access and in the provision of housing in Spain that further distance the possibility of making the right to housing operational in large cities in a reasonable period for new households, low-income households, and especially for immigrants. This crisis is due mainly to the limited availability of affordable social housing for a large part of households, the shortage of rental housing and its high cost, together with the difficulties in obtaining a mortgage derived from the extension of temporary jobs and the inability to implement policies that make possible the required change of this situation in the medium term at the enormous cost required for a comparatively weak Welfare State.

Housing, Welfare and Intergenerational Inequalities in Southern Europe

Romana Xerez (*Instituto Superior de Ciências Sociais e Políticas/CAPP*), **Elvira Pereira**, **Paula Albuquerque**, **Ana Esgaio**, **Helena Teles**, **Albino Cunha**

Abstract 65564

Housing is key in promoting prosperity and welfare — it has a pivotal role in reshaping inequality within and across generations. Housing is a source in wealth accumulation, intergenerational transfers, and social mobility. COVID-19 has exacerbated housing inequalities across generations and housing deprivation is a major factor in the suffering caused by this pandemic. Access to housing is now more difficult due to the economic crisis, the downward trend in homeownership, increasing house prices and limited access to credit; indeed, it has become a pivotal dimension in understanding contemporary inequalities and the future of welfare. This paper aims to analyse housing inequalities and housing deprivation from an intergenerational perspective. It will focus on the Portuguese case, a Southern European country, responding to the research question: «How do changes in the Portuguese housing system affect intergenerational inequality?» The paper adopts multimethod research that integrates a systematic literature review, housing policy analysis and quantitative secondary data of the 2021 census, Bank of Portugal, and SILC microdata. These data explore new trends of the housing system, such as the housing tenure system, and housing standards from a generational perspective. Our exploratory

research findings provide housing policy recommendations and strategies to improve sustainable cities and communities in order to respond to the United Nations Sustainable Development Goals.

Housing Exclusion among Women in Spain

Jordi Bosch Meda

Abstract 66215

The aim of this article is to analyse the violation of the right to housing among women nowadays in Spain through a multidimensional model of analysis of housing exclusion from a gender perspective structured in three dimensions: economic, physical and psychosocial. The women's right to adequate housing and the need to develop policies in this regard are widely recognized on the national and international agendas. However, there is an abyss between recognition and reality. Results confirm the existence of a gender gap in the fulfilment of the right to housing in Spain. From the economic dimension (unaffordable housing), the statistical evidence about the greater difficulties of women to meet housing costs in Spain is incontestable. From the physical dimension (inadequate housing), the residential conditions of women are also systematically lower. From the psychosocial dimension (insecure housing), the high levels of violence suffered by women in their domestic sphere means that for many of them their home no longer performs an essential function, that of offering a safe haven. To sum up, in Spain women have a higher likelihood of housing exclusion than men, particularly single-mother households and female single-person households. Furthermore, given the greater impact of the crisis caused by the COVID-

19 in highly feminized labour sectors, it is very likely that the higher levels of residential exclusion suffered by women have been exacerbated since 2020. To correct these inequalities, it is necessary to go beyond the political and legal recognition of the right to housing and equality between men and women, and develop effective policies in this field.

Keywords: Right to Housing; Housing Policy; Gender Perspective; Housing Exclusion; Evictions

Studying housing social representations and practices in Portugal: A mixed methods approach

Daniela Neto (*University of Coimbra, Centre for Social Studies*), **Raquel Ribeiro**

Abstract 66281

Social representations theory is an important tool to deal with societal issues as it allows us to examine how scientific and ideological discourses infiltrate natural or common sense thinking, becoming part of our heritage, thinking, languages and practices. This is achieved through two socio-cognitive mechanisms: objectification and anchoring. The study of objectification allows identifying the common elements of social representations that enable communication among the members of a community. The study of anchoring of social representations at different levels of analysis shows how the formation and expression of social representations are determined by the effect of ideology (e.g. neoliberalism), perceive relations between social groups (e.g. competitive), groups' positions in the social structure (e.g. socioeconomic strata), individuals' life experiences (e.g. housing tenure) and general beliefs and values (e.g. hedonism, universalism).

This paper aims at presenting and discussing a mixed methodological approach to studying housing social representations and practices in Portugal in the 21st century based on scoping review of the literature, secondary analysis of semi-structured interviews, and focus groups.

The scoping review highlighted the influence of the different socio-political national contexts. Secondary analysis of interviews allowed us to identify Portuguese households' housing practices and how these practices are related to social representations about housing and evolve according to different public

policies and the macro socioeconomic context (e.g., financial crisis, touristification). Focus groups with different stakeholders permitted us to understand how the positions develop in the confrontation with different experiences and arguments.

Major challenges - such as defining key terms for search and inclusion/exclusion criteria (scoping review), content analysis of social representations and practices and their underlying motivations (interviews), discussion of conflictual and sensitive topics (focus groups) – as well as opportunities are discussed.

In search of fair and collaborative housing models for the Italian context.

Silvia Cafora (*Polytechnic of Turin, DAD – Department of Architecture and Design FULL, Future Urban Legacy Lab*), Ludovica Rolando

Abstract 66328

Collaborative housing is an emerging, but still marginal phenomenon, especially in the Global South, that concerns also the Italian territory, where the first co-housing project initiatives emerged during the first decade of 2000s.

They represent an alternative housing response derived by pressing economic issues exacerbated by the commodification of the building stocks process and its peak with the 2008's subprime mortgage crisis (Rolnik, 2019), but also by the quest for a different lifestyle and the need for community and mutual care, no more fulfilled by the shrunk welfare state provision or traditional family networks.

The present research offers a frame on the Italian situation concerning alternative housing models, such as collaborative, community-led, co-housing, filling a gap of knowledge of the phenomenon in this specific geographical context. The data were obtained from direct sources, such as interviews to inhabitants, field trips as well as from bibliographical sources. At date, Italy, in spite of its long tradition of housing cooperatives, workers' mutual support, deregulated since the 1980s, counts a total of 28 new initiatives. These are still the result of the civic will of small groups of citizens who encounter many difficulties during the production process with a high rate of failure, worsened by the lack of specific legislation or community networks. However, some public administrations such as Milan, Bologna, Trento and Turin started to produce tools and projects to support collaborative housing models. The aim of this study is to provide a picture of the state of the art of housing alternatives in Italy, as it is a growing trend, and to outline the future prospects in this context.

Key words: Mediterranean collaborative housing; community-led; cohousing Italy; right to housing

References

- Cafora S., (2020). *Abitare pioniere, innovazione democratica e nuovi paradigmi economici in risposta alla finanziarizzazione*, Feltrinelli, Milano.
- Ferreri, M., Vidal, L. (2021): *Public-cooperative policy mechanisms for housing commons*, International Journal of Housing Policy, DOI: 10.1080/19491247.2021.1877888
- Olagnero M., (2008), *La questione abitativa e i suoi dilemmi*, «Meridiana», n. 62, pp. 14-135.
- Rolnik R., (2019). *Urban Warfare. Housing under the empire of finance*, Penguin, Londra.
- Tummers, L., (2016). *The re-emergence of self-managed co-housing in Europe: A critical review of co-housing research*. *Urban Studies*, 53(10), 2023–2040.

Is Portugal a homeownership society?

Sandra Marques Pereira

Abstract 66369

For decades we got used to the idea that Portugal, in line with Southern European countries, is a society of homeowners. The scientific texts that support this idea are based on an essentialist assumption of culture: as if culture was an immutable entity, independent of the context. This paper will dismantle this idea, based on an analysis of provisional data from the 2021 Census. According to these data, Portugal is witnessing the consolidation of a trend, of property retrenchment, which started still in 2011. The presentation will begin with a contextualisation of the evolution of tenure in Portugal and its relationship with public policies and with market dynamics since the mid-20th century until the present. This will be followed by a characterisation of the geographical diversity of the dynamics of the last decade, related to its explanatory factors. At the present time, no data cross-referencing tenure with other variables, such as age, social class or gender, have been published (portuguese census 2021). This is a limitation of the current analysis that I will overcome with the deepening of the Lisbon case, for which there is a set of very relevant data, from effort rates to municipal and national policies on affordable housing.

Access to housing at an impasse? Expansion, overexploitation and housing challenges in Castelldefels, Barcelona

Carla Zollinger

Abstract 66386

The access to adequate and affordable housing has become a privilege among citizens, as not everyone can access it in optimal conditions for their wellbeing, even moving to other towns due to the high prices in their hometowns. In Spain, access to housing is a fundamental right for all citizens according to the Spanish Constitution, but the reality is very different, since housing is found in a free market in which its price is determined by supply and demand.

The context of study is the municipality of Castelldefels, in the province of Barcelona, a municipality that presents significant problems in terms of access to housing due to the high price of housing, the city's limited capacity for expansion, the poor state of the existing multi-family housing stock, as well as its characterisation as a tourist municipality, where there is a big difference between dwellings with a high standard of living and areas with high building density.

