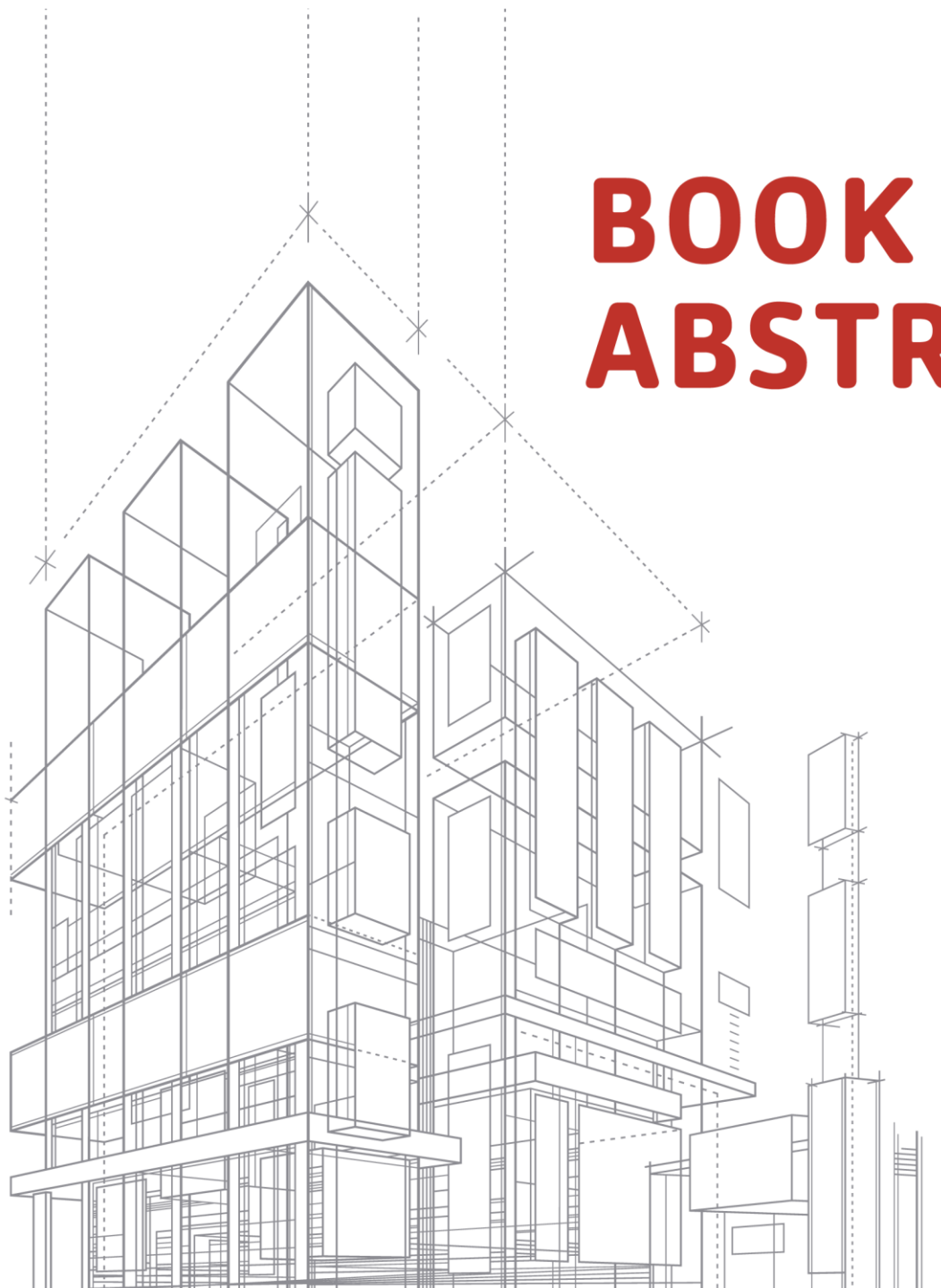


BOOK OF ABSTRACTS



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Abstracts Index

01 WORKING GROUP: A SPECIAL SESSION ABOUT GENDER AND HOUSING 13

CO-OPERATIVE RECRUITMENT PROCESSES: THE EXPERIENCES OF LOW-INCOME WOMEN IN BRIGHTON & HOVE.....	14
GENDER MAINSTREAMING IN BRUSSELS HOUSING POLICIES: BETWEEN MISERABILISM AND INCREMENTAL TRANSFORMATION OF PROFESSIONAL AND INSTITUTIONAL PRACTICES.....	15
DIFFICULTIES IN ACCESSING SOCIAL HOUSING FOR WOMEN VICTIMS OF DOMESTIC VIOLENCE - ANALYSIS BASED ON THE WORK OF A HOUSING RIGHTS ASSOCIATION	16
COMMUNITY CARE IN THE HOUSING ENVIRONMENT.....	17
GENDERED AND CLASSED HOMELESSNESS: A LIFE-HISTORY ANALYSIS ON DISPLACED SURVIVAL IN LISBON.....	18
LIVING WITH STRANGERS: HOUSING PREFERENCES OF PROFESSIONAL MIGRANT WOMEN IN THE SHARED RENTAL MARKET IN NANJING, CHINA	18

02 WORKING GROUP: COLLABORATIVE HOUSING 20

(AGAINST) DISPLACEMENT FOR CO-LIVING IN VENICE	21
TOWARDS AN INCLUSIVE LIVING ENVIRONMENT IN WHICH PEOPLE CAN GROW OLD.....	21
HOUSING COOPERATIVISM AS A HISTORICALLY EMBEDDED PROCESS: A CASE STUDY FROM HUNGARY	22
HOUSING COOPERATIVISM IN FINLAND FROM 1920 TO 2020. A CENTURY OF CO-OPTED EXPERIMENTS?	22
DEVELOPER-LED COMMUNITY-BASED HOUSING MODELS FOR SENIORS: COMPARING DENMARK AND THE NETHERLANDS	23
HOUSEHOLD AND SPACE RECONFIGURATIONS THROUGH HOME-SHARING. FORMS OF COHABITATION IN BRUSSELS TRADITIONAL HOUSES.....	24
COLLABORATIVE HOUSING WITHIN A GENTRIFIED NEIGHBOURHOOD: THE CASE OF LYON CROIX-ROUSSE.....	24
PROSPECTS AND BARRIERS FOR SOCIALLY SUSTAINABLE COLLABORATIVE HOUSING: A COMPARATIVE HISTORY OF HOUSING ALTERNATIVES IN DENMARK AND SWEDEN	25
"HOUSING CO-OPERATIVE ASSOCIATION (<i>KOOPERATYWA MIESZKANIOWA</i>) AS A NEW TRANSPLANTED FORM OF COLLABORATIVE HOUSING IN POLAND"	26
COMMUNITY ENGAGEMENT AT A NEIGHBOURHOOD SCALE: THE CASE OF COHOUSING UNDER GRANT-OF-USE IN BARCELONA	26
THE TIMES ARE CHANGING: THE CASE OF COLLABORATIVE HOUSING IN BERLIN.....	27
RESIDENTS' COPING RESPONSES IN COLLABORATIVE HOUSING AND REGULAR HOUSING SETTINGS DURING THE COVID-19 PANDEMIC: AN INTEGRATIVE LITERATURE REVIEW	28
IT IS "MORE THAN JUST ABOUT BUILDING HOUSES": COLLABORATING TOWARDS A HOUSING COMMONS IN LEEDS, ENGLAND.....	28
FROM CLAIMS TO PRACTICE? SUSTAINABILITY IN SWEDISH COLLABORATIVE HOUSING ALTERNATIVES	29
TRACES OF OBDURACY: IMAGINARIES OF "SOCIOTECHNICAL INERTIA" IN THE PROCESS OF COLLABORATIVE HOUSING INTRODUCTION	29
GENERATION Z AS POTENTIAL USERS OF COLLABORATIVE HOUSING IN POLAND	30
HOUSING FOR RECIPROCITY: HOUSING ORGANISATIONS SEEKING OUT JUST SOCIAL RELATIONS AMONG DIVERSE RESIDENTS	30
SCENARIOS FOR THE DEVELOPMENT OF COLLABORATIVE HOUSING IN CHILE	31
UNDERSTANDING COMMUNITY PARTICIPATION IN COOPERATIVE HOUSING USING THE CAPABILITIES APPROACH	32

03 WORKING GROUP: COMPARATIVE HOUSING POLICY 33

THE LONG-TERM DEVELOPMENT OF TENURE STRUCTURE IN SEVEN POST STATE-SOCIALIST CENTRAL EUROPEAN COUNTRIES: ORIGINS OF DIFFERENCES.....	34
HOUSING POLICY UNDER THE CONDITIONS OF FINANCIALIZATION. THE IMPACT OF INSTITUTIONAL INVESTORS ON AFFORDABLE HOUSING IN EUROPEAN CITIES.....	34

04 WORKING GROUP: CRISIS, CONFLICT AND RECOVERY 35

REBUILDING AFFORDABLE HOMES IN UKRAINE REQUIRES (RE)DESIGNING INSTITUTIONS. SECURING NOT-FOR-PROFIT HOUSING IN AN INSTITUTIONAL VOID.....	36
THE ROLE OF SOLIDARITY HOUSING IN THE ACCOMMODATION OF THE REFUGEES FROM UKRAINE IN GERMANY: A CASE OF THE MID-SIZE GERMAN CITY WEIMAR	36
UKRAINE'S HOUSING RECOVERY: PATH DEPENDENCE AND INTERNATIONAL INFLUENCES	37

HOUSING CRISES, PANDEMIC, CONFLICT – A TRIGGER FOR REBUILDING ‘BACK BETTER’ IN UKRAINE AND RECOVERY	38
CHALLENGES TO THE STRUCTURE AND FUNCTIONING OF SOCIAL HOUSING IN UKRAINE (PRIOR TO AND AFTER THE RUSSIAN INVASION IN FEBRUARY 2022)	39
LPHA – HOW TO COPY-PASTE THE EFFECTIVE AUSTRIAN MODEL.....	39
05 WORKING GROUP: CROSS-CULTURAL HOUSING ISSUES IN GLOBAL PERSPECTIVES.....	40
POPULISM AND ARCHITECTURE IN TURKEY: REFLECTIONS ON HOUSING	41
EFFECTS OF GLOBALIZATION ON RURAL SETTLEMENTS IN ARDABIL, IRAN CASE STUDY: AFTER THE LAND REFORMATIONS LAW.....	41
FINANCIAL SUPPORT, PRACTICAL HELP, AND RESIDENTIAL CHOICES OF THE ELDERLY: EVIDENCE FROM SOUTH KOREA	42
HOUSING IN CUBA – WHAT CAN BE LEARNT FROM THIS UNIQUE EXPERIENCE?	43
A DISCUSSION ON REGENERATING UNPLANNED SETTLEMENTS IN ISTANBUL	43
06 WORKING GROUP: DISADVANTAGED URBAN NEIGHBOURHOODS AND COMMUNITIES.....	45
SOCIAL MIXING THROUGH INFILL CONSTRUCTION?	46
DISPLACING LOW-INCOME HOUSEHOLDS TO THE URBAN PERIPHERY: IS THIS ALSO HAPPENING IN VIENNA'S HIGHLY REGULATED HOUSING MARKET?	46
CAPTURING DISPLACEMENT? A MULTIDIMENSIONAL METHODOLOGICAL APPROACH TO THE STUDY OF ‘RENOVICTION’ – A CASE FROM SWEDEN	47
SPATIAL POLARIZATION IN SWEDEN 1990-2020: A LIFE-COURSE TRAJECTORY BASED APPROACH	47
USING WEB-SCRAPED, GEOCODED ONLINE PURCHASES TO MEASURE DYNAMICS OF SOCIO-ECONOMIC SEGREGATION.....	48
DISPLACEMENT IN THE SWEDISH RENTAL HOUSING REGIME	49
TRACKING THE EVOLUTION OF CZECH HOUSING ESTATES: UNVEILING THE LONG-TERM POPULATION SHIFTS FROM 1970 TO 2021	49
ADDRESSING HOUSING PRECARIETY: BUILDING AGENCY THROUGH AN ETHNOSURVEY. THE EXPERIENCE OF THE LOURES HOUSING PLATFORM, IN PORTUGAL.....	50
THE PREFERRED NEIGHBOURHOOD: THE ROLE OF MIGRANT BACKGROUND AND INCOME IN SORTING TOWARDS SEGREGATION.....	50
IN THE SHADOW OF THE HOMEOWNERSHIP STRATEGY – HOUSING CAREERS IN THE RENTAL SECTOR	51
COMPARING URBAN RENEWAL POLICIES CONTRIBUTIONS IN VULNERABLE AREAS: INSIGHTS FROM BARCELONA AND PARIS	51
EFFECTS OF NEIGHBOURHOOD TENURE MIX ON SECONDARY SCHOOL PUPIL PERFORMANCE IN GLASGOW CITY: A CROSS-CLASSIFIED MULTILEVEL MODEL	52
THE END OF NEIGHBOURHOOD REGENERATION POLICY IN ENGLAND IN 2010: HAS IT MADE A DIFFERENCE?	52
UNCOVERING THE DEEPENING DIVIDE: THE DEVELOPMENT OF ECONOMIC AND ETHNIC SEGREGATION IN THE CITY OF GOTHENBURG FROM 1987 TO 2017	53
07 WORKING GROUP: ENERGY EFFICIENCY AND ENVIRONMENTAL SUSTAINABILITY OF HOUSING	54
SUSTAINABLE TEMPORARY HOUSING AFTER DISASTERS: CASE OF TÜRKİYE	55
POLICIES AND REGULATIONS FOR THE TRANSITION TO A CARBON FREE HOUSING STOCK IN 2050	55
NAVIGATING TENSIONS AND INJUSTICES IN DOMESTIC HEATING TRANSITIONS: COAL PHASE-OUT IN	56
ECOVILLAGES AND RESCOOPS: AUTARKY AND AUTOCRACY IN THE ENERGY TRANSITION	56
HOUSING CONSUMPTION IN GERMANY. HOW COHORT EFFECTS INFLUENCE PRIVATE HOUSEHOLDS’ ENERGY DEMAND	57
HEALTH LITERACY IN THE HOUSING: COMMITMENT-NON-COMMITMENT OF RESIDENTS AND ARCHITECTURE IN THE FACE OF ENERGY RENOVATION	58
08 WORKING GROUP: GOVERNING METROPOLIS – LAND AND HOUSING	60
HOW TO MOBILISE LAND FOR AFFORDABLE HOUSING IN TRANSFORMING URBAN AREAS: APPROACHES LINKING LAND POLICY WITH HOUSING POLICY IN AUSTRIA	61
SOCIAL AND AFFORDABLE HOUSING IN GERMANY: A RETROSPECTIVE AND NEW CHALLENGES	61
ASSESSING HOUSING SUPPLY IN LOCAL URBAN MARKETS.....	62
LAND FINANCE AND LOCAL GOVERNMENT FINANCE- A COMPARISON OF MAINLAND CHINA AND TAIWAN	62
CONCEPTUALISING THE COVID-19 SHOCK TO UNDERSTAND HOW WE LIVE AND WORK IN CITIES.....	63
URBANISTIC AND LANDSCAPE RULES AS FACTORS OF GENTRIFICATION? THE CASE OF THE NATURAL REGIONAL PARK OF THE VEXIN FRANÇAIS, IN THE OUTSKIRTS OF PARIS CONURBATION	63

COULD TRANSFORMATIONS AT RURAL-URBAN INTERSECTIONS HAVE POTENTIAL FOR URBAN REGENERATION? THE R_ URBAN FRAMEWORK IN ISTANBUL	65
COORDINATION OF HOUSING IN DIFFERENT FUNCTIONAL URBAN AREA CONTEXTS	66
HOUSING AND URBAN CHANGE: A METHOD FOR CAPTURING SPATIAL AND TEMPORAL CHANGE	66
IS GREEN REALLY GREEN? NEW HOUSING INVESTMENTS IN ŁÓDŹ	67
SECONDARY HOUSING SUPPLY? INSIGHTS FROM LOCAL PLANNERS ON RELAXING RESIDENTIAL BUILDING CONTROLS FOR SECONDARY DWELLINGS.....	67
INCLUSIONARY ZONING IN CALIFORNIA: UNLOCKING PRIVATE LAND FOR SOCIAL HOUSING AND INCLUSION	68
LAND REVERSIBILITY FOR URBAN REGENERATION HOUSING AND FEEDING IN A METROPOLITAN CONTEXT: THE CASE OF PARIS.....	68
09 WORKING GROUP: HOUSING AND LIVING CONDITIONS OF AGEING POPULATIONS	70
AGEISM AND HOUSING	71
ACCESS TO AGED CARE IN LAND-LEASE COMMUNITIES AND RETIREMENT VILLAGES IN AUSTRALIA.....	71
ANALYSIS OF THE LATENT VARIABLE OF LIFE QUALITY OF MIDDLE-AGED AND OLDER ADULTS.....	72
DEALING WITH AGEING CHALLENGES: HOUSING CONDITIONS AND RESIDENTIAL MOBILITY OF ITALIAN OLDER ADULTS	72
HOW TO MEASURE HOUSING SITUATION AND HOUSING PREFERENCES OF VERY OLD PEOPLE.....	73
LATE-LIFE DIVORCE: HOUSING AND RESIDENTIAL CONSEQUENCES OF DIVORCE FOR OLDER MEN AND WOMEN IN SWEDEN.....	73
HOW DOES HOUSING MATTER FOR LONG-TERM CARE POLICIES? THE COMPARISON OF DIFFERENT HOUSING CONTEXTS	74
COHORT LONGITUDINAL ESTIMATION OF AGEING IN PLACE: COMPARING SENIOR HOUSING DEMAND IN UNITED KINGDOM, UNITED STATES, AND SOUTH KOREA	75
10 WORKING GROUP: HOUSING AND NEW TECHNOLOGIES.....	76
ONLINE AND OFFLINE DIMENSIONS OF INEQUALITY: A STUDY OF THE RELATIONSHIP BETWEEN DIGITAL EXCLUSION AND HOUSING CIRCUMSTANCES	77
EXPLORING THE PERSPECTIVES OF SMALL AND MEDIUM ENTERPRISES (SMEs) IN ADOPTING DIGITAL TECHNOLOGIES AND OFFSITE MANUFACTURING FOR HOUSING CONSTRUCTION: A QUALITATIVE STUDY IN THE UK	77
NEW MORTGAGE PAYMENT METHOD: RISKS AND ADVANTAGES OF USING BITCOIN	78
11 WORKING GROUP: HOUSING AND SOCIAL THEORY	79
THE AFFECTIVE ECONOMIES OF PRIVATE RENTING IN THE MAJORITY WORLD	80
HOUSES OUT OF REACH? HOUSING AFFORDABILITY AND URBAN MIDDLE CLASS IN POLAND - THEORETICAL AND METHODOLOGICAL REMARKS	81
PREVENTING, CURING, MITIGATING. A TYPOLOGY OF POLICIES AGAINST “BAD” RESIDENTIAL SEGREGATION	82
HOUSING THEORY, THEORY IN HOUSING, AND THE RESURRECTION OF PRAGMATISM	83
EXPRESSIONS OF HOME IN THE AGEING IN PLACE SOCIETY	83
A CENTURY OF IRISH HOUSING POLICY: FROM INDEPENDENCE TO PATH DEPENDENCE	83
12 WORKING GROUP: HOUSING AND YOUNG PEOPLE	85
FIRST HOUSING: YOUNG ADULTS’ ESTABLISHMENT ON THE HOUSING MARKET IN SWEDEN.....	86
COMPARING YOUNG ADULTS’ HOUSING INEQUALITY IN THE 21ST CENTURY	86
ACCESS TO HOMEOWNERSHIP IN DECLINE — RISING HOUSING INEQUALITIES FOR YOUNG PEOPLE IN THE NEOLIBERAL HOUSING MARKET OF TALLINN.....	87
SHARED HOUSING FOR STUDENTS AND YOUNG ADULTS AND THE URBAN-REGENERATION PROCESS OF SECOND-TIER CITIES	87
OBJECTIVE VERSUS SUBJECTIVE: THE WEIGHT OF ELIGIBILITY REQUIREMENTS IN CONDITIONALITY-BASED HOUSING ALLOCATION TO YOUNG PEOPLE	88
OVERCOMING AFFORDABILITY CHALLENGES: UNDERSTANDING INTERGENERATIONAL SUPPORT AND FINANCING STRATEGIES FOR YOUNG HOMEBUYERS IN SHANGHAI.....	89
IN THE KALEIDOSCOPE OF STUDENT PRIVATE, OFF-CAMPUS ACCOMMODATION: HOW DOES STUDENTIFICATION UNFOLD IN THE POST-SOCIALIST CITY?	89
THE IMPACT OF WITHIN-FAMILY HOUSING ASSISTANCE ON THE CERTAINTY OF YOUNG PEOPLE’S (HOUSING) ASPIRATIONS IN THE CZECH REPUBLIC.....	90
FLEX-HOUSING AND THE ADVENT OF THE ‘EMERGENCY SEEKER’ IN DUTCH SOCIAL HOUSING POLICY	90

13 WORKING GROUP: HOUSING ECONOMICS AND MARKET DYNAMICS.....	92
THE INBETWEENERS IN THE NORWEGIAN HOUSING MARKET – AN ANALYSIS OF DECLINING HOMEOWNERSHIP RATES IN NORWAY..	93
NEW TENANTS AND BUYERS ON THE POLISH HOUSING MARKET - THE CONSEQUENCES OF THE WAR IN UKRAINE	93
MILAN: A CITY FOR WHOM? HOUSING AFFORDABILITY AND ACCESSIBILITY IN THE METROPOLITAN AREA OF MILAN AFTER THE GFC	94
THE COVID-19 PANDEMIC AND HOUSE PRICE CONVERGENCE IN POLAND	94
KNOWLEDGE IS POWER? HOW PRIOR BELIEFS AFFECT HOUSE PRICE FORECAST’S ACCURACY.....	95
WEALTHSCAPES: THE SPATIAL POLARIZATION OF HOUSING MARKETS AND DIVIDED ACCESS TO HOUSING WEALTH ACCUMULATION IN THE NETHERLANDS AND SPAIN.....	96
BUILDING FOR THE WEALTHY? THE CONSEQUENCES OF (NOT) CONSTRUCTING NEW HOMES	96
14 WORKING GROUP: HOUSING FINANCE	97
STANDARD VARIABLE RATES, AFFORDABILITY STRESS AND “MORTGAGE PRISONERS” IN THE UK.	98
THE COST OF HOUSING CONSTRUCTION IN PORTUGAL: AN INPUT-OUTPUT PROPOSAL	98
PRE-WAR HOUSING ESTATES IN THE HOUSING MARKET. THE CASE OF BUDAPEST	99
IMPLICATIONS OF GOVERNMENT-LED DEVELOPMENT OF THE PRIVATE RENTAL HOUSING MARKET IN TAIPEI CITY	100
RECONSTRUCTION OF DESTROYED AREAS IN UKRAINE, HOW TO RESTORE RIGHTS FOR THE INHABITANTS?	101
BUSINESS MODEL TRANSFORMATION OF REITs IN THE SENIOR HOUSING SECTOR: COMPARATIVE CASE ANALYSIS OF THE U.S. HEALTHCARE REITs.....	101
EVERYONE WINS? UK HOUSING PROVISION, GOVERNMENT SHARED EQUITY LOANS, AND THE REALLOCATION OF RISKS AND RETURNS AFTER THE GLOBAL FINANCIAL CRISIS.....	102
15 WORKING GROUP: HOUSING LAW	104
DIGITAL SOBRIETY IN THE BUILDING SECTOR	105
FACILITATING PRS INVESTMENTS AT WHAT COST? THE CASES OF THE LEX DEVELOPER AND THE INSTITUTIONAL CONTRACT IN POLAND	105
“ANTI-SOCIAL BEHAVIOUR AS A CAUSE FOR EVICTION BEFORE AND AFTER PANDEMIC”	106
BANNING EVICTIONS OF THE ELDERLY? A CRITICAL STUDY OF SOME LEGAL PROVISION	107
RETREATING FROM THE CONSTITUTIONAL COURT’S JURISPRUDENCE WHEN DECIDING EVICTION CASES? AN ANALYSIS OF THE SOUTH AFRICAN DECISION OF <i>GROBLER V PHILLIPS AND OTHERS</i> [2022] ZACC 32	108
OWNERSHIP AS A CURSE: DEALING WITH CONDOMINIUM PROPERTY IN URBAN REGENERATION SCHEMES (BARCELONA AND ITS METROPOLITAN AREA).....	108
TENSIONS, STRESSES - LAW & GOVERNANCE - IN PRIVATE MULTI-OWNED RESIDENTIAL DEVELOPMENTS – A RECENT VIEW FROM THE VOICES OF STAKEHOLDERS IN MELBOURNE, AUSTRALIA.....	109
REFUGEES’ ACCESS TO ADEQUATE HOUSING THROUGH THE HOUSING MARKET: IN SEARCH OF A SYSTEMATIC INTERPRETATION OF ARTICLE 21 OF THE REFUGEE CONVENTION	110
INTEGRATION VERSUS INTRUSION: BALANCING THE HOUSING RIGHTS OF EX-OFFENDERS AND THEIR NEIGHBOURS IN DUTCH URBAN AREAS.....	111
16 WORKING GROUP: HOUSING, MIGRATION AND FAMILY DYNAMICS.....	112
A LONGITUDINAL ANALYSIS OF ARRIVAL INFRASTRUCTURES: THE GEOGRAPHIC PATHWAYS OF EU LABOUR MIGRANTS IN THE NETHERLANDS.....	113
HOW A BARMAN FROM THE CANARY ISLANDS ENDED UP IN DORTMUND-NORDSTADT: MIGRATION LOCATION DECISIONS AND THE ROLE OF MIGRATION INFRASTRUCTURE	113
RELATED RESIDENTIAL CAREERS OF PARENTS AND CHILDREN IN TALLINN METROPOLITAN AREA, 1989-2020	114
THE DYNAMICS OF IMMIGRANT’S ACCESS TO HOUSING IN THE CONTEXT OF URBAN REGENERATION: SYRIANS IN ISTANBUL	114
HOUSING PRECARITY IN SIX EUROPEAN AND NORTH AMERICAN CITIES: THREATENED BY THE LOSS OF A SAFE, STABLE, AND AFFORDABLE HOME	115
TO MOVE AND WHERE TO MOVE? GEOGRAPHICAL MOBILITY ALONG THE LIFE COURSE IN ITALY AND LATER HOUSING CIRCUMSTANCES	116
HOUSING SETTLEMENT TRAJECTORIES OF HUMANITARIAN VISA HOLDERS IN AUSTRALIA 2017-2022	116
INTEGRATING REFUGEES THROUGH ‘FLEXIBLE HOUSING’ POLICY IN THE NETHERLANDS	117

SELECTIVE BACK-TO-THE-CITY MOVEMENT AND POTENTIAL FOR SOCIO-SPATIAL TRANSFORMATIONS OF INNER-CITY DISTRICTS IN POLAND.....	117
MOVING TO A HOUSING ESTATE OR AN INNER-CITY NEIGHBORHOOD OR BOTH? HOUSING CHOICE OF YOUNG FAMILIES	118
HOW DOES RECEIVING FINANCIAL SUPPORT SHAPE HOME PURCHASES? NEW EVIDENCE FROM UK PANEL DATA	119
17 WORKING GROUP: MINORITY ETHNIC GROUPS AND HOUSING.....	120
SERIOUS MORTGAGE ARREARS AMONG IMMIGRANT DESCENDANTS AND NATIVE PARTICIPANTS IN A LOW-INCOME PUBLIC STARTER MORTGAGE PROGRAM: EVIDENCE FROM NORWAY	121
MANAGING HOUSING WELFARE- NAVIGATING HOUSING AT A BREAKAGE POINT IN MIGRATION POLICY.....	122
SCATTERED OPPORTUNITIES IN THE NETHERLANDS? A STUDY INTO THE EFFECTS OF THE DUTCH DISPERSAL POLICY ON THE LABOUR MARKET INTEGRATION OF REFUGEES	122
ONLINE NEIGHBOURHOOD GROUPS AND INTERETHNIC CONTACT. A MULTILEVEL ANALYSIS IN 160 GERMAN NEIGHBOURHOODS	123
ETHNIC DIVERSITY OF ICT SECTOR WORKER RESIDENTIAL PATTERN IN TALLINN URBAN REGION	123
MINORITY ETHNIC VULNERABILITIES IN THE USE OF DIGITAL HOUSING SERVICES ACROSS AGE GROUPS.....	124
THE NEED FOR CENTRAL GOVERNMENT CONTROL OVER THE ACCOMMODATION AND HOUSING OF REFUGEES - EVIDENCE FROM THE NETHERLANDS.....	124
LESS HAPPY WITH THE SAME: THE ROLE OF MIGRANT COMPOSITION IN SHAPING THE MIGRANT GAP IN NEIGHBORHOOD SATISFACTION IN THE NETHERLANDS	125
18 WORKING GROUP: POLICY AND RESEARCH	126
IMPROVING HOUSING ACCESSIBILITY THROUGH LOCAL PRIORITY SCHEMES IN THE NETHERLANDS – A POLICY REVIEW	127
SIMILAR, BUT DIFFERENT: POST-SOCIALIST GENTRIFICATIONS	127
COMPARING URBAN HOUSING AFFORDABILITY USING THE MODEL HOUSEHOLD TECHNIQUE – AN EMPIRICAL EXPLORATION INTO FINNISH MINIMUM-WAGE PRS TENANTS.....	128
HOUSING AFFORDABILITY IN POLAND.....	128
HOUSING POLICY IN ANDALUSIA. METHODOLOGY FOR THE DIAGNOSIS OF PRIORITY AREAS FOR REHABILITATION. REHABIT PROJECT	129
FROM AFFORDABLE HOUSING TO THE AFFORDABLE CITY	129
HOUSING POLICY AS A KEY ELEMENT OF THE URBAN REGENERATION PROCESS.....	130
LESSONS LEARNT FROM CUBAN HOUSING POLICIES	130
STIGMATISED BY RESEARCH PERSPECTIVES TOO? HOW FINNISH URBAN RESEARCH HAS APPROACHED HOUSING ESTATES	131
FROM CHOICE BASED LETTING TO NEED-BASED HOUSING ALLOCATION IN THE NETHERLANDS.....	131
19 WORKING GROUP: PRIVATE RENTED MARKETS	133
DIGGING THE AFFORDABLE HOUSING CRISIS IN MILAN: A MICRO-LEVEL ANALYSIS OF A PRIVATE RENTAL MARKET UNDER PRESSURE	134
INVESTMENT MOTIVES AND STRATEGIES OF PRIVATE LANDLORDS IN THE NETHERLANDS	134
ASPIRATIONS AND EXPECTATIONS OF PRIVATE RENTERS IN IRELAND, 2023	135
CO-LIVING AS PROFITABLE BUSINESS IN TIME OF HOUSING CRISES.....	135
EFFECTS OF TAX CHANGES AND COVID ON LANDLORDS IN THREE SMALL LONDON NEIGHBOURHOODS.....	136
IMPACTS OF THE RE-REGULATION OF THE PRIVATE RENTED SECTOR IN SCOTLAND	137
HOUSING SYSTEM SUB-STRATA? LOW-COST AND INFORMAL HOUSING SUPPLY VIA DIGITAL PLATFORMS.....	137
RENTAL PRICES FOR HOUSING UNITS IN NORWAY	138
CLOSING THE RENT INDEX GAP - SUPPLY UPGRADING AND HOUSING RENT GROWTH ACROSS VIENNESE NEIGHBOURHOODS	138
20 WORKING GROUP: RESEARCH ON RESIDENTIAL ARCHITECTURAL AND PEOPLE	139
SPATIAL HEGEMONY OF SHORT-TERM AND LONG-TERM USERS IN SILIVRI CARAVAN PARK	140
LONG AND SHORT-TERM TRANSFORMATIONS OF THE LHEs IN CZECH CITIES: RESIDENTS’ PERSPECTIVE	140
HOUSING SATISFACTION: A COMPARISON BETWEEN POST-SECOND WORLD WAR LARGE HOUSING ESTATES AND POST-SOCIALIST MULTIFAMILY RESIDENTIAL NEIGHBOURHOODS	141
SPATIAL ANALYSIS OF KIPTAŞ AND TOKİ RESIDENTIAL EXAMPLES IN TERMS OF PUBLIC-PRIVATE SPHERE USE: A DISCUSSION ABOUT SOCIAL ASPECT OF HOUSING IN TURKEY	142

21 WORKING GROUP: RESIDENTIAL BUILDINGS AND ARCHITECTURAL DESIGNING.....	143
THE REPRESENTATION OF RESIDENTIAL USES FROM EMPTY SPACES TO NO SPACE AT ALL?.....	144
ACTION RESEARCH IN ARCHITECTURE. A CASE STUDY ON LINKING EQUITABLE HOUSING TO CIRCULAR BUILDING STRATEGIES.....	144
PREFERENCES OF SPATIAL FEATURES OF APARTMENT HOUSES.....	145
SOCIAL CHANGES AND PERCEPTIONS OF THE VALUE OF ARCHITECTURE'S AUTHORSHIP: A NEIGHBORHOOD FROM THE PRITZKER	
ÁLVARO SIZA.....	145
22 WORKING GROUP: RESIDENTIAL CONTEXT OF HEALTH.....	147
HOUSING AS A HEALTH INTERVENTION FOR ASTHMA.....	148
GENERATIONAL CHANGE IN PARENTAL CO-RESIDENCE AND WORSENING MENTAL HEALTH AMONGST YOUNG ADULTS: WHAT IS THE RELATIONSHIP?.....	148
THE HOUSEDWELL INDEX: DEVELOPMENT OF A COMPREHENSIVE MEASURE OF HOUSING AS IT RELATES TO HEALTH AND WELL-BEING	149
THE IMPACT OF EXTREME HEAT AND COLD ON FUEL POVERTY	149
DO ELDERLY PEOPLE LIVING IN RURAL AREA ENJOY HEALTHIER LIFESTYLE? - AN INVESTIGATION BASED ON KOREA TIME USE SURVEY	150
HOUSING AFFORDABILITY AND RESIDENTIAL MOBILITY: SHAPING AN UNEVEN LANDSCAPE OF ADVANTAGE	150
COHABITATION AS A SPECIFIC FORM OF LIVING AND CARING IN DISABILITY AND PSYCHIATRY	151
THE ROLE OF HOUSING IN COVID INEQUALITIES IN THE UK.....	152
HABITAT, HOUSING, HOME, AND HEALTH: A CONCEPTUAL FRAMEWORK.....	152
HOUSING INEQUALITIES, THERMAL EQUIPMENT AND HEALTH: A STUDY OF FIVE BUILDINGS IN ÎLE-DE-FRANCE	153
23 WORKING GROUP: SOCIAL HOUSING INSTITUTIONS, ORGANISATIONS AND GOVERNANCE	154
"YOU HAVE TO BE FINANCIALLY SUSTAINABLE WITHOUT BEING TOO PUNITIVE": THE CONFLICT BETWEEN CARING AND COMMERCIAL IMPERATIVES IN THE AUSTRALIAN SOCIAL HOUSING SECTOR.....	155
SPATIAL STEERING EFFECT OF THE SUBSIDISED HOUSING LAW - CASE OF THE SUBSIDISED HOUSING LAW IN THE STATE OF SALZBURG	155
PUBLIC HOUSING AND THE PINQUA IN ITALY.....	156
RESIDUALISATION AND HOUSEHOLD ENERGY DEMAND IN SOCIAL HOUSING: EMERGENT RESEARCH AGENDAS.....	157
CONSIDERATIONS OF 'FITTING IN': MATCHING OF TENANTS AND NEIGHBOURHOODS IN SOCIAL HOUSING IN NORWAY	158
COUNTER-HEGEMONIC KNOWLEDGE IN PLANNING FOR INCLUSIVE HOUSING SOLUTIONS.....	158
TO BUY OR NOT TO BUY ? THE SALE OF SOCIAL HOUSING IN THE VIEW OF INHABITANTS IN LYON METROPOLIS AND OUTSKIRT	159
THE COMEBACK OF THE DUTCH SOCIAL LANDLORDS? HISTORICAL AND FUTURE PERSPECTIVE OF HOUSING ASSOCIATIONS IN AFFORDABLE HOUSING PROVISION	160
THE ROLE OF PUBLIC HOUSING AND "SOFT" RENT REGULATION IN TENURE INCOME SEGMENTATION AND SEGREGATION IN INNER CITY METROPOLISES OF SWEDEN	160
POLICY IMPLEMENTATION THEORY, SOCIAL MECHANISMS AND THE GOVERNANCE OF PUBLIC HOUSING IN SWEDEN	161
IS THERE A CRISIS IN SOCIAL HOUSING MANAGEMENT IN ENGLAND?	161
INFORMAL HOUSING PRACTICES IN CHINA'S PRIVATIZED PUBLIC HOUSING NEIGHBORHOODS: A CRITICAL DISCOURSE ANALYSIS	162
INSTITUTIONAL DIFFICULTIES OF THE IDEAL OF USER PARTICIPATION IN SOCIAL HOUSING IN NORWAY. DISCUSSED IN LIGHT OF THE 'INSTITUTIONAL PECULIARITY' OF HOUSING IN THE WELFARE STATE	163
FROM GLOBALIZING TAIPEI TO LEARNING AMSTERDAM: REFERENCING AS A POLITICIZING STRATEGY FOR URBAN DEVELOPMENT IN TAIWAN	163
FEASIBILITY OF MUNICIPAL HOUSING AS AN INSTRUMENT OF AFFORDABLE HOUSING PROVISION IN POST-WAR UKRAINE.....	164
24 WORKING GROUP: SOUTHERN EUROPEAN HOUSING.....	166
RESIDENTIAL SATISFACTION IN CROATIAN AND SLOVENIAN LARGE HOUSING ESTATES (LHE) FROM SOCIALIST AND POST-SOCIALIST PERIOD	167
EXPLORING THE CHANGING SPATIAL PATTERNS AND DISTRIBUTION OF HOUSING PRICES IN MADRID USING SPATIAL ANALYSIS (2010 – 2019).....	168
LOCAL HOUSING PLANS AND THE EUROPEAN HOUSING STUDIES COURSE: TWO EXAMPLES OF SUCCESSFUL TRANSFER OF KNOWLEDGE TO SOCIETY	168

THE REGENERATION POLICY AND HOUSING ISSUE. THE ITALIAN CASE READ THROUGH THE HISTORY OF FOGGIA (PUGLIA, SOUTH OF ITALY)	169
PORTUGAL, THE PROCESS OF PUBLIC AND PARLIAMENT DISCUSSION OF A “POST-NEO-LIBERAL” HOUSING POLICY.....	169
REGENERATION MODELS OF THE HOUSING MARKET IN POST-CRISIS ATHENS	170
25 WORKING GROUP: TOWARDS SUSTAINABLE COMMUNITIES AND HOUSING ACTORS, INTERVENTIONS AND SOLUTIONS.....	171
REVITALISING THE TERRACE: A MULTIDISCIPLINARY PROJECT TO IMPROVE THE QUALITY OF LIFE THROUGH COMMUNITY SPACE	172
MULTI-LAYER CHARACTER OF HOUSING REGENERATION IN POST-SOCIALIST SERBIA	172
RECUPERANDO UN FUTURO PERDIDO: ¿ES VIABLE LA CÁPSULA METABOLISTA PREFABRICADA PARA LA REGENERACIÓN URBANA EN EL SIGLO XXI?	173
MAPPING OF RESIDENTIAL VULNERABILITY: MULTIVARIATE ANALYSIS FOR THE DIAGNOSIS OF PRIORITY AREAS FOR REHABILITATION IN SEVILLA.....	173
IN SEARCH OF SUSTAINABLE URBAN RENEWAL: CASE STUDY OF WARSAW’S PRAGA AND LVIV’S PIDZAMCHE	174
A DECADE OF NEW RESIDENTIAL DEVELOPMENTS AROUND PARKS IN LODZ: TO WHAT EXTENT DO DEVELOPERS CAPITALIZE ON THE CITY’S GREEN ASSETS?.....	174
URBAN REGENERATION AND EVOLUTION THROUGH SYSTEMIC APPROACH TOWARDS PARTICIPATIVE AND BOTTOM-UP COLLECTIVE HOUSING INITIATIVES. ARCHITECTS’ ROLE PARADIGM’S CHANGE AND THE ARCHITECTURE RESULTS OF CO-DESIGN PROCESSES WITH SELF-BUILD GROUPS IN AMSTERDAM.....	175
YOUTH INVOLVEMENT AND INTEREST TO ENERGY STAKE AT THE HOUSING SCALE	176
COMBATING RESIDENTIAL ENERGY POVERTY IN EXISTING DWELLINGS: ECO-SOCIAL RESPONSES IN DENMARK, IRELAND AND SPAIN?	176
AFFORDABLE HOUSING AND ADAPTIVE REUSE OF BUILT HERITAGE IN CANADIAN CITIES.....	177
26 WORKING GROUP: WELFARE POLICY HOMELESSNESS AND SOCIAL EXCLUSION	178
A HOUSING ‘PROBLEM’ REPRESENTATION IN THE POLISH HOUSING POLICY DISCOURSE IN 2015-2023	179
HOMELESSNESS DEINSTITUTIONALIZATION POLICY IN FINLAND: HOUSING FIRST AND PERSPECTIVES FROM THE GROUND	179
PATTERNS OF SERVICE UTILIZATION AMONG 79,000 HOMELESS AND AT-RISK VICTORIAN HOUSEHOLDS: A LARGE ADMINISTRATIVE STUDY.....	180
COMBATING SEGREGATION THROUGH ELUSIVE PROMISES: AN ETHNOGRAPHY OF THE MICRO-POLITICS OF SWEDISH HOUSING PLANNING	181
QUALITY OF LIFE OF RAPIDLY RE-HOUSED HOMELESS PERSONS IN CORK, IRELAND.....	181
VISUALISING SOCIAL PROBLEMS. A CASE OF HOMELESS MORTALITY	182
HOUSING POLICY, MIGRANT SETTLEMENT, AND THE RESTRICTIVE MIGRATION REGIME	182
HOUSING PATHWAYS OF THE DISPLACED IN A GENTRIFYING URBAN REGION IN FINLAND	183
DIGGING THE AFFORDABLE HOUSING CRISIS IN MILAN: A MICRO-LEVEL ANALYSIS OF A PRIVATE RENTAL MARKET UNDER PRESSURE	183
COMPARATIVE STUDY ON CHANGES IN HOMELESSNESS POLICIES IN THE UK AND JAPAN	184
CAN ARTIFICIAL INTELLIGENCE HELP US FIND THE CAUSES OF HOMELESSNESS IN BRAZIL?	184

