

# BOOK OF ABSTRACTS

## Delft 2024

ENHR conference

including

New Housing Researchers Colloquium



**ENHR 2024 DELFT**  
THE NETHERLANDS



Ministerie van Binnenlandse Zaken en  
Koninkrijksrelaties

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# Index

NHRC Workshop 1 Inequalities, gentrification and migration .....	11
Newbuild “government-led” gentrification in the Oslo region .....	11
Spatial dynamics of movers and the gentrification process: The case of Rotterdam.....	11
Social impacts of public housing redevelopment: evidence from Hong Kong.....	12
Settlement Intention among Rural Migrants in China: An Urban-Rural Disparity Perspective .....	12
Domestic Factory: An Alternative Live-Work Model .....	12
Prague's Housing Estates: Insights into Upgrading Mechanisms .....	13
NHRC Workshop 2 Housing inclusivity and spatial justice.....	14
Gender, family and homeownership: Understanding intergenerational housing support for young people .....	14
Regulation of housing markets in Germany’s federal states: Why do some act and others do not? .....	14
Vienna's citizens tackling refugee crisis: Collaborative Housing as a venue for newcomers .....	14
The Intersection of Housing Policies and the Preservation of Linguistic Heritage in Ireland .....	15
Designing for spatial proximity in tenure-blind residential estates.....	15
Rethinking community-based housing: towards spatial justice for older adults .....	16
NHRC Workshop 3 Regional housing systems .....	17
Unravelling Regional House Price dynamics in the Netherlands.....	17
The Effects of a Mandatory Flood Risk Disclosure Law on Rent Prices in Allen County, IN, USA ..	17
Optimistic or pessimistic: Price effect of individual sentiment in the housing market .....	18
NHRC Workshop 4 Privatization, financialization and social housing.....	19
Turning student beds into assets: temporariness as techno-political project in contemporary urbanism .....	19
Social Housing & Private Provision: Government Intervention Preferences on The Housing Market .....	19
The variegated impact of urban entrepreneurialism in the Danish housing association sector ...	20
Privatization of the public rental sector in Sweden: impacts on residential segregation .....	20
Municipal housing in England: the conflict between meeting housing needs and raising revenue .....	20
Politicisation processes around housing: the case of housing cooperatives in El Salvador .....	21
NHRC Workshop 5 Innovations in housing supply.....	22
A human rights take on the new co-tenancy regime in the Flemish Region (BE).....	22

Office-to-residential conversion and Permitted Development Rights: where and why is clustered .....	22
Development of Circular Procurement and its Supply Chain Networks in Social Housing .....	23
Main conference workshops .....	24
Workshop 01. Collaborative Housing .....	24
Social representations of ageing in the conception of collaborative housing in France and Portugal .....	24
Housing as community infrastructure: case study analysis of Catalonia’s cooperative housing .	24
The elderly in the lead: Boboyaka cooperative housing in Bordeaux .....	25
Harnessing the potential of collaborative housing for inclusive development .....	25
Collaborative housing and transformations of the existing building stock.....	25
Introducing collaborative housing in the Czech Republic: Layers of suspicion or lack of capacities? .....	26
Collaborative housing and neighbourhoods. Insights from Germany.....	26
Connections, collaboration and transnational alliances in community-led housing .....	27
Making community-led housing work in urban England .....	27
From regional initiative of Israeli kibbutzim to global models of collaborative housing .....	28
Is collaborative housing (really) for all? Bridging the gap towards inclusive collaborative housing in the Lisbon Metropolitan Area.....	28
Workshop 02. Comparative Housing Policy .....	28
Varieties of Housing Precariousness: A Latent Class Analysis of Housing Problems in Europe ...	28
Housing Policy and Affordability Across Europe - Preliminary Findings from the House4All Project .....	29
The “EC-test” for resilience of non-profit housing in Sweden and the Netherlands.....	29
Regulation of housing markets in Germany’s federal states: Why do some act and others do not? .....	29
National housing strategizing: The case of Australia’s NHHP .....	30
Housing wealth inequality: patterns and trends across European countries .....	30
The turn towards and limits of post-neoliberal housing politics in Ireland, Netherlands, Portugal .....	31
The role of housing in central banks’ monetary policy decisions in Australia and the UK .....	31
From Globalizing Taipei to Learning Amsterdam: Referencing as a politicizing strategy for urban development.....	31
Ghosts of growth: A comparative study on unfinished housing projects in Spain, Ireland and China .....	32

5A Principles of adequate housing: research on housing justice between Bangladesh & the Philippines .....	32
Workshop 03. Crises, conflict and recovery .....	33
Housing policy of municipalities as a tool for returning the population and further economic development .....	33
Workshop 04. Delivering integrated housing and Climate Transitions: From analysis to action .....	33
Integrating statistical data and thermographic survey for assessing energy renovation policies ..	33
The intersections climate risk management and housing inequalities .....	33
Workshop 05. Disadvantaged Urban Neighbourhoods and Communities .....	34
Privatisation of the public rental sector in Sweden .....	34
Vitality for suburban areas - Suburban regeneration in Helsinki .....	34
The construction of the Danish 'ghetto' in legislation, media and planning .....	35
Spatial blurring: resident experiences in area-based development in a stigmatized neighbourhood .....	35
In the shadow of the homeownership strategy - housing careers among tenants .....	35
Housing segregation with fine-grained big data – a new methodology and comparative study ....	36
Socio-spatial structures of homeownership: The case of homeownership attainment among young adults .....	36
Reproducing segregation? The role of intergenerational transmission of neighbourhood .....	37
Public transport accessibility to day- and night-time employment in UK cities .....	37
Exploring the impacts of spatial contexts on the life course trajectory status of vulnerability .....	37
Workshop 06. Energy Efficiency and Environmental Sustainability of Housing .....	38
Household attitudes towards energy efficiency of their homes in Budapest .....	38
Learning from European best practices of social innovation to drive EER in affordable housing ..	38
Energy coaching and fix-team retrofitting: An ex-post analysis of treatment and interaction effects .....	39
Energy price shock and housing dynamics: policy shifts and market responses in Germany .....	39
Addressing barriers to private rented housing renovation: a review of local practices .....	40
Price premium of residential energy performance certificates: an AI-supported scoping review ..	40
Decision-making in EER processes: explaining heterogeneity among homeowners .....	40
Green transition: Water saving in housing .....	41
Progress on sustainable housing in England: an analysis of Target SDG11.1 in London .....	41
Workshop 07. Gender and Housing .....	42
Queer in a housing crisis: how nonbinary young adults navigate housing precarity .....	42

Spatial Care: A gendered approach to architectural design for housing the urban poor .....	42
Housing Interventions as a Tool for Feminist Transformations? The Case of Spain .....	43
Workshop 08. Governing Metropolis – Land and Housing .....	43
Housing consequences of sustainability policies on metropolitan level .....	43
“Reinforcement” versus “Urban Renewal”: Legal aspects for earthquake preparedness in Turkey .....	43
The impacts of upgrade to municipalities on residential location choice and land price grading.	44
Workshop 09. Housing and Circularity .....	44
Design principles of circular building installation for sustainable dwellings .....	44
Circular housing: insights from Solar Decathlon Europe 2022 .....	45
Holistic analysis of circular procurement in the built environment .....	45
Workshop 10. Housing and living conditions of ageing population .....	46
Gender differences in patterns of geographic mobility around the time of late-life divorce: evidence .....	46
Mix of young and old in a collective housing project .....	46
Engaging in solidarity based intergenerational homesharing in France .....	46
Housing conditions of older single-person households reporting activity limitations in Europe ..	47
Architectural ethnography and the exploration of unconventional senior living .....	47
An analysis of housing relocation policy and motorcycle abandonment willingness .....	48
Community initiatives for elderly care: the cases of Austria, Hungary and The Netherlands .....	48
Making full use of informal resources on care management practice for older persons in Japan.	48
Rethinking community-based housing for older adults: a research agenda for spatial justice ....	49
Transformation of elderly housing with care service in Japan “Future direction after Covid-19” ..	49
Workshop 11. Housing and new technologies .....	50
An intelligent modernization platform for sustainable building renovations – Work in Progress...	50
Automated credit-scoring in mortgage loans .....	50
Workshop 12. Housing and theory .....	51
The economic sociology of the private rental market .....	51
Rent theory and the residential rental market .....	51
Place attachment in post-socialist large housing estates .....	51
The impact of mega-sporting events on social housing: a case study of dual displacement in Tokyo .....	52
Bridging knowledge, theory, and policy: findings from housing career and pathway research .....	52
Exploring decommodification strategies: the case of a collaborative housing initiative in Vienna	53

Limits to path dependence? The phasing out of a homeowner tax benefit in Finland .....	53
Infrastructuring mobility via state-led school franchising: Leveraging public educational resources .....	53
Workshop 13. Housing and young people.....	54
Sharing spaces, moving places; the experiences of young single women living in share housing in Greater Sydney .....	54
Window counting: How densification activities of the rooming-flats business spur studentification? .....	54
The intersection between leaving care and homelessness - A literature overview of the Nordic welfare .....	55
Unravelling the psychological factors shaping home purchase intentions among young talents .....	55
Theorising housing governance from relational perspective adopting concept of affective attachments .....	56
Young people and housing inequality in Southern Europe: Exploratory research from Portugal... ..	56
Start-up loan and school performance .....	56
First housing in Sweden: Young adults' establishment on a hybridized housing market .....	57
Small homes for young people in the Netherlands: Shifting policy expectations and sector development .....	57
Workshop 14. Housing economics and market dynamics .....	58
The role of home equity in modeling house prices .....	58
Unravelling regional house price dynamics in The Netherlands.....	58
Healthy Homes, Hazardous Coasts: Exploring house prices and coastal hazards .....	58
Micro-development & affordable housing capacity in emerging markets.....	59
Dynamics in the Dutch private rented sector. How will landlords act?.....	59
Mortgage debt versus intergenerational transfers: implications for welfare attitudes in the CR... ..	59
How monetary policy shapes the housing market - evidence from the French housing market ... ..	60
House price index and economic outlook in europe: capture trends and patterns (2021-2023) .. ..	60
Gender homophily and rent premiums: Women's shared housing preferences in the platform era .....	61
How green is your house? Mandatory energy performance certificates and energy consumption .....	61
Online housing data for market analysis: development of price indices .....	61
The housing market value of public transport accessibility to employment in post-pandemic England.....	62
New-build and "government-led" gentrification in the Oslo region .....	62

Workshop15. Housing finance .....	63
Dilemmas of state regression of home loan interest rates case of Montenegro .....	63
From Laissez Faire to a Market Mechanism: The Formation of Housing Finance in Taiwan.....	63
Workshop 16. Housing law .....	63
An intelligent modernization platform for sustainable building renovations – Work in Progress...	63
Inclusionary housing and social mix in California .....	64
A law of housing equality? A modest proposal for equal access to adequate housing for every child .....	64
Workshop 17. Housing, migration and family dynamics .....	65
Residence and different residency permits- what are the individual consequences? .....	65
Leaving intention of recent migrants across the urban hierarchy: housing, employment or amenities? .....	65
Forms of housing production in peri-urban territories - Gradients of urbanity in Cluj (Romania) .	66
The Determinants of overcrowding in Germany .....	66
Housing vacancy rate in the Netherlands .....	66
Influences of lending growth, house prices, and housing rents on family formation 1994-2020: Evidence from 18 OECD countries .....	67
Household Trajectories of Immigrant Cleaning Workers in Lisbon, Portugal: A Case Study .....	67
Workshop 18. Minority ethnic groups and housing .....	68
Navigating uncertainty: housing journeys after humanitarian migration and resettlement .....	68
PBL: problem-based learning VU? .....	68
“Living by packaging”: housing pathways of African migrant entrepreneurs in Guangzhou .....	68
Housing mobility at key transition points: the experiences of minoritised ethnic communities ...	69
Towards decolonizing housing and planning: reparative development in Palestinian East Jerusalem .....	69
Persistent gap in homeownership attainments among grandchildren of non-European immigrants to France.....	70
Demand or local supply? Why some ethnic groups have a lower propensity for home-ownership .....	70
Workshop 19. Multidimensional housing in equalities and wellbeing in Asia-Pacific Region .....	71
Choice-based lettings, Social Landlords and Equitable Housing Outcomes: Structure, Agency and Reflexivity .....	71
Adequate housing in Taipei City’s private rental market .....	71
A study on elderly’s travel behaviors, activity range, and life patterns in public housing .....	72

Disentangling the intersectional field of education and housing in China: Genesis, strategies and discontents .....	72
Gender, family and the one-child generation: Implications for intergenerational housing support .....	72
Workshop 20. Policy and research .....	73
Cooperative housing in Switzerland - A silent public housing policy to answer a loudy crisis .....	73
From unreachable oases to undesirable deserts.....	73
Turning tides - Recent paradigm changes in Dutch housing policy .....	74
If the attractive city is increasingly unaffordable. Evidence from the housing market in Milan .....	74
Affordability indicators fit for purpose in UK's ongoing housing crisis .....	75
Crafting comprehensive housing affordability indicators for policy enhancement in the Czech Republic .....	75
Continuities and discontinuities in financing affordable housing in Austria between 1990 and 2023 .....	75
Housing boom and/or bust: the upsurge of new multi-family housing in Serbian shrinking cities	76
Workshop 21. Private rented markets.....	76
A human rights take on co-tenancy for cohabitants in the Flemish Region (BE).....	76
Landlords - Attitudes towards age-friendly adaptations in the private rental housing sector.....	77
Challenges and opportunities for the cost rental sector in Ireland.....	77
Sorting low-income tenants across residential space: Marseille's city centre landlords.....	77
Regulating criminal private landlords in England: the role of local authorities.....	78
The social vibe of the tenant/landlord relationship in a "tenant-market": the case of Romania...	78
Tenant and landlord experiences of the Maltese residential rental market.....	78
Workshop 22. Residential buildings and architectural design .....	79
The need for an emerging housing system: flexible resilience in post-disaster housing .....	79
Multi-story incremental housing for urban affordability .....	79
Mecanoo's Kruisplein youth housing: a critical project on HAT housing policy for small households .....	80
The Architecture History of Social Housing in Belgium. Social Housing, the Offspring of Capitalism .....	80
Housing literacy and animated infographics (Former title: Digital humanities for housing pedagogies) .....	81
Narrative-spatial thinking in teaching the design process of house architecture .....	81
Workshop 23. Residential context of health.....	82
Mental health at the intersection of food insecurity and housing insecurity among adults.....	82



Literacy and health inequalities in housing: Investigating thermal and noise vulnerability .....	82
Neighbourhood profile, attitude towards the neighbourhood and well-being: Signs of spatial sorting .....	83
Influence of Types of Companions on Satisfaction of Walking.....	83
Workshop 24. Residential environments and people .....	84
Building form diversity and housing mix: empirical tests with refining diversity measurements ..	84
Privileged mutations: enacting residential lifestyle mobility in pandemic times .....	84
Urban forms of residential segregation in the context of Czech cities .....	85
Cultural-social factors affecting the durability of housing .....	85
User-client involvement & participation in private housing .....	85
Revitalization of residential environments: the case of two Mexico City neighborhoods .....	86
Space standards and lived experience in Chilean housing .....	86
Understanding the drivers for window opening behaviour in Dutch social housing.....	86
Investigating inclusion in the afterlife of a social housing renovation: the case of Peterbos 16....	87
Towards a better understanding of the capitalization of urban greening.....	87
Workshop 25. Social housing: organizations, institutions and governance .....	88
Comparing households who receive rent subsidies and those waiting for social housing.....	88
Social-ecological housing provision by limited-profit housing associations. The case of Vienna	88
Expanding the social housing stock in Flanders: the money isn't the problem .....	89
Housing Co-operative 2.0: how a co-operative housing model could work in Ireland now. ....	89
Municipal land and housing in England: Navigating the conflict between meeting housing needs and raising revenues .....	90
Danish housing associations as the new urban entrepreneurs? .....	90
The variegated impact of urban entrepreneurialism in the Danish housing association sector ...	90
Variety of intraurban fragmentations of municipal housing in Prague .....	91
The dynamics of public rental housing in Korea: historical expansion and future challenges .....	91
Non-profit housing providers in a "dominating" housing regime .....	92
Building housing demand: an organizational framework for affordable housing - Lessons from Boston .....	92
Workshop 26. Southern European Housing .....	92
High-density neighbourhood planning in Singapore: a conceptual model perspective.....	92
The cost of liveability: The Rotterdam Act and gentrification in the south of Rotterdam .....	93
Workshop 27. Welfare policy, homelessness, and Social Exclusion (WELPHASE).....	93
Wait for your turn: housing allocation via municipal housing agencies in Sweden .....	93

Housing the homeless: Shifting sites of managing the poor in the Netherlands .....	94
Permanent supportive housing: the US' fragmented delivery system's impact on resident outcomes.....	94
Affordability indicators fit for purpose in UK's ongoing housing crisis: .....	95
Responses to earthquake disasters in Japan from the viewpoint of homelessness .....	95
Disintegration and autonomy: homelessness in Belo Horizonte.....	95
"The staff do nothing": The discretionary practices of staff at a homeless hostel.....	96
Mothering during homelessness: temporary accommodation as a heterotopic space .....	96

# NHRC Workshop 1 Inequalities, gentrification and migration

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## Newbuild “government-led” gentrification in the Oslo region

**Iselin Hewitt** (University of Oslo)

Davidson and Lees (2005) made the case that the transformation of the riverside in London was an example of state led newbuild gentrification produced by politics for urban revitalisation. I take a broader spatial perspective and argue in similar terms that gentrification induced by policies for densification and redevelopment can be characterised as government-led new-build gentrification. New-build densification projects are led by capital in terms of the dependence on investments by big private capital, but it is also dependent on enablement by local governments in terms of land use policies for upzoning or redevelopment and structurally by a more market-based housing system. Using the case of Oslo, Norway, I investigate how new-build housing and land use policies are influencing ongoing gentrification processes. RQs: What is the effect of redevelopment and densification on gentrification? How does the relationship between new residential developments and gentrification vary between inner city and suburban neighbourhoods? How is new-build gentrification related to housing and land use policies? The analysis is based on register data for the period 2004 to 2022, combined with data for land use policy. The analysis includes fixed-effect regression and analysis of maps. The results show that new housing construction is a significant driver in gentrification, and that land use policies for densification and redevelopment seem to strengthen this relationship.

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## Spatial dynamics of movers and the gentrification process: The case of Rotterdam

**Kyri Janssen, Clementine Cottineau, Reinout Kleinhans, Ellen van Bueren** (Delft University of Technology)

Although gentrification and its associated changes in residential mobility have been widely studied, surprisingly little attention has been paid to the spatial dynamics of gentrification-related residential moves. For this study, we rely on the fine-grained register data from the Dutch bureau of statistics (CBS) to uncover changing residential mobility patterns to and within the gentrifying city of Rotterdam, the Netherlands. In order to do this, we employ a multi-channel sequence analysis on trajectories of individuals within the Rotterdam region who moved to and from neighborhoods that were marked as gentrifying by the Rotterdam municipality. Consequently, we examine how these trajectories intersect with the economic, social, and demographic trajectories and characteristics of individuals to construct an overview of the diverse residential profiles emerging within the gentrification process. Our findings identify numerous distinct gentrifier and displacement trajectories that prevail within Rotterdam, highlighting the relevance of understanding gentrification through a residential mobility framework. Whereas, more affluent gentrifiers move more frequently within the more advanced gentrifying neighborhoods of Rotterdam, low-income households increasingly move out of the city towards poverty concentrated suburban environments. This study underscores that gentrification is not only associated with changes in the socio-economic characteristics of movers but also with shifting origins and destinations of these residential moves.

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## Social impacts of public housing redevelopment: evidence from Hong Kong

Wanlin Huang, Daniël Bossuyt & Abigail Friendly (Utrecht University)

In many cities, public housing provides a key form of shelter for low-income groups. While age-old neighbourhoods are an inevitable result of the growth of cities, the redevelopment of ageing public housing estates is on the political agenda of governments worldwide. According to the practice of public housing redevelopment in the last three decades, evidence suggests that tenants remaining in public housing after redevelopment face changed lived experiences without physical displacement. Most literature on these social impacts resulting from public housing redevelopment deals with Western contexts, while relevant cases in Asia are limited. This article seeks to fill this knowledge gap by studying the case of Hong Kong. To investigate the impacts on tenants shaped by these physical and social changes in Hong Kong, we conduct in-depth and semi-structured interviews with tenants living in redeveloped public housing estates (N=25). Our results suggest that in Hong Kong: 1) the high-density residential environment and the high housing prices significantly shape tenants' lived experiences; 2) in general, tenants pay more attention to the physical environment of the redeveloped estates rather than the social environment; 3) policy impacts on individuals are different due to their different personal life and housing trajectories, which is not sufficiently understood and taken seriously by the authorities.

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## Settlement Intention among Rural Migrants in China: An Urban-Rural Disparity Perspective

Bingjie Zhang, Xin Li (Nanjing Agricultural University)

As China has been committed to achieving balanced development between urban and rural areas, the socioeconomic status of rural migrants has improved, and their choices of destination have become diverse. The retention of rural migrants in cities is a key focus. However, little attention has been paid to how the dual attributes of rural migrants in terms of urban-rural disparities are updating the traditional push-pull factors of migration, thus affecting their willingness to settle in cities, especially in the context of rural revitalization. Based on data from Rurmic 2017, this study examines the impact of socio-economic disparities inherent in the dual urban-rural attributes of rural migrants on their settlement intentions in destination cities. Employing a binary logistic model, the results indicate that rural migrants are more likely to settle in cities when facing greater disparities in home ownership and social security access between urban and rural areas, compared to income disparities. Additionally, research confirms that subjective perceptions of urban life mediate the process. Meanwhile, the impact of urban-rural disparities shows heterogeneity due to variations in migration scope and experiences, reflecting their diverse needs. This study contributes to the existing literature and policy recommendations by providing a deeper understanding of the evolving push-pull factors of rural migrant migration and their diverse migration outcomes.

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## Domestic Factory: An Alternative Live-Work Model

Tieru Huang (Wenzhou-Kean University)

This paper investigates the phenomenon of domestic factories in China as a complex of contradictions and opportunities, analyzing their social and territorial impacts stemming from spontaneous spatial manipulation

at a household level. By scrutinizing the living and production conditions revolving around domestic factories, delving into the spaces where dynamic relations converge and evolve, thereby presenting an alternative perspective on their role within the broader urbanization process. By conducting a cross-analysis of the system constructed through the tradeoff between national policies and local initiatives, this research seeks to comprehend how domestic factories as focal points of tension, have navigated through dilemmas, and utilizes it to inform an alternative urbanization model in this transitional period of geospatial shifts, scale shifts in production space, and technological development. Through a typological study, this research accessed the impact of spatial transition, questions how the advancements today have enabled new methods and contents for new scenarios of spatial juxtapositions that allow the development of various forms and scales of live-work spaces to coexist. It challenges the prevailing paradigm of relentless economic growth, industrial expansion, and advocates a more human-centered approach to living and working, where the needs and values of individuals and communities coexist with notions of economic efficiency and productivity.

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## **Prague's Housing Estates: Insights into Upgrading Mechanisms**

**Niloufar Ghafouriazar** (Charles University)

This study explores potential upgrading processes in Prague's housing estates, a post-socialist city. Early research on neighborhood change emphasized natural degradation from affluent household migration. Since the term "gentrification" was introduced in 1964, scholars recognize it as a process that can reverse decline through improvements. However, research on Western housing estates often focuses on decline, attributing challenges to traditional urban theories and perpetuating stereotypes, complicating discussions of upgrading. This study addresses this gap by examining the different position of housing estates in the post-socialist context compared to Western Europe, offering insights into neighborhood changes from the perspective of upgrading. The study uses data from the Czech Statistical Office on age groups, education levels, and occupation changes from 2011 to 2021, as well as real estate data on sold apartment prices in 2021. Shift-share analysis captures net population changes, while sale prices are compared with average housing prices in Prague. The paper contributes to understanding contemporary neighborhood changes in Prague's housing estates by analyzing upgrading mechanisms. This analysis facilitates discussions on potential improvements and strategies for enhancing quality of life within these estates, with potential applicability beyond Prague.

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# NHRC Workshop 2 Housing inclusivity and spatial justice

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## Gender, family and homeownership: Understanding intergenerational housing support for young people

**Junru Cui** (University of Amsterdam)

Family support has gained salience in the homeownership transitions of younger people. While scholarships have explored its socioeconomic and cultural basis, gender has been largely neglected in the discussions. This research, situated in the homeownership and patriarchal context of China, considers how the shifts in family and gender relations are both restructuring, and being restructured by intergenerational practices surrounding housing. Drawing on qualitative interviews with young adults aged 23-39 in Shanghai, this research first reveals that young women's (sole or joint) home purchase has emerged as an important channel for families to reproduce their wealth and social class status through financial transfers. This holds particular importance among families with only one child. Recognizing the new wealth status of young women with family support, this research goes on to stress the interplay between gender relations and inter-family dynamics surrounding family formation and housing. Despite the cultural specificity of the Chinese context, the findings indicate an ostensibly profound impact of owner-occupied housing as an asset in the formation of family and gender relations, that resonates across a number of societies that have experienced an increased dependence on housing wealth as a source of individual and collective welfare.

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## Regulation of housing markets in Germany's federal states: Why do some act and others do not?

**Nikolas Daub** (Institute for Housing and Environment)

German housing markets are tense, at least in some parts of the country. Especially the struggles of lower-income households to access affordable housing stimulated an intense and ongoing debate on housing market regulation. The German federal and state governments share competences for such regulation. With the 2006 federalism reform, some competences, such as the law on misuse ("Zweckentfremdungsgesetz"), were transferred to the federal states. At present, misuse legislation is gaining increased attention because it can regulate two controversial phenomena: short-term rentals, like Airbnb, and speculative vacancies. State legislation on misuse empowers local administrations to act against deliberate vacancies and the conversion of housing into vacation rentals. But not all federal states use this competence to pass legislation. In this contribution I address the puzzle why only some states have passed a law, and others have not. Using a crisp-set Qualitative Comparative Analysis (QCA), I test different explanations: partisan theory, problem pressure of tense housing market and the vacancy rate in the federal state. Following the results of the QCA, I compare two suitable cases in depth by reconstructing the legislative process through process tracing and further unpacking the causal mechanisms that drove legislative activity.

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## Vienna's citizens tackling refugee crisis: Collaborative Housing as a venue for newcomers

**Caroline Birkner & Richard Lang** (Technical University Munich)

Contemporary global migration patterns are increasingly shaped by violence, conflict, and climate change-related disasters. The so-called 'refugee crisis' in 2015 has since triggered a confrontational discourse on migration policies within the EU on how to react to the sudden arrival of newcomers. The EU currently practices strict border controls and high rejection rates in asylum applications. Meanwhile, the numerous crossings of the Mediterranean Sea under precarious conditions still claim thousands of lives each year. Displaced individuals and families, who reach a European terrain arrive with a pressing need for housing. However, given the continent's deepening housing crisis and scarcity of affordable housing, they encounter themselves as a highly vulnerable group, mostly excluded from the existing social and non-profit housing system. Through three qualitative case studies in Vienna, this paper explores and critically examines the collective housing model as a venue for highly diverse living communities to foster the long-term reception of displaced individuals in European cities. We spatially investigate high-quality housing typologies and shed light on participatory design processes influenced by the relationship between tenants and architects.

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## **The Intersection of Housing Policies and the Preservation of Linguistic Heritage in Ireland**

**Emma Nic Shuibhne** (University of Groningen)

Irish (Gaeilge) is the first official language of the Irish state. Despite this, the prevalence of the language has dwindled in much of Ireland, apart from regions known as An Ghaeltacht. These regions are designated areas where there are special protections in place to protect the language. However, even within these protected areas, there is troubling decline in the percentage of people capable of speaking Gaeilge. This decline is closely intertwined with housing, presenting a complex web of challenges for housing policy makers. Moreover sequential domestic policies have failed to appreciate the need for progressive housing policies in these regions to preserve the linguistic heritage. This article has four main aims. Firstly, it seeks to delve into the housing dilemmas confronting An Ghaeltacht by exploring the specific consequences of poor government policies, the Irish housing crisis, touristification and depopulation in these regions. Secondly, this article explores the role of international law in protecting linguistic minority regions. Thirdly, this article explores the need for housing policies to strike a balance between fostering development and safeguarding linguistic identity. Finally, this article suggests possible considerations that housing policy makers should keep in mind to build sustainable communities in these regions.