The evolution of the city's growth, its urban characteristics, the existing housing stock and the tools used in terms of housing policies are analysed, with the aim of proposing guidelines and strategies for action to help mitigate the current problem.

23 WORKSHOP

“THE ROLE OF HOUSING
OBSERVATORIES IN
EUROPE: JOINING FORCES
FOR BETTER HOUSING”

From the ground up, building housing research capacity in Canada.

Cynthia Belaskie (*Canadian Housing Evidence Collaborative, McMaster University*), **Michelle Verbeek**

Abstract 65502

In 2017 Canada launched, what is arguably, its first ever National Housing Strategy in which the federal government recognized that Canada is lagging behind other countries in housing research capacity. Through a competitive process, the Canadian Housing Evidence Collaborative (CHEC) was funded as the research and capacity building hub of the federally funded Collaborative Housing Research Network. CHEC is building towards becoming Canada's Housing Observatory, however, first we must grow the number of housing scholars in Canada.

To achieve this, we investigated practices for attracting, retaining and supporting doctoral students in an interdisciplinary domain of research with a focus on housing. In this study, we find that doctoral student learning is best supported within transdisciplinary research programs that are community-based, outcome-oriented, and flexible to their goals. We also conclude that using a community of practice to form interdisciplinary relationships and projects can help to retain students from traditional disciplinary backgrounds in issue-based research. Finally, we explored how these elements of doctoral research can be applied in an online setting and apply our findings to the housing research field in Canada.

CHEC's Emerging Housing Scholars Program is a practical application of these theories. It draws on principles of doctoral learning and sustainable scholarship to build housing research capacity across Canada. It includes elements of social, cognitive, and teaching presence by offering a connection to a housing research network and opportunities to collaborate, a foundational knowledge course, and the chance for participants to contribute to the growing body of research around housing. It builds on existing online infrastructure to deliver the program to a wide audience and facilitate connections. Together, these design elements and online infrastructure support an effort to meet the demand for housing researchers in Canada.

Habitat and Urban Segregation Observatory of the Comunitat Valenciana as a tool for setting policies to improve access to housing

Begoña Serrano Lanzarote (*Doctor of Architecture, Head of the IVE (Instituto Valenciano de la Edificación), Professor at the School of Architecture, Universidad Politécnica de Valencia*), **Carmen Subirón Rodrigo, Mar Alonso Monterde, Isabel de los Ríos Ruperez.**

Abstract 66069

The Habitat and Urban Segregation Observatory of the Comunitat Valenciana, reporting to the Department responsible for housing, is established as an open-ended forum that provides a boost shared among public administrations, economic and social factors and organised civil society for strategic planning of public policies.

The objectives include the development of information basis, studies and reports which compile statistical data, as an objective reflection of the reality of housing and spatial segregation, in order to ensure the right to the city and housing for citizens and strengthen public actions and policies.

Ever since it was established in 2019, this organisation has developed quantitative and qualitative studies on key indicators in the field of housing, and a public-access cartographic information system for citizens, professional users and public administration entities.

The analysis concerning the housing stock in the Comunitat Valenciana has provided information on the areas with a need and demand for housing, the vulnerable urban spaces, the cataloging of publicly owned residential land, the conditions and quantification of public housing, and the rental and sale prices, among others.

The Second Vice Presidency and the Department for Housing and Bioclimatic Architecture of the Generalitat Valenciana have taken the results as a basis for setting policies and regulatory instruments improving access to housing, and establishing short-, medium- and long-term priorities in political strategies.

This data is used to define specific lines of action, such as regional or state financial support programmes as well as with European funds for access to public housing, urban renovation; tools for expanding the public housing stock; a review of regulations on habitability or measures to influence the evolution of housing sales and rental prices, among others.

Keywords: Housing, observatory, policies, aids, European funds.

We Amsterdam

Steven Kromhout

Abstract 66136

The Amsterdam Federation of Housing Associations (AFWC) is the federation of all nine housing associations in Amsterdam. Together they own more than 185.000 dwellings in Amsterdam: about 40% of the local housing stock.

The housing researchers of the housing associations and the AFWC have joined forces to conduct a project named We Amsterdam, which aims at gaining a better understanding of the challenges some neighbourhoods face and providing a basis for collaboration between housing associations to deal with these challenges. The project consists of three elements. First, a large scale survey was carried out among tenants of the six major corporations in Amsterdam. Secondly the results of the survey were combined with data from other sources and used in an analytical model which scores neighbourhoods on 25 social and physical aspects. This model provides a ranking of the liveability of all neighbourhoods in Amsterdam. The neighbourhoods that were ranked the worst to live in, were grouped in six clusters. For these clusters policy sessions were organised to coordinate the actions of housing corporations to improve the living conditions for tenants: the third element of We Amsterdam.

Based on the experiences we have gained through We Amsterdam, we hope to further expand the collaboration between the housing associations in the coming years, both in the field of research and in the field of neighbourhood policy.

The Barcelona Metropolitan Housing Observatory

Jordi Bosch Meda

Abstract 66216

The Barcelona Metropolitan Housing Observatory (O-HB) is a housing research centre whose main aim is to examine and evaluate all stages of housing policy making process in the metropolitan area of Barcelona. It was created in 2017 as a joint initiative of the Barcelona City Council, the Metropolitan Area of Barcelona (AMB), the Barcelona Provincial Council and the Government of Catalonia and with the support of the Association of Social Housing Managers (GHS). Since 2018, it is a unit integrated into the structure of the Barcelona Institute of Regional and Metropolitan Studies (IERMB). The three principal research activities of the O-HB are: (i) the design and updating of an open housing data viewer; (ii)

research collaborations with other observatories, universities, and local governments; (iii) and research projects called laboratories conducted entirely by O-HB and published on-line at the O-HB website. It is worth to highlight the following current on-going laboratories due to their innovative approach and the housing issues examined: (i) the monitoring study on rental housing demand and supply through data from real estate websites (Fotocasa and Habitaclia), whose results are published quarterly; (ii) the impact evaluation of the of new Catalan rent control system (Act number 11/2020) on the metropolitan rental market; (iii) the analysis of the potential for improving the energy performance of the housing stock of the city of Barcelona through passive rehabilitation strategies considering the eligibility criteria for the Next Generation EU Funds; (iv) and the study on housing stock ownership structure in the city of Barcelona and the metropolitan area. Furthermore, the O-HB publishes an annual report about the key aspects of the Barcelona metropolitan housing market and the housing policies implemented, and organizes seminars and conferences on housing issues.

Keywords: Housing Observatories; Housing Research; Housing Policy; Housing Market

Bridging Dublin's Housing Evidence Gap: Obstacles and opportunities for Dublin City Council's Housing Observatory to help deliver integrated strategy for sustainable urban development.

Dáithí Downey

Abstract 66287

Dublin City Council's Housing Observatory (DHO) mission is to make Dublin city an affordable and sustainable place to live by ensuring its housing and urban development strategy, policy and practice is underpinned by robust evidence. Operating as a knowledge-exchange hub for policy design, analysis and implementation on housing and urban development is a challenge in policy environments where short-term 'fixes' to problems of housing can dominate decision-making. To meet this challenge, the DHO collaborates with a range of stakeholders to advance interdisciplinary approaches to investigation and explanation in housing studies and research. A unique outcome is the DHO online data navigator that delivers interactive, geospatial information on the dynamics of Dublin's housing system and market for all Dublin City Council's stakeholders, the public and elected representatives. A substantial addition to Dublin's housing data infrastructure, the DHO data navigator builds trust in public data by ensuring quality public data is available for public use. Outlining the pivotal role played by Ordnance Survey Ireland (OSI) as delivery partner for the DHO's data infrastructure, this paper reflects on how data challenges are met through inter-agency data agreements among key public sector bodies and how building relationships among delivery partners works. The paper argues how inter-disciplinary housing research is central to knowledge and understanding required for effective strategic planning and cites examples from Dublin's new City Development Plan 2022-2018 to illustrate this. Lastly the paper offers insight on developing local base registries of trusted data that allow delivery of comparative housing analysis over time and space. The potential for local and national housing observatories to collaborate in the production of quality indicators is raised here as a major building block for attempts to better integrate cross-cutting strategic actions towards realising sustainable urban development at local, regional and international levels.

The role and potential of the UK Collaborative Centre for Housing Evidence as an international housing observatory and evidence network

Kenneth Gibb (*University of Glasgow/UK Collaborative Centre for Housing Evidence*), **Mark Stephens**

Abstract 66291

The UK Collaborative Centre for Housing Evidence (CaCHE) was funded in 2017 by the ESRC to support evidence for housing policy and practice in all parts of the UK. CaCHE is multi-disciplinary and combines rigorous international evidence review with primary research and embedded knowledge exchange and brokering across the whole UK. CaCHE also supports a data navigator platform and is pledged to support and enable early career research in housing. CaCHE has co-investigators in a dozen Universities and with non academic organisations as well.