Authors Index

A

Aarland Kristin · 121
Abramsson Marianne · 73
Afshari Mohsen · 145
Aguirre César Ulises Linares · 173
Akkuzu Idil · 140
Aksümer Gizem · 24, 28
Ala-Mantila Sanna · 46
Alves Hélder · 145
Amann Wolfgang · 39
Andersson Eva · 49, 50
Andersson Eva K. · 47
Anisimov Oleksandr · 36
Annese Mariella · 169
Antczak-Stepniak Agata · 67
Antonić Branislav · 172
Aragau Claire · 68
Ariola Laura · 169
Arundel Rowan · 96
Astrup Kim · 93
Atalay Serde · 110
Audycka Barbara · 105

B

Baalbergen Ids · 122
Bailey Nick · 137
Baker Emma · 66, 149, 150
Banabak Selim · 46, 138
Barkul Ömür · 41
Barlindhaug Rolf · 62
Bastiaans Joep · 23
Bell Rose · 148
Bellamy Rob · 157
Bello Gaia · 88
Belotti Emanuele · 134, 183
Bengtsson Bo · 25
Benjamin Leclercq · 15
Bentley Rebecca · 148, 149
Bernt Matthias · 34
Blanco Ismael · 51
Bliksvær Trond · 163
Borg Ida · 49
Bouzarovski Stefan · 157
Brattbakk Ingar · 158
Bretzer Ylva Norén · 86
Bricocoli Massimo · 94, 134, 183
Bronzini Micol · 72
Brzezicka Justyna · 95
Buitelaar Edwin · 36
Burgess Gemma · 77

C

Callanan Judith · 109
Cano Ana Belén · 172
Cao Weiyi · 18, 125
Cartwright Angela · 148
Casanovas Roser · 17
Charles Hannah · 157
Charlesworth Daisy · 22
Chen Ching-Yi · 72
Chen Yi-Ling · 163
Chien-Wen Peng · 62
Chin-An Bai · 62
Cho Young-ha · 75
Christiansen Ina Marie · 158
Clair Amy · 149, 150
Coffee Neil · 66, 150
Colini Laura · 21
Cortés-Urra Valentina · 31
Costa Giuliana · 151
Costarelli Igor · 88
Coudroy de Lille Lydia · 159
Coulter Rory · 119
Cruz-Mazo Estrella Candelaria · 129
Cui Junru · 89
Czischke Darinka · 23, 31

D

De Decker Pascal · 63
De Santis Giovanna · 72, 116
Debrunner Gabriela · 115
Dekker Karien · 116
Desponds Didier · 63
Deusdad Blanca · 71
Đokić Ratko · 167
Dominiak Paula · 38
Dreesen Stijn · 96
Druta Oana · 90
Dülgeroğlu-Yüksel Yurdanur · 43

E

Eastaway Montserrat Pareja · 176
Eika Anders · 62
Engström Eskil · 29
Erkut Gülden · 114
Ersoy Aksel · 31
Esteve-Güell Mar · 51

F

Fatemidokhtcharook Mina · 90
Fedoriv Pavlo · 36
Ferenčuhová Slavomíra · 140
Ferguson Eleanor · 14
Feridonzadeh Hassan · 41
Fijalkow Yankel · 58, 153
Finnerty Joe · 181
Flåto Maja · 73, 83
Frankowski Jan · 56
Fregolent Laura · 21

G

Gabaude Alix · 86
Gallié Martin · 107
Ghafouriazar Niloufar · 118
Gibb Ken · 137
Gilbert Catherine · 67
Girgin Dilara · 65
Gluszek Michal · 95
Golombek Rolf · 138
Gormally-Sutton Alexandra · 157
Gotovac Anđelina Svirčić · 167
Grafweg Annika · 38
Grander Martin · 160
Groot Jolien · 117
Gruis Vincent · 31
Grundström Karin · 135
Gulbrandsen Lars · 73
Guldbrandsen Lars · 83
Gurran Nicole · 67, 137
Gustafsson Jennie · 49
Gutheil-Knopp-Kirchwald Gerlinde · 61
Gutiérrez Silvana Canales · 78

H

Haandrikman Karen · 50
Haffner Marietta E. A. · 160
Hagbert Pernilla · 29
Halvitigala Dulani · 109
Hamad Hawzheen · 123
Hanhörster Heike · 113
Hartig Terry · 152
Hasan Sacha · 124
Hein Simon · 57
Hertting Nils · 161
Holmes Hannah · 77
Holmqvist Emma · 122
Höpler Ruth · 28
Horňáková Marie · 140
Horvat Marko · 160
Howard Amber · 148
Howrad Amber · 86

Hyötyläinen Mika · 22

J

James Laura · 83
Jarecka – Bidzińska Ewa · 174
Jelinek Csaba · 22
Jenni Mäki · 183
Jensen Christopher · 148
Jensen Jesper Ole · 23, 176
Jeon Jae Sik · 42, 101
Jeong Bo Seon · 42
Jeske Jule Iken · 29
Johnson Guy · 180
Judd Bruce · 71
Jürgenhake Birgit · 21
Jutvik Kristoffer · 122

K

Kadi Justin · 46
Kährik Anneli · 87
Kajdanek Katarzyna · 117
Kalm Kadi · 114
Kammerhofer Arthur · 155
Karadimitriou Nikos · 102
Karahan Ebru · 55
Karampou Katy · 77
Karhula Alekski · 46
Kauppinen Timo M. · 46
Kavaarpuo Godwin · 180
Kawalerowicz Jutta · 47, 73
Kenyon Gladys Elizabeth · 168
Kerbler Boštjan · 141
Keskin Özge · 65
Khatibi Maryam · 24, 28
Kirs Juhila · 183
Kjellberg Ida · 181
Klasić Anamaria · 167
Koblyakova Alla · 98
Kočková Jana · 140
Koessl Gerald · 129
Kohl Sebastian · 34
Koussan Sara · 130
Kovács Bence · 34
Królikowska Katarzyna · 26, 106
Kromhout Steven · 124, 131
Kronenberg Jakub · 174
Kubala Petr · 29
Küçükyazıcı Ufuk · 142
Kurvinen Antti · 46

L

Lages Joana Pestana · 50

Larsen Henrik Gutzon · 25
Łaskiewicz Edyta · 174
Lawson Julie · 36, 37
Lazoroska Daniela · 135
Ledent Gérald · 24, 144
Leetmaa Kadri · 114
Lehner Judith · 129
Lemos Tânia · 145
Leni Elisabetta · 179
Lennartz Christian · 113, 127, 134
Leshinsky Rebecca · 109
Lespagnard Margaux · 144
Levin Iris · 116
Lewis Abigail · 155
Li Ang · 149
Lido Catherine · 52
Liebig Simon · 123
Lis Piotr · 30
Livingston Mark · 137
Lojanica Vladimir · 172
Loomans Dolly · 113
Lopes Nuno · 98
Łuczak Paweł · 74
Lutz Manuel · 27
Lux Martin · 90

M

Machado Idalina · 145
Mack Colin · 52
Mader Malgorzata · 175
Magalhães Claudio · 102
Mak Karen · 119
Mallet Charlotte · 16
Malmberg Bo · 47
Maloutas Thomas · 170
Manlangit Michael · 102
Mansour Adelle · 148
Manting Dorien · 113
Markussen Simen · 138
Mason Phil · 52
Mathéy Kosta · 43, 130
Mazo Estrella Candelaria Cruz · 173
McKenna Neil · 28
Melic Talia · 30
Mezzapesa Ilaria Lucia · 169
Migliari Wellington · 184
Miquel Marc Pradel · 172
Mohall Marcus · 47
Molina Irene · 47, 135
Moreno Héctor Simón · 168
Mostowska Magdalena · 182
Mugnano Silvia · 88
Munson Lucas Marcel · 94

N

Nasreen Zahra · 137
Nazio Tiziana · 116
Nel-lo Oriol · 51
Nessler Miriam · 113
Newton Caroline · 63
NikSima Farhad · 41
Nordahl Berit Irene · 62

O

O'Reilly Ann-Marie · 135
Öberg Nicolina Ewards · 182
Ogrodczyk Agnieszka · 127
Okamoto Yoshihiro · 184
Olbińska Katarzyna · 130
Omarrementeria Carla Sentieri · 32
Orchowska Justyna · 81
Osborne Michael · 52
Oskay Berkay · 41
Österberg Torun · 53
Özsoy Ahsen · 43

P

Pablo Molina · 108
Page Kira · 66
Päivikki Kuoppakangas · 183
Park JungHo · 75
Parys Artur · 61
Pastak Ingmar · 87
Pereira Sandra Marques · 169
Pereira Sandra Marques · 145
Peverini Marco · 94
Popova Yuliia · 164
Pulat-Gökmen Gülçin · 43
Puur Allan · 114

R

Rataj Zuzanna · 30
Richard Åse · 47
Rietdijk Chantalle · 100
Rietdijk Chantalle Elisabeth · 163
Riikka Perälä · 183
Rivera Claudia Núñez · 173
Roberto Natalia · 169
Rolando Ludovica · 26
Ronald Richard · 89, 117
Roncaglioni Fabio · 48
Roudil Nadine · 176
Ruonavaara Hannu · 37, 82
Ruoppila Sampo · 131

S

Saaristo Saila-Maria · 18
Sabatinelli Stefania · 134, 183
Salember Chloé · 24
Samec Tomáš Hoření · 29
Sandlie Hans Christian · 73, 83
Santiago Anna Maria · 121
Santos António Duarte · 98
Savoldi Paola · 134, 183
Scanlon Kath · 136
Schaefer Jean Pierre · 101
Schindelegger Arthur · 61
Schneider Antonia Elisabeth · 46
Schultz Anton · 157
Seher Walter · 61
Sendi Richard · 141
Şenvaridar Fatma Gül Eryıldız · 114
Shcheholska Solomiia · 174
Shnaider Vita · 39
Shojaei Reyhaneh · 77
Shostak Hanna · 41
Shrestha Pranita · 67, 137
Sinclair Sarah · 109
Skuzza Monika · 174
Soaita Adriana Mihaela · 80
Sohn Chul · 150
Solsona Montserrat Simó · 172
Solstad Asgeir · 163
Sono Nhlanhla Lucky · 108
Špačková Petra · 49, 140
Stoisser Luise · 127
Suitso Elina Maarja · 114
Sukhomud Galyna · 36
Sunega Petr · 90
Suszyńska Katarzyna · 30
Sutela Elina · 128
Sýkora Jan · 49
Szabó Balázs · 99

T

Tammaru Tiit · 114
Teller Jacques · 87
Tippel Cornelia · 113
Tkachenko Oleksandra · 36
Toll Mathew · 149
Tomal Mateusz · 94
Tomasik Klaudia · 128
Tosics Ivan · 66
Tranmer Mark · 52
Trojanek Radosław · 95
Tsalpatourou Asimina · 105

Tsenkova Sasha · 177
Tummers Lidewij · 56
Tunstal Emerita Rebecca · 152
Tunstall Emerita Rebecca · 161
Tunstall Rebecca · 52
Turgut Hulya · 65
Turner Lena Magnusson · 51
Turtiainen Pirjo · 131
Tzika Zoe · 32

U

Üblacker Jan · 123
Umfreville Paul · 83
Uyttebrouck Constance · 63, 87

V

Valdivia Blanca · 17
van Bortel Gerard · 157, 160
van Tongeren Stefan · 111
Veera Niemi · 183
Visscher Henk · 55

W

Warren-Myers Georgia · 148
White Michael · 98
Wiener Robert · 68
Wilson Yaneira · 58, 153
Winston Nessa · 176
Wolfgang Constanze · 156

Y

Yim Taegyun · 75
Yoo Jii · 101

Z

Zaleczna Magdalena · 67, 93
Zālīte Jānis · 123
Zangger Christoph · 48
Zasina Jakub · 89
Żelazowski Konrad · 89
Zhang Shifu · 162
Zhang Tao · 138
Zubrzycka-Czarnecka Aleksandra · 179

01 WORKING GROUP

A SPECIAL SESSION ABOUT GENDER AND HOUSING

Co-operative Recruitment Processes: The experiences of low-income women in Brighton & Hove

Eleanor Ferguson (University of Brighton, School of Humanities and Social Science, United Kingdom)

Abstract

Women's experiences in housing co-operatives are under-researched and underreported 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, particularly low-income women, to co-operative housing.

This paper analyses the recruitment process in housing co-operatives, based on a series of twelve semi-structured, longform qualitative interviews with low-income women residents of co-operatives in Brighton & Hove (UK), undertaken as for the author's doctoral research. The recruitment process, as an experience, can be divided threefold: competitiveness, protractedness, and gender based. I will examine, through a thematic analysis of participant experiences, how these factors interweave with the socio-economic and gender status of low-income women. Understanding recruitment processes is vital as they impact both applicants and the fabric of co-operatives. Recruitment processes, particularly in a hyper competitive context, can – as managerial labour – be a key stressor for existing co-operative residents, and gendered labour patterns within co-operatives therefore impact on solutions to recruitment problems. I argue that gender and class inequalities are embedded into co-operatives through inequitable recruitment processes.

The recruitment process into housing co-operatives, as experienced by participants, was often driven by an underlying competitiveness produced by scarcity in secure, affordable housing stock in Brighton & Hove. In the struggle for a finite and greatly desirable resource, applicants engaged in a highly competitive interview process. The process was mired by competition at its core. For those residents who were housed quickly, they had to 'perform' correctly: this was affected by multi-layered socio-economic factors. In addition, the period between interview and notification of success or rejection was significant for some participants. This can cause adverse emotional effects. Several participants also reported an increase in housing precarity due to long waiting times and poorly structured recruitment processes.

Some participants were specifically questioned about their willingness and aptitude for feminine-coded roles in the co-operative at the recruitment stage and described an implicit pressure to emphasise their abilities in mediation, childcare, organisation, and cleaning. I contend that a gender-based uneven distribution of labour in housing co-operatives can embed and reproduce itself through the recruitment process, and that this is co-productive with the performance of gender roles by participants through funnelling and pre-emptive performances. The gender and class-based dynamic incubated during the recruitment process has significant ramifications for life in the co-operative, and the health of the co-operative's democratic structures.

Gender mainstreaming in Brussels housing policies: between miserabilism and incremental transformation of professional and institutional practices

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Abstract

In Belgium, since 2012, public actors are obliged to promote gender equality in public policies¹. Because of its "revolutionary potential" and its cross-cutting and multi-level dimensions (Bustelo, 2003), these gender mainstreaming measures generate a lot of expectations, but their concrete implementation mechanically gives rise to many disappointments among feminist actors (Meier & Celis, 2010).

This paper aims to show how housing policy reflects in many ways the disappointed ambitions and difficulties that public actors are facing in implementing gender equality measures in practice. Based on qualitative and quantitative research conducted among a dozen public and parapublic organizations in charge of housing policy in Brussels², this paper analyzes the limits of a governmentality by instruments (Lascombes & Le Galès, 2005), when it comes to tackling an object - housing - that is archetypal of the androcentric conceptions of our contemporary societies. More specifically, we will show how gender mainstreaming leads to incremental transformations among institutional actors that can be understood from an intersectional perspective. While poor and racialized populations are directly targeted by measures in favor of gender equality according to an eminently miserabilistic conception, the measures targeting the middle and upper classes remain mostly genderblinded (so-called "average" housing, social home ownership...).

Keywords: Gender, Housing Policies, Instruments public policy, Governmentality, Intersectionality, Brussels

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¹ See the ordinance of 29 March 2012 which integrates the gender dimension into the policy lines of the Brussels-Capital Region

² Etude d'analyse sur le genre et le logement en Région de Bruxelles-Capitale, Brussels Logement, UCLouvain, 2022-2023

Difficulties in accessing social housing for women victims of domestic violence - Analysis based on the work of a housing rights association

Charlotte Mallet (the Centre de Recherche sur l'Habitat - UMR CNRS 7218 LAVUE, University of Paris Nanterre)

Abstract

This proposal responds to the call for papers for the interdisciplinary session on gender and housing. It focuses on the residential trajectories of women who have experienced or are experiencing domestic violence, which leads to a broader consideration of how the 'continuum of gender violence' (Kelly, 1988) contributes to housing vulnerability, including during the re-housing process. This analysis is based on the little-known role of lawyers working in housing rights associations. We will analyze how these legal experts face the specificity of the social and legal care of women who are in both a situation of poor housing (homelessness, substandard housing or eviction) and experiencing domestic violence.

Gender has long been 'an unthought-of issue in strategies to fight against poor housing' (Fondation Abbé Pierre, 2023: 44) and the question of housing struggled to emerge as a feminist issue in this sector (Bergeron-Gaudin, Dufour, Latendresse, 2022). Therefore, for the majority of lawyers working in housing rights associations, taking into account the consequences of gender-based discrimination (such as domestic violence) on residential trajectories seems to be a recent development, as is the conceptualisation of housing as a place of potential danger for the women they help. Given the complexity of the administrative and legal procedures that poorly-housed people have to deal with, these associations have emerged as real intermediaries between households and institutional actors (social landlords, town halls, prefectures...). Therefore, their expertise enables them to 'point out the shortcomings of housing or social action policies' (Aubrée, 2004: 80), particularly in a tense sector such as the Parisian region. I will analyse how, in this context, lawyers can mobilise their particular skills in order to identify situations that are sometimes invisible to the public authorities, such as domestic violence.

Using my field observations in a Parisian housing rights association, I will show the inadequacy of the rehousing system for poorly-housed women who are experiencing domestic violence. Indeed, and although since 2009 proof of violence between partners has been a priority criteria for the allocation of social housing, this priority is generally conditional on having filed a complaint or having a protection order to attest the violence. However, women have unequal access to resources depending on their social and administrative position (relationships with the police, access to justice, different solidarity networks...). As a result, many of them are not able to provide the documents needed to alert social landlords on the urgency of their rehousing. Furthermore, the policy of 'prioritising requests according to the urgency of the case' (Dietrich-Ragon, 2010: 107), which was introduced by social landlords in order to deal with the lack of offer for housing domestic violence victims, is at odds with the logic of 'reducing rental risks' (Lanzaro, 2018: 175), that these organisations promote. This practice tends to prevent access to social housing for some women who are victims of domestic violence, particularly when they are in a vulnerable socio-economic situation.

In the context of shortage of emergency housing and more generally of a 'social housing crisis' (Domergue & Huyghe, 2015: 18), I will show that lawyers mobilise various strategies, thanks to which they reaffirm the urgency of re-housing these women and try to overcome the discriminatory practices of social landlords. I will analyse how, in these situations, the task of legal professionals is likely to be transformed and extended, having to consider not only housing law, but also the legal and judicial treatment of domestic violence. I will also show that this change of professional practice leads them to

confront institutions to the dysfunctions of housing policies and to criticize the law and its application by social landlords.

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Community care in the housing environment

Roser Casanovas (Founding member of the feminist cooperative Col·lectiu Punt 6), **Blanca Valdivia** (Founding member of the feminist cooperative Col·lectiu Punt 6)

Abstract

Urban space and housing have been constructed on the basis of public-private segregation. The dichotomy between public and private space links men to public space and productive activities and women to domestic spaces and care work. This dichotomy is a key element to prioritising public spaces for productive activities without thinking about the material needs to take care of urban spaces.

This paper presents the results of a research to build a care network in relation to housing. The type of care that is proposed to be collectivised include different types of care: food, childcare, care for the elderly, emotional support, supplies...

The care network proposes a set of interconnected community spaces, close to housing, that allow for the collectivisation of care and care management. Network is composed of collective spaces of housing cooperatives, public spaces close to the dwellings and community and social spaces.

Keywords: Feminist Urban Planning, Everyday life network, Community care, Housing

Gendered and Classed Homelessness: A Life-history analysis on displaced survival in Lisbon

Saila-Maria Saaristo

Abstract

This article examines the gendered and classed dynamics of homelessness and displacements in Portugal. I use the lens of displaced survival to bring light to the complex web of relations that promote the housing exclusion of low-wage single mothers. I show how these families, expelled from housing programs and unable to afford housing in the private rental sector, are left to suffer from a cycle of displacements, leading to accentuated poverty and dispossession, which also leads to over-generational perpetuation of poverty. In addition, they face additional vulnerabilities as mothers as threats to Methodologically the study draws from life-history interviews and policy analysis, conducted from 2017 to 2019 in Lisbon. In addition to being exploited within paid and unpaid labour and having to pay an unaffordable rent, these displacements and dispossessions are profoundly affected by the position of these women as 'disposable' workers within the low-wage service sector, mainly the care-domestic sector; by their general position as women and mothers, responsible for social reproduction; and by their omission of the policy responses to homelessness.

Keywords: Displacements, care work, social reproduction, homelessness, gender, Portugal

Living with strangers: housing preferences of professional migrant women in the shared rental market in Nanjing, China

Weiyi Cao (Department of Social Sciences, Wageningen University, the Netherlands), **Jin Xu** (School of Architecture, Southeast University, China)

Abstract

House sharing among unrelated young migrants is becoming particularly common in large cities in China, with the emergence of an increasing number of shared rental businesses and platforms. This study investigates the housing preferences of professional migrant women in the shared rental market in Nanjing, a large metropolis in East China by combining quantitative analyses and fieldwork. We first analyze a total of 311,720 shared rental listings collected from the website of the largest rental company Zillow from July 2021 to June 2022. Because the gender of existing tenants of each listing can be observed explicitly from the website, we classify units into three types – units shared by all-female tenants, all-male tenants, and tenants of both genders. Through hedonic regressions, we find that these three types of apartments differ in patterns of monthly rents, location, and other unit characteristics, indicating that the preferences of housing attributes vary among tenants of different genders. After controlling for the observable characteristics, the difference in rents persists: units shared by all-female tenants are significantly more expensive than the other two types, suggesting the potential existence of unobserved attributes in the dataset. Furthermore, with fieldwork in housing complexes and units managed by Zillow, we observe additional physical attributes of units shared by all-female tenants and compare them with those of the other two types. We find that apartment units

for which professional migrant women pay the rent premium have specific physical attributes³. This paper provides insights into combining online data and fieldwork to research housing through the gender lens and urges greater attention to studying gendered housing preferences in the shared rental market.

Keywords: migrants, women, gender, housing preferences, shared rental market, China

³ We plan to do fieldwork from March to May this year, after which we will replace the texts with specific attributes that we find during the fieldwork.

02 WORKING GROUP COLLABORATIVE HOUSING

(Against) displacement for co-living in Venice

Laura Fregolent (IUAV- University of Venice, Italy), **Laura Colini** (IUAV- University of Venice, Italy)

Abstract

In response to the housing crisis in major European cities, collaborative housing models such as co-housing, co-living, and co-sharing have gained interest as a potential solution (Hagbert, et al,2019; Brandsen et al 2020; Lang, et al 2020). While these models are often intended to be non-market and non-speculative, the genuine meaning of collaborative housing might be co-opted by real estate developers who use the rhetoric to justify profit-driven urban renewal projects. This paper presents a case study of an ex-military barracks in Venice, which was initially occupied and restored by families for residential purposes due to the State's disinterest in refurbishing the asset for public social housing. This led to a contractual agreement for tenancy between the inhabitants and the State renewed regularly for over 50 years. Recently, a French real estate investor offered the purchase of the property for a culture & arts and energy-efficient co-habitation and co-working space, resulting in the eviction of the inhabitants. This paper argues that the combination of State inaction and real estate speculation using the rhetoric of co-living has led to the displacement and dispossession of inhabitants. It also examines how the inhabitants organised themselves against the State's policy of waiting for the best buyers to exploit prime development sites in Venice, as well as strategies for addressing State waiting and inaction in selling off these sites.

Keywords: housing, renewal, regeneration, displacement, financialization, culture & art, State inaction

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Towards an Inclusive Living Environment in which people can grow old

Birgit Jürgenhake (Delft Technical University, Faculty of Architecture, the Netherlands)

Abstract

The ageing society asks for architectural designs in which people can grow old. However, our living environments are not well-equipped for this. Isolation, loneliness or neglect of the elderly are often seen results. What if we could create living environments for mixed communities, co-housing or other forms of living in which the elderly live among others and can be informally supported and empowered to keep a purpose in life? In 2022, 12 students studied a neighbourhood in The Hague in the

Netherlands to find answers to these questions. The integration of ethnographic research methods provided a unique opportunity for the student to meet their target population. Models and design solutions for new concepts of co-habitation were developed, answers on the level of transformation of existing houses, new houses and ideas for a co-neighbourhood with new amenities. The paper will explain the method, the process and show some interesting results.

Keywords: ageing society, ethnographic research methods , co-housing, co-neighbourhood

Housing cooperativism as a historically embedded process: A case study from Hungary

Csaba Jelinek (Periféria Policy and Research Center, Hungary)

Abstract

Housing cooperatives – as a specific form of collaborative housing – are once again widely discussed among different stakeholders in the field of housing, since at least the global financial crisis of 2008-2009. However, historical lessons learnt from the previous cycles of experimenting with this specific institutional form are rarely part of these discussions. Within this paper my main aim will be to demonstrate the contemporary importance of these past experiences through an analytical innovation. I argue that instead of focusing solely on the institutions of housing cooperatives, there is a need to apply a more processual and relational approach, which can be grasped with the notion of “housing cooperativism”. Through the case study of Hungary, I will show how different versions of housing cooperativism unfolded in different historical periods in the last 150 years, under different structural constraints. Building on the analysis of Coudroy de Lille (2015) focusing on Poland, the paper will analyze how these different versions ended up in deadlocks. In the conclusion I will argue that we might increase the sustainability of contemporary cooperative models if we take seriously the lessons learnt from analyzing housing cooperativism as a historically embedded process.

Housing cooperativism in Finland from 1920 to 2020. A century of co-opted experiments?

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

Abstract

Despite a century of experimentation with housing cooperatives, it has never become an established tenure form in Finland. However, in light of rising housing unaffordability and insecurity in the private housing sector, and a retrenching social housing sector, we are seeing a resurgence of practical and political interest. The national government has expressed support, new housing initiatives are being established, and the state housing finance organization is investigating different financing options. Given this renewed interest and active role of the state, we consider it a pertinent moment to take

stock of, and re-examine, the history of housing cooperativism in Finland. Through a document analysis, we bring past experiments into conversation with contemporary debates. Considered separately, the existing disparate scholarship on Finnish housing cooperatives gives the impression of a limited and fragmented history. However, this study reveals that Finland actually has an incredibly rich and long-standing history of experimentation and fiery debate surrounding housing cooperatives spanning over the last one hundred years. Despite this history of experimentation though, it is true that housing cooperatives have never become an established tenure form in Finland. The primary aim of this paper is therefore to investigate why, despite several attempts, housing cooperatives have never expanded beyond a niche mode of housing provision in the Finnish context. Our findings suggest that their limited success has been primarily due to a lack of supportive institutions. We suggest three reasons for this. Firstly, that Finnish housing cooperatives have been relatively isolated from the rest of Finland's well-established cooperative sector. Secondly, we find the success of worker housing cooperatives hindered by the dominance and political power of large-scale Finnish housing developer companies. Thirdly, we suggest that the fragmented political support for housing cooperatives is itself reflective of the temporary nature of Finland's housing policy more broadly. Such insights are useful for those interested in the ongoing development of housing cooperatives in Finland, but also for broader research on the past and present evolution of housing cooperativism in other housing systems and geographical contexts.

Keywords: housing cooperatives, housing systems, political economy, Finland

Developer-led community-based housing models for seniors: comparing Denmark and The Netherlands

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Abstract

With increasing numbers of elderly households in need of care and social connection, countries undergoing advanced demographic transitions have seen a rise in interest in community-based housing models for seniors. Amongst the benefits often attributed to these housing models are increased social connectedness and mutual help among residents, resulting in better physical and mental wellbeing. Traditionally, community-based housing has been organised bottom-up. However, these models are slow because they require lengthy deliberation processes within the group and with professional actors. In an attempt to speed-up and scale-up the development of these projects to respond to the increasing demand, market developers in Denmark and The Netherlands have started to develop a variety of new senior housing concepts. In this paper, we explore how these new developer-led concepts contribute to scale up this living forms, while aiming to fulfil societal aims. Methods include a comparative analysis of four cases, two in each country. Cases have been selected based on criteria such as the inclusion of at least one communal space, seniors as the (main) target group, developer taking the lead in the development, and realization period between 2016-2021. Data was collected through a combination of interviews with developers and residents, focus groups with residents and a survey with residents. Findings shed light on the potential and challenges for these concepts to provide housing solutions that meet the societal demands.

Household and Space Reconfigurations through Home-Sharing. Forms of Cohabitation in Brussels Traditional Houses

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Abstract

This article recounts an investigation into the "Clara List", a digital platform that connects residents that desire to share dwellings in Brussels. This 13-year old platform is managed by a single woman, Lisa, who has dedicated her time to maintaining the list and federating a home-sharing community. In Brussels, home-sharing is mainly organized in large houses inherited from the turn of the 20th century, which used to accommodate large families. In a city where nearly 50% of people live alone and housing is becoming less affordable, new households emerge in these traditional houses.

The research is based on quantitative data from the "Clara List", highlighting the social and spatial supply and demand for home-sharing. It is complemented with interviews with Lisa as well as on-site observation and interviews with residents. The research highlights the social strategies of the home-sharing residents as well as the spatial potential of the traditional Brussels house.

Keywords: Brussels, Row houses, Co-living, Dwelling strategies, Clara list

Collaborative housing within a gentrified neighbourhood: The Case of Lyon Croix-Rousse

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Abstract

The popular neighbourhood of the La Croix-Rousse in Lyon was the former settlement of the silk textile workers at the outset of the 19th century in France. It has been developed into an affordable neighbourhood in the 1970s and gentrified after the 1990s. In this neighbourhood, where housing prices/rents are increasing steadily, the former residents have started find ways to dwell in the region. Collaborative housing, hence, appeared on the horizon as a non-speculative way to stay in the area. This study focuses on one case of collaborative housing, realised in 2021 by a group of residents who were willing to stay in La Croix-Rousse's neighbourhood. To tackle the case study, semi-structured interviews with the inhabitants and its social landlord are conducted and the organization of spaces are investigated through architectural plans. The results highlight the affordability aspect of this collaborative setting and its potential solidarity-based solutions to confront gentrification.

Keywords: Affordability, Collaborative housing, gentrification, La Croix-Rousse, Solidarity

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Prospects and barriers for socially sustainable collaborative housing: A comparative history of housing alternatives in Denmark and Sweden

Henrik Gutzon Larsen (Lund University), Bo Bengtsson (Uppsala University)

Abstract

Denmark and Sweden are often seen as pioneering countries in the development of collaborative housing as alternatives to mainstream housing. The two countries are in this way ‘critical cases’ in the sense that relatively long and successful experiences with collaborative housing allows for deductions that can be transferred to other contexts. At the same time, the two countries are similar enough to make comparison possible and sufficiently dissimilar to permit identification of contrasting pathways for collaborative housing forms. Through a historical analysis of the Danish and Swedish cases, this paper seeks to address the question: What are the prospects and barriers for the emergence of collaborative housing as a socially sustainable alternatives to mainstream housing? This analysis is based on comparative process tracing with accessibility and long-term affordability as underlying criteria of success.

“Housing Co-operative Association (*kooperatywa mieszkaniowa*) as a new transplanted form of collaborative housing in Poland”

Katarzyna Królikowska, (LLM, Bonn, Kozminski University in Warsaw)

Abstract

The aim of the paper is to indicate the reasons for introducing another cooperative form of housing under the notion of collaborative housing and giving it significant public support in form of land access and preferable credits. On the March 1, 2023, a new law came into force, namely Act of October 4, 2022 on Housing Co-operative Associations (*kooperatywa mieszkaniowa*) and on the Public Support for the New Housing Construction. The new law was drafted in opposition to already existing post-socialist housing cooperatives (*spółdzielnia mieszkaniowa*) still managing about 13% of the housing stock in Poland. Cooperative housing was always a significant urban housing tenure, as Poland reported the greatest percentage of cooperative housing stock in towns in former Soviet countries since the 1970's. Post-socialist cooperative tenures were subject to very interesting internal evolution during the transition. Transformed by the Constitutional Court's decisions and legislative actions, the cooperative leasehold into cooperative freehold perform function of ownership, and they represent now a modernized tenures, and not remnants of the past. Though, the period of new cooperative construction has irretrievably passed.

In my paper, I analyse to what extent the new and old cooperative associations can fulfil the requirements of collaborative housing systems governing the stages of the production, exchange, and distribution of housing. The flexibility of housing cooperatives allowed them to rely on government patronage and switch quite seamlessly to market-based provision or other survival strategies in times when the state withdraws from the housing sector. One of the particularities of cooperative housing is that it constitutes a variable hybrid between the market, state and civil society but since the 1990 new cooperative housing never expanded beyond small niche in the market economy. Therefore, I investigate which form of cooperative organization tends to fulfil better the needs for collaborative projects, now financed and supported by the municipalities and the state, and which of them is more likely to flourish.

This paper summarizes the effects of a comparative project financed by the National Science Center in Krakow under the project 2016/21/D/HS5/03899 titled “European property law: between harmonisation and fragmented unification”.

Community engagement at a neighbourhood scale: the case of cohousing under grant-of-use in Barcelona

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Abstract

The paper examines the role of cooperative housing under grant-of-use in Barcelona in urban regeneration at a neighbourhood scale. Established as a policy within the right to housing plan in

2015(Ayuntamiento de Barcelona, 2015), the model includes among its constitutive characteristics the responsibility and rootedness in the territory, at the neighbourhood level and in network with other entities belonging to the Social and Solidarity Economy (Sectorial, 2019). This commitment generates positive externalities such as the creation of neighbourhood energy communities, the reception of underage refugees in one of the cooperative's lodgings, and the opening of shops for the sale of agro-ecological products. However, there are critical aspects too: often the idea of giving priority access to these projects to those who already live in the neighbourhood is not fulfilled. The research therefore questions whether Catalan housing cooperatives under grant-of-use can represent a driver of gentrification or can be an effective tool for urban regeneration.

Keywords: Collaborative housing, cooperative housing, urban regeneration, community engagement, neighbourhood scale

The times are changing: the case of collaborative housing in Berlin

Manuel Lutz (STATTBAU GmbH, Center for Metropolitan Studies, TU Berlin, Germany)

Abstract

Collaborative Housing (CH) has become an established market niche in Europe but scholars struggle to grasp the diversity and complexity of this growing phenomenon. With advances in systematizing the field, many questions remain open e.g. to which extent desired outcomes such as autonomy, affordability or solidarity are linked to specific forms of CH (Bernet/Balmer 2017, Bossuyt 2022, Chiodelli 2015, Czischke et al. 2020, Sorvoll/Bengtsson 2020). A major caveat of international comparative work is that categorizations produce seemingly timeless snapshots of CH (Griffith et al 2022). But CH is a housing strategy and form of life that responds to historical conditions. Change in internal motivations and external factors matter to explain hybrid arrangements in the life-cycle of specific projects (Ferreri/Vidal 2022) and urban settings, too.

The paper presents a historical account of CH in Berlin to illustrate this socio-temporal perspective. Drawing on a literature review and data by local agencies and networks for CH, it maps changing themes of motivations, forms and locations of realized projects over the last 15 years. This development shows continuity of social demand for and political endorsement of CH but also disruption in forms. Putting CH into local historical context reveals that scholarly and public debates often not fully recognize the real existing variation of forms and outcomes. In Berlin radical changes matter. The exceptional history where the squatting scene shaped many CH projects and new forms of ownership-oriented CH were built by Baugruppen, has been eclipsed by the city's growth and the financialisation of housing. The demise of chances for realizing some forms of CH is accompanied by a recent surge of rental CH in public housing corporations. The findings on historical outcomes and success of CH in Berlin are used to test the conceptual prowess of CH categorizations and to formulate tentative policy recommendations for supporting socially sustainable CH.

Residents' coping responses in collaborative housing and regular housing settings during the COVID-19 pandemic: An integrative literature review

Maryam Khatibi (Ecole Urbaine de Lyon, Université de Lyon, France), **Ruth Höpler** (Future.lab Research Center, Fakultät für Architektur und Raumplanung, Technische Universität, Austria), **Gizem Aksümer** (Ecole Urbaine de Lyon, Université de Lyon, France)

Abstract

This paper revisits the literature on collaborative housing and regular housing focusing on the intersection of housing affordability, social integration and health during the COVID-19 pandemic. Collaborative housing broadens the scope of regular housing by enabling the appropriation of common spaces by the residents, encouraging social interaction, promoting sharing practices, self-organization and mutual support in everyday life. However, little is known about the mechanisms underlying the different ways in which residents dealt with the COVID-19 pandemic. As such, this study explores (1) How was unwanted isolation experienced during the COVID-19 pandemic?, (2) How did residents cope with the pandemic?, and (3) Which spatial solutions contributed to their well-being? This review selected 40 peer-reviewed articles and 20 grey literature publications in English, German and French between 2020 and 2022. The review contributes to the pros and cons of collaborative ways of living that seem to be resilient in times of crisis.

Keywords: Collaborative housing, coping responses, COVID-19, housing affordability-social integration-health nexus

It is “more than just about building houses”: collaborating towards a housing commons in Leeds, England

Neil McKenna (School of Geography, University of Leeds, UK)

Abstract

Leeds is cited as a leading example of community-led housing, featuring a range of examples, a supportive city authority, and a regional enabling hub. However it still plays a marginal role, raising the question of why more isn't happening. Micro-level research often focusses on single models and macro-level research often lacks granularity in the specific structures, actors and collaborative partnerships to enable/block further progress and transformative change. This paper provides research at the meso scale, using a case study of Leeds in England. It presents emerging findings from ethnographic research, drawing on published policy and interviews with key actors within or supporting the sector. Building on the concept and imaginative tool of the housing commons, the paper explores the need to move beyond individual models to instead focus on processes, networks, purpose and values. This will contribute toward understanding the transformative potential of collaborative housing beyond just building houses.

Keywords: Community-led housing, collaborative housing, housing commons, transformation, Leeds

From claims to practice? Sustainability in Swedish collaborative housing alternatives

Eskil Engström (KTH Royal Institute of Technology, Dept. of Urban Planning and Environment, Sweden),
Jule Iken Jeske (KTH Royal Institute of Technology, Dept. of Urban Planning and Environment, Sweden),
Pernilla Hagbert (KTH Royal Institute of Technology, Dept. of Urban Planning and Environment, Sweden)

Abstract

The housing sector in Sweden, like in many other countries, faces multiple intersecting crises, including affordable housing shortage and segregation, and gives rise to significant environmental and climate impacts. These, and other problems related to mainstream housing production are increasingly met by alternative initiatives seeking to – primarily through more collaborative forms of housing – tackle social, economic, and environmental issues. In this study, we address the need for a systematic review of how sustainability in alternative housing is framed in academic literature and Swedish media and policy debates, as well as provide a mapping of projects and practices seeking to fulfill this sustainability potential. This allows us to analyze the gap between framing and practice, exploring different categories of collaborative housing in Sweden, how the types of practices facilitated in these alternatives align with the sustainability claims made, and what this might entail for the wider transformations needed in the sector.

Keywords: alternative housing forms, collaborative housing, sharing, sustainability

Traces of Obduracy: Imaginaries of “Sociotechnical Inertia” in the Process of Collaborative Housing Introduction

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

Abstract

This paper aims to explore the topic of sociotechnical change necessary for the introduction of collaborative housing projects into the Czech super-homeownership housing system. Through a series of workshops with potential future residents in selected cities, we examine the major barriers and threats to the implementation of such projects, in order to better understand the obduracy of the current housing system. The main theoretical framework and concepts are drawn from the application of actor-network theory in urban studies, also known as the “urban assemblages” approach. Our findings suggest that the housing system’s obduracy is related to social imaginary that we conceptualize as “imaginary of socio-technical inertia”. This form of imaginary, along with other factors such as a lack of supporting legal and financial infrastructures, create a complex network of obstacles that reduce the likelihood of such housing projects gaining ground. In conclusion, our research emphasizes the role of imaginaries in studying obduracy and provides valuable insights into the processes of urban sociotechnical change. By highlighting the barriers and threats to the implementation of collaborative housing projects in the Czech Republic, our research contributes to a better understanding of the complex issues at play in contemporary housing regimes as well as to the theoretical thinking inspired by “urban assemblages”.

Generation Z as potential users of collaborative housing in Poland

Piotr Lis (Poznań University of Economics and Business, Poland), **Zuzanna Rataj** (Poznań University of Economics and Business, Poland), **Katarzyna Suszyńska** (Poznań University of Economics and Business, Poland)

Abstract

Due to the socio-cultural context, there is still strong attachment to individual ownership in Poland. Young people born after 2000, the so-called Generation Z, just after graduation, make housing decisions, most often aiming to purchase a dwelling and taking out a long-term mortgage. With soaring housing prices in Poland between 2016 and 2022, this is becoming increasingly difficult. Therefore, the new integrative, collaborative and social innovative forms of residence are required, especially considering expectations and beliefs of the Generation Z. In our research team we used Rogers' five attributes of innovation to examine the constraints on the diffusion rate of collaborative housing in Poland. A questionnaire survey was conducted among students in Poland. The authors identified a strong relation between the belief in 'borrow - don't buy equipment that you will use a few times' and the respondents' preference towards collaborative housing. Furthermore, lack of application of pro-environmental solutions in collaborative housing, a prolonged process of designing and building such projects and a strong attachment of Generation Z to individual ownership constitute serious limitations to the diffusion of housing innovations in Poland.