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## **Designing for spatial proximity in tenure-blind residential estates**

**Rikke Sundstrup** (Aalborg University)

The ideal of the socially mixed city influences the current debate on urban development in Denmark and is expressed in several developments across the country. This can currently be seen in the development of new districts, where planning legislation allows municipalities to demand the construction of non-profit housing in new development. As a result, many new districts in Denmark consist of tenure mixed residential estates which all reflect different ways of designing for tenure mix. Based on interdisciplinary methods, this paper will examine tenure-blind residential estates in two newer neighbourhoods in Copenhagen, Denmark, where non-profit -, owner-occupied -, and private rental housing are integrated within the same residential estates. Through architectural analysis, on-site observations, semi-structured interviews with residents from different tenure types and mapping of the resident's everyday life this paper investigates the implications of design on spatial proximity in tenure mixed residential estates. The paper finds that design influences whether living

together in the same estate results in physical proximity and encounters across residents from different tenure types.

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## **Rethinking community-based housing: towards spatial justice for older adults**

**Luise Stoisser** (Vrije Universiteit Brussel)

This paper assesses the support provided by community-based housing projects for individuals to 'age well in place', examining both top-down developments within social housing and grassroots-developed cohousing projects. It innovatively integrates perspectives from housing studies and gerontology to explore the benefits such alternative housing arrangements provide to older people, including tailored care services, community support and autonomy. This conceptual paper applies a spatial justice lens to critically examine the challenges and limitations associated with such projects, specifically focusing on affordability, accessibility, and inclusivity for minoritized older adults, including those with migration backgrounds, LGBTQ+ identities, or lower incomes. The paper concludes by laying the groundwork for a novel research agenda focused on understanding and addressing these disparities and enhancing the effectiveness of community-based housing projects in fostering age-friendly environments for all older adults. To avoid a reproduction of uneven geographies, it argues, academics and policymakers alike need to critically interrogate for whom, where, and how they are developing community-based housing.

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# NHRC Workshop 3 Regional housing systems

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## Unravelling Regional House Price dynamics in the Netherlands

Rosa van der Drift, Jan de Haan & Peter Boelhouwer (TU Delft)

Regional house prices not only exhibit comparable price dynamics but also reveal distinct patterns, prompting an investigation into the underlying causes of these disparities and similarities and the valuable lessons they offer for understanding housing market dynamics. This study constructs a theoretical framework and applies it to the Dutch housing market to explore these dynamics. The proposed methodology involves two steps. Firstly, a baseline model is established, focusing solely on estimating house prices without considering potential spillovers across regions (or ripple effects). Subsequently, an evaluation of the impact of these ripple effects on regional house prices is conducted by comparing the baseline model to a more comprehensive model that incorporates such effects. The model reveals distinct patterns in the responsiveness of local house prices to various model variables. These insights shed light on regional variations in housing market dynamics, with urban areas often displaying different behaviors compared to rural regions.

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## The Effects of a Mandatory Flood Risk Disclosure Law on Rent Prices in Allen County, IN, USA

Iris Margetis (Michigan State University)

In an attempt to increase salience on natural hazard risks, seven states in the United States have passed their own versions of a mandatory flood risk disclosure law for rental properties, mandating landlords with properties within high-risk flood zones to disclose their properties' flood risk to prospective tenants prior to the signing of a lease agreement. This paper examines such a law, which was passed statewide in Indiana in 2009. Specifically, using proprietary data on Allen County's, IN, rent prices for the years 2005-2011, and combining it with FEMA's 2009 floodplain maps, I run a difference-in-differences model to examine the policy's pricing effects by comparing rent prices before and after the policy was passed for rental units located within high flood risk areas versus outside the floodplain. I find that, on average, and while holding all else equal, rent prices go up by 1.9% for properties located within a special flood hazard area after the passage of the ordinance, with the greatest price effect occurring in 2009, showing an increase of approximately 2.6%. Lastly, when I refine my analysis even further and impose differing percent flood risk exposure cutoffs, I find that, on average, rent prices increased by as much as \$21 after the passage of the policy for rental properties with a probability of residing within a high-risk flood zone greater than 50%, relative to not. Analyzing the effects of each percent flood risk exposure interval separately for all the years available in the dataset, for single-family and non-single-family rentals alike, I find that ceteris paribus, rent prices increased by 4.6% and 4.5% for the years 2009 and 2010, respectively, for single-family rental properties with a probability of residing within a high-risk flood zone being greater than or equal to 50%, relative to not, which is equivalent to an approximately \$29 spike in rent prices. Non-single-family rentals with a 10% to 20% probability of residing within a high flood risk zone, on the other hand, experienced a \$16.5 rent decrease post-2009. With the exception of the last model, the results overwhelmingly consist of price increases in the form of positive coefficients following the enactment of the policy in 2009, whereas economic theory would have anticipated for this ordinance to result in a decrease in rent prices for units residing within SFHAs, given the prospective tenants would have to internalize the flood risk and potentially purchase renters' insurance to protect themselves from probable

losses. Even though a moral hazard situation could be at play and explain the positive results, the data's insufficient granularity in accurately ascribing a flood risk percentage greatly limits any causal interpretations of the paper's results, and should thus be viewed with caution, and only as suggestive evidence of the effects of this policy on rent prices for Allen County, IN.

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## **Optimistic or pessimistic: Price effect of individual sentiment in the housing market**

**Arjan de Leuw, Dorinth van Dijk & Marc Francke** (University of Amsterdam, De Nederlandsche Bank)

This study explores the price effect of sentiment on house prices. Relying on individual transaction data and a consumer survey between 2006 and 2022, we identify sentiment and whether an individual anticipated on a home purchase close before the transaction occurred. Sentiment is proxied by five survey questions related to the past and expected financial situation, past and expected economic situation, and whether someone is planning to make a durable investment. We find a 5.1% difference in transaction prices between the 20% most positive and neutral buyers or sellers. And a 1.9% increase in transaction prices if an individual anticipated on buying a house.

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# NHRC Workshop 4 Privatization, financialization and social housing

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## Turning student beds into assets: temporariness as techno-political project in contemporary urbanism

**Carola Ludovica Giannotti Mura** (University of Milan-Bicocca)

Over the past decade, student housing has emerged as an increasingly financialised real estate niche attracting large capital flows. Albeit not as prominent as in countries like the UK and Canada, the trend towards the financialisation of student housing in Italy is gaining increasing attention in recent years, as it dovetails with a major housing affordability crisis that affects many attractive university cities in the country. Accounting for 11% of the total Italian university population, today the city of Milan attracts the biggest share of investment in the sector, with around 6,300 new beds expected to be delivered by private operators by 2026. This paper builds on previous calls for a more sustained dialogue between social constructivist approaches inspired by science and technology studies (STS) and critical political economy to explore the transformation of student beds into assets in the city of Milan. In this context, student housing is understood against the backdrop of a growing mid-term rental market that enhances the economic and symbolic value of temporariness in contemporary urban inhabiting. Foregrounding assetisation as a form of rent extraction which feeds into the contradictions of financialised urbanism, the paper thus charts the assetisation of temporariness as a techno-political project that contributes to the reproduction of the neoliberal, financialised, southern European city.

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## Social Housing & Private Provision: Government Intervention Preferences on The Housing Market

**Niels Broekman, Stéfanie André, Caroline Dewilde & Take Sipma** (Radboud University)

The Netherlands is currently in the midst of a housing crisis. Many young people have trouble finding homes. Now that the issue is becoming pressing for the middle class, it has also gained salience as a political topic in the national discourse. This paper examines how feelings of precarity, social and political (dis)trust, and a lack of sufficient housing might influence preferences towards intervention on the housing market. Formally we ask, “How do economic inequalities translate into public preferences for government intervention on the housing market?”. To evaluate this relationship, we make use of novel data from the LISS panel of some 5000 Dutch households. In the 2023 version of this panel, respondents were able to state their preference for either increased government investments into social housing or alternatively increased intervention on the private housing market. Within the theoretical framework we seek to expand beyond the common homeowner vs. renter dichotomy and investigate the intersecting inequalities experienced by those who cannot purchase a home but are forced to rent. We further contextualize this research in light of the parliamentary elections of 2023, by empirically showing that strong support for government intervention aligns mostly with far-left political preferences. This contrasts with the dominant status quo supporting sentiment, for which supporters can be found across the political spectrum.

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## The variegated impact of urban entrepreneurialism in the Danish housing association sector

**Matthew Howells** (AAU)

The role of housing associations in Denmark has been developed in the century since their inception and by the end of the 20th century, housing associations performed a managerial role. However, concomitant to the rise in influence of neoliberalism in Danish politics, housing associations have, since the turn of the millennium, been encouraged to play a more entrepreneurial role. This change is seen here as a manifestation of neoliberal governance in the non-profit housing sector. This role is characterised by attempts to be more prominent in urban governance and engagement in strategic urban development but also being guided by goals of “efficiency” and “professionalisation” of the administrative bodies. This is a new direction for the housing association sector and, as encapsulated in David Harvey’s (Harvey, 1989) formulation of urban entrepreneurialism, presents both opportunities and risks. This article uses four cases of urban redevelopment projects in Denmark, representing a geographic spread and range of different housing/land markets. These cases are used to understand how different housing associations are adapting to this new role and develop a richer understanding of what it means for a housing association to be entrepreneurial in the Danish context. The article concludes with a discussion about what wider consequences the neoliberalisation of housing associations in Denmark might have.

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## Privatization of the public rental sector in Sweden: impacts on residential segregation

**Ana Tramosljanin** (Stockholm University)

What are the impacts of financialization practices and privatization in the rental sector on residential segregation in Sweden? This paper sets out to answer this question, by placing privatizations of public rental housing as a practice of increased financialization in housing (Aalbers, 2017). By understanding financialization practices as private landlords buying rental properties from municipal housing companies, this paper will look at how changed proportions of different tenure types, in particular the proportions of the public and private rental sector in municipalities, is associated with residential segregation in Sweden. This paper aims to assess the impact that privatization of public housing has on residential segregation. The purpose is to shed light, and provide new knowledge, on how financialization – through privatization – can shape the demographic, social, and economic geography of residents. The paper contributes to literature on increased financialized practices of social, public, and rental housing in different national contexts, as well as literature on residential segregation in Sweden by introducing privatization of public rental housing as a possible driver. Ana Tramosljanin PhD Student at the Department of Human Geography, Stockholm University

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## Municipal housing in England: the conflict between meeting housing needs and raising revenue

**Stefan Horn** (IIPP/UCL)

Local authorities in England own significant land and housing assets. For much of the 20th century, these assets were primarily used to provide affordable and secure housing to local households. In the aftermath of the 2008 financial crisis, the UK government has significantly reduced funding to local authorities. This has put local authorities under severe financial pressure. The situation is exacerbated by the fact that local authorities in England have limited powers to raise revenue through taxes, such as property taxes. To compensate for the lack of revenue, local authorities in England have therefore begun to look to their land and housing assets as a source of revenue. This conflicts with the use of these assets for meeting housing needs. On the other hand, in the economics discourse shifting the public revenue base from productive wages to land rents is desirable and conducive to a sustainable economy. How can this conflict be resolved? Municipal land and housing is a particularly interesting case, because as landowners local authorities have the ability to calibrate the terms of both housing provisioning and rent payments. In this paper we examine how municipal policy makers have managed this tension through a historical review of policy developments in the UK and drawing on interviews with policy makers and politicians in London, where the observed conflict has been particularly pronounced.

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## **Politicisation processes around housing: the case of housing cooperatives in El Salvador**

**Natalia Quinonez** (Universidad Nacional de Colombia)

Lately, the problem of housing inaccessibility and precariousness has been at the centre of various social movements' agendas. Political struggles aiming to change the current housing systems, in tension with the State and free-market dynamics, have triggered politicisation processes based on conceiving housing as a collective right. Within these processes, different institutionalisation, collective action and subjectivation dynamics can occur. El Salvador, like other global and regional contexts, has recently experienced a process of this kind. Following the implementation of neoliberal policies, politicisation processes around housing revived with certain particularities: their driving forces come from the private sector –international and local NGOs and cooperation agencies, specifically. Top-down, NGO-ised politicisation initiatives, especially when low-income people participate, entail complexities in terms of their legacy on housing systems' transformations and the emergence of new political subjects in the housing struggles' field. In that sense, this research proposal aims to analyse the case of housing cooperatives' development in the Salvadoran context for the empirical understanding of politicisation processes around contemporary struggles for housing, by using historiographic and ethnographic methods to identify what are the particular modes of institutionalisation, collective action and political subjectivation they have entailed.

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## NHRC Workshop 5 Innovations in housing supply

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### A human rights take on the new co-tenancy regime in the Flemish Region (BE)

**Erika Verscheure** (KU Leuven, campus of Brussels)

In recent years, all three Belgian regions have adopted a legal framework on co-tenancy (renting a home together). These were prompted by the need to adapt the law to the increased demand for shared living solutions among certain population segments, due to societal challenges such as thinning of families and mobility of workers and students. Shared housing offers a flexible solution to deal with entry barriers on urban housing markets in property as well as tenancy. The European Convention on Human Rights offers one approach, as well as the case law of the European Court, provide guidelines for national tenancy law as to how to strike a balance between the interests of co-tenants and the landlord. Moreover, the usefulness of this approach extends to other areas of (public) law, which may sometimes produce adverse consequences for co-tenants who live together. The ultimate goal of this research is to evaluate the new co-tenancy regime in the Flemish region - inspired by the Dutch and the French regimes, to uncover potential tensions and to propose solutions or alternatives. The presentation furthermore addresses up to three examples of concrete issues: (i) the need for a legal co-tenancy regime in the first place, whether compulsory or optional, (ii) continued tenancy after decease of a co-tenant, and (iii) the need for a right to continue the tenancy agreement in case of serious disruption of the relationship between co-tenants.

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### Office-to-residential conversion and Permitted Development Rights: where and why is clustered

**Nicolas Del Canto** (University of Liverpool)

Since 2013, the UK government has modified the planning regulations, allowing the conversion of offices into residential without full planning permission. This deregulation process, justified by the need to stimulate the housing market and foster regeneration in downtown areas, was undertaken by extending Permitted Development Rights (PDR). Yet literature has contributed to exploring the planning deregulation (Ferm et al., 2021) and housing quality consequences of PDR implementation (Clifford & Madeddu, 2019); this research identifies the Office-To-Residential (OTR) main geographical distribution trends and what factors explain the conversions where they are preminent. Mixed methods were applied to address these objectives. First, using Hot Spots Analysis and SAR models to understand spatial relationships, this article's findings show a robust hot spot in Outer London and neighbouring Local Authorities (LAs) of England southwest – being the (lower) office-rated value the key variable to explain why those LAs clustered. Then, semi-structured interviews conducted with real estate agents confirmed that the primary explanation was that obsolete office space became less financially attractive for developers than converting it to housing units – without having to apply for planning permission. Addressing the motivations and potential locations of OTR conversions would help planning decisions to mitigate consequences in the future design of planning and housing policies.

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## Development of Circular Procurement and its Supply Chain Networks in Social Housing

Di Wu, Tong Wang, Paul Chan & Vincent Gruis (TU Delft)

Social housing in Europe has motivations for circular transition. Meanwhile, obtaining a large proportion of housing stocks also makes it crucial in circular transition. Transformation of the procurement process in circular social housing projects from a traditional linear one to a circular one would facilitate circular housing transition by integrating supply and demand sides' actors and resources. However, normalized knowledge is lacking for the social housing sectors and relevant supply chain actors to adapt their current procurement processes to circular ones. This research aims to identify the current practices of circular procurement and propose potentials for developing circular procurement in the social housing sector from a supply chain perspective. Case studies with circular social housing projects in the Netherlands were conducted, including document studies and interviews with different actors (e.g., housing associations, contractors, suppliers, architects, and demolishers). Different supply chain networks for the procurement of circular social housing projects were identified and developed according to the adoption of different contracting and bidding methods. Within each supply chain network, actors' interactions, the resource flows, and the division of labor were identified and analyzed. In the end, three conceptual frameworks of circular procurement processes and their supply chain networks were proposed for different bidding and contracting conditions.

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## Main conference workshops

### Workshop 01. Collaborative Housing

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#### **Social representations of ageing in the conception of collaborative housing in France and Portugal**

**Vattani Saray-Delabar, University Grenoble Alpes (Iscte-IUL), France**

European populations are confronted with the lack of desirable scenarios for post-retirement lives. Solutions for the elderly revolve around a medical approach focused on dependency. The limits of this model have led to the emergence of alternatives such as collaborative housing, understood as collective self-organized housing. Most of the research produced on ageing and collaborative housing focus on bottom-up projects and on the future dwellers' perspectives. As a growing number of top-down projects tend to redefine the limits of collaborative housing, other actors such as real estate professionals or local governments have an increasing influence on the definition of the concept. How do the conception processes of different collaborative housing models address the issues related to ageing? I tried to answer this question by studying the social representations of actors involved in collaborative housing projects with two focus groups, one in France and one in Portugal. Study of social representations in the conception of bottom-up and top-down projects reveal that even when they are built on an inclusive vision of collective dwelling, interactions between the actors still rely on an opposition between limitative social representations of ageing linked to dependency, and pressure to 'ageing well', seen as an individualistic version of autonomy,

#### **Housing as community infrastructure: case study analysis of Catalonia's cooperative housing**

**Zoe Tzika, Technical University of Valencia (UPV), Spain**

In recent decades, Barcelona has witnessed the emergence of the grant-of-use cooperative housing model, spurred by the socio-political context of the financial crisis. Originating from grassroots efforts, the movement addresses the pressing demand for affordable and adequate housing, while adapting to the evolving needs of changing demographics. The projects vary significantly due to differences in group values and motivations (affordability, neighbourhood revitalisation, ecological concerns, gender perspectives), demographic compositions (age, gender, number of units), land access and tenure type (collective property, social housing), building characteristics (construction systems, typologies), and community living arrangements (private and communal areas, activities). This study aims to understand how these groups pursue their housing objectives, employing a conceptual framework rooted in the capability approach. Through a quantitative analysis of 66 ongoing projects, six representative cases were selected for comparison. Key themes and challenges were identified for the model, including communal living, collaborative efforts, diversity/inclusion, relationship with the public sector, neighbourhood impact and architectural innovations. By examining how different groups approach these challenges based on their capabilities, we aim to enrich our understanding of this housing model and support the development of community-led, inclusive and sustainable living environments.



## **The elderly in the lead: Boboyaka cooperative housing in Bordeaux**

**Fanny Gerbeaud, Guy Tapie, Laboratoire PAVE, École nationale supérieure d'architecture et de paysage de Bordeaux (ENSAP), France**

In France, ageing well while staying at home raises questions, especially in the context of the housing crisis and the increasing number of seniors. Many elderly individuals suffer from loneliness and fear losing control over their future, due to financial or health reasons. Some alternative projects such as co-living and cooperative housing address these issues while tackling the inclusion of the elderly in society, urban and rural space, and in terms of their legacy. The Boboyaka cooperative housing in Bordeaux – initiated in 2016 and subject of our on-going research – is one of the innovative projects recently labelled by the Ministry of Culture. The whole complex (20 units for elderly and students, commercial space and a micro-nursery linked with common spaces) is to be managed collectively through a long-leasehold with shared ownership operated by an “Organisme de Foncier Solidaire”. Beyond providing adapted housing in the secure and friendly environment of a co-opted community, the project seeks to embody strong social values (solidarity, inclusion, accessibility, autonomy) and political principles (anti-speculation, empowerment) that challenge housing design and financing models far beyond the issue of ageing. In our contribution, we will focus on the spatialization of the project, expressing the difficult reconciliation of the co-operators’ ideals with the classic requirements of viability (or replicability) of such a real estate operation.

## **Harnessing the potential of collaborative housing for inclusive development**

**Richard Lang, Free University of Bozen-Bolzano, Italy**

We live at a time of unprecedented geopolitical and societal challenges - such as international migration flows, housing affordability crises and enormous community revitalization needs. Mainstream housing sectors, including parts of the cooperative housing sector, are insufficiently addressing pressing societal issues and catering to the needs of diverse target groups, including migrants and refugees, but also seniors, young people and people with lower incomes. At the same time, collaborative housing initiatives have demonstrated a growing potential to establish living environments that are more inclusive, participatory and affordable than to be found in mainstream housing. Against this background, this contribution draws on evidence from ongoing project activities to explore inclusive housing solutions by integrating collaborative and cooperative housing elements within broader urban and regional development strategies. While focusing on examples of specific localities and regions, ongoing projects offer transferable insights applicable to similar international contexts.

## **Collaborative housing and transformations of the existing building stock**

**Isabel Glogar, Technical University Munich (TUM), Germany**

This paper concerns the socio-ecological transformation of the existing building stock through collaborative housing. In the face of climate change and urban transformations towards climate adaptation and climate mitigation and the German “Bauwende” (“building and construction reset”) the conversion of existing buildings to collaborative, often mixed-use, housing models, is crucial, yet there is little research in this area. In our ongoing interdisciplinary research “Collaborative Transformation of the Existing Building Stock” (“BeGeFa”) we are analyzing the repurposing of various building typologies (office buildings, cloisters, etc) originating from different periods of time with collaborative housing. The interdisciplinary research between architecture, urban and social studies analysis organizational models, users and community as well as

shared resources, new uses and adaptations. The project includes a systematic survey of existing projects in Germany in both metropolitan and rural areas, whose first results will be presented in the paper. Research methods include literature and data research as well as explorative interviews with residents and expert interviews and a final participatory workshop. We will especially focus on identifying criteria regarding building typologies and adaptation potentials, as well as how collaborative models of housing and working support daily life.

## **Introducing collaborative housing in the Czech Republic: Layers of suspicion or lack of capacities?**

**Tomas Horeni Samec, Petr Kodenko Kubala, Institute of Sociology of the Czech Academy of Sciences, Prague, Czech Republic**

**Jan Maly Blazek, Faculty of Architecture, Brno University of Technology**

**Vaclav Orcigr, Arnika Association, Prague, Czech Republic**

In many European countries, there has been a resurgence of collaborative or community-led housing as a reaction to diminishing housing affordability and to discussion on environmental impact of traditional housing models. The recent wave of collaborative housing innovation has, paradoxically, bypassed the Czech Republic despite its tradition of cooperative housing and although the indicators of housing affordability have severely worsened in the past years. In this paper, we aim to discuss the question: How come that in the context of a severe housing affordability crisis has not collaborative housing (as a potential tool to mitigate it) developed on the scale and with speed as one may presuppose? We use a variegated data from an action-research project focusing on the possibilities and challenges of collaborative housing (re)introduction in the Czech Republic; ranging from an ethnographic experience from the six partner municipalities, a survey and participatory workshops. We show how the combination of lack of financial and knowledge capacities together with obduracy of housing discourses and disruption in the political support could be understood as main drivers of what we conceptualize as a “social inertia” of the housing regime.

## **Collaborative housing and neighbourhoods. Insights from Germany.**

**Isabel Glogar, Maria Schlüter, Benedikt Boucsein Technical University Munich (TUM), Germany**

Since the 2000s we can observe a boom in collaborative housing (CH) in Europe (Czischke et al., 2020) and especially in Germany (Spellerberg, 2018). This resulted more generally from shifts in the welfare state, and in the German context, from changes in cooperative housing laws and urban policies steering such neighbourhood developments. Results from previous research at the Professorship of Urban Design, TUM, reveal the need for more in depth research on the dynamics within neighbourhoods (Glogar, 2022). The research presented in this paper is the first discussion of our ongoing research on CH and neighbourhoods. The interdisciplinary research from housing, urban and family studies relies on mixed-methods analyses with a focus on case study analysis. The paper focuses on results of the first part from a literature review of CH and neighbourhood dynamics starting from 2000 and presenting results from research into CH projects in Bavaria, Germany. The ongoing research will further involve field research including experts’ and residents’ interviews. The paper analyses the dynamic between CH and neighbourhood development (Fromm, 2012) and discusses indicators outlined in literature and our previous research, specifically in regard to socio-ecological transformation such as sharing resources or mobility. A further strand is the community and how collaborative housing is transforming systems of care with a focus on families and care-related networks (Heitkötter, 2020).

## Connections, collaboration and transnational alliances in community-led housing

**Tom Moore, University of Liverpool, United Kingdom**

Community-led and collaborative housing approaches have grown in global importance and prominence. Building on long histories in different contexts, their significance has grown in response to the severity of local, national, and global housing crises, including the expense, inadequacy and condition of housing provided by the private market and public sector. Parallel to this, there is increasing recognition of the global interdependencies in housing systems, including processes that enable transnational exchange of ideas and practice. This paper explores community-led housing in a global context, exploring the participation of communities, advocacy organisation and policymakers in transnational knowledge exchange networks. The paper finds that global alliances and collaboration are highly valued by local communities for raising awareness of new housing models, learning from transnational partners that transcend national boundaries, and capacity building. While participants in global knowledge exchange networks also identified practical and financial limitations, this paper highlights the value of collaboration and connections between transnational actors in devising solutions to local housing problems.

## Making community-led housing work in urban England

**David Mullins, University of Birmingham, United Kingdom**

**Tom Moore, University of Liverpool, United Kingdom,**

**Tom Archer, Sheffield Hallam University, United Kingdom**

Community-led housing stands at the intersection between self-organisation and state support. This has long been a space in which alternative solutions to housing challenges can emerge. Yet for this potential to be realised, alignment is required between a sustained policy and investment framework, infrastructure and technical support and successful self-organisation. There have been few periods in England when these conditions have aligned, notably with the Cooperative Housing Agency in the 1970s and the Community Housing Fund in the late 2010s.

The paper considers evidence from the recent period. It draws on an evaluation of a National Lottery funding programme, Homes in Community Hands, which supported community-led housing in five urban areas through grant funding for individual projects and infrastructure organisations. 82 repeat qualitative interviews with key actors in 5 new urban hubs over a four year period, depth case studies, surveys and monitoring data were used to develop a contribution story for the programme. This evidence provides learning on the conditions for and limits to self-organised housing solutions.

The paper explores three main success conditions in turn: policy and investment, infrastructure support and self-organisation. Conclusions are drawn in relation to the programme's theory of change and contribution story. A more substantial self-organised sector is emerging but sustained attention to all three success conditions is now needed.

## From regional initiative of Israeli kibbutzim to global models of collaborative housing

**Piotr Lis, Poznan University of Economics and Business, Poland**

**Paulina Tobiasz-Lis, University of Lodz, Poland**

**Avi Perez, Independent Researcher**

The Kibbutz (plural kibbutzim), deeply rooted in Israeli culture and history, plays an important role in the nation's narrative as a symbol of communal living and collective values. As demographics shift, the Israeli Kibbutz system, originally designed for younger society, is now becoming attractive also for the elderly people. The main aim of this paper is to examine the Israeli kibbutzim's organizational culture in the context of challenges arising from ageing society. Using a multi-modal approach with literature, documents, and statistics from 266 kibbutzim (housing 193,500 people), the research focuses on 54 diverse kibbutzim to understand services for the elderly, their involvement in decision-making, and overall community attitudes towards seniors. This research is crucial amid kibbutz transformation, shedding light on inclusive, supportive communities harnessing aging populations' potential, contributing to discussions on aging and sustainable collaborative models in the whole world.

## Is collaborative housing (really) for all? Bridging the gap towards inclusive collaborative housing in the Lisbon Metropolitan Area

**Ana Carolina C. Farias, Joana Pestana Lages, Saira-Maria Saaristo, Instituto Universitário de Lisboa (ISCTE-IUL), Centro de Estudos sobre a Mudança Socioeconómica e o Território, Lisboa, Portugal**

Collaborative housing has been an emerging topic in European housing studies. The housing crisis, combined with an appeal to a sustainable lifestyle wrapped in an atmosphere of creativity, has contributed to the middle class's crescent adoption of this model, less spread among more disadvantaged groups. Our proposal discusses the use of collaborative housing models, with care as a driver, for urban poor living in housing precarity. Based on the Lisbon Metropolitan Area, this proposal debates how to facilitate the introduction of co-housing models to communities living in a context of precarity. First, a community-led survey was conducted, empowering dwellers with updated knowledge of their own socio-spatial reality. Afterwards, workshops were designed to assess how communities are alike in sharing domestic activities. The results show great potential for the collectivisation of domestic space and self-organisation, making a collaborative housing model viable, when addressing relocations of disadvantaged communities.