In May 2022, it was announced that CaCHE will be funded for a further four years from November 2022. The new work programme will be organised around: economy, inequalities; space & place, and green retrofit. We will also expand the data navigator (led by Scott Orford) and have two cross cutting themes, one on systems thinking (led by Alex Marsh) and one on international comparative research and networking of housing evidence (led by Mark Stephens). We have formal links with housing researchers in Canada and Australia and wish to also develop much stronger European links through, for instance ENHR and this housing observatories workshop. We would be delighted to participate in this workshop and in progress towards a European Housing Observatory.

CaCHE seeks to influence housing policy and practice and impact on housing outcomes. While our first iteration focused on the UK and policy comparisons within it; we now have an explicitly international focus. To this end, we think strong networks of housing research and evidence, considering important questions about housing data, disciplinary and transdisciplinary conceptual frameworks for analysing housing policy, policy mobilities and transfer insights and assessment of the practical scope for effective housing policies to different local contexts.

Key Words: collaboration; evidence observatory; international evidence network

Housing Europe Observatory and the role of local initiatives in filling existing knowledge gaps in Europe

Alice Pittini

Abstract 66340

The Housing Europe Observatory is the research branch of the European Federation of public, cooperative and social housing providers. The main aim of the Observatory is to identify research needs and analyse key trends in the field of housing and social housing across Europe, and thus support Housing Europe's policy work by providing strategic and evidence-based analysis. Housing Europe Observatory regularly publishes thematic briefings and a biannual report on 'The State of Housing in Europe' and cooperates with other entities to produce ad hoc reports and analyses.

At European level, despite the existence of several datasets such as those produced by Eurostat, the OECD, Eurofound, indicators currently used in the different EU monitoring mechanisms still fail to fully capture the complex dynamics of housing markets which is intrinsically local. At the same time, significant and persisting knowledge gaps exist not only at European but also national level, especially with regards to housing needs on the ground and the impact of past and current policies. The recent Housing2030 initiative carried out by Housing Europe, UNECE and UN Habitat has highlighted the importance of setting up housing standards and monitoring relevant indicators at different levels so as to inform policymaking in this complex field.

To contribute to filling some of the existing gaps, Housing Europe Observatory is proposing establishing a collaborative network, which will bring together observatories and institutes that manage housing

data at regional/local level across Europe. The objectives could include sharing research experiences, learning from each other and supporting emerging initiatives, coordinating efforts through common projects and overall contributing to strengthening the evidence base on housing in Europe.

Key Words: collaboration; evidence observatory; international evidence network

Analysing London's housing crisis in a strategic authority

James Gleeson

Abstract 66351

The Greater London Authority (GLA) supports the work of the directly elected Mayor of London. As a strategic authority sitting between national and local government, the Mayor has relatively limited powers compared to many city governments across much of Europe, but a strong electoral mandate to address London's severe housing crisis. Understanding and influencing so large and complex a crisis is challenging, and requires the GLA housing analysis team to creatively make use of data from sources such as government household surveys and local authority planning data. This talk will present examples of the team's analysis of issues such as affordability, housing supply and structural inequality in London's housing system. It will also show how the team makes use of programming to make its work more reproducible and efficient.

Housing Markets in Turbulent Times - The Role of Housing Market Monitoring Systems

Thorsten Heitkamp

Abstract 66398

The paper describes the importance of housing market monitoring systems in times of increasingly turbulent housing markets. Although it refers to the situation in Germany, some of the observations can certainly be of interest and relevance in other countries where well established housing market monitoring systems exist (e. g. in Spain).

Times are getting more complex. EU enlargement, the financial crisis, migration, the internationalisation of housing, low interest rates, the impacts of COVID-19 and finally, the EU Green Deal characterised the housing market environment in recent years. At the same time, society (new or modified types of households, different lifestyles and working conditions, increasing mobility, digitalization, the rise of remote work etc.) changed at a rapid pace. Housing, as one of the basic functions of existence ("Daseinsgrundfunktionen") and part of everyone's habitat, was and is directly affected by these transformation processes.

Against this background, the paper asks how housing market monitoring systems can contribute to making housing and urban development more sustainable and resilient – and this in times that are increasingly turbulent and demand ever faster and more complex decision-making processes.

As a key point, the paper addresses the problem of political resonance. How do empirical research and best practices reach the political arena at all? Can housing market monitoring systems be seen as an appropriate and successful instrument to strengthen political resonance and thus perhaps even democratic processes?

The paper also asks about the limits of housing market monitoring. What can monitoring systems achieve, what not? Is it possible that housing market monitoring systems in turbulent housing markets have a stabilising effect on the polis? The paper concludes that this may well be the case.

24 WORKSHOP

“TOWARDS SUSTAINABLE
COMMUNITIES AND
HOUSING: ACTORS,
INTERVENTIONS AND
SOLUTIONS”

Nudges for carbon neutrality

Elisabetta Leni

Abstract 64335

In recent years, several studies have linked concrete changes in lifestyles to measurable impacts on climate change. These studies look at consumption-based emissions and show massive gaps between current per capita footprints and aspirational targets. Lettenmeier et al. (2019) estimate that each Finnish resident have produced 9,7 tons Co₂ equivalent in 2019. To meet the 1.5°C target set in the Paris Agreement, these emissions need to be reduced by an average of 69–76% by 2030. Clearly, achieving this goal requires massive changes in lifestyles. Policymakers around the world have recently begun to recognize the potential value of insights from psychology and behavioral economics in addressing the climate challenge. Nudges have been suggested as a promising tool to encourage consumers to act in environmentally friendly ways. A nudge can be seen as a gentle indirect suggestion used to influence behavior and decision-making. A nudge makes it more likely that an individual will make a particular choice, or behave in a particular way, by altering the environment so that automatic cognitive processes are triggered to favor the desired outcome. This research tests different nudges to support tenants of a Finnish social landlord – Y-Foundation - in minimizing their carbon footprint, with a focus on energy consumption, transport emissions and waste. The effectiveness of the nudges, which will be implemented from September 2022, is assessed against heating and water consumption as well as waste measurement data available from the Y-Foundation. In addition, we will collect survey data at baseline (May 2022) and follow-up (May and November 2023) to measure changes in household's carbon footprint. The research involves more than 1000 tenants living in 30 properties in different locations of Finland. The study is ongoing.

Between Countryside and the City: Housing typologies for Sustainable Habitats

Rui del Pino Fernandes (*DINÂMIA'CET - Instituto Universitário de Lisboa*), **Teresa Marat-Mendes**

Abstract 65262

The development of housing typologies and of public spaces has been a proliferous subject in the history of architecture, yet the study of the habitat as a “housing/ green space” binomial remains underexplored. This presentation aims to inform the current need to create new and sustainable housing typologies associated with specific green spaces. This theme is not new, as throughout the 19th and 20th century the search for a new productive urban landscape was already central to the work of Leberecht Migge, Adolf Loos (as Viena's municipal architect), Ildefons Cerdá and Patrick Geddes, among many others. The following investigation starts from the challenges posed by two issues:

- a) the Portuguese State's ineffective response to the urban housing crisis, creating isolated projects disconnected from the notion of habitat;
- b) International Agendas – FAO or Habitat III – which call for new planning models based on synergies between rural and urban realities, both to create sustainable habitats and new opportunities for food-production in an urban context.

But what will be the architectural materialization of these desires, ambitions and ideals? What examples in history bring us closer to the values of sustainability and self-sufficiency? And at the present? Here, through surveys and bibliographical review, we aim to contribute to the building of a catalog of referential solutions for constructing housing, public and green spaces that promote a direct relationship between the countryside and the city. The development of high density/low rise solutions, different scales of productive green spaces, and new interpretations of public space could serve as a basis for the creation of new urban solutions to promote better habitats and food self-sufficiency.

Thus, the problem of “housing/ green space” articulation provides a unique point on which to articulate research, architecture and policy-making for the future.

Keywords: urban planning; sustainable cities; green spaces; housing types; urban-rural

Community involvement in mixed-tenure regeneration in disadvantaged neighborhoods

Lasse Kjeldsen (*Aalborg University, Department of the Built Environment, CFBU - Center for Boligsocial Udvikling*)

Abstract 65307

The paper explores community involvement in mixed-tenure regeneration projects in disadvantaged neighborhoods. Transforming disadvantaged social or public housing estates into mixed-tenure, mixed-income neighborhoods has become a favored regeneration strategy across Europe. The underlying assumption is, that mixing tenure may counteract segregation and improve living conditions and life-chances for disadvantaged residents. Yet, often mixed-tenure schemes fall short of delivering the anticipated social gains. On the contrary mixed-tenure regeneration in some cases produces new forms of marginalisation of low-income groups, including physical or cultural displacement, exclusion, and the loss of community and sense of belonging. Negligence of low-income groups' needs and preferences in regeneration planning as well as a lack of community involvement in regeneration processes may be one important explanatory factor.