Keywords: collaborative housing, social innovations, beliefs, Poland

Housing for Reciprocity: Housing Organisations Seeking out Just Social Relations Among Diverse Residents

Talia Melic (Universite Paris Est/University of Melbourne)

Abstract

This paper presents research on four housing programs in France and Australia that provide low-income housing within central, well-resourced urban areas. This includes housing programs that more traditionally fall under the umbrella of "collaborative" housing, such as a mixed-tenured cohousing residence in Montreuil, France, as well as other programs with collaborative features - in particular, a mission to promote relations of reciprocity among socioeconomically diverse residents. This comprises another French case study, on "solidarity" student housing provided near to a social housing estate in Paris's 18th district, as well as two Australian case studies on mixed-tenured community housing in Melbourne and homestay accommodation for people seeking asylum in Brisbane. The paper examines how each non-governmental housing organisation conceives of "reciprocity," framing encounters across diverse residents as mutually enriching exchanges, as an alternative to role model thinking that underpins mainstream approaches to social mix. The paper further explores how conceptions of reciprocity are operationalised in each organisation's approach to recruitment, partnerships, capacity building, accompaniment, and housing design. It considers how this shapes social relations between residents, by analysing what and how residents are reciprocating in encounters across difference. Finally, it provides emerging examples of how these relations contribute to reducing inequalities and

prejudice and strengthening capabilities and solidarity among participating residents. The paper proposes that these approaches offer insights into alternatives to social mix and demonstrate the value of looking towards new, more collaborative and just models of residential desegregation.

Scenarios for the Development of Collaborative Housing in Chile

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Abstract

Currently, in both the Global North (GN) and South (GS), self-managed housing led by citizens is emerging as a response to the housing deficit, inadequate housing, or as an alternative to the liberal housing market. From the GN perspective, these initiatives are generally known under the term Collaborative Housing (CH), in which collectively organized future residents produce their homes in collaboration with external actors or stakeholders. In the GS, interest is emerging in developing alternative housing production to fight for the right to adequate housing and the city. More specifically, in Chile, there is some interest in CH both from groups of self-organized citizens and the current government in producing and supporting, for example, self-managed housing and housing cooperatives. However, the future scenarios for CH initiatives have not been investigated yet. We aim to explore the frameworks and methodologies for building scenarios for the development of CH in Chile further to determine the adaptable CH forms within this context. This leads to the question, what are the scenarios in which the Chilean context becomes favourable for CH implementation? To this end, we conducted a Delphi panel with Chilean housing experts to build and validate the possible scenarios for CH in Chile. We conclude this work with preliminary findings on the scenarios and needed conditions for developing CH in Chile.

Keywords: Housing policies; Collaborative Housing, Scenarios, Delphi Method, Chile

Understanding community participation in cooperative housing using the capabilities approach

Zoe Tzika (Universitat Politècnica de València, Escuela Técnica Superior de Arquitectura, Spain), **Carla Sentieri Omarrementeria** (Universitat Politècnica de València, Escuela Técnica Superior de Arquitectura, Spain)

Abstract

As a response to the inadequate housing solutions provided by the housing markets, we observe the emergence of alternative initiatives and community-based approaches to housing provision. Such is the case in grant of use housing cooperative groups in Catalonia, which are either self-initiated or formed by secondary cooperatives or non-profit organisations. The democratic participation and organisation of the future residents are key elements of such housing initiatives, and it takes place at different degrees at all the stages of housing provision, from planning, to construction, co-living, and maintenance. The processes vary as the motivations, visions, and need set different priorities for each group. The capacity of each group to achieve their goals in terms of material and relational housing is being conditioned by their access to resources, their abilities, as well as different structural, operational and participant factors that constrain the community participation. The aim of this paper is to understand the potential of community participation for different groups according to their varying resources and capabilities to promote more inclusive and equal processes. The participatory processes will be analysed using the capabilities approach. For that cooperative housing projects will be understood in relation to their resources (freedoms), opportunities (capabilities) of the groups and outcomes (functionings). The case of Catalonia will be used, using the data from the observatory of cooperative housing of Catalonia, as well as data from the field work, observations and interviews. As a result, different participation typologies and consolidation processes have been identified. In that way, we can be aware of inequalities of access to resources, as well as deprivations of capacities and different profiles can be facilitated to have equal opportunities in co-creating their housing.

Keywords: socio-spatial process, case study, built environment, agency

03 WORKING GROUP

COMPARATIVE HOUSING POLICY

The long-term development of tenure structure in seven post state-socialist Central European countries: origins of differences

Bence Kováts (Centre for Economic and Regional Studies, Hungary, European University Institute, Italy; European University Institute, Fiesole, Italy), **Sebastian Kohl** (Freie Universität Berlin, Germany)

Abstract

Central and Eastern Europe is often discussed in the housing literature as a region fundamentally shaped by its common state-socialist past while little attention has been directed at differences within the former state-socialist block and their origins. The paper analyses the path-dependent development of differences in tenure structure marked by significant variation in the region. Based on a historical analysis of the developments in housing tenure and housing legislation of over 100 years, the research finds that some differences in the countries' housing tenure structures are rooted in policies adopted decades before state socialism was established in the region. The paper argues that the different positions of (predecessor) states in the world economy, their early housing legislation and its ideological basis in the first half of the twentieth century are factors that had a significant impact on the path-dependent development of the share and type of housing cooperatives, home ownership and non-profit rental housing in CEE countries during and after state socialism.

Keywords: tenure, Central and Eastern Europe, path dependence

Housing policy under the conditions of financialization. The impact of institutional investors on affordable housing in European Cities

Matthias Bernt

Abstract

In subsequent years, a growing number of studies have examined the emergence and spread of institutional investors on housing supply in cities. Thereby, the relationship between state actors and institutional investors in reconfiguring housing policies is described in contradictory ways. On the one hand, it is argued that urban policy decisions have only enabled the rise of institutional investors - on the other hand, it seems that strategies of de-financing and re-regulating are increasingly sought after in many cities. Such contradictions reflect the differences between housing systems, state capacities and hegemonic policy orientations regarding the role of the state and other factors – which vary greatly across Europe. The paper introduces first results from an ongoing comparative study. Based on case studies in Athens, Berlin, Bruxelles, London, Malmö, Milan and Warsaw, the study focuses on housing policy strategies that are developed in relation to institutional investors and provides a first comparison of experiences across Europe.

04 WORKING GROUP

CRISIS, CONFLICT AND RECOVERY

Rebuilding affordable homes in Ukraine requires (re)designing institutions. Securing not-for-profit housing in an institutional void

Oleksandr Anisimov, Pavlo Fedoriv, Oleksandra Tkachenko, Julie Lawson, Edwin Buitelaar

Abstract

While, at the moment of writing, the full-scale war in Ukraine is still ongoing and there are urgent needs, such as housing internally displaced people (IDPs), this is also the time to think ahead and plan for the future of Ukraine's housing. This is needed, as it takes time, and desired, as it provides hope. Before the war, housing in Ukraine performed quite poorly on criteria such as housing affordability and energy efficiency. To improve this, the challenge is not only to build back homes, but to build them back better, and to build an institutional system that allows for sustaining long-term public outcomes after the initial (private) investments. This is no mean task, as Ukraine's housing system is far away from performing in that way. But today there is momentum for change, and there are many good examples in Europe already, such as in Austria, Finland, Denmark, and The Netherlands, that can inform the redesign of Ukraine's housing system. Drawing on an international symposium on Ukraine's housing recovery, hosted by the PBL Netherlands Environmental Assessment Agency in The Hague, we analyze the problems of Ukraine's housing system and explore directions for its redesign. The symposium consisted of many Ukrainian and international speakers representing key players in policymaking and research, and was attended by over 400 people from Ukraine, the Netherlands, and elsewhere. By organizing the symposium and bringing key stakeholders together, analyzing its results, proposing alternative ways of thinking and doing, and reporting on them in different Ukrainian and international fora, we engage in an act of 'institutional work'. Or, as Lawrence and Suddaby, phrase it: 'the purposive action of individuals and organizations aimed at creating, maintaining and disrupting institutions'.

The role of solidarity housing in the accommodation of the refugees from Ukraine in Germany: A case of the mid-size German city Weimar

Galyna Sukhomud (Researcher NGO New Housing Policy, Ukraine, Research Associate Bauhaus University Weimar, Germany)

Abstract

The full-scale Russian invasion of Ukraine caused massive destruction and displacement, which was followed by enormous housing urgency, both within Ukraine and in the European Union. As the cities and communities were not prepared to accept such high numbers of the displaced in a short time, the accommodation of the refugees from Ukraine has been often led by civil society, volunteers group, and private citizens. The study focuses on the case of solidarity housing provision in the mid-size German city of Weimar and its role in temporary accommodation of refugees in the short and long term. Analyzing housing pathways of the refugees from Ukraine and local governance of housing and migration in the city between March to November 2022, the paper gives insights into common patterns of accommodation of the refugees from Ukraine, structural problems in housing access for the refugees,

and the potential and limitations of solidarity housing provision in settlement of refugees and displaced.

Keywords: refugees from Ukraine, refugee housing, refugee housing in Germany, solidarity

Ukraine's housing recovery: Path dependence and international influences

Julie Lawson, Hannu Ruonavaara

Abstract

Crises, adaptation and coherence is part and parcel of housing system evolution, which emerges from the contingent redefinition of key underlying relationships (Lawson, 2006, 2010) and their path dependence (Bengtsson & Ruonavaara, 2011). In the context of ongoing war against Ukraine, its housing system has been dramatically disrupted affecting so called 'normal' relations underpinning housing promotion, investment, construction, allocation, consumption, maintenance and development. This disruption has enormous consequences for households both owners and tenants, as well as many other stakeholders including municipalities, investors, mortgage banks, developers, and building managers. This destructive disruption has generated intensive discussion and debate, also concerning how new processes can emerge from the chaos to promote reconstruction and recovery. This article takes a longer and broader view reflecting on how housing systems and their constituent markets were reshaped in post war Europe in order to repair and rebuild the housing in their cities. In selected European countries the adaptation of property rights and circuits of investment are examined in Finland, the Netherlands and Austria, which offer interesting contrastive insights for imagining Ukraine's own mechanisms for recovery. While Ukraine's own pathway is path dependently embedded (Sukhomud and Shnaidr, 2023) it is also looking forward and informed by contemporary debates – as well as interpretations of the past recovery efforts (Lawson and Fedoriv, 2022). Adaptations to Ukraine's housing system, will also be not only be influenced by contemporary goals set by the draft Recovery Plan of Ukraine Reconstruction Council, but also competing priorities and counter-ideologies of what this entails by powerful stakeholders such as the European Commission and international development banks. With this causal context, and respecting Ukraine's recovery aspirations, a potential way forward is proposed.

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Housing Crises, Pandemic, Conflict – a trigger for Rebuilding ‘back better’ in Ukraine and Recovery

Paula Dominiak (Habitat for Humanity Poland, Doctoral Schools of Social Sciences, University of Lodz, Poland), **Annika Grafweg** (Regional Housing Ecosystem & Partnership Advisor (RHEPA), Ukraine Regional Response, Habitat for Humanity International & Affiliate - Architecture of Rapid Change & Scarce Resources (ARCSR), The School of Art, Architecture and Design, London Metropolitan University, UK)

Abstract

Complex emergencies, crisis or war have enormous impact on the lives and well-being of communities and neighborhoods, destroying their homes, schools, and neighborhoods with decade lasting impact on the whole housing ecosystems.

Counter intuitive as it may seem, Crisis, Pandemic and Conflict can trigger positive change. This change, if orchestrated with experience behind us from Poland, has the opportunity to lead “rebuilding back better”, providing opportunities to increase social and affordable housing options in Ukraine for war affected populations. The paper will focus on Poland’s housing crisis that was emerging for decades. It relates to post-communist transformation, mass-privatization of the housing stock in ‘90 and later, and to limited systemic affordable housing solutions. With covid-19 pandemic’s impact on housing, followed by unprecedented influx of people from Ukraine, Polish housing system is at a turning point. This situation should be used to introduce and scale-up innovative solutions, such as Social Rental Agencies (SRA) or renovations of empty spaces and conversion into adequate housing.

The former provides a possibility of increasing affordable housing stock, and creating local housing policies more equitable and adequate to the needs. SRAs utilize existing housing stock (according to 2021 census, 12% of apartments in Poland are uninhabited), also owned by private individuals. Combination of negotiated lower rents with subsidies allows for affordability in this model.

The latter increases residential housing stock and improves housing conditions. Retrofits and adaptations of empty spaces into affordable homes provide an opportunity to revitalize neighborhoods and correspond with the need for energy efficient adaptations and achieving climate change goals.

The paper’s analysis, based on Polish model, may prove to be a useful reference point for the Ukrainian housing system context. With the impact of the Russian war on Ukraine the need to rebuild ‘back better’ provides opportunity of increasing social and affordable housing options, while the stock of vacant premises could undergo energy efficient retrofits and adaptation to housing.

Keywords: crisis, housing, housing ecosystem, affordable housing

Challenges to the Structure and Functioning of Social Housing in Ukraine (prior to and after the Russian Invasion in February 2022)

Vita Shnaider

Abstract

The paper examines the establishment of the social housing system in Ukraine, the shortcomings in its legislation, and the obstacles to its implementation. The examination depicts how the social housing system has been underdeveloped over the years, being pushed to the margins of housing policy by the parallel creation of the affordable housing program and the stimulation of homeownership. The role of the private developing companies in the history of economic and housing crises in Ukraine is emphasised to demonstrate how the housing policy is occupied and identified with the interests of the construction sector. This constellation has marginalised the agenda for social housing development, even during war and imagined reconstruction.

Keywords: social housing, housing policy, affordable housing, underdevelopment, decentralization

LPHA – how to copy-paste the effective Austrian model

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Abstract

The Austrian model of Limited Profit Housing Associations (LPHA) inspires worldwide all those, who are searching for affordable housing models, combining robust business cases with sustainability in social, ecological and economic terms of housing provision for the majority of population. In this paper the basic elements of the model are described, including a functional description of possible legal regulations on such a kind of housing provision.

Keywords: Austria, Ukraine, LPHA, social housing, affordable housing

05 WORKING GROUP

CROSS-CULTURAL HOUSING ISSUES IN GLOBAL PERSPECTIVES

Populism and architecture in Turkey: Reflections on housing

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Abstract

The production of architecture politically includes multilayered actors and actant networks. The debates on the relationship between architecture and ideology mainly focus on two approaches: (1) Architecture is an ideological tool and (2) Contrary to this passive role, space defines the place of agony in terms of politics. In order to gather both perspectives, we offer that architecture plays a role in the line from antagonism to agonism.

Recently, the relationship between architecture and populism has increased. The political discourses encountered in the 21st century, which is described as the "age of populism", also target architecture. One of the most significant facts of populism is that it refers to the archaic codes of society (based on race, tradition, etc.) to manipulate people and it builds its discourse on the opposition of "us and them". Although this movement aims to build a mainstream discourse in the public sphere, it often manifests itself in housing to construct a society consisting of ideal individuals and families. It is obvious that these attempts, observed frequently worldwide, have an influence on housing policies and reveal the spatial consequences in Turkey.

Populism has a broad impact on Turkey's political culture, and we can observe its reflections on the housing field in different dimensions, from the establishment of the Republic to the immediate present. This paper argues populism and architecture relations through housing production in Turkey over the periods defined according to the specific conditions of Turkey as well as determinant global facts:

- 1908-1938: Modernization through intellectual populism
- 1939-1950: A regionalist break to modernism
- 1950-1980: Nationalist populism and the rise of mass culture
- 1980-2001: Neoliberal populism and postmodern architecture(s)
- 2002-today: Religious populism and kitsch

Effects of Globalization on Rural Settlements in Ardabil, Iran Case study: After the land reformations law

Hassan Feridonzadeh (Department of Architecture and Urban Planning, Technical and Vocational University (TVU), Iran), **Farhad NikSima** (Islamic Azad University, Ahar Branch, Iran), **Hanna Shostak** (Dnipro University of Technology, Ukraine)

Abstract

The purpose of this article is to investigate the effects of globalization on the form of rural fabrics after the approval of the land reform period in Iran. Globalization means integral, universal, and global. Globalization for "Anthony Giddens" is a set of processes that affect all people in the new world whether they like it or not, and its influence in their daily lives is undeniable. The research method of this article is descriptive-analytical based on group interviews with people in the villages of Ardabil province. In the meantime, villages as places on a local scale with their own identity, culture, lifestyle,

and living spaces are becoming increasingly global. Villages all over the world are subject to drastic changes and are highly dependent on the global social and economic process. Findings of research showed that the effects of globalization are the change in the lifestyle of villagers at various economic, social, cultural, and environmental.

Keywords: Globalization, Land reformation law, Rural, Ardabil, Iran

Financial Support, Practical Help, and Residential Choices of the Elderly: Evidence from South Korea

Jae Sik Jeon (Real Estate Studies, Konkuk University, Korea), **Bo Seon Jeong** (Real Estate Studies, Konkuk University, Korea)

Abstract

In South Korea, housing supply for the elderly hasn't kept paced with aging population. Established in 1981 and amended in 2004, the Welfare of Senior Citizens Act has shifted to permit rental development projects only, because (1) ownership units were illegally sold or leased to ineligible, non-elderly households and (2) essential community services were inadequately provided after developers or investors exited from the project. Such limited housing options may deter residential mobility of the elderly that can be viewed to bridge the gap between one's desired housing bundle and the actual bundle consumed. On the other hand, strong social networks through kinship play a significant role in pooling resources for costly services such as healthcare, thereby enabling seniors to remain in their own homes, in other words, aging in place. Lin and Rogerson (1995) suggested three stages of the senior migration and found that adult children offer internalized commitments to elderly parents by helping household chores, which likely affects seniors to live closer to their child's home.

Despite the growing evidence of the link between social capital and residential decisions, a few studies to date have examined the dynamics of financial support and practical help as determinants of housing choice of the elderly. Little is known about whether financial transfers or practical help from children to parents is likely to promote aging in place, or, conversely, whether intergenerational support from parents to children weakens the ability of independent living and tends to make seniors move away from their existing community, unintentionally leading to residential instability. Relying on data from the Korean Longitudinal Study of Aging (KLoSA), we estimate logit models to explore how both financial support and practical help shape residential trajectories of the elderly. To measure financial support and practical help, we compute standardized scores based on the item response theory model estimation using a range of conceptually relevant questions in the KLoSA survey. Our findings are expected to provide important implications for senior policies regarding assistance with income, housing, and more.

Keywords: Residential Mobility, Elderly, Financial Support, Practical Help

References:

Lin G. and Rogerson P.A. (1995) "Elderly Parents and the Geographic Availability of their Adult Children", *Research on Aging*, 17 (3), pp: 303 -331.

Housing in Cuba – what can be learnt from this unique experience?

Kosta Mathéy (Globus-berlin.org)

Abstract

Most achievements in Cuban Housing Policies date back a long time: Therefore, one might ask what is the point of dedicating an entire TRIALOG volume to this rather historical experience – and what could be lessons learnt from the same for today – if any. I would argue that internationally, the housing question has not been resolved fundamentally, in spite of the undeniable technological progress and an increase of access to material resources available to most states.

However, the key problems – which are not very difficult to understand - have factually not been resolved anywhere, although many answers of the historical approach in Cuba can provide a number of very simple and universally effective lessons. It would be unrealistic to expect that even a revolutionary could avoid to commit errors or did not foresee unexpected results (although they were mostly prepared to revise decisions with unexpected consequences – which in my opinion saved Cuba from the collapse we have seen in Eastern Europe). Nevertheless it is worthwhile to highlight those policies which were successful and can be considered as valuable lessons worthwhile to be learnt from elsewhere.

In this presentation, I will outline 16 lessons to be learnt from Cuba housing policies since the revolution until today. In order to facilitate the correlation with possible inspiration for responding to current housing problems and practices elsewhere on the globe, I suggest a correlation with the standard instances of habitat strategies 'Production, Distribution, Consumption and Culture'.

The information basis of the paper is the research behind the UN-HABITAT housing profile for Cuba, of which was invited to become the editor. A summary version of the paper has been published in TRIALOG journal vol. 115 (2022), and the full report can be downloaded under <https://zenodo.org/record/5801730#.ZCoAxbP3WU>

A discussion on regenerating unplanned settlements in Istanbul

Gülçin Pulat-Gökmen, (Istanbul Technical University, Faculty of Architecture, Turkey), **Ahsen Özsoy** (Işık University, Faculty of Art, Design and Architecture, Meşrutiyet Mahallesi, Üniversiteler Sokak, Turkey), **Yurdanur Dülgeroğlu-Yüksel** (Istanbul Technical University, Faculty of Architecture, Turkey)

Abstract

This paper explores the challenges and opportunities of urban regeneration in Istanbul's unplanned old settlements, using the controversial case of Fikirtepe as an example. Once a symbol of industrialization and urbanization, Fikirtepe has become a dense and disorganized settlement due to unplanned urbanization, resulting in various issues such as inadequate infrastructure, environmental degradation, and social exclusion. In response, the Turkish government launched a regeneration project in 2014 aimed at providing residents with better housing and living conditions, improving infrastructure and services, and enhancing social and economic opportunities.

This paper investigates the process and outcomes of the regeneration project in Fikirtepe, using a combination of published and unpublished documentation methods, observation, and site visits to analyze its advantages and disadvantages. It also identifies key factors influencing its success or failure.

The findings reveal that the regeneration project in Fikirtepe has brought some spatial improvements, such as high-rise housing blocks, more public spaces, and better environmental conditions. However, it has also faced several challenges, including resistance from some residents who were forced to move due to gentrification, resulting in the loss of their housing and the right to the city. In addition, the residents have had limited community participation in the regeneration project. The study concludes that regenerating unplanned settlements like Fikirtepe requires a holistic and participatory approach that engages all stakeholders and recognizes their diverse interests and needs. The implications of these findings are relevant to policymakers, planners, and practitioners involved in urban regeneration.

Keywords: Urban regeneration, right to the city, gentrification, unplanned settlement

06 WORKING GROUP

DISADVANTAGED URBAN NEIGHBOURHOODS AND COMMUNITIES

Social mixing through infill construction?

Aleksi Karhula, Sanna Ala-Mantila, Timo M. Kauppinen, Antti Kurvinen

Abstract

Infill development inside already existing neighborhoods is one of the policies often stated to be used in reduction of residential segregation. This is especially the case in still growing urban regions where the construction of new housing is commonplace. This form of segregation reduction is closely linked to mixing of different tenures and housing types. In this study we show how the new construction in existing neighborhoods influences the socioeconomic and demographic characteristics of the new residents using register data from 20 biggest Finnish cities. Further, we focus on comparing the different types of infill development in different neighborhood contexts to answer what kind of infill and where is increasing or decreasing segregation.

Displacing low-income households to the urban periphery: Is this also happening in Vienna's highly regulated housing market?

Antonia Elisabeth Schneider (Department of Public Finance and Infrastructure Policy, TU Wien, Austria), **Justin Kadi** (Department of Public Finance and Infrastructure Policy, TU Wien, Austria), **Selim Banabak** (Research Unit Urban and Regional Studies, TU Wien, Austria)

Abstract

The displacement of low-income households towards the urban periphery in the context of gentrification, housing financialization and urban restructuring is threatening urban social sustainability. The empirical basis for a claim of outward displacement is, however, patchy, and much stronger for liberal housing markets. This paper explores to what extent such an outward movement of low-income households is also occurring in a highly-regulated European urban housing market: Vienna. Unlike most other cities, Vienna has historically intervened substantially in the urban housing market, inter alia aimed at ensuring a high degree of social mix in central areas. However, recent years, particularly since the Global Financial Crisis, have seen an erosion of tenant protection and a significant upgrading of the private rental sector, which traditionally has housed many low-income households close to the urban center. Drawing on a unique dataset of residential mobility that includes both source and destination areas as well as information about the socio-economic status of moving households over the period 2011-2018, we show that low-income households in Vienna move disproportionately more often than households with a higher income. However, while most low-income out-movers reside in areas close to the inner city, low-income in-movers mostly also move to these areas, rather than to more peripheral neighborhoods. We argue that the private rental sector, in which low-income households disproportionately often live, plays a key role in creating this recurring pattern. This sector provides much more precarious housing conditions than other housing market segments, which relates to the significance of temporary rental contracts, higher rent increases, and more frequent tenant harassment. While this precarity pushes low-income households to move regularly, formal, informal and financial entry barriers and access regulations to the social housing stock and the owner-occupied stock hinder many households from moving to other, more stable housing market segments and, by that, also to other areas of the city. Thus, many low-income households are trapped in private rental

housing, which is rather centrally located, but provides much more unstable housing conditions than other market segments. A sole focus on the spatial reorganization of the urban social geography, at least in Vienna, does hence not capture the threats that gentrification and the upgrading of inner-city housing markets pose to low-income households and urban social sustainability more broadly. We end by embedding our findings in current debates about gentrification, European cities, and the suburbanization of poverty.

Capturing displacement? A multidimensional methodological approach to the study of ‘renoviction’ – a case from Sweden

Åse Richard, Marcus Mohall, Irene Molina

Abstract

Scholars have recently highlighted difficulties to capture the full scope of urban displacement. Important aspects are overlooked, as the forms of data available for identifying, measuring and evaluating urban displacement are inconclusive. In this paper we articulate what we consider an urgent methodological reflexion regarding research on displacement in multifamily housing renovations. The study follows the renovation of rental apartments of two neighbourhoods in Uppsala, Sweden. We combine quantitative and qualitative methods to illustrate the challenges, and our results demonstrate that the phenomena of displacement in renovation is a long last phenomenon for the tenants and neighbourhoods affected, characterized by a number of circumstances embedded in uneven power relations. All together, these factors present a multifaceted backdrop regarding the difficulties of studying displacement processes. We suggest a methodology based on a dialectical model including longitudinal qualitative data and quantitative approaches alike, kept in dialogue throughout the research process.

Keywords: renovation, urban, displacement, methodology, Sweden

Spatial polarization in Sweden 1990-2020: A life-course trajectory based approach

Bo Malmberg (Stockholm University, Department of Human Geography, Sweden), **Juta Kawalerowicz** (Stockholm University, Department of Human Geography, Sweden), **Eva K. Andersson** (Stockholm University, Department of Human Geography, Sweden)

Abstract

In this paper the extent of spatial polarization in Sweden is explored on the basis of a classification of life course trajectories using latent class analysis of longitudinal register data. The 15-99 years old population has been divided into eight overlapping 15-year long life phases, where five different latent classes have been identified in each life phase on the basis of yearly observations of up to eleven different indicators of life situations.

Based on the trajectory composition of neighbourhoods, computed for five different k-nearest neighbour levels and for the years 1990 to 2020, locations have been assigned to heterogeneous clusters with a strong mixing of trajectory types and to homogeneous clusters dominated by a small number of life course trajectory types.

Finally, trends with respect to the development of mixed and homogeneous clusters are evaluated with the tentative conclusion that there has been a trend towards polarization.

Keywords: Life course trajectory, Polarization, latent class analysis, longitudinal register data

Using web-scraped, geocoded online purchases to measure dynamics of socio-economic segregation

Christoph Zangger (University of Bern, Institute of Sociology, Switzerland), **Fabio Roncaglioni** (University of Bern, Institute of Sociology, Switzerland)

Abstract

Existing measures of socio-economic segregation rely on using data from either administrative sources or social surveys (e.g., Musterd et al. 2017; Rokem and Vaughan 2019; Sharp and Iceland 2013). While the former has the advantage of covering the whole population of an area of interest (e.g., cities or whole countries), the latter has the benefit of including a wider range of characteristics of interest. In this paper, we explore the use of an alternative data source that comprises rich information on a daily basis: geo-coded online purchases from large online shops. To this end, we scrape random samples of all publicly shared transactions in the “news-ticker” section from the website of the biggest Swiss online retailer (with an annual revenue exceeding 2 billion euros). What is more, we scrape all the data associated with each purchased product (such as its price, popularity, wider product category) and we geocode the centroid of the municipality to which the product is dispatched.

With thousands of daily transactions, we use this rich data to calculate 2000 indices for socio-economic segregation among municipalities. Since we have information on a given product’s price as well as its popularity, we are able to identify areas where, for example, people buy products that are more expensive (normalized by category-wide popularity). Moreover, using the prize dispersion of a given category also allows us to assess the underlying heterogeneity of product purchases and therewith of the people buying them.

To assess the quality of the collected data, we compare the resulting segregation with measures obtained from pooled data from the Swiss Structural Survey, a yearly sample of about 4% of all people living in Switzerland. Doing so, we are able to show that our approach is especially beneficial in contexts where only limited administrative data on the whole population are available. What is more, our approach provides real-time insights into the dynamics of socio-economic segregation and offers the possibility to address softer forms of segregation, for example by people’s life style preferences.

Displacement in the Swedish Rental Housing Regime

Jennie Gustafsson (Department of Urban Studies, Malmö University, Sweden), **Ida Borg** (Department of Human Geography, Stockholm University, Sweden), **Eva Andersson** (Department of Human Geography, Stockholm University, Sweden)

Abstract

This paper investigates if renovations of rental housing in Sweden lead to displacement. Several previous studies have addressed that tenants living in rental housing undergoing renovation experienced displacement pressures and that low-income groups are the most affected by rent-increases following renovations. This paper adds new knowledge to this literature by estimating the likelihood to move in relation to renovations in rental housing in Sweden. We use a combination of population registers, geodata, and property data covering the total population in Sweden for the years 1994-2019. The results indicate that tenants in the rental sector had an increased likelihood to move in the years surrounding a renovation, with the highest likelihood at the year when renovation took place. Our analyses do not support prior findings that claims that it is the socio-economically weakest households that move out in relation to a renovation. We discuss our findings in relation to the literature on displacement and changes to the Swedish rental sector.

Tracking the Evolution of Czech Housing Estates: Unveiling the Long-Term Population Shifts from 1970 to 2021

Petra Špačková, Jan Sýkora

Abstract

Post-war large housing estates represent a significant part of the housing stock in post-socialist countries. Shortly after their construction, they were mostly clearly defined urban neighbourhoods, both in spatial terms and in terms of their specific population structure. However, the differences between housing estates and other urban areas have been gradually diminishing over the last decades, and they have become relatively heterogeneous group of neighbourhoods. So far, several studies have attempted to capture the diversity of their trajectories in the post-socialist period (e.g. Kalm et al. 2023; Kovács and Herfert 2012). However, there is still a lack of research that fully captures the heterogeneity of their trajectories from a long-term perspective. This paper aims to analyse the development of housing estates in Czech cities between 1970 and 2021 and identify types of their development trajectories. Concurrently, we aim to capture the mechanisms that influence their development, reflecting the broader social, economic and political context of socialist and post-socialist urban development. We use data from decennial population censuses on the socio-demographic structure of the population and housing stock characteristics. The results of the analysis show a variety of development trajectories both in different local and regional contexts and in terms of their magnitude (dominant vs. marginal trajectories).

Addressing housing precarity: building agency through an ethnosurvey. The experience of the Loures Housing Platform, in Portugal

Joana Pestana Lages (Centre for the Study of Socioeconomic Change and the Territory Iscte-Instituto Universitário de Lisboa, Portugal)

Abstract

Precarious housing represents a growing phenomenon in the European context, affecting around 260 million people (Clair et al. 2018), with significantly higher levels in Southern European countries like Portugal. Many advocates are calling for a range of policy interventions to address housing precarity in Europe. The EU report on 'Access to Decent and Affordable Housing for All' (2021) is a good starting point. A calling for a more fundamental rethinking of the role of housing in society, arguing that access to safe and affordable housing is a fundamental human right to all, also started to be discussed in Portugal within the context of a current 'housing crisis'.

This paper opens a reflection on housing for disadvantaged communities that live in housing precarity, mainly migrants and urban poor, focused on housing proposals to overcome precarity designed with people. The paper aims, through ethnographic methods, specifically an ethnosurvey, to discuss how dwellers can be part of the solution, informing policies and programs.

The context where this action research takes place is Loures, a municipality bordering Lisbon. Plataforma Habitação Loures [Loures Housing Platform], formed in May 2022, is a bottom-up initiative based on mutual aid and solidarity networks comprising several neighbourhoods that regularly discusses forms of spatial collaboration, both existent and desired. The Platform hosts different situations of housing precarity, from shantytowns-like constructions to decayed social housing. Linked by a geographic position (municipality of Loures), the Platform expands towards a wide range of related issues: lack of response to migrant communities, demanding access to health and decent housing.

The results will highlight the difficulties of the articulation of the different actors but also the possibilities of working towards a better agency for disadvantaged communities regarding their housing rights.

The preferred neighbourhood: The role of migrant background and income in sorting towards segregation

Karen Haandrikman (Department of Human Geography, Stockholm University, Sweden), **Eva Andersson** (Department of Human Geography, Stockholm University, Sweden)

Abstract

Neighbourhood preferences form an important mechanism for spatial segregation patterns. The preference to live amongst people you believe you are similar to affects the spatial sorting of people by migrant and income status. Such patterns are impacted by the neighbourhood level of income and ethnic diversity, and changes therein. The aim of this paper is to examine the preferred composition of migrants and low- and high-income residents among neighbours, using the Neighbourhood Survey 2020, that is representative for Swedish neighbourhoods. Respondents were asked to denote their

preferred neighbourhood in terms of ethnic and income composition. Our main focus is to distinguish between preferred neighbourhoods for residents with Swedish and migrant backgrounds, beside examining factors that are known to affect residential preferences, such as education, income, stage in the life course, and place of residence. In addition, we will explore the role of personality traits and how the ideal neighbourhood is associated with the wish to leave the neighbourhood.

In the shadow of the homeownership strategy – housing careers in the rental sector

Lena Magnusson Turner (NOVA, Norwegian Social Research Oslo Metropolitan University, Norway)

Abstract

Homeownership has become a dominant tenure form in the Western world (Ronald, 2008). Beyond that, it is also an ideological project that aims to create stable living conditions, economic security and social inclusion (Arundel & Ronald, 2020). Some countries, including Norway, can trace the origin of this project back to the first half of the twentieth century. Many policy arrangements, including the Norwegian State Housing Bank, laid the foundation for diffusion of individual and cooperative ownership. The policies were, in this respect, a great success. The flip side of the coin is that rental housing received little attention. A substantial part of the Norwegian household population, currently around 24 percent, are tenants, and these individuals and families have been, and continue to be, a “blind spot” in the policy framework. The general perception is that rental dwellings provide temporary accommodation for young people who lack the means to become homeowners. A recent study (Aarland et al., 2021) provides a more complex picture of the situation, showing that families with children may spend a significant number of years in the rental sector. It is important, therefore, to gain better knowledge of living conditions and residential mobility among tenants. The aim of this study is to embark on that task, investigating variation in housing and neighbourhood careers with respect to family events and socio-economic career. I use longitudinal register data and pay attention to moves across both ownership status, neighbourhood types and geography.

Comparing Urban Renewal Policies contributions in Vulnerable Areas: Insights from Barcelona and Paris

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Abstract

In recent decades, inequalities are rapidly increasing in many European cities, leading to a wide range of urban renewal policies being implemented in the most disadvantaged neighbourhoods. The research examines the implementation of these policies in Barcelona and Paris, two significant urban laboratories.

The article compares the characteristics and outcomes of the latest urban renewal policies carried out in the most vulnerable areas of each city: the first edition of Pla de Barris (2016-2020) in Barcelona and the Contrat de Ville (2015-2022) in Paris. Based on the programme's outcomes and interviews with the technical teams and community associations, the following aspects are discussed: the selection of the intervention areas, the policy's transversal approach, the thematic areas tackled, citizen participation, their evaluation, and the control of the effects of these policies. The study concludes with reflections on the usefulness of the policies and the future action lines to address urban inequalities.

Keywords: urban renewal, vulnerable areas, public policies, Barcelona, Paris

Effects of neighbourhood tenure mix on secondary school pupil performance in Glasgow City: a cross-classified multilevel model

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Abstract

The City of Glasgow, in addition to high levels of neighbourhood deprivation, is characterised by low proportions of owner occupation and one of the highest proportions of social housing in Scotland. While the deleterious effects of deprivation on educational attainment are well established, less is known about the effects of neighbourhood tenure distribution, although these may be conflated with those of deprivation.

Using Scottish Government pupil-level data on secondary school attainment measures for the academic years 2006/7 to 2018/9 (e.g., achieving 5+ Grade A Higher qualifications – a typical requirement for University entrance), we develop cross-classified multilevel models to examine the associations of attainment with the proportions and mix of tenures (owner-occupied, social-rented, private-rented) in small neighbourhood areas of around 350 households, while controlling for neighbourhood deprivation of pupils' home and school locations, as well as pupil gender, ethnicity, school attendance, English language level, and school characteristics (religious denomination, teacher composition).

The end of neighbourhood regeneration policy in England in 2010: Has it made a difference?

Rebecca Tunstall (University of York, UK)

Abstract

The UK has a long history of central government funding for area or neighbourhood regeneration – attempts to improve economic opportunities, services and living conditions in disadvantaged post-industrial residential areas. This started in 1968 with the Urban Programme, and continued through Conservative and Labour party governments for over forty years. The 1997-2010 Labour governments built on these years of experience with a series of programmes explicitly based on research and

evaluation of the effectiveness of past programmes. Numerous evaluations showed ‘shines’: that neighbourhood regeneration led to improvements and resulted in added value compared to control areas (although there were some ‘shadows’: questions about whether the changes were ‘enough’ or were cost-effective enough). Practices including using formulae to define deprived areas needing regeneration, involving residents in designing projects, combining economic, physical and social schemes, sometimes over the long-term, and evaluating results, have been watched and in some cases adopted by other countries.

However, since 2010, a focus on restricting public spending and new ideas about the role of government in stimulating the market mean there has been almost no funding for neighbourhood regeneration affecting residential areas in England (although projects have continued in Scotland and Wales). This provides, in effect, a dramatic opportunity to investigate the value of regeneration.

This paper provides some simple analysis to start to answer the following questions:

1. Did the effects of past regeneration in areas in England that received it up to 2010 last until 2023?
2. Did deprived areas in England (which might have been eligible for regeneration funding 2010-23 if it had been available) diverge further from the national averages 2010-23?
3. Did deprived areas in England diverge from deprived areas in Scotland and Wales?

Uncovering the Deepening Divide: The Development of Economic and Ethnic Segregation in the city of Gothenburg from 1987 to 2017

Torun Österberg (Department of Social Work, University of Gothenburg, Sweden)

Abstract

Many western cities face high economic and ethnic segregation. This study focuses on the development of economic and ethnic segregation in the city Gothenburg in Sweden between 1987 and 2017 examining the perspectives of both children and adults separately. This study focuses on how segregation has developed along different dimensions. Using register data encompassing the total population of larger Gothenburg, dissimilarity, isolation indexes and inequality measures are computed. During this time the immigrant population and economic inequality has increased significantly. However, the results display that the interaction between foreign-born and native-born has decreased over time in neighborhoods. It is also evident that the highly educated have become more polarized from the low educated as well as the rich from the poor during the observed time. Although the Gini coefficient displayed a larger increase for adult income compared to child income, when using additively decomposable inequality indexes, the between neighborhoods differences was largely accentuated for children compared to adults. Ethnic polarization increased with growing overlaps between ethnic and economic polarization over time. Overall, the results of this study suggest that economic and ethnic segregation in Gothenburg has increased over time, particularly among children, with significant implications for social cohesion and inequality.

07 WORKING GROUP
ENERGY EFFICIENCY AND
ENVIRONMENTAL SUSTAINABILITY
OF HOUSING

Sustainable Temporary Housing After Disasters: Case of Türkiye

Ebru Karahan

Abstract

Every year, natural disasters cause many people to lose their homes around the world. Following a natural disaster, displaced people need to relocate to temporary housing and do not have the option of selecting the settlement dimensions, distributions, neighborhood, or other characteristics of their temporary houses. Furthermore, the construction of post-disaster settlements causes neighborhood changes, environmental degradation, and large-scale public expenditures. When traveling outside of the area is not possible displaced people have to reside in shelters or temporary housing for months or even years, destroying the resilience that housing and communities provide. While temporary housing is often necessary for the aftershock of a disaster, it can have a negative impact on the environment and communities if not designed and implemented with sustainability necessities.

In this context, the paper intends to focus on the role of sustainability in disaster relief temporary housing and explore the various dimensions of sustainability relevant to temporary housing. It discusses how temporary housing can be designed and implemented to promote sustainability and resilience, both in the short and long-term recovery phases. As a case study, the temporary houses and their settlement after the earthquake disaster in February 2023 in Türkiye are discussed.

Policies and regulations for the transition to a carbon free housing stock in 2050

Henk Visscher (Delft University of Technology, Faculty of Architecture and the Built Environment, the Netherlands)

Abstract

The challenges to realise the European climate goals of a carbon emission free society in 2050 CO₂ are huge. 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 housing 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 per year! This is a huge task with many challenges and barriers. Also the performances of newly built houses will have to be at an increasing very high level. Besides the operational energy, the focus will also be on the carbon emissions of the construction materials in the production and construction phases. This paper will focus on the Dutch and European policies, programmes and regulations that will be needed to facilitate this transition. We see a development from incentives to more mandatory regulations.

Keywords: Energy transition, housing stock, challenges, policies, regulations

Navigating tensions and injustices in domestic heating transitions: coal phase-out in

Jan Frankowski (Institute of Philosophy and Sociology, Polish Academy of Sciences, Warsaw, Poland)

Abstract

Domestic heating transitions must balance cost, pace, and cleanliness. It is a challenge for urban policies in large Central European cities, where outdated social housing stock meets increasing people's aspirations regarding air quality and climate actions. Using the case study of Warsaw, I critically evaluate the patterns of top-down domestic coal phase-out in social housing. I analyzed a unique dataset related to the heating transition combined with official census registry data and policy processes based on stakeholder interviews. I disclosed reprivatization, revitalization, and rationalization as three mechanisms through which heating transitions may stimulate gentrification. Consequently, I argued that energy retrofits in social housing could act as a relief or a socio-spatial segregation tool reproducing existing policy regimes in brand-new urban policy areas.

Keywords: social housing, coal phase-out, heating, urban policy, gentrification, Poland

Ecovillages and REScoops: Autarky and autocracy in the energy transition

Lidewij Tummerts (Dept CSTM, University of Twente, The Netherlands)

Abstract

This contribution explores how notions of Autarky (self-sufficiency) and Autocracy (self-governance) function as guiding principles in energy-transition initiatives. Autarky appears regularly as policy goal and is being discussed in different strands of literature related to energy. Particularly the implementation of renewable energy sources, and the development of ecological settlements, give rise to aspirations of autarky or self-supply in different essential flows such as energy and food.

The paper is based on empirical research into grass-root organisations with a clear set of ecological goals such as energy- and housing cooperatives. It is framed by literature review performed in the context of a Horizon 2020 project (SUSTENANCE).

The findings indicate that in regions with dense (energy-) infrastructure, in terms of environmental impact-reduction, autarky is not the optimal model except in highly remote areas. However, in decentralising the energy system to make room for civil participation as suggested by the EU new green deal, autocracy can be a useful notion. To develop energy supply towards an autocratic entity, social innovation is needed. Furthermore, this should be paired with methods for defining energy-system boundaries in the local context.