## Workshop 02. Comparative Housing Policy

### Varieties of Housing Precariousness: A Latent Class Analysis of Housing Problems in Europe

**Erwin Gielens, Tilburg University, The Netherlands**

European welfare states increasingly struggle to meet their citizens' "right to housing", i.e. providing them with affordable, secure, and adequate housing. Despite the growing literature on housing inequalities in various forms, little is known on how such inequalities unfold when considering multiple dimensions

simultaneously. In this paper, we extend the multidimensional approach to housing inequalities by exploring patterns of three housing problems: affordability, security, and quality. Using latent class analysis on EU-SILC (Statistics on Income and Living Conditions) data, we explore (a) whether different “types” of precariousness exist, (b) which tenures and social groups tend to be more exposed to these different types, and (c) to what extent they are structured by housing regimes. We identify three types of housing precariousness ranging from less to more severe. This differentiation shows that affordability is in many cases not the driving component behind multiple housing problems. Relatedly, we show that precariousness in Eastern and Southern Europe is mostly of a more benign type. Finally, considering the high incidence in the public sector, we argue that a focus on precariousness in the private rental sector is unjustified. This typology can be easily extended to study trends over time, differences in health outcomes, and targeted policy interventions.

## **Housing Policy and Affordability Across Europe - Preliminary Findings from the House4All Project**

**Selim Banabak, Technical University of Vienna, Austria**

The European Research Project “Access to affordable and quality housing for all people” aims to provide a comprehensive and comparative overview of housing policies and the state of affordability across Europe. To that end a Europe-wide housing policy compendium featuring key data, understandings, governance structures and housing policy instruments, is developed. Drawing on a combination of web scraping and administrative data, the project further aims to complement the national housing policy overview with a Europe wide account of both national and regional housing affordability indicators.

## **The “EC-test” for resilience of non-profit housing in Sweden and the Netherlands**

**Martin Grander, Malmö University, Sweden**

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

In the early 2000s, the non-profit housing sectors in Sweden and the Netherlands, two countries with unitary rental markets, faced challenges due to the competition policy of the European Commission (EC). In order to comply with the EC regulations, the countries chose different paths. Based on a theoretical framework of resilience and fragility of unitary rental markets, this paper presents a comparative study of the adaptation to EC-regulation in the two countries a decade after the changes. The results show that Sweden’s unitary model seemed very resilient after the “EC-test” while the Netherlands appeared fragile. However, a decade later, we find evidence of the opposite trend. The results indicate a high fragility of the Swedish municipal housing companies, but a high resilience of the Dutch housing associations. The key has been the differences in national governance and financial sensibility to political and financial cycles. While the Swedish government avoided the European threat and kept the unitary approach of the rental market, the public housing sector has become fragile. The Dutch government changed the core characteristics of the housing associations, but the result has become a more stable and resilient system of social rented housing.

## **Regulation of housing markets in Germany’s federal states: Why do some act and others do not?**

**Nikolas Daub, Institute for Housing and Environment, Darmstadt, Germany**

German housing markets are tense, at least in some parts of the country. Especially the struggles of lower-income households to access affordable housing stimulated an intense and ongoing debate on housing market regulation. The German federal and state governments share competences for such regulation. With the 2006 federalism reform, some competences, such as the law on misuse (“Zweckentfremdungsgesetz”), were transferred to the federal states. At present, misuse legislation is gaining increased attention because it can regulate two controversial phenomena: short-term rentals, like Airbnb, and speculative vacancies. State legislation on misuse empowers local administrations to act against deliberate vacancies and the conversion of housing into vacation rentals. But not all federal states use this competence to pass legislation. In this contribution I address the puzzle why only some states have passed a law, and others have not. Using a crisp-set Qualitative Comparative Analysis (QCA), I test different explanations: partisan theory, problem pressure of tense housing market and the vacancy rate in the federal state. Following the results of the QCA, I compare two suitable cases in depth by reconstructing the legislative process through process tracing and further unpacking the causal mechanisms that drove legislative activity. I understand my paper in particular as a contribution to the development of comparative methodologies in housing studies.

## **National housing strategizing: The case of Australia’s NHHP**

**Hal Pawson, Chris Martin, University of New South Wales, Australia**

Faced with acute housing affordability problems, and following decades of policy neglect, the Australian federal government has developed a National Housing and Homelessness Plan (NHHP), arguably the first such endeavour since 1945. This paper critically examines the NHHP development process. First, it discusses the concept of national housing plans or strategies with examples from three comparator countries: Canada, Ireland and Scotland. Next it considers Australian Government political and administrative decisions on Plan development and their implications for the NHHP’s scope and authority. The final section of the paper sets out how the NHHP should be upgraded, by setting it on stronger legal, conceptual and institutional foundations.

## **Housing wealth inequality: patterns and trends across European countries**

**Caroline Dewilde, Erwin Gielens, Hyojin Seo, Department of Sociology, Tilburg University**

Across Europe, housing wealth is the most significant form of wealth for the average household, and thus represents an important part of total wealth across the population-wide wealth distribution. Typical measures of wealth inequality (e.g. Gini) are strongly driven by tenure structures, in particular the homeownership rate. During the post-war decades, the expansion of homeownership mostly served to reduce overall wealth inequality. In more recent decades, large-scale housing system changes pertaining to housing re-commodification, financialization, and rentierization have contributed to a gradual process of tenure restructuring and changing tenure relationships. These housing market developments are argued to contribute to enhancing, rather than mitigating, wealth inequality: between homeowners and non-owners, but also within the homeownership segment. Though increasingly documented by single-country (case) studies, systematic comparative evidence is currently lacking. We start tackling this lacuna by investigating trends in housing wealth inequality across European countries present in the different cross-sections of the HFCS (ECB, 2010-2021). We use multiple measures capturing different aspects of the wealth distribution, and focusing on the intersection between housing wealth inequality and income, aim to provide a preliminary assessment of trends in inequality and concentration in housing wealth, as well as its’ drivers and contribution to overall wealth inequality.

## **The turn towards and limits of post-neoliberal housing politics in Ireland, Netherlands, Portugal**

**Sandra Marques Pereira, University Institute of Lisbon (ISCTE), Portugal**

**Cody Hochstenbach, University of Amsterdam, The Netherlands**

**Michael Byrne, University College Dublin, The Netherlands**

The field of housing over the last decades has been dominated by a politics accommodating and enabling market forces, taking the shape of housing liberalization and commodification. However, in the face of increasing housing unaffordability, unavailability and wider precarities, a political turn towards market-constraining housing policies can be identified across countries. These include, for example, the introduction of more stringent rent controls and tenant protections. In this paper we turn to a comparative analysis of three countries that, while representing different welfare and housing regime contexts, have made such a turn towards (re-)regulation: Ireland, the Netherlands and Portugal. Our empirical aims are threefold. First, we unravel commonalities and differences in drivers of the changing housing-political landscape. Second, we assess the forms and instruments of these transformations. Third, we discuss the political limits to these transformations, emphasizing their typically partial and contradictory nature. Conceptually, our paper contributes to discussions around post-neoliberal housing politics, showing how these politics seek to break with but also relate to preceding housing politics.

## **The role of housing in central banks' monetary policy decisions in Australia and the UK**

**Mark Stephens, University of Glasgow, United Kingdom**

This article provides direct evidence of the role of housing in central banks' monetary policy decisions through the examination of the minutes of the Reserve Bank of Australia Board (RBA) and the UK's Monetary Policy Committee (MPC) during three periods where economic shocks necessitated monetary policy activism: the Global Financial Crisis, the Covid-19 pandemic and the subsequent inflationary resurgence. It enhances understanding of the monetary transmission mechanism by identifying the role of lender behaviour which contributed to the adoption of Quantitative Easing by the MPC; and of the "leaning against the wind" debate by revealing the RBA's view on rising house prices as a bulwark against mortgage default and financial instability. However, it also reveals these central banks' underdeveloped understanding of the role of rental housing, and challenges the fragmentation of fiscal and monetary policy between elected governments and independent central banks.

## **From Globalizing Taipei to Learning Amsterdam: Referencing as a politicizing strategy for urban development**

**Yi-Ling Chen, University of Wyoming, United States**

**Chantalle Rietdijk, National Taipei University, Taiwan**

This paper deals with changing urban referencing in Taipei City after democratization by applying theories of policy mobility and using the research method of participatory observation to "follow policy changes" for three decades. 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 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. 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.

## **Ghosts of growth: A comparative study on unfinished housing projects in Spain, Ireland and China**

**Yiming Han, Jin Zhu, University of Hong Kong, China**

Disparate discourses often mask a commonality in structural economic phenomena and its underlying logic, suggesting deep-rooted systemic issues. Unfinished housing projects (UHPs), as one of the representative signifiers directly manifested in the urban landscape, reflect the predicament faced by various countries when dealing with the issue of excessive housing supply. In China, due to developers embroiled in a severe debt crisis, an increasing prevalence of UHPs has been observed in non-first-tier cities. UHPs are not unique, as seen in Spain and Ireland a decade ago. Despite extensive research on the UHP issues in Spain and Ireland, the fundamental logic behind their emergence remains vague. This paper, through a comparative study of China, Spain and Ireland, clarifies the logic behind the emergence of UHPs and posits the underlying causes within China's political context. Although the loose monetary policy of the Eurozone and the short-sightedness of politicians bear responsibility, these roles, together with China's land economic regime of using land-transferring fees as the primary source of local governments' revenue, point to a common narrative: under the backdrop of neoliberalism, an excessive reliance on dual-natured speculative growth both fuels prosperity and entangles these countries in dilemmas. This study contributes to understanding and improving the institutional framework for the property market after the future transformation of China's economic model.

## **5A Principles of adequate housing: research on housing justice between Bangladesh & the Philippines**

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

**Alonso Ayala, Institute for Housing and Urban Development Studies (IHS), Rotterdam, The Netherlands**

The starting point of this research is a genuine interest in defining housing adequacy through the lens of justice. Socio-spatial justice in housing is concerned with the universal realization of housing as a basic need and a human right. Such rights should be equitably distributed across space and income brackets to ensure equal access to urban infrastructure and opportunities for the improvement of people's wellbeing. The provision of adequate housing to the urban poor is a complex and multidimensional process, often tainted by political, social, and economic interests. The legal and regulatory housing environment also contributes to realizing (or not) adequate housing. Access to adequate housing remains a global challenge, manifesting itself in a vicious cycle of poor housing governance, inequality, and injustice in the production and distribution of housing opportunities. The research aims to develop a common research strategy (based on the 5A principles). The research conducts an international comparative housing study of Bangladesh and the Philippines, which cuts across several disciplines. The output of the research project is to co-produce a research tool for the investigation of the 5A's principles of adequate housing, namely availability, accessibility, affordability, acceptability, and adaptability that will be useful in the review and formulation of housing policies and domestication of housing rights. The results of this research will be shared.



## Workshop 03. Crises, conflict and recovery

### Housing policy of municipalities as a tool for returning the population and further economic development

**Natasha Lytvynenko, Panorama Ukraine, Ukraine**

The conflict in Ukraine has led to significant economic devastation, necessitating the reconstruction of businesses and housing infrastructure. With over 6 million Ukrainians displaced, there's a critical shortage of skilled individuals for reconstruction efforts. This paper underscores the role of municipal housing policies in addressing this crisis, emphasising the need to integrate workplace housing provisions. Despite existing legislation, municipal policies and corporate models often overlook workplace housing. The article explores strategies to facilitate the return of displaced citizens through collaborative housing policies and partnerships with businesses.

## Workshop 04. Delivering integrated housing and Climate Transitions: From analysis to action

### Integrating statistical data and thermographic survey for assessing energy renovation policies

**Guirec Ruellan, Shady Attia, University of Liège, Belgium**

Despite extensive energy renovation policies implemented across Europe, the tangible improvement in housing energy performance remains slow, particularly evident in the Wallonia, Belgium used as a case study. Identified challenges include mismatches between existing renovation support mechanisms and target demographics, as well as discrepancies between diagnostic tools like the Energy Performance Certificate (EPC) and actual construction realities. This paper is a reminder on two established methodologies to explore their potential synergies in addressing these issues. Leveraging large-scale databases enables the assessment of the building stock's composition and the socio-economic characteristics of residents. Concurrently, thermographic surveys offer rapid identification of atypical cases. Cross-referencing these methodologies reveals their compatibility and complementarity, suggesting a promising avenue for future research to test their combined efficacy in addressing energy renovation challenges.

### The intersections climate risk management and housing inequalities

**Mats Lucia Bayer, Delft University of Technology, The Netherlands**

The challenges posed by climate change will crucially affect the housing allocation in the Netherlands. Warnings on the increasing incidence of these risks are setting the ground for strategic discussions that take place between actors with the highest agency, such as officials, urban planners, and real estate actors. While there is a variety of approaches focusing on the management of environmental and climate related risks,

there is a lack of understanding and a clear overview of how the different strategies of climate risk management relate to housing inequalities. In this study I show how the practices of climate risk management in academic and institutional literature intersect with the drivers of housing inequalities in the Netherlands. I show that finance has an influential power in setting the terms for the definition and management of physical climate risks in the Dutch housing sector as well as in explaining the rising housing inequalities. Moreover, I argue that the relation between finance, housing, and climate risks in academic literature is not contingent but links up to broader dynamics of capital accumulation. This analysis unfolds in two steps: first, through the assessment of approaches in the literature on the impact of physical climate risks on housing; second, I analyse how the risk management strategies included in these text intersect with the vectors of housing inequalities.

## Workshop 05. Disadvantaged Urban Neighbourhoods and Communities

### Privatisation of the public rental sector in Sweden

**Ana Tramosljanin, Stockholm University, Sweden**

The public rental sector in Sweden, run by the municipalities, has played a key role in the Swedish welfare state, with the purpose to provide “good housing for all”. As the Swedish housing market has been gradually neo-liberalised, manifested through marketisations and privatisations, the question about how it affects gentrification and processes of segregation has risen in academia and policy-circles. The current study identifies and addresses a research gap, exploring whether the privatisation of public housing has an effect on socioeconomic residential segregation, in order to understand whether privatisations can be understood as a driver of segregation. Utilising Swedish register-data spanning 1993-2019, descriptive and regression analyses were conducted to understand the impact that privatisations of public housing have on socioeconomic residential segregation. Despite hypothesising that privatisations increase segregation long-term, the results remain inconclusive, motivating further research about the role that privatisations of public housing have on socioeconomic residential segregation.

### Vitality for suburban areas - Suburban regeneration in Helsinki

**Jasmin Bayar, City of Helsinki, Finland**

**Reetta Marttinen, City of Helsinki, University of Vaasa, Finland**

Segregation has been studied in Helsinki and in the capital region during the last couple of decades from many perspectives. While well-being is concentrated in certain areas of the city, also a multi-layered accumulation of disadvantage exists, which manifests itself as a stronger concentration of lower income, unemployment rate and low educational level in the same areas. Segregation in Helsinki is relatively moderate when compared internationally but there are clear differences between residential areas in the city. One of the means to combat segregation in Helsinki is the operating model of suburban regeneration, which is part of Helsinki’s housing and related land use implementation programme, and it is also stated in the city strategy that Helsinki will universally practice positive discrimination and combat segregation in all of its activities. The target is to develop suburban areas systematically and long-term: the time span of the suburban regeneration extends until 2035.

## **The construction of the Danish ‘ghetto’ in legislation, media and planning**

**Mette Mechlenborg, BUILD, Aalborg University, Denmark**

This paper aims to investigate how Danish legislation on parallel societies and media coverage impact place identities and planning of areas affected by this policy. The paper is part of the Long-term evaluation of the regeneration of Danish parallel societies (2019-2028) and draws on 30 media analyses of newspaper articles in all fifteen areas in a 12-month period in two rounds. First, the media analysis shows that the Danish list and media coverage both confirms and constructs a common place identity that all areas on the list become subject to. Second, the list also initiates an informal battle between the different areas on the list and informal hierarchy is constructed. Third, the paper gives examples of how the “naming” of parallel societies is confirmed by planning strategies and physical analysis. The paper concludes that the parallel society strategy and the media's coverage of it in itself may contribute to negative place identities.

## **Spatial blurring: resident experiences in area-based development in a stigmatized neighbourhood**

**Kim Roelofs, Malmö University, Sweden**

Area-based initiatives are often employed by (local) governments to tackle problems that become visible in marginalized urban areas. Although research into the outcomes of ABIs is extensive, residents’ perceptions of these types of initiatives and how residents incorporate external views of their neighbourhood to interpret their own experiences of living in a stigmatized area has thus far not been theorized. The aim of this paper is to investigate how territorial stigmatization and spatial imaginaries shape residents’ experience of space through a blurring of external representations and intra-neighbourhood experiences. The study draws on fieldwork in the residential area Gårdsten (Sweden), including interviews and go-alongs with 21 residents. I analyse how the informants interpret experiences they have in Gårdsten through the lens of the spatial imaginary of the area, and how informants struggle to reconcile this spatial imaginary with their lived experience in the neighbourhood. Identifying these two processes as spatial blurring, I conclude the article with a discussion about the methodological and analytical implications of this process.

## **In the shadow of the homeownership strategy - housing careers among tenants**

**Lena Magnusson Turner, Oslo Metropolitan University (NOVA), Norway**

Homeownership has become a dominant tenure form in the Western world. Beyond that, it is also an ideological project that aims to create stable living conditions, economic security, and social inclusion. Some countries, including Norway, can trace the origin of this project back to the first half of the twentieth century. Many policy arrangements 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 neighborhood careers with respect to family events and socioeconomic career. We use longitudinal register

data, 2015 - 2022, and pay attention to moves across both ownership status, neighborhood types and geography.

## **Housing segregation with fine-grained big data – a new methodology and comparative study**

**Bo Li, Sebastian Kohl, Free University of Berlin, Germany**  
**Can Cui, East China Normal University**

Income segregation across large neighborhoods has stagnated or fallen in big Chinese cities over the last decade. Drawing on the full sample of georeferenced housing market transactions since 2013 in Shanghai and Beijing and applying fine-grained spatial segregation measures (various grid sizes, k-nearest neighbor approaches), we find that housing market segregation has increased for a number of different housing characteristics (rent, prices, sqm, rooms, etc.) over time, where Shanghai has higher levels of price and rent segregation than Beijing and price segregation is generally higher. Housing market segregation is particularly high for the extremes of the apartment distributions, e.g. the bottom-20% and top-20% priced apartments, whose prices have risen disproportionately. International comparison? Methodologically, the paper suggests that studying housing market segregation through large quantities of real estate ads and sophisticated methods of spatial analysis advances our understanding of urban inequalities.

## **Socio-spatial structures of homeownership: The case of homeownership attainment among young adults**

**Siri Osnes, Oslo Metropolitan University, Norway**

In this paper, I will explore socio-spatial patterns of changes in homeownership attainment among young adult households in Norway for the past two decades, with a specific focus on low-income households. The Norwegian housing regime is characterised as market-oriented and pro-ownership, with a high share of homeowners and a small and residual social housing sector. However, since the 1990s until today the housing prices have increased sharply, making homeownership less attainable for low-income households. Moreover, there are important urban-rural differences to consider, as housing prices have increased more notably in urban areas compared to rural. These differences have not been studied sufficiently in the Norwegian context. The paper employs full-population data from administrative registers provided by Statistics Norway, including data from the housing condition register from 2015 to 2021 and the censuses from 2001 and 2011, covering the past two decades. The overall aim of the paper is to investigate the socio-spatial patterns of homeownership access within the contexts of a market-oriented and pro-ownership housing regime such as the Norwegian case.

## Reproducing segregation? The role of intergenerational transmission of neighbourhood

**Karen Haandrikman, Stockholm University, Sweden**

**Joeke Kuyvenhoven, University of Amsterdam, The Netherlands**

Selective mobility is an important cause of segregation. In this paper, we examine the intergenerational transmission of neighbourhood: the extent to which children live in the same type of neighbourhood in adulthood compared to childhood. Besides family socioeconomic status and migrant background, duration of exposure to different types of neighbourhoods in childhood may impact later-life residential outcomes. The reproduction of neighbourhood status may be stronger for those growing up in instable families, as that may lead to frequent lateral or downward moves. We examine the intergenerational transmission of neighbourhood for the cohort of children born in 1990 in Sweden. Using register data, we examine children's residential trajectories during the entire childhood, measuring the years spent in deprivation, middle class neighbourhoods, and affluence. Neighbourhoods are measured as DeSO areas, with neighbourhood type operationalized annually as a factor score based on the share of residents with different socioeconomic attributes. We find strong proof for the intergenerational transmission of neighbourhood. Especially living in affluence in childhood is strongly linked to living in affluent neighbourhoods in young adulthood. Intergenerational disadvantage of neighbourhood is much stronger for those with a migrant background, while the transmission of advantage is stronger for those with a Swedish background.

## Public transport accessibility to day- and night-time employment in UK cities

**Nick Bailey, University of Glasgow, United Kingdom**

Public transport services have a key role to play in the “just transition” but are often greatly reduced outside peak periods making it difficult to use them to access work with non-standard hours. In the UK, nearly nine million individuals were engaged in night-time work in 2022, a substantial percentage in low-paid positions (ONS, 2023). In this paper, we examine how access to employment by public transport varies between more or less disadvantaged neighbourhoods, and between morning peak and night-time hours. Key questions include: whether more disadvantaged neighbourhood have lower access to employment in general and whether they see a more substantial drop-off at night-time; and whether there is much variation between cities in these relationships. We focus on the 24 largest travel-to-work areas in the UK. For small areas (LSOAs), we measure public transport access to employment in industries with high proportions of night-time work, building on Verduzco-Torres and McArthur (2024). We do this for services at morning peak and night-time. We model variations in access as a function of time of day and neighbourhood disadvantage, and capturing differences between cities using a multi-level modelling approach. Disadvantaged neighbourhood tend to have lower access to employment regardless of time of day but the gap is particularly large at night. Substantial variations between cities in the relationships suggests that policy may play a significant role here.

## Exploring the impacts of spatial contexts on the life course trajectory status of vulnerability

**Eva Andersson, Stockholm University, Sweden**

The aim is to investigate in what ways the spatial context matters for the life course trajectory status in terms of vulnerability. In particular, the study explores the impacts of spatial contexts aggregated from life course

trajectories. It uses a longitudinal micro-dataset, 1990-2019 from Statistics Sweden, to analyse the relationship between geographical context constructed by aggregated life course trajectories, and individual life course trajectories. A latent class analysis (LCA) is employed to identify different life course trajectories and the study examines how these trajectories are influenced by individualised neighbourhoods based on geo-coordinates. The study finds that spatial context plays a significant role in shaping individuals' life course trajectories of vulnerability; being in any sort of trajectory of vulnerability, leaving vulnerability, and lastly the context influences four transitional outcomes of vulnerability. Other factors such as being born in Sweden, an EU country or a non-EU country, gender, and residential mobility are also found to have an impact on life course trajectory status. This study helps to answer the question if poor neighbourhoods make their residents poorer, posed by Jürgen Friedrichs in the late 1990s. The study goes beyond merely measuring residential segregation patterns, offering valuable insights on consequences serving planning that strives for geographic equality of opportunity.

## Workshop 06. Energy Efficiency and Environmental Sustainability of Housing

### Household attitudes towards energy efficiency of their homes in Budapest

**Eva Gerohazi, Hanna Szemző, Metropolitan Research Institute, Budapest, Hungary**

The housing markets are under pressure in European urban areas not only because of the imbalance between demand and supply, but also because of the consequences of climate change and the need for substantial interventions in energy efficiency. Many European Member states have already encountered significant results in boosting renovation through public subsidies, housing association led interventions or one-stop-shops. The question is what happens in those urban areas where neither of these pre-conditions exist. Through the case of Budapest – with overwhelming majority of private ownership, lack of state subsidy, caps on energy prices and the highest inflation rate in Europe – the paper aims to present the attitudes of households towards energy efficient interventions. Based on a recent survey of 2009 households in autumn 2023 and the setup of a Climate Agency in Budapest the paper provides some thoughts on how to proceed with green policies under these circumstances.

### Learning from European best practices of social innovation to drive EER in affordable housing

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

Energy-efficient renovation (EER) of the existing affordable housing stock is crucial to achieving climate neutrality by 2050. This transition is challenging as affordable housing is mostly managed by public or private non-profit housing entities, and collaborative private ownerships, requiring significant investment while maintaining affordability for occupants. The EER decisions must align with regulatory frameworks, internal policies, and various stakeholders' interests. Engaging occupants, particularly vulnerable residents, in the EER process is essential to ensure inclusivity and agreement. Social innovation (SI) in EER of affordable housing is gaining importance for involving these residents in the energy transition, promising social improvement. This study explores SI practices in EER of affordable housing through 10 best-practice case

studies from European Union countries, focusing on lower- and middle-income occupants in diverse housing tenures. Key success factors identified include regulatory frameworks, financial models, occupant engagement, diverse stakeholder collaboration, and capacity building. The study highlights the positive impacts of SI on EER, offering policy and market insights for accelerating EER of affordable housing and replicating successful practices.

## **Energy coaching and fix-team retrofitting: An ex-post analysis of treatment and interaction effects**

**Tijn Croon, Elham Maghsoudi Nia, Shutong He, Queena Qian, Marja Elsinga, Joris Hoekstra, Arianne Van der Wal, Delft University of Technology, The Netherlands**

Rising energy prices in Europe have heightened concerns about energy poverty. While national governments have focused on financial relief through price caps and social tariffs, the importance of locally tailored strategies has often been overlooked. This study examines the Dutch approach to the energy crisis, which gave municipalities the freedom to try different methods to reduce energy poverty. It compares two strategies: shallow retrofitting by 'fix teams' - professionals installing minor energy-saving measures, and 'energy coaching' - mainly volunteer initiatives providing sustainable energy advice. The effectiveness of these interventions was evaluated based on occupants' comfort, sustainable behaviors, energy bills, and financial worries regarding energy costs, using a detailed survey of both treatment and control groups. Results show that the success of interventions depends on their design, with more comprehensive measures having a greater positive impact. Additionally, our analysis revealed that energy poverty indicators demonstrate significant interaction effects across all interventions, highlighting the need to target support efforts on vulnerable households. The study therefore underscores the necessity of ongoing engagement and tailored advice in combating energy poverty.

## **Energy price shock and housing dynamics: policy shifts and market responses in Germany**

**Pekka Sagner, German Economic Institute (IW), Cologne, Germany**

This paper investigates the impact of the energy price shock resulting from the Russian invasion in Ukraine on both housing demand and supply dynamics. The surge in gas and oil prices following the Russian attack led to a substantial increase in heating expenses for German households. The conflict in Ukraine prompted a significant policy shift among German decision-makers. Prior to the outbreak of the war, subsidies supported the installation of new gas heating systems, positioning gas heating as a transitional technology for achieving carbon neutrality in the housing sector by 2045. However, with the sudden policy reversal and the introduction of new EU-wide regulations, such as the Energy Performance Building Directive (EPBD) transposed into national law, private households found themselves uncertain about their investment decisions especially about acquiring an existing dwelling. Drawing on an extensive dataset of real estate offerings, this paper examines the repercussions on housing demand and supply. Through the application of hedonic difference-in-differences housing price regressions, the study reveals that less energy-efficient dwellings experienced a more significant decline in prices and appeared to be less desirable from the demand perspective. The paper further finds that the implicit need for energy renovation decreased the affordability of housing significantly.

## Addressing barriers to private rented housing renovation: a review of local practices

**Chiara Piccardo, Leontien Bielen, Hilde Breesch, Katleen Van den Broeck, Alexis Versele, Catholic University of Leuven (KU), Belgium**

Improving the energy efficiency of housing is crucial for Belgium to achieve the European target of a 55% reduction in CO<sub>2</sub> emissions by 2030. However, in Flanders, the rate of deep renovations is five times lower than required to meet the objective of all dwellings achieving an A-label by 2050. Recent measures introduced by the Flemish Energy and Climate Plan aim to stimulate renovation works, yet mainly benefit households with medium to high incomes. This raises concerns on the potential impact on energy efficiency and housing affordability on lower-income households. In response to these challenges, various business models have emerged at local level to promote energy-efficient and housing-quality renovations in the private rental sector. This study analyses how these business models address social challenges, with a focus on Flanders, Belgium. The study adopts a threefold approach encompassing the inventory of existing business models, in-depth interviews with actors, and formulation of a framework for business models for socially-oriented energy-efficient renovations. By analysing factors such as renovation needs, actors involved, resources required, and scalability potential, distinct patterns in the models are identified. The results show that the improvement of energy efficiency and housing quality are often combined, but not fully integrated. The focus often lies on housing quality. High energy-efficiency levels remain difficult to achieve through the studied models.