The paper contributes to the debate on participatory planning by examining resident experiences with community involvement in mixed-tenure regeneration. Taking a resident perspective on community involvement it explores barriers and potentials for strengthening community involvement and for including low-income and hard-to-reach groups. Furthermore, the paper explores the interconnection between bottom-up perspectives and top-down planning in strategic tenure-mixing regeneration schemes. The paper draws on an in-depth study of a mixed-tenure regeneration project in Copenhagen, Denmark. The study combines participant observations studies with qualitative interviews with residents and practitioners involved in the regeneration project. The paper finds that while residents do not generally oppose regeneration plans, engagement and involvement processes were experienced as being limited, opaque, and sometimes tokenistic. Furthermore, the paper finds that coupling a wider range of local community-based actors in collaborative planning-networks may broaden opportunities for engaging and involving community residents.

THE ROLE OF THE ARCHITECT IN THE CONTEXT OF THE GENIUS LOCI AND AN EXAMPLE OF A DESIGN APPROACH: YAHŞİBEY VILLAGE, İZMİR

Ayşe Ezel CAFEROGLU (*Gebze Technical University, Faculty of Architecture Cayirova*),
Sedef OZCELİK

Abstract 65369

Rural built environment has a unique architectural identity that includes values and characters specific to nature, place and society with its site-specific solutions. Most of the designs made today are insensitive to the unique spatial identity of the location. The concept of 'genius loci', describes the essence of the place in this regard. The concept offers an important perspective for the designer, design and individuals to establish a direct relationship with the place by considering the place as having layers of meaning. For this reason, it is crucial to examine the designs that revisit rural architecture, which is design specific to the place and the genius loci in a way that conforms to contemporary design, and the architect's interventions. Because buildings designed with local values while preserving their identity emphasizes

the spatial, social and cultural values of their settings. In this context, there is a need for components and methods to guide rural architectural designs and to comprehend the genius loci and the place notions. The study examines the intervention of a specific architect in a rural area. Six particular houses by famous Turkish architect Nevzat Sayın named “Yahşibey Houses” in a small village on the periphery of İzmir, Turkey is tackled in terms of material, form and, texture coherency. While the designs take on the local culture and contemporary methods without disrupting the rural texture and identity integrity. On the other hand, the rural character of the houses is somewhat transformed into contemporary civic dwellings due to the demands of the users and the architect’s individual projections. Considering the context of intervention on vernacular setting and the genius loci; such projects are discussed due to the nature of the inter-relation which is parallel to the perspective regarding rural positions of the built environment.

Rethinking energy transitions of cities: actors, processes and policies in sustainable neighbourhoods

Federica Rotondo

Abstract 65387

Current societies face unprecedented challenges and risks resultin from social, environmental, and climate changes. Whereas technocentric approaches tend to focus on energy and the environment issues as fields to approach through continuous technical innovations, little attention is given to social practices and organizational assets that could have a role in favoring and supporting the transition towards a low-carbon society.

In order to shed light on the matter, this research shifts the focus to corrent governance practices and, in particular, on the involved actors and their relations in energy renovation and urban regeneration of existint neighborhoods. The main research questions revolve around: (i) the socio- political context and specific spatial conditions of specific neighborhoods; (ii) the variety of actors involved in the decision-making processes and the relations among different actors and interests; (iii) the socio-spatial and governance implications of the considered initiatives or projects.

To this end, a limited number of Italian case studies are considered to retrospectively and diachronically analyze in-depth specific projects and initiatives promoted in existing and semi-peripheral neighborhoods.

The proposed research methodology combines document review, semi-structured interviews with privileged actors, and on-site observation, as well as quantitative investigation of the impact of the analyzed interventions.

Expected outcomes move from understanding interests and actors’ relations along the decision-making process to the identification of levers and catalysts to trigger process innovation in the shaping of urban policies and spatial planning for energy renovation and urban regeneration of existing neighborhoods.

The social housing rating. The model developed in Italy by Avanzi.

Davide Dal Maso, Giulia Alberio, Erica Melloni, Ani Sevinyan

Abstract 65473

In Italy, the issue of affordable housing scarcity is tackled by means of social housing, a term referring to a specific practice initiated in 2009 by Cassa Depositi e Prestiti, the national promotional institute, through a dedicated fund of funds, which has leveraged public and private resources to construct thousands of new houses targeted at families or individuals who cannot afford the free market costs but neither are eligible for public housing. Since the local legislation does not indicate the expected social outcomes of social housing projects, CDP felt the need for a tool to measure the social effects of their investments in order to compare the relative social value of any single initiative. Avanzi was

then in charge of developing metrics that could provide an objective and synthetic evaluation of the social quality of the initiatives developed and managed by the funds. So far, over 100 projects have been assessed in two main phases – project state and full operation. The Social Housing Rating system assigns the projects a score from 0 to 100, then aggregated into one of four classes – Bronze, Silver, Gold, Platinum. The class assigned in the first phase can be modified according to the score received in the following assessments. The assignment of the social housing rating class gives fund managers access to an additional reward (so-called “social performance fee”) paid by the investors. The Social Housing Rating system creates a win-win situation: firstly, the fund managers are incentivised to develop high-quality projects which then generate higher returns for investors (less unpaid rent, higher occupancy rate, lower residents’ turnover rate etc.), and finally, residents are more satisfied with their housing experience. Overall, the text explains the evaluation methodology, as well as provides an example of aggregated analysis of already collected data.

Energy-optimization of historic buildings: A challenge for preservation of cultural values of buildings? Results from a screening of energy-performance of Danish historic multi-story residential buildings.

Jesper Ole Jensen (*BUILD, Aalborg University*), Ole Michael Jensen, Inge Mette Kirkeby.

Abstract 66092

Energy-optimization of historic buildings is often seen as a thread against preservation of historic and cultural values of buildings. Critics have claimed that efficient energy retrofitting is difficult to carry out on historic buildings, as technical interventions such as external insulation of facades and roofs, energy-efficient windows, and PV panels will ruin the architectural value of the historic buildings. However very few studies have actually identified how energy optimization in practice takes place in historic buildings, and how historic buildings are performing energy-wise, compared to ordinary buildings. This paper presents the initial findings from a project that aims to map the energy performance of historic buildings, and to understand how preservation values of the buildings are taken care of in practice. It is based on combining the Danish database of the SAVE-registration system (Survey of Architectural Values in the Environment) and the database of EPC (Energy Performance Certificates).

The main result of the analysis is that residential multi-story buildings with high preservation values are energy-performing at least to the same level as traditional buildings. This is a somehow surprising result, and the paper explains some of the reasons behind this, and how energy-optimization takes place in practice. Another main result is that “deep renovations” which are often hailed as a desirable strategy for energy optimization, hardly ever takes place in practice. Instead, almost all buildings with high SAVE-values and high EPC-scores have used a step-by-step approach to energy optimization. The paper will discuss the results in the light of the ambitions for reducing CO₂-levels in the existing building stock, and current policy interventions, e.g. the new EU-directive on energy efficiency of buildings.

How Multi-dimension Social Capital Affect Residents' Cooperative Behavior in Neighborhood Renewal Project? Evidence from China

Ruopeng Huang (*School of Management Science and Real Estate, Chongqing University*), **Kaijian Li**, **Guiwen Liu**, **Kairui You**, **Xinyue Fu**.

Abstract 66220

In the new era of sustainable urban development, neighborhood renewal has received increasing attention. However, conflicts within resident groups remains an important issue due to the different opinions from residents. The attitude and the actual cooperative behavior of residents, as stakeholders of the renewal project, are easily impacted by their social factors, which can be measured by social capital. In previous research, social capital can be defined into three categories: bonding, bridging and linking. However, there is lack of research having explored the patterns by which three dimensions of social capital affect residents' cooperative behavior. Further, considering that social capital may contribute to shift residents' attitude, it may influence the implementation of cooperative behavior. This study investigated the interaction relationship between the multi-dimension social capital, attitude and resident's cooperative behavior in neighborhood renewal. Valid questionnaires were collected from 710 Chinese residents in old neighborhood and were tested by a second-order structural equation model. The evaluative results exhibited an excellent fit in a second-order factor model on social capital, and established a structural equation model on the interaction relationship between social capital, attitude and residents' cooperative behavior. The analytical results suggested that both social capital and attitudes promote residents' cooperative behavior. Social capital is also positively associated with residents' attitudes towards neighborhood renewal. This study reveals the connection between social capital, attitude and residents' cooperative behavior. The study contributes to a better understanding of residents' cooperative behavior in neighborhood renewal and provides theoretical and practical insights for effective community conflict resolution and promotion of sustainable community development.