Keywords: REScoop, ecovillage, energy transition, autarky, autocracy

Housing Consumption in Germany. How cohort effects influence private households' energy demand

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Abstract

In recent decades, dwelling sizes and per-capita living spaces increased in most countries of the world significantly (Ellsworth-Krebs 2020). This is also true for Germany, where it reached a new high in 2021 (Federal Statistical Office 2022). With dwelling size being the main determinant of private households' residential energy demand (Huebner and Shipworth 2017), the increase in per-capita living space is a major driver of residential energy consumption (Lorek and Spangenberg 2019). Larger living spaces negate energy savings achieved through more energy-efficient construction methods and legal regulations (Viggers et al. 2017).

The aim of this paper is analysing housing consumption in a quantitative manner in order to get a better understanding of the driving factors behind increasing per-capita living spaces. I focus on differences between birth cohorts answering the following research questions:

- How does the consumption of living space differ between birth cohorts in quantitative terms?
- How can these differences be explained?

In order to answer these questions, I analyse data from the German Socio-Economic Panel (SOEP) applying descriptive and econometric analysis procedures (panel data analysis). The results show that younger birth cohorts consume significantly more per-capita living space than older ones (of the same age) which can be explained partly through increased wealth and shrinking household sizes. However, even when wealth and household size are controlled for, differences between the birth cohorts remain. Finally, I quantify this cohort effect beyond wealth and household size finding empiric evidence that it has increased over the past decades.

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Health Literacy in the housing: commitment-non-commitment of residents and architecture in the face of energy renovation

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Abstract

Today, Parisian buildings, whether they are condominiums or social housing buildings, are concerned by work programs undertaken within the framework of the Climate Plan initiated by the City of Paris. This renewal affects the social life of the buildings which has been consolidated over the years. For if a building is built by materials and populations, it is also the result of a history from its construction to the daily maintenance (or degradation). The buildings we studied represent typical figures of the Parisian housing stock. The latter is composed of 326,000 dwellings (one third of the total) with high energy consumption, particularly in the private rental sector. The social housing stock has in fact been the subject of a Climate Plan supported by the municipality for several years to support the efforts of the organizations. But in any case, the low energy efficiency of Parisian housing is mitigated by the fact that Parisian housing is on average small. In addition, energy consumption is higher in the Capital's affluent neighborhoods, where housing is more spacious and households have above-average incomes (APUR, 2018). This raises the question of how these heating inequalities are experienced by residents and how the health impact of these situations is identified.

This question comes down to considering the demand for health literacy in the face of housing. This concept of "health literacy," originally developed by Sorensen (2012), involves a series of criteria such as the knowledge, skill, motivation, and ability an individual may have to identify, understand, and evaluate health-related information. Mastery of these criteria can enable them to make better decisions about what is best for their health, disease prevention (Sørensen et al., 2013). The point we wish to develop in this research, is therefore, how the individual acts to improve his quality of life and, therefore, his physical environment and housing. Among the different criteria, the concept of "competence" is of strong interest, because it is the basis of other variables such as "having the ability to evaluate" and apply all this information to prevent diseases" (Van den Broucke, 2017) and to address the conditions necessary to have a healthier habitat. Thus, we can ask what skills do residents have to make the connection between their heating difficulties and health problems, and then what are their capacities to intervene and improve their habitat? Can they fight autonomously against the energy difficulties they are confronted with, do they consider that it is an individual or collective activity? What are the risks for their health and the external variables that can influence their decision making: the cost of these actions, the lack of knowledge of public or technical aids, the judgment of the neighbors on these actions?

This type of issue was documented by Harrington's team in 2005. They noted that according to socially mediated processes, "poorer health" can lead to a decline in the economic status of the individual (Harrington et al., 2005). They analyze how living in fuel poor housing, coupled with low socioeconomic status, directly influences people's health. Among the results, there are objective conditions, decent heating, air quality and ventilation (Zúñiga-Bello et al., 2019) There is a relationship between the cooling of the body and the ability to close a window properly, for example, whether it is a measure controllable by the person or a technical problem. This "ability to control" has an influence on health. Similarly, people who cannot control the heat in their homes are more likely to become ill, as low temperatures in apartments increase humidity and, consequently, indoor pollution (mold and dust mites, among others) in addition to more traditional illnesses such as flu or asthma. Finally, among the subjective

variables, personal and emotional control, as well as material conditions, such as lighting or sound quality (Bluyssen, 2010). Finally, among subjective variables, personal and emotional control, as well as physical conditions, such as lighting or sound quality (Bluyssen, 2010), increase the likelihood of "feeling capable" of controlling a healthy space and having a more sustainable quality of life.

Finally, these objective and subjective measures of housing quality require the integration of residential trajectories and, more broadly, the history of apartment occupancy, which is fundamental to the analysis of energy consumption and space occupation (Shove, 2003).

Keywords: housing, health, residential narratives, architecture, Paris

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08 WORKING GROUP

GOVERNING METROPOLIS – LAND AND HOUSING

How to mobilise land for affordable housing in transforming urban areas: approaches linking land policy with housing policy in Austria

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Abstract

Two policy fields dominate the political debate in central Europe on a regular basis: affordable housing and the careful use of natural resources in times of climate change and growing inequalities. Land is one of these essential resources. Land at suitable prices is regarded a crucial factor for realising affordable housing but is at the same time a scarce resource. The land market is often not able to provide building land suitable for affordable housing, even more so in urban areas with a high pressure on the real estate market. Such undesirable market outcomes are typically countered with land policy instruments.

Against this background, our research analyses land policy instruments for the case of Austria that aim (i) to make land available for affordable housing, (ii) to set incentives for urban redevelopment and (iii) to intervene in price formation on the land market. The availability of data to evaluate the effectiveness of such land policy instruments though is poor. Therefore, the research adopts a policy analysis approach to assess existing instruments concerning their intentions and innovative content, their allocative and distributive mechanisms, application limits and legal foothold.

While Austria is known for its long-standing and continuous affordable housing policy, the land policy toolbox developed rather hesitantly. Constitutional restrictions regarding interference into private property rights lead to the application of mainly allocative approaches in statutory planning. Due to the role of states in planning legislation and of municipalities in land use planning, land policy interventions take place with a high level of local and regional differentiation. Some of the more recent land policy approaches try to combine land use planning with housing promotion schemes and their price regulation mechanisms. The research points out both (i) the inefficiency in providing land for affordable housing at large scale due to fragmented options for land policy interventions and on the contrary (ii) the flexibility of the existing framework to establish tailor made approaches at municipal level.

Social and affordable housing in Germany: a retrospective and new challenges

Artur Parys (Department of Investment and Real Estate, University of Lodz, Poland)

Abstract

Bridging the gap between housing supply and need is based on the fact that this is not possible with government support alone, private investors are also key. However, new opportunities have arisen for companies for which residential offerings in city centers are essential to their operations. For several years now, commerce has invested in real estate not only to build retail branches, but also in conjunction with housing. German cities are very interested in this type of project, where valuable

space in city centers above existing single-story stores is used for housing. As of 2018, some retail chains have combined their downtown sales interests with residential interests in the city. The research question is: Could private investments increase the availability of social and affordable housing?

Keywords: social housing, German housing policy, densification, private investors, sustainability

Assessing housing supply in local urban markets

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Abstract

The paper investigates the connection between the diversity and concentration of housebuilders in six Norwegian municipalities in the light of the local governments' land-use policy.

When firms build houses on private land, local governments' influence on what and where to build is limited to land-use planning. Local governments are dependent on the willingness of housebuilders to produce homes fitting local demand. Thus, land use regulation, land availability and housebuilders willingness constitute total supply response in local markets.

The paper's data consist of almost all apartments built from 2011 to 2020 in six Norwegian municipalities. In the first step of the analysis, we categorize the marked share and the composition of the largest housebuilders in each local market. We then review this composition in light of local land-use policy and local housing needs. Finally, we examine the robustness of local housebuilders, and the congruity of builders' capability and planning objectives.

Keywords: Local housing markets, Land for housing, Housing supply, Urban planning

Land Finance and Local Government Finance- A Comparison of Mainland China and Taiwan

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Abstract

Land finance is a common term to describe the local governments' behavior of making fiscal revenues from land development. As to the land finance behavior in Taiwan, it arises from the local government's fiscal deficits which caused by unhealthy real estate tax system. The effective tax rates of real estate taxes are extremely low which due to the huge gap between governments' assessed tax bases and its market value. However, it is quite difficult to lift the assessed tax base under the local election consideration. This study argues that the costs of land finance are more than its benefits, especially the

potential problems of abuse of public power, land speculation which led by the government, and unfair distribution of land development benefits. We suggest that the local governments should pay special attention on the necessity of land finance, and the share of land finance revenue to the total local government revenue. The fiscal revenue of local governments should focus on the real estate taxes instead of land development.

Keywords: Land Finance, Property Rights, Local Government, Property Taxes, Land Development

Conceptualising the Covid-19 shock to understand how we live and work in cities

Constance Uyttebrouck (KU Leuven, The Netherlands), **Pascal De Decker** (KU Leuven, The Netherlands), **Caroline Newton** (TU Delft, The Netherlands)

Abstract

The Covid-19 pandemic and related stay-at-home measures have genuinely impacted how and where we live and work in cities. Work from home was made compulsory for the workers able to do so. Imposing such a measure was made possible following a long process of labour markets' flexibilization. The latter has contributed to reshaping live-work relationships, especially in large cities where urban regeneration strategies have integrated the creation of attractive live-work environments in the context of accelerated globalisation, advanced capitalism and increased competitiveness. The pandemic effects on those relationships have been little explored from the perspective of housing and planning studies. Initially seen as a critical juncture, Covid-19 is now widely considered an exogenous shock contingent upon other shocks, embedded in structural crises (e.g., the housing crisis) and accelerating on-going trends, of which the digitalisation and flexibilization of living and working places is probably one of the most evident. This paper reflects on conceptualisations of Covid-19 to help understand its possible long-term, structural effects on living and working in cities. From there, based on an in-depth literature review, we suggest further housing research on (i) actors' policy responses to accumulated uncertainties in housing provision and (ii) housing regulations that foster housing quality and resilience.

Urbanistic and landscape rules as factors of gentrification? The case of the Natural Regional Park of the Vexin français, in the outskirts of Paris Conurbation

Didier Desponds (CY Cergy Paris Université, France)

Abstract

Could the socio-spatial divide be a consequence of the landscape regulations? The four Regional Natural Parks (PNR) in the Île-de-France are very specific. They are located close to the conurbation of Paris as a kind of green belt. They aim to preserve these areas from strong demographic pressures and

also to control the land use by different landscaping rules. These rules are included in the charters of the PNR and in the Local urban Map. By consequence, each new project has to take into account these rules which are supervised by the ABF (French Building Architects). These rules aim to avoid bad ways of urban development and thereby to preserve a high quality of landscaped framework. These ones should even strengthen the feel of a territorial identity for the inhabitants.

A research, using a qualitative approach, has been conducted from 2016 to 2018 with residents, urban planning technicians and mayors of villages or small cities. Thus, about 50 interviews have been realized in order to analyse how do they understand these rules and which are their socio-spatial effects? In addition, the dynamics of the housing market have been studied.

Beyond this study, we need to wonder if these landscape rules must defend landscapes that remain “unchanged over the time” or should adapt to the new challenges of sustainable development. By a certain way, we could say that there is a fight between the sustainable development and the maximalist preservation of landscapes. For instance, in these areas, building wind turbines is prohibited and installing solar panels is very difficult.

In another way, the limitation of the residential supply and the lack of social housing drive to a filtering process. It becomes more difficult for low class households, and even for middle class to purchase a house or an apartment in these territories. By consequence, they prefer to live outside the PNR. That is the reason why we have to analyse the social consequences of the urbanistic and landscape rules.

Keywords: Urbanistic rules – Residential mobility – Outskirts – Filtering process – Housing Market – Natural Regional Park – Gentrification

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Could Transformations at Rural-Urban Intersections have Potential for Urban Regeneration? The R_ Urban Framework in Istanbul

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Abstract

Urban and rural definitions are often perceived as two opposite concepts. But today, the traditional distinction between urban and rural areas is no longer valid. The urban and rural dichotomy and its borders gradually weakened with the industrialization, neoliberal, and globalization movements that started in the 1980s in Istanbul. With the increase in the rate of urbanization and their reliance on rural peripheries, settlements that spread over rural areas form a spatial form in which the rural and the urban are together. These spaces reveal a heterogeneous structure where rural and urban practices are mixed. In this sense, the concept of rural-urban (*r-urban*) is places where rural and urban boundaries are blurred, and spatial and daily practices are transformed. Rural-urban is defined as the area between the city and the rural area, where the spatial boundaries are variable, and where urban functions are intertwined with rural functions.

From this point of view, the main aim of this paper is to re-think the city through new perspectives on the rural and urban dialectics in Istanbul. When re-setting the city, it should be rethinking all the systems and relationships. A self-renewing city is a city that can adapt itself to the problems caused by fragility and maintains its resistance to future crises. The research results will provide a better understanding of the rural-urban dialectics in Istanbul, and the findings will be used to develop regenerations strategies for a more resilient and sustainable urban future.

Keywords: r-urban, intersection, urban-rural, re-setting the city

Coordination Of Housing In Different Functional Urban Area Contexts

Ivan Tosics (Metropolitan Research Institute, Hungary)

Abstract

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

Metropolitan Research Institute analysed the functioning of the metropolitan areas of Amsterdam, Copenhagen, Greater Manchester, Stuttgart and Zurich. On the basis of this critical overview two basic approaches of cooperation and organisation of the metropolitan areas have been identified.

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

Besides these two approaches a third one emerged in some of the post-socialist countries, as a reaction on the EU Structural Funds regulation on 'Sustainable Urban Development'. This aimed to direct a substantial amount of resources to area-based urban development, potentially on functional urban area level. The forerunners in this approach are the large Polish and some of the Czech cities.

The paper aims to summarize the lessons learnt from these European good practices of metropolitan governance and planning, highlighting their potentials to coordinate housing processes on the functional urban area level. The institutional, procedural and EU initiated approaches create different circumstances and opportunities/barriers for coordinating housing processes and policies across the municipal borders.

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

Housing and Urban Change: A method for capturing spatial and temporal change

Kira Page, Neil Coffee, Emma Baker

Abstract

The settlement patterns of Australian cities have changed substantially in the last 40 years. This study proposes an innovative spatial method to capture the dynamics of population and housing change across cities from 1981 to 2021. The densification of urban areas is a contentious dimension of planning

policy, yet little research visualises the actual change of housing structures in major capital cities. By employing past population and dwelling structure data, this study examines both people and place, providing a retrospective view of urbanisation in Australia and a baseline for future analyses.

Is green really green? New housing investments in Łódź

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

Abstract

The concepts of a compact or a 15-minute city assume cities with all the elements necessary for human life within limited space. The covid-19 pandemic has made many people aware of the need to preserve green areas in the city fabric. Still, the competition for space between investors trying to use every meter of land and supporters of a green city continues. It brought many interesting, modern ideas and solutions, which should reduce the tension between the pursuit of profit and the need for a resident-friendly space. But is it so? The authors asked themselves whether modern ideas about the green city are used in the currently created development projects or whether they are more of a marketing ploy to attract potential buyers. To answer this question, they examined several development investments in one of the largest Polish cities - Łódź. The research methods used were critical analysis of literature, research of legal acts, and case studies.

Keywords: housing investment; green city; marketing

Secondary housing supply? Insights from local planners on relaxing residential building controls for secondary dwellings

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Abstract

Often prohibited under strict planning rules, in recent years informal, illegal, and unauthorised dwelling units within existing residential allotments or buildings, have come to represent important contributions to the rental supply. In response, some jurisdictions have sought to deregulate rules controlling secondary dwellings (also known as 'accessory dwellings', 'granny flats', and 'secondary suites'), although outcomes remain unclear. With Australian cities some of the least affordable in the world, and the site of ongoing regulatory experimentation to increase and diversify housing supply, this paper garners new evidence of the outcomes of deregulatory initiatives to enable secondary dwellings, drawing on over 50 in-depth interviews with local government planners. Our analysis raises questions

about the merits of deregulation as a strategy for delivering more affordable rental housing, although there may be other sound reasons for supporting this flexible housing typology.

Keywords: secondary dwellings, informal housing, deregulation

Inclusionary Zoning in California: Unlocking Private Land for Social Housing and Inclusion

Robert Wiener

Abstract

Inclusionary Zoning (IZ) first originated in the U.S. in the mid-1970s in the wealthy suburbs of Washington, D.C., as a tool to increase the supply of affordable housing through the private market, but also create mixed-income communities. Since then, the epicenter of IZ practice has moved west to California. During the last five decades, high population growth and home prices, dwindling land supplies, and State mandates requiring cities and counties to meet their fair share of the regional housing need have compelled many localities to adopt IZ. This paper will revisit the current characteristics of more than 140 IZ programs and offer reflections on lessons learned from 50 years of IZ practice. Have these programs been instrumental in producing new affordable housing? Have they resulted in social and economic inclusion of low-income and minority households in higher-opportunity areas? What are the strengths and weaknesses of IZ?

Keywords: Inclusionary Zoning, Economic Inclusion, Affordability

Land reversibility for urban regeneration Housing and feeding in a metropolitan context: The case of Paris

Claire Aragau (PR- Planning school of Paris- Lab'urba)

Abstract

If reversibility is a fashionable term in the context of sustainability to be made operational, it is primarily mobilized by the professional sphere of technicians and architects to talk about reversible uses and in particular the transformation of the functionality of a building (transform an office building into housing for example). Since the turn of the 2000s and especially the need to preserve land as a resource, since also the injunction to think green city (2010) and sustainable, the way in which cities look at land that is not built has changed to include it in its multifunctionality: land to house, to feed the inhabitants and to support ecological continuities. It is in this scientific context that this communication aims to mobilize the notion of reversibility in order to attach it to land and its ability to accommodate evolutionary uses according to urban cycles: ensure that a soil can accommodate housing for a period and be put back into cultivation as quickly in the event of urban decline or contextual emergency, the recent pandemic having shown the urgency for urban inhabitants to feed on fresh local produce.

The communication wishes to mobilize the notion of land reversibility and demonstrate the operational character of the process in a context of sobriety land to respond to 2 emergencies, housing and feeding, based on case studies from the Paris metropolitan area.

The results presented in this paper are the result of research associated with the AGRIGE PSDR (Archipels AGRlurbains, Résistances et Gouvernances), funded by INRAE and the Ile-de-France Region on the agriurban territories of Ile-de-France and with the CAFUR research program (competition and land arrangements in urban/rural interfaces in Paris and Mexico). The methodological protocol consists of surveys conducted among inhabitants, farmers, elected officials, urban planning services, project managers and the analysis of land databases and urban planning documents as well as legal texts.

Keywords: land speculation and competition - land reversibility - periurban - illegal land use - planning

09 WORKING GROUP

HOUSING AND LIVING CONDITIONS OF AGEING POPULATIONS

Ageism and Housing

Blanca Deusdad (Dep. Anthropology, Philosophy and Social Work, Rovira i Virgili University, Spain)

Abstract

The aim of this paper is to shed light on those social ageist attitudes in relation to housing, which are not taken into account relative to the diversity of needs while we are ageing. Therefore, those features, which prevent older adults from ageing in good environmental conditions, such as housing accessibility, community mobility, having the autonomy to make their own decisions, and which, at the same time, permit us to preserve a sense of home. Ageism is understood as a form of discrimination and stereotyping because of age, similar to that of racism or sexism (Butler 1969; Cohen, 2001). The forms in which this discrimination manifest itself can also include some unperceived or unimaginable forms such as the way housing is conceived and designed in our societies. Take for instance, a lack of ramps, support bars or mechanical lifts or stairs amongst others in our communities. The social invisibility of older adults' needs, and the neglect of seeing them as possible beneficiaries, makes for the construction of age-unfriendly housing and even age-unfriendly cities. Moreover, the mystification of youth has also an ageism effect in the way housing is planned, developed and constructed; meaning housing has been designed only with young people in mind and servicing their needs, without even seriously addressing the more prevalent and practical needs of growing older in the same community, which has been labelled as the Peter Pan effect (Smith et al. 2012). Either we wake up now to these deficiencies, or we will continue to find ourselves in the not too distant future being forced to live a life, we never dreamt of possible.

Keywords: ageism and housing, , co-housing, ageing-in-place, de-institutionalization

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

Bruce Judd (City Futures Research Centre, University of New South Wales, Australia)

Abstract

In Australia, population ageing, escalating housing costs, mortgage stress and precarity among older homeowners is seeing an increasing number of older people moving to Land-Lease Communities (LLCs) as an affordable housing option. These are distinct from retirement villages (RVs) and under different State/Territory legislation. While not necessarily age-restricted, three quarters of their residents nationally are aged 50+, and over half aged 65+, typically lower-income, often single, residents who will require aged care services to successfully age in place. With the increasing policy shift in the balance of care from institutional to home care and increasing marketisation and personalization of aged care services, this paper focuses on the implications for access to aged care services in LLCs compared to RVs via a literature, policy and regulatory review. It posits that many LLCs are naturally occurring retirement communities presenting opportunities for pooling of care services to enhance access through economies of scale.

Analysis of the Latent Variable of Life Quality of Middle-Aged and Older Adults

Ching-Yi Chen (Department of Living Science, National Open University, Taiwan)

Abstract

The quality of life of middle-aged and older adults is influenced by various factors, such as retirement, declining health, and changes in family living arrangements. These changes can affect their sense of coherence, which in turn impacts their evaluation of quality of life. However, previous discussions have overlooked the latent effects of individual heterogeneity, such as personality traits and tendencies towards depression, on quality of life evaluation. Despite being difficult to observe, these latent effects significantly affect decision-making. To address this gap, this study analyzes data from the 2021 Taiwan Social Change Survey: Health, which includes samples aged fifty years old and above. A total of 619 samples were analyzed using a latent ordered probit model. The results show that latent depression tendencies significantly affect the quality of life evaluations of middle-aged and older adults. This highlights the importance of mental health in ensuring the safety and well-being of this population, and underscores the need for government and family members to address this issue.

Keywords: quality of life; middle-aged and older adults; latent ordered probit model; mental health

Dealing with ageing challenges: housing conditions and residential mobility of Italian older adults

Giovanna De Santis (Università Politecnica delle Marche, Università del Piemonte Orientale, Italy),
Micol Bronzini (Università Politecnica delle Marche, Università di Firenze, Italy))

Abstract

Housing provision and adequacy pose unique challenges along the ageing process, especially when ageing in place becomes a policy goal. Individuals are differently equipped to deal with challenges regarding the housing quality and capacity of adjusting to their changing needs in later life. Drawing on housing inequalities literature, we aim to contribute to understanding living conditions and housing adjustments in later life using data from the first retrospective wave of ITA.LI survey, a representative household panel of the Italian population. We describe the housing conditions of older adults (60+) living in private household, focusing on the characteristics of their spatial context (dwelling, location) and their family configuration (their household members). We then examine residential mobility patterns and transitions between different tenure forms in later life to shed light on which individual, household or context characteristics are associated with a higher likelihood of anticipating or adjusting for older people's changing needs successfully.

How to measure housing situation and housing preferences of very old people

Hans Christian Sandlie, Maja Flåto, Lars Gulbrandsen

Abstract

In most European countries, ageing in place is a key component of policy on older people and housing. The purpose of this policy is to secure quality of life and provide a cost-effective solution to the challenges of a growing population of very old people. Evidence-based policy and reliable knowledge about enablers and barriers for the possibility to age at home require high-quality data. This paper addresses the problems of applying surveys in studying housing and housing preference of very old people. Firstly, it discusses some of the issues around representativity. Secondly, data from research on a sample of people aged 70-85 in Norway are used to demonstrate some of the problems in using surveys to study older people. A concluding argument is that register data is probably the best source for studying very old people, but, if possible, the best picture is drawn by combining register data with survey data and qualitative interviews.

Late-life divorce: housing and residential consequences of divorce for older men and women in Sweden

Juta Kawalerowicz (Department of Human Geography, Stockholm University, Sweden), Marianne Abramsson (Department of Human Geography, Stockholm University, Sweden)

Abstract

Late-life divorce rates have been on the rise in many European societies. This development is puzzling to demographers, and it generates economic and housing vulnerability among those of advanced age, especially women. In this paper we use Swedish register data to examine housing and residential consequences of divorce for those aged 60+ between 1990 and 2016. Using data on union dissolutions (discontinuation of marriages or civil partnerships) we identified 65,000 such events. First, we examine prevalence of such events by looking at late-life divorce rates by the type of municipality and changes overtime. Next, we look at who is more likely to move out of the shared residential home following a divorce, who is more likely to change tenure type and what are the distances to new housing for those who move out. In the analysis we are primarily interested in how these housing and residential changes are stratified by gender and socio-economic position. Third, we use sequence analysis to examine common housing tenure trajectories for late-life divorcees, both for men and women to see whose housing position becomes more precarious following a union dissolution.

Keywords: divorce, ageing, gender inequalities, housing, residential mobility, internal migration

How does housing matter for long-term care policies?

The comparison of different housing contexts

Paweł Łuczak (Poznań University of Economics and Business, Department of Labour and Social Policy, Poland)

Abstract

The previous research largely overlooked housing as a context of public policies regarding long-term care (LTC) for older people. In order to address this gap, the present study applies the conceptualisation of 'housing as an infrastructure of care' by Power and Mee (Housing Studies, 35(3), 496, 2020), focusing on how 'housing patterns the organisation of care at a household and social scale'. This study examines two carefully selected cases: Austria and the Czech Republic. LTC policies in these two countries are based on remarkably similar Cash for Care (CfC) benefits that allow the recipients to allocate the benefits unrestrictedly. Importantly, the CfC benefits in the two countries have been implemented in contrasting housing contexts.

This study attempts to challenge the problem of complexity arising when one wants to link housing policy and outcomes of LTC policies by theorising interplays between these two policy fields. In this paper, we elaborate on these interplays regarding three domains of housing as care infrastructure: housing materialities, markets and governance (Power & Mee, 2020). Then, building on this theorising, a policy-related analysis seeks to understand how housing contexts affect CfCs' allocation patterns in both countries. As local-level determinants heavily impact LTC policies and housing contexts, we conduct the empirical analysis at the national and city levels. Considering the latter, we include two capital cities, Vienna and Prague, in the empirical analysis.

As the previous studies showed that CfC benefits in the two countries reinforce reliance on informal care provided chiefly by families, the first research question asks what housing policy instruments increase the reliance of CfC beneficiaries on care and support provided by families. Moreover, there are country-specific outcomes of CfC schemes in Austria and the Czech Republic (the live-in migrant care model in Austria and the vital role of residential LTC in the Czech Republic despite the implementation of CfC). Thus, the second research question is: what housing policy instruments influence these country-specific outcomes of CfC benefits?

Keywords: older people, housing policy, long-term care, comparisons

Cohort Longitudinal Estimation of Ageing in Place: Comparing Senior Housing Demand in United Kingdom, United States, and South Korea

JungHo Park (Kyung Hee University, College of Human Ecology, Dept. of Housing & Interior Design, South Korea), **Taegyun Yim** (Kyung Hee University, College of Human Ecology, Dept. of Housing & Interior Design, South Korea), **Young-ha Cho** (School of the Built Environment, Oxford Brookes University, UK)

Abstract

Ageing in place (AIP) has been a housing policy goal for ageing countries and a private goal for numerous seniors. Defining and operationalizing AIP, however, has continued to be an elusive task. Literature focuses on senior age groups and identify places where they age, including staying in place, moving but only nearby, and even never moving. Another stream of research follows specific birth cohorts over the life course. We show how these approaches can diverge and result in different understanding of senior housing demand in U.K., U.S., and South Korea. We build a quasi-panel data on senior age groups and their cohorts by using Census microdata. We show the differences between age and cohort-based measures of AIP which may accelerate as Baby Boomers retire and age. We conclude by discussing international implications to estimate senior housing demand and plan for ageing-friendly communities by using the cohort longitudinal measure of AIP.

Keywords: Ageing in place (AIP), Birth Cohort, Age Group, Baby Boomer, Senior Housing Demand

Healthy Ageing & Care Network Lead, ESRC-AHRC UK-South Korea SSH Connections Grants 'UK-South Korea Ageing in Place Research Network' 2022-2023

10 WORKING GROUP HOUSING AND NEW TECHNOLOGIES

Online and offline dimensions of inequality: A study of the relationship between digital exclusion and housing circumstances

Hannah Holmes, Katy Karampou, Gemma Burgess

Abstract

Given the increasing importance of digital technologies in shaping everyday life, it is widely accepted that digital exclusion is a key facet of poverty. Indeed, experiences of getting online are closely connected with broader structures of entrenched inequalities. As an aspect of this, housing inequalities are crucial to experiences of digital exclusion. While recognising that offline dimensions of life transcend physical space, it is important to consider how physical space constrains digital access, and to note that local communities are embedded in space, and thus in the local built environment. This paper draws on focus groups with people who have knowledge of digital exclusion and the housing sector in the UK. It highlights how particular forms of housing create barriers to getting online, both through infrastructural challenges, and through the numerous ways in which broader disadvantage is reflected and compounded in housing inequalities.

Exploring the Perspectives of Small and Medium Enterprises (SMEs) in Adopting Digital Technologies and Offsite Manufacturing for Housing Construction: A Qualitative Study in the UK

Reyhaneh Shojaei

Abstract

The UK Government has been actively promoting the adoption and use of modern methods of construction (MMC), with emphasis on innovative approaches including the use of building information modelling (BIM) and offsite manufacturing (OSM) for the construction of new homes (HM Government, 2018). While existing research has explored the use of OSM and digital technologies in the housing sector, it mainly focuses on large housebuilders, neglecting the large number of small and medium enterprises (SMEs) actively involved in the industry. This is concerning, given that almost 72% of the sector's total employment is attributed to SMEs. Despite the increasing importance of SMEs in the housing construction industry, they are rarely taken into consideration in UK reform policies. With the increasing specialisation and subcontracting practices in project delivery, the importance of SMEs is on the rise. Therefore, this research aims to explore the perspectives of SMEs across the housing industry's supply chain. It will employ qualitative research, conducting interviews with various actors from SMEs and holding several workshops to explore their perspectives, barriers, opportunities, and the internal and external changes they need to implement to transform their organizations and deliver projects using OSM and digital technologies. By understanding the unique perspectives of SMEs, this paper will contribute to the development of tailored policies and interventions that can support SMEs in adopting and benefiting from new technologies in the housing industry. The findings will aid in promoting the widespread adoption of new technologies in the sector, leading to increased productivity, efficiency, and sustainability.

Keywords: Housing sector, Modern Method of Construction, Digital technologies, BIM, SME, OSM

New Mortgage Payment Method: Risks and Advantages of using Bitcoin

Silvana Canales Gutiérrez (Member of the UNESCO Housing Chair of Rovira i Virgili University)

Abstract

2008 was a year of contrasts. On the one hand the global economic crisis reaffirmed that the massive default on mortgage loans has a direct negative impact on global economic stability. On the other hand, it is not necessary to use legal tender or assets recognized as valuable to pay off debts, since 2008 was the year in which the Bitcoin technology was first published on the Internet. In 2023, Bitcoin has become legal tender in several countries, and in others, a conventional form of payment to satisfy any type of obligation, including mortgage loans.

Using bitcoin as a form of payment in mortgage loans would imply accepting that it is money or dation in lieu, something that is not yet regulated in EU legislation. The constant fluctuation of the value of Bitcoins coupled with the failure of subprime mortgages creates a framework of uncertainty in the EU, which puts on the balance two fundamental ideas: the need to meet bank obligations versus the need to use a financial asset without any guarantee other than the consent of the parties.

Keywords: Mortgages loans, bitcoin, money, EU

11 WORKING GROUP HOUSING AND SOCIAL THEORY

The affective economies of private renting in the Majority World

Adriana Mihaela Soaita (Romania)

Abstract

The interest in the private renting sector as a mechanism generator of new inequalities has been uncomfortably dominated by Anglo-Saxon accounts. In these countries, given their better institutionalised regulatory, welfare and tenant-activism regimes, much of the focus has fallen on economic and policy studies to propose ways to increase the sector's efficiency and address precarity. But what about the Majority World?

For instance, in Ghana, landlords' requirements for a two to five years advanced rent has persisted for decades (Arku et al. 2012). Jumping continents to India, insecure property rights tie both tenants and landlords into risky arrangements (Naik 2015). Bouncing west to Brazil favelas (Lonardoni and Bolay 2016), positive synergies are created between employment-included tenants/lodgers and employment-excluded landlords. Closer to the Minority World but in many ways subaltern, access to subsidised energy price in Romania was initially tied in December 2022 to one's first residence, turning for once the attention to the estimated one million renters who could not benefit as landlords prefer to control utility contracts (Serban 2022). Far from dismissing the plight of private tenants in the over-studied Anglo-Saxon countries and other jurisdictions of the Minority World (Gustafsson et al. 2019; Soaita et al. 2020), practices as exemplified above stem from and construct completely different and far more precarious political and 'affective regimes' (Anderson 2014) in the tenant/landlord relationship.

Following Kumar's (1996, 2016) renewed call to start understanding the renting arrangements in the Majority World away of theories born from the realities and aspirations of the Minority World, this presentation presents a Critical Interpretative Synthesis of the academic literature (69 studies were identified for reviewing and 59 to contextualize findings). The ongoing analysis pays attention to the ways by which the economies and politics of private renting are assembled through a multiplicity of social relations between actors (tenants, landlords, their families, employes, communities, authorities), materialities (money, houses, infrastructure, geology and landscape), cultural norms, regulatory and ideological landscapes which form diverse regimes of affect, power, risk and trust flowing through any and every tenant-landlord relationship, often simultaneously making and unmaking 'home' be it materially or socially, in the real or the imaginary. It is hope that findings will enrich our theoretical lenses in understanding the social universe of private renting.

Keywords: systematic review; Majority World; tenant-landlord relationship; affective regimes

Houses out of reach? Housing affordability and urban middle class in Poland - theoretical and methodological remarks

Justyna Orchowska (Centre for European Regional and Local Studies, University of Warsaw, Poland)

Abstract

The aim of the presentation is to share with other researchers experience from the ongoing project entitled “Houses out of reach? Housing strategies of urban middle class in Poland”. The project deals with one of the most important contemporary global challenges: growing housing inequalities and their relationship with broadly understood spatial and social inequalities. In recent years, European societies have experienced two major crises. The Covid19 pandemic and Russian aggression against Ukraine have deepened existing inequalities and created new ones (Berkhout et al. 2021). Inflation and cost-of-living crisis, rising interest rates and tightening mortgage rules mean that more and more people, especially young, face increased financial pressure related to housing. This applies not only to low-income households but also to those factions of the middle classes that co-create the new “housing precariat” (Listerborn 2021). This phenomenon is particularly visible in large cities, where real estate prices are the highest.

The main objective of the project is to gain a better understanding of how housing insecurity is experienced by the young representatives of the middle classes in Poland. Previous research has shown that housing for these classes plays a special role - it is a significant element of their identity, it is also the main component of their wealth (Lewicki 2019; Olcoń-Kubicka, Halawa 2018). The material collected in the project, analyzed through the prism of the theory of Pierre Bourdieu (2005), will, on the one hand, make it possible to show the strategies that representatives of the middle class adopt to cope with the changing housing affordability in Poland. On the other hand, it will allow for an analysis of the impact that housing insecurity has on everyday life and visions of the future of this class.

The project proposes to look at inequalities through the lens of “empirical, concrete and material experiences” (Listerborn 2021: 3), focusing on individual housing strategies. As the main analytical framework, it assumes the growing importance of housing for class division (Bourdieu 2018; Savage 2006). Hence, it applies a qualitative methodological approach. In the course of the project, focused biographical interviews will be conducted, which will combine the features of a biographical interview with an in-depth interview. The interviews will be conducted in three urban centres in Poland (Trójmiasto, Warszawa, Kraków) with people aged 25-40 of various socio-demographic profiles and at various stages of the housing trajectory.

Currently, the project is in the process of introducing. I am not able to present much empirical results yet, but I am highly interested in confronting my approach with the experience of other researchers and in establishing some working contacts with academics investigating similar issues in other countries. The final report and results’ presentation are planned for May 2024. The results of the project are expected to be a starting point for further, more holistic research on the links between housing status and social inequalities.

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Preventing, Curing, Mitigating. A Typology Of Policies Against “Bad” Residential Segregation

Hannu Ruonavaara

Abstract

Urban residential segregation refers to a process and a state of affairs by and in which (1) categories of people with different socio-economic and/or cultural characteristics come to live in different parts of the urban area so that in particular neighbourhoods some categories are over- and others underrepresented. Often it is also assumed that (2) neighbourhoods formed by the process (1) come to be polarized to those of cumulative advantage and those of cumulative disadvantage. Process and state of affairs (1) is not necessarily “bad” if it results in the enclaves of like and like-minded people whereas most of us would probably think that process and state of affairs (2) is bad. Cities can try to combat bad residential segregation with three types of policies. Preventive policies refer to planning of new neighbourhoods in order to guarantee the presence of people representing different social/cultural categories. Curing policies refer to attempts to diversify the social/cultural composition of an already segregated neighbourhood. Mitigating policies attempt to relieve the negative consequences of bad segregation. Two first of these policies are thus desegregation policies targeted to the social composition of the neighbourhood (preventing, curing) but the third policy is targeted to increasing opportunities and welfare in segregated neighbourhoods (mitigating). There is also a fourth policy, that is not an anti-segregation policy. An adapting policy is not curing or mitigating segregation but just keeping in check the disturbances caused by it by various social control measures. In the paper the typology is illustrated with examples of policy instruments and related to another typology of segregation policies.

Housing theory, theory in housing, and the resurrection of pragmatism

Laura James

Abstract

Housing theory and theory in housing, are themselves very large subject matters. In this paper, I will not review or give an overall evaluation of the subject matters' insights and learnings (fascinating though that would be). Instead, I will examine the insights and learnings of housing theory and theory in housing with respect to just one issue – an issue of central importance to the housing theorists but by no means only to housing theorists - methodology.

Expressions of home in the Ageing in place society

Maja Flåto, Hans Christian Sandlie, Lars Guldbrandsen

Abstract

The experience of home exceeds the physical protection a material housing unit provides, and issues such as social interaction in the neighbourhood and experiences of safety and belonging are central in housing studies. In this paper we explore how people at 75 or older describe their current housing situation, what they value and what they wish for. The data material consists of group interviews with 25 persons in the age 75-87 that still live at home. By drawing on theories of Goffman (1959) and others we discuss how their housing situation set the stage for social interaction in the general society, but also how their expressions of what they value in a home contribute to production and conservation of identity. In today's "Ageing in Place"-society, where older people are motivated to stay in their own homes as they age, these experiences of housing and home are important to explore.

A Century of Irish Housing Policy: From Independence to Path Dependence

Paul Umfreville (Technological University Dublin, Ireland)

Abstract

The Irish housing system is in crisis. This is not, however, purely a recent phenomenon. Reports of inquiry and official studies have catalogued periodic housing crises over the last century. The difference between the current housing situation and of those before is that significant historic event resulted in transformational policy change to address the causes of crisis. Whilst systemic shocks provided the impetus for historic housing policy transformation, inertia in the political system now appears to dampen momentum for similar change.

Taking a longitudinal perspective on Irish housing policymaking, the research uses path dependence as a theoretical frame to explore and analyse the difference between historic and contemporary responses to housing crisis. This phase of research traces the processes and social mechanisms which led to policy responses to previous housing events, whilst future phases will compare these to the current crisis, providing a historical approach to contextualise contemporary phenomena.

12 WORKING GROUP HOUSING AND YOUNG PEOPLE

First housing: Young adults' establishment on the housing market in Sweden

Alix Gabaude, Ylva Norén Bretzer

Abstract

Sweden has, for the past couple of decades, faced a housing crisis, especially for young adults. While slightly improving, 64 percent of Swedish communes were still reporting a lack of housing for young people in 2022. The importance of socio-economic factors in finding housing was identified but little has been said on the importance of policies at the local and national level in facilitating (or hindering) young adults' establishment on the housing market.

The project carries out a systematic literature review of both academic and grey literature, especially targeting discussions of policies targeting young adults, students and young immigrants. At present, only partial findings are available revealing that Swedish policy on the topic is limited in both scope and influence, piecemeal and without a holistic view. While some policies appear to have a positive effect, around as many appear to have a negative effect, and most very little effect.

Comparing Young Adults' Housing Inequality in the 21st Century

Amber Howrad

Abstract

The increased reliance of young adults on private rental housing has led to popular claims around "generation rent". This notion has been criticised, and a research agenda studying the intersection of age and class-based housing inequalities has emerged. However, there are still gaps in understanding the *breadth* of these inequalities. This paper addresses, first, housing outcomes beyond an owner-renter binary, and second, what drives these outcomes aside from homeownership exclusion. Comparing The Netherlands and Australia, shifts in tenures (restructuring of rental sectors), housing conditions (affordability and precarity), and alternative housing situations (parental co-residence) are examined between income groups, across countries and over time. Comparing countries through a lens of *common trajectories*, findings illuminate increasingly multifaceted housing pressures facing young adults, with substantial differences *between* renters and manifestations of housing inequalities *beyond* private rental housing. Changes over time indicate that diminishing affordable rental options have been crucial in driving these inequalities.

Access to homeownership in decline – rising housing inequalities for young people in the neoliberal housing market of Tallinn

Anneli Kährik (University of Tartu, Institute for Ecology and Earth Sciences, Department of Geography, Estonia), **Ingmar Pastak** (University of Tartu, Institute for Ecology and Earth Sciences, Department of Geography, Estonia)

Abstract

The current housing affordability crisis, driven mainly by the financialization of housing and the government's retrenchment of social policies and provision of affordable housing, have affected growing inequalities in access to housing. The crises have hit young people especially hard. The recent trends call for systematic studies on the mechanisms generating such intergenerational inequality, considering the specifics of the prevailing housing regimes. Housing affordability in Tallinn has decreased due to fast-growing housing prices, as a result of an ultra-liberal housing regime, exemplified by housing financialization, capital accumulation, low level of governmental interventions and an overall increase in social inequalities.