## Price premium of residential energy performance certificates: an AI-supported scoping review

**Yunbei Ou, University of Glasgow, United Kingdom**

While Energy performance certificates in the EU are important tools for housing decarbonisation through market incentive, their effectiveness remains in question. This scoping review summarises European literature on finding price premium of energy efficiency ratings, in terms of research scope and scale, methodological approaches, and market effects. Using digital databases and artificial intelligence tools for literature search, 68 studies (111 models) are included covering studies until 2024. Findings show that studies are concentrated in countries mostly where EPC data are openly available, though the publication pace is increasing. With hedonic approach being predominant, methodological limitations found include property-level data availability and omitted variable bias. Results synthesis shows a price premium with energy-efficient homes, as well as variation between some submarkets. It suggests future research to leverage new forms of data and methods to tackle the methodological limitations, as well as exploring submarket studies and studies on wider housing market impact.

## Decision-making in EER processes: explaining heterogeneity among homeowners

**Ladislav Nikolas Krutisch, Queena K. Qian, Henk J. Visscher, Delft University of Technology, The Netherlands**

This working paper explores factors shaping individual homeowners' decision-making in the context of energy-efficient renovation processes. Six different types of factors are identified in this work, namely, intrapersonal, socio-demographic & -economic, interpersonal, building related, technology related and transaction related. In order to adequately assess heterogeneity within the population of Dutch homeowners. The two lenses of behavioural insights & transaction cost theory are used in combination, to inform related survey design and give practical guidance for both research & policy.



## Green transition: Water saving in housing

**Elisabetta Leni, Y-Säätiö Foundation, Helsinki, Finland**

We evaluated the impact of feedback interventions on water conservation, with a specific focus on showering behavior. A randomized controlled experiment was conducted among tenants living in over 750 apartments owned by Y-Säätiö, an affordable housing provider in Finland. Tenants participating in the study were given either an hourglass or a digital shower. The hourglass was sent by mail with instructions to place it under the shower; the showers were installed by the maintenance company who left instructions on how to read the shower display in the apartment. Tenants were not notified before receiving the device and were given the opportunity to opt out of the study (less than 5% did). The study measured hot and cold water consumption at the apartment level and, for a subset of participants, additional shower data such as water temperature, liters used, and energy consumption. Data was collected over a 7-month period, 1 month before giving the device and 6 months after. The analysis showed that using the digital shower resulted in a reduction of 8% in cold water and 12% in hot water use per tenant per day, after controlling for various variables at the apartment, building, and household levels. No significant effect was observed for the hourglass. These findings underscore the importance of behavioral interventions in promoting resource conservation in residential settings.

## Progress on sustainable housing in England: an analysis of Target SDG11.1 in London

**Catalina Turcu, University College London (UCL), United Kingdom**

This paper discusses progress on sustainable housing, defined as 'adequate, safe, and affordable for all' by the first target (Target 11.1) of the Sustainable Development Goal: Sustainable Cities and Communities (SDG11), also known as Target SDG11.1. First, the paper briefly reviews progress to date on the localization of Target SDG11.1 from an international perspective and argues that while significant efforts have been made to better monitor and evaluate the housing target, a number of gaps persist in understanding which slow down progress in achieving better housing for the world's urban population. Second, the paper takes a closer look at the implementation of Target SDG11.1 in England, where progress is slow and mostly being made 'locally' by cities. It is found that the nature and scale of 'inadequate' housing in England is poorly and incompletely documented, does not account for the most recent energy-efficiency standards, and the affordability component does not feature in official measures of Target SDG11.1. Third, the paper looks at London's 33 municipalities to undertake a comparative discussion of their performance by drawing on secondary analysis of primary datasets. The paper finds that none of the London boroughs are on track to achieve the SDG11.1 target by 2030, and social housing in councils' ownership is in most need of energy-efficiency upgrading, while some boroughs have as high as one-third of their housing stock classified as 'inadequate.'

## Workshop 07. Gender and Housing

### Queer in a housing crisis: how nonbinary young adults navigate housing precarity

**Meghan Flood, Independent, (University of Amsterdam), The Netherlands**

**Cody Hochstenbach, Urban Geographies, University of Amsterdam, The Netherlands**

As many cities experience housing crises, those of minority identity within these cities are more vulnerable to housing exclusion and discrimination. This article explores how nonbinary young adults experience and navigate housing precarity. Drawing on serial interviews with nonbinary young adults in Amsterdam, the Netherlands, we show that their nonbinarity adds an extra layer of insecurity to housing precarity, as the chance of gender-based discrimination undermines how those of nonbinary identities approach potential housing opportunities. Nonbinary young adults deploy unique gendered tactics and strategies to aid in searching for a home, in which they either conceal or showcase their gender identity. We further show that gender identity requires constant negotiation in relation to housing precarity, as exclusion and discrimination often continue beyond the search process and contribute to gendered forms of home unmaking. Our findings underscore the importance of urban nodes in queer infrastructures of care and mutual aid in home-making and achieving ontological security.

### Spatial Care: A gendered approach to architectural design for housing the urban poor

**Joana Pestana Lages, Instituto Universitário de Lisboa (ISCTE-IUL), Centro de Estudos sobre a Mudança Socioeconómica e o Território, Lisboa, Portugal**

Spatial care aims to reframe the values systems we, as space producers, operate from. Spatial care pleads equally for interdependency and intersectionality, under an ecofeminist perspective. Existing practices of communing, mutual aid, and spaces of/for care are being called out, to envision new forms of living together. The proposal aims to (i) theoretically address spatial care as a useful concept for addressing the critical nexus of care and architecture, (ii) while debating on participatory approaches focusing on the urban poor, often overlooked in mainstream architectural discourse. Starting from an ongoing action research project, Care(4)Housing, this proposal presents the results of four workshops of architectural design with women, aimed to prioritize care in the creation of housing solutions for marginalized communities. Looking to territories of precarity in the context of the Lisbon Metropolitan Area, both in need of care and decent housing, the key themes debated include the incorporation of inclusive design principles that prioritize safety, privacy, and empowerment for women and racialized communities, as well as the importance of amplifying the voices of marginalized communities in the design process. Results show that by triangulating care, both as tool and practice for building spatial justice, housing design, and a gendered lens, an innovative chance is framed to address housing precarity, creating counterproposals to be debated and promoted.

## Housing Interventions as a Tool for Feminist Transformations? The Case of Spain

Roser Casanovas, *Collectiu Punt 6*

Bahar Sakizlioglu, *Institute of Housing and Urban Development Studies, Erasmus University*

This introduction of Gender and Housing Nexus (theory + practice) encompasses housing gender + gendering housing; gender in housing policy; feminist re-imagining of housing.

We will take a closer look at the housing policy framework in Spain and the bottom-up feminist housing interventions in the same country.

Conclusions are that bridging the hard and soft infrastructure of housing on the way to feminist transformations is needed, Hard infrastructure of housing – spaces of connectivity and networks – are in place, yet soft infrastructure is not considered in depth. Reshaping soft infrastructures requires time and tedious care and alternative shaping of housing as hard infrastructures. This also needs the availability of finance for collectivization of ownership.

## Workshop 08. Governing Metropolis – Land and Housing

### Housing consequences of sustainability policies on metropolitan level

Ivan Tosics, *Metropolitan Research Institute (MRI), Budapest, Hungary*

Sustainability policies achieved increasing attention in the last decades, with the EU green transition initiatives taking a leading role. There are now a series of concrete ideas adopted and under implementation in many cities and metropolitan areas, such as greening public space, renovating buildings, avoiding to develop unbuilt areas.

However, evidence shows that there are many potential negative socio-spatial consequences of these good-willing sustainability policies. Such unwanted externalities might include green or ecological gentrification (due to the price increase following greening initiatives), renoviction following the renovation and ecological retrofitting of buildings, displacement of the original residents during densification of urban areas.

The paper aims to give an overview about such types of social externalities of environmental policies, concentrating on the case of the “no more land take” policy, which logically leads to the densification of already built up urban areas. Special attention will be paid to metropolitan policies which might alleviate the unwanted negative housing consequences of densification and also the concurrent view of degrowth will be analysed. This work is in close connection with the Horizon Europe project “ReHousln”, which has just started under the coordination of Metropolitan Research Institute.

### “Reinforcement” versus “Urban Renewal”: Legal aspects for earthquake preparedness in Turkey

Sevkiye Sence Turk, *Istanbul Technical University, Turkey*

Improvement of the existing stock in Turkey in terms of earthquake risk has a critical importance.

"Retrofitting" and "Urban Renewal" processes are used in the improvement of the existing stock in terms of earthquake risk. These processes are sometimes seen as alternatives of each other. However, when retrofitting is considered as an alternative to urban renewal, it is unclear in which case retrofitting will be used or in which case urban renewal will be preferred. Although the state does not have a clear prediction on this issue, it is also clear that urban renewal is more favoured. In Turkey, it is easier for a building's renovation to

be accepted by the condominium owners than a building's retrofitting to be accepted by the condominium owners. Such a policy envisages more urban renewal rather than retrofitting. However, in order to improve the building stock against earthquake risk in Turkish cities, it is neither possible nor realistic in terms of financial resources for the entire building stock to undergo urban renewal. This situation indicates that retrofitting should be used as a tool. This paper discusses the dilemma of "Retrofitting" and "Urban Renewal" for earthquake preparedness in the Turkish planning system with its legal aspects. Although the paper analyses this issue on the case of Turkey, the issue is not unique to Turkey. The findings address the dilemma of "Retrofitting" versus "Urban Renewal" in all countries under earthquake risk.

## **The impacts of upgrade to municipalities on residential location choice and land price grading**

**Chien-Wen Peng, National Taipei University, Taiwan**

From 2010 to 2014, municipalities directly under the central government have changed from the original two to six, changing the serious imbalance of resource allocation and urban-rural development in Taiwan. This study argues that the city-county consolidations not only changes the existing political and administrative system, but also has a profound impact on future urban development, especially on their real estate markets. Theoretically, the city-county consolidation can produce many integration and complementary benefits, but there may also be many compatibility and exclusion problems. Since the practice of city-county consolidation case is still rare in the world, and has not been strictly examined and verified in the previous literature, so this study intends to fill this research gap. This research constructs a theoretical model based on the Ricardian land rent theory, analyze the possible impacts of different types of city-county consolidation models on the operation of the real estate market, especially focus on the real estate prices and temporal variation of land price gradients. The empirical analysis will be conducted by using combined of difference-in-difference method and spatial econometric models, and tracking data of various counties and cities in 1980-2022. We expect that the empirical results of this research can supplement the lack of previous literature and provide a reference for policy planning on whether to further carry out city-county consolidation.

## **Workshop 09. Housing and Circularity**

### **Design principles of circular building installation for sustainable dwellings**

**Elham Maghsoudi Nia, Atze Boerstra, Delft University of Technology, The Netherlands**

Circularity assessment, which evaluates how efficiently resources are used and reused within a system, often receives insufficient attention in building systems and installations. This study aims to fill this gap by establishing circular design principles for mechanical installations specifically tailored for architects and installers. The proposed principles include designing mechanical installations that can be easily disassembled and emphasising their reusability and recyclability throughout their entire lifecycle, from initial assembly to final removal. The study reviews existing research to identify guidelines incorporating circularity indicators and detachability indexes. The research findings highlight the importance of considering the "5R" criteria (Repaired, Reused, Recycled, Refurbished, and Remanufactured) when inspecting or selecting building services and installations. Additionally, the principles emphasise the passive solutions designs for

reducing metal-intensive components, and then modular design, which facilitates easier repairs and updates by installers and contributes to integrating circularity concepts into the operation and maintenance phases of building systems.

## **Circular housing: insights from Solar Decathlon Europe 2022**

**Annette Davis, Ramon Llull University, Barcelona, Spain**

**Núria Martí Audí, School of Architecture La Salle, Ramon Llull University, Spain**

**Gerard van Bortel, Delft University of Technology, The Netherlands**

This study investigates the circular economy transition in housing, providing lessons learnt and best practices demonstrated at the Solar Decathlon Europe competition in 2022. These insights are based on observations and interviews with fifteen competing teams, which integrated design for disassembly and offsite construction.

The competition build challenge provided a unique opportunity to examine the practical application of circular principles, as teams were required to construct a demonstration house at 1:1 scale at a site in their home country, disassemble, transport, and reassemble at the competition site. The teams acquired valuable knowledge and experience in circular construction through research and hands-on experience in collaboration with industry professionals. Team members had expertise in different disciplines and had used different design approaches, providing holistic insights into the best practices and barriers preventing the adoption circular principles in housing.

The disassembly process was first observed with Team Azalea in Spain before visiting the competition site in Germany during the two-week reassembly period for further observations and to conduct in-person interviews. The findings contribute significant knowledge in the application of circular economy at the building scale that can be transferred to industry practitioners and housing providers. This doctoral research is part of the Horizon 2020 project RE-DWELL.

## **Holistic analysis of circular procurement in the built environment**

**Di Wu, Tong Wang, Paul Chan, Vincent Gruis, Delft University of Technology, The Netherlands**

Procurement management plays an essential role in circular transition by stimulating the demand for circular services and products while connecting demand and supply in the supply chain. The field of circular procurement (CP) has garnered interest in recent years as a means to transform the traditional procurement method into a circular environment. However, a holistic and state-of-the-art review of the development of CP in the built environment is missing from the current literature pool. Therefore, this study aims to systematically and critically review relevant literature about CP in the built environment to identify the procurement process in circular projects, build theories on the principles and procedures for the development and implementation of CP, and address future research potentials on this topic. A supply chain perspective was adopted to analyze 65 journal articles that are relevant to this topic. This study concludes that an integrated supply chain that integrates actors, resources, and activities should be developed to facilitate the implementation of CP. Future research should focus on developing an ecosystem of actors, adopting a whole lifecycle perspective in procurement functions, enhancing the innovative and adaptation capabilities of organizations, implementing digital technologies and intermediary platforms, clearly identifying the decision-making process in circular procurement, and distinguishing between CP for new construction and renovation projects.

## Workshop 10. Housing and living conditions of ageing population

### Gender differences in patterns of geographic mobility around the time of late-life divorce: evidence

**Marianne Abramsson, Stockholm University, Sweden**

Residential mobility patterns and housing tenure changes differ between men and women upon divorce. As a consequence, geographic destinations after a divorce can be expected to differ as residential moves can go in different directions, that is, towards more central and populated locations or to more rural areas. In this paper we use Swedish register data to examine geographical consequences of divorce for those aged 60+ between 1993 and 2013. Using data on union dissolutions (discontinuation of marriages or civil partnerships) we identified 32,000 such events. In a previous paper, we examined the probabilities of residential mobility and tenure type changes for older men and women and found that while men are more likely to remain homeowners after late-life divorce, women are more likely to be tenant owners. In this paper we explore these patterns further, by looking at geographic differences in place of residence before and after late-life divorce. We will look gender difference in moves to a more central or a more rural destination and how this relates to the municipality type in which late life divorcees reside. Secondly, we use sequence analysis to examine common geographical trajectories for late-life divorcees, to identify most common migration patterns following a late-life divorce for older men and women.

### Mix of young and old in a collective housing project

**Dort Spierings, HAN University of Applied Sciences, Nijmegen, The Netherlands**

**Matthie van Merwerode, Thema Vastgoed, social entrepreneur real estate developer, The Netherlands**  
**Kay den Teuling, JS Consultancy, Advisor, The Netherlands**

In the Netherlands there is a strong interesting focus on collective housing. Traditionally, there are examples from the 1960s and 1970s, but the greater demand for housing with informal care has created a need for more and newer forms of collective living.

### Engaging in solidarity based intergenerational homesharing in France

**Thomas Watkin, University of Nîmes, France**

Solidarity-based intergenerational homesharing (SIH) offers a housing solution for an older adult, generally a young retiree who is still active, to live with a young person. The contract between cohabitants by not-for-profit organizations articulates behavioral and domestic arrangements for sharing a living space, respecting privacy, and promoting mutual aid without it being a constraint.

SIH found media success over the past few years in France and regulatory and institutional support since 2018, requiring a real cultural and lifestyle transformation to be deployed in light of social needs, whether for seniors (isolation, loss of social utility) or young people (precariousness). How can research engage beneficiaries in such a dynamic? What is the role of the researcher in an associative environment? Our contribution explores the issues at stake in project-grounded research conducted collaboratively between the associative milieu of intergenerational cohabitation, the university, and agents from a

department and social action. We present the results of several parallel investigations in this approach: using social design to mobilize the design researcher, beneficiaries (residents, intermediaries) in a participatory dynamic, an action undertaken with national and local players, interviews conducted with cohabitants, and finally, photographs taken in the dwellings with cohabitants.

## **Housing conditions of older single-person households reporting activity limitations in Europe**

**Pawel Luczak, Poznan University of Economics and Business, Poland**

The increasing share of single-person households among older people leads to a higher demand for care and support due to health problems. Research conducted within various research fields emphasised that suitable housing is crucial for older people facing limitations in daily activities. This study investigates adverse housing conditions (housing deprivation, housing affordability problems and neighbourhood problems) among older people living in single-person households who face limitations in their daily activities due to health problems within the European context. The research is grounded in the 'housing as an infrastructure of care' framework by Power and Mee (2020). It adapts and modifies the empirical strategy of Nieuwenhuis and Zagel (2023) to utilise multi-level analysis and linear probability models to analyse EU-SILC microdata. The sample size is 34,383 individuals from 21 countries between 2008 and 2017. The findings illustrate how adverse housing conditions can constrain ageing-in-place strategies. Specifically, they highlight the disadvantaged positions of certain groups (e.g., tenants, women, individuals with more severe limitations), the significant role of the material aspects of housing (e.g., size of a housing unit), and crucial elements of housing governance (e.g., regulation of the private market regarding tenure security).

## **Architectural ethnography and the exploration of unconventional senior living**

**Agim Kercuku, Gennaro Postiglione, Polytechnic University of Milan, Italy**

The article reflects on using Architectural Ethnography methodology in the teaching experience to explore the complex world of unconventional living of the elderly population in different global contexts. Through photography, interiors, and urban design disciplines, the studio addresses the contexts of an aging society. It explores how the progressive aging of society affects private and public spaces. The teaching exercise investigates the relationship between living and aging and its spatial influence through prolonged fieldwork investigations. In particular, it focuses on unconventional housing practices, considering both the strengths and vulnerabilities of the elderly population.

Population aging will become a new urban question. However, the demographic transition is already making itself visible in the city. Aging has already begun to affect the uses and practices of private and urban spaces. The underlying question that runs through the teaching experience revolves around the different practices and strategies of adapting unconventionally to the demographic transition. The exploration allows us to understand what design indications some specific unconventional situations can offer us. How have these experiences evolved? What are the central potentials and ambiguities that need to be taken into account?

## **An analysis of housing relocation policy and motorcycle abandonment willingness**

**Ching-Yi Chen, National Open University, China**

The quality of the living environment is strongly linked to the health and independence of older adults. Motorcycles, due to their high mobility, have become the preferred mode of private transportation in Taiwan, enhancing convenience and compensating for inconvenient residential locations. However, the increasing number of traffic accidents is a matter of concern. Relocation decisions are influenced by older adults' adaptability and financial considerations, prompting Taiwan to introduce policies to assist with housing relocation. This study primarily employs survey data and a Random Effects with Bivariate Ordered Probit model to discuss the willingness of older adults to relocate while simultaneously abandoning motorcycle use. The aim is to evaluate whether these policies effectively help older adults relocate to environments that promote an improved quality of life, leading to a reduction in accident-related disabilities and enabling healthier aging. The empirical results show that older adults are not highly willing to relocate and give up riding motorcycles. Implementing complementary transportation policies that allow older adults to give up private vehicles without facing social isolation is a critical public policy issue for older care. Besides, evaluating whether the existing residential areas of older adults are suitable for aging at home is an important policy consideration.

## **Community initiatives for elderly care: the cases of Austria, Hungary and The Netherlands**

**Benjamin Baumgartner, Vienna University of Economics and Business (WU), Austria**

**Hans Volmary, Technical University Dresden, Germany**

The rise in loneliness and reduced autonomy in old age have been recognized as major societal challenges as European societies are undergoing a demographic shift characterized by an increasing aging population. At the same time, elderly citizens consistently express a strong preference for aging in their homes as long as possible. This paper explores the role of community initiatives in facilitating caring habitations, which we conceptualise as “social and material infrastructures that enable human communities to create and maintain care-full relationships to its inhabitants and their surroundings”. Both care and housing researchers examine such initiatives referring to them as “caring communities” or “collaborative housing” for older residents, respectively. The paper bridges these research communities employing a qualitative approach and investigating how community initiatives in Austria, Hungary and the Netherlands actively contribute to the creation of different caring habitations. Drawing on 30 interviews with residents and stakeholders and analysing 15 strategy and policy documents, the study examines motivations, strategies, and challenges of these initiatives. Moreover, it addresses how they relate to the wider restructuring of housing and care system in their respective jurisdiction and within the European context. The paper, thus, contributes to the growing literature on the interconnections of care and housing.

## **Making full use of informal resources on care management practice for older persons in Japan**

**Yoko Matsuoka, Tokyo Kasei University, Japan**

Recently ‘asset-based approach’ focusing on assets/resources of individuals and communities is widely noticed. Japanese health ministry encourages to make full use of informal resources in the public long-term



care insurance. The purpose of this paper is to explore how and what kind of informal resources the care managers use in the care plans for community living older persons. The semi-structured interviews with twenty veteran care managers were conducted. The result of constant comparative method analysis revealed four promoting factors: 'person-centered attitude', 'the unique value of informal resources', 'promotion of community engagement', 'a sense of crisis over the limits of long-term care insurance', and four inhibiting factors: 'a service-driven attitude', 'vulnerability of informal resources', 'few informal resources in the community', 'dissatisfaction with inadequate long-term care insurance system'. Consequently, these eight categories were arranged into four areas: 'assessment of the individuals', 'evaluation of informal resources', 'collaboration with the community', and 'issues of the long-term care insurance system'. The results suggest that a comprehensive perspective including micro, meso, macro is necessary to promote the utilization of informal resources. The interesting model of 'Opening elderly house to the community' will be shown in the end of the presentation.

## **Rethinking community-based housing for older adults: a research agenda for spatial justice**

**Luise Stoisser, Free University of Brussels (VUB), Belgium**

This paper assesses the support provided by community-based housing projects for minoritized older adults, examining both top-down developments within social housing and grassroots-developed cohousing projects. It innovatively reviews and integrates perspectives from housing studies and gerontology that explore the benefits such housing arrangements provide (shelter, care and support, community) as well as their potential for including minoritized older adults. Going beyond discussions on affordability and accessibility, the paper applies an interpretive spatial justice lens to examine redistributive, recognitive, and representative justice in relation to community-based housing projects. Rethinking the way research has addressed matters of justice thus far, the paper concludes by laying the groundwork for a research agenda. Specifically, it argues that we a) need to view community-based housing as situated in a spatial context, b) pay attention to how older adults can participate in shaping community-based housing and its surroundings, and c) recognise older adults and their diverse identities in community-based housing.

## **Transformation of elderly housing with care service in Japan “Future direction after Covid-19”**

**Hiroko Mizumura, Kazuki Watanabe, Toyo University, Bunkyo, Japan**

From March 2020 to 2022 in Japan, elderly housing with care service clustered due to a new coronavirus outbreak, forcing management to cancel events and limit family visits. This paper attempts to clarify the transformation of the residential environment in elderly housing with care service due to the Covid-19 and discuss future directions based on the survey results and case studies from each facility's initiatives. A questionnaire was sent to elderly housing with care service in five prefectures in August 2023. The questionnaire asked about changes in the operational status and living environment of elderly housing with care service from March 2020 to October 2022 and from October 2022 onward. As a summary of the survey results, some of the operational conditions have returned to their previous state over time, but there has been no change in interactions and communication with local residents and neighbors. Following the questionnaire survey, we conducted a follow-up case study survey of elderly housing with care service that are developing new initiatives, as well as senior residences supplied by private operators. Based on the results these surveys, we would like to examine the future direction of elderly housing in Japanese society.

## Workshop 11. Housing and new technologies

### An intelligent modernization platform for sustainable building renovations – Work in Progress

**Kirsten David, Jannis Kresse, Bielefeld University, Germany**

An interdisciplinary research project that has just been launched for the development of a user-oriented, interactive online platform supported by artificial intelligence (AI), an intelligent modernisation platform for the housing sector, will be presented for discussion. The project explores the research question of how a human-centred, AI-supported online platform can best support individual and neighbourhood-related decision-making and planning processes of energy and climate protection measures in the housing stock and optimise them in a future-oriented manner.

Thanks to the functional cost splitting method on which it is based, the platform not only supports the transformation of the building stock using AI for the first time, but also takes into account the national legal framework conditions in the housing sector for the first time. When entering the necessary data, the platform supports its users interactively and, by configuring the entries and embedding them in existing online information on the modernisation of existing housing stock, can not only suggest construction variants and possible subsidies. The smart service can also generate proposals for arbitration based on construction criteria in the case of cost allocation disputes. The platform thus makes a significant contribution to the acceptance of energy efficiency measures and to increasing the rate and quality of refurbishment in existing homes. Potential and risks can be discussed in the workshop.

### Automated credit-scoring in mortgage loans

**Rosa Garcia Teruel, University of Barcelona, Spain**

Technological developments in the financial sector, including artificial intelligence (AI) and machine learning (ML), are nowadays being tested by credit-rating companies and lenders. Using alternative personal data and algorithms to profile users, credit-rating companies assess the ability of borrowers to repay a loan. Thus, beyond the use of economic and financial data, credit-rating companies may also gather shopping habits, data from social media (such as marital status, political views, etc.), geolocation, utility payment history, as well as publicly available information found on websites, such as criminal records, news articles, professional network connections, etc.

This practice is being undertaken both for personal and mortgage loans, as the use of alternative data is thought to have more predictive power than traditional data. Based on this score, banks decide whether to grant or not the loan or to adjust the conditions (i.e. default rates), which may potentially prevent individuals from buying their homes.

This article explores the compatibility of using AI and ML for the purpose of assessing the creditworthiness of prospective mortgage borrowers, in accordance with Directive 2014/17/EU and the General Data Protection Regulation. It also explores the legal regime established in the AI Act for this activity and the latest CJEU case C-634/21 related to credit-scoring and protection of personal data.

## Workshop 12. Housing and theory

### The economic sociology of the private rental market

**Maja Flaato, Oslo Metropolitan University (NOVA), Norway**

This paper offers an analysis of how social structures shape the private rental market and who gains access to it. While conventional economic perspectives view the housing rental market through the lens of supply and demand dynamics, this study delves into the complexities of social factors at play. Drawing on theories from economic sociology, it explores how actors in the rental market - specifically, representatives of professional and small-scale landlords, and municipal employees tasked with securing private rental housing for clients - describe and explain the rental landscape. Their narratives show how their practices and actions are cultural and institutional embedded, and how this embeddedness shape possibilities for tenants. While discrimination in the rental market is a recognised issue, this paper aims to broaden the discussion by examining the significance of social structures in determining what's available in the private rental market and who gets access to it. Understanding these dynamics is crucial to develop a comprehensive understanding of the rental market that addresses the needs of all tenants.

### Rent theory and the residential rental market

**Hugo Perilleux, Free University of Brussels, Belgium**

The problem of high rents is most often analysed through the prism of tenants and the consequences for them: over-occupation of housing, evictions, impact on household budgets, consequences for health, and so on. Analysis using rent theory invites us to change our point of view and study not only the tenants who are constrained to pay the rents, but also the landlords who receive these rents.

Rent theory offers useful insights into the functioning of the residential rental market, such as the rent maximisation hypothesis, the link between rent and the social division of space, and the structure in sub-markets. In addition, rent theory provides relevant information for understanding the cascading mechanisms by which rent is captured, and for measuring the extent of the rent extracted by landlords. Finally, an analysis based on rent leads us to examine the profile of landlords and their geography.