Keywords: neighborhood renewal; social capital; cooperative behavior.

Are dense cities more socially sustainable? Densification and housing affordability in London and Stockholm.

Catalina Turcu

Abstract 66248

Urban densification has been promoted as a solution for achieving urban sustainability goals across planning policies in Europe and elsewhere. However, the current evidence base speaks of the complexity, in practice, of aligning densification goals with the environment, social and economic sustainability goals of compact cities. Moreover, although research on the sustainability dimensions of densification is plentiful, the social dimension has been under-researched, especially in relation to urban housing densification development and its social impacts. This paper contributes to filling this gap. The aim is twofold. First, it looks at the relation between spatial patterns of densification and housing affordability, which is considered an indicator of social sustainability. Second, it discusses barriers to a more affordable housing provision via urban densification policies. The paper draws on a mixed-method approach combining spatial and policy analysis of housing affordability and urban densification in London and Stockholm. It finds that, despite social sustainability claims, in both cities the market rules the planning system and housing policies, and that densification may eventually compound market logics and exacerbate social exclusion dynamics.

Improving Community and Housing Stress in Barcelona: What Role Should Local Government Play?

Danielle Bishop (*University of Barcelona*), **Montserrat Pareja-Eastaway** and **Montserrat Simó**

Abstract 66256

Barcelona has experienced enormous social and economic transformation since the mid-1990s, becoming an attractive place to live and visit. Knowledge economy businesses have relocated their headquarters and offices to Barcelona. The city ranks high on the list of preferred tourist destinations worldwide. The processes of economic transformation, gentrification, and touristification that began in the early 2000s have since accelerated, challenging residents' quality of life. While Barcelona has garnered international prominence and prestige, it has struggled to balance the three main pillars of sustainability: environmental, social, and economic. In the housing realm, Barcelona exemplifies Spain's historically limited social housing sector, and its lack of affordable housing has created considerable levels of housing stress in households across the city.

The aims of this paper are twofold: First, we show the negative effects of Barcelona's lack of affordable housing by analyzing quantitative indicators of community and housing stress, including the housing cost overburden rate. Second, we discuss the possible measures local governments may implement to prevent the negative consequences of rising rents and housing prices on the resident community, keeping in mind the complicated governance and limited power afforded to different levels of government regarding housing policy. We pay particular attention to experimental methods for providing affordable housing, especially new partnerships between actors from the public, private, and third sectors, and the effects of rent control. Our analysis is based on the Barcelona Sociodemographic Survey (ESDB) 2020, which allows us to explore the results through dwellings, households and the people who live in them. Descriptive and multivariate analyses such as Correspondence Analysis (CA) are carried out to explore relationships between categorical variables. This research questions the possibilities and evaluates the results of local governmental policies addressing the city's lack of affordable housing to achieve a more environmentally respectful and socially inclusive Barcelona.

The possibilities of social housing to resolve imbalances in low-density urban areas of the Barcelona Metropolitan region.

Roger-Joan Sauquet Llonch (*Departament de Projectes Arquitectònics, Universitat Politècnica de Catalunya // HABITAR research group + CRAL-ETSAV*), **Nuria Ortigosa Duarte**, **Isabel Castiñeira Palou**

Abstract 66311

One of the most serious problems in the Barcelona Metropolitan Region is the lack of social housing. Compared to the 15% recommended according to the Catalan law on the right to housing, most municipalities do not reach 5%. By contrast, in low-density suburbs, the urban plans regulate the "single-family" concept in which, for a family, houses of 300, 400 square meters or more are established, depending on the buildability. These buildings are often underutilized and, in socially depressed areas, illegally partitioned and relet.

The article reflects research carried out at the ETSAV-UPC where it is shown that social housing can perform a remedial function in low density, under the sustainable paradigm of the radical reuse of architecture. The introduction of protected housing can take place in two ways: 1) through public plots that are still empty and 2) by optimizing existing houses with voluntary subdivision and protect-renting for low incomes. The obtention of social housing by this formula is direct for the public administration: it does not depend on private free market housing. The contribution of population produced by the subdivision, plus the opportunity offered by empty lots to generate new centralities and its revulsive effect in the neighborhood can solve urban deficiencies in these low-density areas such as the underuse and impoverishment of public space, the great distance to basic services, the dependence on private

vehicles, the lack of commercial activity.

In order to intensify low density entails the rethinking of concepts established in urban planning regulations such as the provision of green areas, which can play an important metabolic role in the water and waste cycle, or the provision of facilities. Despite these regulation difficulties, it is one of the greatest urban opportunities in the Barcelona Metropolitan Region to generate optimal city models, closer to nature and healthier for the population.

The plurality of sustainable dwelling in social housing in the city of Franca, Brazil.

Guilherme Peixoto dos Santos (*Federal University of São João del-Rei, Architecture and Urbanism*), Daniela Abritta Cota

Abstract 66376

The social housing theme relates to numerous spheres that involves the city. Intrinsically, the city is connected to the house, attributing direct relations of the individual with the residence, and with the urban context of which he/she is part of. On the other hand, public policies, as well as the buildings destined to social housing in Brazil do not incorporate such relationships, because they are implemented in a rigid and inflexible way, restraining the plurality of spaces, neglecting urban and social sustainability. Considering this, to think about the quality of housing expands beyond the act of living, involving the various ways that make up the dwelling, incorporated by a multifunctional architecture that enables the different processes of existence and resistance, expanding the perception of belonging, as well as the identity with the built environment and the urban context in which it will be inserted. Thus, this work, which resulted in an Architecture and Urbanism undergraduate thesis, sought to critically analyze the Brazilian housing policies in parallel with the systematic review of the existing literature, understanding concepts about a sustainable, flexible and adaptable dwelling to different housing demands. The resulting product was an architectural and urbanistic project that emphasizes the creation of housing for a vulnerable community located in the city of Franca, Brazil. The entire development process of this work could count with the participation of the community - mostly women -, social agents, and the interpretation of data about the site of intervention. The main objective of the project was to contradict the faulty actions of the current public policies, seeking to highlight and to value the local community, through the insertion of the population in the product conception process, promoting the sustainable urban relations, as well as the pre-existing connections and relations of this community with the housing space.

keywords: social housing, sustainability, community, multifunctional architecture, Brazil.

The housing model in low-density urbanisation analysed from a gender approach: the case of Begues, Barcelona

Carla Zollinger

Abstract 66387

This paper develops its analysis within the framework of the housing model in low-density urban fabrics from a methodology based on the gender approach. Specifically, it investigates as a case study the municipality of Begues, a suburb located in the area of influence of Barcelona with a development based on the garden-city model. The aim is to examine how the characteristics of this housing model have led to exclusions, imposing gender roles (Muxí, Z. 2013), as well as exclusions based on socio-economic status, contributing to problems of access to affordable housing, as well as deficiencies in an inclusive housing model.

The gender approach in the context of urban planning and architecture means reconstructing information and collecting data in collaboration with the population, giving relevance to the insufficiently accredited knowledge of citizens. It is also about recognising the value of quotidianity, the diversity of activity patterns within the community and valuing the collective use of public and private spaces (Isidro, E. and Gómez, C. 2018). In this case, housing is at the centre of the research.

Between care and its opposite aspect, exclusion and elitisation, the paper analyses obstacles and advantages of the garden-city model in low-density housing developments, from a gender perspective. The study analyses how the consolidated fabric of the municipality facilitates or obstructs the development of everyday activities. To do so, the experiences of the people who live in the context of the study are at the centre of the research. Their observations and experiences constitute the primary source of information that feeds the analysis. Together with this information, we work with the data obtained from field observations and research with secondary sources to define the urban context of Begues.

As the research revolves around the activities that citizens carry out on an everyday basis, citizenship is a key element in the analysis. More specifically, women are the group most involved in the analysis, as they are the ones who generally carry out the most significant reproductive tasks. In order to carry out the work, a sample was sought that brought together profiles of women who work and/or live in the municipality, who live alone, who have dependents, retired women, etc., and it is through interviews and participatory mapping work that the habits of this representative sample are analysed in order to draw conclusions on the various aspects of the study.

This analysis of the territory, together with the consultation of specialised literature, makes it possible to propose a series of strategies for the area of study that could be carried out to improve the housing model and the urban environment of Begues from a gender perspective.

Housing retrofit for post-carbon inclusion

Ralph Horne (*RMIT University*), Willand, N, Moore, T and De Kleyn, L

Abstract 66494

Housing retrofit involves decarbonising existing housing accumulated over hundreds of years and reflecting different eras of comfort in design, and a wide variety of property condition, tenure, typology and histories of refurbishment. In an era where ecological modernisation is a dominant paradigm, environmental 'goods' are financialised through taxes or carbon markets. Thus post-carbon housing is commoditised and only available to the financially equipped. In Australia, for example, a successful domestic PV transition is funded from energy price hikes for all households. Those who are renters and cannot access this PV benefit thus contribute to the cost of the systems that owner-occupiers enjoy. A significant minority of households (25%) are in energy poverty and least able to pay these increased bills.