Based on EU-SILC data, it is shown how the recent trends during the decade between 2010 and 2020 have negatively impacted young people's access to homeownership – access has been greatly reduced for young cohorts, and it has become more differentiated, based on the socio-economic and labour market performance of households, as well as intergenerational transfers. Young households are increasingly residing in private rental dwellings, and many still rely on parental housing until their 30s. Rental housing, as compared to homeownership, has fewer advantages in general compared to homeownership – it brings no capital gains and rental stock tends to be located unevenly across urban space and to be in slightly worse condition compared to owner-occupied housing. This positions young people in an unfavourable position in the perspective of their housing career, and this can have severe consequences on their social inclusion.

Shared housing for students and young adults and the urban-regeneration process of second-tier cities

Constance Uyttebrouck (KU Leuven, The Netherlands), **Jacques Teller** (Uliege, France)

Abstract

In the context of growing housing and urban commodification, shared-housing accommodations have been developed for specific target publics, including students and young professionals. Such developments have preferably emerged in urban environments, including second-tier, student cities where they play a strategic role in urban regeneration. We investigate different types of shared housing aimed at young adults (from purpose-built student accommodation to co-living houses) in four Walloon agglomerations (Belgium) with a high share of students, university premises and, for two of them, a heavy industrial past. Based on desk research and interviews with civil servants and private developers, we examine how shared housing for students and young professionals has emerged in these cities, how the actors perceive this housing segment, and what possible role it may play in urban regeneration.

Our results show that civil servants are not especially preoccupied with access to affordable and quality housing for young adults, despite their significant presence, whereas political attention focuses on middle-class families. Conversely, the private sector primarily targets (international) young people in often high-priced developments with short-term tenure located in well-connected areas with access to amenities. Overall, private and public actors have different expectations of shared housing's effects on urban regeneration, and instruments measuring such effects are missing to inform appropriate ways to address shared housing in policy and planning.

Objective versus subjective: the weight of eligibility requirements in conditionality-based housing allocation to young people

Igor Costarelli (University of Milano Bicocca, Italy), **Gaia Bello**, **Silvia Mugnano**

Abstract

Conditionality-based mechanisms, that is allocation of housing on the condition that receivers regularly engage in help tasks for neighbours, have been shaping recent approaches to youth housing policies across several European countries. Housing managers combine pre- and post-tenancy assessments to sort resourceful tenants, defined as young people endowing specific subjective characteristics, social skills, and motivation to connect with vulnerable neighbors in different social mix assemblages. Drawing on a case study in Milan, this paper explores the role of subjective characteristics and the logic underpinning managers' recruitment of resourceful candidates. Through analysis of young people's application forms and participant observation of the selection processes, this paper shows that the relevance of applicants' subjectivities and motivations, as key requirements to access housing solutions, is mediated by practical circumstances such as youths' temporary presence in the city, short-term job contracts, and housing organization's attempt to maximize occupancy rates. These findings contribute by clarifying the weight attributed to different eligibility requirements, objective and subjective, which are shaping recent approaches to address young people's housing needs. It argues that the implementation of subjective characteristics is bounded to objective conditions on both the demand and supply sides, calling for further exploration of possible rhetorical uses of new tenant categories, i.e. resourceful tenants.

Overcoming Affordability Challenges: Understanding Intergenerational Support and Financing Strategies for Young Homebuyers in Shanghai

Junru Cui (Department of Geography, Planning and International Development Studies, University of Amsterdam, Netherlands), **Richard Ronald** (Department of Geography, Planning and International Development Studies, University of Amsterdam, Netherlands)

Abstract

Homeownership has become indispensable to establish a life for most Chinese young people. However, the heated housing market since the market-oriented housing reform has made affordability a major issue. In addition to individual savings, loans and intergenerational housing support have played a key role in young people's access to homeownership. Surprisingly, less attention has been paid to young people's considerations and reasoning behind their housing finance, especially their decision on whether to opt for more loans or intergenerational transfer. Drawing on qualitative interviews with young adults in Shanghai, this research explores young people's transition into homeownership with a focus on their financial arrangements, including individual savings, loans, and intergenerational transfer. The discussion on young people's practice in financing homeownership considers housing market dynamics and changing housing policies. Despite the prevalence of housing loans, the findings highlight the importance of intergenerational housing support in overcoming the barrier of down payment and countering the risk of failing to repay the loans brought by the unstable job market and increasing living cost. Additionally, the research indicates how the housing provident fund loan scheme and mortgage regulations from the government affect young people buying a home. Although the research is based in the context of Shanghai, it provides new insights to understand family-support housing pathways in the era of financialization.

Keywords: homeownership, intergenerational support, housing loan, financialization

In the kaleidoscope of student private, off-campus accommodation: How does studentification unfold in the post-socialist city?

Jakub Zasina (University of Lodz, Department of Regional Economics and Environment, Poland),
Konrad Żelazowski (University of Lodz, Department of Investment and Real Estate, Poland)

Abstract

Never before have so many people been enrolled in universities as in the 21st century. Consequently, numerous cities worldwide face the challenge of accommodating sizeable populations of higher education students. As a result, these cities experience change associated with expanding private, off-campus student housing and the so-called studentification. Such phenomena have not gone unnoticed in East-Central Europe, where the higher education sector has been a prominent vehicle of post-socialist change. However, many aspects of such change remain understudied in urban settings due to the lack of publicly available data. Therefore, in looking at Lodz, Poland, we employ original data

derived from the surveys conducted among the students and the semi-structured key informant interviews. This way, we aim to understand the evolution of the local student housing market. We identify the scale of students' demand for private, off-campus housing and its intra-urban geographies. Next, we trace the evolution of student housing forms and providers. We show that since the 1990s, student housing in Lodz has experienced a noticeable transformation through commodification and segmentation driven by different local actors and the change of the studenthood itself. As a result it expanded in different forms beyond the university campuses and adjacent neighbourhoods. We conclude with comments on how the student housing evolution in Lodz nuances the debates on studentification and post-socialist urban change.

Keywords: student private accommodation, studentification, housing market, Lodz

The Impact of Within-Family Housing Assistance on the Certainty of Young People's (Housing) Aspirations in the Czech Republic

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

Abstract

The paper presents the results of research on the factors that determine how certain Czech millennials are about their housing (and some other life) aspirations. Unlike previous studies, we did not primarily look at the content of life aspirations and instead we examined how certain, confident, and concrete young people are about their plans. We used a series of qualitative interviews and an attitude survey. The results revealed significant impact of intergenerational housing-related within-family resource transfers on the certainty of housing (work, family) aspirations among young people. Missing or small transfers cause that the signposts in the garden where paths branch off vanish and life aspirations of young adults are becoming vague and uncertain. Therefore, whatever the aspirations of young people today are, the ability to form them with certainty and confidence is significantly influenced by a factor that is largely out of their control.

Keywords: youth transition – housing aspirations – intergenerational transfers

Flex-housing and the advent of the 'emergency seeker' in Dutch social housing policy

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Abstract

Flex housing refers to stackable, movable, linkable, divisible, or adaptable dwellings where either the unit, the building location or the inhabitation period are temporary. Flex housing is seen as a potential stop-gap solution in Dutch housing policy, to counter the acute housing shortage in the country. The evolution of this subsector has been tied to legal changes that enabled short term contracts in the

social housing sector since 2015, and stimulus packages to induce builders, operators (usually housing association) and local governments to make land available and develop more of these dwellings since 2018. Alongside these measures aimed at the building sector, a parallel effort to define the target group for this type of housing has been underway. The 'emergency seeker' of housing has made their appearance in Dutch housing policy slowly, starting from the labour migrant housing lobby in the first half of the 2010s, through the refugee crisis of 2014-2015, and later snowballing as the housing shortage worsened to include an ever more diverse group of people. Official documents name the following target group for flex housing: labour migrants, refugees, students, starters, divorcees, emergency carers. In this policy review, we trace the history of flex housing in Dutch housing policy, focusing especially on the process that led to defining this new, precarious, flexible, young subject of social housing.

Keywords: flexible housing, young people, housing policy, subject, precarity

13 WORKING GROUP

HOUSING ECONOMICS AND MARKET DYNAMICS

The Inbetweeners in the Norwegian housing market – an analysis of declining homeownership rates in Norway

Kim Astrup (NIBR - Norwegian Institute for Urban and Regional Research)

Abstract

Norwegian housing policy is founded on consistent homeownership promotion. This ambition has led in the recent years to various programs that purport to facilitate transition to homeownership even among low-income groups. Despite this, homeownership rates have slowly, but consistently declined in the last decade, both among low-income and middle-range income households. Though affordability challenges of low-income segment are well-known, there has emerged a new segment on the scene, The Inbetweeners, that seem fall between two stools. On the one hand their income is too high to qualify for the state-led affordability programs, on the other their income is consistently too low to qualify to sufficiently high mortgages to be able to purchase the first home. Through analysis of Norwegian register data from 2015-2022 we will in this paper analyze both the scope, composition and the dynamics of this newly emerged group, as well its underlying causes. A major finding is that phenomena of The Inbetweeners cannot be purely understood in terms housing price growth and macroeconomic development, but that structural changes in credit regulations in the that gradual have been shaped in the aftermath of the financial crisis in 2008.

Keywords: affordability, the inbetweeners, housing policy

New tenants and buyers on the Polish housing market - the consequences of the war in Ukraine

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Abstract

The outbreak of war in Ukraine caused a demand shock in the housing rental market in Poland. The availability of flats for rent decreased significantly, and rental rates rose sharply in places that recorded an influx of refugees, especially in the largest cities. It should not be forgotten that at the same time, due to the lifting of Covid restrictions, full-time classes at universities and stationary work were largely restored, which increased the demand for housing rental. On the other hand, the drastic reduction in creditworthiness due to the increase in interest rates and the fear of the economy's future caused some potential buyers (Poles) to withdraw from the ownership property market and turn to the rental market. Due to such a dynamic development of the demand for rental and the contraction of the property market, some developers change their strategy and enter the housing market as landlords. The work aims to determine the short and long-term consequences of the influx of citizens and enterprises from Ukraine for developing the Polish housing market. The research methods used were critical analysis of literature, research of legal acts and government programs, and analysis of statistical data.

Keywords: rental market; demand, Ukrainian war

Milan: a city for whom? Housing affordability and accessibility in the Metropolitan Area of Milan after the GFC

Marco Peverini (Dastu – Polimi), **Massimo Bricocoli** (Dastu – Polimi), **Lucas Marcel Munson** (Dastu – Polimi)

Abstract

Housing affordability is a concept that links the housing situation of households to their economic situation. Housing accessibility refers to the conditions of access to housing tenure with sustainable housing costs. While the cost of housing is everywhere high for low incomes, in recent times an affordability crisis has extended to middle-income households in attractive cities, mainly related to the concentration of capital and people in attractive cities and to the processes of financialization of land and housing. This trend is particularly worrying in European countries, where few successful cities are pressured while increasing portions of territories are shrinking and lagging behind. Concerns over housing precariousness and expulsion foster interest on concrete example of effective housing governance to promote affordability and accessibility in pressured areas. However, the issue of multi-scalar governance and the relation between attractive and shrinking territories should also be considered. The problem is particularly relevant in Milan, where housing prices have decoupled from national trends in the last decade. For these reasons, a joint venture between two housing cooperatives and the Department for Architecture and Urban Studies of Politecnico di Milano developed into the foundation of the Observatory for Housing Affordability in the Milan Metro Area (hereafter, OCA). OCA collects data on the housing market, the labor market and the housing stock and combines it in original ways in order to provide evidence of the trends of housing affordability in the metropolitan area. The paper presents some preliminary results after approximately six months of quantitative research on Milan. Focusing on the period starting from 2015 – the symbolic turning point of the international EXPO taking place in Milan, when real estate became again an attractive business in Milan – the paper shows: - how the growth of housing prices and rents has outpaced the growth of incomes; - how a major share of income earners in Milan cannot afford decent housing; - how the issue of affordable housing has finally gained in the past months relevance in the public debate.

The COVID-19 pandemic and house price convergence in Poland

Mateusz Tomal (Department of Real Estate and Investment Economics, Cracow University of Economics, Poland)

Abstract

The effect of the COVID-19 pandemic on price convergence in the housing market is largely unknown. This paper aims to assess the impact of the pandemic on the convergence of sales and rental housing prices. The residential markets in Polish voivodeship capitals were chosen as a case study. The convergence evaluation was based on a local linear version of the log t regression test, which allowed the estimation of a time-varying convergence speed parameter. The causal effect of the pandemic on convergence was examined using a Bayesian structural time series model. The study results revealed that the pandemic led to divergence in the primary sales housing market, growth convergence in the

secondary sales housing market, and to a weakening of growth convergence in the rental housing market.

Keywords: convergence; local linear regression; log t test; COVID-19

Knowledge is power? How prior beliefs affect house price forecast's accuracy

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Abstract

Recent exogenous shocks like Covid-19 pandemics or War in Ukraine proved that global economy in general and regional housing markets in particular as not as predictable as many claimed. Pervasive uncertainty that manifest in recent years is a major cause of divergence between macroeconomic and microeconomic projections and market reality. The concern is valid because there is a link between expectations and future house price dynamics.

We use micro-level survey data on Polish house buyers, to test the predictive accuracy of people forecast about future house prices, comparing stated expectations with subsequent house price dynamics. In particular we investigate whether market knowledge helps when predicting house price dynamics in a short run. We also analyse whether house price forecast accuracy relates to the characteristics of the respondents, as well as market cycle.

The research contributes to the ongoing research on house price expectations in two important ways. Firstly, the relation between housing market knowledge and expectations has not been extensively addressed in the literature. Secondly, the data allows us to test the house buyers' forecasts accuracy during a particularly interesting period, with consummate uncertainty introduced by unparalleled exogenous events.

Keywords: house price dynamics, expectations, forecast accuracy, house buyers, market information, beliefs

Wealthscapes: The spatial polarization of housing markets and divided access to housing wealth accumulation in the Netherlands and Spain

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Abstract

Residential real estate represents by far the largest store of wealth globally and is fundamental in structuring societal inequalities. The central role of housing wealth across space in driving inequality, however, is relatively neglected. Housing markets have transformed through ongoing integration with global capital, financialization and household wealth strategies. Resulting intensified capital flows into property, however, appear increasingly spatially uneven. This implies a *spatial polarization* of housing markets across multiple scales, where specific submarkets – across regions, cities, or neighbourhoods – see growing shares of asset accumulation. Concurrently, there is evidence of more *divided access* to housing. Socio-economic position and, increasingly, parental resources appear essential. Where spatial polarization in asset-returns combine with divided access, this implies a powerful, yet poorly-understood, mechanism of rising inequality. This research examines such dynamics across the Netherlands and Spain. The results reveal increasing spatial divides in housing wealth accumulation and, in combination with population sorting across markets, expose how housing can act in amplifying socio-economic divides at the societal level.

Building for the wealthy? The consequences of (not) constructing new homes

Stijn Dreesen

Abstract

Using a unique administrative dataset tracking the residential moves of the Belgian population between 2001 and 2015, I analyze the moving chain effects of new private housing construction in Belgium on different housing market segments. I first show how new construction absorbs a significant share of high-income household formation. Each new construction causes around existing units to become vacant in lower market segments, allowing other households to move in. I then show that in urban regions where new housing supply is constrained, owner-occupiers whose children have left the parental home are more likely to stay in their single-family homes rather than move to high-amenity, high-accessibility multi-family housing. The results have policy implications for regional as well as local housing policy, in particular for cities with high barriers-to-entry for new housing supply.

14 WORKING GROUP HOUSING FINANCE

Standard Variable Rates, Affordability Stress and “Mortgage Prisoners” in the UK.

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Abstract

This article contributes to the field of the study by presenting empirical evidence of that the structure of mortgage supply in the UK and mortgage price setting, along with the unintended consequences of financial regulation policy create “Mortgage Prisoners” issues during 2009 – 2023. By FCA definition, Mortgage ‘prisoners’ refer to borrowers who can't switch to a better mortgage rate despite being up to date with payments and, depending on their loan and borrower risk characteristics, are potentially paying more than they should. The focus of the current research is the empirical evidence of the disproportional impact of changes in affordability stress requirements upon various regions and various income/household groups which have taken their loans prior 2008. This paper also fills the gap in existing research by applying FCA product sales data (PSD), combined with the UKAR loan level data which form a part of the APGG (All Parliamentary Group) “Mortgage Prisoners” report (by same authors). The two simultaneous equations model is based upon cross sectional data involving around 10,225 mortgagors which have been observed at the end of 2021. The estimation procedure applies 2SLS (two stage least squares) estimation technique. The main results indicate negative impact of the standard variable payments (SVRs) upon probability to switch to a fairer/any other mortgage rate, also positively impacting the number of mortgage arrears and mortgage defaults. Results also suggest that since 2009, SVRs payers have paid, on average, 238 basis points more when compared to alternative mortgage price differentials, meaning that an increase in SVRs since 2009 has caused borrowers’ affordability distress. There was significant widening in SVRs margins when compared to other products, with marginal differences between SVRs, 2-year fixed and tracker spreads reaching 1.72 and 2.1 percentage points (during period of study). Such excessive SVRs lending margins imply that borrowers’ ability to switching to cheaper options is not beneficial for a lender because of excessive SVRs profits and less interest rate and liquidity risks. Along with the evidence on differences in the impact of the reform upon borrowers residing in more deprived regions, findings also suggest current SVR price setting works against a substantial proportion of existing mortgagors, including those who already pay SVRs payments and the new SVR payers to come. Policy implications may include an introduction of the long-term fixed rate mortgages, and caps on SVR margins to, say, 200 basis points.

The cost of housing construction in Portugal: an input-output proposal

António Duarte Santos (Universidade Autónoma de Lisboa, CARS – Center for Economic Analysis of Social Regulation, Spain), **Nuno Lopes** (School of Technology, Instituto Politécnico do Cávado e do Ave, Campus do IPCA, Spain)

Abstract

Portugal has a serious problem related to the housing market, or rather, to the financial capacity of most of the population to acquire or rent housing at current prices, especially in large urban centres. This reality of the housing market is, in good part, explained by the reduced supply that exists today.

However, before the buying and selling and renting market, there is an ex-ante imperative to construct buildings. For structural reasons, such as the long and costly bureaucratic processes involved in the construction of new housing, taxation, or the lack of manpower, are factors that have been pointed out for the fall in construction, with negative implications for supply. A downstream effect is the maintenance costs of the properties, which tend to divert attention from their necessity over time. Construction costs include the costs of land acquisition, the costs of inputs and construction for housing development. In this way, we seek to analyse how housing construction costs can be forecasted, using endogenous and exogenous variables that influence the final cost of each residential property. For this purpose, we identify a set of variables, e.g., labour costs in the construction industry, the demand for steel and cement, and the land available for construction. The survey data considered were collected from several official statistical sources for Portugal. For this purpose, we use the dynamic Leontief model, also considering the similar Wagner model, based on the mathematical model proposed by Williams, in his book “Model Building in Mathematical Programming”. The objective to be maximized is the construction of new housing, to increase the housing supply to produce effects on the decrease of market prices and rents, making housing more affordable.

Keywords: Housing Construction, Housing Shortages, Input-Output Analysis, Housing Supply

Pre-war housing estates in the housing market. The case of Budapest

Balázs Szabó

Abstract

Urban rehabilitation projects usually focus on two types of urban areas: post-war housing estates and pre-war inner city neighbourhoods. The pre-war housing estates had been less numerous in Eastern Europe than in the industrialized Western cities, and some of them were demolished during state socialism.

After the change of regime, almost the whole housing stock was privatised, including pre-war estates. Thus their maintenance and renovation became the responsibility of dwellers.

These estates were built more than 80 years ago for the middle or lower classes; the dwelling standards have changed a lot since then. Most of the old estates were constructed in the peripheral areas or in the industrial belt. The worst ones were demolished in the post-war decades, but complex rehabilitation of the remaining ones was rare.

The paper investigates the effect of the pre-war estates' physical characteristics and level of renovation on their market position. This analysis is feasible in Budapest where both the micro-level housing prices and the results of a survey of old housing estates are available. Besides their physical condition and renovation rate, the location of pre-war estates also influences their position in the housing market. The city has transformed since their construction: the new transport connections and/or the changed residential environment have resulted in differences even between the originally similar estates.

The house type is also likely to influence housing prices (maybe more than renovation activities). The pre-war estates are not homogeneous from this point of view; they may consist of row houses with garden, middle-rise tenement houses or some mixture of them. Since these kinds of buildings have

different position in the housing market, the impact of their share within the old housing estates is also explored by the paper.

Implications of Government-led Development of the Private Rental Housing Market in Taipei City

Chantalle Rietdijk

Abstract

The rental housing market in Taipei accounts for only 9,85 percent of total tenures. As this super homeowner society is affected by severe unaffordability of housing in the for sale market, the government is turning towards expansion of the rental housing sector in order to provide affordable housing options to its citizens. Apart from the stimulation of the private rental market, a new government-led development plan for rental housing was adopted that aims to provide 200.000 affordable rental housing units by 2024. This plan consists of the construction of social rental housing units by the government, rental subsidies for low- and middle-income households and the expansion of the private rental market by providing incentives for homeowners of so-called idle housing to rent out their apartments. At the same time the government aims to change the public opinion on rental housing to become an accepted tenure choice in society.

By applying (visual) content analysis on online private rental housing advertisements in Taipei City, this paper investigates the ability and suitability of the private rental market in Taipei to provide adequate, affordable housing for Taipei's citizens. The rental housing apartments were evaluated on quality and suitability for different ethnic groups by taking into account user needs and design preferences.

The results show that the majority of the advertised apartments in the affordable price range, do not adhere to the user needs and design criteria adopted by this study. The availability of apartments in elevator buildings or at the first floor level is scarce, which poses difficulty in finding a suitable homes in the private rental housing market for the elderly and physically handicapped. Furthermore, many apartments have additional negative attributes, such as the absence of a kitchen or increased safety risks. This study contributes to the academic debate on the definition of affordable housing, where multiple scholars have advocated on the inclusion of quality evaluation in affordability analyses (Haffner & Boumeester, 2014, 2015; Hancock, 1993; Heylen & Haffner, 2013).

In order to determine the long-term impact of the government-led expansion of the (private) rental housing market in Taipei City this paper discusses two trajectory outcomes: (1) bringing a halt to the process of urban redevelopment and (2) the establishment of a Generation Landlord.

Keywords: adequate housing, affordable housing, Generation Landlord, housing justice, Taiwan

Reconstruction of destroyed areas in Ukraine, how to restore rights for the inhabitants?

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Abstract

For more than one year a war has been going on at the borders of Europe. This war has led to the destruction of various buildings, particularly in residential buildings. Without prejudging the end of the hostilities and the way in which this conflict will be resolved, history has shown that all wars have an end. Therefore for urban specialists, the question arises of how the urban fabric will be rebuilt. In the case of cities in Ukraine, which lived for many years within the USSR, the dominant urban fabric is still housing in blocks of flats. Independently of the question of the urban forms that can be reconstituted in the devastated Ukrainian cities, the question arises of establishing the right of the inhabitants to return to their homes. This right can have several modalities depending on whether they were owners or tenants. In the case of property rights, which are often considered as a fundamental right, what if people have lost their property titles? What if the land registry or notary's office has been destroyed? Many examples can be found in Europe, after the 2nd war in the rebuilt cities in France or the Netherlands. In the case of Germany or Poland, the situations were even more complex in the territories that were taken out of previous sovereignty, a situation that might occur in the eastern Ukrainian territories. Other cases of spoliation of the rights of the inhabitants have occurred during civil wars, for example in Spain and more recently in the civil wars in the countries of the former Yugoslavia and in Lebanon. The proposed reflection consists of researching in ancient and recent history, in various European cities, the working methods that have made it possible to reconstitute the right of people and households to have access to housing, in legal as well as in economic terms, within a reasonable period of time on the scale of human life, according to the various modalities of occupation status. The question of the functioning of urban buildings, from the scale of the building to the municipal level, must be included in the field of reflection by raising the question of responsibilities and the distribution between collective costs and costs for the households.

Business Model Transformation of REITs in the Senior Housing Sector: Comparative Case Analysis of the U.S. Healthcare REITs

Jii Yoo (Real Estate Studies, Konkuk University, Korea), Jae Sik Jeon (Real Estate Studies, Konkuk University, Korea)

Abstract

Real Estate Investment Trusts (REITs) have grown to become a major source of financing for senior housing industry in the U.S. over the past two decades. As of 2021, U.S. REITs own about 9% of total nation-wide real estate assets associated with senior housing, which encompass a wide range of services extending from independent living options to different types of assisted care. Recently, REITs focusing on senior housing investment, predominantly categorized as “healthcare” REITs, have witnessed a significant trend where they are forming closer partnerships with healthcare or senior housing operators to share business profits and risks. This shift was prompted by REIT Investment

Diversification and Empowerment Act (RIDEA) of 2007, the legislation that enabled REITs to modify their business model to participate in the operating cash flow, in addition to rental income of the asset. This new model stands in contrast to the traditional model of REITs which centered solely on collecting contractual rent from a third-party tenant-operator.

The adoption of the RIDEA business model has not only revolutionized the way REITs account for their asset income but has also resulted in significant changes to their approach to managing relationships with operating companies. Meanwhile, there is a lack of comprehensive literature examining such transformation of the business model and its effects on strategies of key players in the industry, despite the growing demand for senior housing. It is crucial to address these topics as having a more comprehensive understanding of the business models used by REITs can lead to more efficient financing and management of senior housing real estate assets.

Using a comparative case study approach based on Zott and Amit (2010) conceptualization of business models as activity systems, the study examines how REITs' implementation of a new business model affects the business strategies of key participants involved in the value creation process. The study compares the outcomes of the new business model with those of the conventional business model in a similar case setting. The findings reveal that the new business model, which includes operating income in the revenue stream, causes significant changes in the participants' perception of value drivers and value appropriation mechanisms. As a result, there is a need for greater emphasis on interest alignment, which supports the recent trend towards closer partnerships between REITs and operators given the changing environment. Moreover, by analyzing the inter-firm interactions, the study highlights how REITs can efficiently develop and manage the shift towards greater operating activity under the new model. The study's analysis offers valuable insights for not only REITs and operators but also investors and policymakers who seek to understand the implications of the shift in the business model from a more comprehensive perspective.

Keywords: Business Model, REITs, Healthcare, Senior Housing

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Everyone wins? UK housing provision, government shared equity loans, and the reallocation of risks and returns after the Global Financial Crisis

Michael Manlangit (UCL Bartlett School of Planning), **Nikos Karadimitriou** (UCL Bartlett School of Planning), **Claudio de Magalhães** (UCL Bartlett School of Planning)

Abstract

The 2008 Global Financial Crisis was an extreme shock to the UK housing market. Frozen international capital markets resulted in highly restrictive mortgage lending by UK retail banks, and the collapse in homebuying threatened the heavily indebted housebuilding industry. To counteract the threat, between 2008 and 2013, the UK Government issued shared equity loans requiring matching loans from housebuilders alongside retail bank mortgages and deposits from homebuyers. In 2013, it introduced a new shared equity scheme, Help to Buy (HtB), which no longer required matching loans from housebuilders. This article explores the distribution of the benefits of the UK Government's issuance

of shared equity loans for homebuyers to buoy demand through its effects on the UK's three largest publicly listed housebuilders. The article found that the housebuilders increased their output by 29,000 homes and generated an additional £1.4 billion in cash between 2013 and 2017 as a direct result of HtB. Over the same period, the housebuilders paid shareholders £3.5 billion in dividends and their share prices rose by an average of 140 per cent, suggesting a clear transfer of income and wealth from taxpayers to housebuilders to shareholders and the emergence of a new mode of housing provision.

Keywords: Housing policy; UK housebuilders; shared equity loans

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Michael Manlangit, Nikos Karadimitriou & Claudio de Magalhães (2022) Everyone wins? UK housing provision, government shared equity loans, and the reallocation of risks and returns after the Global Financial Crisis, *International Journal of Housing Policy*, DOI: 10.1080/19491247.2022.2123270

Link

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15 WORKING GROUP HOUSING LAW

Digital sobriety in the building sector

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Abstract

Digital technology has become an integral part of our lives and its impact is widespread across all aspects of society. However, its excessive use has led to concerns about its environmental impacts. Digital sobriety has thus emerged as a concept in response to concerns about the environmental and social impacts of digital technologies, especially in big cities. It refers to a conscious effort, on a both national and local scale, to reduce individual and collective digital consumption and to use technology in a more mindful way. Digital sobriety raises important questions and implications from a legal perspective, as an essential aspect in an open approach to sustainable development, and it is subject to a specific regulation through public policies and the legal framework. When it comes to buildings, digital sobriety involves taking steps to mitigate or minimize the negative effects of technology on the environment, while still providing the necessary functionality. It also involves reaping the benefits of the digital technologies in order to achieve energy sobriety in new buildings and transform actual buildings into buildings more respectful of the environment. In fact, public authorities propose several actions in order to save energy thanks to digital sobriety measures and the use of digital technology in building renovation in order to achieve energy sobriety, and they aim to create an adequate and effective legal framework. Namely, several measures such as building codes, energy efficiency and accessibility regulations and environmental certifications provide national and local guidelines and standards for sustainable building design and operation or renovation. They aim to both prevent excessive use of energy because of the use of digital technologies and promote the use of digital technologies in order to reduce the building energy use. Overall, the paper provides insights into the legal implications of digital sobriety and the need of responsible use of digital technologies in buildings. It also argues that regulating digital sobriety requires both an intervention by public authorities and a multidisciplinary approach involving law, technology and sociology.

Facilitating PRS investments at what cost? The cases of the Lex Developer and the institutional contract in Poland

Barbara Audycka (University of Warsaw, Poland)

Abstract

This paper describes two legal changes that have recently been introduced into the Polish legal system. The first is the Lex Developer, which accelerates the construction of new housing by lowering planning and administrative requirements to the point of bypassing local spatial plans (Załączna and Antczak-Stępnia, 2022). The second is the institutional contract, which lowers the standard of tenant protection to facilitate eviction in case of rent arrears, while limiting the tenant's constitutional right to protection from homelessness. Both pieces of legislation facilitate the institutional housing investments, particularly in the private rented sector (PRS) and can be interpreted as *de-risking*, understood more broadly as government measures to reduce the risks related to institutional investments (Aalbers *et al.*, 2023).

The paper describes the de-risking legal changes, but also analyses the specific pattern that has guided the legislative process in these cases. While previously the PRS rules and practises were to some extent characterised by non-enforcement of existing standards (Huisman, 2019), the introduction of the Lex Developer and the institutional contract created alternative legal paths, that are more favourable to the investor, and allow them to circumvent the previously applicable laws without actually suspending them. Using a critical approach (Valverde *et al.*, 2021), the paper analyses the ambiguity and possible consequences of this legal practise.

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"Anti-social behaviour as a cause for eviction before and after pandemic"

Katarzyna Królikowska (LLM Bonn, Kozminski University in Warsaw, Poland)

Abstract

This paper summarizes the effects of a comparative project focusing on the social reasons for evictions before and during pandemic from the Polish experience and in comparative perspective, financed by the National Science Center in Krakow under the project 2016/21/D/HS5/03899 titled "European property law: between harmonisation and fragmented unification".

Threatening by the landlord with eviction is regarded as a necessary means used as a general way to 'encourage' norm-conform behaviour of the tenants. Under Polish law, as in some other European countries, this tool is available only against tenants (under different forms of lease of the premises) but also against other groups of tenants including members of housing cooperatives. Eviction, based on the formally same prerequisites, is regarded as a tool of housing policy applied by the citizens against each other through the courts of law to discipline people with different tenures. Methodology approach adopted is based on the analysis of the practice and hundreds of Polish and foreign courts' decisions made available 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 research shows that a tenant may be evicted also on demand of another tenant or another owner of other premises in the same building, housing cooperative or housing association, making the tenancy a tenure with *erga omnes* effect. A tenant or a housing cooperative member who flagrantly or persistently violates the domestic order, making the use of other premises in the building or common property burdensome, may be evicted by his or her neighbours bringing an action for termination of his/her tenancy. What is more, also apartment owners may lose their tenures for the same anti-social reasons under Article 16 Act on Apartment Ownership, where persistently inappropriate behaviour towards other tenants justifies an action for ordering forced sale of the apartment and unit to be vacated.

The research question is the following: if the financial requirements do not play any role in the proceedings before the courts, should the concept of anti-social behaviour towards the others (mostly neighbours) be understood similarly for tenants and apartment owners? Are such interpretations and judicial trends in line with constitutional guaranties of property and protection of human rights?

Banning Evictions of the Elderly? A Critical Study of some Legal Provision

Martin Gallié

Abstract

There are relatively few studies on the eviction of the elderly. However, the available data show that they are a social category particularly at risk. It is known, for example, that retirement is accompanied by a loss of income, which necessarily increases the risk of eviction. On this point, it has also been documented that women are particularly at risk, while the income gap between men and women at retirement is still growing. Also, in addition to loss of income, older people face risks specific to aging that increase the risk of eviction: difficulties in maintaining housing, forgetting to fill out paperwork for social benefits, or paying rent or bills. It is also known that many elderly people have been living in the same dwelling for a long time and pay rents below market rates, which encourages the practice of repossession or "renovations". Finally, studies emphasize the fact that they encounter major difficulties in asserting their rights and therefore in opposing their eviction in court.

As for the consequences of these evictions, the data are unanimous in emphasizing their very often dramatic effects. It is not uncommon for newspapers to report the death of elderly people in their cars or in hospices following eviction from their homes.

Faced with these data and these tragedies, the public authorities are timidly beginning to take up this issue. However, actions remain very limited. However, we can note the interest shown by certain governments in a strategy that is a priori not very costly for the public authorities: limiting the rights of landlords by prohibiting evictions in certain circumstances. This is the strategy adopted by the French and Quebec legislatures. In these two countries, the law prohibits landlords from repossessing a dwelling when it is occupied by a person over 65 or 70 years of age.

Based on a quantitative and qualitative analysis of case law, this communication offers a critical assessment of Act No. 492, which was unanimously passed on June 10, 2016 by the National Assembly of Quebec "to protect the rights of senior tenants." (I) Based on these data, the aim is to contribute to documenting the reality of evictions of seniors (II) and to show the scope but also the limits of these legal mechanisms that do not address the inability to pay rent and the lack of social support of many seniors (III).

Retreating from the Constitutional Court's jurisprudence when deciding eviction cases? An analysis of the South African decision of *Grobler v Phillips and Others* [2022] ZACC 32

Nhlanhla Lucky Sono (Senior lecturer at the University of Cape Town, South Africa)

Abstract

The recent South African Constitutional Court decision of *Grobler v Phillips and Others* casts doubts on whether the Court considered the historical, social and political context when deciding and interpreting legislation applicable to eviction disputes. The Constitutional Court has indicated in several decisions how certain constitutional provisions (which protect the landowner's rights and unlawful occupiers against arbitrary eviction) should be interpreted. Furthermore, the Court has repeatedly stated that the main aim of legislation such as the Prevention of Illegal Eviction from and Unlawful Occupation of Land Act (PIE) is to address the abuses and injustices experienced by black people during the apartheid era and to ensure that future evictions occur in a way that aligns with the values of the new constitutional dispensation.

In *Grobler v Phillips and Others*, the Court held that it was just and equitable to grant an order to evict an 86-year-old occupier who had been residing on the property for 75 years, with her disabled son. The Court ordered Mr Grobler (landowner) to provide Mrs Phillips (occupier) and her son with suitable alternative accommodation. Considering the number of years that Mrs Phillips has spent residing in Mr Grobler's property, and the Court's order that Mrs Phillips be evicted, this decision raises a question of whether the Court took into account the historical, social and political context when deciding the case.

This paper analyses the decision of *Grobler v Phillips and Others* to determine whether this decision considered the context above and if not, whether this is a shift from the Court's jurisprudence that considers the historical, social and political context when deciding the eviction of unlawful occupiers. I argue in this paper that an approach that disregards the above context would impede the transformative goals of the South African Constitution and PIE which give effect to section 26(3) of the Constitution, which protects unlawful occupiers against arbitrary eviction.

Ownership as a curse: Dealing with condominium property in urban regeneration schemes (Barcelona and its metropolitan area)

Molina Pablo

Abstract

In Barcelona, out of the 785,757 main dwellings present in the city⁴, 440,386 units are held by owners of one unit of housing in the city. The rental market deals only with 202,393 dwellings⁵. It can be safely

⁴ According to the 2021 Statistical Housing Report issued by the Metropolitan Observatoire on Housing for Barcelona, 2021, https://www.ohb.cat/wp-content/uploads/2022/11/O22010_Lab_Propietat_2021.pdf

⁵ Those are the dwellings that have paid the rental deposit through the public company of the Catalan Government (the main recipient of such deposits)

concluded that in Barcelona (and it is not an uncommon situation for the rest of Spain) property is the main title for holding a dwelling.

In the Spanish legal system, different properties of dwellings in the same building are organized in condominium (*propiedad horizontal*) which in practice means that a residential building is owned by several owners, each of those holding an individual dwelling por portion of the building that, in turn, represents a quota of ownership of the building. All decisions that have to be adopted in relation to the building (refurbishments, main works, etc.) and even some of the decisions belonging the individual owners (when they can have an impact on the structure, common elements or aesthetics of the building) have to be adopted by the community of owners in accordance to the majorities set forth in the Law. Unanimity is generally required for the decisions that entail a relevant change in the building, common elements or condominium structure⁶.

The combination of scattered property and the restrictions set forth in the Condominium Act in order to protect minority owners have ensured a correct maintenance of residential buildings in the city, as the owners have been able to pool resources in order to assume works that are normally expensive or would be out of reach of any individual owner.

However, while that structure ha proven adequate for building maintenance, when approaching planning operations of city regeneration, this legal system will generate complexities that will need to be solved.

Tensions, stresses - law & governance - in private multi-owned residential developments – a recent view from the voices of stakeholders in Melbourne, Australia

Rebecca Leshinsky (School of Property, Construction & Project Management, Royal Melbourne Institute of Technology University, Australia), **Dulani Halvitigala** (School of Property, Construction & Project Management, Royal Melbourne Institute of Technology University, Australia), **Judith Callanan** (School of Property, Construction & Project Management, Royal Melbourne Institute of Technology University, Australia), **Sarah Sinclair** (School of COBL|Economics Finance & Marketing, Royal Melbourne Institute of Technology University, Australia)

Abstract

Tensions in multi-owned residential developments are expected with people from all backgrounds living in proximity, with some jurisdictions offering no say in who can buy into such private developments. There may be strict statutory governance structures that disallow those lot owners who are in fee arrears from participating in building operational governance. Further, in the state of Victoria, residential tenants in strata buildings have no say in the day-to-day governance and operation of the development. Melbourne's six pandemic lockdowns exasperated tensions and stresses with strict public heath orders including forced lockdowns compelling residents to work from home and restricted outside movement with curfews. Melbourne continues to also be plagued by residential building

⁶ For legal background, the condominium system is regulated by the Condominium Act (*Ley de propiedad horizontal*) enacted in July 21st, 1960.

defects and the cladding crisis. This chapter explores concerns from the voices of strata property managers and owners and committee members from a sample of high-rise residential developments and master planned estates. Stakeholders participated in focus groups in 2021 whereby they raised concerns and tensions in private multi-owned living which are relevant to other like developments in Australia, and to all global cities. The findings identified several issues related to the pandemic that forced home quarantine, emergency strata management processes not accounted for in strata governance, as well as other ongoing stresses caused by short stay accommodation, building defects and combustible cladding risks, and uncertainly with the management of extreme events such as fires, storms, and power outages. The chapter concludes with an urgent call from stakeholders for more crisis and disaster management planning and strategies.

Refugees' Access to Adequate Housing Through the Housing Market: In Search of a Systematic Interpretation of Article 21 of the Refugee Convention

Serde Atalay (Lund University, Faculty of Law, Sweden)

Abstract

Article 21 of the Refugee Convention articulates, in a carefully worded fashion, that the Contracting States “shall accord to refugees lawfully staying in their territory treatment as favourable as possible and, in any event, not less favourable than that accorded to aliens generally in the same circumstances” as regards housing. The exact meaning and scope of this provision, set forth under Chapter IV of the Convention, entitled “Welfare”, has received scant attention. Housing is a finite resource that is distributed and governed by states in various ways, depending on different housing models adopted in each country as per their economic and social policy choices. Despite significant differences in each state, housing is never fully provided by the state through public schemes; there is always a certain level of market involvement in the provision of housing. This entails that the private market is an important (sometimes the most important) provider of housing especially in the long term, as set forth by laws or regulations of domestic legal systems. In the current climate of housing pressures experienced in many countries, even without migratory pressures and in most cases exacerbated by them, an in-depth examination of Article 21 of the Refugee Convention with a view to its applicability in the market sphere is needed. This paper will undertake such an examination and systematically interpret this provision by paying attention to the right to adequate housing under Article 11(1) of the International Covenant on Economic, Social and Cultural Rights as interpreted in light of its Articles 2(1) and 2(2). As such, the paper will bring further clarity to the applicability, meaning and scope of Article 21 of the Refugee Convention in the large landscape of the housing market.

Integration Versus Intrusion: Balancing the Housing Rights of Ex-Offenders and their Neighbours in Dutch Urban Areas

Stefan van Tongeren (Department of Legal Methods, University of Groningen, the Netherlands)

Abstract

In 1948, the international community recognised the right to an adequate standard of living as one of the 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.

In spite of this global recognition of the importance of having a place to call home, many people are struggling to find a decent place to live. Access to adequate housing has been under increased pressure in many Western cities due to overheated housing markets and a now almost chronic shortage of affordable housing. As a consequence, an increasing number of people risk losing connection to (urban) society. One group of home seekers is particularly affected by this: those with a criminal record, leaving our prisons. Having access to stable housing is key to an ex-offender’s successful reintegration process and significantly reduces his or her chances of reoffending. However, finding such housing often remains highly problematic, especially for those convicted of violent or sex offences or for crimes such as stalking or arson. The arrival or presence of these ‘controversial’ ex-offenders is often met with fear, concern or anger by neighbourhood residents and can seriously threaten public order in the area.

This paper sheds a light on the housing situation of one of the most marginalised groups of society and of those most affected by their return into (local) society. Using the Netherlands as an illustrative case study, it discusses the clash of, on the one hand, ex-offenders’ right to have access to adequate housing and, on the other, neighbours’ right to the quiet enjoyment of their home. By conducting a questionnaire survey among the 45 most populous urban municipalities in the Netherlands and interviewing representatives of key criminal justice and (health) care organisations, the paper analyses the role of local authorities and their collaboration with partner agencies in balancing the (housing) rights of ex-offenders and their (future) neighbours.