The aim of my contribution is to present and illustrate these lessons from rent theory for understanding the residential rental market. It will be based, on the one hand, on a review of the literature on rent theory and an attempt to synthesise the often divergent interpretations and, on the other hand, on an empirical analysis of the case of Brussels. Using property data from the land registry and survey data from the Rent Observatory, I will present a measure of rent in the rental housing market and a neighbourhood-level analysis of the ownership structure of rented housing.

### Place attachment in post-socialist large housing estates

**Jana Kockova, Ministry of Regional Development of the Czech Republic**

This study investigates the paradox of panel housing estates in post-socialist cities, which consistently show high residential satisfaction despite being stigmatized as problematic in public and academic discourses. It explores two estates, Óbuda (Budapest) and Bohunice (Brno), using a comparative urban studies approach to discern influences from their socialist and post-socialist histories on their current conditions. The research utilizes historical analysis and ethnography, focusing on place attachment to understand if criticisms like

anonymity and uniformity still hold true and how strong community ties and positive emotions contribute to residents' satisfaction.

The findings demonstrate that residents of both estates have forged strong connections with their neighbourhoods. Positive memories and nostalgic emotions commonly occur alongside strong social bonds within the neighbourhoods. This is especially true among long-term residents and families with children who have established communities centred around local kindergartens, schools, and playgrounds.

While the estates were originally intended to function as self-sufficient units inspired by the Athens Charter, not all such ideals were achieved at their inception. However, over time, many initial shortcomings have been addressed, and today both Bohunice and Óbuda function as pleasant places to live, offering vivid neighbourhood communities, green spaces, tranquillity.

## **The impact of mega-sporting events on social housing: a case study of dual displacement in Tokyo**

**Fumiko Kohama, Rissho University, Shinagawa, Japan**

Recent mega-sporting events like the London 2012 Olympics and the upcoming Paris 2024 Games often trigger urban developments, leading to the displacement of residents near stadiums. Tokyo, host to the 1964 and 2020 Olympics, exemplifies this trend. This study focuses on Tokyo's social housing residents facing dual displacements due to Olympic-related construction. Despite the Tokyo Metropolitan Government's touted urban renewal strategy, partnerships have failed to benefit residents, worsening housing conditions. The New National Stadium for the 2020 Olympics displaced residents who had already been uprooted for the 1964 Olympics. Critically examining the government's justifications for redevelopment reveals a stark contrast with reality, offering insights for equitable urban policies. The study also explores 'super-residualization' in Japanese social housing, where redevelopment caters to the affluent, reducing social housing and favoring middle to upper-class amenities. By comparing with European cases, the research enriches understanding of mega-sporting event-driven urban development's impact on social housing, advancing discussions on urban planning's social justice aspects.

## **Bridging knowledge, theory, and policy: findings from housing career and pathway research**

**Kim Skobba, University of Georgia, United States**

Housing careers and housing pathways have unique conceptual attributes, yet they share the attribute of taking a long-term view of changing housing experiences. The body of research using one or both of these concepts provides a wealth of knowledge about how problems related to residential mobility have shifted over the past two decades. This paper examines how research using the housing career and housing pathways concepts has advanced the understanding of housing affordability and access challenges across the globe. This paper uses a systematic literature review to examine journal articles published between 2001 and 2023 using the concept of a housing career, housing pathways, or both to analyze the contributions to the understanding of increasingly differentiated housing experiences and policy recommendations in the face of a changing landscape. The findings highlight the changing nature of housing careers and pathways, which are marked by increased challenges in access to housing in countries and regions internationally. The knowledge embedded in this body of research may provide a conduit to theory advancement and policy solutions.

## Exploring decommodification strategies: the case of a collaborative housing initiative in Vienna

**Benjamin Baumgartner, Vienna University of Economics and Business (WU), Austria**

**Hans Volmary, Technical University Dresden, Germany**

This article explores the decommodification strategies of a collaborative housing project in Vienna, drawing on Karl Polanyi's socioeconomic principles: market exchange, redistribution, and reciprocity. It critically engages with Polanyi's foundational contributions, as well as the broader welfare state and housing studies literature focusing on decommodification. Utilising Polanyi's socioeconomic principles, the article conducts an in-depth analysis of decommodification across the entire provisioning process, including the production, exchange, and consumption of this collaborative housing initiative. It examines the mechanisms and effects of these strategies, as well as the project's wider embedding in the Viennese housing system. The article demonstrates how the studied collaborative housing initiative achieves high levels of decommodification by altering the composition of socioeconomic principles in housing provision. Thus, it enables a deeper understanding of how decommodification functions in housing provision in general and in collaborative housing forms in particular.

## Limits to path dependence? The phasing out of a homeowner tax benefit in Finland

**Hannu Ruonavaara, University of Turku, Finland**

In recent times the idea of path dependence (PD) has become popular in the study of the development of housing policies. That housing policies are particularly path dependent can be justified by reference to the well-known special characteristics of housing as a good: it is long lasting, fixed in space, slow to produce, expensive, and has high transaction costs. Path dependence is usually seen as contributing to resistance to change: it is always easier to stay on the chosen path than to take a new one. Hence we can expect a lot of inertia in housing policy. In this paper I am looking at a good candidate for a policy that is particularly hard to change -- but anyhow has been changed. Owner-occupier households have been the majority in Finland for a long time and nearly all of them have in some stage of their life benefited from owner-occupiers' right to deduct mortgage interests in taxation. Though this policy has been criticized by experts for disturbing market processes and favouring the well-to-do, politicians have in the past had hard time in touching it. However, during the last ten years this tax benefit has been gradually phased out and finally abolished in 2024. How did this happen? Was there some critical juncture that made the change possible? If not, does this case challenge the idea of path dependence of housing policy? If not, what new aspects of path dependence it can teach us?

## Infrastructuring mobility via state-led school franchising: Leveraging public educational resources

**Qiong He, Department of Urban Planning and design, China**

**Shenjing He, Department of Urban Planning and Design, University of Hong Kong, China**

Drawing on the literature of geographies of education, mobilities, and critical infrastructure studies, this study introduces a novel analytical lens of infrastructuring mobility to examine the prevalent phenomenon of school franchising in China. From the vantage point of mobility with an infrastructure focus, we examine how

strategic school sub-infrastructures are selectively leveraged to facilitate desired (im)mobilities of middle class for promoting urban (re)development. Drawing on rich empirical evidence, including policy documents and 38 in-depth interviews with various stakeholders, we found that school franchising mainly revolves around exporting the sub-infrastructure, i.e., the brand of key schools, from the city centre to strategic locales in the suburb, and to a less extent in the city centre. Other sub-infrastructures essential for high-quality schooling experience like good teachers are lagging behind. These franchised schools are nonetheless highly sought after by middle-class parents anxious about social reproduction as infrastructures of promise, who subsequently enact residential mobilities to these urban (re)development areas to access these schools. These mobilities and their infrastructuring processes are underpinned by a nexus of the entrepreneurial local states, profiteering developers and expansionist schools. Particularly, the state strategically orchestrates and meticulously calibrates school franchising and its geography to enable desired mobilities

## Workshop 13. Housing and young people

### Sharing spaces, moving places; the experiences of young single women living in share housing in Greater Sydney

**Alessandra Buxton, University of New South Wales (UNSW), Sydney, Australia**

The share house has long been viewed as a fun but temporary period in a young person's life. A way to “fly the coop” to seek independence and have a live-in social life before settling down into more independent housing prospects. However, with home ownership at record lows and rents soaring across Europe, North America and Australia, many young people are relying on share housing as one of the few affordable housing options and are living in shared arrangements for longer periods. In Greater Sydney, women aged between 18-34 make up almost 30 percent of the share housing population. Despite this, there is limited research into young women’s experiences of shared housing. In responding to this research gap, this paper draws on findings from a questionnaire of 169 young women and 21 follow-up interviews and explores the experiences of young single women living in share housing and how these experiences impact their sense of home.

### Window counting: How densification activities of the rooming-flats business spur studentification?

**Jakub Zasina, Konrad Zelazowski, University of Lodz, Poland**

Off-campus private student accommodation is booming in university cities worldwide, making fertile ground for densification activities. In this paper, we investigate the phenomenon of “rooming flats”, a distinctive housing option for students in the inner city of Lodz, Poland. Rooming flats are shared accommodations delivered through a profit-seeking conversion of conventional spacious flats in historic housing into flats with multiple single-occupancy bedrooms for student rentals. We provide an empirical illustration of the rooming flats in Lodz: their physicalities, geographies, production, and impacts on the inner city. In this way, we reveal the financialisation-led soft-densification activities of the real estate actors, who we call the “rooming-flat business”, and show that they spur inner-city studentification. As a result, we nuance studentification and inner-city debates, mainly in the post-socialist context.

## **The intersection between leaving care and homelessness - A literature overview of the Nordic welfare**

**Veera Niemi, University of Turku, Finland**

**Alberte Dokkedal, University of Aalborg, Denmark**

**Freydís Freysteinsdóttir, University of Iceland**

**Anne-Kirstine Mølholt, VIVE - The Danish Centre for Social Science Research**

**Veronika Paulsen, Norwegian University of Science and Technology**

**Mattias Bengtsson, University of Gothenburg, Sweden**

**Eva Sigurðardóttir, University of Iceland**

Young people who have experienced residential or foster family care during their upbringing are overrepresented among the homeless population. Although the research fields of leaving care and homelessness are both active internationally, they have largely remained distinct despite their overlapping target groups and challenges. The issue of homelessness following leaving care is perceived quite differently by these two research traditions.

In this presentation we will share preliminary findings from a systematic literature review investigating the intersection of these two fields. Our research question is: How is homelessness addressed in the leaving care literature, and leaving care within the homelessness literature? We will specifically focus on what is known about the experiences of young homeless care leavers, including their housing histories, their interactions with child protection and homelessness services, and their relationship with the concept of home. We will also examine research on policies that address both homelessness and leaving care or the absence thereof. The literature review encompasses scientific articles published in English since 2000. Additionally, we include a broader spectrum of both scientific and grey literature published in the Nordic languages. This special focus on Nordic literature is particularly relevant as Nordic welfare states are internationally recognized for providing extensive services to both the homeless and care leavers.

## **Unravelling the psychological factors shaping home purchase intentions among young talents**

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

Young talents are crucial for urban development, yet the housing affordability crisis in China's top cities marginalizes them. Understanding their home-buying intentions is vital for policy-making. Although several studies have attempted to identify the determinants of individuals' decisions to buy a home, few have considered the role played by behavioural psychological factors. This study, using the Theory of Planned Behaviour, examines the factors influencing young talents' intentions to buy homes. Analyzing 1065 questionnaires from four first-tier cities, we find that 60% of respondents plan to buy a home within five years. Behavioural beliefs, like seeing homeownership as an investment, a source of belonging and providing better children's education, strongly influence intentions. Normative beliefs, including family and peer opinions, also play a significant role. Control beliefs, encompassing financial constraints, access to family support and settling decisions, affect buying intentions. Background factors like gender, occupation, and tenure further shape beliefs and intentions. This research advances tenure choice literature by focusing on specific beliefs and socio-demographic influences.

## Theorising housing governance from relational perspective adopting concept of affective attachments

**Tomas Horeni Samec, Institute of Sociology of the Czech Academy of Sciences, Czech Republic**

This paper aims to theorize the housing governance from a relational perspective developing the concepts of affective attachments. While the emotionality of housing has been studied in housing research, the relational understanding of affects/emotions offers fruitful perspective to understand the interface of power (re)production in between subjects and structures. The argument is developed through the review of existing literature on affects and governance in relation to housing and through the analysis of different datasets' interviews with young adults with a different socioeconomic background from the Czech Republic which demonstrate the relevance of emotions for attachment to the housing market. The papers further theoretize the intersection between the affective attachments and moral discourses of housing, showing the potential for better understanding how the (self)control and (self)discipline of young adults could be performed by morally induced and modulated affects and emotions.

## Young people and housing inequality in Southern Europe: Exploratory research from Portugal

**Romana Xerez, University of Lisbon (ISCP/CAPP), Portugal**

This paper analysis the changes in young people and housing in southern European countries and discusses how it may lead to intergenerational inequalities. Housing inequality is understood in terms of housing access and related to the quality of dwelling. Housing inequalities have recently become a critical challenge worldwide. Despite the growing attention given to it, little research has been undertaken to reveal the extent it will play in the role of governments towards more sustainability across generations.

This paper adopts multimethod research that integrates quantitative data of the SILC microdata and preliminary qualitative questions from interviews and focus groups. These methods aim to explore new trends of the housing system, from an intergenerational perspective. The results showed high number of young people (18-34 years old) living at home with their parents and the sharp increase in the last decade, namely in Portugal, suggests a worsening of access to housing for the Millennials, which may worsen with Generation Z. The very sharp increase in homeowners with home loans and credit suggests important future implications, such as on increasing inequality and trade-offs with the old age pensions. Our exploratory research findings provide evidence to develop more housing policy rental programs and new intergenerational housing initiatives mainly to young people. We also suggest an intergenerational perspective of housing policy development.

## Start-up loan and school performance

**Janis Umblijs, Oslo Metropolitan University (OsloMet), Norway**

**Pål Schøne, Miriam Evensen ISF, Norway**

This study investigates the relationship between housing subsidies and children's educational outcomes, specifically focusing on the impact of parents' home ownership start-up loans on children's national test scores. We utilize high-quality individual administrative register data with a panel dimension to study how parents' home ownership status affects children's national test result in reading and calculus. Our data includes information on both start-up loan applicants and those that received funding. We apply a stacked difference-in-differences methodology to study the impact of receiving funding on school performance. Our findings suggest that the start-up loan had a significant positive effect on school performance of children



from relatively resource rich households suggesting that these families used the start-up loan more strategically to move to better neighborhoods that were conducive to improvements in educational outcomes.

## **First housing in Sweden: Young adults' establishment on a hybridized housing market**

**Alix Gabaude, Marie Thynell, Ylva Norén Bretzer, University of Gothenburg, Sweden**

The difficulty for many people to find appropriate housing is a growing issue in most countries. It is even more pronounced for young adults as they tend to have lower incomes, more unstable working situations, and an overall lower level of resources. In Sweden, the situation is particularly tense, especially in larger municipalities. In 2022, 64 percent of Swedish municipalities were reporting a lack of housing for young people (down from 84,5 percent three years prior). Much has been said on the importance of social capital and socioeconomic factors in getting housing, much less has been shared on the importance of public policies in facilitating (or hindering) young adults' establishment on the Swedish housing market. The First Housing project carries out a systematic literature review of 60 legal policies and 35 sources, both academic literature and public reports discussing the effect of policies on housing access for young adults, students, and young immigrants in Sweden. Findings reveal that the Swedish policy on the topic is limited in both scope and influence, piecemeal and without a holistic view. The study shows that while some policies appear to have a positive effect, several have a negative effect, and most have a minimal effect for housing accessibility. Findings also reveal that there are many knowledge gaps concerning the effectiveness of existing policies.

## **Small homes for young people in the Netherlands: Shifting policy expectations and sector development**

**Jolien Groot, University of Amsterdam, The Netherlands**

As housing demand continues to rise in many parts of the world, smaller homes have gained increasing interest as a potential solution to address affordability challenges, especially for young people at the start of their housing careers. This paper examines the evolution of purpose-built, small housing units for young people in the Netherlands, where soaring living costs are challenging long-standing norms that encourage early home-leaving. Against this backdrop, the study will outline historic phases and shifting policy approaches to providing housing for younger adults. It sets out, furthermore, descriptive empirical insights into the current housing stock and its utilization by young individuals. In doing so, it sheds light on the development of this housing segment, the characteristics of dwellers, and the dynamics within the sector. These findings enable reflections on current policies and their implications for young people in search of affordable housing.

# Workshop 14. Housing economics and market dynamics

## The role of home equity in modeling house prices

**Rosa van der Drift, Delft University of Technology, The Netherlands**  
**Jort Sinninghe Damsté, CPB, Wetenschappelijk medewerker**

If house prices increase, their impact extends beyond merely boosting housing sentiment; they also play a crucial role in enhancing the home equity of existing homeowners. This increase in home equity allows homeowners to allocate more funds towards their subsequent home, thereby increasing housing demand and potentially further amplifying house prices. Contrary to existing methodologies that often neglect such home equity dynamics, our research incorporates these dynamics to refine house price predictions. Our empirical results underscore notable improvements in modeling accuracy when accounting for accumulated home equity. Importantly, our findings unveil the ability of home equity to act as an accelerator of house prices, offering noteworthy policy implications for market stability.

## Unravelling regional house price dynamics in The Netherlands

**Rosa van der Drift, Jan de Haan, Peter Boelhouwer, Delft University of Technology, The Netherlands**

This study delves into the relationship between regional housing affordability and house prices, exploring the applicability of affordability-based models at the regional level. While these affordability-based models are validated on a national scale, their effectiveness on a regional level remains ambiguous. Employing a theoretical framework that conceptualizes affordability through households' ability to pay for housing - taking factors such as regional household income, interest rates, and home equity into account - this research uncovers a stable housing expense ratio across various regions in the Netherlands, underscoring the relevance of affordability-based housing models in regional contexts. Additionally, the study investigates house price spillovers, focusing on a ripple effect originating from the capital region, Amsterdam. Incorporating the ripple effect enhances the model's explanatory capability, although its influence is relatively limited when affordability is also accounted for. Overall, this study sheds light on local housing market dynamics, offering a deeper understanding of (regional) housing markets.

## Healthy Homes, Hazardous Coasts: Exploring house prices and coastal hazards

**Richard Dunning, Andrea Nasuto, Nicolas del Canto, University of Liverpool, United Kingdom**

In England over the next 30 years, coastal hazards and sea level rise may impact hundreds of thousands of homes. The media reports that many homes are not formally recognised as “at risk”, and households are unaware of the risks faced from hazardous coasts (e.g. Moore, 2022). The literature reports mixed evidence of coastal hazards impact on house prices, from little for sea-level rise projections (Filiippova et al., 2022) to significant reductions for beach erosion (Catma, 2021) and flooding designation (Johnston and Moeltner, 2019), but with geographic and temporal variations (Miller et al., 2019) that may cause climate gentrification. This paper considers whether house prices reflect coastal risks and whether households' price in evidence of flooding. As part of a national project on Resilient Coasts (CoOpt) we use new Environment Agency data to identify the relationship between coastal hazard projections (flooding and erosion), hazard events (flooding) and house prices across England since 1995.

## **Micro-development & affordable housing capacity in emerging markets**

**Nour-Lyna Boulgamh, Harvard Graduate School of Design, Cambridge, United States**

This monograph recognizes the public sector's failing efforts to address the affordable housing crisis in developing countries and addresses how to leverage micro-developers, an emerging practice in South Africa, as enablers of affordable housing. By hypothesizing that examining the burgeoning market of micro-developers in developing countries and unpacking their development strategies and financing mechanisms, can reveal valuable insights. The objective is to identify potential transferable lessons and best practices that may facilitate the capacity of affordable housing worldwide and bridge the discernible 'policy-outcome' gap prevalent in publicly provided affordable housing initiatives. Anticipated findings might provide informed inputs for shaping affordable housing policies in developing contexts, while simultaneously drawing parallels that extend to and from the developed world.

## **Dynamics in the Dutch private rented sector. How will landlords act?**

**Marietta Haffner, Joris Hoekstra, Peter Boelhouwer, Simon Biervliet, Jona Duurland, Delft University of Technology, The Netherlands**

While governments have been promoting private renting in recent decades to increase housing supply, they have not necessarily facilitated this. The Netherlands is a case in point, as rent price control has been reduced in this century with the aim to give more leeway to private rental investment. Private renting achieved a turn-around in market share from 10 per cent of dwellings in 2009 to more than 13 per cent in 2023. Most of this growth can be attributed to the rental segment where rents were not controlled: it increased to about 50% of rental dwellings in 2021. Recently increasing housing shortages followed by societal unrest and elections caused the Dutch government to formulate new plans. Not only was the building of 1 million housing units programmed and stimulated, also plans to (temporarily) re-control rents of a large part of the de-controlled rental segment were formulated. Tax measures reducing the attractiveness of investment in private renting have been taken recently as well because of diverse reasons (protecting tenants; court decision on taxing wealth). To study these effects on private renting investments, this study aims to analyze the effects of these changes on the investment behavior of landlords in the Netherlands, in a context of rising inflation. The two studies in this contribution show that new supply will most likely lose out.

## **Mortgage debt versus intergenerational transfers: implications for welfare attitudes in the CR**

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

An apparent delay has been noticed in the emergence of the sociology of debt and mortgage debt specifically. This paper wants to fill this gap by testing whether and how the form of home financing influences welfare attitudes regarding state role in housing provision and, consequently, the form of housing (welfare) policy. Specifically, we hypothesize that there are significant differences between homeowners who financed their home exclusively through a mortgage and homeowners who received a resource transfer from family in their attitude toward role of the state/municipalities in housing provision. We conducted our research in the Czech Republic and employed data from housing attitude survey. The results demonstrate that within-family housing-related transfers strengthen the individualistic and liberal attitudes of Czech homeowners and thus contribute to an overall popular resistance to restore public housing provision in post-socialist society. As intergenerational transfers are common in East European post-socialist countries, our

findings may explain why significant differences in housing regimes/policies persist between old and new EU-member states despite EU integration and shared housing affordability crisis.

## How monetary policy shapes the housing market - evidence from the French housing market

**Anne Reimat, Research Unit ESPI2R, Research in Real Estate, France**

**Robert Marti, Pair Conseil, France**

As the housing market constitutes a substantial share of GDP and plays a crucial role in household welfare and wealth, understanding the relationship between monetary policy and housing market, and how the housing market reacts to changes in monetary policy appears essential (Mishkin, 2007) (Bernanke, 2010). However, the monetary policy became more difficult to capture over the last decade (Altavilla et al., 2019) (Rossi, 2021), due to the introduction of unconventional monetary policy, and the role of unconventional monetary policy on housing markets has not yet been fully explored (Rahal, 2016) (Battistini et al., 2022). Furthermore, the impact of monetary policy varies depending on the specific characteristics of national housing markets and mortgage markets (share of fixed-rate mortgages/adjustable-rate mortgages especially) (Battistini et al., 2022) (Corsetti et al., 2022) (Koeniger et al., 2021).

Our research examines how monetary policy (including key ECB interest rate, quantitative easing and forward guidance) influences mortgage rates as well as new mortgage contracts, and then the French housing market (prices and transactions), over the period following the economic and financial crisis of 2007-2008.

## House price index and economic outlook in europe: capture trends and patterns (2021-2023)

**Antonio Duarte Santos, Autonomous University of Lisbon, Portugal**

This research aims to unveil, analyze, and conclude on the dynamics of the House Price Index (HPI) variable in the European Union. We use several variables that are regularly used less by theory in housing research because of their stats' weightiness. Statistical complementarity between less representative variables is rarely considered. The following study covers the three years from 2021 to 2023 to capture trends and patterns over that period, with values every quarter. We put on the GAM (Generalized Additive Models), following a code tutorial based on the stats model's documentation (James et al., 2021). When we applied the model, the output generated was an equation for each country. We observed a general upward trend in laboring costs for Manufacturing, Industry, and Services through the statistics exploit. We observed that some categories of costs show a greater variation in laboring costs than others, and some exhibit extreme values that can be considered outliers. The Economic Outlook is measured in terms of GDP. It exhibits variations over the quarters, usually showing a drop from the last quarter of the year (Q4) to the first quarter of the following year (Q1). We conclude that the correlation between HPI, costs, and GDP in each country does not always follow the same trajectory pattern, which means a certain variance between the metrics of the two concepts.

## **Gender homophily and rent premiums: Women's shared housing preferences in the platform era**

**Weiyi Cao, Wageningen University, The Netherlands**

With the emergence of many digital platforms, house sharing among unrelated young adults is surging in major cities globally. This study, focusing on the eastern metropolis of Nanjing, China, examines how gender norms and digital market dynamics influence housing preferences and challenges. By analyzing a whole year's 373,964 bedroom listings from the largest shared rental platform, where the gender of existing roommates is explicitly stated, I test whether available units of all-female, all-male, and mixed-gender roommates experience the same rent levels. Hedonic regressions controlling for unit, building, and neighborhood characteristics show that units with all-female roommates experience a rent premium compared to the other two types, suggesting that gender homophily for women is considered an amenity in the shared housing market. Furthermore, after including the interaction effects between room statuses and gender composition types, the results show that while all three types of rooms have the same initial rents, all-female-roommate units experience a rent premium in two specific leasing situations: immediate move-ins and subleasing. This premium is driven by platform algorithms that do not reduce rents when units are quickly booked, highlighting a unique digital platform market effect. Through a gender lens, this study underscores the importance of using online platform data to research the emerging new form of housing market.

## **How green is your house? Mandatory energy performance certificates and energy consumption**

**Sven Damen, University of Antwerps, Belgium**

Mandatory energy performance certification for buildings is increasingly used in many countries and is seen as a key policy instrument for reducing energy consumption. Despite their widespread use, empirical evidence on whether mandatory certification reduces residential energy consumption is non-existent. I study the introduction of mandatory energy performance certificates (EPCs) since November 2008 in Flanders, Belgium. I find that houses sold after mandatory certification consume 8% less energy. This reduction in energy usage primarily stems from decreased expenditures on fossil fuels. I provide suggestive evidence that the mechanism is through investments in energy efficiency. Alternative theories fail to explain the lower energy consumption in houses sold after mandatory certification.

## **Online housing data for market analysis: development of price indices**

**Michaela Fričová, Ministry of Regional Development of the Czech Republic**

This paper showcases the use of Czech online real estate advertisements to analyse the housing market in real time, with a focus on flat rents and flat sales. It details the methodology for extracting, cleaning and storing this data to ensure its accuracy and relevance. The study uses hierarchical linear mixed models at the regional level to analyse price variations. Findings from this approach reveal significant geographical disparities in housing prices and highlight how property attributes and the duration of listings interact with prices. The research underscores the value of integrating online housing data into market analyses, enhancing the quality and timeliness of information available for government and public sector decision-making.

## The housing market value of public transport accessibility to employment in post-pandemic England

**Michail Georgiou, Nick Bailey, Annamaria Nizi, Jose Rafael Verduzco Torres, University of Glasgow, United Kingdom**

With the surge in home or hybrid working since the pandemic, we might expect the housing market value of public transport access to employment (PTAE) to have declined. In the UK, 25% to 40% of the workforce now work from home at least once a week, up from 12% in 2019 (ONS, 2020, 2023). This paper explores variations in this decline across the 74 largest travel-to-work areas in England drawing on a novel combination of housing market sales listings, an innovative set of public transport accessibility indices (Verduzco Torres & McArthur, 2024) and Census small area data on commuting. Hedonic house price models for each city capture the impact of PTAE on house prices pre- and post-pandemic, and variations related to neighbourhood potential for home working or use of public transport for commuting. We compare results by city characteristics including size, housing affordability and use of public transport. Overall, we see the expected decline in the value of PTAE. The most pronounced effects are observed in smaller cities. Neighbourhoods with high reliance on public transport for commuting and/or those with high levels of homeworking within each city have not experienced disproportionate impacts. Nonetheless, the reduced value placed on PTAE is likely to signal a move to lower density, less sustainable urban forms and to undermine the viability of public transport investment, raising important challenges for policies to promote more sustainable ways of living.

## New-build and “government-led” gentrification in the Oslo region

**Iselin Hewitt, University of Oslo, Norway**

Davidson and Lees (2005) made the case that the transformation of the riverside in London was an example of state led newbuild gentrification produced by politics for urban revitalisation. I take a broader spatial perspective and argue in similar terms that gentrification induced by policies for densification and redevelopment can be characterised as government-led new-build gentrification. New-build densification projects are led by capital in terms of the dependence on investments by big private capital, but it is also dependent on enablement by local governments in terms of land use policies for upzoning or redevelopment and structurally by a more market-based housing system. Using the case of Oslo, Norway, I investigate how new-build housing and land use policies are influencing ongoing gentrification processes. RQs: What is the effect of redevelopment and densification on gentrification? How does the relationship between new residential developments and gentrification vary between inner city and suburban neighbourhoods? How is new-build gentrification related to housing and land use policies? The analysis is based on register data for the period 2004 to 2022, combined with data for land use policy. The analysis includes fixed-effect regression and analysis of maps. The results show that new housing construction is a significant driver in gentrification, and that land use policies for densification and redevelopment seem to strengthen this relationship.