Alternatives are needed, and this paper explores degrowth and related inclusive approaches to post-carbon housing retrofit. Drawing upon a large 4-year project involving over 200 interviews with households and industry practitioners in Australia and the UK, this paper aims to chart the field of housing retrofit for post-carbon inclusion. Ways of shifting industry practices are contrasted with local self-organised approaches, to examine how to scale up in retrofit in heterogeneous socio-material conditions. We discuss deliberative and radical experiments and prospects for how they can be mainstreamed. We posit ways of understanding and institution building that might integrate and centralise inclusion and decarbonisation in practical policy approaches — retrofitting housing for universal carbon-free energy-enabled futures.

25 WORKSHOP

“WELFARE POLICY,
HOMELESSNESS AND
SOCIAL EXCLUSION
(WELPHASE)”

Young People in Housing First: cost offset and impact evaluation

Elisabetta Leni (*University of Stirling, Development Unit, Y-Säätiö*), **Saija Turunen**

Abstract 64111

Finland is the only country in the EU where homelessness has declined steadily over the past decade. Among the determinants of this success is the systematic adoption of a Housing First policy, in which homeless people are offered permanent housing as quickly as possible and other tailored support services if needed. Several studies show that Housing First is not only effective in reducing homelessness, but also cost-effective. Housing First promotes improvements in general health and well-being that translate into savings for the society through, for example, reduced use of emergency services or the criminal justice system. Quantifying these savings is complex and depends on the characteristics of the homeless population and severity of the issues affecting them. We are the first to study a population of youth experiencing homelessness with low-support needs. We consider a Housing First program in the Helsinki metropolitan area and look at savings resulting from changes in the use of services provided by the social, health and criminal justice systems, as well as welfare benefits. We consider a 4-year horizon (2 years before the start of the program and 2 years after) and adopt a quasi-experimental methodology in which the treated group is compared with a group of young people still experiencing homelessness after the start of the program. We use administrative records to measure service use and a survey for measuring the general health and well-being of study participants. The Housing First program under analysis started in January 2022 and the study is ongoing. We have collected the first round of survey data and pending access to administrative data from several public authorities.

Responding to Homelessness: making housing rights a reality

Isobel Anderson

Abstract 65240

This paper reflects on the continuing prevalence of homelessness in an era of increasingly sophisticated analysis of the drivers of homelessness and what works in responding to homelessness. Homelessness is defined in relation to home and housing as a human right. Responding to homelessness is framed in terms of the actions of institutions and stakeholders within multi-level and networked governance and political structures. The example of Scotland, within the United Kingdom (UK), is used to explore how responses to homelessness which increasingly address the complex combination of housing, health, social and economic circumstances which impact upon individual experiences, may also be framed in relation to housing and human rights. A 're'-turn to rigorous evidence has enhanced understanding of 'what works' in responding to homelessness, but the measures designed specifically to reduce and ultimately end homelessness may not fully address the wider and deeper societal conditions which create and sustain multiple forms of social and housing exclusion, including homelessness. The paper considers the case for embedding a human rights approach to homelessness and housing rights as a mechanism to further enhance the effectiveness of evidence-based solutions to homelessness and discusses the opportunities and barriers for realising these rights.

Deservingness of homeless people and public attitudes

Maša Filipovič Hrast (*University of Ljubljana, Faculty of Social Sciences*), **Tatjana Rakar**,
Miriam Hurtado Monarres

Abstract 65315

The public perception of homeless people is an important policy concern and is framed by cultural and welfare contexts. The deservingness of homelessness is an under-researched topic in welfare attitudes studies and we seek to address this gap by analysing the position of the homeless people in relation to other groups of welfare recipients. In the paper we will analyse the deservingness arguments based on van Oorschot's (2000) deservingness theory following the qualitative approach as already adopted in some welfare attitudes research (see Taylor Gooby and Leruth 2018). The analysis will be based on focus groups data, where the participants were asked what social benefits and services the person(s) on the selected vignettes (old person, low-income person, unemployed person and homeless person) should receive, what should be offered and demanded from them in return and why. Qualitative analysis will be supplemented with quantitative survey data carried out in 2022 on deservingness ranking based on a national representative sample. Using both approaches, the position of homeless will be compared to other groups and discussed within the existing and future development of welfare policies in Slovenia.

A study on the risks on the life time

Yoshihiro Okamoto

Abstract 65342

Housing poverty is more likely to occur when multiple factors congregate and life stage transitions increase instability in life. If the risk of housing poverty through life courses and their causes become clear, it will be useful for the prevention of housing poverty and the examination of countermeasures. Socio-economic hardship affects all people, some who lose their residence and the other who do not. In general, anti-poverty measures support those who have been poverty or provide measures them to get out of poverty. However, it is difficult to get out of poverty, and it is necessary to implement preventive measures to prevent poverty.

Therefore, this study interviewed 42 people who had been in housing poverty and explored the risks of living on life courses and their causes. The process leading to housing poverty consists of three conditions: "economic hardship" in which it is difficult to maintain a stable life, changes in the "life stage" in which housing becomes unstable, and a direct "trigger" leading to housing poverty. In addition, the types that lead to housing poverty were divided into "unstable work and unstable housing", "housing poverty due to economic problems", "unstable work and unstable housing inherited from the problems of the parents' generation", "troubles with relatives", "unstable work and unstable housing with mental problems", "unstable work and unstable housing brought about by divorce", and "other".

Needy households and individuals are in poverty due to events that occurred during the instability of their life stages. It is desirable to implement support measures in the early stages before the congested events related to housing hardship become congested.

The Right to Shelter: Homelessness and Encampments in Canadian Law

David DesBaillets (*Human Rights Research Education Centre*), Sarah E. Hamill

Abstract 65396

Ever since the beginning of the global Covid-19 pandemic, in March of 2020, Canada has seen a massive growth in the most visible type of unhoused people: the so called “chronically homeless” population or those living on the streets, eating in alley ways, sleeping in subway stations and sometimes hiding in the shadows of the urban landscape. This has been documented in media¹ and academic research², and led to unorthodox temporary solutions³, often ad-hoc and born of political pressure and healthcare imperatives, rather than a genuine concern for the long-term wellbeing of unhoused citizens. Some municipal actors, Montreal’s government for instance, were left scrambling when largely provincial public health measures around social isolation and curfews, were coupled with a sharp rise in the unhoused population. This situation was particularly acute in so called “tent cities,” somewhat extraordinary in Canada’s postwar history, and largely the product of a perfect storm in the housing sector, that includes low vacancy rates in the rental market, a paucity of social housing, and unprecedented numbers of evictions.

“Tent cities” or encampments are a direct challenge to the authority of municipal and other state actors, as they often violate city by-laws regarding use of public and private lands and, more worrying in the Covid-era, raise questions about protecting public health, containing disease, and preventing “vectors” or “community spread” of the virus. As one jurist noted “[t]hese encampments give rise to a whole host of other problems...including other public health issues, fire safety, sanitation, and interruption of other municipal services.”⁴ They have become increasingly common across Canada and the world and require jurists to rethink and perhaps reframe what the right to shelter means in the context of a pandemic that remain very much present in our daily lives. Encampments have traditionally been viewed by the law as a public nuisance. This hostility notwithstanding, as high-profile examples of encampments in Canadian urban life have proliferated, the often-violent response to them by police has sometimes been heavily scrutinized, causing an uproar from bystanders in the street and online communities, where much of Canadian discourse around regulating the unhoused now takes place.⁵

In this paper, we pose the question if the duty to accept shelter in Canada exists, and much of the jurisprudence now supports such an interpretation, why do courts continue to treat encampments as though they have no claims to the shared spaces and public lands of the city? What is the relationship between encampments and the right to shelter in Canada? And what are the legal implications of this ambiguity for the Charter rights of those that live in them?