16 WORKING GROUP

HOUSING, MIGRATION AND FAMILY DYNAMICS

A longitudinal analysis of arrival infrastructures: the geographic pathways of EU labour migrants in the Netherlands

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Abstract

While traditional migration research focusses predominantly on large cities as ports of entry for migrants, actual migration patterns are much more diverse. Migrants start in a variety of places, including smaller cities and rural areas. These mobility patterns give access to differentiated arrival infrastructures with distinctive and often unequal opportunities. Current research has addressed the multiplicity and political nature of arrival infrastructures, but what happens after arrival remains a black box. By building on micro register data, we are able to follow registered EU labour migrants in the Netherlands longitudinally to trace their different mobility trajectories over time and space. We find that migrants who stay in the Netherlands predominantly settle in similar locations as their arrival place. This spatial dualization of migrant workers locks more precarious migrants in rural destinations, while more well-off migrants have access to the arrival infrastructures of larger cities.

Keywords: arrival infrastructures, new immigration destinations, labour migrants, rural areas

How a barman from the Canary Islands ended up in Dortmund-Nordstadt: Migration location decisions and the role of migration infrastructure

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Abstract

Arrival neighbourhoods provide newly arrived migrants with affordable and accessible housing, among others. While the functions and pitfalls of arrival neighbourhoods for newcomers have been addressed in a growing body of literature, little is known about how knowledge about certain arrival neighbourhoods spreads and becomes part of migration infrastructures. However, knowing about the ways how migrants are channelled to certain neighbourhoods is a decisive factor for adapting services and support structures to emerging needs.

The contribution starts from the observation of recent migration processes to a traditional arrival neighbourhood in Germany, including an influx of migrant families with different migration trajectories. Based on this observation, the location decision of these families is studied, in particular how they make a decision for a specific place. Thereby, the different spatial scales relevant in the decision-making process – country, city and neighbourhood – are taken into account. Drawing on the concept of migration infrastructure as ‘the systematically interlinked technologies, institutions and actors that facilitate and condition mobility’ (Xiang and Lindquist, 2014: 122), the role of migration and arrival infrastructures in channelling migrants to specific places is analysed. To trace back how the narratives of arrival neighbourhoods become part of the knowledge within migration infrastructures, it is asked how migrant families have been attracted to an arrival neighbourhood, what knowledge they had about

it before and the social and familial relations and connections that guided them. Thereby, we connect research on migration aspirations and residential location decisions with arrival and migration infrastructure debates.

The analysis builds on ethnographic material from a traditional arrival neighbourhood in Germany, including more than 70 semi-structured interviews with newly arrived migrants, local support structures and experts on a strategic level.

Related residential careers of parents and children in Tallinn Metropolitan Area, 1989-2020

Elina Maarja Suitso (University of Tartu, Department of Geography, Estonia), **Kadri Leetmaa** (University of Tartu, Department of Geography, Estonia), **Kadi Kalm** (University of Tartu, Department of Geography, Estonia), **Tiit Tammaru** (University of Tartu, Department of Geography, Estonia), **Allan Puur** (Tallinn University, School of Governance, Law and Society, Estonia)

Abstract

This study explores the probability of 40-year-olds (+/- 5 years) living in neighbourhoods with high socioeconomic status in the Tallinn Metropolitan Region and the determinants that favour it. The study is based on longitudinal data (census, registers), which allow monitoring the indicators of the childhood living environment and tracing what socio-economic situation and environment their parents lived in when they were roughly the same age (1989). The research context is interesting because of the great changes in the socioeconomic status of the neighbourhoods in the period 1989-2020. The research population is a cohort that has not gained anything from the privatization of the 1990s. Our results show that children's choice of residence depends on parents' socioeconomic status, and that there are parallel trends in residential choices between parents and children. Also, although Estonian-speakers end up in better neighbourhoods more often than Russian-speakers, their overall logic of parents' influence is similar.

Keywords: inequalities, intergenerational transmissions, neighbourhood choices, Estonia

The Dynamics of Immigrant's Access to Housing in the Context of Urban Regeneration: Syrians in Istanbul

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Abstract

According to UNHCR (2022), displaced people worldwide reached 101,1 million and the number of Syrians by forced migration was 3,500,964 in Turkey and the number of Syrians in Istanbul is 536,171

(2023). Immigrant resettlement and access to housing have transformed from a local issue to a global issue that needs to be resolved. The sudden deprivation in the capacities of immigrants after the war, epidemics, and natural disasters limits housing accessibility. Amartya Sen's (1999) capabilities approach indicates that accessing housing improves living conditions and welfare. In this paper, first policies and practices about the forced immigrants' settling strategies in the urban space are examined by local action plans of different cities in the world. Then, in Istanbul case study secondary data collected from institutions and in-depth interview were conducted with all actor groups as central/local government representatives, real estate agents, non-governmental organizations, and Syrians. Primary data mapped for the Fatih district in Istanbul, in order to understand how and by which tools and agents Syrians accessed to housing. High housing costs and discrimination by landlords affects immigrants' access to housing. Preliminary findings of the research indicates that Syrians are concentrated in districts where they have social networks, low housing prices and where local government produces special policies for immigrants. To conclude, in relation to housing policy and urban regeneration in Istanbul, the possibilities of implementing inclusive policies and planning to increase capacity of immigrant's access to housing will be discussed.

Keywords: Housing, Immigrants, Syrians, Municipal action plans

Housing Precarity in Six European and North American Cities: Threatened by the Loss of a Safe, Stable, and Affordable Home

Gabriela Debrunner

Abstract

Increasing numbers of urban dwellers face housing precarity in cities globally. This paper examines this global struggle by looking at how different resident groups in six large cities in the Global North (Berlin, Chicago, London, Los Angeles, New York, and Paris) are affected by housing precarity. We conceptualize housing precarity as a multidimensional phenomenon, using five different dimensions: 1) *housing affordability*, 2) *tenure security*, 3) *housing satisfaction*, 4) *neighborhood quality*, and 5) *community cohesion*. This concept, however, only looks at measurable housing problems, excluding other precursors to homelessness, such as domestic violence or unexpected income loss. By building on an original survey with 12,611 respondents from the six cities, we examine how vulnerable residents—namely, old-age residents, households with children, minorities, and renters—perceive their housing situation and examine how housing precarity manifests itself in the given contexts. Results indicate that tenure type, i.e., renting, is a strong predictor of housing precariousness. In addition, we confirm the importance of income, as well as other socio-demographic indicators as age and having children, for explaining housing precarity. We further find that belonging to a minority and having children both contribute to social embeddedness in the community, but simultaneously increase residents' fear of being forced to relocate. By employing a residents-oriented perspective, the findings of this transatlantic comparative study help city planners and urban practitioners worldwide to understand *who* is affected, *how* and *to what extent* by housing precarity as an effect of ongoing urban development and commodification of housing.

Keywords: Housing precarity, affordable housing, renting, gentrification, social exclusion

To move and where to move? Geographical mobility along the life course in Italy and later housing circumstances

Giovanna De Santis (Università Politecnica delle Marche), **Tiziana Nazio** (Università del Piemonte Orientale)

Abstract

Residential movement decisions are complex, shaped by life course events and macro circumstances. When movements also involve geographical displacement, educational and/or occupational attainments may follow, but -depending on the distance- they may also undermine situated social support networks like friendships and kin that contribute to later life circumstances. With retrospectively collected data from the first wave of Italian Lives (ITA.LI), a representative household panel survey of the Italian population (16+), we aim to describe the patterns of residential (im)mobility relative to the municipality where individuals resided over time, at each subsequent move. We then explore associates of the current housing characteristics (crowding and economic sustainability) with indicators from earlier geographical mobility (extent and frequency of moves) and salient family circumstances (e.g., social origin, union disruption) to assess differences between “stayers” and “movers”.

Keywords: residential mobility, geographical mobility, distance, life course

Housing settlement trajectories of humanitarian visa holders in Australia 2017-2022

Iris Levin (RMIT University, Australia), **Karien Dekker** (RMIT University, Australia)

Abstract

Australia has a long history of accepting humanitarian entrants from all parts of the globe. Since 1945, about 800,000 refugees have settled successfully in Australia. However, currently humanitarian entrants on temporary visas are one of the most disadvantaged groups in Australian society. Humanitarian visa holders' (HVs) rights in Australia and their access to support and services are limited and therefore they are placed in an ongoing situation of precarity. In this paper we explore the settlement patterns and housing situations of HVs in Australia and understand the factors involved in their different housing situations. We start with a review of international and Australian academic literature around refugee settlement and housing and discuss past and current migration policies and programs in Australia. We then interrogate data between 2017 and 2022 from the longitudinal survey Building a New Life in Australia to understand the ways in which family composition and other demographic characteristics, as well as the location of settlement in Australia, may explain variations in the housing settlement trajectories of HVs in Australia.

Keywords: Humanitarian visa holders, housing, settlement, Australia

Integrating Refugees through 'Flexible Housing' policy in the Netherlands

Jolien Groot, Richard Ronald

Abstract

In the Netherlands, the government introduced 'flexwonen' (flexible housing) to accommodate refugees: policymakers encourage housing suppliers to rent out modular houses under temporary contracts. These housing practices do not align with integration policy goals, as integration requires stability. Through an analysis of the discourse in policy documents and interviews with key central government and municipal actors, this paper seeks to understand how actors involved in flexible housing policy and practices balance out refugees' housing and integration needs. Using a capability-oriented lens to gauge how policymakers and housing suppliers assess housing and integration opportunities and securities, we found that national policy discourse mainly emphasizes opportunities offered through flexible housing. At the same time, problems related to insecurities are acknowledged but still need to be addressed, because local housing providers struggle with the implications of insecurities for their dwellers. This study suggests that refugees' capabilities for integration should be considered in accommodation policies on all governance levels.

Keywords Housing policy; refugees; institutional framework; temporary accommodation

Selective back-to-the-city movement and potential for socio-spatial transformations of inner-city districts in Poland

Katarzyna Kajdanek (University of Wrocław, Poland)

Abstract

This paper examines the potential for socio-spatial transformations of inner-city districts as a result of selective back-to-the-city movement, where new actors are returning to inner-city areas from suburbia in Poland. There has already been some quantitative as well as qualitative research on the selective immigration in Polish and Czech cities (Haase et al. 2012). The latter were usually focused on analysing housing biographies of younger individuals. Other studies, of residential mobility later in the life course, were conducted in mobile western societies (Winke 2017, Fernandez-Carro 2012). Return mobility from suburbs to inner-cities in Poland, as an example of Eastern central European country, remains an understudied phenomenon.

The study focuses on six large cities and uses a qualitative approach, based on a conceptual framework with two main pillars. The first pillar is an understanding of reurbanization in its residential facet, specifically the process of re-emigration to the inner city from suburban areas, resulting in qualitative changes to selected urban districts (Glatter, Siedhoff 2008; Ourednicek 2015, Humer 2022). The second pillar is a life-course perspective on the return to the city, prioritizing its temporal, multi-scalar, inter- and intra-social dynamics (Bernardi et al. 2019, 2020) unfolding over a lifespan (Elder et al. 2003; Falkingram et al. 2020; Mulder&Hooimeijer 1999, Coulter&van Ham 2013)

The main research problem is to understand how this movement, undertaken by three categories of returnees (young adults, families with children, and seniors), creates potential for change in inner-city districts of large Polish cities. Empirical material for the study, consisting of forty-six semi-structured qualitative interviews, was analysed using methods for thematic coding to reveal connections between psychological dispositions, life domain functioning, societal subsystems, and the experience of leaving the suburbs and living the city.

The paper concludes by emphasizing the role of local quality of life in suburbs and cities as a context in the decision about whether to return and the implications for socio-spatial and economic change in inner urban districts.

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Moving to a housing estate or an inner-city neighborhood or both? Housing choice of young families

Niloufar Ghafouriazar

Abstract

The paper explores the housing choices of young families with small children, who have traditionally played a significant role in suburbanization but are now increasingly opting to live in cities. Specifically, the study focuses on families who prefer housing estates located in the inner-city and aims to identify their specific needs and preferences. While the role of young families in suburbanization has been

extensively discussed in post-socialist urban areas (Kährlik & Tammaru, 2008; Ouředníček, 2007; Špačková, Pospíšilová, et al., 2016 Špačková & Ouředníček, 2012), limited research has been conducted on their contribution to urban revitalization efforts in the inner city (Kährlik et al., 2015, 2016) or housing estates. Although there are a few exceptions, such as Bunio-Mroczek's (2017) study on family gentrifiers in a large municipality-led revitalization program in the inner city of Lodz, young families' potential involvement in other processes, such as the upgrading of housing estates is still missing.

In Czechia, research on housing estates and the perceptions of residents living in them has been raised in recent years. Scholars have explored the impact of the demise of socialism on housing estates, including the consequences of privatization and restitution of housing stocks (Barvíková, 2010; Špaček, 2012). The results of the surveys conducted in 2001 and 2020 suggest that residents of post-war housing estates in Czechia have a positive attitude towards their living situations (Lux & Sunega, 2010; Tasheva et al., 2022). However, as Temelová and Slezáková' (2014) suggest in their study on the neighborhood satisfaction of elderly residents living in housing estates in Prague, there is a need to shift attention towards the needs of the new generation of residents. Despite this, little research has been done on the experiences and perceptions of various residential groups of housing estates. To address this gap, the present study examines the experiences and perceptions of young families living in housing estates, focusing on the qualities they prioritize when choosing a place to live.

The study is based on data from semi-structured interviews conducted with young families in one of Prague's inner-city housing estates, Invalidovna. The paper contributes to the knowledge about the contemporary neighborhood changes taking place in the housing estates of a post-socialist city by analyzing the factors influencing the housing choices and relocation decisions of young families.

How does receiving financial support shape home purchases? New evidence from UK panel data

Rory Coulter (Department of Geography, University College London, United Kingdom), **Karen Mak** (Department of Behavioural Science and Health, University College London, United Kingdom)

Abstract

In many Global North countries, the restructuring of life courses, labour markets and housing systems are interacting to make family support — in particular downward intergenerational flows of assistance — an increasingly critical resource in early housing careers. Much of the growing literature on this 'refamilialization' of housing concentrates on how family background and intergenerational support practices influence whether and when younger adults enter owner-occupation. However, far less is known about whether receiving support conditions not just homeownership entry but also the types of homes people purchase, how purchases are effected, and how much equity people subsequently accumulate. This paper harnesses new data from the UK Household Longitudinal Study to explore (1) whether recent homebuyers who received support from their family or friends differ from unsupported purchasers and (2) how receiving support influences the types of homes purchased as well as the wealth implications of homeownership. The initial findings reported in this presentation provide insights into the multifaceted ways in which the uneven provision and receipt of financial support for home purchases helps configure residential inequality in 21st-century Britain.

17 WORKING GROUP

MINORITY ETHNIC GROUPS AND HOUSING

Serious Mortgage Arrears among Immigrant Descendants and Native Participants in a Low-Income Public Starter Mortgage Program: Evidence from Norway

Anna Maria Santiago (Michigan State University, College of Social Science, USA), **Kristin Aarland** (Oslo Metropolitan University, NOVA/Norwegian Social Research, Norway)

Abstract

Although low-income homeownership programs serving vulnerable families at the lower end of the income distribution have been at the focus of housing policy in many countries over the past 50 years, relatively little is known about the post-origination experiences of immigrant families participating in these programs. Notably absent from the extant literature are studies examining the sustainability of homeownership among immigrant homebuyers and their susceptibility to falling behind on payments and experiencing mortgage defaults, evictions or short sales. Utilizing data for 8,263 families participating in Norway's Starter Mortgage Program during the first three calendar years after mortgage origination, we examine the extent to which mortgage arrears varies by immigrant background. Two primary questions shape our research: (1) What is the incidence of mortgage arrears among Western European immigrants, Eastern European immigrants, non-Western immigrants, and ethnic Norwegians participating in a public low-income homeownership program?; and (2) What pre- and post-origination characteristics of applicants and households, mortgage terms at time of origination, and experiences of household financial vulnerability and economic shocks predict heterogeneity in mortgage arrears by immigrant background? We found that 6.1% of ethnic Norwegian, 6.2% of Western immigrant, 4.9% of non-Western immigrant, and 3.2% of Eastern European immigrant homeowners participating in the Starter Mortgage Program experienced at least one serious mortgage arrears during the first three calendar years after mortgage origination. Results from our negative binomial regression analyses suggest that program participants who were sole owners, with larger families and higher debt were more likely to experience serious mortgage arrears; these effects were accentuated for ethnic Norwegians. Additionally, we found that mortgage terms at time of origination produced differential effects by immigrant group. Compared to Western and Eastern European immigrant homeowners, ethnic Norwegians were more likely to have experienced serious mortgage arrears if they purchased a single family home, had larger LTV and DTI ratios, or if the Startlån share of their mortgages was higher. Non-Western immigrant mortgagors were more likely to make late mortgage payments if they had larger LTV ratios, interest-only mortgage servicing, or if the Startlån share of their mortgages was higher; however, this risk was reduced if they had fixed rate mortgages. Financial vulnerability in terms of higher debt or fewer assets also increased the risk of mortgage arrears for ethnic Norwegians and non-Western immigrant homeowners while increases in real wealth reduced that risk for all immigrant mortgagor groups.

Keywords: immigrant homeowners, mortgage arrears and delinquencies, Starter Mortgage Program, Norway, negative binomial regression, random effects

Managing housing welfare- navigating housing at a breakage point in migration policy

Emma Holmqvist (Uppsala University, IBF, Sweden), **Kristoffer Jutvik** (Linköping University, REMESO, Sweden)

Abstract

2015 a never before seen number of refugees sought asylum in Sweden. The policy response was to instate several new restrictions and new laws, as border controls, a shift from permanent residency permits to temporary and a new Housing act regulating the number a municipality had to receive and house. In this paper we scrutinize how refugees and municipalities navigated housing welfare within this turbulent time. We use survey data from a study directed to all asylum seekers that arrived at the time of policy change, to understand how they were provided housing and what housing situation they find themselves in (in terms of tenure, length of contract, dwelling size and housing costs). We also study mobility and stability at housing market. We then compare the patterns of living condition and housing welfare to what kind of housing policy the municipality have regarding newly arrived refugees. In a previous study we found a variance from restrictive to generous housing policy. Here we try to understand if a more generous housing policy also is reflected in better individual housing welfare stated by the refugees themselves in the survey. We also want to understand if the local housing policy effects mobility, does for example a restrictive housing policy trigger a higher outmigration and mobility?

Scattered opportunities in the Netherlands? A study into the effects of the Dutch dispersal policy on the labour market integration of refugees

Ids Baalbergen

Abstract

Refugees receiving a residence permit in the Netherlands are dispersed over municipalities in the country. The rationale behind this policy is that it helps to safeguard public support for receiving refugees by preventing concentration in particular areas. Additionally, dispersal is seen as a method to counter segregation which might be detrimental to the labour market integration of refugees. However, the effectiveness of the policy is heavily debated because residential areas provide dissimilar opportunities and this may result in inequality. We analyzed whether regional characteristics have influenced the labour market integration of refugees that entered the Netherlands between 2010 and 2017 through register data. The current case enabled a natural experiment because refugees were randomly dispersed over municipalities in this period and not on the basis of background characteristics. Studying the outcomes of the Dutch dispersal policy is vital since refugees in the Netherlands face significant difficulties entering the labour market.

Online neighbourhood groups and interethnic contact. A multilevel analysis in 160 German neighbourhoods

Jan Üblacker (University of Applied Science for Housing and Real Estate, Germany), **Hawzheen Hamad** (University of Applied Science for Housing and Real Estate, Germany), **Simon Liebig** (Research Institute for Regional and Urban Development, Germany)

Abstract

Interethnic contacts are important for promoting social cohesion, enhancing community resilience, encouraging diversity and tolerance, and promoting economic growth within neighborhoods. Research shows that interethnic contacts can vary between neighborhoods based on a range of factors, including the diversity of ethnic groups, socioeconomic status, physical environment, cultural norms, and history of conflict. Nevertheless, the effect of digital information and communication technologies (ICT) and especially the use of online neighborhood groups (ONG) in this regard remains severely understudied. There are several reasons to assume that social use of ICT and ONG facilitate neighborhood contacts in general, and interethnic contacts in specific. The affordances of digital ICTs reduce costs of interaction (Hampton 2016), help to match common interests and bridge spatial barriers. Digitally mediated contact might reduce initial outgroup anxiety as it is often text-based and does not involve immediate real-world contact, thus, prejudices might play a less pronounced role. Drawing on theoretical concepts of socio-digital inequalities (Helsper 2022) and communication infrastructure theory (Ball-Rokeach et al. 2001) we investigate whether users of ONG have more interethnic contacts and how this depends on socioeconomic status and ethnic composition of the respective neighborhood context.

Our analysis is based on data from a postal survey conducted in 2022 with a sample of 3,607 residents in 160 neighbourhoods of two German cities (Essen and Cologne). Hierarchical linear models, which allows to nest individuals into their respective neighbourhoods, are used to assess the impact of socioeconomic and ethnic heterogeneity of neighbourhoods on the relationship between use of ONG and interethnic contact.

Keywords: interethnic contact, neighborhood, ICT, online neighborhood groups

Ethnic diversity of ICT sector worker residential pattern in Tallinn urban region

Jānis Zālīte

Abstract

Tallinn is a city with complex history of residential segregation. It stands out amongst European capital cities, having experienced rapid increase in socioeconomic segregation (Marcinićzak et al. 2016), while the dual-ethnic population composition of the city is also reflected in high levels of segregation (Tammaru et al. 2016). More recently, the distinctly high pay in information and communications technology (ICT) sector and the associated international migration may contribute to these processes.

In this paper, we aim to understand the role of ICT sector development on residential change in Tallinn and its effects on ethnic segregation. Firstly, we investigate residential preferences of ICT professionals and managers and the potential displacement of lower-income residents, with the question of whether

the residential dynamics resemble gentrification. Secondly, we map ethnic differences in ICT professional and manager residential choices, and compare them to those of other high-income groups.

Keywords: residential segregation, neighbourhood change, gentrification, Estonia

Minority Ethnic Vulnerabilities in the Use of Digital Housing Services Across Age Groups

Sacha Hasan

Abstract

Despite the accelerated digitalisation of social housing services, there has been a lack of focused attention to the harms that are likely to arise through the systemic inequalities encountered by minoritised ethnic (ME) communities in the UK. Within this context, we are employing an intersectional framework to underline the centrality of age to ME vulnerabilities including lack of digital literacy and proficiency in English and other potential disadvantages in the access, use and outcomes of digitalised social housing services. We draw our findings from the sentiment analysis of 100 interviews with ME individuals in Glasgow, Bradford, Manchester and Tower Hamlets for extracting vulnerabilities and assessing their intensities across different ME age groups and a subsample of qualitative analysis of 25 interviews. This machine learning driven analysis will allow the prediction of future age-related patterns of use of digital social housing services and will drive policy recommendations for mitigating against persistent inequalities in housing outcomes.

Keywords: minority ethnic, vulnerabilities, digital, social housing, sentiment analysis

The need for central government control over the accommodation and housing of refugees - evidence from the Netherlands

Steven Kromhout (Amsterdam Federation of Housing Association, the Netherlands)

Abstract

After the Covid pandemic, many European countries are once again struggling with the accommodation and housing of refugees. The current housing crisis makes it even more difficult for governments to find local support than before. In the Netherlands, asylum seekers with a refugee status are allocated to be housed by municipalities through a national distribution key. Accommodation of refugees who are still in the asylum process, however, is arranged through voluntary agreements between central and local governments. Lack of sufficient voluntary accommodation has led to a major crisis in 2022 and upcoming new legislation. The purpose of this paper is to explore the role of central and local governments in the accommodation and housing of refugees and to analyse the relationship between political support and housing of refugees, using local election and housing data.

Keywords: refugees, housing allocation, governance

Less happy with the same: The role of migrant composition in shaping the migrant gap in neighborhood satisfaction in the Netherlands

Weiye Cao (Urban Economics Group, Wageningen University, the Netherlands)

Abstract

Lower levels of housing and neighborhood satisfaction have been related to constraints in income, housing tenure, household type, housing attributes, and neighborhood conditions. However, socioeconomic profiles and objective housing and neighborhood characteristics cannot explain all the variations in the satisfaction gap between migrant and native households. This paper sheds new light on the role of neighborhood attributes, specifically the migrant composition, in shaping the migrant gap in neighborhood satisfaction in the Netherlands by investigating whether there exists an integration effect of migrant status by migrant composition. The study runs ordered logistic regressions using data from the comprehensive national survey on housing conditions and satisfaction called Housing Research Netherlands. Without adding the interaction terms, the result shows that migrant households are similarly satisfied with the living environment when living in a home and neighborhood of the same quality. After the inclusion of the interaction effects between the variables of migrant households and neighborhood migrant composition, the key results indicate that the migrant gap in satisfaction varies as the migrant composition changes: migrant households are more unsatisfied with their living environment than their native counterparts when the neighborhood migrant composition is less than 17%. Migrant households' preferences for particular amenities and their constraints in social interactions are possible explanations for this satisfaction gap in native-dominated neighborhoods. The finding provides insights into using housing satisfaction data to research migrants' housing preferences and constraints.

Keywords: migrants, housing satisfaction, migrant composition, Netherlands

18 WORKING GROUP POLICY AND RESEARCH

Improving housing accessibility through local priority schemes in the Netherlands – a policy review

Christian Lennartz, Luise Stoisser (Netherlands Environmental Assessment Agency)

Abstract

Housing price inflation and consequent accessibility problems have led to increasing distances of residential moves across urban regions in the Netherlands. To improve access for local residents the Central Government has proposed a law amendment under which local governments would be enabled to reserve 50 percent of all available housing within municipal borders, rent and owner-occupied, for people with a social or economic connection to the municipality. Next to the question of how such a directive could actually be implemented given concerns about, amongst others, private property rights, freedom of movement and bureaucratic burdens, it is not clear who would actually gain (and lose) from such a policy. In this paper we use register data from Statistics Netherlands on all moved households in 2010, 2016 and 2021 to investigate in what way patterns of residential mobility and moving distances have actually changed among individuals and across regions in the past decade. We discuss our findings in light of the questions whether and under which circumstances such priority schemes could be a useful measure to improve housing market accessibility.

Similar, but different: Post-socialist gentrifications

Agnieszka Ogrodowczyk

Abstract

Contrary to the expectations many urban scholars had after the end of socialism, it has taken next to thirty years for gentrification to become a relevant urban development trend in Central and East European cities. The reason for this delay are massive “commodification gaps”, i.e. institutional barriers to the valorisation of land and housing which could only be overcome with great difficulties. Based on an empirical study of gentrification in two second-tier cities in East Germany and Poland, the paper picks up on this issue and focuses on policies which have affected the likelihood of gentrification. Comparing two different trajectories of post-socialist gentrification, we find that the course of gentrification has been deeply embedded into the dissimilar political-economic framework of transition in East Germany and Poland. This has led to considerable differences in the timing and geography of upgrading and displacement. Distancing ourselves from “diffusionist” views which portray gentrification as a generalizable trend in which post-socialist cities are “latecomers” following a model that has been pioneered in Western cities, we put our emphasis on the specificity of gentrifications as well as their embeddedness into national, regional and local political environments.

Comparing urban housing affordability using the model household technique – an empirical exploration into Finnish minimum-wage PRS tenants

Elina Sutela (Department of Social Research, University of Turku, Finland)

Abstract

Housing affordability is a widespread housing policy concern. While it is primarily considered an urban problem, comparisons of local-level variations in affordability have been rare in the European context. Instead, housing affordability comparisons usually concern national or, at most, regional differences. As house prices and rents are highly locational, aggregate approaches risk obscuring differences and variations between and within individual cities. One likely reason for this situation is data limitations; affordability research primarily relies on survey data which rarely includes individual municipalities or neighbourhoods. To address this research gap and overcome data limitations, my article showcases a method hardly utilised to compare urban housing affordability: the model household technique (MHT). MHT represents a type of modelling where the researcher creates a set of hypothetical households to illustrate the social outcomes of particular welfare state settings. Drawing from housing and poverty research, I combine MHT with common housing affordability indicators (ratios and residual income) to illustrate interconnections of housing costs, wages, and social security between and within cities. The empirical section of the study applies the MHT to measure private rental sector (PRS) affordability among minimum-wage households in 6 large Finnish cities. The private rental sector is interesting because its expansion and (de)regulation pose a crucial question regarding urban housing affordability. I chose Finland as a case study because it is one of the many countries that has lacked information on the local level of housing affordability and where national-level affordability indicators are dubious due to stark divisions in the national housing market.

Housing affordability in Poland

Klaudia Tomasik (Cracow University of Economics, Department of Real Estate and Investment Process, Poland)

Abstract

The problem of housing affordability has been the subject of many scientific papers and discussions for years. According to data from the Central Statistical Office, the population of Poland in 2021 was more than 38.036 million, while the number of housing units was more than 15.227 million. This means that the number of housing units per 1,000 residents is 400.35, of which 12.1% are unoccupied. In Poland, the problem of housing affordability is compounded by ill-conceived housing policies. How to measure housing affordability is also a topic of discussion. Previous methods have been based primarily on the economic aspect, while a new measure would also take into account the political and sociological aspect.

The purpose of this paper is to identify recommendations for housing policy in Poland, to highlight the determinants affecting housing affordability and to present an example tool, an index for measuring the actual level of housing affordability.

Keywords: housing affordability, housing policy, housing affordability index

Housing policy in Andalusia. Methodology for the diagnosis of priority areas for rehabilitation. Rehabit Project

Estrella Candelaria Cruz-Mazo (Department of Physical Geography and Regional Geographical Analysis, University of Seville, Faculty of Geography and History, Spain)

Abstract

In densely populated areas with high socioeconomic dynamism and cultural diversity, different types of housing and rehabilitation needs convergence. These are influenced by factors such as housing overvaluation, infrastructure systems, and geographical characteristics that attract real estate businesses. Therefore, it is important to analyze new factors that impact housing price fluctuations and identify housing and rehabilitation needs in terms of access and priority areas for social housing rehabilitation. The objective of this project is to define the "housing problem" in Andalusia for decision-making in social housing and rehabilitation policies, with a special focus on market areas where residential vulnerability is particularly pronounced. So, the main research question is: are the housing and rehabilitation needs higher by the most vulnerable population groups in market areas where housing prices are higher? How should the housing policy be in those areas attending to Goal 11 from UN-Habitat to bout make cities and human settlements inclusive, safe, resilient and sustainable?

Keywords: housing, rehabilitation, social cohesion, geographic information systems, multivariate analysis

From affordable housing to the affordable city

Gerald Koessl (Austrian Federation of Limited-Profit Housing Associations, Austria), **Judith Lehner** (Vienna University of Technology/Research Center New Social Housing, Austria)

Abstract

Housing affordability has become a financial burden for many households, especially for households living in cities. Affordability problems are however not only impacting on household budgets but also on the type and quality of homes and on the neighbourhoods, people can afford to live. There are several conceptualisations of how affordability can be measured, which mainly rely on indicators that consider household incomes and housing costs. However, housing qualities and the quality of neighbourhood infrastructure feature less prominently in official affordability indicators. This paper aims to provide a new perspective on housing affordability by extending the view from the affordability of homes to the affordability of cities and neighbourhoods – including goods and services as *social and material infrastructure of essentials for everyday life*. What makes a neighbourhood or even a city affordable on a daily basis? What factors impact on the affordability of a city? And how is a wider definition of affordability useful for understanding social inequalities and the future of just and equitable cities? These questions are not only relevant to city planners but also to providers of social housing in Austria, who are major actors in urban development and hence not only create homes but neighbourhoods. The paper will discuss these questions by drawing on European and Austrian datasets and reports (incl. EU-SILC, European Quality of Life Survey, Vienna Quality of Life Study) and by relating

these findings in the context of literatures on extended concepts of affordability with linkages to the foundational economy, social inequality, and spatial justice.

Keywords: affordability, housing, neighbourhoods, social and material infrastructure

Housing policy as a key element of the urban regeneration process

Katarzyna Olbińska (University of Łódź, Faculty of Economics and Sociology, Poland), **Sara Koussan** (University of Łódź, Faculty of Economics and Sociology, Poland)

Abstract

Urban regeneration is a complex process, aimed at bringing degraded areas out of a multifaceted crisis, including the social, economic, spatial, environmental and technical issues. This crisis is strongly manifested in the real estate market by the low quality and depreciation of housing stock, its progressive degradation and loss of value, the increasing vacancy rate, as well as the low investment attractiveness of degraded areas. The real estate market plays a very important social and economic role: it provides space to meet housing needs and conduct business and social activities. One of the threats in the regeneration process is gentrification, i.e. the phenomenon of pushing more vulnerable residents, entrepreneurs and services out of the areas that once provided affordable housing and rents. Urban regeneration must therefore include activities aimed at increasing the attractiveness and value of degraded areas as well as ensuring that disadvantaged groups can benefit from the positive effects of transformation. In this context, housing policy becomes a key part of regeneration processes. It includes: conducting and supporting investments in the modernization of housing resources, but also activities aimed at ensuring access to the improved housing stock for people at risk of social exclusion, controlling gentrification and various complementary activities aimed at social empowerment and solving problems of the inhabitants of the regenerated areas.

The aim of the work is to show the range and specifics of housing policy as part of urban regeneration process, as well as to identify the tools used in this area including the means of social support. The study covers selected residential areas in Łódź. The time range includes activities and initiatives carried out in the study area since 2004. The methods used for the purpose of conducting the study include: literature review, desk research method and, additionally, unstructured interviews.

Lessons learnt from Cuban housing policies

Kosta Mathéy

Abstract

Internationally, the housing question has not been resolved fundamentally over the last century, in spite of the undeniable technological progress and an increase of access to material resources available to most states. Part of the problem is the market-based approach – which a socialist Country like Cuba tried to overcome to a considerable extent. This paper is based upon findings from a research to support of editing the UN-HABITAT Housing profile for Cuba, directed by Kosta Mathéy. It concentrates

on those policy achievements, which at least partially overcome the limitations of a typically market based housing economy and advance the concept of a fair national housing policy system. This paper summarizes the 16 key lessons to be learnt from Cuba housing policies since the revolution until today.

Stigmatised by research perspectives too? How Finnish urban research has approached housing estates

Sampo Ruoppila, Pirjo Turtiainen (University of Turku, Department of Social Research, Finland)

Abstract

Urban research has impact on how urban phenomena are identified and approached by policy. In this paper, we examine how housing estates have been approached by and represented in Finnish urban research from 1982 (the first study) until 2022, based on a literature review of doctoral dissertations and monographs on the topic. Broader debates the paper connects with concern the relationship between academic research, media, and social discourses on areal stigmatization (e.g. Wacquant, 1993; Larsen & Delica, 2019). The results show that planning-history orientated and old lifestyle research has treated the housing estates as products of their own time, including research interest in the structural factors on their development and perception. In contrast, the research written after the millennium, especially within social sciences and geography, have examined housing estates primarily from perspectives of segregation and exclusion. Moreover, qualitative analysis on housing estates have been guided by those concerns too. The discussion suggests that while the aim of identifying and analysing social concerns is inscribed in the social sciences, there is a risk that research on less preferred neighbourhoods may stress the concerns as too dominant approach. At worst it may limit the ideas on the situation and the development potential: the problem-oriented research feeds in and emphasises the problem-oriented social debate.

Keywords: stigmatization, disadvantaged neighbourhoods, housing estates, responsible research

From choice based letting to need-based housing allocation in the Netherlands

Steven Kromhout (Amsterdam Federation of Housing Association, the Netherlands)

Abstract

Since the 1990s, the allocation of social housing in the Netherlands has been characterized as 'choice based letting'. The end of the post-war housing shortage and the relatively large social rented sector gave the opportunity to offer home seekers more freedom of choice. This policy shift has been partly transferred to other countries (e.g. the United Kingdom). Over the past decade, growing concerns about the affordability and availability of social housing in the Netherlands have led to a reconsideration of housing allocation policies. The freedom of choice of applicants for social housing has been restricted and need is playing an increasingly important role in the allocation. The

introduction of a new points based allocation system in the Amsterdam region in 2023, marks a new milestone in this development. The aim of this paper is to explain the shift from choice based letting towards more need-based allocation policies in the Netherlands.

Keywords: housing allocation, social housing, choice vs. need

19 WORKING GROUP PRIVATE RENTED MARKETS

Digging the affordable housing crisis in Milan: a micro-level analysis of a private rental market under pressure

Emanuele Belotti (Politecnico di Milano, Department of Architecture and Urban Studies, Italy), **Massimo Bricocoli** (Politecnico di Milano, Department of Architecture and Urban Studies, Italy), **Stefania Sabatinelli** (Politecnico di Milano, Department of Architecture and Urban Studies, Italy), **Paola Savoldi** (Politecnico di Milano, Department of Architecture and Urban Studies, Italy)

Abstract

Since the 1990s, Milan has faced widespread urban redevelopment processes that have turned its real estate market into one of the most attractive targets for international property investments in Italy. Within this framework, between the 2010s and the early 2020s, the de-regulation of rental housing has led to a dramatic increase in the rent prices, paving the way to a surge of tenant evictions. Relying on a Milan City Council dataset from a policy evaluation project that started in 2022, this paper presents a geo-referenced data analysis exploring the spatial distribution (and the socio-economic features) of the households qualified for (and those that benefited from) a newly introduced regional rent subsidy. Evidences expose the profile of tenants hardest hit by the housing crisis at the municipal level, providing a first estimation of its distribution and severity, and assessing the effectiveness of the new rent subsidy policy to address housing deprivation.

Keywords: housing, Milan, affordability, rental housing

Investment motives and strategies of private landlords in the Netherlands

Christian Lennartz (Netherlands Environmental Assessment Agency)

Abstract

The revival of the private rental sector has been widely discussed in both the housing literature and policy making. Where changes in the political economy of housing were at the forefront of early studies describing the revival of the sector, more recently attention has shifted to more micro-oriented topics surrounding landlordism. These studies have dealt with, for instance, issues surrounding landlords' spatial strategies, their investment motives, discrimination and tenant selection, wealth accumulation, thereby emphasizing differences within the group of (new) private property investors. This paper seeks to add to this emerging literature by giving a more dynamic perspective of landlord careers in the Netherlands. Out central questions are: How do different types of landlords vary in relation to their financial, spatial and portfolio strategies? Which individuals seek to grow and professionalize their letting activities? And at what point in their investment careers do small-scale landlords move towards a more entrepreneurial and professional approach? The study is contextualised within the private rental sector in the Netherlands in 2019. We use data from a self-administered survey among 831 private landlords and 31 follow-up interviews. Descriptive statistics and thematic qualitative analysis is employed to answer our key questions.

Aspirations and Expectations of Private Renters in Ireland, 2023

Ann-Marie O'Reilly, (MA, MSocSc Advocacy Manager, Threshold)

Abstract

Threshold, a national housing charity, supports approximately 20,000 private renters in Ireland each year, conducts an annual survey of its clients. The 2023 survey will be the sixth in the series. The survey gives a voice to the experience of Threshold's clients, their housing aspirations and expectations, and makes appropriate policy recommendations.

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, few expect to achieve this. This research explores multiple aspects of people's experience of renting. In the 2023 iteration of the survey respondents have been asked to set out what they believe are the necessary changes to transform the private rented market into a reliable tenure option. A set of policy recommendations are put forward to address the failings of the sector, as they are identified in the research.

Keywords: Private renting, renters, aspirations, security, tenure

Co-living as profitable business in time of housing crises

Irene Molina, Karin Grundström, Daniela Lazoroska

Abstract

In spite of its promises of helping address the housing shortage, decrease loneliness, and increasing housing sustainability, coliving in its Swedish guise has meant a reduction of both the private and the shared space on offer to the residents. It seems to be that the majority of the co-living initiatives in Sweden are driven by pure high profit business, filling up the interstices created by the ongoing housing crises. Based on interviews with real estate companies and operators in Sweden, in this article, we examine the language of co-living as business. The study is based on qualitative methodology of Critical Discourse Analysis, CDA, and aims to contribute to a critical understanding of the phenomena of co-living.

Keywords: co-living, housing, profit, discourse analysis, Sweden

Effects of tax changes and Covid on landlords in three small London neighbourhoods

Kath Scanlon

Abstract

Over the last 20 years the housing system in England, and particularly in London, has come increasingly to rely on the private rented sector to house low-income households who cannot be accommodated in social housing. Over the same period, governments have enacted a set of new regulations and taxes affecting private landlords, most of whom are individuals with only one or two rental properties. This paper explores the effects of these changes on the lower end of the London rental market, where tenants are least able to exercise choice. The initial intention was to conduct in-depth local fieldwork with both tenants and landlords in three small neighbourhoods of London, but the advent of Covid precluded this approach. The final research methods included mapping, site visits, online surveys and a qualitative interviews.

This research focused on three small neighbourhoods of London--Thamesmead, Ilford and Walworth/Old Kent Road—that were covered by selective licensing. We used the selective licensing public registers of landlords as the sampling frame for our fieldwork as they give contact details for landlords (otherwise difficult to obtain). This research tested local authority registers' use as a research tool. This was not straightforward: even accessing the lists was difficult in some boroughs, despite their legal status as public documents, and those we did secure were structured in different formats and on different software.

Despite our society's growing albeit unintentional reliance on the PRS for housing lower-income households, relatively little is known about the landlords operating in the lower end of the market. In each area, landlords were mainly local, and their ethnicities coincided to a great extent with the neighbourhood demographics. It seems then that South Asian landlords were likely to be housing south Asian tenants in Ilford, while Black African landlords might be housing Black African tenants in Thamesmead, but further research is needed to evidence this.

Landlords said recent changes in the tax treatment of mortgage interest had affected their business plans more than then-prevailing Covid restrictions. Some landlords said tax changes could motivate them to sell up; others reported feeling trapped by the high level of capital gains tax. When the survey was taken, interest rates were very low but since then the macroeconomic situation has changed. Mortgage rates are likely to increase over the next year as the Bank of England raises rates to address dramatically higher inflation due to the war in Ukraine, and with increased mortgage payments but limited tax deductibility more landlords with mortgages may consider whether they want to remain in the business.