## Workshop 15. Housing finance

### Dilemmas of state regression of home loan interest rates case of Montenegro

**Aleksandar Radulovic, ADP ZID, Podgorica, Montenegro**

The paper examines the effects of state interventions in encouraging the purchase of newly built real estate in conditions of regressed interest rates within the framework of the social housing policy program in Montenegro and predominantly in the capital Podgorica. Appreciating the increase in the availability of newly built residential real estate in conditions of relatively high apartment prices and local bank interest rates, significantly higher than the Eurozone average, state interventions in the significant regression of interest rates were mostly half-successful. This paper addresses the dilemma of whether the effects achieved in the initial of regressing interest rates provided sufficient lesson to eliminate the main causes of its relative failure a few years later in the subsequent phases of the government's "Program 1000 plus" in the period 2010-2023.

### From Laissez Faire to a Market Mechanism: The Formation of Housing Finance in Taiwan

**Yi-Ling Chen, University of Wyoming, United States**

This paper deals with changing urban referencing in Taipei City after democratization by applying theories of policy mobility and using the research method of participatory observation to "follow policy changes" for three decades. 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 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. 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.

## Workshop 16. Housing law

### An intelligent modernization platform for sustainable building renovations – Work in Progress

**Kirsten David, Jannis Kresse, Bielefeld University, Germany**

An interdisciplinary research project that has just been launched for the development of a user-oriented, interactive online platform supported by artificial intelligence (AI), an intelligent modernisation platform for the housing sector, will be presented for discussion. The project explores the research question of how a human-centred, AI-supported online platform can best support individual and neighbourhood-related

decision-making and planning processes of energy and climate protection measures in the housing stock and optimise them in a future-oriented manner.

Thanks to the functional cost splitting method on which it is based, the platform not only supports the transformation of the building stock using AI for the first time, but also takes into account the national legal framework conditions in the housing sector for the first time. When entering the necessary data, the platform supports its users interactively and, by configuring the entries and embedding them in existing online information on the modernisation of existing housing stock, can not only suggest construction variants and possible subsidies. The smart service can also generate proposals for arbitration based on construction criteria in the case of cost allocation disputes. The platform thus makes a significant contribution to the acceptance of energy efficiency measures and to increasing the rate and quality of refurbishment in existing homes. Potential and risks can be discussed in the workshop.

## **Inclusionary housing and social mix in California**

**Robert Wiener, University of California, United States**

**Luisa Cafe Figueiredo Facanha, California Coalition for Rural Housing United States**

Inclusionary Housing (IH), also known as Inclusionary Zoning, first originated in the U.S. in the mid-1970s 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 IH 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 IH.

This paper will revisit the current characteristics of more than 140 IH programs and offer reflections on lessons learned from 50 years of IH practice. What are the historical origins of IH in the U.S. and the legislative, legal, and economic factors that have informed IH implementation in California? How does IH fit into current State efforts to overcome local land use obstacles to affordable housing production, break down residential segregation by race and income, and increase economic opportunities for disadvantaged populations? What are IH's strengths and weaknesses and program characteristics that can lead to success? And, finally, what are the future challenges and opportunities facing Inclusionary Housing in California?

## **A law of housing equality? A modest proposal for equal access to adequate housing for every child**

**Tim Holappa, KTH Royal Institute of Technology, University of Stockholm, Sweden**

Under article 27(1) of the Convention on the Rights of the Child (CRC), States Parties recognize the right of every child to a standard of living adequate for the child's development. Adequate housing is a fundamental component of the right to an adequate standard of living. Article 27(2) of the CRC indicates that the parents have the primary responsibility to provide the living conditions necessary for their child's development. However, according to article 27(3), States Parties have a secondary responsibility to take appropriate measures to assist parents and, if necessary, to provide material assistance and support programmes, in particular with regard to e.g. housing. This paper analyses access to social assistance in the form of adequate housing for families in Sweden. The main findings are that children's access to housing is limited due to the actions and abilities of their parents. Furthermore, for families who do receive housing, it is both temporary and conditional, which in turn means that some children in Sweden do not have access to adequate housing. In this paper I argue that this unequal access to adequate housing violates article 27 of the CRC in conjunction with article 2 (the principle of equality and non-discrimination). This in turn highlights the need



for state action. Drawing on theories on equality and human rights, the paper concludes with a 'modest' proposal: for equal access to adequate housing for every child.

## Workshop 17. Housing, migration and family dynamics

### Residence and different residency permits- what are the individual consequences?

**Emma Holmqvist, Institute for Urban and Housing Research (IBF), Uppsala, Sweden**

Migration is not a temporary phenomenon but a constant in today's world. How to allow and host migrants is different in every country. There are different models of residency permits used between and within countries and in this study we compare what different residency permits are given in Sweden and what these different types of permits means for migrants opportunities to live in Sweden. We look at intersections between permits, education and work opportunities and housing. How is housing choices and opportunities formed by residency permits?

According to Lomba (2010), integration is often interpreted as a two-way process, with one public and one private dimension. The first of these dimensions refer to the legal context where a refugee is located, and the second refers to the situation of the individual in the host society regarding dimensions like employment, education and housing. In this study we thus aim to explore the dialectic link between the public (legal) dimension and the private (local context) dimension, by comparing implications of two different temporary residency permits in Sweden; time limited asylum or subsidiary protection permits and Temporary Protection Directive.

### Leaving intention of recent migrants across the urban hierarchy: housing, employment or amenities?

**Jun Wen, Sylvia Jansen, Harry van der Heijden, Peter Boelhouwer, Delft University of Technology, The Netherlands**

China's primate cities face challenges such as pollution and soaring housing prices. Despite ongoing growth, a trend of people leaving primate cities has been observed, particularly among recent migrants. Meanwhile, secondary cities are emerging as attractive alternatives. Understanding the leaving intention of migrants is crucial for cities across different levels to develop policies aimed at retaining skilled individuals. Therefore, research is needed to examine the specific significant factors related to migrants' intention to leave host cities of different levels. Based on the spatial equilibrium theory, we examined housing, employment, and amenities. Findings reveal that migrants in secondary cities have lower leaving intention compared to those in primary cities and small cities. Among factors related to migrants' leaving intention, housing emerges as a more significant factor than employment and amenities. Housing costs are important considerations for low-rent migrants in primate cities, while migrants in small cities seem to prioritize homeownership more than those in primate cities. Regarding amenities, the leaving intention of migrants in primate cities is related to medical resources, while migrants in secondary cities tend to consider educational resources and air quality as significant factors in their intention to leave. This study offers insights for cities at different levels to develop targeted urban policies aimed at retaining recent migrants.

## Forms of housing production in peri-urban territories - Gradients of urbanity in Cluj (Romania)

**Diana Andreea Galos, Center for Housing Research, LAVUE, Paris, France and Faculty of Architecture and Urban Planning, Technical University of Cluj-Napoca (UTCN), Romania**

In post-socialist Romania, peri-urbanization surged due to reduced government intervention, the dissemination of neoliberal ideology, a burgeoning middle class, and increased car ownership influenced by Western norms. In Cluj, a secondary city in Romania, skilled professionals and high-wage sectors raise housing prices, driving urban dissatisfaction and middle-class migration to villages. Our objective is to investigate the housing system potential of peri-urban areas. While exploring housing dynamics in Cluj's peri-urban area, we found a blend of urban and rural elements in architecture and lifestyle choices. This fusion reflects emerging housing typologies and showcases the complex interaction between urban and rural influences. Moreover, it's influenced by adaptable housing policies and infrastructure, often following rural and peri-urban migration rather than leading it. Our interdisciplinary investigation unveiled diverse housing patterns, underlining the necessity to define various gradients of urbanity specific to the urban-rural way of life. The criteria for determining urbanity gradients are nuanced, focusing on residents' housing motivations, architectural aesthetics, parcel use, lifestyle, and a sense of connection and belonging to surroundings. Through this article, we will endeavor to uncover the methods of producing housing forms within peri-urban territories that can lead to a satisfactory supply in terms of quality, attractiveness, and sustainability.

## The Determinants of overcrowding in Germany

**Simon Voss, Sebastian Kohl, Free University of Berlin, Germany**

**Max Steinhardt, Free University of Berlin, IZA, Germany**

**Luca Stella, Free University of Berlin, Germany, and Catholic University of Milan, CESifo, IZA, Italy**

In this paper, we explore the factors influencing household overcrowding in Germany, drawing on data from the German Socio-Economic Panel spanning the years 1991 to 2020. Applying descriptive statistics as well as panel regressions, we study the average development of a person's housing space over their life cycle. Moreover, we uncover regional disparities in overcrowding and identify socio-economic factors that are linked with housing space scarcity. In particular, our findings indicate that demographic factors, such as the presence of children, play a more substantial role than economic aspects in determining the likelihood of residing in an overcrowded household. Therefore, our paper emphasizes the necessity of explicitly considering the aspect of children in any housing policy effort aimed at improving living conditions of households.

## Housing vacancy rate in the Netherlands

**Jasper Menger, Statistics Netherlands (CBS), The Hague, The Netherlands**

Under what circumstances do homes become available for new occupation? How does this likelihood differ between senior residents and other age groups? What characteristics of homes and occupants are related to the vacancy rate? As part of an innovation program for housing and living condition registrations (Woonbase), Statistics Netherlands (CBS) investigates how various aspects of moving behavior within the Netherlands can be better observed. In this short presentation, we highlight the vacancy propensity.

More on the Woonbase (Dutch only):

<https://www.cbs.nl/nl-nl/over-ons/onderzoek-en-innovatie/project/over-de-woonbase>

## **Influences of lending growth, house prices, and housing rents on family formation 1994-2020: Evidence from 18 OECD countries**

**Bo Malmberg, Stockholm University, Sweden**

This paper investigates the relationship between housing market conditions, specifically lending growth and house prices, and short-term fluctuations in fertility rates across 18 OECD countries from 1994 to 2020. The study employs a constraint approach, assuming that access to suitable housing is a prerequisite for family formation. Panel data regression models are estimated, allowing for country-specific effects of lending growth and house prices on year-to-year changes in total fertility rates (TFR). The results provide strong evidence that increased lending growth has a significant positive effect on fertility changes in most countries, while the impact of house prices is more varied, with significant negative effects found in some countries. The inclusion of an additional variable, rental yield, improves the model's explanatory power for several countries. The findings support the hypothesis that housing market conditions, particularly access to credit for home purchases, play a crucial role in shaping short-term fertility trends, with the post-2010 lending restrictions introduced in response to the financial crisis having a discernible impact on fertility. The study highlights the importance of considering country-specific housing market characteristics when analyzing the relationship between housing and fertility.

## **Household Trajectories of Immigrant Cleaning Workers in Lisbon, Portugal: A Case Study**

**Saila-Maria Saaristo, Joana Pestana Lages, Instituto Universitário de Lisboa (ISCTE-IUL), Centro de Estudos sobre a Mudança Socioeconómica e o Território, Lisboa, Portugal**

In Portugal, precarious housing for lower-income groups marked the 20th century, and the new millennium has not been different. Immigrants from outside of the European Union are disproportionately affected, facing more overcrowding, unfit housing conditions, and discrimination in access to housing. Many women, especially racialised women, struggling with housing precarity work in the low-wage service sector, not earning a sufficient salary to cover living costs, including their rent. In this study, we explore the dwelling pathways of female immigrant workers in Portugal through the case of cleaning workers at Iscte, the university where we work. Our analysis is based on participant observation and 15 semi-structured interviews conducted with the cleaning workers during 2023 and 2024. Few studies have considered the life and housing trajectories of migrant women in Portugal, despite their long-standing migration and their significant contribution to the Portuguese economy, especially within the care sector. Often depicted as a country of emigration, Portugal has seen a strong increase in immigration in recent years, with the number of immigrants almost doubling from 2017 to 2022. With this research, we hope to shed light on the housing conditions of migrant women, identifying common trajectories that can shape the way towards further conceptualisation of the nexus of migration, gender and housing, from the standpoint of the university as a producer of social categories

## Workshop 18. Minority ethnic groups and housing

### Navigating uncertainty: housing journeys after humanitarian migration and resettlement

**Sheenagh McShane, Ang Li, Karen Block, Rebecca Bentley, University of Melbourne, Australia**

Housing is recognised as a crucial tool in supporting successful refugee settlement, enhancing integration, and fostering mental health and wellbeing. Previous research has shown that people experiencing housing deprivation often enter a cycle of disadvantage and consequently face numerous challenges that continue to make it difficult to secure better living conditions. For refugees, this challenge is compounded by disrupted education, employment, and social networks. To identify those most susceptible to precarious housing and its impact on wellbeing we used a national longitudinal dataset of humanitarian migrants, comparing their housing experiences with those of the broader Australian population using income quintiles. Overall, the housing trajectories of humanitarian migrants were less favorable. Our findings revealed that precarious housing was associated with poor mental health and wellbeing. We find that refugees facing financial vulnerability and lacking self-sufficiency require additional support, particularly in securing stable housing. Our paper highlights the crucial role housing plays in settlement policy and practice for promoting integration and wellbeing.

### PBL: problem-based learning VU?

**Dolly Loomans, Dorien Manting PBL & University of Amsterdam, The Netherlands**

**Fenne Pinkster, University of Amsterdam, The Netherlands**

**The Precarious past/present: a temporal perspective on labor migrants' housing precarity**

Housing precarity is often seen as a first and temporary phase that international migrants accept in order to achieve better living conditions in the future. In this paper, we argue that this linear and progressive understanding of housing does not reflect how precarity persists and endures beyond the first period of arrival. Building on 30 housing biographies of Polish labour migrants in the Netherlands, we study how different facets of housing precarity are part of, and shape, housing experiences over time. We found that challenging housing conditions often form a persistent feature of housing arrangements of labour migrants, not just materially, but also socially and emotionally. While incremental improvements are achieved over time through numerous transitions and trade-offs, even for those who do manage to secure better housing, experiences of housing precarity linger on. We thereby show that, ultimately, housing precarity is not just about housing conditions, but experiential and becomes embodied, shaping decisions and aspirations about housing over time.

### “Living by packaging”: housing pathways of African migrant entrepreneurs in Guangzhou

**Gideon Bolt, Xin Jin, Pieter Hooimeijer, Bas Spierings, Utrecht University, The Netherlands**

With China's entrance into the WTO an increasing number of international migrants have moved into Chinese cities, ranging from professionals, diplomats, and journalists to entrepreneurs, students and refugees. The efforts to manage this migration is fraught with ambiguities. Business is welcomed but visa requirements are

very strict and surveillance by local law enforcement is abundant. For African migrants in particular everyday discrimination further adds to the exclusion from larger parts of the city and to insecure housing. This article analyses the housing pathways of African entrepreneurs to identify the way in which they find access to housing over time and space in an institutional and geographical context that is highly constrained by formal rules and (informal) practices of urban gatekeepers. Drawing on several rounds of extensive participant observation and 40 in-depth retrospective interviews detailing the migration biographies, the results do not only show the agency of migrants through the coping strategies they employ. They also show how transiency in housing arises from social practice, the interaction between the needs of the migrants and the interests of their landlords.

## **Housing mobility at key transition points: the experiences of minoritised ethnic communities**

**Deborah Menezes, Gina Netto, Heriot-Watt University, Edinburgh, United Kingdom**

Housing is a key consideration among individuals who are at transition points in their life course, such as obtaining a job, having children, getting married or separation from a partner. Such events are best understood as nested within a web of interrelated factors which provide the context for understanding the role of housing in enabling individuals to achieve their aspirations. Consequently, housing decisions and transitions are not just the unbounded choices of individuals but shaped by macro-scale opportunities and constraints as well as micro-level resources and restrictions. In this paper, we combine the housing pathways framework with an intersectional approach to increase understanding of the ways structural and agentic factors influence access to the social rented sector and are complicated by ethnicity and other dimensions of inequality in social housing at key transition points. We draw on in-depth interviews with thirty diverse Minoritised Ethnic (ME) individuals across Scotland to highlight drivers and barriers to housing transitions and reveal how diverse individuals reflexively exercise agency through employing adaptive strategies, resistance tactics, and advocacy efforts to challenge perceived discriminatory practices and assert their housing rights. We argue that our findings deepen understanding of the critical role of equitable access to social housing in enabling individuals to make successful transitions in an ethnically diverse population.

## **Towards decolonizing housing and planning: reparative development in Palestinian East Jerusalem**

**Michal Braier, Hebrew University of Jerusalem - Minerva Center for Human Rights, Israel**

This research project explores emerging paths towards decolonizing housing and planning practice in Palestinian East Jerusalem through neighborhood planning. In face of the ongoing housing crisis in the Palestinian parts of the city, resulting from years of spatial colonization, discrimination and neglect, the Jerusalem Municipality has recently developed a new master-plan for the neighborhood of al-Isawiyyah. Deviating from common planning practice in Palestinian East Jerusalem, which is based on the logic of elimination and replacement of existing housing construction, this plan proposes flexible implementation mechanisms, including opportunities for formalizing existing urban development, for incremental development and renewal, and for new housing construction. Even more significant, the plan devises an inclusive planning process, in which groups of landowners decide together on the specific built configuration, choosing the scope and combination of formalization, expansion or renewal. The decentralization it introduces into the planning process is thus twofold: from a closed end-state vision to an open-ended process, and from institutional decision making to community agreement. Examining the spatial knowledge

produced through these processes, I hope to shed new light on the conditions required for marginalized communities to reclaim their right to the city, through sustained civil struggles and negotiating urban change.

## **Persistent gap in homeownership attainments among grandchildren of non-European immigrants to France**

**Arthur Acolin, University of Washington, United States**

This paper examines the homeownership outcomes of immigrants to France (1st generation) and their children (2nd generation) and grandchildren (3rd generation). The findings indicate that, as already shown in France and other countries, immigrants and their children experience lower levels of homeownership overall (30% and 35%) than individuals without recent ties to immigration (56%) with substantial variations across groups. Immigrants and children of immigrants from European countries have substantially higher homeownership than immigrants and children of immigrants from non-European countries (47% and 56% compared to 26% and 25%). Adding to the literature, we find that the homeownership gap decreased for grandchildren of immigrants (47%) but while it largely closes for grandchildren of immigrants from European countries (51% homeownership rate) a substantial gap persists for grandchildren of immigrants from non-European countries (43% homeownership rate). A substantial portion of the gap (about 65% of the 31pp gap for children countries and 44% of the 13pp gap for grandchildren of immigrants from non-European countries) can be attributed to differences in individual characteristics (age, education, income, and location). However, an estimated residual gap remains after controlling for individual characteristics of 11pp and 8pp for children and grandchildren of immigrants from non-European countries with differences in parental characteristics explaining some of that gap.

## **Demand or local supply? Why some ethnic groups have a lower propensity for home-ownership**

**Aafke Heringa, Statistics Netherlands (CBS), The Hague, The Netherlands**

The 2022 report on Integration and Society in the Netherlands showed that home-ownership is unequally distributed among ethnic groups. While part of the difference can be explained by socio economic indicators, some ethnic minority groups with a similar migration histories, socioeconomic and cultural backgrounds showed unexplained differences in housing situation. An explanation might be found in the regional distribution of these groups as well as local housing supply. Certain groups, like those of Moroccan and Surinamese origin live more concentrated in highly urban areas where there's a far more limited supply of owner-occupied housing, while other groups live in less dense areas. This raises the question to which extent local supply is an explanatory factor in home-ownership and which other factors should also be taken into account to understand housing opportunities for different ethnic groups, such as housing prices and neighbourhood attachment.

# Workshop 19. Multidimensional housing in equalities and wellbeing in Asia-Pacific Region

## Choice-based lettings, Social Landlords and Equitable Housing Outcomes: Structure, Agency and Reflexivity

**Deborah Menezes, Gina Netto, Sacha Hasan, Heriot-Watt University, United Kingdom**

**Mennan Guder, Nazmiye Balta-Ozkan, Cranfield University, United Kingdom**

**Choice-based lettings, social landlords and equitable housing outcomes: structure, agency and reflex**

Developed from the Delft model, Choice Based Lettings systems (CBL), have been extensively adopted by social landlords for allocating housing in the UK. Despite the purported neutrality and customer orientation of the service, its implementation appears to perpetuate existing ethnic disparities by increasing the concentration of minoritised ethnic (ME) communities in areas of deprivation. Notably, little attention has been paid to the systems and processes of social landlords from the perspectives of individuals from ME communities who have engaged with these systems. To help fill this gap, this UKRI-funded study uses a critical realist framework to unravel the complex interplay between the structural constraints inherent in social housing and digital platforms, the racialised social processes of engaging with these systems and the scope for reflexivity and agency among ME individuals. By analysing verbal and visual data from in-depth interviews with 37 ME tenants of social housing and follow up interviews with 15 individuals as well as data from an online survey of 55 applicants from ME communities in England and Scotland, we reveal the ways in which the systems and processes of social landlords hinder engagement with CBL systems. We argue that there is considerable scope for social landlords to work in collaboration with ME communities, web developers, data scientists, service providers, and policymakers, to allow more equitable housing outcomes.

## Adequate housing in Taipei City's private rental market

**Chantalle Rietdijk, National Taipei University, Taiwan**

Since 2017, Taipei City government has implemented a policy to expand the rental housing market with a set of incentives for landlords that brings more affordable apartments to the market. This study applied visual content analysis to online rental housing advertisements to investigate the private rental market's ability to provide adequate housing. The results show limited supply in the affordable price range, structural deficits, and elements contributing to an unsafe and unhealthy living environment. Also, accessibility is not ensured, as 91% of the units are in walk-up buildings. In addition, the prospects of the current policy direction for improving tenants' precarity in the private rental market are weak, as discrimination and lease insecurity are not being addressed. This paper discusses the potential adverse effects of the current policy direction, including hindering urban regeneration efforts and fuelling a "Generation Landlord". A tenant-centred, multidimensional approach to affordability is recommended as a starting point for future policy design.

## **A study on elderly's travel behaviors, activity range, and life patterns in public housing**

**Jinhee Yun, Jaeseong Bang, Eunyoung Seong, Architecture & Urban Research Institute, Sejong-si, Korea**

The proportion of tenants aged 65 or older in permanent rental housing(PH) is 52.2% in 2021, steadily aging. Accessibility to elderly support services for seniors in PH is limited due to space constraints, aging facilities, and the ghettoization of surrounding areas. These factors cause PH elderly to be stuck in small, outdated apartment units or complexes (Stuck in Place, SIP). This study aims to investigate the permanent rental housing neighborhood to find out how to improve its spatial conditions for elderly residents. Therefore, through a survey of elderly living in permanent rental housing, we aimed to determine whether there are differences in characteristics of their travel behaviors, activity range, and life patterns from other elderly and explore the spatial needs to improve the elderly's support and their neighborhoods.

## **Disentangling the intersectional field of education and housing in China: Genesis, strategies and discontents**

**Qiong He, Shenjing He, Department of Urban Planning and Design, University of Hong Kong, China**

Drawing on the Bourdieusian concept of “field” and the theorization of “intersectionality”, this paper proposes a concept “intersectional field” to disentangle the complex interrelations between housing and education in China, where they mutually constitute and co-produce yet trouble and counteract with each other, whereby exerting simultaneous exclusion in cultural and economic (re)production. Drawing on policy documents and 38 in-depth interviews with various stakeholders, we first delineate the genesis and evolution of this intersectional field. We show it is predominantly state-imposed and was also temporarily counteracted and suspended responding to the escalated crises of housing unaffordability and over-competition over quality schooling opportunities, through policies like franchising key schools from the city centre to the suburb and random allotting enrolment. We then demonstrate how middle-class parents strategies simultaneously in both fields. Those with limited socio-economic capacities remain extremely disadvantageous. While discontents to this intersectional field abound, they are self-constrained by the internal logic of the intersectional field and unable to bring fundamental changes. The policy intervention turns out to be merely a spatial reordering that relocates and expands the fierce competition from the city centre to the suburbs while repositioning the suburbs to be the focal point for strategic investment in the intersectional field.

## **Gender, family and the one-child generation: Implications for intergenerational housing support**

**Junru Cui, University of Amsterdam, The Netherlands**

Intergenerational transfers have gained renewed importance in young people's transitions to homeownership. This research, set in the homeowning and patriarchal context of China, addresses gender differences in intergenerational housing practices that reflect dynamics in family and gender relations. It particularly underscores the impacts of major demographic trends such as one-child families and decreasing marriage security, alongside housing market dynamics, on the gendered housing behaviours of young people and their families. Drawing on qualitative interviews with young adults in Shanghai, our analysis unveils that families of the one-child generation, regardless of the child's gender, have become more mobilised around accumulating housing wealth. However, intergenerational transfers remain largely structured by enduring



patriarchal norms. The relationship between family formation and housing has been recalibrated, with young people's homes becoming crucial for intergenerational family wealth. Our findings help elucidate the interplay between gender, family, and housing, which resonates across various contexts where housing wealth holds importance and demographic shifts are underway.

## Workshop 20. Policy and research

### Cooperative housing in Switzerland - A silent public housing policy to answer a loudy crisis

**Valerie Defago, University of Neuchâtel, Switzerland**

In Switzerland, a liberal country, is predominantly a nation of tenants (60% of the population), where access to property ownership is rendered challenging due to high land prices within a confined territory. For tenants, free-market rents are high relative to household burdens; moreover, rents are continuously rising, with the rent control regime proving ineffective. Public policies regarding social housing are discreet if not absent, except in a few major cities.

In this context, housing cooperatives, often referred to as the "Third Way in Housing," are experiencing a renewed interest.

- They are private organizations whose values align with the public interests of housing policy and spatial planning: sustainable construction, measured land use, affordable rents based on costs, diversity and solidarity.
- Consequently, public housing policies delegate to cooperatives the responsibility of providing affordable housing to the population. Public financial support is only indirect (back guarantees), and public authorities are relieved of management, facilitating therefore political support.
- Housing policies are not binding, but public authorities have the option to incorporate cooperative housing into urban planning, which enables a holistic approach to housing and the sustainability issues of the territory.

In our research (<https://data.snf.ch/grants/grant/204453>), we suggest that housing cooperatives are nothing short of a laboratory for sustainable ownership.

### From unreachable oases to undesirable deserts

**Reetta Marttinen, City of Helsinki, Finland**

Housing is more expensive in Helsinki than in other parts of Finland. The housing prices have also segregated in Helsinki. The housing prices have increased faster in the city centre than rest of the city. Housing is the highest living cost and the housing cost burden is high in Helsinki. Therefore, affordable housing is one of the strategy targets of the City of Helsinki as well as a target was set in the Helsinki housing policy to make an Affordable Housing Index to compare the housing costs to the income of different kinds of households. Yet, the city only has a few policy instruments to impact housing affordability and attractiveness of neighbourhoods, whereas the Finnish government decides upon broader instruments. Families form a significant group of the movers away from the city. Migration out of Helsinki has increased during the pandemic. The present volume and direction of migration has recovered since, and significant part of the annual population growth comes from immigration. Due to the current housing market and construction slump, the suburban areas and thus more moderately priced neighbourhoods may increase their

attractiveness. This paper creates an overview on housing market dynamics in the Greater Helsinki Area and how certain areas have may be more desirable in terms of housing affordability. In addition, the paper discusses the policy instruments the city can use to tackle the issue. Keywords: Affordable housing, neighbourhood attractiveness, migration

## Turning tides - Recent paradigm changes in Dutch housing policy

**Martijn Eskinasi, Ministry of Housing and Spatial Planning, The Hague, The Netherlands**

**Marko Marskamp, AT Osborne, consultant and former project leader for BZK of general policy review**

In the recent past, the Netherlands had a reputation for strong housing policy: state guidance for new large scale housing construction, a strong position of housing associations, fiscal and income support for home owners and tenants and a large Ministry of Housing and Spatial Planning. In the past two decades, decentralization and reliance on market forces have interplayed with macroeconomic and other external developments, leaving the Netherlands in a situation of rapid price increases, housing shortage and insufficient coordination between government tiers and non-state actors. Since 2022 the government, however, decided to try to turn the tide and reestablish stronger national governance of housing policy, through a national agenda for housing and construction, six related policy programs, significant changes to legislation, subsidy programs for construction and new agreements with important actors. During the period of this perspective shift, a so-called Comprehensive Policy Review (CPR) was carried out. In this paper we reflect on the policy shifts in recent years and the methodological challenges through the lens of evidence-based policy-making. For this we shortly stop over at the congruence between policy recommendations in the CPR and other relevant advice and present our preliminary conclusions how housing research can help improve housing policy and make housing systems work.