Contrary to conventional wisdom, it is not the supposed invisibility of the unhoused that generates the greatest tensions between them and the authorities of the polity, whether legal, administrative, commercial or residential. Rather, when it comes to enforcement of city by-laws, particularly those that deal with maintaining public order and preserving private and public property, it is the nail that sticks out most that receives the proverbial hammer blow. As one of the authors noted in their study of the significance of the Adams decision⁶, a case involving the Charter and the right to shelter in a public park, “The City of Victoria’s by-laws attempted to make the homeless less visible, for a person sleeping uncovered in a park is not always immediately noticeable. People are much more visible when they have built a temporary shelter to sleep under.”⁷ This example of jurisprudence on the right to shelter perfectly reveals the paradox at the crux of our inquiry here: The right to shelter is both de facto recognized in Canada on the grounds of respecting section 7 rights⁸, as well as being tacitly understood to mean that such a right ought to be fulfilled, if not limited to, access to special, mostly privately run facilities- e.g. “homeless” shelters-. While at the same time, courts have interpreted the exercise of such a right in such a narrow, circumscribed way that they have repeatedly refused recognition of encampments legally and make it nearly impossible for unhoused individuals to provide for their own shelter. The latter would, according to the current judicial reasoning, almost invariably conflict with the rights of others to enjoy public spaces and therefore must be subject to the balancing exercise inherent in Charter analysis of rights and freedoms so “that the uses of the parks will have a minimal adverse

impact on the quiet enjoyment of surrounding residential lands.”⁹

The authors intend for this paper to investigate more deeply this tension between the right to shelter and the systematic elimination by authorities, at various levels, of encampments in Canada. In the Covid-era, the right to shelter will inevitably be the subject of greater legal scrutiny. Yet for it to be meaningful, feasible or even desirable, without judicial acceptance of a corollary right to shelter oneself and a more malleable conception of the uses of public land, whether in the form of an encampment or something else, is very hard to imagine. In a broader socio-legal sense, this paper inquires into the notion of what constitutes a proper home in the modern legal context and how property laws are both an obstacle and, paradoxically, a potential solution to the issues that arise when courts are asked to adjudicate the unhoused and their encampments. Can Canadian law adapt to evolving circumstances driven by pandemic era policies, regulations and the ostensible need for greater state intervention in both public/private spheres of life? Is it legitimate to suspend or suppress the right to shelter in encampments for the sake of mitigating the effects of a highly contagious disease or the diminishment of other citizens' enjoyment vis-à-vis public lands? If encampments in Canadian cities represent the “new normal”, then surely it is incumbent on jurists to reformulate and reassess the obligation of the state to provide shelter for the most marginalized segment of society. Moreover, to do so in such a way that respects not only Charter rights but also less tangible rights- at least in a positive legal sense- to belong to a community, live with dignity, and inclusion and participation in city life.

Theories regarding the right to shelter and the law's relationship towards encampments range from positivist to those that incorporate more socio-legal and intersectional analyses in their treatment of the subject. They can also be Canadian, transnational, or international in orientation. For our purposes, we have selected Canadian, transnational, and international theories of human rights, legality, and property to deal with the question of encampments and the right to shelter, all of them critical and sociolegal in nature. On the question of property law and its relationship to the right to shelter, we have chosen Macpherson's concept of Common Property. In terms of the way that the legal system treats encampments, Zion provides what some might term a radical critique based on notions of Dissensual Temporality. This is a type of analysis that draws on subjective experiences of the law and in particular the way that the unhoused are marginalized and categorized by legal and neo-liberal discourse around human rights and the right to shelter. The way that the legal system attempts to erase the unhoused from public spaces, sometimes, ironically, through the provision of services to them, is the subject of Transcarceration and criminalization theories put forward by legal and sociological scholarship.

Methodologically, the paper takes a jurisprudential approach to the question of the right to shelter and encampments, using the latest judicial decisions in Canada's judiciary touching on both the former and the latter. As well as focusing on case law from transnational jurisdictions that examine the same issues. Finally, the paper integrates international components, whether doctrines or decisions, found in primary sources – reports and opinion- sometimes issues by international legal or quasi-judicial bodies concerned with these issues.

Structurally, the paper consists of three parts. The first of these is a section devoted to the Covid-era context and the dramatic growth in the unhoused population and their encampments in Canada. This includes the following sections: Recent Canadian experience of encampments and the law. The normalization and dislocation through policies and regulations of encampments across Canada and in other jurisdictions. Especially with regards to legally authorized violence against them. The second section is concerned with the unique and complex relationship between the duty to shelter and the legality of encampments in Canada. This includes theories of legality and the unhoused. As well as Charter jurisprudence, the right to shelter and the way that courts have handled the challenge to legal authority posed by encampments. This section further examines the different regulatory models employed in removing or legalizing encampments in Canada. The final section looks at international and transnational examples of the right to shelter and regulating encampments.

¹ Matt Gilmour, CTV News Montreal Videojournalist & Follow | Contact, “Number of homeless Montrealers doubled in pandemic; Plante floats new approach on campaign trail”, (11 October 2021), online: Montreal <<https://montreal.ctvnews.ca/number-of-homeless-montrealers-doubled-in-pandemic-plante-floats-new-approach-on-campaign-trail-1.5619434>>.

² Sarah Buhler, “Pandemic Evictions: An Analysis of the 2020 Eviction Decisions of Saskatchewan's Office of Residential Tenancies” (2021) 35:1 Journal of Law and Social Policy 68–99, online: <<https://digitalcommons.osgoode.yorku.ca/jlsp/vol35/iss1/4>>.

³ For example the temporary transformation of hotel rooms into shelters for the unhoused “Montreal requisitions two hotels to

shelter homeless", online: montrealgazette <<https://montrealgazette.com/news/local-news/montreal-requisitions-two-hotels-to-shelter-homeless>>.

⁴ "Addressing the Pandemic Needs of the Homeless | CanLI Connects", online: <<https://canliiconnects.org/en/commentaries/73249>>.

⁵ Victoria Gibson, "Toronto police investigation finds officer used unnecessary force in arrest of woman at clearing of homeless", *The Toronto Star* (29 November 2021), online: <<https://www.thestar.com/news/gta/2021/11/29/toronto-police-investigation-finds-officer-used-unnecessary-force-in-arrest-of-woman-at-clearing-of-homeless-encampment.html>>.

⁶ *Victoria (City) v Adams*, 2009 BCCA 563.

⁷ S Hamill, "Private Property Rights and Public Responsibility: Leaving Room for the Homeless" (2011) 30 *Windsor Review of Legal and Social Issues* 91-114, online: <<http://heinonline.org/HOL/Page?handle=hein.journals/wrlsi30&collection=journals&page=91#>> at 23.

⁸ Section 7 of Charter reads "Everyone has the right to life, liberty and security of the person and the right not to be deprived thereof except in accordance with the principles of fundamental justice. Section 7 guarantees the life, liberty and personal security of all Canadians." "Constitution Act, 1982, R.S.C. 1985, Appendix II, No. 44, Schedule B, Schedule", online: <<https://advance.lexis.com/document/?pdmfid=1505209&crd=8517677a-c1e5-4db4-96e9-86a670bc6982&pddocfullpath=%2Fshared%2Fdocument%2Flegislation-ca%2Furn%3AcontentItem%3A5FC2-81Y1-FC1F-M1N4-00000-00&pddocid=urn%3AcontentItem%3A5FC2-81Y1-FC1F-M1N4-00000-00&pdcontentcomponentid=281551&pdteaserkey=sr1&ecomp=r89k&earg=sr1&prid=eb463c78-eee4-4d38-8507-1934007ac79e>>.

⁹ *Batty v City of Toronto*, 2011 Ontario v at 565.

Analysis of Sustainability of Service Providers for Social Integration of the Homeless in Croatia

Gojko Bezovan (*University of Zagreb, Croatia*), Marko Horvat

Abstract 65510

Homelessness is a relatively new and complex social problem facing large cities in Croatia, a country that has made the transition from state socialism to a free market economy. During this period, the "give away" privatisation of public rental housing took place and the state withdrew from the housing market, which is increasingly dominated by speculative interests.

The 2008 crisis further worsened economic conditions and contributed to the collapse of the housing market. Many households' loans were converted into Swiss francs, leaving them insolvent and vulnerable to evictions. In view of the increasing number of homeless people, the government introduced programmes in 2011 to care for the homeless, for which the major cities are responsible. The existing social integration programmes for the homeless are mainly run by civil society organisations. Previous studies have analysed the causes of homelessness and their demographic characteristics. The achievements of innovative practices studied - "housing first" - speak to certain positive outcomes. The text also analyses the experiences of other transition countries in dealing with the problem of homelessness. It then analyses EU and national and local policy documents.

The paper aims to understand the sustainability of the system of social integration of homeless people in Croatia, taking into account three components: financial sustainability of organisations, institutional capacity and social sustainability. The first part of the data collection was conducted through a survey followed by a focus group with homeless service providers.

The research will provide answers to the main challenges related to the sustainability of organisations dealing with the social inclusion of homeless people and propose the necessary measures that would strengthen the system and thus contribute to more efficient and effective policies in the system. The research findings will be presented to the public and placed in the context of necessary policy changes.

Visible women, invisible gender. Knowledge production on homelessness in Flanders and the US

Magdalena Mostowska

Abstract 66020

Homelessness as a distinct social problem is a relatively recent social construct. Many women are believed to be experiencing the so-called “hidden homelessness”, which allegedly is the cause of underrepresentation in the data. Nevertheless, women form a growing proportion of people experiencing homelessness but rarely are designated as a target group in policymaking. This paper attempts to better understand this inconsistency based on examples from Flanders and the US.