Impacts of the re-regulation of the private rented sector in Scotland

Nick Bailey (Urban Big Data Centre, University of Glasgow & Urban Studies, University of Glasgow), **Mark Livingston** (Urban Big Data Centre, University of Glasgow & Urban Studies, University of Glasgow), **Ken Gibb** (UK Collaborative Centre for Housing Evidence, University of Glasgow & Urban Studies, University of Glasgow)

Abstract

The private renting sector has grown significantly in the last 20 years, facilitated by the reduction of Social Renting (SR), the tightening of mortgage criteria and significant tax incentives. As the size of the sector has increased, playing a more significant role in providing housing, particularly for lower income households, there has been growing criticism of the lack of rights for tenants. This has led to the introduction of new private rental tenancies in Scotland, from December 2017, the aim of which is to increase the security of tenure and prevent large rises in rents for tenants. Similar provisions have been passed but not yet implemented in Wales and Northern Ireland, while debates in England continue. Critics argue that regulation will increase risks for landlords, leading to increased rents and a reduction in supply as landlords leave the sector or diversify into short term let provision. They argue that this potentially worsens outcomes for the households the regulations are intended to benefit. In this paper, we look to measure the change in rents in Scotland, following the changes to regulation in December 2017, comparing them to outcomes in England for the same period. We do this using difference-in-differences models based on: (i) data on new rental listings from Zoopla for 2012-19; and (ii) data on the stock of tenancies from the Family Resources Survey for 2012/13-2019/20. Contrary to expectations, results show that rents in Scotland appeared to fall following the changes to regulation, at least in the first year. While these are early results, the finding should give confidence to the advocates of greater regulation.

Housing system sub-strata? Low-cost and informal housing supply via digital platforms

Zahra Nasreen (School of Architecture, Design & Planning, the University of Sydney, Australia), **Nicole Gurran** (School of Architecture, Design & Planning, the University of Sydney, Australia), **Pranita Shrestha** (School of Architecture, Design & Planning, the University of Sydney, Australia)

Abstract

The rise of online platforms has seen new housing practices emerge, transforming once 'analogue' and self-organised processes associated with finding a share home, or offering 'rooms to let', into an increasingly segmented marketplace. Despite playing a critical role in housing search and access, very little is known about the ways in which digital platforms now facilitate share and informal rental arrangements - where conventional regulatory tenancy protections or housing standards are traded off for lower-cost accommodation. This paper examines the housing listings advertised on four different online housing platforms associated with a large market share in Sydney, Australia: Realestate.com.au, Flatmates.com.au, Gumtree.com.au and Airbnb.com, focusing on listings placed in August 2020. Using these datasets, we unearth a housing system 'sub-strata' of discrete types of informal tenure and

dwelling, finding that each platform caters to a different type of platform housing informality, with varying implications for platform users and wider urban systems.

Keywords: informal housing, platformisation, rental markets

Rental prices for housing units in Norway

Rolf Golombek (Frisch Centre, Norway), **Simen Markussen** (Frisch Centre, Norway), **Tao Zhang** (Frisch Centre, Norway)

Abstract

While information on rental prices is critical from a policy perspective, there is limited knowledge on rental prices in Norway. To fill this gap, we estimate rental prices in Norway by drawing on three data sources. We present a three-stage procedure to predict rental prices. Our predicted rental prices for six major Norwegian cities are close to the corresponding estimates of the nation-wide survey on rental prices. Whereas the latter is primarily limited to six major Norwegian cities, our framework provides rental prices for all Norwegian municipalities, for zones within cities, and even for the basic geographical units.

Keywords: rental prices, housing policy, estimation, prediction

Closing the rent index gap - Supply upgrading and housing rent growth across Viennese neighbourhoods

Selim Banabak

Abstract

Empirical gentrification research is often limited by data availability. Although prominent in theory, transmission of gentrification dynamics through the local rental market are mostly omitted in applied research. Linking insights from the gentrification, price-index and hedonic-regression literatures, this paper aims to provide a novel framework able to quantify neighbourhood level rent gap closings through index construction. It is solely depending on listings data and thereby reproducible in most urban settings. The resulting indices can both be utilized for discrete identification of potential gentrifying areas or as continuous explanatory variables. Using data from the city of Vienna, local rent changes and their relation to housing supply upgrades are quantified through on a double-imputation approach based on a semiparametric regression model. Given the nature of the Viennese rental market, parameter heterogeneity between the price-regulated and the open-market rental sector need to be considered. Furthermore, two extensions of spatially and time-varying parameters are proposed to allow for shifts in the shadow price functions. After computing the respective indices, bivariate mapping is used to identify potential gentrification areas.

20 WORKING GROUP
RESEARCH ON RESIDENTIAL
ARCHITECTURAL AND PEOPLE

Spatial Hegemony of Short-term and Long-term Users in Silivri Caravan Park

Idil Akkuzu (Istanbul Kultur University, Faculty of Architecture, Turkey)

Abstract

Silivri caravan settlement, near the city Istanbul, is a transit-recreational campsite settlement that accommodates both short-term and long-term stays. The caravan settlement hosts short-term stays where users rent a bungalow for a few days or weeks. Long-term users stay in caravan units which have become a home for them. Density of use of spaces in the caravan settlement differs between short-term and long-term users. Theoretical background was based on the relationship between hegemonic exercises in space and users' spatial perception. Firstly, the study aimed to evaluate how spatial perception of short-term users and long-term users differ in Silivri caravan settlement by analyzing the cognitive maps of participants. Secondly, it aimed to reveal how length of stay affects spatial hegemony. The study used cognitive maps of 12 participants where 5 of them were grouped as 'long-term users' and 7 were grouped as 'short-term users'. The findings were revealed under four prominent categories that were depicted in cognitive maps: communal sanitary facilities, activity areas near the beach, units of accommodation, boundaries and limiting elements. The findings show that short-term users display hegemonic exercises in communal sanitary facilities which is related to the intensity of use of these areas. Forming a cognitive threshold, communal sanitary facilities may also mark the boundaries of hegemonic exercises. Activity areas close to the beach are rare places where short-term users can socialize and thus have spatial hegemony over long-term users. A clustering of immediate neighboring caravan units in the cognitive maps of long-term inhabitants indicates spatial hegemony in accordance with daily practices carried out with close-by neighbors. The findings indicate that an ambiguous environment created by unclear bounding makes way for hegemonic exercises where different groups negotiate over taking possession of that space.

Keywords: Spatial perception; Spatial hegemony; Silivri Caravan settlement; Short-term users; Long-term users

Long and short-term transformations of the LHEs in Czech cities: residents' perspective

Slavomíra Ferenčuhová, Marie Horňáková, Jana Kočková, Petra Špačková

Abstract

Since the 1990s, researchers have studied large housing estates (LHEs) in post-socialist cities as places undergoing considerable transformations. They included changes in the socio-economic profiles and demographic structures, material transformations, such as revitalisation and aesthetic changes, changes in ownership, or shifts in the public image of LHEs. Our paper contributes to the ongoing debates on these changes by examining the perspectives of LHEs residents. Using qualitative analysis, we conducted sixty-eight in-depth interviews with residents from five housing estates in Prague, Brno, and Ostrava, as part of the collective research project on housing estates in Czech cities ("History and

Future of Housing Estates in Czech Cities”, Czech Science Foundation, 2020-2022). Our study uncovers a diverse range of stories from residents moving into LHEs and their overall perception and connection to their communities. Specifically, we focus on how they observe and interpret major changes that LHEs have undergone since their construction, and we try to understand how these changes have affected their satisfaction with their place of residence. Our analysis reveals that the types of transformations defined by residents align with the existing literature. However, what is new is the temporal setting of these changes. Residents perceive changes as ongoing and unfinished rather than a historical transformation from socialism to the present.

Housing satisfaction: A comparison between Post-Second World War large housing estates and post-socialist multifamily residential neighbourhoods

Richard Sendi (Urban Planning Institute of the Republic of Slovenia), **Boštjan Kerbler** (Urban Planning Institute of the Republic of Slovenia)

Abstract

As a reaction to the critical writings of urban sociologists regarding the quality of post-Second World War large housing estates (monotonous architectural design, cheap/poor quality building materials, high building density, minimum dwelling sizes, over crowdedness etc.), less problematic types of mass housing neighbourhoods started to emerge, first in Western European countries in the 1970s, and later in Eastern European countries after these abandoned the planned economy system of the communist era and adopted the market economy system towards the end of the 1980s. One of the major concerns often raised in this regard is that due to a variety of negative aspects associated with post-Second WW housing estates, these neighbourhoods may eventually end up as concentrations of low-income households, after the more affluent residents relocate to the more attractive, less problematic residential neighbourhoods. Such developments are, understandably, undesirable. This concern inherently assumes that the inhabitants of post-Second WW housing estates are not satisfied with their housing and are, as a result, expected to move away, as soon as they can. This hypothesis presents the focus of discussion in this paper. We examine its validity with the help of the findings of a comparative study between post-Second WW large housing estates and post-socialist multifamily residential neighbourhood that was conducted in Slovenia in 2021. In contrast to the hypothetical assumptions, our analyses of the research results reveal that the inhabitants of post-Second WW large housing estates are: a) generally quite satisfied with their dwellings and residential neighbourhood and b) a large majority of them have no intention to move.

Keywords: Housing satisfaction, post-Second World War large housing estates. post-socialist residential neighbourhoods, housing mobility, Slovenia

Spatial Analysis of Kiptaş And TOKİ Residential Examples In Terms of Public-Private Sphere Use: A Discussion about Social Aspect Of Housing In Turkey

Ufuk Küçükayıcı

Abstract

The shared spaces in residential areas identify the medium for private/domestic and public/social life interaction of the individual-society-space which create potentials for developing more sustainable residential areas. Accordingly, the housing problem is a social phenomenon with both individual and societal requirements about finding the adequate dwelling opportunities. Within the scope of this research the term “social aspects of housing” provide the opportunities to identify social and built environment characteristics of the residential areas and the relevance to socially sustainable housing developments. From this perspective, this research creates a discussion about social aspects of housing according to the analysis of Turkish housing examples of governmental housing institutions TOKİ, and municipal housing institution KİPTAŞ.

This research has two main parts as conceptual background and spatial analysis. The conceptual background includes the subjects about spatial characteristics of individual and society interaction according to daily life routines and the public-domestic space hierarchy in residential areas. In the spatial analysis part, firstly TOKİ and KİPTAŞ housing examples which were completed after 2000 are listed according to chronology, location, unit number, collaborative actors, dwelling type, shared space, and social facilities. Secondly two examples from each institution are spatially analyzed according to general features and public-private space hierarchy. The spatial characteristics of examples are evaluated according to social and built environment characteristics in order to explain the impact of shared spaces in residential areas. The main discussion is developed according to the changes in shared space use of different residential areas in relation to housing decisions in Turkey after 2000.

21 WORKING GROUP

RESIDENTIAL BUILDINGS AND ARCHITECTURAL DESING

The Representation of Residential Uses From Empty Spaces to No Space at All?

Gérald Ledent (Faculté d'architecture, d'ingénierie architecturale, d'urbanisme (LOCI), UCLouvain, Belgium)

Abstract

This article explores the representation of inhabitant uses by architects in housing plans. To address this issue, housing plans are examined from various periods, from architecture manuals that figure domestic architecture (Serlio, Le Muet, Blondel, etc.), unbuilt projects, to contemporary proposals. In these plans, the attention lies on the designation of space, the furniture and the illustration of residential practices. While distinguishing various concepts such as function, uses, fixed or non-stationary, standardized or non-standardized furniture, the paper highlights a progressive evolution in the representation of uses. First, form seems to prevail on uses in the early domestic plans, displaying empty spaces. Then residential practices gradually appear in plans, initially as normative functions to eventually more and more individualized uses. Finally, some architectural practices illustrate dwelling with such an extravaganza of uses that spaces disappears altogether. At the risk of seeing the very scene of inhabitant practices – architecture - disappear?

Keywords: Drawings, Domestic Uses, Residents practices, Furniture, Standardization

Action research in architecture. A case study on linking equitable housing to circular building strategies

Margaux Lespagnard

Abstract

Circular strategies in housing could improve long-term affordability through adaptability, simplified maintenance, and self-building. However, little is known about the relationship between circular building and housing quality, including the decision mechanisms behind designing qualitative affordable housing projects and how these mechanisms align with circular design. To address this gap, this research conducted action research on an existing case study of a homeless shelter in a gentrifying neighborhood to explore how circular strategies align with and strengthen the needs of different stakeholders. The study used the framework for equitable housing to map the complex network of needs and ambitions of stakeholders such as architects, social organizations, the city council, neighborhood members, and others. Four circular strategies emerged from the mapping process that are expected to improve neighborhood engagement, apartment flexibility, and anticipation of future renovations and reconversions. Overall, this research reflects on the applicability and added benefits of circular design strategies in relation to the complexity of housing projects and their stakeholders.

Preferences of spatial features of apartment houses

Mohsen Afshari (Architecture Department, Faculty of Architecture and Urban Design, Art University of Isfahan, Iran)

Abstract

This research is about housing preferences in relation to mental ideals, and specifically, housing preferences are studied regarding the "quality of living spaces" that are before the housing selection stage. Measuring housing spatial preferences makes it possible to design future housing based on people's wishes and ideals as much as possible. Therefore, the purpose of this research is to measure and evaluate the preferences of the architectural features of apartment houses. Considering the importance and impact of the purposeful design of the features of residential spaces on increasing the quality of the living environment, achieving the preferences of the spatial features of the residents of apartment houses has an effect on the satisfaction of the residents of residential environments. The importance of this research; Paying attention to the qualitative criteria of residence based on the residents' preferences, explaining the spatial features of apartment houses based on the lived experience of the residents, research on the preferences of apartment living based on the lived experience of the residents, which is used for pre-design studies in the field of apartment housing. The research method in this research is a combination of quantitative and qualitative; In the qualitative phase, based on the background literature and then in-depth interviews with the residents of the apartment houses, the spatial features of the apartment houses' architecture were investigated, and in the second phase, the spatial features of the apartment houses' architecture were identified and verified using the Delphi method and a questionnaire. This research seeks to identify and explain the spatial features of apartment houses based on the lived experience of the residents, and then identify and evaluate the preferences of the spatial features of the residents of apartment houses and present the preferences of people in choosing the desired spatial features in apartment houses.

Keywords: preferences, spatial features, apartment houses

Social changes and perceptions of the value of architecture's authorship: a neighborhood from the Pritzker Álvaro Siza

Sandra Marques Pereira, Idalina Machado, Hélder Alves, Tânia Lemos

Abstract

Álvaro Siza is a Pritzker Prize-winning Portuguese architect who is part of the elite of the most prestigious international architects. The Bouça neighborhood in the city of Porto is a 1975 project, developed under the SAAL (a housing program that took place in the period following the democratic revolution), which launched this architect internationally. However, the neighborhood had two phases, built at different times and which would also be occupied by quite different social segments: the first phase, completed in the early 1980s, was occupied by a working class coming from the nearby slums; the second phase, completed in the first decade of the XXI century, already under a housing cooperative, was occupied by young qualified adults, many of them architects and designers. In this paper, we will present the results of a survey, conducted in 2023, to the resident population that is a

follow up of another survey conducted in 2010. The objective of this survey is twofold: 1º to understand the social transformations that occurred over these 13 years, a period marked by two important phenomena – a) the renewal of the population of the first phase of the neighborhood, quite aged and many already having died - b) the profound changes in the city of Porto, and of this area in particular, both in terms of the housing market (intense rise in prices) and tourism; 2º to explore the motivations and perceptions of residents regarding this particular habitat, designed by a Pritzker Prize and holding an important status in the global circuit of the field of architecture.

22 WORKING GROUP

RESIDENTIAL CONTEXT OF HEALTH

Housing as a health intervention for asthma

Adelle Mansour (Healthy Housing Unit, Centre for Health Policy, Melbourne School of Population and Global Health, University of Melbourne, Australia), **Georgia Warren-Myers** (Melbourne School of Design, Architecture, Building and Planning University of Melbourne, Australia), **Christopher Jensen** (Melbourne School of Design, Architecture, Building and Planning University of Melbourne, Australia), **Rose Bell** (Asthma Australia, Chatswood), **Angela Cartwright** (Asthma Australia), **Amber Howard** (Healthy Housing Unit, Centre for Health Policy, Melbourne School of Population and Global Health, University of Melbourne, Australia), **Rebecca Bentley** (Healthy Housing Unit, Centre for Health Policy, Melbourne School of Population and Global Health, University of Melbourne, Australia)

Abstract

Asthma poses a significant health burden globally with an estimated 300 million people affected by the condition. Australia has one of the highest prevalence rates of asthma in the world. Despite this and the strong evidence suggesting that home environments are a significant social determinant of asthma, assessment and remediation of home environments are not routinely used in treatment plans. In this paper, we draw on three distinct pieces of research: a nationally representative survey conducted by Asthma Australia; the Australian Housing Conditions Data Infrastructure; and focus groups of asthmatics, housing and health practitioners. We describe the housing conditions of people with asthma and what this means for both people with the condition and their treating clinicians. We draw attention to housing as a site for asthma intervention and, ultimately, prevention. Indeed, if housing conditions are improved, we may reduce the development of asthma in the first instance.

Keywords: asthma, housing, prevention, health

Generational change in parental co-residence and worsening mental health amongst young adults: What is the relationship?

Amber Howard

Abstract

Across countries, young adults are living at home at greater rates than previous generations. However, little is known about how co-residence is socio-economically patterned, or its impacts over young adults' lives. This study describes how co-residence rates have changed across socio-economic and demographic groups, and uses propensity score modelling to analyse associations between residential patterns (co-resident or independent) and young adults' mental health. Results show an increase in co-residence over the 2000s, most steeply amongst low-income groups (by 27%), older adults (by 36%), females (by 30%), and residents of remote areas (by 67%). A significant negative association between co-residence and mental health is noted (a 4-point difference on the 100-point scale, 95% CI -5.92, -2.14). However, the greatest mental health impact is observed amongst those whose rates of co-residence have increased most dramatically (a 5-6 point difference in mental health). This puts certain socio-demographic groups particularly at risk.

The HousedWell Index: Development of a comprehensive measure of housing as it relates to health and well-being

Amy Clair (Australian Centre for Housing Research, University of Adelaide), **Emma Baker** (Australian Centre for Housing Research, University of Adelaide)

Abstract

Housing is an important social determinant of health. However, the way it is operationalised in research, particularly quantitative research, varies. In many social survey datasets the number of housing variables can be significantly limited, constraining research. We propose a new approach based on an extension to a previous multidimensional housing indicator – the housing precariousness measure (Clair et al., 2019) – which: 1) takes a more aspirational and less negative approach to the study of housing and well-being, 2) better reflects the broad role of housing, and 3) incorporates some of the aspects identified as missing in the original housing precariousness measure. We use data from the 2022 Australian Housing Conditions Dataset which includes a broad range of questions on housing and health to build and investigate a measure of being ‘Housed Well’, explore its association with health, and discuss its potential as a package of questions that could be included in other social surveys in order to encourage consistent and comprehensive coverage of housing in future research.

The impact of extreme heat and cold on fuel poverty

Ang Li (The University of Melbourne, Australia), **Mathew Toll** (The University of Melbourne, Australia), **Rebecca Bentley** (The University of Melbourne, Australia)

Abstract

Energy hardship is increasingly experienced across the globe due to a combination of disruptions to energy markets and climatic factors. Climate change is shifting the patterns of fuel poverty, and the consequences of changing climatic conditions on fuel poverty is not well understood. Using population-based data spanning from 2001 to 2021 in Australia, we examine the effect of the intensity, frequency and duration of extreme heat and cold on fuel poverty. Heterogeneity in the translation of heat and cold waves into fuel poverty is examined by demographics, housing tenure, housing suitability, household income, area socioeconomics and solar panel installation coverage.

Keywords: housing, extreme temperature, fuel poverty

Do elderly people living in rural area enjoy healthier lifestyle? - An investigation based on Korea time use survey

Chul Sohn

Abstract

The Korea Time Use Survey is conducted by the National Statistics Agency of Korea every 5 years. In the Time Use Survey, all activities of the past two days are recorded in retrospective intervals of 10 minutes for those surveyed. In the survey, the actions performed for each 10 minutes are classified in nine categories: personal maintenance, work, study, housekeeping, caring for family and household members, volunteer and unpaid training, fellowship and participation, cultural and leisure activities, and mobility. This study used data from the 2019 Korea Time Use Survey to analyze the life of urban and rural elderly residents in terms of time use. Among the nine types of activities examined by the Korea Statistics Office, volunteer and unpaid training, fellowship and participation, cultural and leisure activities, and activities for caring companion animals and plants were defined as activities that positively contribute to health, and time use patterns for the defined activities were compared by age group of the elderly between urban and rural areas. In this study, in addition, it was analyzed whether there is a uniqueness of time use pattern that contribute to health by characteristics of houses inhabited by the elderly even in urban and rural areas.

Housing affordability and residential mobility: Shaping an uneven landscape of advantage

Emma Baker (Australian Centre for Housing Research, University of Adelaide), **Amy Clair** (Australian Centre for Housing Research, University of Adelaide), **Neil Coffee** (Health Geography, School of Medicine, Faculty of Health)

Abstract

On average, people move house many times during their lifetime – but why they move, and where they move to, is far from random. Residential mobility dynamically shapes our cities and regions. It is a mechanism by which households (their social needs, welfare requirements, and their wealth and resources) are concentrated or distributed. In an era of extended housing affordability ‘crisis’ in many neoliberal economies, residential mobility may act to amplify household affordability problems by additionally sorting people into less advantaged areas. This paper examines recent residential mobility behaviour and its locational advantage outcomes for a national population. Using data from Australia’s Household Income and Labour Dynamics in Australia survey (HILDA), we examine socio-demographic characteristics, moving behaviour, and locational advantage and health outcomes. We test the degree to which problems of housing affordability have shaped outcomes, over time, and in different housing markets.

Cohabitation as a specific form of living and caring in disability and psychiatry

Giuliana Costa (Department of Architecture and Urban Studies Politecnico di Milano, Italy)

Abstract

The paper focuses on projects of organized cohabitation among unrelated vulnerable users with different disabilities or psychiatric disorders in “normal” apartments and housing units (so not in residential structures) in homogeneous or heterogeneous groups. As a matter of fact, many welfare services that have a residential component use domestic hyper-proximity as a tool to improve peoples’ quality of life and chances. Coexistence “under the same roof and behind the same door” (Costa, 2015a; 2020) is frequently a fundamental pillar of their caring action. There are many reasons that underpin the use of cohabitation to meet complex needs: It can be the only economically sustainable way to offer at the same time proper housing opportunities and health or social support services, but it has also an intrinsic value for cohabitants. In this last sense, it can represent an ingredient that add value to the individuals and to the group of people that live together in some point of their life cycle: Improving tolerance and the capacity to deal with conflict, increasing autonomy and self-control, broadening the informal network, enlarging capacities individually and with others, experimenting mutual solidarity, valuing individual resources, and so on. It’s not simple to bring vulnerable adults to cohabit and share spaces and time; many conditions have to be met to turn cohabitation into a positive living format. Some of them are related to the design of the cohabitation in terms of spaces provided and its’ possible use by people, the kind and approach of professionals that support cohabitants, the rules on which it’s based, or the mix it is used (only vulnerable people or, for example, a cohabitation among abled and disabled individuals). Others are connected to the capacity of enacting external opportunities such as interacting with neighbors and the neighborhood, as well as with other local agencies and services. Others are linked to the kind of insertion in the welfare policies.

This paper explores different cohabitation projects for multiple vulnerable targets, illustrating their rationale and development, as well as their concrete implementation casting light on their capacity to be not only a housing but also a care solution. The topic is under researched in social sciences, in public policies in general, and in the disciplines that address the dimensions of space such architecture and interior design. Nevertheless, it opens to very complex topics and need conceptualization. Mix, autonomy, and agency are some of the concepts that need to be mobilized to address the following research questions: Is organized and supported cohabitation able to overcome the limits of individual housing solutions for people who are vulnerable because of disability, addictions, or chronic illnesses such as psychiatric conditions? Which are the conditions to make it possible? What are the limits and failures of cohabitation and to what are they connected? The paper presents some findings of a long research devoted to study different cohabitation projects and services around Italy and France, developed through 36 (12 in France, 24 in Italy) interviews to key informants, such as policy makers, services managers, services coordinators, volunteers, and professionals.

The role of housing in Covid inequalities in the UK

Emerita Rebecca Tunstal (University of York, UK)

Abstract

Across the world, and within nations, there were dramatic inequalities in the impact of Covid itself, of Covid suppression measures and of mitigation policies across the world. These included inequalities in infections and deaths, but also in the impact on income and livelihoods, and on mental health and wellbeing.

Evidence from the UK shows that housing played a significant and under-recognised role in creating these inequalities. Using an extensive literature and data review carried out in 2020-22 (developed into a book, *Stay home: Housing and home in the UK during the Covid-19 pandemic*, Bristol: Policy Press, 2023), this paper will demonstrate how housing location, tenure, size, quality and cost affected the risk of infection and death, and influenced the experience of lockdowns and restrictions. It will also show how in the UK's Covid prevention policies and social and economic mitigations had different impacts on different people, according to their housing tenure.

For example, a large minority of all infections took place at home, so home and household characteristics created inequalities in risk at home. However, risk of infection at home was much less discussed, regulated or mitigated than risk at work, school or in public places. Many people in the UK did not have the right households or homes for shielding, isolating and staying home. Households on lower incomes were not only less likely to have a spare bedroom and bathroom to help isolation or shielding, but were also more likely to have to isolate or shield. However, the UK was one of the best-housed nations in Europe for limiting risk from Covid at home, given relatively high rates of one-person households, houses rather than flats, and spare bedrooms, and it is likely that housing played a significant role in Covid inequalities across Europe and the world.

Habitat, housing, home, and health: A conceptual framework

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

Abstract

Within the residential context of health, multiple processes work on multiple levels to generate associations between diverse spatial, physical, and social aspects of housing over widely varying spans of time. The contingencies of these processes on more or less stable individual, group and contextual characteristics further challenge efforts to understand how health relates to residence. This complex and dynamic causal structure defies easy explanation. The further development of the housing-and-health research field may nonetheless gain from a relatively simple conceptual framework at this stage in its development. This framework distinguishes between four domains of pathways from characteristics of habitat and housing through the experiences people have in them and on to aspects of health. The pathway domains are defined in terms of their adaptive relevance: housing as a cause of harm, as support for capacity building, as support for the renewal of depleted capacities, and as a means to reduce harm. The diverse pathways organized in these domains may run simultaneously, in parallel or in tandem, in a complementary or competitive fashion, over the same or different spans of

time. The proposed framework orients researchers to these possibilities and so helps move the field beyond a preoccupation with singular pathways in a manner compatible with diverse methodological approaches. The proposed presentation will describe the development of the proposed framework and give some examples of its application.

Housing inequalities, thermal equipment and health: a study of five buildings in Ile-de-France

Yankel Fijalkow (Centre for Housing Research, LAVUE–CNRS, France, School of Architecture), **Yaneira Wilson** (Centre for Housing Research, LAVUE–CNRS, France, School of Architecture)

Abstract

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).

The buildings we studied represent typical figures of the Parisian housing stock. Today, Parisian buildings, whether they are condominiums or social housing buildings, are concerned by work programs undertaken within the framework of the Climate Plan initiated by the City of Paris. This renewal affects the social life of the buildings which has been consolidated over the years. For if a building is built by materials and populations, it is also the result of a history from its construction to the daily maintenance (or degradation). In this article, we make the hypothesis that buildings keep the trace of these different actions, are impregnated with them and that this conditions the way in which questions of public health in housing emerge, in particular concerning heating. To show this, we will study five exemplary buildings, concerned in different ways by the tension between heating and health. We will ask ourselves what skills the inhabitants have to make the link between their heating difficulties and health problems? What are their capacities to intervene and improve their housing? What are the risks to their health and the external variables that can influence their decision-making?

To analyse the relationship between health, well-being and housing quality, the SAPHIR⁷ 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 analysis focuses on a variety of buildings (public and private) built from the 1950s onwards with different construction standards in eastern Paris.

Keywords: housing, health, residential narratives, architecture, Paris

⁷ This research-action built over 3 years is part of the call for projects "Reduction of social inequalities in health: housing, habitat and urban functioning", financed by the Agence Régionale pour la Santé Île-de-France, with the support of Paris Habitat which made its real estate available for the analysis.

23 WORKING GROUP
SOCIAL HOUSING INSTITUTIONS,
ORGANISATIONS AND
GOVERNANCE

“You have to be financially sustainable without being too punitive”: The Conflict between Caring and Commercial Imperatives in the Australian Social Housing Sector

Abigail Lewis (Unison Housing Research Lab, RMIT University)

Abstract

Social housing providers in Australia are required to remain financially viable while meeting a duty of care to their tenants. When tenants struggle to meet the obligations of their housing, providers are caught between these competing demands. Little is known about the experiences of tenancy managers who manage this conflict in their day-to-day role, expected to both support tenants and protect income. Drawing on doctoral research conducted with tenancy managers at a social housing provider in Melbourne, Australia, this paper asks what this conflict between caring and commercial imperatives means for tenancy management practice in the social housing sector. It employs sociological theories of care to argue that although tenancy managers understand their role and their sector to be driven by a social mission to care, commercial pressures act as a barrier to the enactment of that mission.

Spatial steering effect of the subsidised housing law - Case of the subsidised housing law in the state of Salzburg

Arthur Kammerhofer

Abstract

Housing subsidies are one of the largest welfare state redistribution mechanisms in Austria. Social goals are pursued, such as providing affordable housing for a broad section of the population, building high-quality as well as sustainable housing. However, housing subsidies are also criticized for contradicting the goals of spatial planning and land use. For example, sustainable buildings are built, but the location aspect is usually not taken into account, which leads to increased land use and locations that are disadvantageous for the residents. For this reason, the Austrian Conference on Spatial Planning (ÖROK) defined in its recommendations that a catalogue of criteria for the designation of dedications for subsidized housing should be developed and that housing subsidies must generally be more closely aligned with the goals of spatial planning.

The state of Salzburg was one of the states that was the first to adapt its housing subsidy guidelines to these recommendations. The aim of the present work is therefore to evaluate the spatial control effect of this change in the law and to investigate which location criteria subsidized housing projects should generally have. Research is also being carried out into how cooperation and coordination between spatial planning and housing subsidies could be strengthened in general. Various qualitative and quantitative methods are used, such as qualitative interviews, workshops, literature research, statistical analyses of housing construction and funding activities and a multi-stage site assessment of multi-storey housing constructed in the years 2019 to 2021.

The results of the work found that although the federal state of Salzburg has extensive instruments for affordable housing in spatial planning law, they are only hesitantly being implemented. The housing

subsidies law contains first signs of a spatial control effect, but these regulations do not go far enough in terms of their legal depth and financial scope. Therefore, proposals for revised criteria of the spatial control effect are recommended.

Keywords: Housing subsidies, affordable housing, land policies

Public housing and the PINQuA in Italy

Constanze Wolfgring

Abstract

After decades of disinvestment in public housing in Italy, the European Recovery and Resilience Facility (RRF) opens a window of opportunity for the regeneration of a housing segment displaying multidimensional (structural, spatial, economic, and social) criticalities. The PINQuA (Programma Innovativo Nazionale per la Qualità dell’Abitare⁸), endowed with € 2,8 billion from the RRF, is a national programme, promoted by the Ministry of Infrastructure and Sustainable Mobility (MIMS), aimed at enhancing the quality of housing and urban spaces, with a particular focus on the requalification and increase of the social housing stock and the adoption of innovative models of management and social inclusion. After the identification of 159 projects eligible for funding, it has recently entered the implementation phase, to be concluded until 31 March 2026. As the PINQuA is currently considered the main tool for addressing severe deficiencies in the residential landscape of Italy, high hopes are associated with the programme. The objective of this paper is to understand whether these hopes are justified with respect to the regeneration needs of the Italian public housing stock, analysing (i) to which degree public housing is the object of regeneration activities in PINQuA projects; (ii) which types of regeneration activities have been admitted for funding; (iii) innovative elements that can be identified in projects; and (iv) shortcomings of the programme and related procedures. The research has been developed through document analysis and a series of semi-structured interviews with stakeholders from the public housing sector, public administrations, Federcasa (the Italian Federation of Public and Social Housing Providers) and academics.

Keywords: public housing, regeneration, policy, recovery

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⁸ Innovative National Programme for the Quality of Housing

Quadruple helix innovations in the provision of sustainable and affordable housing: the role of universities

Gerard van Bortel (Delft University of Technology, the Netherlands, Faculty of Architecture Department of Management in the Built Environment)

Abstract

The quadruple helix innovation model involves the collaboration of academia, industry, government, and civil society to drive innovation and sustainable development in various sectors, including providing sustainable and affordable housing. Universities play a critical role in this model by providing the research, knowledge, and skills necessary to create and implement innovative solutions to the challenges faced by the housing sector.

There is a huge shortage of adequate housing in the Netherlands. Evidently, the current housing system cannot produce sufficient social rental homes. Using a quadruple helix perspective, this paper explores the role of universities in addressing housing challenges.

We will use recent TU Delft initiatives, such as 'One million Homes' (2019-2022) and the 'Housing Vision Team, (2022-2023), to reflect on the role of universities in quadruple helix innovations. These initiatives aimed to strengthen the network connections within academia, and develop connections with market, government, and civil society actors. This paper will also investigate quadruple helix innovation best practices in other domains and countries.

Keywords: quadruple helix innovations, social housing

Residualisation and household energy demand in social housing: emergent research agendas

Hannah Charles, Stefan Bouzarovski, Rob Bellamy (University of Manchester, UK), **Alexandra Gormally-Sutton** (University of Lancaster, UK), **Anton Schultz** (One Manchester, UK)

Abstract

My paper examines how the low carbon transformation is rolled out in social housing estates, and problematizes the way technology implementation is being administered to people who are not often recognised within decarbonisation policies in the UK. It is an agenda setting paper, setting out how class, energy justice, material politics and energy publics intersect to affect the way that people respond to energy policies. It forms a purposive literature review, with policy analysis of UK decarbonisation policies. This paper examines how the low-carbon transformation is perpetuating class divisions and inequalities within the UK, and how policymaking structures can erase the space for people to access energy justice, even within decarbonisation discourses.

My paper outlines how social housing properties are affected by neoliberal policymaking, and discusses major energy issues in social housing estates felt by residents. I then discuss how these housing issues perpetuate health and environment issues, which act as a class tool to maintain class divides. I subsequently do policy analysis of how smart meters are pushed by UK governments, and the Social

Housing Decarbonisation Fund (SHDF). The SHDF is a mechanism for UK social housing providers to access funds to retrofit properties to have low carbon energy technologies, such as heat pumps, added to their homes. Both smart meters and heat pumps are examples of how the low-carbon energy transition is administered to UK residents as a means to reduce energy use and meet decarbonisation goals. My paper shows that these policies can perpetuate erasure of social residents in accessing procedural justice in energy policies in the UK. The paper ends by discussing how the low carbon energy technology roll out is being administered to social residents in a paternalistic manner which erases space for residents to be active in the low carbon transformation. I then outline how academia can fulfil the knowledge continuum to make an improved system for reducing class inequalities. I primarily frame the arguments around the residualisation process (Pearce and Vine, 2014; Tunstall, 2021), and debate how this process is affecting the low carbon energy transformation in the residential sector in the UK.

Considerations of ‘fitting in’: matching of tenants and neighbourhoods in social housing in Norway

Ingar Brattbakk (OsloMet – Oslo Metropolitan University, Work Research Institute, Centre for Housing and Welfare Research, HOUSINGWEL)

Abstract

The public rented housing sector in Norway are increasingly residualized and home to more marginalized groups. In this situation, to what extent is it a goal to get a good match between the local community and new tenants? Compared to other relevant factors, how are such neighbourhood related factors emphasized when social housing bureaucrats are matching housing units and households, declining or renewing contracts, and balancing the need for a stable housing situation for various groups of tenants and circulation of tenants into the housing stock? Based on a survey to all Norwegian municipalities in 2023, we explore these questions. Furthermore, we explore to what extent factors connected to residents’ behavior as neighbours and consequences for neighbour relations and the local community are seen as a challenge for the social housing sector by social housing bureaucrats.

Keywords: social housing, neighbourhood, community, neighbour, tenant

Counter-hegemonic knowledge in planning for inclusive housing solutions

Ina Marie Christiansen (OsloMet – Oslo Metropolitan University, The Norwegian Institute for Urban and Regional Research & The Centre for the Study of Professions)

Abstract

In Norway, finding housing is an individual responsibility. The national housing policy treats the private rental market as a temporary place of residence and instead encourages private homeownership. In addition to this private housing sector, most municipalities provide public social housing for the least

well-off/disadvantaged on the housing market. In 2020, Trondheim municipality adopted a strategic plan for their general and social housing policy. Some of the actionable measures are connected to the goal of realizing a third housing sector, as ownership is becoming more and more inaccessible, and the public social housing is very restricted. Among the measures are cooperation with housing foundations. The time frame is 2020-2024, but little has been done except funding and taking a leading role in the research project Bopilot, which has explored how the municipality can be a driver of alternative housing solutions. One of the case studies was the Housing Foundation in Trondheim's new housing projects. These projects represent the Housing Foundation's first step in realizing their plan of participating in the development of a rental housing sector for the general public (allmenn utleiesektor), which is their operationalization of a third housing sector. Based on qualitative field work in Trondheim, this paper discusses how the housing foundations and Bopilot are mediators of a certain kind of knowledge about challenges and needs among the citizens of Trondheim, and how this knowledge can be seen as counter-hegemonic in the municipal planning administration. Further, it discusses how this knowledge is received, managed and translated, and to what extent it is preserved and mobilized, in the municipal planning administration. It also addresses how work regarding housing and real estate is organized in the municipality, and how this affects what kind of knowledge is made actionable and what is rendered unrealistic. This is discussed in relation to the theoretical perspectives of epistemic injustice, advocacy and activist planning and neoliberal ways of organizing planning.

To buy or not to buy ? The sale of social housing in the view of inhabitants in Lyon Metropolis and outskirt

Lydia Coudroy de Lille (University Lumière Lyon 2, France)

Abstract

France is a country in Europe where the share of social housing is still relatively high. But since 2018, social landlords have been encouraged by the French government to sell a part of their stock in order to increase their equity, and thus to invest in new dwellings. The sale of social housing is also seen as a tool to encourage a social accession to ownership for households who could not afford a dwelling on the private market. But how does it really work? Why do some households buy their home and other not in a same residence or district? Do the residential trajectories of new owners conform with the narrative of the so-called social accession? To answer this question, a qualitative survey has been provided in the second French agglomeration (Lyon) and its periphery.

Keywords: Social housing; ownership; residential trajectories; Lyon; France

The comeback of the Dutch social landlords? Historical and future perspective of housing associations in affordable housing provision

Marko Horvat (Institute for Social Policy, Faculty of Law, University of Zagreb, Croatia), **Marietta E. A. Haffner** (Faculty of Architecture and the Built Environment, Department of Management in the Built Environment), **Gerard van Bortel** (Faculty of Architecture and the Built Environment Department of Management in the Built Environment)

Abstract

The aim of this paper is to assess the position of Dutch housing associations in the provision of affordable housing in the Netherlands. We look at three historical periods to understand the fluctuating role of housing associations and their relationship with the housing market and the government using Pestoff's triangle. The first period, from 1901 to the end of the 20th century, examines the evolution of the role of housing associations and reflects on housing affordability between wars and market downturns. The second period analyses the period between the 1990s and 2011 and their role as social entrepreneurs and the changes in national legislation. The third period looks at developments after the introduction of the Landlord Levy until today. The fourth period is from the present to the future. We interview the main Dutch social housing actors to understand the possible developments in the housing market until 2030 and beyond.

Keywords: affordable housing, social housing, housing associations, social rental, Pestoff

The role of public housing and “soft” rent regulation in tenure income segmentation and segregation in inner city metropolises of Sweden

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Abstract

The Swedish rent setting system, which is often called a system of ‘soft’ rent regulation, builds on principles of use-value, which means that rents are not based on market values but on the use-value for the tenant, defined as objective characteristics that are considered relevant to tenants. Thus, rents between geographical areas of cities do not – as a principle – differ significantly. The system is heavily debated. Critics of the system mean that the inner-city residents in rental housing, who become heavily subsidized by the system, often are high-income earners as privately owned rental companies are free to let their apartments to whomever they find suitable; and as the public municipal rental housing apartments are not distributed on basis of needs or means, but on basis of time spent in the housing queue. Defenders of the system argue that the system of use value rents keeps the rent levels in general – and especially in attractive areas – affordable, which combined with universal public housing, accessible for everyone, lead to less segregated cities.

This article connects the ongoing trend of residualization of Swedish public housing with the issue of tenure income segmentation and socioeconomic segregation in larger cities. By examining the

disposable income of residents in public housing, privately owned rental housing and tenant ownership in the inner-city areas of the three largest Swedish cities, the article aims to contribute with knowledge regarding whether the systems of use-value rents and universal public housing decrease segregation or they rather subsidize well-off renters who could afford tenant ownership at the same locations.

Keywords: Rent regulation, Rental housing, Segregation, Public housing

Policy implementation theory, social mechanisms and the governance of public housing in Sweden

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

Abstract

Politics does not end with political decisions. The political benefit of winning elections, having a majority in decision-making assemblies or holding government power therefore largely follows the actual implementation. In short, this is the basic lesson from policy implementation research in political science and public administration over fifty years.

In this paper, a mechanism oriented approach to implementation theory is presented and elaborated in relation to other, more or less recently presented, frameworks for policy implementation theory. Second, a catalogue of specific implementation process mechanisms is delineated and discussed as different aspects of a more fundamental 'implementation dilemma'. Third, some contemporary features of Swedish public housing governance practices are analysed and discussed in relation to the implementation mechanism approach. In the final section, the productiveness of the suggested mechanism approach to implementation is 'evaluated' in relation to its capacity to describe, understand and explain some current challenges of Swedish public housing.

Is there a crisis in social housing management in England?

Emerita Rebecca Tunstall (University of York, UK)

Abstract

In 1986, the Audit Commission, the regulator of local authorities in England and Wales, produced a report called '*Managing the crisis in council housing*', which detailed high rates of empty homes, rent arrears, poor conditions and poor services to tenants. This led to a nationwide study into the effectiveness of social housing management (1989). There followed two decades of government, regulator and professional effort to improve social housing management, of which I was a tiny part (I trained social housing managers at the London School of Economics 1995-2010), and which had results (Tunstall 2020).

Today, there is substantial, but patchy evidence of serious problems in social housing management in England, suggesting a decline on past standards, a loss of past improvements, and even a new state of 'crisis'. The 2017 Grenfell Tower disaster and the ongoing inquiry into it had highlighted social housing

management failings at one managing organisation. In 2022, the coroner ruled that a small boy, Awaab Ishak, had died due to mould in his social rented flat which was not dealt with properly by the landlord. Newspaper and TV journalists have highlighted poor housing conditions and poor landlord responses, and a new category of social housing influencer such as @kwajohousing point out more cases on a daily basis. The social housing ombudsman has become more active and more vocal. Central government has been relatively slow to act after Grenfell (five years ago, I was employed to write an evidence review in preparation for legislation), but the current minister for housing has ‘named and shamed’ poorly performing landlords, and legislation to tighten regulation is now going through Parliament.

These cases of bad (or awful) conditions and responses provides at least circumstantial evidence for a ‘crisis’ and for decline in social housing management. There are also plenty of plausible potential explanations for decline and crisis: the increasing number of homes and areas housing association landlords cover, the dominance of electronic contact between social landlords and tenants, the deregulation of management performance since 2010, weakened local government oversight, the impact of increased reliance by housing associations on private finance and cross-subsidy from sales of new homes in the private market, reductions in public spending since 2010 including on subsidies for new social housing and for benefits, Covid and the backlogs it created in repairs and lettings... However, the many possible explanations of decline and crisis cannot take the place of evidence for decline and crisis.

To date the overall state of social housing management in England has not been properly explored. This paper explores available evidence to ask how widespread bad performance and awful experiences are, and how the ‘average’ experience of tenants has changed over time.

Informal Housing Practices in China’s Privatized Public Housing Neighborhoods: A Critical Discourse Analysis

Shifu Zhang (Politecnico di Milano, DASTU – Department of Architecture and Urban Studies, Italy)

Abstract

As a hotly debated topic, the intertwined relationship between housing informality and state theory has progressed considerably during the last decade. However, the previous research is mostly developed through a cross-sectional approach analyzing the static interface between housing informality and the state. Accordingly, this paper proposes a critical discourse analysis as an alternative methodology to diachronically understand this interface and explore the hidden dynamics of how state was enrolled in the production of housing informality.

This research takes the informal housing practices in a Danwei neighborhood, a typical kinds of China’s privatized public housing neighborhoods, as case study. As part of the state-led industrialization and urbanization during the planned economy period, the Danwei housing was the state’s key instrument to approach the housing scarcity of the new workers. However, this mass housing strategy failed to sustain the ever-growing housing need and desire of the workers, especially during and after the housing privatization process, when China’s economy structure was shifted from a plan-based one to a market-oriented one. During this period, the informal housing practices thrived in the privatized Danwei neighborhood as a self-helped way to satisfy the residents’ housing expectation.

This research is carried out in a two-fold approach: On the one hand, based on historical documents including public policies, government reports and media resources, this paper investigate the

trajectories of the discourse on informal housing practices, with special focus on discontinuity and disjuncture. On the other, through a in-depth fieldwork in a Danwei neighborhood in Wuhan, this paper explores “what is going on the ground” and the everydayness of the informal housing practices as a reflexive interpretation of the public discourse. This paper finds out that the informal housing practices are not always excluded by the state, but were also tolerated by the state due to its capability in mitigating housing crisis. And the public discourse on informal housing practices, as a social construction, reflects the ever-changing housing governance approach under different social background and ideologies.

Keywords: Informal Housing Practices, Critical Discourse Analysis, Governance, Danwei Housing

Institutional difficulties of the ideal of user participation in social housing in Norway. Discussed in light of the ‘institutional peculiarity’ of housing in the welfare state

Trond Bliksvær (Nordland Research Institute, Norway), **Asgeir Solstad** (Nord University, Norway)

Abstract

The principle of user centeredness and user participation has become a core value and ideal within health- and welfare policies in most European countries the last three decades. The last years the ideal has also entered housing policy strategies in Norway and is today seen as an important imperative within social housing provision. However, this imperative has turned out to be some sort of a puzzle for public sector officials and other stakeholders who experience difficulties in understanding what user participation in practice should mean in this sector and how it should be operationalised. The paper will discuss to what extent the difficulties related to user participation may be understood in light of the “institutional peculiarity” (Torgersen, 1987) of the housing sector within the (Norwegian) welfare state. It will also ask to what extent the term “social” gets a different meaning in this context than in other contexts.

From Globalizing Taipei to Learning Amsterdam: Referencing as a politicizing strategy for urban development in Taiwan

Yi-Ling Chen (School of Politics, Public Affairs and International Studies University of Wyoming, USA),
Chantalle Elisabeth Rietdijk (National Taipei University, Taiwan)

Abstract

In the 1990s, globalizing Taipei was a new urban development strategy for the city that was undergoing economic restructuring and new democratic governance. The new goal transformed the logic of urban planning towards neoliberal urbanism. Housing speculation was intensified by pro-developer urban policies. In 2010, serious problems of housing affordability mobilized the social housing movement, inspired by Amsterdam, where 40% of the total housing stock is social housing. This paper deals with

changing urban referencing and housing problems in Taipei City by applying theories of global cities and policy mobility. This paper argues that the geopolitical situation of Taiwan is a crucial factor in policy mobility in addition to the economic crisis. The desire to be global is always the underlying force for choosing a new learning model. The postcolonial debates do not apply well to Taiwan, because Taiwan has multiple colonial histories and is still in danger of losing its autonomy. This case study of Taiwan's urban development after democratization contributes to the literature on urban developmentalism. Finally, the paper concludes that the mobility process is selective, so Amsterdam serves as a mere inspiration. Neoliberalism hinders both Dutch and Taiwanese social housing policies to achieve housing justice.

Keywords: affordable housing, social movement, global city, policy mobility

Feasibility of municipal housing as an instrument of affordable housing provision in post-war Ukraine

Yuliia Popova (Technical University of Kaiserslautern, Faculty for Spatial and Environmental Planning, Germany)

Abstract

Full-fledged Russian invasion in Ukraine has brought great damage to Ukraine and Ukrainians. Among other losses, Ukrainian housing stock has suffered great damage, causing millions of people to lose their homes. The Ukrainian housing system, which was inconsistent and weak already prior to the war, has been charged with enormous challenges to provide housing for the Internally Displaced People, as well as for a growing number of citizens who cannot satisfy their housing needs themselves due to various consequences of the invasion. These challenges require a radical transformation of the system itself.

The path of transformation is not yet clear and no major political decisions have been taken in this direction. The Recovery Plan, although declaring the intention to create a reformed social housing system, does not provide for any concrete vision or details. The main instruments of affordable housing provision, such as "rent compensation, cooperative housing, municipal nonprofit housing funds" (NRC 2022) are mentioned, but not elaborated. Meanwhile, the introduction of each of such instruments requires vast analytical and policy-making efforts and cannot be rushed. Some of them necessitate changes not only in the overall social policy system, but also in some foundations of the state organisation.

The aim of this paper is to investigate the municipal housing instrument within the structure of German affordable housing provision, its transferability and feasibility to provide affordable and social housing in Ukraine, as well as to transform the housing market and sector in Ukraine after the war. This research focuses on the structural conditions, legal framework and governance model of municipal housing in Germany, whereas mapping out and analysing the corresponding aspects in Ukraine.

The methodological approach is qualitative comparative policy analysis, which, in addition to the review and comparison of legal and strategic documents, includes the case-study methods and expert interviews. First, it suggests five case-studies of German municipal companies, which help to scrutinise the governance aspects in depth and provide an overview of the variations, flexibility, and regional differences that municipal housing companies may entail in Germany. Second, the expert interviews

with the Ukrainian municipalities are utilised to identify the barriers and limitations, as well as prospects of municipal housing implementation in Ukraine.

As a result, this study identifies major differences and deficiencies in the Ukrainian housing system and policy that may limit or even prevent the implementation of the municipal housing instrument in Ukraine. Moreover, the paper outlines a strategy to overcome these differences and deficits through multi-level governance and a dialogue process between public, private and civil society stakeholders. The study aims to provide suggestions and raise awareness of this process, which will not be possible without massive commitments from those involved.

The experiences that Germany has had in this area historically, with the introduction of social market economy, as well as with the new tendencies after the reunification could be an important contribution for Ukraine.

Keywords: affordable housing instruments, municipal housing, housing policy, Ukraine

24 WORKING GROUP

SOUTHERN EUROPEAN HOUSING

Residential satisfaction in Croatian and Slovenian large housing estates (LHE) from socialist and post-socialist period

Anđelina Svirčić Gotovac, Ratko Đokić, Anamaria Klasić (Institute for Social Research in Zagreb, Croatia)

Abstract

Within the bilateral project Quality of living in the Housing Estates of the socialist and post-socialist era: a comparative analysis between Slovenia and Croatia – 2020-2023 a survey (N = 2,236) was conducted during 2022 on differences in housing quality between Croatia and Slovenia regarding two types of large housing estates (LHE): those built in the socialist (old estates), and post-socialist (new estates) period. In Croatia the survey was conducted in four cities, Zagreb, Split, Rijeka, and Osijek, and in Slovenia in Ljubljana and Maribor.

Elements of residential satisfaction were examined through estates' general characteristics: general layout, building density, estates' appearance, safety, peace, cleanliness, green areas, children's playgrounds, and other outdoor public areas in the estate, revealing that the total average scores for both countries were around 4.0 (on a scale from 1 to 5), with somewhat higher values in Slovenia than Croatia.

Also, access to basic or primary services in the estate was explored, primarily to public transport, school, kindergarden, pharmacy, post, bank, grocery store and health centre. The total average scores in both countries were rather high here as well, again higher in Slovenia than Croatia. Generally, a higher level of satisfaction among Slovenian compared to Croatian residents is visible also in individual criteria.

The element of attachment to the apartments, buildings and estates was also reported as high. Residents of old (M = 4.2) and new (M = 4.1) estates in Slovenia gave higher average estimations of their attachment, compared to their Croatian counterparts (M = 3.7 in old and M = 3.8 in new estates). Finally, it can be emphasized that all participants feel the strongest attachment to the apartment, then the estate, and lastly the building.

Keywords: socialist and post-socialist large housing estates (LHE), residential satisfaction, primary equipment (facilities), place attachment, Croatia and Slovenia

Exploring the changing spatial patterns and distribution of housing prices in Madrid using spatial analysis (2010 – 2019)

Gladys Elizabeth Kenyon (Geographic Data Science Lab, Department of Geography and Planning, University of Liverpool, Enrichment Student at the Alan Turing Institute, London), **Dani Arribas-Bel** (Geographic Data Science Lab, Department of Geography and Planning, University of Liverpool; Deputy Programme Director in Urban Analytics, Alan Turing Institute; ESRC Fellow), **Caitlin Robinson** (Academic Fellow, School of Geographical Sciences, University of Bristol)

Abstract

The following paper explores changes to the house price distribution at the micro-urban neighbourhood level in Madrid, a densely populated Southern European city. Using real estate listings data and spatial analysis, yearly changes to the distribution of housing values between neighbourhoods are analysed in the period following the global financial crisis. The research shows the strong and growing spatial structure of intra-urban house prices and the decline of neighbourhoods with a mix of property prices. Spatial polarisation between high- and low-priced areas is a concerning feature of the local housing market. Prices in expensive neighbourhoods rise, whilst others stagnate or even decline in value. A local spatial autocorrelation analysis shows that the hot and cold spots of house prices areas are spatially polarised. Overall, the study could potentially be informative for policies to ensure affordable housing in Madrid, which is critical to addressing growing socio-spatial inequality and segregation.

Keywords: Spatial Inequality, House Prices, Segregation

Local housing plans and the European Housing Studies course: two examples of successful transfer of knowledge to society

Héctor Simón Moreno (University Rovira i Virgili, UNESCO Housing Chair, Tarragona, Spain)

Abstract

“The Housing Law of Catalonia (Spain) allows municipalities to design local housing plans, which must contain a comprehensive analysis and diagnosis of the housing situation in the municipality, the objectives, programs and action strategies for the next six years and the economic-financial evaluation of the actions. Thus, these plans are a very useful tool so as to detect the main needs and problems of a region in terms of housing, such as residential vulnerability, lack of offer for young people, lack of stats related to vacant dwellings, poor state of repair, inaccessible housing stock, negative natural growth, among others. The UNESCO Chair on the Right to Housing at the University Rovira i Virgili, in its aim to bring the results of the research in society, has designed several local housing plans for towns and intermediate cities, such as Tarragona. In addition, the Chair has designed the European Housing Studies course (EHS) to rise the qualification and the education standards and overall achieving a greater professionalization within the housing sector throughout Europe. The course includes training materials such as course book, diagrams, dynamic presentations, a role card-game and a blockchain simulator for property transactions. This paper addresses the process of developing the local housing

plans and their outcomes, which may inspire housing policies from other Southern European countries, as well as why the EHS is useful for professionals involved in the housing sector”.

Keywords: housing policies, housing studies, social impact, transfer of knowledge

The regeneration policy and housing issue. The Italian case read through the history of Foggia (Puglia, South of Italy)

Mariella Annese (Politecnico di Bari, ArCoD - Dipartimento di Architettura, Costruzione e Design), **Laura Ariola** (Politecnico di Bari, ArCoD - Dipartimento di Architettura, Costruzione e Design), **Ilaria Lucia Mezzapesa** (Politecnico di Bari, ArCoD - Dipartimento di Architettura, Costruzione e Design), **Natalia Roberto** (Politecnico di Bari, ArCoD - Dipartimento di Architettura, Costruzione e Design).

Abstract

Urban regeneration is aimed at improving settlement contexts, and indirectly at solving the housing issue. In Italy there is no national regulation on urban regeneration, but many policies from 2000 up to now have resorted to it with the aim of intervening and containing the housing problem.

The work examines the city of Foggia, in southern Italy, an area in a demographic contraction, but equally characterized by "high housing tension", indeed there are numerous eviction proceedings, in the private and public sector of the house, and, as a consequence, phenomena of illegal occupation housing, abandoned buildings, informal settlements.

The research will look at how in the last 20 years various national public funding (among these, the last PNRR - Piano Nazionale di Ripresa e Resilienza derived from the Next Generation EU) and regional ones have resorted to urban regeneration strategies to address the problem, reporting failures, gaps and relevant issues.

Keywords: urban regeneration, housing issue, housing shortage, social change

Portugal, the process of public and parliament discussion of a “post-neo-liberal” housing policy

Sandra Marques Pereira

Abstract

In Portugal, the theme of housing arose in 2016/17 following the sharp price increases in the country's main cities, particularly Lisbon. Initially, the debate was relatively limited to academic circles, activist groups and some media. Between 2017 and 2023, the issue gained robustness in public debate, becoming a priority of national politics and the country's government. The chronology of the evolution of governmental organics and programmatic and legislative instruments over these 6 years shows both the rise in the relevance and urgency of the issue, and the changes in its approach. In this paper, I will

deal with the most recent housing package launched in February 2023, after the unprecedented formation of the Ministry of Housing in Portugal (it only existed in the first constitutional governments of democracy and never as an autonomous ministry), which introduces, for the first time, some measures to regulate the rental market, and therefore falls within the recent (international) wave of "post-neo-liberalization" housing policies. The aim of the paper is the analysis of two essential phases of this process and their impact on the final package: 1^o its public discussion, namely the reactions of the agents involved - political parties, landlords, short-term-rental, developers, civic movements and media commentators; 2^o the parliamentary (characterized by an absolute majority of the governing party, Socialist Party)discussion of the package presented by the government after that public discussion.

Regeneration models of the housing market in post-crisis Athens

Thomas Maloutas (Harokopio University)

Abstract

The housing market has been a main pillar of the solid and durable social mobility wave in postwar Athens. The city attracted about 2mn newcomers between the early 1950s and the late 1970s and transformed most of them from rural migrants to middle-class homeowners, through the two housing systems (self-promotion and land-for-flats) that dominated the market until the end of the last century.

The paper will deal with the changes in the role of the housing market in social reproduction since the 1990s when commodification, through the rapid expansion of bank loans and mortgages, introduced increasing class inequalities in access to homeownership. Subsequently, the sovereign debt crisis deepened these inequalities and, at the same time, produced a real standstill in the city's housing market.

The aftermath of the crisis was accompanied by a new dynamic in the city's real estate, mainly driven by changes in the housing market. The paper will focus on two cases exemplifying the different types of regenerative change in Athens. The first deals with changes in the durably declining neighbourhoods of the city centre, where new demand for accommodation from the new tourist wave has been challenging the chance of vulnerable groups (mainly migrants) to find affordable housing. The second deals with the city's coast –the so-called Athenian Riviera– where large real estate investments are rapidly and completely changing the building and social landscape with the standards and prices of the new stock not corresponding to the level of local demand.

Paradoxically, households in Athens are the most overburdened by housing cost compared to all other European capital cities, although real estate prices remain comparatively very low.

25 WORKING GROUP
TOWARDS SUSTAINABLE
COMMUNITIES AND HOUSING
ACTORS, INTERVENTIONS AND
SOLUTIONS

Revitalising the terrace: a multidisciplinary project to improve the quality of life through community space

Montserrat Simó Solsona , Ana Belén Cano , Marc Pradel Miquel

Abstract

The challenge of adapting built spaces to the changing needs of people at different vital moments is essential to achieve urban sustainability and promote active ageing of older people. In this context, community terraces can be an asset to be considered in high-density urban contexts.

This paper presents the preliminary results derived from the first phases of “Revitalising terraces project” (Reviure els Terrrats) in the Ciutat Vella district of Barcelona. The project aims to improve these external spaces, from the perspective of active and healthy ageing, through the development of low-cost, removable and recyclable solutions for the recovery of existing terraces.

We implement an interdisciplinary and mixed methodological strategy of intervention on terraces based on three dimensions: community, accessibility and typology. Based on a description of the socio-demographic profile and the district's equipment's, and on in-depth interviews and focus groups with residents, needs and opportunities of the residents' community are detected. These are articulated in 6 action areas': care and health; habitability; safety; resilience; inclusion; and sustainability.

The initial findings of this research are: 1) the rediscovery of the terrace as a community and neighbourhood space after the lockdown in 2020; 2) their needs in terms of use to be carried out on the rooftop are, on the one hand, to enable it as a meeting and socialising point with family and friends and, on the other hand, a space where they can carry out gardening and rooftop maintenance tasks. 3) The most recurrent concerns have to deal with the use, access, coexistence, cleanliness and maintenance of this space. Although the space has a lot of potential, the lack of respect for basic rules generates conflicts and encourages the gentrification of the neighbourhood, already present in the district. Finally, 4) the perception of the potential of this community space differs according to the tourist pressure. In more touristic areas, the neighbourhood is very reluctant to create spaces for community use because of the possibility of being used by tourists.

Keywords: community space, gentrification, active ageing, micro-projects, participatory perspective

Multi-layer character of housing regeneration in post-socialist Serbia

Branislav Antić (University of Belgrade – Faculty of Architecture, Serbia), Vladimir Lojanica (University of Belgrade – Faculty of Architecture, Serbia)

Abstract

The present-day Serbia has passed through a rather turbulent post-socialist transition, which is in a sharp contrast to the socialist Yugoslavia, more progressive than other socialist countries. This discrepancy has left its impact on housing in three post-socialist decades. One of the most prominent issues in Serbian housing is related to the regeneration of old multi-family residential areas, mainly in the form of a socialist super-block structure. This issue can be considered through several urban layers; macro-urban layer pertains to the regeneration of superblock city parts in general, mezzo-layer relates

on the position of new, renewed and old buildings within these blocks, while micro-urban layer regards the modifications and appearance of new and renewed residential buildings in surrounding urban fabric. The aim of this paper is to explain why this multi-layer character of the regeneration of multi-family socialist housing is important to address the future development of Serbian housing.

Keywords: urban regeneration, socialist housing, super-block, post-socialist transition, Serbia

Recuperando un futuro perdido: ¿Es viable la cápsula metabolista prefabricada para la regeneración urbana en el siglo XXI?

César Ulises Linares Aguirre (Universitat Politècnica de Catalunya (UPC), Escola Tècnica Superior d'Arquitectura de Barcelona, España)

Abstract

El movimiento metabolista de la escena arquitectónica japonesa de los años sesenta sugería un urbanismo enfocado en la regeneración de ciudades destruidas por la Segunda Guerra Mundial. El desarrollo acelerado de tecnologías constructivas prefabricadas y la construcción en seco fueron propuestos como una solución viable a los problemas de la reconstrucción de la ciudad, creación de comunidad y solución al problema de la Vivienda social en un país de terrenos escasos. Las ideas propuestas por el metabolista Kisho Kurokawa, principalmente la tipología de la cápsula y su teoría, representaron una solución arquitectónica adaptable, sostenible y eficiente para la regeneración de la ciudad y su espacio público. El metabolismo de Kurokawa puede ser un punto de partida en cómo abordar la construcción modular contemporánea y las ventajas que estas aportan a la sociedad. En esta comunicación se abordará este planteamiento por medio un análisis de las capsulas de la Nakagin Capsule Tower de Kisho Kurokawa, que utilizaba la tecnología de la cápsula arquitectónica en su mayor expresión, y determinar si es una tipología viable a través de los criterios de desmontabilidad, sostenibilidad y alta tecnología constructiva contemporáneas, para la regeneración de ciudades.

Palabras clave: prefabricación, metabolismo japonés, vivienda, arquitectura regenerativa, sostenibilidad

Mapping of residential vulnerability: Multivariate analysis for the diagnosis of priority areas for rehabilitation in Sevilla

Estrella Candelaria Cruz Mazo, Claudia Núñez Rivera

Abstract

The cadastral database of Spanish cities provides valuable information on the type and age of dwellings, which, when combined with socioeconomic data, can help to identify housing needs such as access and rehabilitation. In this study, the city of Seville was used as a case study to develop a diagnostic methodology using advanced geographic information systems to identify residential vulnerability. The methodology used residential indicators by census section to assess accessibility and the need for building rehabilitation, as well as the urban quality of neighborhoods. Additionally, the registry of

applicants for social housing in Andalusia was used to gather information on family units, origin and nationality, minimum income, and housing needs.

Keywords: housing methodology, multivariate analysis, residential vulnerability, rehabilitation

In Search of Sustainable Urban Renewal: Case Study of Warsaw's Praga and Lviv's Pidzamche

Ewa Jarecka – Bidzińska (Warsaw University of Technology, Faculty of Geodesy and Cartography, Department of Spatial Planning and Environmental Sciences, Poland), **Solomiia Shchheholska** (Lviv Polytechnic National University, Institute of Architecture and Design, Department of Urban Planning and Design, Ukraine)

Abstract

Main aim of the article is to define new guidelines for the future urban renewal of historically formed districts in context of land use and their urban neighbourhood. In the districts of metropolitan cities urban renewal is complexed and covers a number of multidisciplinary aspects related to: social, economic, technical, cultural and environmental problems. The search for good practices and proven implemented solutions is the essence of a sustainable urban renewal. Many similarities between districts of the Pidzamche in Lviv, Ukraine and the Praga in Warsaw, Poland were noticed. Both districts have encountered number of problems such as: degradation of buildings, social issues, gentrification, development pressure or need for levelling of urban barriers, such as railway lines. In both cases, culture and its important role in these districts have triggered the regeneration process. This has been the basis for spatial and field research. Conclusions give the proposed directions of further urban renewal activities, which can be inspiring for the authorities of the cities Lviv and Warsaw in shaping an appropriate spatial policy.

Keywords: sustainable urban renewal, Warsaw, Praga, Lviv, Pidzamche

A decade of new residential developments around parks in Lodz: To what extent do developers capitalize on the city's green assets?

Jakub Kronenberg (Social-Ecological Systems Analysis Lab, Faculty of Economics and Sociology, University of Lodz, Poland), **Monika Skuza** (Graduate in Investments and Real Estate, Faculty of Economics and Sociology, University of Lodz, Poland), **Edyta Łaszkiewicz** (Social-Ecological Systems Analysis Lab, Faculty of Economics and Sociology, University of Lodz, Poland)

Abstract

Developers are interested in the fact that people are keen on living close to urban green spaces, and especially that they are willing to pay for it. This study aims to check to what extent the developers benefit from green space proximity, and to what extent they use green space proximity as an argument in their marketing communications. We investigate the developers' activity around 107 public parks

and green squares in Lodz, Poland, between 2011 and 2021. We focus specifically on how many new residential buildings were built within the 500 m buffer around the parks, divided into the closest proximity (100 m buffer) and the further but still close to parks 100–500 m buffer. Our results show that new residential developments primarily occurred around large and very large parks, around parks characterized by the highest multifunctionality, and – most importantly – around parks otherwise known to serve as amenities (positively influencing real estate prices). The most attractive parks attract further developments. Besides, the larger a park, the smaller the share of standard new developments. Also, the connection between making green marketing claims and the luxuriousness of new developments was evident. And indeed, luxurious developments were more likely to be advertised as benefiting from green space proximity, even if they were not necessarily located in the 100 m buffer. We discuss these results in the context of external benefits reaped by developers and the various cases of abuse or greenwashing claims in marketing new residential developments. We indicate how developers who build up informal green spaces (most new developments occurred on land that was previously not built up) reap external benefits provided by publically maintained green spaces, and how this fits into the neoliberal urban green growth machine.

Keywords: real estate market; marketing; externalities; urban green space; green growth; urban growth machine

Urban regeneration and evolution through systemic approach towards participative and bottom-up collective housing initiatives. Architects' role paradigm's change and the architecture results of co-design processes with self-build groups in Amsterdam

Malgorzata Mader (Lodz University of Technology, Faculty of Architecture and Urban Planning, Poland)

Abstract

The municipality of Amsterdam has been facilitating self-build projects systematically since 2010, by leasing plot lands and providing a systemic structure for the cooperation between the collective groups and the city. Until today the policy resulted in diverse realizations in lower-density neighborhoods as terraced houses and downtown higher-density areas as multifamily housing.

The particular focus of this paper, next to the municipality's role and its systemic approach, is the analysis of the architect's role in the Collective Private Commissioning (CPC) and Co-Commissioning (CC) processes, as well as the results of undertaken strategies in terms of architectural, building spatial solutions and neighborhood impact.

The main findings of an in-depth analysis of 20 multifamily housing projects realized between 2014-2022 and processes are that the architects often become strategy creators, occasionally even pre-finance the projects. Designing with future residents results in spatially innovative proposals which answer diverse needs, and address future-oriented flexibility. Described processes can be treated as a vehicle for sustainability and non-gentrifying regenerations of buildings in neglected neighborhoods. However, home ownership of CPC's and CC's focus plays a role in the constraint in residents' willingness to invest in shared spaces and long-term affordability elimination.

Keywords: self-build; co-design architecture; collective housing

Youth involvement and interest to energy stake at the housing scale

Nadine Roudil (Centre de Recherche sur l'Habitat, France)

Abstract

This presentation will consider how a government of conduct of young people based on the normalization of their behavior has been developed at school, ruled by energy saving public policies and how these learnings reflect an evolution in pupils' domestic practices at home. For many years, schools in the EU have been experiencing through environmental education, ways to involve pupils in sustainable development by following an ecological ethic (Aspe, Jacqu  , 2012). The Stockholm conference in 1972 and the Belgrade conference in 1975 imposed the development of environmental education in all EU countries. Thus, schools have become relays for energy educational programs transforming energy saving behaviors issue into a political stake. In the last two decades, environmental education has been developed to interfere on students' energy concern at home through the dissemination of normative prescriptions (Comby, Grosset  te, 2012). In this normative context, a qualitative survey (n=40), starting from semi directives interviews was conducted to find out the reception to incentives to change among young people aged from 15 to 20 years old in ten high school in six different EU countries. This presentation will characterize how young people shape their awareness and interest on energy issue. Focusing on comfort and consumption values, this presentation will examine the way they organize themselves to change their domestic practices and habits. This presentation will question youth's representation of public policies action as well as political discourses to deal with energy and climate issues at housing scale.

Reference:

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Combating residential energy poverty in existing dwellings: Eco-social responses in Denmark, Ireland and Spain?

Nessa Winston, Montserrat Pareja Eastaway, Jesper Ole Jensen

Abstract

Residential energy poverty is a significant and complex problem in many countries. There are important environmental dimensions to it such as energy efficiency and carbon emissions. Social issues can be prominent given its strong connection with housing, education as well as physical and mental health experiences and outcomes. A range of strategies and measures are available to address this form of poverty including :energy efficiency retrofitting; income supports; consumer protection measures; and information/awareness programmes. This paper explores residential energy poverty in three EU jurisdictions representing different welfare and housing regimes: Denmark, Ireland and Spain. It examines evidence on the extent of the problem, the relative importance/recognition of the problem in policy and the key strategies employed to address the issue in each context. It is particularly

concerned with the extent to which eco-social policies (ESPs) are utilised. Such policies will help to ensure a more Just Transition.

Keywords: energy poverty; Just Transition; UNSDGs; affordable clean energy; housing regeneration; eco-social policies

Affordable Housing and Adaptive Reuse of Built Heritage in Canadian Cities

Sasha Tsenkova (School of Architecture, Planning & Landscape, University of Calgary, Calgary, Canada)

Abstract

The research focuses on adaptive reuse of heritage for affordable housing in Canadian cities. The issue is critical in the context of efforts to create socially inclusive and affordable cities through integrated urban planning, heritage conservation and housing policies. The research has three main components. First, it provides a framework for the future urban regeneration emphasizing the environmental, economic and social aspects of sustainability. Second, it reviews the synergies between adaptive reuse and affordable housing provision and provides a compelling rationale for their integration. Finally, it outlines three main approaches to adaptive reuse—typological, technical, and strategic—arguing for implementation through ‘policy-planning-partnership’ nexus. The methodology incorporates literature review, content analysis of planning policies and case studies evaluation. Using illustrations from successful affordable housing projects through adaptive reuse in several Canadian cities, the research demonstrates the importance of urban regeneration where strategic investment in diverse, socially cohesive affordable housing sustains the vibrancy and vitality of inner-city neighbourhoods.

Keywords: adaptive reuse, heritage conservation, sustainable urban regeneration, affordable housing, Canadian cities

26 WORKING GROUP
WELFARE POLICY HOMELESSNESS
AND SOCIAL EXCLUSION

A housing 'problem' representation in the Polish housing policy discourse in 2015-2023

Aleksandra Zubrzycka-Czarnecka (University of Warsaw, Faculty of Political Science and International Studies, Poland)

Abstract

Having a roof over one's head is a basic human need (cf. Abraham Maslow's hierarchy of needs, 1964). Adequate housing conditions make it possible for individuals, families, and social groups to function properly. However, it is estimated that currently approximately over one billion people do not have a possibility to find a decent and financially accessible roof over their heads (Madden, Marcuse 2016). The housing crisis is also visible in statistics concerning the issue of homelessness and poor living conditions. The withdrawal of state responsibility for housing has been accompanied by negative results of urban regeneration ('renoviction', Polanska 2017) and gentrification. This situation appears as a challenge for researchers and for professionals working in areas connected with housing. Not only is there a lack of creditworthiness and budget funds for financing costly housing investments, but also there is no coherence in discursive shaping of the housing 'problem' in the 21st century. In the housing studies literature, the issue of interpreting and representing housing 'problem' in decision-making on housing policy remains understudied. The idea that public policy is not a response to actual problems but to discursively created issues was developed by Deborah Stone (1988). This notion can also be studied with a focus on housing. Against this background, the intention of the paper is to take advantage of the Foucauldian-inspired policy discourse analysis (What's the Problem Represented to be approach by Carol Bacchi, 2009) and move towards the discussion on the discursive construction of the housing 'problem'. The paper examines the 'problem' representations in the housing policy discourse in Poland in 2015-2023. The study reveals two paradoxes in Polish policy discourse. The first concerns the internal contradiction of the discursive construction of the housing 'problem' in the policy discourse of the conservative Law and Justice party in 2015-2021. The second relates to the internal coherence of discursive construction of the housing 'problem' developed by the conservative Law and Justice party and the political opposition, represented by the Civic Platform, after 2021.

Keywords: housing problem, Foucauldian-inspired policy discourse analysis, Poland, WPR approach

Homelessness deinstitutionalization policy in Finland: Housing First and perspectives from the ground

Elisabetta Leni

Abstract

Deinstitutionalisation (DI) describes the shift from institutional to community-based services. DI has become a central policy objective in the European Union, but homeless people have rarely been considered as one of its target groups. Instead, homelessness has been seen as an unintended consequence of DI policy in other areas, such as mental health. However, people living in shelters, dormitories, and temporary housing are often exposed to institutional culture characterized by de-

personalization, rigidity of routine, strict rules, lack of opportunities to make choices or participate in society. Despite being intended for short stays, shelters, dormitories, and temporary accommodations frequently become places where people live for years or even permanently, reproducing the negative consequences of long-term institutional care. A community-based response to homelessness involves a) promoting rapid access to permanent housing; b) introducing housing support with the primary goal of preventing reoccurrence of homelessness c) enhancing mainstream services, especially those for substance abuse, mental health, and elderly care, to meet the complex needs of people who have experienced homelessness d) promoting social inclusion and integration into society of formerly homeless people. In Finland, this change has been achieved through the Housing First approach. This research aims to describe the homelessness DI policy that has taken place in Finland through a review of historical documents and interviews to experts, civil servants, and practitioners that experienced and guided the shift. Through the interviews, the study investigates how the DI process unfolded, whether its goals were achieved, and what lessons can be learned 15 years after its beginning. This collection of perspectives from the ground provides new material for understanding how Finnish homelessness policy has translated into practice. The study aims to read the transition to Housing First in the framework of DI and raise the profile of the work done in combating homelessness in Finland to make it available to national and international audiences.

Patterns of Service Utilization among 79,000 homeless and at-risk Victorian households: A large administrative study

Guy Johnson, Godwin Kavaarpuo (RMIT University, Melbourne, Australia)

Abstract

Over the last three decades or so overseas researchers have utilised administrative data to identify distinct patterns in shelter use - Kuhn and Culhane's seminal 1998 paper which identified transitional, episodic and chronic shelter users is perhaps the best known, but similar studies have been undertaken in Ireland, Canada, Denmark. These studies have informed policy and program development. In Australia the use of administrative data to understand service utilisation patterns among people at risk of homelessness and experiencing homelessness is limited. A small number of Australian studies suggest that people experiencing homelessness use homelessness services differently - most households use homelessness services only once, while a small group of households use homelessness services repeatedly, often over long periods of time. However these studies are drawn from single sites and utilise limited timeframes and thus it remains unclear what factors drive different patterns of service use, or whether patterns of service use are associated with distinct characteristics. Using a novel aggregated administrative dataset drawn from six IAP service providers across Metropolitan Melbourne, this paper examines administrative records of 79,000 unique households that presented over a 9-year period to investigate two questions. They are. First, whether patterns of service use, in particular repeat service use, are similar across metropolitan initial assessment and planning (IAP) services in Melbourne? Second, whether different patterns of service use associated with distinct household characteristics? The results provide important insights for policymakers and service providers in planning and targeting services to those most in need, better supporting them to exit the homelessness support service.

Combating Segregation Through Elusive Promises: An Ethnography of the Micro-Politics of Swedish Housing Planning

Ida Kjellberg (Gothenburg University, Department of Social Work, Sweden)

Abstract

This paper focuses on the micro-politics of planning that drives processes of segregation and social exclusion. In a context of state withdrawal from Swedish housing policies – imbued in neoliberal politics and arguably no longer unitary in practice – municipal city planners are facing pressing political issues of both housing shortage and combating segregation in their day-to-day-work. The paper reports on an ethnographic study conducted from ongoing municipal processes in Gothenburg, where civil servants are planning for new dwellings in neighborhoods pointed out by politicians as “particularly exposed” and in need of regeneration.

Using the concept of planning as elusive promises, the paper analyzes housing planning through different temporalities. By showing problems of housing shortage are translated into technical solutions carried out in a contemporary future, problems of housing equality become a question of a utopian tomorrow. The plan can therefore be understood as a vehicle of action in the present.

Keywords: Micro-Politics, Planning, Segregation, Ethnography, Temporalities

Quality of life of rapidly re-housed homeless persons in Cork, Ireland

Joe Finnerty (University College Cork, Ireland)

Abstract

The paper will report preliminary findings from qualitative research exploring the impact of rapid rehousing on the quality of life of currently homeless persons in Cork city. Six quality of life domains have been examined: current accommodation/living arrangements; substance use and addiction; income, employment and training; health and use of health services; social inclusion; and morale and aspirations. The sample has been drawn from homeless persons who are clients of the main homelessness NGO in Cork.

Visualising social problems. A case of homeless mortality

Magdalena Mostowska (University of Warsaw, Poland)

Abstract

From the onset of the age of governmentality, we look at health and housing as collective problems. Data are used both to legitimize policies and to provide evidence. Charles Booth's maps or Florence Nightingale's rose charts were the earliest examples of such data made convincing and easy to read. Nowadays, there is a ubiquity of all kinds of interactive infographics and data literacy has become one of the crucial skills of our time. There's an expectation for the data to be both robust and easy to read. In contentious areas that are dealing with sensitive topics, using the data and visualizing them, however, is far from straightforward. In this paper, I look at the data on the mortality and deaths of people experiencing homelessness. I analyze the ways the data is presented, the figures and their framing, and the stories that accompany the graphs and images used in reports. I look at groups that are used for comparisons and definitions of homelessness. This discourse around numbers and data visualizations forms part of the narrative about health and the severity of homelessness experiences.

Housing policy, migrant settlement, and the restrictive migration regime

Nicolina Ewards Öberg (REMESO, Faculty of Philosophy, Linköping University, Sweden)

Abstract

After the great migration in 2015, Sweden profoundly changed its approach to refugee settlement with one of the most radical changes is the shift from permanent to temporary residence permits. This research explores local level housing policies through the lens of the contemporary restrictive migration and integration regime in Sweden, to understand how housing policy operates and in turn determine newly arrived migrants' opportunities of settlement post forced migration. The project utilizes the perspectives of both migrants and decisionmakers to interrogate the nexus between migration control and housing in Sweden post 2015. I argue that the "refugee crisis" is now a crisis of access and equality of settlement in Sweden. Secure and stable housing is a pivotal integrational aspect that is, through policies, made exceptionally difficult for newly arrived people to attain, which in turn forces many people into precarious housing and fosters cities of despair.

Keywords: temporariness, housing, migration regime, integration, precarity

Housing pathways of the displaced in a gentrifying urban region in Finland

Niemi Veera (University of Turku, Finland), **Juhila Kirs** (University of Tampere, Finland), **Perälä Riikka** (Y-Foundation, Finland), **Kuoppakangas Päivikki** (University of Turku, Finland), **Mäki Jenni** (University of Tampere, Finland)

Abstract

In this mixed-methods case study we analyse a gentrifying urban area in Finland. The area was renovated and partly rebuilt due to urban development, and about 200 residents were displaced from the previously affordable social housing apartments during 2020-2021. The case was a typical gentrification process in which the development affected the housing costs, and so the earlier residents were replaced by wealthier ones.

Our quantitative data describes the previous housing pathways of the residents and demonstrates that long-term and repeated homelessness had been common among the residents. It also shows where the residents moved after the displacement, and the mortality rate and relapses into homelessness during the following year. An interesting finding was that many of the residents with very long periods of previous homelessness had, however, been living in the area for very long continuous periods.

Our qualitative data consists of interviews of 18 displaced residents. We analyse how the residents describe and account 1) their own housing pathways, 2) why long-term continuous living in the area was possible (or sometimes a necessity) for them, and 3) how they experienced living in the area and later the displacement process.

Digging the affordable housing crisis in Milan: a micro-level analysis of a private rental market under pressure

Emanuele Belotti (Politecnico di Milano, Department of Architecture and Urban Studies, Italy), **Massimo Bricocoli** (Politecnico di Milano, Department of Architecture and Urban Studies, Italy), **Stefania Sabatinelli** (Politecnico di Milano, Department of Architecture and Urban Studies, Italy), **Paola Savoldi** (Politecnico di Milano, Department of Architecture and Urban Studies, Italy)

Abstract

Since the 1990s, Milan has faced widespread urban redevelopment processes that have turned its real estate market into one of the most attractive targets for international property investments in Italy. Within this framework, between the 2010s and the early 2020s, the de-regulation of rental housing has led to a dramatic increase in the rent prices, paving the way to a surge of tenant evictions. Relying on a Milan City Council dataset from a policy evaluation project that started in 2022, this paper presents a geo-referenced data analysis exploring the spatial distribution (and the socio-economic features) of the households qualified for (and those that benefited from) a newly introduced regional rent subsidy. Evidences expose the profile of tenants hardest hit by the housing crisis at the municipal level, providing a first estimation of its distribution and severity, and assessing the effectiveness of the new rent subsidy policy to address housing deprivation.

Keywords: housing, Milan, affordability, rental housing

Comparative study on changes in homelessness policies in the UK and Japan

Yoshihiro Okamoto

Abstract

Many comparative studies on homelessness compare conditions in countries and regions at specific times. Common and distinctive measures are extracted from these comparisons. These studies are trying to use these results to find an appropriate policy structure for the homeless problems.

The purpose of this study is to clarify the essential issues of homelessness by comparing recent changes in homelessness policies in both England and Japan. Homelessness is caused by a congested variety of conditions, environments, and personal problems. Therefore, housing, social security, and healthcare are involved, and reasonable housing expenses, ease of use of social services, appropriate benefits and health and health conditions are introduced. It has a significant impact on the problem of homelessness. Here, it will clarify the reasons of policy changes such as the background and the situation through the comparative study of both countries.

Can Artificial Intelligence Help Us Find the Causes of Homelessness in Brazil? ⁹

Wellington Migliari (Federal University of Minas Gerais, Department of Sociology, Centre of Criminality Studies and Public Policies/CRISP, Belo Horizonte)

Abstract

The present research has used some libraries in Python within an artificial intelligence environment to analyze official data on homelessness bearing in mind the main profile of the individuals affected by this social phenomenon. Aiming at the use and diffusion of technologies, our work shows how the use of data is relevant for sociological research in order to find the causes of homelessness only if it is complemented by qualitative surveys. The combination of a qualitative-quantitative artificial intelligence model helps us capture the intangibles around race and socioeconomic inequality. It also points out two causal links that may explain why the majority of homeless people in Brazil is black. Briefly explained, one reason descends from what we define as a low level of cultural capital reproduced between generations. The other refers to the process of disintegration which is originated by the negative differentiation between African-American backgrounds and white European references.

Keywords: Artificial Intelligence, Data, Homelessness, Qualitative-Quantitative Research

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