## If the attractive city is increasingly unaffordable. Evidence from the housing market in Milan

**Marco Peverini, Massimo Bricocoli, Lorenzo Caresana, Polytechnic University of Milan, Italy**

The concept of housing affordability - original translation of the English term housing affordability - identifies the relationship between housing costs (prices, rents, expenses, etc.) and the economic capacity (incomes, wages, etc.) of individuals and households (Bricocoli and Peverini, 2024). The manifest affordability crisis has been labelled by some as an inexorable condition in successful cities. While agreeing on the structural causes of the housing crisis (Madden and Marcuse, 2016), we hypothesise that affordability-oriented regulation and urban planning tools make a difference in outcomes. As land rent has been the main driver of soaring housing prices (Knoll et al., 2017), urban and spatial planning - as the primary regulator of the distribution of land rent - has the potential to convert the success of cities into prosperity or exclusion. The contribution will present the outcomes of the research activities of the Affordable Housing Observatory, based on the quantitative analysis of data on affordability trends (prices, rents, incomes, etc.) and discussing the research fronts that it is important to undertake in order to understand the dynamics and implications that urban planning and public policy choices have on housing access. The analysis identifies some relationships between the dynamics of increasing unaffordability of the housing market, the ineffectiveness of some planning devices oriented towards social housing and the emergence of the hinterland.

## **Affordability indicators fit for purpose in UK's ongoing housing crisis**

**Glen Bramley, I-SPHERE, Heriot-Watt University, United Kingdom**

Defining and measuring “affordability” has been an ongoing theme in housing studies for several decades, not least because of recurrent or ongoing policy crises relating to both access to housing and financial sustainability for households across many countries. In earlier work the author and others have argued that the way affordability is measured and any standards or norms which are set should relate to both practical considerations in housing and financial administration and to broader principles of equity and social welfare. In particular, it has been suggested that recommended norms should rest in significant part on evidence relating to the adverse social outcomes of infringement of such norms. This paper reviews recent UK evidence bearing on this from analysis of several large-scale household surveys, and comments on where in practical policy such norms should play a role.

## **Crafting comprehensive housing affordability indicators for policy enhancement in the Czech Republic**

**Vojta Kuna, Ministry of Regional Development of the Czech Republic**

In response to the critical need for detailed and diversified data on housing affordability, this project develops a dataset for the Czech Ministry of Regional Development aimed at refining housing policy. Previously, comprehensive data detailing affordability across different geographical regions and socioeconomic groups was lacking. Our initiative bridges this gap by assembling a varied set of indicators, inspired by international practices, to capture market conditions with a high degree of regional detail. This includes price to income ratios, rent to income ratios, and long-term time series based on SILC data encompassing expenditure to income ratios, housing cost overburden rates, residual poverty, subjective burden, and housing deprivation. We employ these indicators to construct an interactive dashboard. This tool not only serves internal stakeholders for nuanced policymaking but also engages the public through an accessible and visually appealing presentation format. By providing a comprehensive view of housing affordability over time and across various demographic cuts, our work supports a more informed policy development process, aiming for targeted and effective interventions in the housing sector.

## **Continuities and discontinuities in financing affordable housing in Austria between 1990 and 2023**

**Gerald Koessl, Austrian Federation of Limited-Profit Housing Associations, Austria**

**Dara Turnbull, Housing Europe, Belgium**

Austria has several elaborate instruments to finance the construction and the management of affordable housing, both public and private. The main public instrument, which helps deliver both new affordable housing and finance renovations is the Wohnbauförderung der Länder, the provision of funding via the nine regional governments in Austria. While this instrument has proved a relatively stable source of funding for affordable housing providers for many decades, especially for limited-profit housing associations, recent developments in the housing market such as rapidly rising interest rates and construction costs have presented a number of challenges.

This paper takes stock of the system of public housing finance in Austria by looking at the continuities and discontinuities between the 1990s and 2023, both in terms of public spending and in terms of the delivery of new affordable housing. The paper will do this by drawing on data on affordable housing finance and on data

gathered and published by the Austrian Federation of Limited-Profit Housing Associations. In order to highlight dis/continuities as well as the convergences and divergences from European trends, the findings for Austria shall be presented in a European context. This policy analysis and review aims to add nuance and contribute to discussions on the future architecture of housing finance at a time when many housing providers across Europe are struggling to provide sufficient affordable housing.

## **Housing boom and/or bust: the upsurge of new multi-family housing in Serbian shrinking cities**

**Branislav Antić, University of Belgrade, Serbia**

The population census in 2022 showed that 90% of Serbian cities were shrinking. The demographic decline of Serbian cities has obviously become long-term and serious challenge for their socio-economic prospects after the collapse of socialist Yugoslavia in the 1990s. Smaller cities are especially vulnerable in this case due to their size, with more extremes with rapid urban shrinkage.

However, housing sector in shrinking Serbian cities presents a paradox in this discourse, as the booming construction of multi-family residential buildings has happened parallel to their shrinkage. It can be interpreted by the specific mix of national and local policies. National policy generally supports new multi-family housing to “service” big private investments. Local policy unofficially uses it as one of the most lucrative ways to make economic advantages despite declining population. Therefore, the whole policy setup can be labelled as innovative in a very unconventional sense.

The aim of this research is to explain these specific circumstances, focusing on the “pro-multi-family-housing” legislative and planning elements that shape the mentioned boom in Serbian (shrinking) cities. The research is exemplified by a multi-case study on six medium-sized cities in north Serbia. The overlapping of the contextual analysis and the study prompts the final discussion about this housing model – is it long-term sustainable and, if not, what can be done to prevent a boom-and-bust effect?

## **Workshop 21. Private rented markets**

### **A human rights take on co-tenancy for cohabitants in the Flemish Region (BE)**

**Erika Verscheure, Catholic University of Leuven (KU), Campus of Brussels, Belgium**

In recent years, all three Belgian regions have adopted a legal framework on co-tenancy (renting a home together). These were prompted by the need to adapt the law to the increased demand for shared living solutions among certain population segments, due to societal challenges such as thinning of families and mobility of workers and students. Shared housing offers a flexible solution to deal with entry barriers on urban housing markets in property as well as tenancy.

The European Convention on Human Rights offers one approach, as well as the case law of the European Court, provide guidelines for national tenancy law as to how to strike a balance between the interests of co-tenants and the landlord. Moreover, the usefulness of this approach extends to other areas of (public) law, which may sometimes produce adverse consequences for co-tenants who live together.

The ultimate goal of this research is to evaluate the new co-tenancy regime in the Flemish region - inspired by the Dutch and the French regimes, to uncover potential tensions and to propose solutions or alternatives. The

presentation furthermore addresses up to three examples of concrete issues: (i) the need for a legal co-tenancy regime in the first place, whether compulsory or optional, (ii) continued tenancy after decease of a co-tenant, and (iii) the need for a right to continue the tenancy agreement in case of serious disruption of the relationship between co-tenants.

## **Landlords - Attitudes towards age-friendly adaptations in the private rental housing sector**

**Eva Severens, Ruth Stevens, Ann Petermans, University of Hasselt, Belgium**  
**An-Sofie Smetcoren, Free University of Brussels (VUB), Belgium**

A large part of the private rental housing stock in Flanders, Belgium, is not adapted to older people's rising desire to age in place. This puts older private renters in a vulnerable position as it is unclear, based solely on Flemish policy, which elements of the dwelling they are allowed to change. Therefore, this paper studies Flemish landlords' attitudes towards age-friendly adaptations in the private rental housing sector. Exploratory interviews with five landlords were conducted by (interior) architecture students, using their designs of age-friendly adaptations as boundary objects to stimulate conversation. The results suggest that finances, empathy and cultural norms are influential factors on landlords' attitudes, as well as background and past experiences. Particularly, landlords' negative attitudes often stem from trying to protect their own well-being. Thus, to design impactful age-friendly adaptations, both the tenant's and landlord's well-being should be taken into account.

## **Challenges and opportunities for the cost rental sector in Ireland**

**Bob Jordan, Carissa Dieli, The Housing Agency, Dublin, Ireland**

Cost rental is a newly established tenure in Ireland provided for in legislation by the Affordable Housing Act 2021. The target groups for cost rental tenancies are households and individuals with incomes above social housing limits but who cannot afford to purchase or rent their own homes on the open market. Rents are set to cover only the costs of financing, building, managing, and maintaining the homes. There is growing momentum behind cost rental housing in Ireland with a target of providing 18,000 cost rental homes by 2030. All key players in the housing industry - Approved Housing Bodies, the Land Development Agency, local authorities, and the private sector - are now engaging with cost rental housing. Challenges and opportunities exist in Ireland's provision of cost rental housing for policymakers, providers, and tenants. For each challenge, however, there is an opportunity to learn from other cost rental systems and improve the tenure.

## **Sorting low-income tenants across residential space: Marseille's city centre landlords**

**Margot Bergerand, University Paris-Nanterre, France**

The private rental sector plays a crucial role in France to cater to the needs of low-income households, which brings urban planners to refer to it as "de facto" social housing. Social housing stock is low compared to demand, and tenants with insecure employment, single parents, welfare recipients and undocumented immigrants can't always access social housing or tend to be confined to its most depreciated neighborhoods, especially in very segregated cities such as Marseille.

Private landlords plays a key role in providing these families with access to housing (even though it may be substandard), but they can be seen as "residential gatekeepers", as their selection practices tend to sort

tenants across the urban space (Rosen, 2014). This paper explores how landlords sort potential tenants, and is based on my thesis fieldwork including interviews with 38 landlords, 15 tenants and on the observation of legal advice organizations. My results show that landlord selection practices sort tenants in different market segments, according to income and guarantee requirements. Economic criteria and the possibility of securing rents come first when choosing a tenant, however, these criteria are adjusted according to the way landlords make moral, social and racial categorizations of potential tenants. This can lead to discrimination of tenants which are viewed as undesirable, but also impacts rental relations.

## **Regulating criminal private landlords in England: the role of local authorities**

**Caroline Hunter, University of York, United Kingdom**

The paper comes from a large UK project on “Understanding criminality in the private rented sector” funded by the ESRC. The “Housing Justice” work package investigates when and how local authorities decide to take legal action against criminal landlords. Local authorities’ housing powers are found in the Housing Act 2004, the Housing and Planning Act 2016, and the Protection from Eviction Act 1977. Using interviews with officers from a number of English local authorities we unpack: how they choose between enforcement options, including the differences between using criminal prosecutions and civil penalties; challenges in enforcement including dealing with the complexity of property ownership; and the role of inter-agency working.

## **The social vibe of the tenant/landlord relationship in a “tenant-market”: the case of Romania**

**Adriana Mihaela Soaita, University of Bucharest, Hungary and University of Glasgow, United Kingdom**

There has recently been a burgeoning interest in private rental housing, yet few studies have addressed the tenant/landlord relationship as lived. This paper contributes related insights from the “young” markets of Eastern Europe where the tenant/landlord relationship is entirely market-based but embedded in specific cultural norms and supply/demand balances. Drawing on cultural theories of risk and rich qualitative data from tenants and landlords in Romania, this paper examines narratives of risk and repertoires of risk mitigation practices of the relational risks of renting. Findings portray a supply-rich market where tenants have market-power hence financial checks on tenants are socially unacceptable, evictions are rare, and most tenants feel at home in their rented properties. In this tenant-market, landlords rely on the social vibe of the first tenant/landlord encounter, showing openness to construct win-win collaborations. These less institutionalised practices seem more inclusive to tenants’ economic unpredictability but high rents push the poor, and ethnic stigmatisation drives the Roma “others” into alternative housing.

## **Tenant and landlord experiences of the Maltese residential rental market**

**Brian Micallef, Housing Authority Malta**

This study was conducted to understand the demographic and socio-economic nature of tenants and landlords in Malta and to gauge their experiences, satisfaction and awareness levels, following the introduction of the Residential Leases Act in January 2020. It involved the collection of primary data from tenants and landlords using computer-assisted telephone interviews. A total of 800 participants, drawn at random from the residential rent registry, aged 18 years or over, of multiple nationalities were interviewed. Of these, 400 responses were drawn from tenants and 400 from landlords. In terms of profile, almost all

landlords are Maltese but 90% of tenants are foreigners. Among the key findings, tenants were more satisfied than landlords with the protection of their rights. On the contrary, awareness about the Residential Leases Act was mixed but higher among landlords.

## Workshop 22. Residential buildings and architectural design

### The need for an emerging housing system: flexible resilience in post-disaster housing

**Esin Hasgul, Istanbul University, Turkey**

**Ahsen Ozsoy, Isik University, Turkey**

The phenomenon of housing is on the agenda with different areas of discussion in many European countries. Housing solutions produced for these agendas, on the other hand, reveal the problem of seeking a quick response to the sudden problems that arise about the place. The earthquake disaster in Turkey in 2023, which affected 11 provinces, reminded us again of the importance of proposing ‘housing systems’ for the problems that are always on the agenda but arise suddenly.

Considering “housing as a system” and associating the components of the system with emerging problems requires an analytical approach to housing. In emergency scenarios, resilience of all actors can be accompanied by flexible solutions. This research aims to examine the post-disaster period as a process and to analyse “housing as a system” as a primary need and to put forward principle decisions. Document analysis is used as the research methodology; theories, analyses and practices produced for disaster scenarios in Turkey are periodically analysed. After analysing the breakpoints, final outputs of the research accept the concept of flexible resilience as a solution proposal and reveal the principles of design at unit, neighbourhood and settlement levels through descriptive coding methodology. With the research, ‘emerging housing system’ approach for disaster scenarios and related flexible resilience design principles are presented as a system proposal in housing.

### Multi-story incremental housing for urban affordability

**Elif Cemre Celikcan, Baskent University, Turkey**

**Ahsen Ozsoy, Isik University, Turkey**

Incremental housing meets the minimum need for a certain period and allows for development and expansion over time in case where the user does not have the economic means to afford the cost of the entire dwelling. Today, incremental housing should be considered not only for the poorest segment in the urban environments anymore, where the affordability problems apply to a wider range of urban residents than before.

However, there are some disadvantages in its application in urban settlements since the provision of incremental housing generally focuses on producing a single dwelling on a single plot. These disadvantages such as creating low-density settlements, increasing land costs per dwelling, and high infrastructure costs in the first phase hence increased public expenditures in terms of management and operation, are possible to be overcome by applying the method to multi-story residential buildings.

For this purpose, the study discusses the project “Üzmit Project of New Settlements”, a participatory housing project with industrialised construction techniques in 1970s. Although the Project was not planned as a multi-story incremental housing, holistic solutions for its sociological and technological novelties addresses a potential for the subject.

## **Mecanoo’s Kruisplein youth housing: a critical project on HAT housing policy for small households**

**Elena Martinez-Millana, Delft University of Technology, The Netherlands**

One- and two-person households are predominant in most developed countries; moreover, they are the fastest growing, including the Netherlands (75%). This trend dates back to the 1960s, when they started to increase sharply due to social, economic and political developments, leading towards a more diverse society (38%). In 1975, the Dutch government responded to this new demand by introducing so-called “HAT units”, one and two-person housing units, through the Nota on Housing for One and Two-person Households (Huisvesting Alleenstaanden en Tweepersoonshuishoudens). Over 77.000 HAT units were built between 1975 and 1995. This paper analyses a project developed under the impact of this innovative housing policy: the Youth Housing Project (Jongerenhuisvesting) in Kruisplein, Rotterdam, by Architectengroep Mecanoo, designed and built between 1981 and 1985, which introduced innovation in housing design by offering a critical perspective on how the housing problem of target groups such as young people was addressed at the time.

## **The Architecture History of Social Housing in Belgium. Social Housing, the Offspring of Capitalism**

**Gerald Ledent, Catholic University of Leuven (KU), Belgium**

The history of social housing is intertwined with that of capitalism. Since the end of the Middle Ages, the capitalist economy has put housing under pressure through rising land prices, construction costs, interest rates, and, consequently, rents. As a result, for many, housing became scarce or of mediocre quality. To overcome these problems, various initiatives emerged throughout history, leading to a variety of affordable housing forms.

This article focuses on an analysis of the architectural solutions put in place throughout history to address housing affordability. It focuses on Belgium, with examples from the pre-machinist era, followed by initiatives linked to the Industrial Revolution, the post-war reconstruction, and, at present, the pressure on the housing market, particularly as a result of its financialization. Each example is redrawn with similar codes and scales to enable an objective typological comparison.

These examples demonstrate the architectural inventiveness to embody alternatives to capitalism such as cooperatives, State-led initiatives, emphyteutic leases, community land trusts, etc. Nevertheless, facing this socio-political issue, one must bear in mind that architecture is never the solution but rather the expression of alternative economic models.



## **Housing literacy and animated infographics (Former title: Digital humanities for housing pedagogies)**

**Dikla Yizhar, Tel Aviv University, Israel**

The paper examines the application of digital humanities in housing pedagogies. For young students, digital interfaces are intuitive, enabling them to bring humanities and housing studies together and introduce critical moral questions into current challenges. The article focuses on animated infographics: a digital medium using visual aids to explain a concept, product or process - as a tool for housing education. This tool combines storytelling and information editing, providing a framework for students to develop a short research process around a given topic and to formulate their personal position.

The research is based on 23 animated-infographic videos created by groups of architecture students in Israel in 2023-24. The objectives of this exercise were to expand their housing vocabulary; model alternatives in the face of demographic, environmental and availability challenges; and specifically, address the housing crisis in Israel and Gaza following the recent war. Each group created a video explaining a different residential model, addressing aspects such as residential principles, social relations, production mechanisms, architectural typologies, and applicability.

This paper analyzes the groups' research process, films, scripts and raw data using qualitative-interpretive methods. The analysis is based on emerging criteria at the intersection of housing, pedagogy, technology and the humanities.

## **Narrative-spatial thinking in teaching the design process of house architecture**

**Mohsen Afshari, Fateme Kazemi Najafabadi, Art University of Isfahan, Iran**

One of the important functions in the field of architecture education is designing houses and residential environments, for which courses are considered in the Bachelor of Architecture program. Housing design is associated with the consideration of the preferences of the future residents' lives, so in this research, the preferences of the residents were investigated in the form of the application of narrative-spatial thinking in the teaching of the architectural design course in Bachelor of Architecture at Art University of Isfahan. Narrative-spatial thinking receives the residents' life preferences in a continuous narrative of event-spaces through an in-depth interview and uses it in the process of designing optimal spaces. The research method is Action-Research based on observing and documenting the students' design process. During the semester, basic teachings on how to use the application of narrative-spatial thinking in the housing design process, engaging students with narrative-spatial thinking by going beyond functional ideas, and how follow the narrative-spatial ideas in sketches was practiced. The research findings were presented in four sections; 1) Interview with future residents to understand the narrative of life in desired spaces; 2) ideation sketches with narrative-spatial thinking; 3) The stages of converting narrative-space sketches into plans and; 4) the design results based on narrative-spatial thinking.

## Workshop 23. Residential context of health

### Mental health at the intersection of food insecurity and housing insecurity among adults

**Allyson Lamont, University of New Brunswick, Canada**

**Julia Woodhall-Melnik, University of New Brunswick (HOME-RL), Canada**

**David Speed, University of New Brunswick, Canada**

Food and housing security are pervasive social determinants of health. Recent, novel findings suggest that experiencing both food and housing insecurity concurrently may be associated with a cumulative, adverse effect on mental health: however, these data as are rather limited. Thus, we lack a clear understanding of the effects of food insecurity on the mental health of individuals experiencing housing insecurity, which represents an important area for exploration given its importance in generating evidence-based policies. This study uses data from the NB Housing Study to examine the associations between food insecurity and mental health outcomes in subsidized housing applicants in New Brunswick, Canada (N = 202). Scores on a modified version of the U.S. Household Food Security Survey Module (HFSSM) are regressed individually onto scores on the Centre for Epidemiologic Studies Depression Scale 10 (CES-D-10) and the K6 non-specific distress scale using hierarchical linear regression, as well as onto presence of a mental health diagnosis (yes/no) in a hierarchical regression logistic regression model. Results suggested food insecurity is associated with greater anxiety symptoms,  $b = 0.41$ ,  $SE = 0.18$ ,  $t = 2.33$ ,  $p = .02$ , but lower odds of a mental health diagnosis,  $OR = 0.74$ ,  $95\% CI [0.58, 0.93]$ ,  $z = -2.53$ ,  $p = .012$ . These findings support exploring interventions to mitigate food and housing insecurity to address anxiety in this population. Implications are discussed.

### Literacy and health inequalities in housing: Investigating thermal and noise vulnerability

**Yaneira Wilson, Ecole Supérieure des Professions Immobilières, Centre for Housing Research, LAVUE-CNRS. School of Architecture Paris-Val de Seine, France**

**Yankel Fijalkow, Centre for Housing Research, LAVUE-CNRS. School of Architecture Paris-Val de Seine, France**

Since the 2000s, several international studies have shown that housing is an unevenly distributed determinant of physical and mental illness. To understand how social inequalities in health are linked to social inequalities in housing, the SAPHIR research program is studying buildings sampled according to their date of construction, subject to different thermal and noise standards. Through individual and group interviews, it identifies “places and issues”, “critical situations” and “trade-offs” resulting from “residential stress.” Using three buildings located in the center, periphery and southwest suburbs of Paris, two forms of social inequality in housing health are analyzed: fuel poverty and poor soundproofing. When incorporated with the quality of the built environment, factors such as housing choice, control over the environment and ability to plan for the future are reflected in residents’ literacy, which is highly developed at opposite ends of the socioeconomic spectrum. This leads us to question the notion of “spheres of justice” in the field of social housing, and the third-party role of researchers working with tenants and landlords.

## Neighbourhood profile, attitude towards the neighbourhood and well-being: Signs of spatial sorting

**Gijs Westra, Uppsala University, Sweden**

**Karen Haandrikman, Stockholm University, Sweden**

Recently, spatial sorting of well-being at the neighbourhood level has received attention. Nevertheless, most studies focus merely on the distribution itself or one aspect of the neighbourhood, such as socioeconomic composition, in relation to well-being. This study examines well-being by neighbourhood type, and how attitudes to the neighbourhood play a role. The study uses the Neighbourhood Survey 2020, based on a representative sample of Swedish neighbourhoods, including data on life satisfaction and neighbourhood attitudes, sampled in different neighbourhood types. We find that residents living in neighbourhood types with low income, high unemployment, and large shares of non-EU migrants experience lower well-being. This association is absorbed if controls for attitudes to the neighbourhood. Moreover, residents in homogeneously Swedish areas have lower levels of well-being that cannot be explained by neighbourhood attitudes. In terms of neighbourhood attitudes, the desire to stay and to see the neighbourhood as a “good” place are associated with increased well-being. We conclude that there is a clear but heterogeneous spatial sorting of well-being: socioeconomically weaker and migrant populations are sorted in less desirable neighbourhoods, where more negative attitudes towards the neighbourhood might lead to lower levels of life satisfaction. On the other hand, residents of homogenous areas have a lower well-being, for which a clear explanation is absent.

## Influence of Types of Companions on Satisfaction of Walking

**Chul Sohn, Gangneung-Wonju National University, Korea**

Walking is a healthy exercise method that anyone can put into practice at a low cost. We can enjoy taking a walk alone, but we can also enjoy it with others. In order to further promote walking that is beneficial to our health, walking should be a pleasant physical activity. Factors that can make walking enjoyable physical activity are various, such as the weather at the time of the walk, the surrounding environment, and the companion. This study analyzed the effect of the type of companion during walking on the satisfaction of walking for various age groups in Korea. And through the results of the analysis, various ways to increase the enjoyment of walking and induce the practice of walking were discussed. For this study, the data from the 2019 Time Use Survey conducted by the Korea National Statistical Office were used. In the survey, respondents are required to record their primary behavior, along with one secondary behavior, who they were with, and whether they were using an ICT device in 10-minute time blocks over two days. After recording the day's activities, the respondents are asked what kind of activity they felt the best during the day's activities, and the relative satisfaction level of the best activity is selected from very good, fairly good, or slightly good. In this study, respondents who chose walking as the best activity were selected and analyzed how the relative satisfaction level of walking varies according to the type of companion during walking.

## Workshop 24. Residential environments and people

### Building form diversity and housing mix: empirical tests with refining diversity measurements

**Zhuoshu He, National University of Singapore**  
**Ye Zhang, Tsinghua University, China**

This study examines how neighborhood-level built form diversity relates to tenure mix and dwelling mix, which has been overlooked regardless social mix and physical diversity have been perceived as connected. Weakness in measuring diversity is a cause. Under a framework of diversity comprising variety, balance and disparity, we refine measurement of built form diversity through combining multiple algorithm and indices. 306 Buurtens in Amsterdam are analyzed. Based on four building attributes and clustering algorithms, five building types are identified, capturing disparity of urban fabrics. Balance of building types and disparity of attributes are tested with tenure and dwelling mix by regression models. Results indicate that building form diversity has significantly positive association with both tenure and dwelling mix, providing arguments for planners on the role of built form diversity in facilitating social mix. We further discuss about improving diversity measurements, and exploring potential factors that promote social mix.

### Privileged mutations: enacting residential lifestyle mobility in pandemic times

**Adriana Mihaela Soaita, University of Bucharest, Hungary and University of Glasgow, United Kingdom**  
**Claudia Popescu, Bucharest University of Economic Studies; Institute of Geography Romanian Academy, Romania**

We take the case of desired residential mobility during the pandemic with the intent of going beyond understanding the pandemic as disruption, framing it instead as creative destruction. By revisiting Joseph Schumpeter's classic thesis, we transpose its economic into a social vocabulary of new "lifeforms", "mutations" and "wants" that innovative agents' movers, in our case enact in their quest for the "good life"/"good home". Drawing on 77 qualitative questionnaires, we examine how urban-to-rural and urban-to-urban movers negotiated the pull-and-push factors of relocation, and to what extent changing house fits a model of lifestyle change. Proposing the metaphor of "privileged mutations", we cast urban-to-rural moves as lasting and thorough creative destructions: old housing wants are rendered obsolete and "revolutionary" new ones are being created, a process which may set in motion a second creative destruction, that of place. However, the landscape of residential mobility during the pandemic also comprises quiet transformations driven by a quest for home comfort that those relatively privileged have always pursued along life-course while remaining attached to the buzz of urban life. Observing the rich potential and underuse of the Schumpeterian perspective in social sciences, we invite scholars to consider its explanatory power in future research.

## Urban forms of residential segregation in the context of Czech cities

**Jana Zdrahalova, Pavlina Sucha, Czech Technical University, Czech Republic**

Urban segregation is increasing worldwide as social inequalities are constantly growing. Segregation results from many diverse factors, such as economic forces, cultural background, individual preferences, and different housing policies and has many manifestations worldwide. In this text, I focus on the impact housing and planning policies and the welfare state have on the urban characteristics of housing of the socioeconomic weak. The work presents the outcomes of the first year of my doctoral studies. To compare within one culturally and historically coherent area, I focus on the Czech Republic and the period between 1950 and 2020. This time covers the stage of a solid social state and the transition to the post socialist era. I use existing urban geography data about the distribution of people with financial housing support and describe the territories with urban morphological characteristics of the environment.

## Cultural-social factors affecting the durability of housing

**Mohsen Afshari, Sima Khaleghian, Mahsa Payedar, Art University of Isfahan, Iran**

This study investigates the cultural-social aspects of factors affecting the useful life process of contemporary housing in Iran. The nature of this study is applied and is a survey in terms of the research approach. Data collection and analysis were done within five steps in this study. In the two first steps, a library list of cultural-social criteria affecting the durability of housing was prepared and evaluated by the experts. Accordingly, ten cultural-social factors, affecting the useful life of housing were identified: a sense of belonging, flexibility, modernity, media, playing the role of the operator in the design and construction process, social class and dignity, neighborhood, access and local services of the city, spatial quality, and security. In the next steps, the effect of criteria extracted from people was assessed, the criteria found by experts were ranked and weighed by using AHP method. The research findings were done through comparative summarization among people and experts' prioritization regarding cultural-social criteria. The consensus of people and experts on the importance of two security and spatial quality factors as the most important cultural-social factors affecting durability indicates the special influence of these two factors on individuals' tendency for longer use of housing.

## User-client involvement & participation in private housing

**Audrey Mertens, Çidem Yönder, Yaprak Hamarat, Catherine Elsen, University of Liège, Belgium**

This paper investigates the perceptions and practices of Belgian architects regarding user-client involvement in the private dwelling design process. The investigation is based on insights from 15 interviews with practicing architects. We focus on three major issues: (1) current ways of involving user-clients in the design process, (2) the expected roles and levels of involvement of user-clients, as well as (3) architects' understandings and views on participation in architectural practice. Findings show that architects mostly rely on conversation-based interactions, limiting user-clients' involvement. We also identify some tools and techniques architects use to move beyond conversations (ex.: virtual reality, mood boards, probes...). Architects insist on the uniqueness of private housing for user-client involvement. Still, they prefer consultation rather than proactive involvement, such as gathering feedback without relinquishing control. Architects don't always interpret participation the same way. There is a tension between desire for collaboration, practical challenges of managing expectations, and maintaining project integrity. This paper contributes to a nuanced understanding of user-client involvement in private housing design, highlighting both potential and limitations, while also underscoring remaining resistance to participatory approaches in

current practices. This contribution aims to inform architectural design methodologies for a people-focused approach.

## **Revitalization of residential environments: the case of two Mexico City neighborhoods**

**Hélène Bélanger, University of Quebec, Montreal, Canada**

**Henny Coolen, Independent researcher, The Netherlands**

In 2015 the local government in Mexico City announced the revitalization of Pushkin Garden located in Colonia Roma Norte, a gentrifying area at the edge of a working class neighborhood called Colonia Doctores. This type of physical revitalization of residential environments involves the construction, modification and destruction of affordances for both long-time residents and prospective new inhabitants. These physical transformations may trigger other processes such as economic transformations and socio-cultural dynamics. All these processes involve actors and outcomes at different levels (individual, household, organizational, institutional). In this paper the case of Colonia Roma Norte and Colonia Doctores will be studied in terms of an individual's developmental niche. A developmental niche consists of an individual's developmentally relevant environments (both physical and non-physical). Such a niche will generally exist at multiple scales of space and time. It considers the individual life cycle to be embedded in a broader developmental context. Since the transformations involved may attract new inhabitants with different lifestyles than those of the long-time residents, these lifestyles may affect the long-time residents' experiences of their living environment. These environmental experiences are the focus of the empirical material presented in the paper.

## **Space standards and lived experience in Chilean housing**

**Consuelo Albornoz, Pontifical Catholic University of Chile, Santiago**

The study focuses on how perceptions and expectations shape occupants' experiences of design and spatial qualities in recently built typical subsidised housing in Santiago de Chile. Neoliberal policies have pushed minimum space standards to the limit, causing a total commodification of housing. Affordable housing delivery relies solely on the private sector and is accessible only through subsidised homeownership. This model has led to low housing quality, high long-term costs, and a notable failure to meet user needs. Through interviews with residents, the experiences of eight households are studied, examining typical housing projects in relation to regulations, financial models, and cultural context. While Chilean households express overall high satisfaction with their homes, there are many areas requiring improvement, such as housing allocation, space standards, safety, and flexibility.

## **Understanding the drivers for window opening behaviour in Dutch social housing**

**Olivia Guerra Santin, Eindhoven University of Technology (TU/e), The Netherlands**

Housing renovation is seen as an important aspect in the efforts to achieve carbon neutrality by 2050 as well as for the energy transition. While energy efficiency is often seen as the most important goal of building renovation, other building performance indicators, such as indoor environmental quality and occupants' satisfaction, are equally important, since they do not only contribute to the occupants wellbeing, but can also indirectly (and negatively) affect energy efficiency. One of the most influencing factors on building

performance is related to indoor air quality, achieved through both mechanical and natural ventilation. The aim of this paper is to determine what are the drivers of window opening behaviour through monitoring data collected with environmental sensors and windows opening sensors, as well as self-reported data collected from questionnaires and semi-structured interviews. A monitoring campaign was carried out in four social dwellings in the Netherlands. The monitoring campaign lasted 12 months before the dwellings were renovated. Indoor environment sensors, light and movement sensors, and switch sensors in windows were installed. A questionnaire survey and walkthrough interviews were carried out in the three houses. A mixed methodology was used to analyse the data. The results show that households have very different reasons for opening doors and windows. Furthermore, the data originating from the interviews complemented the sensor data.

## **Investigating inclusion in the afterlife of a social housing renovation: the case of Peterbos 16**

**Katja Roslevitc, Viviana d'Auria, Catholic University of Leuven (KU), Belgium**

The energy efficiency objectives linked to regional (and European) policies as well as the degraded state of the patrimony result in an urgent need for renovation of social housing estates in Belgium. These renovations are mostly dealt with from a technocratic perspective, but risk overlooking residents' needs. At the same time, housing policies introduced the concept of inclusion envisioning it as an objective against potential exclusion through and from housing. However, what inclusion means in social housing renovations is far from clear.

This paper will first try to derive a concept of inclusion from the literature based on a scoping review of theories of justice from sociology and philosophy, but also as a recent concern for urbanism and architecture. Social housing will be presented as the place where diverse forms of inclusion and exclusion are performed. The paper then focusses on an architectural-ethnographic fieldwork done by the researcher in a social housing building. Conceived as "afterlife", the period following the actual renovation is seized upon as an important moment to collect personal experiences from residents, social housing companies, and outsider perspectives.

This enables us to test our theoretical conceptualization of inclusion against the findings derived from the fieldwork through a methodology that puts residents at the center. It offers ways to learn in a bottom-up way about the potential of renovation as an inclusion enhancing tool.

## **Towards a better understanding of the capitalization of urban greening**

**Lu Shan, University of Hong Kong, China**

**Zhengxi Fan, Southeast University Nanjing, China**

**Shenjing He, University of Hong Kong, China**

The capitalization of urban green space (UGS) is increasingly becoming an important concern for achieving inclusive and sustainable urban development. Although the relationship between greening and capital investment has been widely investigated, little is known about the role of residential club green space in the capitalization of urban greening. To address this gap, this study put together multiple official data and open data to systematically examine the interrelation between club green space and urban parks regarding accessibility and affordability. The results demonstrate that club greenery profoundly influences residents' daily exposure to UGS. Additionally, residents' general willingness to approach UGS may create a mutually reinforcing effect between the club greenery and urban parks. As the housing premiums reflect, club greenery complements high-level parks (city and district parks) but substitutes small-scale parks (community and

pocket parks). Park quality and neighborhood population density may amplify the substitution effect of club greens, while the level of neighborhood aging shows a contrary effect and is reflected mainly in walking accessibility. Foregrounding the often-overlooked residential club green space in UGS studies, this research offers a novel and useful perspective to enrich the understanding of capitalization of urban green spaces, especially in GCs-dominated urban contexts, thus informing green space planning and policy-making.

## Workshop 25. Social housing: organizations, institutions and governance

### Comparing households who receive rent subsidies and those waiting for social housing

**Clíodhna Bairead, University College, Dublin, Ireland**

Housing demand in Ireland has increased significantly in recent years. A growing population and an under supply of housing has led to housing prices increasing at a much faster rate than incomes. The Irish government has begun to increase the social housing stock, including cooperating with approved housing bodies to increase supply. Simultaneously, reliance on rent subsidies in the private market has become commonplace.

The most common rent subsidy currently in use is the Housing Assistance Payment (HAP). Those who receive this payment qualify for traditional social housing and receive their rent subsidy from their local authority. This presentation compares households who have taken a HAP tenancy to those who have remained on the social housing waiting list between 2016 -2022.

By comparing these households, in terms of household composition, age, gender, household income and geographical location (Urban/Rural), this six year, time series study shows how different households utilize available housing options. This presentation will show how these households differ in relation to waiting or tenancy duration and their housing outcomes.

### Social-ecological housing provision by limited-profit housing associations. The case of Vienna

**Hans Volmary, Technical University of Dresden, Germany**

**Louise Meister, Austrian Energy Agency**

**Benjamin Baumgartner, Vienna University of Economics and Business, Austria**

Housing is at the same time a basic human need and a major contributor to ecological overshoot. Housing provision regularly fails to address either of these two functions, falling short of social minima whilst exceeding ecological ceilings. Against this background, this article conceptualizes social-ecological housing as decommodified, energy efficient and decarbonized, and sufficient. It carries out a multi-level policy analysis of the limited-profit housing sector in Vienna in order to reveal whether and how the policy context is conducive (or not) to the provision of social-ecological housing by limited-profit housing associations. This should contribute to theoretical debates around alleged trade-offs between social and ecological goals in housing policy as well as provide policy learnings for academics and practitioners.



## Expanding the social housing stock in Flanders: the money isn't the problem

**Sien Winters, Katleen Van den Broeck, HIVA - Catholic University of Leuven (KU), Belgium**

**Emmanuel Dockx, UAntwerpen, Belgium**

Even though housing affordability risks in Flanders remain limited from an international viewpoint, a large number of households experience serious affordability problems or live in indecent dwellings. Social housing is the main policy instrument to respond to these problems. But the current supply of social housing is far too low to meet all needs. There is broad political consensus in Flanders that social housing needs to expand, and government budgets for social housing since 2013 have increased in line with a building cost index. Nevertheless, it has become increasingly difficult to allocate the available budget to new investment projects. The central question in this article is how to explain the delay in the supply of social housing in a context where the need for more social housing is widely acknowledged and the necessary funds are available. To answer this question we use administrative data, survey data, and insights from group interviews with social housing associations and municipalities. We conclude that the delay in supply has no single cause, but can be explained by a wide range of reasons at different points in the planning process. Many of the problems seem to originate in the mechanisms of coordination in a socio-economic environment that is becoming more and more complex. The notion of multilevel governance offers a lens through which we can understand the intricate web of interactions and negotiations involved and leads to a range of recommendations for Flemish policy, for local governments and for social housing associations

## Housing Co-operative 2.0: how a co-operative housing model could work in Ireland now.

**Haley Curran, Co-operative Housing Ireland, Dublin**

Co-operatives have a rich history in Ireland, dating back to the nineteenth century. From the 1950s - 1980s, the housing co-operative movement in Ireland was heavily subsidised by the Irish State through the provision of local authority loans and low-cost sites. Co-operative homes made up roughly 5% of social housing delivery in the 60s and 70s. Co-ops were even termed the “Third Arm” of Irish housing, alongside local authorities, and private developers.

Two major housing policy issues that emerged in the late 70s and 80s marked the start of the decline of co-operative housing. Local authorities lost a major income stream with the abolition of property rates and secondly there was a sharp rise in house prices during this time period and local authority loans did not cover these higher construction costs.

Modern day Irish housing building and development is quite different to the 70s and 80s, but there still could be scope to develop this model, particularly under the aegis of the Affordable Housing Act 2021. This legislation is yet to be operationalized since its enactment, however, it may hold the key to realizing a co-operative type housing model system in Ireland.

The question this research is trying to answer is: Co-operative Housing 2.0: How can the current housing system in Ireland deliver a sustainable and financially viable co-operative housing model. What are the barriers to achieving this and what can be learned from other countries.

## **Municipal land and housing in England: Navigating the conflict between meeting housing needs and raising revenues**

**Stefan Horn, IIPP/UCL Institute for Innovation and Public Purpose, London's Global University, United Kingdom**

Local authorities in England own significant land and housing assets. For much of the 20th century, these assets were primarily used to provide affordable and secure housing to local households. In the aftermath of the 2008 financial crisis, the UK government has significantly reduced funding to local authorities. This has put local authorities under severe financial pressure. The situation is exacerbated by the fact that local authorities in England have limited powers to raise revenue through taxes, such as property taxes. To compensate for the lack of revenue, local authorities in England have therefore begun to look to their land and housing assets as a source of revenue. This conflicts with the use of these assets for meeting housing needs. On the other hand, in the economics discourse shifting the public revenue base from productive wages to land rents is desirable and conducive to a sustainable economy. How can this conflict be resolved? Municipal land and housing is a particularly interesting case, because as landowners local authorities have the ability to calibrate the terms of both housing provisioning and rent payments. In this paper we examine how municipal policy makers have managed this tension through a historical review of policy developments in the UK and drawing on interviews with policy makers and politicians in London, where the observed conflict has been particularly pronounced.

## **Danish housing associations as the new urban entrepreneurs?**

**Matthew Howells, Kristian Olesen, University of Aalborg, Denmark**

This article uses the case of Himmerland Housing association to understand how housing associations in Denmark are playing an increasingly entrepreneurial role in urban governance. We argue that, in the time following their hey-day in the mid-late 20th Century, Danish housing associations have largely become what might be characterized as “managers”, building and maintaining a housing stock. However, following changes to their legislation in 2010, conceptualized here as a neoliberalisation, avenues to a new role for housing associations have been opened. Using David Harvey's concept of urban entrepreneurialism as a point of departure, we first describe the changing conditions of existence for Danish housing associations. Following this, we use the case of Himmerland's redevelopment of the “Kildeparken” neighbourhood to illustrate the potentially changing role of Danish housing associations from managers to urban entrepreneurs. This manifests both in organizational changes such as professionalization and collaboration models, as well as new types of planning/urban interventions. We conclude that an increasingly entrepreneurial role for housing associations is not a priori negative, and highlight the positive potential of this changing for fostering a progressive “city-as-collective” corporation.

## **The variegated impact of urban entrepreneurialism in the Danish housing association sector**

**Matthew Howells, University of Aalborg, Denmark**

The role of housing associations in Denmark has been developed in the century since their inception. By the end of the 20th century, housing associations played a managerial role. However, concomitant to the rise in influence of neoliberalism in Danish politics, housing associations have, since the turn of the millennium, been encouraged to play a more entrepreneurial role. This change is seen here as a manifestation of neoliberal governance in the non-profit housing sector. This role is characterised by attempts to play a more

prominent role in urban governance and engaging in strategic urban development but also being guided by goals of "efficiency" and involving a "professionalisation" of the administrative bodies. This is a new direction for the housing association sector and, as encapsulated in David Harvey's (Harvey, 1989) formulation of urban entrepreneurialism, presents both opportunities and risks. This article uses four cases of urban redevelopment projects in Denmark, in Aalborg, Copenhagen, Esbjerg and Slagelse, representing a geographic spread and housing/land markets with different characteristics. These cases are used to understand how different housing associations are adapting to this new role and develop a richer understanding of what it means for a housing association to be entrepreneurial in the Danish context. The article concludes with a discussion about what wider consequences the neoliberalisation of housing associations in Denmark might have.

## **Variety of intraurban fragmentations of municipal housing in Prague**

**Jan Sykora, Prague Institute of Planning and Development, Czech Republic**

Housing in Prague is becoming increasingly inaccessible. The city currently ranks among European capitals with the worst housing affordability. Price levels of both rental and owner-occupied housing have skyrocketed due to excessive demand and insufficient supply. The inaccessibility of housing has been exacerbated by deficiencies in the municipal housing stock and ineffective housing policies. This paper presents the main causes and aspects of the problematic state of municipal housing in Prague, primarily based on questionnaires conducted among individual municipal districts and the Prague City Hall. Municipal housing in Prague exhibits various fragmentations, primarily due to historical path-dependencies of the post-socialist transition. These range from intraurban divisions within public administration to a variety of spatial distributions and purposes of use of municipal housing among individual districts. Housing policies splintered among 57 districts of various sizes (ranging from 400 to over 100 thousand inhabitants) and the scarcity of municipal housing (constituting only 4.3% of the total housing stock) limits Prague's ability to actively participate in the local housing market and obstructs effective housing provision to population groups at immediate risk of housing distress. However, the unfavourable situation is gradually shifting with the introduction of new approaches to housing policies.

## **The dynamics of public rental housing in Korea: historical expansion and future challenges**

**Miseon Park, Korea Research Institute for Human Settlements, Sejong-si, Korea**

Public rental housing is pivotal in upholding housing rights, with models tailored to each country's specific needs. In Korea, public rental housing has rapidly expanded over the last three to four decades, now comprising 9% of the national housing stock, anticipated to reach 2 million units soon. This growth aligns with Korea's economic development and shifts in public housing policy from extensive expansion to more targeted provision, now accommodating a broader range of beneficiaries.

This paper analyzes the evolution and impact of Korea's public housing policies, particularly their expansion and role as a safety net for vulnerable groups. As economic growth has fuelled increased public rental housing, policy focus has shifted from primarily aiding low-income and vulnerable groups to a broader, more inclusive/universal model serving diverse demographics, including young people and newly-wed couples. This study questions the future trajectory of these policies: Will they expand further or contract through the sale of existing stock?

## **Non-profit housing providers in a “dominating” housing regime**

**Gerard van Bortel, Delft University of Technology, The Netherlands**

Governments across the EU have diminished their investments in housing development, without compensating the welfare spending elsewhere. The same trend has affected the Netherlands, that has a unique position of non-profit led housing dominance over the rental sector. This paper explores different periods in the Dutch history and reflects on different housing challenges and government interventions that have given the housing associations different powers in terms of autonomy, funding and regulation. This historical overview contextualises current and future challenges in the housing market. We analyse the potential of a comeback of the housing associations in meeting national housing policy targets. We argue that housing associations once again have a major role to provide housing for vulnerable and middle-income groups, which the government and the market could not provide on their own.

## **Building housing demand: an organizational framework for affordable housing - Lessons from Boston**

**Carla Barbanti, University of Catania, Italy**

This research examines housing within urban studies, focusing on its role in addressing socioeconomic disparities and the tension between housing as a basic human need and its commodification in neoliberal systems. Scholars aim to promote housing de commodification but often overlook mechanisms transforming individual needs into collective demands, inadvertently reinforcing neoliberal approaches. To address this gap, the study explores the underexplored Organizing debate in European housing studies, highlighting techniques to engage residents effectively. Drawing on interdisciplinary perspectives, it emphasizes organizing techniques' potential in shaping inclusive housing solutions and fostering structural changes for equitable cities. Through a Boston case study, the research showcases grassroots initiatives leveraging organizing techniques to advocate for housing rights amidst neoliberal pressures, empowering marginalized residents and fostering community-driven solutions. Prioritizing resident engagement, these initiatives facilitate the transition from individual needs to systemic change, advocating for resident-centered approaches to address structural inequalities. Beyond the US, insights from Boston offer valuable lessons for European housing studies, showcasing organizing's potential to catalyze transformative housing solutions and advance social justice agendas globally.

## **Workshop 26. Southern European Housing**

### **High-density neighbourhood planning in Singapore: a conceptual model perspective**

**Qi Huiyang, National University of Singapore**

High-density neighbourhoods are a primary mode of residential planning in many Asian cities, with Singapore serving as a pioneering example. Through an analysis of past planning documents and site visits, this study identifies three distinct conceptual models that have characterized Singapore's evolution in high-density neighbourhood planning. The planning concepts and standards underpinning each model are also elucidated. By conducting a literature review and interviews with Singaporean planners, three major themes

for refining the current conceptual models are proposed: 1) addressing the constrained accessibility of older adults to daily amenities, 2) promoting the shared use of infrastructures and facilities, and 3) reserving sufficient flexible spaces for communal interaction and new functions. Considering these themes and Singapore's past conceptual models, a novel model is proposed that moves away from Singapore's past "centre-based" functional provision mode towards a "band-based" mode, which would instil street vitality as well. The introduction of this novel conceptual model will offer new insights into neighbourhood planning and renewal in Singapore and other high-density Asian cities.

## **The cost of liveability: The Rotterdam Act and gentrification in the south of Rotterdam**

**Theresa Audrey Esteban, Ellen Geurts, Delft University of Technology, The Netherlands**

The 2005 Act on Extraordinary Measures for Urban Problems, also known as the Rotterdam Act, was enacted in Rotterdam to improve the livability of specific Dutch neighborhoods. It restricted low-income residents from relocating to social rental housing in specific areas, aiming to create a more equitable social and economic mix. However, experts argue that the measure violates anti-discrimination laws, as it intentionally denies individuals the ability to choose where they live. Recent urban developments in Rotterdam have led to the redesign of the south as Hart van Zuid, aiming to increase housing stock and commercial spaces to appeal to medium and upper-income people. These developments, including foundation problems in Bloemhof and Hillesluis, pose significant challenges to the city and have significant cost implications that may affect current residents' ability to stay in these neighborhoods. This research analyzes how spatial policies and planning may lead to spatial and social inequalities in Rotterdam by presenting a timeline of policies implemented in the city, demographic data, and housing market prices.

## **Workshop 27. Welfare policy, homelessness, and Social Exclusion (WELPHASE)**

### **Wait for your turn: housing allocation via municipal housing agencies in Sweden**

**Johanna Lindroth, Technical University of Stockholm (KTH), Sweden**

**Annina Persson, KTH Royal Institute of Technology, Stockholm, Sweden**

This paper investigates the system of rental housing allocation in multi-family dwellings through municipal housing agencies in Sweden. A key aim is to understand and problematise the Swedish system in regards to its ability to provide a fair, transparent and efficient allocation process. Previous research indicates that the housing allocation system employed in countries such as Sweden and the Netherlands leads to disadvantages for low-income households to access suitable rental housing compared to high income households. A study of the systems of housing allocation that affect the turnaround of rental housing is a valuable contribution for more inclusive and sustainable cities. Considering that the system of municipal housing agencies can be understood as a policy instrument in the Swedish housing regime, a legal analysis,

supported by a document study is conducted in order to understand the system and give indications on possible problems with the system.

## **Housing the homeless: Shifting sites of managing the poor in the Netherlands**

**Nienke Boesveldt, Dolly Loomans, University of Amsterdam, The Netherlands**

Contemporary approaches to counter homelessness push for a housing-led model that is seen as more progressive and less punitive than traditional approaches. Few studies have however investigated its translation on the ground. In this paper we aim to do so by studying the implementation of a housing-led approach in the Netherlands; in a context of housing shortages and health care austerity. By building on qualitative interviews with people (previously) experiencing homelessness and professional stakeholders, we argue that while a regular home is a much-needed improvement to emergency shelters and institutions, housing contracts are often conditional and used as disciplinary instruments restricting what people are allowed to do in their own home. Care and screening services are increasingly executed by housing associations and the local police, further entwining housing, care and punishment. Intersecting with local housing shortages and insufficient health care this becomes a barrier to a more effective and humane approach to homelessness. These findings contribute to theories on urban governance by showing how the management of the poor is extended to the private domain.

## **Permanent supportive housing: the US' fragmented delivery system's impact on resident outcomes**

**Natalie Bonnewit, Bonnewit Development Services, Oakland, California, United States**

**Carolina Reid, Turner Center for Housing Innovation, United States**

There is an unprecedented homelessness crisis in the United States. In 2022, approximately 420,000 Americans experienced homelessness on any given night, of which 41% were in California. Permanent Supportive Housing (PSH) is an evidence-based housing intervention that has been shown to be effective at addressing homelessness, but its delivery in the US is embedded within a larger affordable housing delivery system that influences how people experiencing homelessness navigate to get access to the services they need.

In the US, developing and operating PSH is an exercise in braiding together funding from multiple federal, state, and local sources across multiple sectors each with its own systems and processes. The fragmentation across these various funding streams and organizations can contribute to poor outcomes for residents and properties.

The purpose of this research is to elevate the impact of the fragmented nature of PSH delivery on PSH residents and building operations, drawing on research and practice to highlight the ways in which systemic factors and capacity constraints make it more difficult for providers to deliver responsive care. This phase of work stems from interviews and focus groups with staff and residents to understand their experiences of how the PSH delivery system impacts their day-to-day lives. The research brief also elevates policy implications and suggestions for reform with the goal of improving the PSH delivery ecosystem.

## **Affordability indicators fit for purpose in UK's ongoing housing crisis:**

**Glen Bramley, I-SPHERE, Heriot-Watt University, Edinburgh, United Kingdom**

Defining and measuring “affordability” has been an ongoing theme in housing studies for several decades, not least because of recurrent or ongoing policy crises relating to both access to housing and financial sustainability for households across many countries. In earlier work the author and others have argued that the way affordability is measured and any standards or norms which are set should relate to both practical considerations in housing and financial administration and to broader principles of equity and social welfare. In particular, it has been suggested that recommended norms should rest in significant part on evidence relating to the adverse social outcomes of infringement of such norms. This paper reviews recent UK evidence bearing on this from analysis of several large-scale household surveys, and comments on where in practical policy such norms should play a role.

## **Responses to earthquake disasters in Japan from the viewpoint of homelessness**

**Yoshihiro Okamoto, Chukyo University, Nagoya, Japan**

The territory of Japan is said to have entered a period of earthquake activity after the Great Hanshin-Awaji Earthquake in 1995. Since then, earthquakes have occurred frequently throughout the country, and many of them have been designated as extreme severe disasters. In the event of an earthquake disaster, lifelines such as electricity, gas, water and wastewater, roads, railways, and ports will not function due to the collapse of the ground. If it is a large earthquake with a seismic intensity level, houses and buildings will also collapse. In this situation, the victims of the earthquake aim to acquire housing while moving their residence from "evacuation centers" to "temporary housing" and "reconstruction housing". Not all victims are supported in the process of recovery and reconstruction from the disaster, and many fall outside the framework of support.

Therefore, this study will estimate the number of victims who were not supported during the period of recovery and reconstruction from the occurrence of the earthquake, using newspaper articles and government reports as sources. It targets earthquakes that occurred in the past 30 years, mainly the Noto Peninsula earthquake that occurred on January 1, 2024.

It considers housing security for victims of the earthquake who are in a state of homelessness. Because in a disaster it is manifested problems of the housing policy in Japan which depends on the housing market.

## **Disintegration and autonomy: homelessness in Belo Horizonte**

**Wellington Migliari, University of Barcelona, Spain**

After two years of researching on homelessness in Brazil using administrative data, we discovered that microdata about age, wealth, education, and skin colour are insufficient to respond certain questions regarding the phenomenon. As a result, our study suggests that the life course or life trajectory should be included in any research on homeless individuals, examining how this group experiences social disintegration. In this regard, the use of semi-structured questionnaires allows us to identify those probable emotional, logical-linguistic, and cognitive aspects that may explain how interpersonal and social interactions are compromised prior to the traumatic experience of sleeping roughly on the streets. According to data collected during a period of investigation in Belo Horizonte, Brazil, respondents (N = 24) were asked to answer semi-structured questionnaire about them. The results reveal that homeless people had passive

forms of education, witnessed traumatic experiences involving physical and psychological violence at home during childhood, and minimum verbal interaction with adults.

## **“The staff do nothing”: The discretionary practices of staff at a homeless hostel**

**Fiona Long, Cardiff University, United Kingdom**

Whose side are we on? Becker asks this question, not to be judgemental or to suggest that researchers are inherently biased, but because it is human nature that people inevitably take sides. What is important is that researchers are explicit about the vantage point which they adopt from the early stages of their research. Like most ethnographies from within homeless hostels, I had originally set out to capture the perspective of those who lived at the hostel - the residents. However, with the onset of COVID-19 impacting fieldwork in multiple ways - most notably in terms of the opportunities to observe and interact with residents - it soon became a case of gathering any data possible, and my focus turned to the staff. This shift in attention gave me a new perspective, as I learned about the routines and experiences of this often-overlooked but important group of individuals, as well as the discretionary practices which they adopted in the face of ordinary institutional troubles. This paper will share some of the insights gleaned from observations of the staff at Holbrook House, a high support homeless hostel based in the South of England, in order to foreground an alternate vantage point.

## **Mothering during homelessness: temporary accommodation as a heterotopic space**

**Kesia Reeve, Molly Turrell, Sheffield Hallam University, United Kingdom**

There is an extensive research literature on the experiences of homeless families living in temporary accommodation, and the detrimental impacts, particularly on health and education. There has been less focus on the experience of women and mothers within these spaces, and the impact on parenting and maternal identity. This paper attempts to theorise the experiences of homeless mothers by drawing on Foucault's concept of heterotopia - in particular, the idea that spaces can be contested and contradictory. The paper suggests that Heterotopia is a useful concept for theorising empirical realities revealed by two primary research studies with mothers experiencing homelessness, conducted by the authors. We argue that, in the accounts of mothers experiencing homelessness, we see how the space of the hostel or refuge simultaneously reflects but contests the family home: that spaces of assistance and support, designed to provide women with spaces in which they can live safely and securely as a family while awaiting a more permanent solution to their homelessness, in fact disturb and disrupt maternal identity and performance, and sense of “home”.