Women’s precarious housing situations were conspicuous in the past, even if they were not framed as homelessness. Currently, with the developed notion of homelessness and the advent of research on it, women’s homelessness is quite visible in both Flanders and the US.

Gender is not seen as a structural dimension of inequality in Flanders. This is partly due to the heterogeneity of homelessness experiences in general. Other factors, however, can be attributed to the particular Belgian context, stemming from the historical and cultural development, such as a conservative welfare state with familializing policies and a suburban model of living. Currently, the division of competencies in the multi-level federal state and the individualization of homelessness responses within regional welfare centres contribute to this invisibility.

Also in the US, homelessness policies are scattered among different institutions. In the American context however, it’s largely race and ethnicity that are the main dimensions of inequality and not gender. Evidence that the existing system is further victimizing women is available. Also, in the better funded veteran homelessness sector, women’s experiences are not taken into account and female veterans are often not using this support. In the US, however, local initiatives are advocating to analyse homeless data from the gender perspective and recognize women’s specific needs.

Prevailing research practices reproduce the way groups are distinguished and the figures presented. Hence, acknowledging women’s perspective demands challenging hegemonic discourses.

SERVICES FOR SINGLE HOMELESS PERSONS IN RESPONSE TO COVID-19: THE IRISH EXPERIENCE

Joe Finnerty Finnerty

Abstract 66135

This paper evaluates the responses of the Simon Communities in the Irish Republic to the challenges posed by COVID-19 from the point of view of the Simon Communities and of key statutory (Local Authority and Health Service Executive) respondents, during the successive waves of the pandemic from March 2020 to August 2021. It finds that responses throughout the covid-19 pandemic may be characterized as broadly ‘sustaining’ the systems acceleration found in previous research by the author. The term ‘system accelerant’ draws attention to the heightened awareness, and in many cases the strengthened implementation, of principles already espoused at policy level (the need to eliminate of involuntary rough sleeping and long-term use of emergency accommodation, the desirability of intensive case management, the need to provide independent accommodation with appropriate supports, and more generally the importance of integrated inter-agency working to underpin intensive case management). The sustained implementation of these principles, however, faces several obstacles relating to the supply of appropriate housing exits from homelessness, and to the level and structure of funding for homeless services.

The Invisible Citizen: Housing Policies as a Poverty Management Frame

Maja Flåto

Abstract 66139

The absence of housing—homelessness— represents an extreme form of poverty and social exclusion. The experience of homelessness is complex, and there are numerous possibilities of interpreting both the problem and the solutions. Today, the consensus seems to be that housing-led policies are the most efficient approach to remedying homelessness, as promoted for example in the recently launched European Platform on Combatting Homelessness. The emphasis on a housing led approach accommodates for situating homelessness within a discourse of housing policies, where the main aim is to cater for well-functioning housing markets. In Norway, which is the case of study in this paper, a housing led approach has been promoted at the national level since the early 2000's. The present study is an analysis of the current Norwegian National Strategy for the Social Housing policies Everyone Needs a Safe Home (2021–2024), where a zero vision of homelessness one of three priority areas. In this paper, I ask how this policy strategy constructs homelessness as an object of policy. Rather than including homelessness in the dominant discourse of disadvantage in the housing market, where enabling the agency of the disadvantaged actor in the housing market is the goal, the strategy addresses homelessness within a discourse that rather resembles a universal welfare state providing health and welfare services for those in need. Homelessness thereby appears as an appendix of housing policies. However, the strategic initiatives engaged in the strategy to solve homelessness are typical of the neoliberal discourse that frames housing policy more generally, such as monitoring development and measuring results by knowledge in numbers. Hence, the strategy sets out initiatives for managing rather than solving homelessness. The findings in the study support critical contributions questioning whether marketized housing policies are an inadequate frame for addressing the situation of people experiencing homelessness.

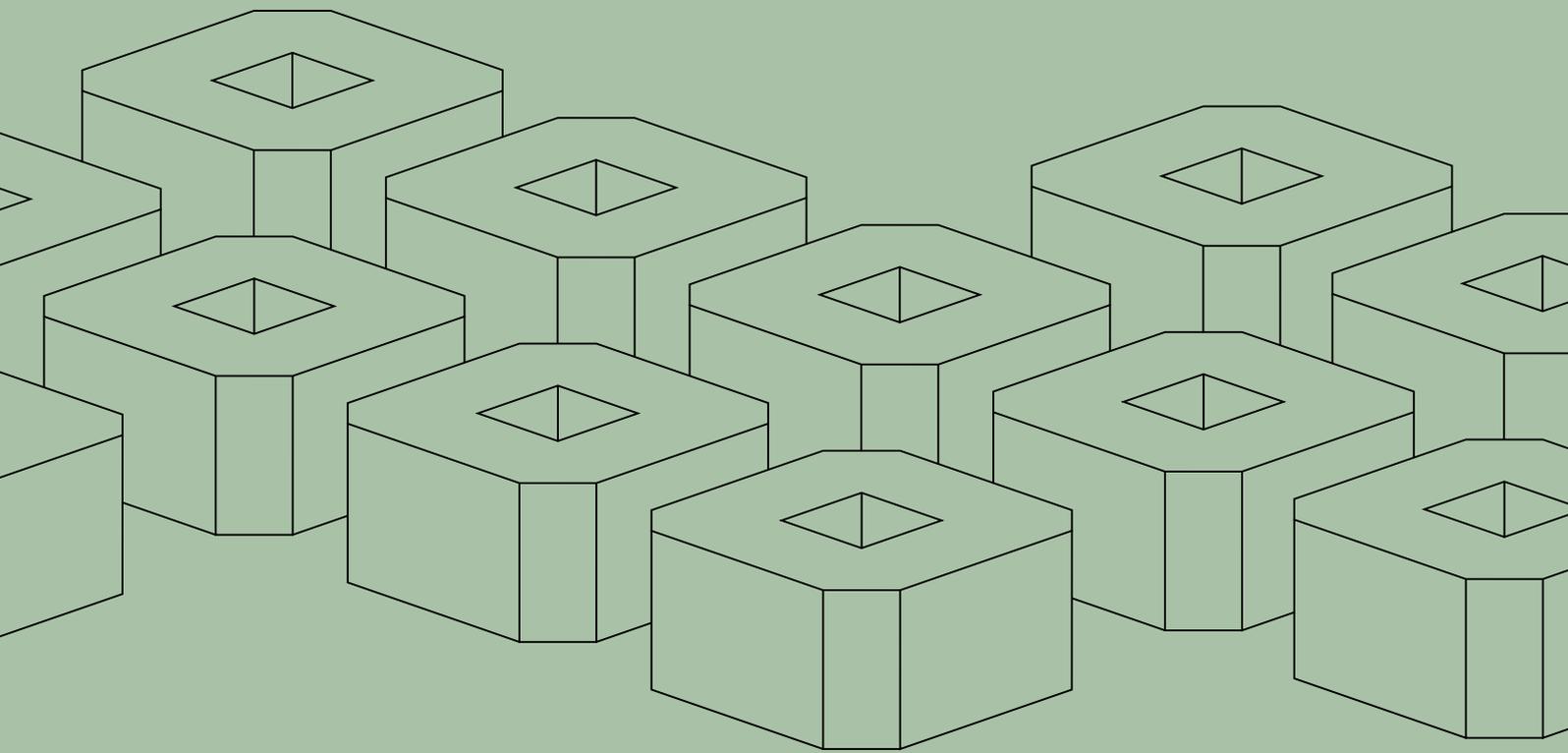
The Collective Construction of Algorithms: Data on Homelessness and Housing Deficit

Wellington Migliari

Abstract 66368

Algorithms have been increasingly employed by academia as an innovative method for investigation in urban studies. The Polos Program of Citizenship, Faculty of Law, Federal University of Minas Gerais, started using R as a programming language with the purpose of making giant data sets more readable for public managers, public servants, and the third sector in Brazil. In 2021, in cooperation with the Federal Public Defender's office, but also in dialogue with the Brazilian Movement of Homeless Population, a data set on homeless people was transferred by the Brazilian Ministry of Citizenship to the Polos Program regarding its disaggregation and analysis. Aiming at the use and diffusion of technologies, our work shows how the use of data can be simplified and more accessible when algorithms are collectively built up. As a result, in what manner complex data on homelessness and housing deficit is re-organized visually and plotted interactively online. Almost one million cells in Excel were transformed into attractive graphs, tables and maps generating also the most complete documentation on homeless people covering all the Brazilian municipalities for the last decade. The results are promising since the applicability of the disaggregated data is closer to topics of utmost importance such as housing deficit, race, gender, socioeconomic inequality, poverty, and urban law among others.

Keywords: Algorithms, Data, R, Homelessness, Transdisciplinary Research.



ORGANISERS:



COLLABORATORS:

