

# ENHR 2025 Grand Paris

Affordable housing in greening cities

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# **(non) for profit: housing policy challenges in Italy and Greece market driven landscape**

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*Housing policy in Europe is at a pivotal juncture, especially in Southern European nations like Italy and Greece, where the financialisation of housing and the commodification of residential properties have escalated in recent decades. The factors influencing housing market changes include foreign investment, private debt management, and entrepreneurial endeavours in the rental sector. Comparing across the two countries the paper shows the proliferation of residence-by-investment programs, tax advantages for wealthy foreigners, and the increase in short-term rentals have drawn international money while concurrently intensifying affordability challenges for local residents. In parallel, the rental sector is inadequately controlled, exacerbating intergenerational and class inequalities. Recent national policy reforms persist in emphasising homeownership and market-driven solutions, directing public monies towards private property acquisition and retrofitting, instead of implementing comprehensive social housing initiatives. The paper investigates the mainstream housing policy approaches in Southern European cities through a comparative lens, critically examining their limitations in addressing structural housing challenges. While recent EU measures indicate a transition towards acknowledging housing as a social right, they remain tied to financial mechanisms that heavily rely on leveraging private investments, while their efficacy relies on integrated frameworks that mitigate financial speculation while bolstering public social housing projects. As a concluding step, the paper explores potential alternative strategies that require robust public intervention - such as rent controls, restrictions on short-term rentals, and measures to decommodify housing — to ensure access and affordability for all.*

## (re)entering a carceral paradigm in migration

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***Mrs. Nicolina Ewards Öberg**<sup>1</sup>*

*1. Linköping University*

This paper examines the juxtaposition of migration and housing by analyzing political discourses on asylum seekers' settlement in Swedish cities over the past 30 years. It focuses on parliamentary motions and propositions regarding the Self Settlement Act, which allowed asylum seekers to choose between state-provided housing or arranging their own. This act, long debated for its perceived role in ethnic segregation, was revoked in 2025, replaced by controlled, sanction-based asylum centres.

Political discourse has framed asylum seekers' presence in deprived areas as problematic, reinforcing narratives of segregation. By shifting from self-settlement to compulsory asylum centres, asylum seekers transition from autonomous individuals to "bare life" subjects, unequally encompassed by national law (Agamben 2008, Darling 2009). This shift reflects broader state mechanisms of control over marginalized populations and urban spaces.

The paper applies Ananya Roy's (2019) concept of racial banishment and theories of carcerality and control (Wilson Gilmore 2007; 2023, Federici 1995; 2019, Davies 2011) to trace how discourse on asylum seekers' settlement has evolved. The reintroduction of asylum centres revives an old policy, previously abandoned due to concerns over isolation, health deterioration, slow integration, and family separation—issues that remain relevant. However, as Roy suggests, racial banishment continuously reshapes past strategies to fit contemporary narratives of national security. This study provides insight into how legislation constructs the consequences of migration and diffuses responsibility between individuals and the state, ultimately serving to control refugee populations and their spaces of inhabitation.

# 360-VSD: AI-enabled Web/App Development for Visualization of Altering Sustainable Design

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With escalating climate change impacts, interest in sustainable architectural design has intensified significantly. However, current digital tools typically require domain-specific expertise and complex processes, limiting accessibility for non-expert users. This study presents 360-VSD (360° Visualization for Sustainable Design), an AI-driven web application that leverages 360-degree panoramic imagery for sustainable design visualization. The system automatically extracts viewpoints from panoramic images, uses generative AI to redesign spaces according to sustainability principles through text instructions, and provides automated descriptions of design elements. Preliminary case studies indicate the system's potential effectiveness in both outdoor and indoor environments, integrating renewable energy, natural lighting, and biophilic design elements. The system serves architects, planners, policymakers, and homeowners by providing an accessible platform for sustainable design visualization.

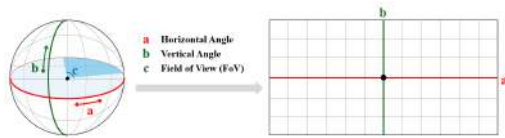


Figure 1.png

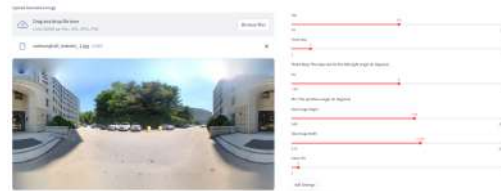


Figure 2.png

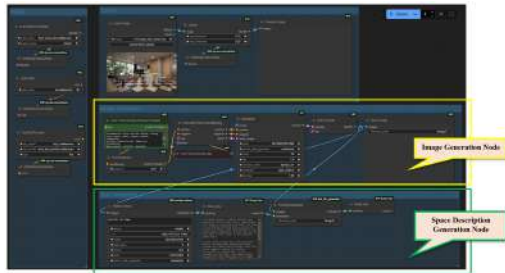


Figure 3.png

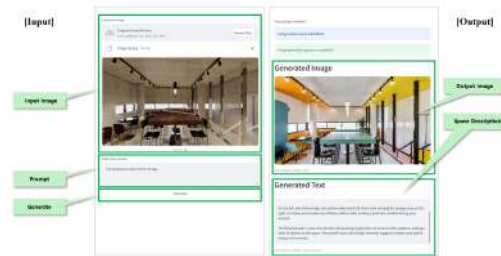


Figure 4.png



Figure 5.png



Figure 6.png

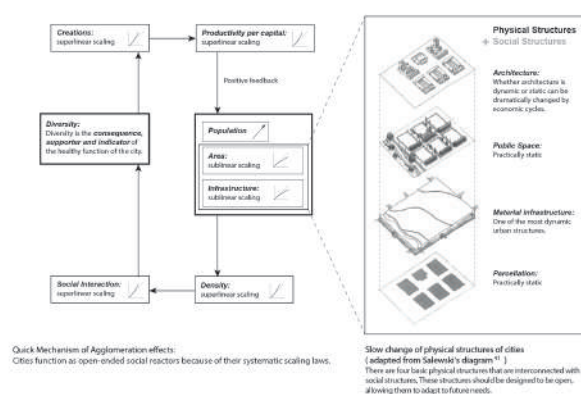
# A collective action theory of urban housing governance: Governing cities as commons through housing policy

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*Housing governance is essential for creating sustainable cities for all. However, conflicts between different actors in the housing system remain unresolved by existing approaches, including profit-driven market mechanisms, housing regime theory, and housing rights advocacy. How can we provide and distribute housing that meets our needs and those of future generations, thereby avoiding housing and urban crises?*

*This paper proposed a collective action theory of urban housing governance that integrated social science, urban science, and urban design knowledge. Firstly, this paper demonstrated the characteristics of cities in urban theories align with the definition of a common pool resource in social science. Secondly, the basic situation of urban housing governance was clarified. Finally, three interconnected key governance problems were identified. This theory explained why housing policies often lead to urban and housing crises, and suggested these crises can be prevented by designing institutions more scientifically and innovatively.*



A city is a man-made resource system that is carefully designed to be open to potential beneficiaries.jpg

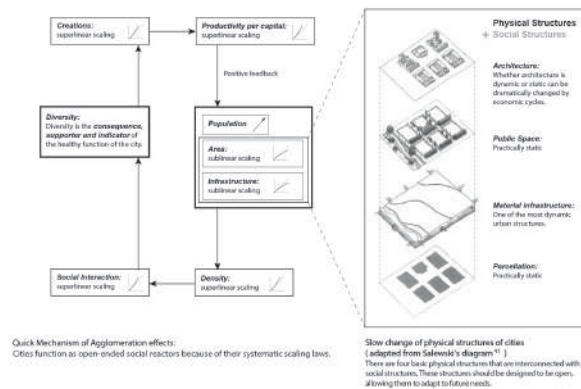
# A collective action theory of urban housing governance: Governing cities as commons through housing policy

Ms. Rujun Jia <sup>1</sup>

1. The University of Hong Kong

*Housing governance is essential for creating sustainable cities for all. However, conflicts between different actors in the housing system remain unresolved by existing approaches, including profit-driven market mechanisms, housing regime theory, and housing rights advocacy. How can we provide and distribute housing that meets our needs and those of future generations, thereby avoiding housing and urban crises?*

*This paper proposed a collective action theory of urban housing governance that integrated social science, urban science, and urban design knowledge. Firstly, this paper demonstrated the characteristics of cities in urban theories align with the definition of a common pool resource in social science. Secondly, the basic situation of urban housing governance was clarified. Finally, three interconnected key governance problems were identified. This theory explained why housing policies often lead to urban and housing crises, and suggested these crises can be prevented by designing institutions more scientifically and innovatively.*



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# A comparative multidimensional approach to study housing inequality: the HouseInc Atlas database

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*Ms. Eugenia Miraglia<sup>1</sup>, Dr. Eleonora Perobelli<sup>1</sup>, Prof. Raffaella Saporito<sup>1</sup>*

*1. SDA Bocconi*

Housing inequality is a pressing and complex issue across Europe, spanning multiple levels and sectors. The role of housing extends beyond providing shelter, significantly influencing life outcomes, including physical and mental health, employment opportunities, educational attainment, and social relations (James et al., 2024; Sharkey & Faber, 2014; Desmond & Gershenson, 2016). Given its multidimensional nature, data on policies and interventions to address housing inequality remain **fragmented across disciplines and contexts**. However, tackling this challenge effectively requires an **integrated perspective** that considers economic, social, and technological factors.

This paper presents a **qualitative comparative methodological approach to study housing inequality**, developed within the Horizon Europe-funded **HouseInc** project. It focuses on the development of the Atlas, an innovative database that systematically maps housing solutions across **15 European countries and the UK**. Specifically, solutions are classified along three key dimensions: (1) **affordability**, through financial solutions and innovative business models; (2) **sustainability**, encompassing technical, technological, and digital innovations; and (3) **inclusivity**, examining social innovations that enhance accessibility and equity. This work details the **dataset's rationality, structure, and scope** and shows how the Atlas can support **evidence-based policy-making** through an **illustrative case study** focusing on data collected on the allocation of **NextGeneration EU** funds across 10 countries.

By consolidating **fragmented knowledge and best practices**, this work shows how new comparative methodological approaches that adopt multidimensional perspectives, such as the Atlas, can serve both as **comprehensive mapping tools** and **strategic resource** for policymakers, academics, and community stakeholders working to address housing inequality across Europe.

# A critical exploration of the link between social mixing, interaction, and integration in Malmö and Gothenburg, Sweden.

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***Dr. Cecilia Fåhraeus***<sup>1</sup>

*1. Malmö university*

Social mixing has become a prominent strategy to combat segregation. Commonly pursued by mixing tenure forms such as rental housing with owner-occupied units, the ambition is to promote residential establishment of households across the income range. Integration outcomes from social mixing constitutes an under-researched topic, but there are indications that measures commonly fall short of generating the desired change. This study represents a novel attempt to fill the gap by investigating interaction outcomes of social mixing in both low-income and high-income settlements. It examines interaction between socioeconomic groups by focusing on the building of meaningful relationships and social capital, as well as the role of meeting places in fostering interaction. The study is centred around two contrasting examples of recent social mixing initiatives: Hisings Backa in Gothenburg, constituting an example of *dilution* of low-income households by high-income dittos through the construction of owner-occupied housing, and Limhamns Sjöstad in Malmö, where *dispersal* of low-income households in a high-income neighbourhood is taking place by introducing municipal rental units. Residents' place utilisation is studied using GPS-tracking and map elicitation, combined with semi-structured interviews exploring arenas for interaction, the formation of relationships, and residents' sense of place. The material is supplemented by observation of formal and informal meeting places. Tentative results suggest a relative similarity in place utilisation across groups, which nevertheless appears to fail to stimulate interaction and the building of relationships between different social groups.



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# A feminist geography of housing in a context of asset-based welfare : the home within and beyond the market

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***Ms. Tahera Bilger*** <sup>1</sup>

1. Université Bordeaux-Montaigne, Université Paris-Est Créteil

*In the context of asset-based welfare and refamilialization of care (Ronald & Arundel, 2022), housing in Italy has become a key asset for securing basic welfare needs, such as retirement. Often labeled a “country of homeowners” (Filandri, 2015), Italy’s post-war expansion of private property did not uniformly produce a “homeowner mentality” aligned with neoliberal, androcentric rationality. Based on 10 months of fieldwork in Bologna—including interviews, participant observation, and statistical analysis—this presentation uses a feminist lens to examine this gap. It first explores how housing management remains shaped by a gendered division of labor, with women often responsible for everyday property tasks. Then, drawing on the everyday financialization literature (Agunsoye, 2024), it analyzes gendered and generational disparities in financial literacy among landlords. Finally, using Fraser’s (2022) concept of “cannibal capitalism,” it argues that the home, as a site of social reproduction, cannot be reduced to a mere commodity, but carries distinct social and normative meanings.*

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# A New Approach to Analysing the Low-Income High Cost Indicator for EU Citizens

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***Dr. Gemma Riera Mallol<sup>1</sup>, Dr. Sofia Maier<sup>1</sup>***

*1. Joint Research Centre (JRC-Seville), European Commission*

*Over the past few years, countries across the EU have experienced the cost-of-living crisis, which had non-negligible effects on energy prices. On top of that, the housing crisis has led to increased difficulties for households to afford an accommodation. Despite the abundance of indicators on income and energy poverty, there is evidence on a striking little overlap among them. In this context, we choose to analyse the Low-Income High Cost (LIHC) indicator, since it has the capacity to capture income poverty and energy poverty at the same time. We use novel statistically matched EU-SILC with HBS data and propose two extensions of the LIHC indicator. One that accounts for low expenditures and other “hidden” types of poverty and another one that considers all housing costs, including rent and mortgage expenditures. The analysis focuses on relative measures of energy and housing poverty and investigate the overlap between the 2M and the LIHC with the income poor (within country) and the EU-level distribution of income. In addition, we look at the distribution of the three main components of our proposed measure across income deciles, to understand which individuals were overlooked adopting previous indicators. Lastly, we analyse the socio-economic profiles of the energy and housing poor, according to our proposed indicator, and we decompose its effects across the three main elements: low income low cost, low income low cost and hidden poor.*

# A Picture of UK Cohousing Landscapes: the emergence and evolution of cohousing development design approaches in the UK

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***Dr. Aimee Felstead*<sup>1</sup>**

*1. School of Architecture and Landscape, University of Sheffield*

The cohousing model presents innovative placemaking approaches that promote community-led development of residential landscapes. While key cohousing development, design principles and typologies are well-documented in countries where the model is established such as the US and Denmark, much less is known about how these have been implemented in the UK where the sector is still emerging. Further to this, the predominantly architectural framing of current cohousing design literature has resulted in less focus on the landscapes that play an essential role in community interaction and development. This paper shines a light on UK cohousing to understand how their design has been shaped by community values, site characteristics and shifting cultural-economic contexts. Through a desktop chronicle review of literature and past case studies, this paper presents a UK cohousing landscape vernacular through four distinct waves of development; evolving from the retrofit of rural buildings in 'stately' grounds by early pioneering groups to more complex, high-density urban 'villages' realised through professional partnerships. Building upon previous literature, this research presents a spatial narrative of the evolution of UK cohousing landscapes over time as an important backdrop to contextualise future research, debates and directions for community-led housing in the UK, and residential landscape design more broadly.

# A Quarter Century of Research on Health in the Residential Context: A literature review

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*Dr. Julia Woodhall-Melnik<sup>1</sup>, Ms. Emily Nombro<sup>1</sup>, Dr. Tobin LeBlanc Haley<sup>1</sup>*

*1. University of New Brunswick*

Housing is now widely understood as a key social determinant of health and wellbeing. Research that examines neighbourhood factors, climate change, and the affordability, suitability and adequacy of housing continues to advance this argument. This advancement presents new understandings of how residential environments, and the conditions that surround them, impact human health. The Residential Context of Health working group in the European Network for Housing Research (ENHR) was initiated in 1998 to engage researchers in debates on the contribution of place to health and wellbeing. This paper reviews the abstracts of all the papers presented in the workshops convened by the working group during ENHR conferences, alongside those that have been formally published in peer-reviewed journals. This review serves the goal of thematically and methodologically understanding advancements in the scientific evidence on the residential context of health over the past quarter century. Findings from this review will be presented at the workshop in Paris in 2025 and publication in the ENHR journal will be sought.

# A Scoping Review of the Multifaceted Potential of Collective Domestic Open Spaces: A Socio-ecological Lens

*Dr. Maryam Khatibi<sup>1</sup>*

*1. Technical University of Munich*

## Abstract

Focusing explicitly on socio-ecological impacts, the shared rooftops, courtyards, and communal gardens of (collaborative) housing initiatives can serve as a multiplier nexus for urban food security, biodiversity conservation, and neighborhood repair. Contexts with empirical evidence on community-based gardens and how their inhabitants perceive and utilize them are rarely discussed in existing housing-related scholarship. Evidence-based research and analyses are scarce in investigating the barriers and enablers facing residential communities that appropriate their collective domestic open spaces for gardening. A scoping literature review was conducted, guided by the PRISMA methodology, analyzing 18 peer-reviewed articles published between January 2020 and February 2025, written in English. Although the review builds on the limited knowledge about patterns and mechanisms of collective open spaces, it seeks to highlight the issues missing from the collaborative housing research agenda. The extracted data were analyzed using a combination of literature on the sharing infrastructure (Hult & Bradley, 2017) and conceptual framing of the UN 2030 Agenda for Sustainable Development as interpretive theoretical frameworks. The thematic analysis identified five key areas: definitions of concepts, barriers and enablers, characteristics of residential collective open spaces as a multifunctional benchmark, the participatory role of inhabitants, and the strategic urban planning tool that informs urban policy. Socio-ecologically patterned, the analyses yielded consistent themes emerging from the definitions and categorizations. More evidence-based[1] and performance-based research will be required, combining diverse methodological approaches to unpack the potential of collective domestic open spaces in collaborative housing, thereby contributing to the development of future urban housing policies.



Participatory design process of a new cooperative housing project in Switzerland-photo by author-2024.jpg

# A Study of the Financial Gap in Climate-Induced Foundation Risks within the Dutch Housing System

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***Mr. Mats Lucia Bayer*<sup>1</sup>**

*1. Delft University of Technology*

With up to 2 million homes—representing 25% of the national housing market—potentially at risk of foundation failure, the Dutch housing stock is increasingly exposed. The financial feasibility of climate adaptation remains uncertain. This uncertainty creates a significant challenge for homeowners and the housing sector, manifesting as a financial gap between adaptation needs and existing financial channels. This gap is particularly pressing in the context of housing shortages and an escalating affordability crisis. This study aims to answer the research question: what tensions structure the gap in climate finance adaptation for foundation failure in Dutch homes? Focusing on the Bloemhof district in Rotterdam, the research explores the challenges in the crafting of climate adaptation targets between key stakeholders. The study maps these stakeholders and examines how their framing of financial needs shapes the broader process of housing financialization. Preliminary findings contribute to understanding how tensions in climate finance adaptation may deepen housing inequalities.



# A typology of citizen and community participation in housing and urban development

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***Dr. Tom Moore**<sup>1</sup>, **Prof. John Sturzaker**<sup>2</sup>*

*1. University of Liverpool, 2. University of Hertfordshire*

Citizen participation is widely considered as a key ingredient in urban planning and development. However, participation can also take different forms, ranging from initiatives created and mandated by the state, to those that manifest within communities as a response to the needs of local people. Variation also occurs in the purpose of participation, ranging from proactive behaviours that present alternatives to societal problems, to behaviours that are more oppositional in nature. In this paper, we draw on a desk-based review of participation in the fields of housing and urban planning to develop a typology that distinguishes between state-framed and community-framed, and proactive and reactive, types of civil society initiatives. Through this new typology and accompanying matrix, we highlight the differences between participative activity that is community-led but framed by the state, and that which is more clearly framed by the desires of the community itself. In turn, we suggest that this typology highlights key variations in participation, presents implications for our understanding of the democratic possibilities of participation in the planning and development of housing, and offers a framework for international comparative study between different contexts and different areas of urban planning.

# A Vicious Cycle of Change. The Housing Crisis from the Perspective of Families in Housing Need in the Slovak Context.

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***Dr. Miroslava Hlincikova*** <sup>1</sup>

*1. Institute of Ethnology and Social Anthropology, Slovak Academy of Sciences*

Households with children, particularly single-parent families and those with multiple children, face the highest risk of inadequate housing in Slovakia. Family homelessness is closely linked to poverty, relationship breakdowns, and domestic violence (Baptista et al., 2017). Despite family protection being a priority in Slovak social policies, housing policies remain shaped by principles of meritocracy, personal responsibility, and the transitional housing model. This approach imposes strict eligibility conditions on public housing. As a result, municipal housing reinforces social vulnerability and precarious living conditions, trapping families in cycles of housing instability. This paper draws on ongoing ethnographic research (October 2024 – May 2025) with families in housing need, social service providers, and municipal representatives, as well as data from Amnesty International Slovakia's project on public housing affordability (2023–2024). I use frameworks from the anthropology of home, epistemic injustice (Medina, 2018), and the ethnography of deservingness (Streinzer, Tošić, 2022).

# Access to Public Assets for Cooperative Housing: Comparing Strategies of Decommodification and Collective Self-Management Across Contexts

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***Dr. Luisa Rossini***<sup>1</sup>

*1. ICS - University of Lisbon*

This paper offers a comparative analysis of cooperative housing models in Berlin, Rome, and Barcelona, focusing on how they articulate strategies of decommodification, collective self-management, and sustainability. The study explores how housing cooperatives gain access to public land and properties, emphasizing the role of progressive governance in facilitating alternative housing. By drawing on the concepts of horizontal subsidiarity, urban degrowth, and distributed agency, it interrogates how new governance forms resist privatization and support co-production and the right to the city. The analysis identifies enabling and constraining factors in each context, offering insights for the expansion and institutionalization of cooperative housing practices.

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# Adapting the Foyer Model in Norway: Developing Transitional Housing for Marginalized Youth in a Municipal Network

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*Prof. Trond Bliksvær<sup>1</sup>, Prof. Atle Ødegård<sup>2</sup>*

*1. Nordland Research Institute, 2. Molde University College*

Despite its crucial role, the municipal youth housing sector in Norway remains a “blind spot in the Welfare State” (Lidén et al., 2018), receiving limited policy attention and research. This paper examines a municipal “Foyer-network” in Northern Norway, where municipalities implement versions of the international Foyer housing model. Originally developed in France and later expanded to the UK, Australia, and the USA, the Foyer model provides transitional housing and support for homeless and unemployed youth.

In Northern Norway, a network of municipalities has adapted this model into a locally tailored service, offering integrated housing, life-management support, and coordinated welfare services for young people aged 15-25. This initiative not only provides holistic assistance but also facilitates collaboration between municipalities considering similar programs. A distinctive feature of the Norwegian Foyer model is its bottom-up diffusion, led by local actors addressing gaps in youth welfare services.

The Foyer model exemplifies social innovation as **“a set of novel, creative, human-centered, and value-driven processes aiming to bring about change”** (Husebø, Storm & Ødegård, 2021). This paper explores the key drivers behind its adoption, the factors influencing its successful implementation, and its potential for further expansion. Using diffusion theory (Rogers, 2003) and translation theory (Røvik, 2016), it analyzes how the model has been adapted and institutionalized across Norwegian municipalities, contributing to both policy and practice in youth welfare.

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# Addressing Italy's 'Family Houses' Stock. Emerging Issues and Perspectives for Policy and Design.

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*Prof. Federico Zanfi<sup>1</sup>, Dr. Marco Zanini<sup>1</sup>*

*1. Politecnico di Milano*

Individual houses built between the end of the Second World War and the Seventies comprise 36% of Italian residential buildings. They are mainly concentrated in the “intermediate” part of the country, consisting of small and medium-sized cities, villages, and widespread urbanisations. Rather than single-family homes in the strict sense, these buildings are “family houses” closely linked to the owning families and their lives: self-promoted construction, continuous adaptation to meet inhabitants’ changing needs, cohabitation between different family nuclei within extended families, and transmission between generations. Today, this residential stock is confronted with obsolescence, a rise in maintenance costs, declining market values, and demographic and social change that radically redefine its prospects for use.

In the last twenty years, policies have addressed this stock through two main ways: at the national level, tax incentives and volumetric bonuses to foster the redevelopment and improvement of energy performance; at the municipal level, within the urban plans, the possibility of demolition and reconstruction with an increase in volume.

The paper focuses on some critical outcomes of these intervention methods. It proposes a perspective of integrating building policies and urban planning to combine the adaptation of the stock to new needs with greater attention to the context and urban quality.

This paper is expected to be presented within the Panel discussion entitled “Retrofitting the Single-Family Housing Stock in Europe — Policies, Experiments, and Future Directions.”

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## Adult Babies by Choice or Force? Categorizing Housing Pathways of Young Adults in Zagreb, Croatia

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*Ms. Žaklina Grgić<sup>1</sup>*

*1. University of Georgia*

Young adults aged 18-35 are in a phase when they navigate big life changes, one of which is moving out of parental homes and eventually finding long-term, independent housing. The concept of housing pathways states that structural and individual factors impact the housing situation of a person. Housing experiences of young adults in Southeastern Europe, including Croatia, are insufficiently researched. Yet, young adults in these societies stay the longest with their parents on average within Europe. To uncover some of the experiences and causes of lengthy stays with parents, the research examines the perceptions of young adults in Zagreb, Croatia about their past, current, and future housing aspirations and obstacles. Zagreb is the country's largest city and houses most young adults due to it being an education and workforce hub. This research is a work in progress and it includes preliminary results from the first stage of a mixed-method study. Data for this stage was collected using an online survey and was analyzed using cross-sectional descriptive analysis to recognize patterns in housing pathways of young adults and generate categories. Each housing pathway category is described and defined, focusing on several main variables such as the level of financial responsibility of the young adult, options for safe return to their guardian's home, the total number of moves, and the perception of housing stress and stability. Detected housing pathways categories represent a starting point for the development and amelioration of tailored housing policies addressing the housing needs of young adults.

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# AFFORDABLE HOUSING PROJECT IMPLEMENTATION MATURITY EVALUATION (AH-PRIME) FRAMEWORK

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***Mr. Ibrahim Amadu<sup>1</sup>, Prof. Saija Hollmen<sup>1</sup>, Dr. Joseph Danquah<sup>2</sup>***

*1. Aalto University, 2. Building and Road Research Institute, Council for Scientific and Industrial Research*

*Implementation challenges in affordable housing projects across the Global South persist despite advances in technical design and Public–Private Partnership (PPP) models. These failures often stem from governance fragmentation, institutional incoherence, and limited community engagement. This paper introduces the theoretical foundations of a new Affordable Housing Project Implementation Maturity Evaluation (AH-PRIME) Framework, which redefines implementation as a staged, maturity-based process across three dimensions: Inclusivity, Affordability, and Sustainability. Using a conceptual synthesis approach, six theoretical strands – Institutional Theory, Stakeholder and Co-Production Theory, Participation and Power Theory, Social Capital Theory, Housing Economics, and Sustainable Development – are integrated to inform the framework’s logic and indicators. AH-PRIME incorporates a People–Public–Private Partnership (4P) model to embed community actors as co-stewards in project governance. AH-PRIME thus offers a multi-theoretical, context-sensitive model for readiness evaluation, promoting legitimacy, viability, and resilience in fragmented institutional environments.*

**Key words:** Participatory Governance, Affordability, Sustainability, Implementation Science, Maturity Evaluation



# Affordable Housing within Planetary Boundaries: Negotiating Social and Environmental Sustainability in Viennese Collaborative Housing

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***Mr. Petr Kodenko Kubala***<sup>1</sup>

*1. Institute of Sociology, Czech Academy of Sciences; Institute of European Ethnology, University of Vienna*

The tension between housing affordability and environmental sustainability represents a critical challenge for contemporary cities, especially as societies strive to remain within planetary boundaries. This contribution examines how Vienna's housing sector navigates the intersection of social justice and environmental sustainability by focusing on a newly planned collaborative housing project. The study explores how sustainability is enacted in practice within this project. Methodologically, the research employs document analysis of Vienna's housing and environmental policies, complemented by expert interviews with policymakers, urban planners, and housing professionals. These insights provide the contextual backdrop for analyzing how collaborative housing projects interact with regulatory frameworks, infrastructural constraints, and everyday resident practices. Drawing on urban assemblage theory and science and technology studies (STS), the study highlights how sustainability is not simply designed into housing models but is co-produced through multi-scalar interactions. By linking this case study to Vienna's broader policy landscape, this paper contributes to debates on collaborative housing as a potential laboratory for sustainable urban futures. It further reflects on the political and practical challenges of such models to ensure affordability and ecological responsibility.

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# Agencement revisited: narratives of modern methods of construction as housing construction innovation and contemporary market framings

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*Dr. Louise Dorignon<sup>1</sup>, Prof. Andrea Sharam<sup>1</sup>, Dr. Trivess Moore<sup>1</sup>*

*1. RMIT University*

This article argues that the ways modern methods of construction (MMC) are proposed as a policy solution internationally does not account for broader dimensions of housing production and consumption. The framework of ‘agencement’ (Lovell & Smith, 2010) is revisited to analyse the discourse on MCC, and specifically offsite manufacturing. Amongst proponents of MMC, offsite manufacturing is discursively portrayed as an innovative solution to address the productivity challenges of the construction industry. We analyse the narratives of 83 building industry stakeholders in Europe, North America and Australia using the frame of ‘agencement’ (Lovell and Smith 2010), to investigate the which broader policy, market and workforce dynamics are currently impact the adoption hindering or facilitating use of MMC. In doing so, we aim to situate MMC within broader housing systems interactions and highlight the challenges facing the uptake broad adoption of MMC at scale. Revisiting contemporary housing construction as ‘agencement’ reveals more than the lock-in of ‘traditional’ construction over MMC. In particular, the narratives of the building industry stakeholders suggest that:

1. Construction productivity and innovation are typically constrained by broader housing market volatility and developers’ speculative practices. This adversely impacts the likelihood MMC can replace ‘traditional’ residential construction.
2. Government intervention is required as aspects of the housing construction systems need to be re-designed to accommodate volumetric off-site manufacturing, which shift risk down the supply chain.
3. MMC relies on a transformation of the workforce and on reskilling, yet the costs and risks of attracting and retaining workers for factory-based work are largely underplayed.

# Agroecologics: Rethinking Housing and Land Use Through Agri-Urban Design

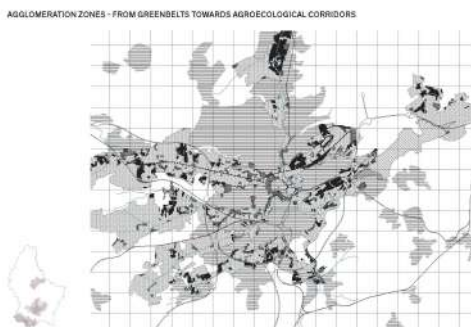
***Dr. Ivonne Weichold*** <sup>1</sup>

*1. Luxembourg Institute of Socio-Economic Research (LISER)*

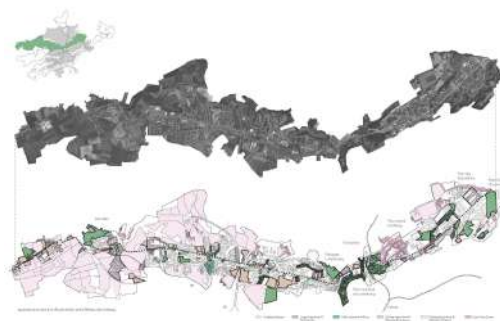
Urban areas face a dual challenge: meeting growing housing demands while minimizing land artificialization. Conventional approaches—densification within polycentric urban regions or vertical expansion—often clash with environmental objectives and socio-political resistance. Densification can lead to excessive mineralization, reducing urban resilience to climate change, while building higher often faces opposition due to concerns over heritage and urban character. This abstract explores an alternative paradigm: *Agroecologics*, a spatial strategy that integrates agriculture and soil into urban planning to balance built and unbuilt environments.

Rather than seeing agricultural land as a reserve for future construction, *Agroecologics* presents an *agri-urban design* framework that rethinks vacant and underutilized spaces as potential sites for urban food production and climate adaptation. The concept employs diverse mapping techniques—field observations, sketching, and soil suitability analysis—to propose an alternative zoning strategy that aligns urban growth with ecological resilience.

Using Luxembourg as a case study, this discussion highlights the potential of an *agri-urban zoning* approach that transforms vacant land into multifunctional spaces supporting both housing and food production. Despite high development pressure, significant amounts of buildable but unused land exist, offering opportunities to rethink urbanization beyond traditional real estate-driven models. This interdisciplinary perspective—bridging architecture, urbanism, agriculture, and geography—offers a replicable planning reference for cities worldwide. By embedding agriculture into the urban fabric, *Agroecologics* presents a vision for future cities that reconciles housing needs with sustainable land management, fostering social and environmental resilience.



Weicholdivonne enhr2025 page 1.jpg



Weicholdivonne enhr2025 page 2.jpg

# AI-Based Home Web Application for Elderly-friendly Spatial Redesign

*Ms. Hayoon Kim <sup>1</sup>, Prof. Jin-Kook Lee <sup>1</sup>*  
*1. Yonsei University*

Ensuring safe, accessible homes is critical in rapidly aging societies, yet bathrooms remain a leading site of falls because conventional layouts rarely accommodate older adults’ physical characteristics. This study presents an AI-driven web application that automatically generates elderly-friendly bathroom redesigns from a single photograph. After the user uploads an image, a fine-tuned generative model produces alternatives featuring grab bars, slip-resistant flooring, and height-appropriate fixtures. Crucially, a language model then detects and highlights each added safety element, delivering plain-language explanations according to design guidelines, enabling residents to understand proposed modifications in real time. This web-based system provides results in under 30 seconds, offering non-specialists rapid, visually grounded decision support for renovation planning. While the current prototype targets bathrooms, the underlying pipeline can be extended to kitchens and bedrooms, providing a scalable toolset for life-cycle housing adaptation across both public and private sectors.

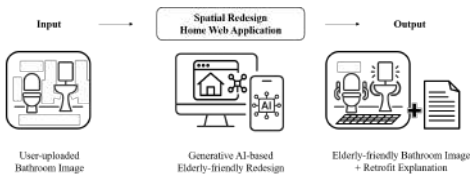


Figure 1.png

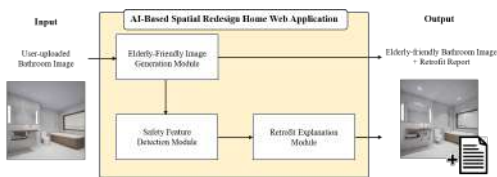


Figure 2.png



Figure 4.png

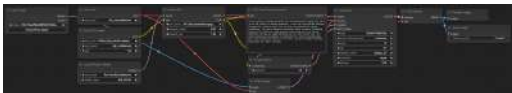


Figure 3.png



Figure 5.png

Input image	Parameters for image generation module	Output image
	Parameter   Value	
	Base Model	Flan-t5xxl-sft-safesystems
	LoRA strength	0.70
	Prompt	"A safe and specialized bathroom designed for elderly users over 70. Safety elements including non-slip tile flooring, wall-mounted toilet grab bars and safety handrails serving as supporting devices for safe toilet use..."
	Sampling Method	Dpmpp_2m
	Sampling steps	20
	CFG scale	3
	Denoise	0.65

Table 1.png

---

# AI-Enabled Interior Finish Mapping Automation for Early Design Visualization

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*Mr. Taesik Nam <sup>1</sup>, Ms. Youngchae Kim <sup>1</sup>, Ms. Hayoon Kim <sup>1</sup>, Prof. Jin-Kook Lee <sup>1</sup>*

*1. Yonsei University*

This study proposes a tool that applies a Large Language Model (LLM) within a BIM (Building Information Modeling) authoring tool to automatically apply standard interior finishing materials. In BIM, object property data extends beyond modeling into crucial metadata used throughout design, construction, and maintenance. For example, materials, thickness, and heights of wall objects influence design intent even before rendering.

However, previous studies rarely integrated BIM authoring tools directly, relying on labor-intensive manual processes prone to errors. To address this, the approach leverages an LLM to automate material selection and application in BIM, enhancing user convenience and streamlining workflows. Research in interior visualization suggests LLMs yield high-quality outcomes in both general domains and architecture.

Proposed tool integrates LLM-trained BIM authoring tool data with a material library, recommending standard finishing materials that meet spatial requirements and automatically applying them upon user confirmation. Implemented as a BIM plugin, it targets walls, floors, and ceilings. When a user enters a room-use prompt, the tool analyzes it and applies suitable materials. The user proceeds by selecting a space object, entering the intended use, and deciding whether to finalize recommended materials.

The proposed tool facilitates visualization in the early design stage by leveraging LLM to streamline the application of finishing materials. By specifying the room's intended use, users can automatically apply standard interior finishing materials, enhancing design visualization efficiency. Additionally, early-stage client communication can help mitigate potential design modifications and reduce risks in later project phases.

# ALLEVIATING NEGATIVE SOCIAL CONSEQUENCES OF SUSTAINABILITY POLICIES IN URBAN AREAS

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***Dr. Ivan Tosics***<sup>1</sup>

*1. Metropolitan Research Institute, Budapest*

Sustainability policies achieved increasing attention in the last decades, with the EU green transition initiatives, especially the European Green Deal, taking a leading role (Almeida, et al, 2023). 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 (Anguelovski and Connolly, 2021). Such unwanted social 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 existing urban residential areas.

The Horizon Europe project „ReHousIn” (which started in 2024 under the coordination of Metropolitan Research Institute) addresses the following fundamental research question: what type of public policies might alleviate such types of negative social externalities of environmental policies?

The paper examines this question through critical overview of the research literature (e.g. the analysis of the newly emerging ideas of 'sufficiency' and 'stationary city', Bihouix, 2024) and giving a summary of the preliminary findings of the ReHousIn project.

# **Allocation by concept (Konzeptverfahren) to decommodify land for provision of affordable housing – experiences from Germany**

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***Dr. Lutz Manuel***<sup>1</sup>

*1. STATTAU GmbH*

One of the most progressive instruments of land policy to enable the production of social and sustainable housing in Germany is allocation by concept (Konzeptverfahren), a competitive procedure to allocate land to the best concept instead of the highest price. Typically, cities use it to promote developers that realize housing that is affordable, often also collaborative, non-speculative, and includes additional benefits such as spaces for shared and/or public uses. Often the land is not sold but given through hereditary leases up to 90 years to ensure the desired effects long-term.

The paper presents an overview of how Konzeptverfahren are applied to highlight trends and challenges for further replication. Adopted by a growing number of cities there is wide variation of implementation between cities with recurring issues. In short, Konzeptverfahren are criticized as too lengthy and costly for both the municipality and the bidders. These procedural challenges are aggravated by an overall shortage of public land and rising costs for building and financing. Some consider Konzeptverfahren by now a progressive qualitative niche cities cannot afford anymore.

The literature is extremely limited wherefore this first systematic overview draws on data from meetings for communal exchange on Konzeptverfahren, the author's work at Berlin's coordination centre for Konzeptverfahren, and a comparative analysis of recent evaluations in Germany's largest cities Hamburg, Berlin and Munich. The findings show how Konzeptverfahren are made to work under adverse conditions and what effects they have for decommodifying land for housing in regard to units, land value, and ownership structures.

# Ambiguous emotional attachment to collaborative housing in times of housing affordability crisis: affective housing policies and politics

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*Dr. Tomas Horeni Samec<sup>1</sup>, Dr. Jan Maly Blazek<sup>2</sup>*

*1. Institute of Sociology, Czech Academy of Sciences, 2. Faculty of Architecture Brno University of Technology*

Affects and emotions have been discussed in recent research as an important interface how people comprehend their housing situation. Despite this growing interest and scholarship, which advances the notion of affects and emotions as relations which attach people to their housing, there are various gaps to be filled in terms of empirical research and theory. In this paper, we focus on filling the gap in terms of focusing on multi-layered character of emotions. Specifically, we document the ambivalent emotions of people who perceive their rapidly worsening affordability of housing in relation to seeking for solutions in terms of potential development of collaborative housing projects. The data are partially based on the applied research which explored the possibility to develop collaborative housing projects in the Czech Republic involving participatory and multi-stakeholder workshops and survey conducted in six partner municipalities (2021-2023) supplemented by field research (2024-2025) among the institutional actors. Through focus on the multi-layered character of emotions which serves as means of attachment to one's housing, we aim to further refine the relational theory of emotions. Specifically, we aim to illustrate that contradictory emotions might be held toward certain housing situations, practices, and arrangements which apparently holds a promise to possibly solve one's housing crisis situation. Subsequently, we discuss the implications for housing and urban governance such as that for the public actors and authorities the multi-layered character of emotions related to housing should be taken into consideration when drafting effective housing policies trying to deal with the housing crisis.



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# An inequality-amplifying mechanism: private landlords and tenants in the Spanish rental market

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***Ms. Sonia Fernández Herrera<sup>1</sup>, Dr. José Manuel Torrado<sup>1</sup>, Dr. Ricardo Duque-Calvache<sup>1</sup>, Ms. Gaini Yessengarayeva<sup>1</sup>***

*1. Universidad de Granada*

In recent years, the high prices and poor housing conditions of the Spanish private rental market (PRM), the precariousness of those who live in rental housing and the competition with tourism have dominated the Spanish social agenda. However, not enough is known about the actors within the PRM, how income transfer occurs and how this affects inequality. The studies that have discussed the effects of private rental housing in other European countries have concluded a latent inequality between a privileged group, the landlords, and a disadvantaged one, the tenants. Our goal is to analyze who the landlords and tenants are and how the PRM affects the distribution of income. For the analysis, we used a pooled dataset from the cross-sectional data of the Survey on Income and Living Conditions for Spain (2012-2023). To delve into the understanding of the determinants that lead to becoming a landlord or tenant, two logistic regression models are constructed. Moreover, to analyze the inequality between groups, we have used the Gini index. The data shows a clear age and generational gap between PRS landlords and tenants in Spain. The income level distribution shows that landlords are mainly from higher income groups. Their households are predominantly headed by pensioners and entrepreneurs, while tenants are predominantly working-class employees. Furthermore, landlord households are particularly overrepresented in the regions of the Balearic Islands, Madrid and Catalonia. Finally, a higher rate of inequality (Gini Index) has been observed between landlords and tenants compared to Spain as a whole.

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# Are Eco-Neighbourhoods Socially Inclusive and Affordable? A Mixed Method Analysis of Accessing Greener Housing in the Paris Urban Area

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***Mrs. Héloïse Chauvel<sup>1</sup>, Mrs. Sonia Dinh<sup>2</sup>***

*1. Université Paris Cité / UMR 8504 Géographie-cités, 2. Université Paris 1 / UMR 8504 Géographie-cités*

Eco-neighbourhoods are often portrayed as exclusive places, with some describing them as « gated eco-communities » (Caprotti, 2014). Studies have highlighted the impact of eco-urbanism on socio-economic inequalities, leading to increasing land values – or ‘green premium’ (Machline et al., 2020) – and eco-gentrification dynamics (Adam, 2024). Thus, access in greener housing appear to be highly unequal in terms of socio-economic status (Piganiol, 2021). However, French eco-neighbourhoods explicitly aim to prevent segregation and the emergence of “green ghettos” by promoting residential diversity. Institutionalised since 2013 through the ‘Eco-Quartier’ label, those eco-neighbourhoods produced more than 40,000 housing units in the Paris metropolitan area. The aim of this paper is to explore the hypothesis of eco-gentrification and green segregation in French ‘ÉcoQuartiers’ using a mixed methods approach. We combine statistical analyses of registers and properties data with semi-structured interviews conducted with local authorities and operational actors (planners, developers, social landlords). By cross-referencing these materials we can assess the type and occupancy of Eco-Quartiers’ dwellings, their inhabitants, as well as the production strategies induced by urban actors. We highlight that the goal of social mix is diversely achieved, while strategies of filtering can be identified. The typology of housing units and developers’ promotional speeches are mainly used to attract middle-class households, and create a social up-scaling dynamics for the municipal community. Moreover, the development of specific real estate products, suitable for EcoQuartiers narratives, with collaborative process and shared spaces, aim to produce micro-communities at a building scale and conversely, forms of micro-segregation.

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# Are Metropolises Going Green More Socially Inclusive and Affordable? Analysing Greening Housing Policies Through the Implementation of Eco-Neighbourhoods in French Metropolises (Paris, Bordeaux, Rennes)

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*Mrs. Héloïse Chauvel*<sup>1</sup>

1. Université Paris Cité / UMR 8504 Géographie-cités

Metropolises are particularly vulnerable to the effects of climate change (GIEC, 2022), which heightens the need for greener housing. In France, eco-neighbourhoods – or ‘*EcoQuartiers*’, which are recognised by a state label since 2013 – are predominantly located in metropolitan areas. The EcoQuartier Charter aims to promote both sustainable and affordable housing, with a significant proportion of social housing and subsidised homeownership. However, urban studies highlight growing inequalities in metropolitan markets, with a worsening of housing affordability and a rise in patrimonial inequalities (Le Goix *et al.*, 2021). From this perspective, eco-neighbourhoods, valued for their environmental amenities, are said to increase disparities by creating « gated eco-communities » (Caprotti, 2014). This raises the question: do eco-neighbourhoods contribute to increasing pressure on metropolitan housing markets, or do they provide more sustainable housing for metropolitan households?

This paper examines the implementation of eco-neighbourhoods across three levels of the urban hierarchy: the global metropolis of Paris, the national metropolis of Bordeaux and the regional metropolis of Rennes. A two-fold methodology combines interviews with metropolitan actors (local authorities, planners, social landlords, developers), with statistical analyses of land registries and census files, to identify the factors shaping metropolitan policies in sustainable housing and the resulting urban change. Rennes and Bordeaux appear to be implementing more proactive policies, introducing additional housing regulations to prevent the emergence of “green ghettos”. In contrast, in the Parisian metropolis, some local authorities are pursuing social upscaling and gentrification policies (Clerval and Van Criekingen, 2022) through the development of their eco-neighbourhoods.

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# Artificial Intelligence and the Housing System: A typology for thinking through the promises and pitfalls of AI

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*Dr. Sophia Maalsen<sup>1</sup>, Prof. Robyn Dowling<sup>1</sup>, Prof. Pauline McGuirk<sup>2</sup>, Dr. Claire Daniel<sup>1</sup>*

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AI and AI-embedded technologies are increasingly touted as a solution to housing shortages, construction delays and affordability pressures. Both the tech and construction industry claim that AI technologies such as automated construction robots, management software and logistics products can build housing more efficiently and affordably. The logic behind these claims is that AI can help solve the housing crisis by allowing better anticipation of housing need, streamlining planning and regulatory processes, speed up design and construction, make asset and tenancy management more efficient, and reduce costs and the time it takes to build, allocate and maintain housing. At the same time, there is concern that the application of AI may exacerbate existing inequity in the housing system and further entrench intergenerational inequality through biased data and biased decision making.

To date, much of our existing knowledge of AI in housing is siloed in individual sectors. To achieve a better understanding of the emergence and impact of AI in housing however, we need to understand how it is being applied AI across the housing system-as-a-whole.

In this paper we outline a typology of AI in housing 1) predevelopment and planning 2) construction and demolition; 3) asset management; 4) tenancy management; 5) as a tool to enable regulation. We argue that such a framework is useful for understanding the shifts AI will drive in the housing system and identify avenues of research.

# Artificial Intelligence, Urban planning and the (Right to) Housing in Smart cities

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*Dr. Juli Ponce*<sup>1</sup>

*1. Universitat de Barcelona, Càtedra Barcelona d'Estudis d'Habitatge*

This analysis considers the role of artificial intelligence (AI) in relation to smart cities. European cities are increasingly using AI for the development of smart cities. However, the risks that AI presents need to be considered alongside its undoubted benefits. The paper analyses the possible use of AI in the field of urban planning and housing and concludes by considering the legal limits to the use of AI in smart cities and the need to establish a reservation of humanity, i.e. a reservation of certain decisions for human beings, as already established by various national legislations and the EU AI regulation of 2024 in regard to judicial decisions.

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# Assessing Environmental and Social Sustainability in Housing Developments: A Longitudinal Analysis of Private Sector Practices in Turkey

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*Dr. Nezih Burak Bican<sup>1</sup>, Ms. Meltem Sarul<sup>1</sup>, Ms. Beyza Becerikli<sup>1</sup>, Ms. Berfin Yiğit<sup>1</sup>*

*1. Atılım University*

The concept of sustainability has gained prominence since the late 20th century, serving as a key framework for addressing the balance between the built and natural environments. As urban areas increasingly prioritize green initiatives, concerns arise regarding the socio-economic implications of such interventions. While sustainable housing developments and energy-efficient retrofits contribute to environmental goals, their broader impacts on housing accessibility and affordability require further examination.

This study examines environmental and social sustainability in private-sector housing developments over different periods, assessing how sustainability considerations evolve within the practices of a single developer. By analyzing five residential projects—Mesa Koru (1985-2004), Parkoran (2007-2012), Park Mozaik (2014-2019), Mesa Orman (2017-2020), and Mesa Bodrum (2018-2020)—this research explores how environmental and social sustainability measures are integrated into planning and design processes.

The study employs both qualitative and quantitative methods, including site observations, spatial analysis, and an evaluation of sustainability parameters such as energy and water efficiency, material selection, waste management, and renewable energy use. Furthermore, social sustainability is assessed through mixed-use integration, housing diversity, and the provision of public spaces. Additional factors such as accessibility to public transport, walkability, and the adaptability of housing units to changing needs over time are also considered to provide a more comprehensive assessment.

Findings indicate that while environmental sustainability measures have become more structured with green certification systems, social sustainability remains an evolving challenge. This research highlights the necessity of a holistic approach that integrates environmental, social, and economic sustainability to ensure truly inclusive and livable urban environments.

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# Assessing the Ability of the Residential Environment to Develop Sustainable and Resilient Communities

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***Mx. Markéta Káňová***<sup>1</sup>

*1. Czech Technical University in Prague*

This research examines the architectural and spatial dimensions of social sustainability and resilience at the scale of housing — an area that, despite growing interest in social sustainability, remains theoretically and methodologically underdeveloped. While social sustainability has been widely studied at the urban and policy levels, limited research systematically connects specific architectural and spatial design features with their ability to foster long-term social cohesion, justice, and inclusivity.

To address this gap, this research develops a structured theoretical framework informed by urban sociology, housing studies, and spatial design theory (drawing on Jacobs, Norberg-Schulz, Alexander, and others). This framework identifies key spatial conditions that influence sustainable and resilient communities at four residential scales: individual houses, housing blocks, localities, and neighbourhoods.

Building on this framework, the research constructs a conceptual analytical tool — a qualitative assessment framework that integrates plan and urban analysis, observational methods, and resident perspectives through interviews and surveys. This tool enables systematic evaluation of how architectural design contributes to housing fostering sustainable and resilient communities. Its applicability is tested through a comparative case study of two housing projects chosen for their distinct spatial approaches to fostering neighborly relations.

By establishing clear spatial criteria for evaluating and designing housing that fosters resilient communities, this research bridges theory and practice. The findings contribute to both academic discourse and applied urban and architectural practice, providing policymakers, architects, and urban designers with a structured approach to enhance the residential environments in supporting socially sustainable and resilient communities..



# Assessing the Demand for Collaborative Housing in Newly Built Residential Projects

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*Dr. Jannes van Loon <sup>1</sup>, Mr. Joep Bastiaans <sup>2</sup>*

*1. WoningBouwersNL, 2. AM*

Research on newly built and collaborative housing projects has gained considerable traction in recent years, with many studies concentrating on individual case studies and the perspectives of initiators involved in such projects. However, there is limited insight into the broader housing preferences of potential residents. This study addresses this gap by exploring to which extent the housing preferences of Dutch consumers, actively searching for newly built housing, also include collaborative forms of living. Specifically, it investigates the variations in preferences across different age cohorts and examines whether these preferences align with or diverge from prevailing industry standards for new housing design.

Drawing on survey data collected from a diverse sample of housing seekers in the Netherlands, the study analyzes key factors influencing consumer interest in collaborative housing models. The research identifies generational trends, highlighting whether younger or older cohorts exhibit stronger preferences for such living arrangements. Furthermore, it explores how consumer preferences for design elements, shared facilities, and community engagement compare to the standardized approaches commonly adopted by the housing industry. The findings contribute to a deeper understanding of market demand for collaborative housing, providing valuable insights for urban planners, policymakers, and developers seeking to align future projects with the evolving preferences of prospective residents. By broadening the analytical scope beyond isolated case studies, this research offers a comprehensive perspective on the potential for collaborative housing within the Dutch new-build sector.

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# Asset assemblages and the spatial logics of multi-property homeownership

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***Prof. Loïc Bonneval<sup>1</sup>, Prof. Delphine Callen<sup>2</sup>, Prof. William Kutz<sup>3</sup>, Prof. Renaud Le Goix<sup>4</sup>***

*1. Université Lyon 2, Centre Max Weber, 2. Lab'Urba, Université Paris-Est Créteil, 3. Lund University, 4. Université Paris Cité / UMR 8504 Géographie-cités*

The issue of multi-property homeownership is currently undergoing a surge in interest. Much of this work in Anglophone scholarship has focused on the acquisition and management of vacation and rental properties, using qualitative studies of large-scale, often by international, institutional financial investors (Blackstone, Air BnB, etc). However, the rise of asset-based welfare in many parts of Europe, to has facilitated the growth of property acquisitions by individual buyers (rentals, second homes, new primary residences). The motivations and rationales behind these acquisitions, as well as their particular embeddedness in space, remains fairly speculative as few qualitative studies have addressed the topic outright.

Drawing on interview and survey data conducted in three urban areas of France (Paris, Lyon, Avignon), the article examines the spatial logics by which property acquisitions are assembled over time. On the one hand, the article shows how investments can be explained by the geographical composition of different housing markets, which favour or limit certain types of investment (e.g. small dwellings in old town centres for rental investment, the coastal zones for second homes, etc.). On the other hand, these considerations are also linked to the lifecourse trajectories of individual buyers at a given point in time (inheritance, retirement, etc), affecting how and when and why acquisitions are made. Together, the intersection of the two circumstances point us to four overarching spatial logics by which multi-property ownership is assembled today.

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# Balancing environmental and social goals. A critical review of energy refurbishment policies and practices in Switzerland's rental housing stock

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*Dr. Jennifer Duyne Barenstein<sup>1</sup>, Dr. Luisa Gehrig<sup>1</sup>, Ms. Salome Rohner<sup>1</sup>, Dr. Hannah Widmer<sup>1</sup>*

*1. ETH Zurich*

In Switzerland, energy refurbishments of buildings have been incentivised for over two decades as a central means to attain climate goals. While such refurbishments decrease CO2 emissions, they also trigger the disappearance of affordable housing. In public debates, critical voices argue that energy refurbishments are often motivated by the prospect of increasing the value of a property and attracting higher-income tenants. As a result, it is argued, they are leading to unproportional rental increases, evictions, and displacement. The proposed paper therefore asks how different actors in the housing system perceive and tackle these issues and what practices owners develop to refurbish energetically and keep tenants while raising rents only moderately. Interviews with key stakeholders and case studies of energy refurbishments are used to explore these questions. The paper is structured into two distinct parts: The first part provides a critical overview of Swiss policy instruments that are employed in Switzerland to promote energy refurbishments. We critically assess soft policies and regulatory measures at different governance levels aimed at preventing evictions and abusive rent increases. The second part draws on concrete case studies of socially responsible energy refurbishments by different types of property owners. The cases will provide insights on the financial and organizational implications of socially responsible refurbishments by emphasizing the role of time management, communication, and process planning. By focusing on scalable and context-sensitive approaches towards energy refurbishments the paper will show that social and environmental goals in the housing sector and economic viability are not necessarily mutually exclusive.

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# Between Chaos and Sustainable Development. Challenges of New Residential Areas in Polish Metropolises

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*Dr. Joanna Popławska<sup>1</sup>*

*1. SGH Warsaw School of Economics*

The spatial development of Polish cities over the past two decades has been highly dynamic and often chaotic. The significant demand for housing, coupled with liberal legislation in the field of spatial planning, results in the construction of modern residential estates frequently outpacing the development of essential social and technical infrastructure.

This study aims to analyze the challenges faced by residents of new residential districts situated in close proximity to industrial areas within the rapidly expanding Polish metropolises. The specific objectives include addressing the following research questions: What problems do residents of new residential areas encounter? Which issues are common to new residential developments across Poland, and which stem specifically from their proximity to industrial zones? Additionally, the study examines spatial planning as a critical issue, given that overly liberal and imprecise regulations, combined with immense demand for new housing in Poland, are widely regarded as sources of spatial chaos and the resulting social tensions and conflicts.

The research is based on a review of existing literature, press materials, and qualitative, in-depth interviews conducted with a purposively selected group of 30 experts, including city authorities, entrepreneurs, and civil society representatives. These interviews were carried out between November 2024 and June 2025.

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# Between efficiency and democracy: Explaining support and resistance towards prosumer energy solutions in multi-family buildings in Poland and Czech Republic

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*Dr. Joanna Mazurkiewicz<sup>1</sup>, Dr. Jan Frankowski<sup>1</sup>, Ms. Aleksandra Prusak<sup>1</sup>, Dr. Jakub Sokołowski<sup>1</sup>, Mr. Wojciech Belch<sup>2</sup>, Mrs. Soňa Stará<sup>2</sup>, Mr. Michal Nesladek<sup>2</sup>*

*1. Institute for Structural Research, 2. Czech Technical University in Prague*

The energy transition in multi-family buildings in Europe is progressing more slowly than expected. The scale of the challenge, a weak institutional environment, and the disintegration of local communities due to ongoing socio-demographic changes make it difficult to implement energy democratization mechanisms. The lack of well-tailored institutions results in path dependency. Although strong housing communities are essential to accelerate residential energy transition in a fair and equitable manner, in Poland and the Czech Republic, public policy efforts have primarily focused on single-family buildings. Consequently, policymakers and researchers have overlooked the role of energy transition intermediaries such as housing associations, property managers, and cooperatives as key facilitators of collective investments.

This paper addresses the existing research gap by qualitatively assessing attitudes toward prosumer energy solutions in multi-family buildings. Based on 60 interviews with policymakers and housing cooperative representatives, supplemented by document analysis and resident surveys from Poland and the Czech Republic, we identify key factors influencing collective photovoltaic adoption in the housing environment, decision-making arguments, and areas of social tensions.

Our findings reveal the institutional patterns and pressures shaping energy transition in multi-family buildings. We found that housing intermediary boards prioritize efficiency, favoring economic and low-maintenance solutions while avoiding social conflicts, therefore constituting a hybrid between a socialist institutional environment and neoliberal market settings. We also identify mismatches between managerial and bottom-up approaches to energy transition. While prosumer solutions adapted from other EU frameworks succeeded as individual cases, they failed in cooperative environments due to differing legal frameworks and cultural constraints.

## Between land use restraint and densification, what new life cycle for individual houses in France ?

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*Prof. Claire Aragau<sup>1</sup>, Mrs. Séverine Bonin-Oliveira<sup>2</sup>*

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While the single-family home model has been widely challenged in France since the 2000s by densification and land use restraint policies, it is these same policies that, since 2021, with the ZAN (Zero Net Artificialization) policy in particular, have paradoxically given rise to a process of renovation or preservation of the suburban fabric.

This paper examines how densification, encouraged by public policy, is transforming the individual houses. This is sometimes spontaneous, not always planned, and the result of opportunities for homeowners, with the consequent risk of a decline in the value of houses and surrounding urban spaces. In other cases, densification is accompanied by regulatory measures to kick-start a virtuous cycle of renovation in these neighborhoods. Beyond housing, it is the plot itself that is considered, along with the value of gardens, whose environmental amenities contribute not only to the quality of housing but also to that of the neighborhood.

Using contextualized case studies, we will show how possible transformations of the single-houses neighborhoods can take place, from individual initiatives to support from design office and the implementation of new planning documents. This presentation is based on work carried out within the “Devenirs de la maison individuelle” (The Future of Individual Housing) workshop of REHAL - GIS CNRS Recherche Habitat Logement (CNRS Research Group on Housing and Housing).

# Beyond the Numbers: Understanding the Lived Experience of Displacement in two Gentrifying Neighborhoods in Cologne, Germany

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**Ms. Rebekka Atakan<sup>1</sup>, Prof. Jörg Blasius<sup>1</sup>**

**1. University of Bonn**

*Resident displacement is a central issue in gentrification research. Financially disadvantaged households are often unable to keep up with rising rents in gentrifying neighbourhoods and are consequently forced to move. This paper addresses the extent of displacement and its qualitative dimensions in terms of mobility outcomes. Drawing on a mixed-mode survey from a sample of N = 928 households, we investigate the reasons for relocation among households that moved within or out of two gentrifying neighbourhoods in Cologne between 2018 and 2022. Applying multiple correspondence analysis (MCA), we identify the main dimensions underlying motivations for moving and examine how these relocation experiences intersect with the socio-demographic profiles of the respondents. We also relate the emerging structure of relocation motives to both objective and subjective mobility outcomes. This allows us to assess which household groups are affected by displacement and how their post-move housing conditions compare to those of non-displaced households.*

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## Beyond Walls: A Social Housing Story from Post-War Beginnings to Modern Communities in Malta

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***Dr. Brian Micallef<sup>1</sup>***

*1. Malta Housing Authority*

This publication is intended to provide a comprehensive history of the evolution of social housing in Malta from the end of World War II until today. It adopts a multifaceted approach that touches upon multiple aspects of social housing—policy decisions, urban and spatial considerations, the design of housing, and socio-demographic changes. The historical narrative is complemented by a photo collection of social housing in various localities around Malta and several vignettes, such as requisition orders and reports from the War Damage Commission. A historical analysis spanning more than 80 years brings with it some challenges but also new perspectives. A key challenge concerns the definition of what we understand by social housing, which has changed over the decades. The discussion adopted in this publication is not limited to the contemporary definition but relies on the definition of social housing prevailing at that point in time. As a result, it adopts a broad conception of social housing, one that can be provided by many actors to various groups in society and that can involve both direct and indirect provision of housing.

At this stage in Malta's economic development, it seems opportune to engage in a proper discussion on the way forward for social housing, of a broader housing policy, and ideally, of a more grounded multidisciplinary understanding of Malta's housing system. As in the past, the future of social housing will be shaped by three fundamental questions: *who* should provide social housing, for *whom*, and under which *conditions*?



## **Blame the landlords? The contribution of the ‘rent trap’ in delayed homeownership transitions**

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***Dr. Erwin Gielens***<sup>1</sup>

*1. Tilburg University*

Several scholars have recently discussed the role of housing in a larger process of social stratification and wealth concentration. Rents are especially relevant to such dynamics of inequality, because they constitute a direct transfer of income from poor to rich, through rent payments to private and ‘institutional’ landlords. The rapidly developing literature on homeownership transitions and the role of social stratification has largely overlooked what we refer to here as the ‘rent trap’: the inability of young people to transition into homeownership due to disproportionate (private) rent burdens that undermine the ability to save. To test this rent trap hypothesis, we conduct an event history analysis using the EU-SILC rotating panel component. We estimate changes over time in the transitions into homeownership for young adults since leaving education, and investigate to what extent the growing private rental sector and increasing rent burdens (as a proportion of household income) contribute to delayed transitions into homeownership.

# Bridging Housing Policy and Urban Planning: Strategies for Mitigating Speculation and Preserving Social Mix

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***Dr. Laura Colini<sup>1</sup>, Prof. Alessandro Coppola<sup>2</sup>***

*1. University Iuav of Venice, 2. Politecnico di Milano*

*Often perceived as distinct domains, housing policies and urban planning are intrinsically interconnected in shaping the accessibility and affordability of housing in contemporary cities. This paper questions which, how and to what extent the housing systems and planning instruments might establish conditions to tame real estate speculation and to protect the social mix in diverse but gentrifying neighbourhoods. Adopting a comparative analysis between cities with hosts market pressures such as Berlin, Paris and Milan, the analysis focuses on the interaction between national and local regulatory mechanisms such as rent control, inclusionary zoning, land value capture, and public land leasing, alongside social housing provision strategies. The paper elucidates the policy mix in comparative view, drawing on interviews with municipal public housing providers, urban planning experts, and practitioners. Notwithstanding the socio-political and historical variances among urban contexts, the findings indicate that specific elements of regulatory frameworks and proactive public sector interventions tend to provide enhanced opportunities for inclusive housing stability, thereby informing a broader discourse that intersects housing policies and urban planning*

## Can City Upgrade Enhance City Competitiveness?

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*Prof. Chien-Wen Peng*<sup>1</sup>, *Prof. CHUNGHSIEN YANG*<sup>2</sup>

1. National Taipei University, 2. National Pingtung University

*Between 2010 and 2014, Taiwan increased the number of its special municipalities from two to six, with different types of upgrades, including non-merged upgrades, merged county-city upgrades, and mergers without upgrades. This provides a real-world experimental setting for observing changes in city competitiveness. The empirical results of this study show that, compared to non-upgraded counties and cities, upgrading to a special municipality significantly enhances city competitiveness. Furthermore, merged and upgraded special municipalities exhibit significantly greater city competitiveness than non-merged upgraded special municipalities. Therefore, this study concludes that city upgrading is an effective way to expand resources. **A city can enhance its quality of life and competitiveness with sufficient developmental resources and good governance, whether through fiscal expansion alone (non-merged upgrades) or combined expansion of land, labor, and fiscal resources (merged upgrades).***

## Can pedestrianization trigger gentrification?

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*Mr. Pablo Villar-Abeijón<sup>1</sup>, Dr. Oriol Marquet<sup>1</sup>*

*1. Universitat Autònoma de Barcelona*

In recent years, cities around the world have launched ambitious urban transformation projects to enhance pedestrian mobility and public spaces. However, these initiatives often face criticism due to potential unintended consequences, such as rising land prices and displacement of vulnerable populations by wealthier classes—a phenomenon known as gentrification.

While extensive research has examined “green gentrification” and its social justice implications, fewer studies focus on the impacts of pedestrianization. Existing literature suggests walkability can increase land values, potentially intensifying exclusion. Yet, it remains unclear if small-scale urban changes, like pedestrianization, can significantly alter a city’s social composition.

This study investigates sociodemographic shifts in pedestrianized and non-pedestrianized areas of Barcelona from 2012 to 2020. Using a self-compiled database of pedestrian projects and detailed annual demographic data, a Difference-in-Differences analysis assesses whether observed demographic changes can be attributed to these interventions. The results indicate that recently pedestrianized areas have attracted more European and North American newcomers, more people with university education and a larger number of middle-aged adults (one of the wealthiest age groups) compared to non-intervened areas.

This research sheds light on the social impacts of public space transformations, emphasizing the need for policymakers to anticipate and address potential demographic shifts. By understanding these effects, they can develop informed strategies that promote social justice and inclusion, ensuring urban improvements benefit all residents without reinforcing exclusionary dynamics.

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# Can the eco-social paradox in case of low-carbon renovations be overcome? Disentangling the effects of renovations on housing affordability

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***Dr. Anneli Kährlik<sup>1</sup>, Mr. Kirils Gončarovs<sup>1</sup>***

*1. University of Tartu*

The increase of housing prices in Estonia has been the highest in Europe since 2010, seriously threatening housing affordability in the main urban regions. Monthly housing expenses have also become more burdensome for households due to energy costs as well as market rents or Euribor increase. Green renovations of residential buildings have become the key measure to achieve the climate goals targeted by the EU. However, the facilitation of renovation can also exacerbate the patterns of inequality. Many efficiency solutions, even after the application of support measures, are unaffordable to low-income households, resulting in asymmetric benefits between groups. Housing affordability can further decline as a result of low-carbon renovations since efficiency projects tend to have net-negative economic benefits for households. As part of indirect effects, the property values may result in renovictions, or lower the accessibility to the urban housing markets for further buyers. In case of low-income owners the lift of monthly costs due to renovation loan payments can cause housing stress. Renovation support measures if not sensitive enough to mitigate potential negative outcomes can harm the just transition and lead to green gentrification exacerbating spatial inequalities. We analyse the links between green renovation and housing affordability – both in terms of housing prices as well as coping with monthly housing expenses. Further we discuss the possibilities for just transition, namely answering the question if the eco-social paradox can be overcome, and suggesting what could be the pathways to facilitate socially equitable energy transition of residential building stock.

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# Caring for Community: Building Feminist Commons in Collaborative Housing

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*Ms. Margareta Reljic<sup>1</sup>, Ms. Agata Gunkova<sup>1</sup>*

*1. Vrije Universiteit Brussel (VUB)*

Collaborative housing has proliferated in response to dissatisfaction with conventional housing, which is increasingly unaffordable and socio-ecologically unsustainable. Collaborative housing emphasises intentionality, participation, collectivity, and solidarity. It is argued to be more gender-emancipatory than conventional housing, especially regarding its potential to minimise, redistribute, and collectivise care work, a practice conceptualised as feminist commoning. However, feminist analyses of care work in collaborative housing are sparse. In particular, data gaps remain regarding its effects on gender and the commoning of care, leaving it uncertain to what extent it destabilises hetero-patriarchal gender relations.

Our paper addresses this gap by exploring how care work is organised, shared, and valued within collaborative housing. We examine whether patterns of gendering, outsourcing and undervaluing care are replicated in collaborative housing, or whether it represents an alternative which reflects the principles of feminist commoning. For this, we conducted qualitative research with collaborative housing projects in the Netherlands and Denmark. We gathered data through site visits, in-depth interviews, and art-based focus groups. Our findings point to a potential for the feminist commoning of care at the three scales of household, collaborative housing community, and the neighborhood these projects are located within. However, their potential to embody a feminist commons is nuanced by persistent challenges inherent to the neoliberal, capitalist, and hetero-patriarchal system these alternative housing microcosms operate within. Our study contributes to research on collaborative housing through its feminist approach, paving the way for it to become a viable option for more caring housing futures.

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# Changing welfare perceptions in time of climate change: case of Slovenia

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*Dr. Masa Filipovic Hrast<sup>1</sup>, Dr. Tatjana Rakar<sup>1</sup>, Dr. Urban Boljka<sup>1</sup>, Ms. Jera Sernel<sup>1</sup>*

*1. University of Ljubljana*

Climate change has produced various direct risks, such as floods and heat waves, that affect the housing and living conditions of people and require response of the welfare state. Furthermore, indirect risks are arising from policies such as green transition (e.g. energy efficiency in housing, industrial shifts), that affect specific population groups and occupations. As various risks can converge, they can disproportionally affect the already vulnerable groups in society (such as e.g. poorer households, older people). As welfare programmes strongly rely on public support, it is vital to understand the changing perceptions and potential cleavages and diminishing or newly emerging solidarity lines. An indication of such shift can be seen in the framing of the deserving and undeserving groups in the media. The media form public images, reflect and reinforce notions of risks related to climate change, associated risk groups and the policies that should or could be adopted in response to them. In the paper we analyse the discourses related to how these risks are portrayed in the Slovene media, which groups are put forward as more vulnerable and whether they are seen as deserving of the help of the welfare state. We present the results of the analysis of two main daily newspapers in Slovenia, in the period of september 2023 to september 2024, looking into the following themes for the direct risks: floods, heat waves and air pollution; and following themes for the indirect risks: energy transition and mobility transition.



# Childhood residential mobility and marginalization in young adult life: Evidence from Norway.

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***Dr. Kristin Aarland**<sup>1</sup>, **Prof. Anna Maria Santiago**<sup>2</sup>*

*1. NIBR, Oslo Metropolitan University, 2. Michigan State University*

In this paper, we investigate the effect of childhood residential mobility on two outcomes indicating marginalization in young adulthood: the receipt of social assistance, a discretionary welfare program “of last resort” for persons who don’t have enough income for basic necessities, and the incidence of being NEET, that is, participating neither in education nor employment. Employing longitudinal register data for six birth cohorts 1990-95, we follow a sample children born in Norway from birth and into their early 20s, controlling for childhood residential mobility as well as extensive socioeconomic background variables and childhood place characteristics. We find that increased residential mobility during childhood raises the likelihood of both being NEET and receipt of social assistance during the early 20s. We instrument for the potential endogeneity of childhood residential mobility using information on parents’ childhood residential mobility and find that the estimated effects are not due to selection. Finally, a sibling fixed effects design also confirms our findings.

# Children's Rights in Dutch Eviction Case Law: A Data-Driven Analysis of 6,000 Cases

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*Prof. Michel Vols*<sup>1</sup>

*1. University of Groningen*

This paper presents an analysis of Dutch case law on evictions, focusing on the role of children in judicial decision-making in the housing law context. Using a dataset of over 6,000 eviction judgements, data science methods are used to analyse how courts consider children's rights and interests, particularly in light of the United Nations Convention on the Rights of the Child (CRC). The study assesses the extent to which the courts engage with CRC principles, such as the best interests of the child (Article 3) and the right to housing and development (Article 27), when adjudicating eviction disputes. Our findings reveal significant disparities in how children's rights are applied, with courts inconsistently referencing the CRC and varying in their assessments of the impact of eviction on children. The analysis highlights key patterns in case law, including potential factors that increase the likelihood of judicial intervention to prevent evictions affecting children. While legal protections exist, their implementation is uneven, raising concerns about access to justice for children.

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## Co-producing affordable housing for an ageing society

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**Mx. Luise Stoisser<sup>1</sup>, Prof. Tine Buffel<sup>2</sup>, Prof. Ann Petermans<sup>3</sup>, Prof. An-Sofie Smetcoren<sup>1</sup>**

*1. Vrije Universiteit Brussel (VUB), 2. The University of Manchester, 3. Universiteit Hasselt*

Older people who live alone, have limited informal support, and face financial challenges represent a vulnerable group on many housing markets. Too healthy and fit for institutional care homes, this group would benefit from barrier-free architecture and living in a community where reciprocal help and support are common. However, those solutions are often expensive and limited in number. In response to these challenges, new forms of social housing are emerging. One example are co-housing groups which collaborate with social housing systems to create affordable living options. This study investigates such a co-housing group for older adults and a more traditional top-down implemented sheltered housing project that provides independent living in a more institutionalised fashion. Both projects are integrated in Vienna's social housing and care system. We ask: *How are affordable housing developments for older adults co-produced by social housing/social care institutions to provide a place to age?* We interviewed residents (n=18) and involved stakeholders, including architects, developers, and representatives of the social housing organisation. Our results highlight different levels of resident involvement in the co-production of these housing developments, which affects who benefits from such projects in terms of income, social connections, and care needs, as well as the well-being of residents. Further, incompatibility of regulations around housing and care results in challenges to providing housing and care as well as autonomy for older adults. In general, this paper shows that co-production with residents is beneficial to providing social housing that meets the needs of older residents.

# **Cocreating intergenerational relations within ‘autonomy residences’ in Marseille (France) : the use of social design to understand and imagine social bonds and kinships to face isolation**

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***Prof. Thomas Watkin***<sup>1</sup>

*1. University of Nîmes*

‘Autonomy residences’ are intermediate facilities for individuals losing their independence or facing fragility, offering an alternative before entering a nursing home (EHPAD). These residences often struggle with integrating residents into their surrounding environment. Some residents feel part of the city, while others experience isolation and seek to “leave the residence.” This highlights the need to balance autonomy with the desire to create a “home” in a collective living space. How can we connect these residences to other people and spaces to foster social connections and prevent isolation?

We explore these questions through a case study of a pedagogical project with Master’s students in social design (2023). The CCAS (*Centre Communal d’Action Sociale*) of Marseille tasked students with integrating students from CROUS residences (national student housing estate) into ‘autonomy residences’, raising reflections on aging in the city and these residences through intergenerational relationships. The co-design process involved workshops, interviews, and immersion in three residences, analyzing the challenges and opportunities of welcoming young students and integrating them into residents’ spaces and activities.

This contribution begins by explaining the context of ‘autonomy residences’ in Marseille (France) and the aging conditions of their residents while highlighting the role of design as a method of analysis and project development. It then details the co-design process in three facilities. Finally, it presents the results as prototypes from this approach, emphasizing differentiated aging experiences shaped by intergenerational relationships within these residences.

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# Cohousing Communities and Their Complexities: Benefits, Challenges, and Resident Experiences

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*Dr. YOUNGHA CHO<sup>1</sup>, Dr. Jo Brett<sup>1</sup>, Ms. Wendy Twist<sup>1</sup>*

*1. Oxford Brookes University*

Cohousing is an alternative residential model designed to foster social connection, mutual support, and sustainable living through shared spaces and communal decision-making. While widely promoted for its benefits in combating isolation and enhancing well-being, less is known about the day-to-day experiences and challenges faced by residents. This paper aims to explore the lived experiences of residents in a multigenerational cohousing community in the UK, focusing on their motivations, perceived benefits, and encountered challenges. A qualitative study was conducted using semi-structured interviews with adult residents of a cohousing scheme. Participants (n=16) were recruited through purposive sampling across three age groups. Interviews were audio-recorded, transcribed, and thematically analysed using the Braun and Clarke (2006) method.

Key benefits of cohousing included social belonging, emotional well-being, practical and mutual support, and environmental advantages. Residents appreciated the flexibility in community participation and intergenerational engagement. However, challenges were also identified: variability in community engagement, governance difficulties, privacy concerns, and barriers to integration for newcomers. Motivations for joining ranged from desires for community, downsizing, emotional security, to life transitions such as bereavement or parenthood. Cohousing offers significant social and practical benefits but requires continuous negotiation of community dynamics, privacy, and governance. The findings underscore the importance of inclusive practices, adaptable structures, and support for diverse participation levels to sustain cohousing communities over time.

# **Collaborative Housing and Sustainable Urban Development – Actors, Multi-Stakeholders and the Activation of the Built Environment for the Common-Good**

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***Dr. Isabel Glogar*<sup>1</sup>**

*1. Professorship of Urban Design, Technische Universität München (TUM)*

The paper discusses observations on “collaborative building activation” and relations to the development of collaborative non-profit housing and urban development for the common-good. It places this conceptualization in the international discourse on collaborative housing (Lang et al., 2020) and sustainable urban development (Hagbert et al., 2019). The paper presents results from the interdisciplinary research project “Collaborative Transformation of the Existing Building Stock” (“BegeFa”). The first part of the research has been concluded and the paper presents results with a focus on spatial research on the re-use of existing building typologies (such as farmhouses, industrial buildings or schools) through collaborative housing in Germany in urban and rural areas. The paper presents observations regarding what buildings have been transformed, and who and for whom these projects have been activated and developed. The research draws connections between re-use and the impact on sustainable urban developments and the role of common-good oriented urban development, e.g. resulting in long-lasting transformations into affordable housing. The methods included a survey of actors and stakeholders involved, activated building typologies as well as new uses for the community but also neighbourhoods and the local community. As well as establishing a network of initiators and collaborative housing projects in Germany. Furthermore, the research included expert interviews and a concluding expert workshop with experts coming from fields such as sustainable urban development, collaborative housing, and umbrella associations and foundations supporting collaborative housing initiatives. Moreover, the paper presents potentials and challenges for further development of such projects and fields for necessary action.

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## Collaborative workshop : a preliminary glossary on housing and ages

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***Prof. Audrey Courbebaisse<sup>1</sup>, Dr. Marion Ille<sup>2</sup>, Prof. Thomas Watkin<sup>3</sup>***

*1. Ecole Nationale Supérieure d'Architecture de Bretagne, 2. Tokyo Metropolitan University, 3. University of Nîmes*

The ENHR conference provides an essential opportunity for international researchers to discuss the relationship between age and housing. However, due to time constraints and the vast scope of housing topics (such as politics, tenure, conditions, and identity), discussions often focus on either older adults or youth. The REHAL working group on “the ages of housing” (HAGEVIE) believes that cross-generational academic discussions are crucial for understanding how housing impacts daily life and how people shape housing across different life stages.

We aim to organize a collaborative workshop at the Paris ENHR conference to develop a shared glossary of terms related to ages and housing. Housing terminology varies across languages and contexts, and concepts may have different meanings depending on the age group. For instance, “housing adaptation” means different things for young parents versus older adults, while “autonomy” and “independence” have distinct implications for aging in place versus youth leaving home.

A multilingual, interdisciplinary glossary would provide an overview of aging and housing issues in Europe, connect researchers from different countries and age groups, and create a common framework for further research. We will create a wiki/website for conference participants to contribute and discuss terms before, during, and after the event. During the conference, a two-hour hackathon/wiki session will be held to collaborate on the glossary. Contributions can be in various languages with an English summary. The final result could serve as the foundation for future publications or websites.

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# Collective Housing Beyond the Commons: Analyzing the Kibbutz Egalitarian Housing System Through Ostrom's Framework

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***Ms. MICHAL ARBEL <sup>1</sup>, Prof. Rachelle Alterman <sup>2</sup>***

*1. Technion - Israel institute of technology, 2. Technion - Israel Institute of Technology*

Collaborative, equitable, and affordable housing systems are the housing policy 'holy grail'. This paper examines an understudied housing system with significant global implications: the residential arrangements of Israel's 270 communal villages - the Kibbutzim. Despite their international recognition, Kibbutzim's remarkable housing system has received minimal scholarly attention. These communities have self-managed their housing system over several generations, achieving egalitarian and affordable housing while annulling market forces. Seeking a theory that could help us understand kibbutz decision-making about collective housing, we harnessed Elinor Ostrom's 'Governing the Commons' framework (1990). While the "classic" applications of Ostrom's framework were about governing natural resources, a few scholars have already applied her theory to housing (Nonini, 2017; Aernouts & Ryckewaert, 2019; Ferreri & Vidal, 2022; Polko, 2024).

Our study examines to what extent kibbutz housing management aligns with Ostrom's eight design principles for successfully managing the commons. The analysis reveals that kibbutz housing demonstrates most of Ostrom's characteristics, including clearly defined boundaries, collective-choice arrangements, and monitoring systems. At the same time, the kibbutz system of collective management also presents unique features: most notably, the kibbutz has successfully eliminated internal market mechanisms. A deep analysis of this housing system unveils a hybrid system that challenges traditional concepts of common pool resources and provides an individual housing unit.

This research contributes to housing theory by demonstrating how non-market collective housing systems can last and evolve across generations while adapting to current housing standards. The institutional arrangements differ from conventional property regimes and other common-pool resource management.



# Collective, Shared, Private: The Threshold Space as an Expansion of Dwelling

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*Dr. Francesca Serrazanetti<sup>1</sup>, Prof. Gennaro Postiglione<sup>1</sup>*

*1. Politecnico di Milano*

This paper stems from a nationally funded project called “Unconventional Affordable Housing”. Through the architectural **unpacking** and comparative analysis of selected projects, the paper aims to identify common principles in the transition between private and shared spaces, not necessarily in the form of unprecedented solutions, but rather as design devices and strategies that, when reinterpreted in light of new dwelling practices, acquire renewed meanings.

At the **building scale**, the focus is on the **threshold space**, conceived as an intermediary device between different levels of privacy. The analysis unfolds on multiple levels: from the relationship with the street and the integration of public functions at the ground floor, to the reconfiguration of circulation spaces as collective and social areas, and the differentiation of filtering elements that mediate between collective, shared, and private domains. This leads to a redefinition of the threshold—not as a mere line of separation, but as a fluid and dynamic surface capable of expanding and connecting. On one hand, it absorbs certain private services that are increasingly externalized; on the other, it incorporates social functions traditionally associated with the public sphere, now reinterpreted within a shared domestic environment that places renewed emphasis on social interaction.

At the **apartment scale**, considering individuals’ attitudes and behaviors, the paper focuses on how residential environments are used and transformed through different “**ways of use**”. In this perspective, architecture is not seen as a rigid structure but as a system of flexible and versatile spaces designed to accommodate multiple needs and usage scenarios.

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# COMMUNITY LAND TRUST: A NEW FORM OF HOUSING SERVICES MANAGEMENT

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***Dr. Alessandra Mattoscio***<sup>1</sup>

*1. Luiss Guido Carli University, Rome*

In the urban spaces housing services represent a category of services closely connected to the fulfilment of the right to housing. It translates into the provision of a service consisting in the assignment of a housing unit to a person in a concrete state of need, but also in the guarantee of the habitability of the surrounding space. Therefore, the paper analyses the different forms of housing services management and underlines the relevance of community-led housing models, where a relationship between the public actor, the private one and the community of service beneficiaries is established. The object of analysis is Community Land Trust, his US origins and his possible applications in different legal contexts. The *classic model* is a trust-based form of ownership that is organized around three elements: land, trust, community. It is configured as a nonprofit organization, which is based on a membership relationship and is formed for the purpose of maintaining and managing land for public purposes, such as ensuring access to housing for families in the vulnerable economic bracket. From the study of his peculiarities and his practical applications, his flexibility and adaptability clearly emerge and make possible its export and implantation attempt in a different legal context, like the Italian one. The paper aims to design this model and describes the variants to the *classic model*, to make it consistent with the requirements of multi-participant management of the service and the preservation of housing, and to ensure the circularity of the service.

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# Comparative Analysis of France's Livret A and Korea's Housing Subscription System: A Historical Institutional Perspective

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**Mr. Seok Jae Han<sup>1</sup>, Prof. In Kwon Park<sup>1</sup>**

*1. Seoul National University*

*This study compares France's 'Livret A' system with Korea's housing subscription system to analyze the disparities between the two nations' approaches to the housing issue and strategies for establishing a citizen-participatory fund. Both systems encourage citizens to participate in housing finance, but France's Livret A provides citizens with higher and more consistent financial incentives than the market, while Korea's housing subscription system offers priority access to new housing as an incentive for prospective homebuyers to benefit from the policy. The systems of both countries operate entirely differently. Korea employs additional points or lottery-based quotas and stringent eligibility criteria to manage high housing demand, while France utilizes tax-free savings with strict limits on deposit amount and duration. Nonetheless, both systems demonstrate that citizen contribution can serve as the foundation for public housing finance. This study examines policy documents and academic literature data to elucidate policy decisions and deviations from established paths, employing the historical institutional analysis framework to provide background and transition insights into this citizen-participatory fundraising strategy.*

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# Conceptualising Communal Spaces in Housing. A Commons Theory Perspective on Recent Housing Developments in Vienna

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*Dr. Anita Aigner<sup>1</sup>, Dr. Judith Lehner<sup>1</sup>*

*1. TU Wien*

In planning practice and housing policy, communal spaces in housing are increasingly seen as a means of fostering community and social cohesion, as a way of creating a more resilient and democratic society. However, this normative assumption is problematic in several respects. First, there is little empirical evidence that the expected social goals are actually achieved. Second, this notion is tacitly based on a theoretical short-circuit that derives social structures from physical ones, overlooking the role of governance practices and agency. Despite the growing relevance of communal spaces in planning practice and housing policy, their theoretical conceptualisation remains underdeveloped.

Our empirical study of communal spaces in different housing segments in Vienna, which in part reveals a stark contrast between the policy ideal of fostering community and their actual everyday use, applies a theory of spatial commons. This approach conceptualizes communal spaces as common-pool resources (CPRs) and primarily analyses their governance structures. Moving beyond the traditional dichotomies of ownership vs. rent, profit vs. non-profit or public vs. private, this framework enables a more nuanced classification of communal spaces. We propose a theoretically informed and empirically grounded typology, contributing both to housing research and to the broader debate on urban commons. We argue that a theoretical conceptualisation from a commons perspective not only facilitates a more precise and critical discussion of communal spaces in housing studies, but also provides planners, housing managers, and policymakers with deeper insights into the conditions that shape the success or failure of these spaces.

# Condominium housing law as a challenge to urban regeneration

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***Prof. Rachelle Alterman*<sup>1</sup>**

*1. Technion - Israel Institute of Technology*

Renewal of housing in condominium tenure presents unique challenges in urban regeneration due to complex decision-making requirements among co-owners. Condominium housing is prevalent in many countries. Extensive research exists on urban renewal in owner-occupied and rental housing, but condominium housing is grossly under-studied. Thus, the constraint to regeneration inherent in most condominium legislation has not been studied. The impediment is the usual rule that unanimous agreement is required for the sale, demolition and reconstruction or other major intervention actions for regeneration. However, recent legislative amendments in several countries have adopted a less than unanimous rule. There is a variety of numeric and substantive rules. However, only a few among these countries are already applying the new rules in practice. This study examines three jurisdictions in Western countries where condominium renewal with a special majority already presents a significant practice record. There are: Israel, Turkey and BC in Canada. Israel is a leader in its extensive practices / It also has comparatively sophisticated legislation that has evolved over time and adjusted the special majority rules. Using both legal analysis and empirical research, we evaluate how these jurisdictions seek to balance property rights with urban renewal needs. The comparative section adopts the prisms of substantive and procedural justice to evaluate the degrees to which the three jurisdictions achieve these norms. Our findings aim to inform other jurisdictions across the globe that are faced with the need to develop urban regeneration policies and legislation for condominium housing.

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# Confronting traditional spatial planning with existential challenges ‘Resilience check’ of metropolitan planning systems

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***Dr. Ivan Tosics**<sup>1</sup>*

*1. Metropolitan Research Institute, Budapest*

There is a growing contradiction between the usual spatial and strategic planning approaches and the existential challenges of our future: it is very rare that metropolitan spatial planning considers the limits of growth, replacing economic growth as leading principle with a focus on sufficiency, equity and human wellbeing.

In some innovative urban areas already now traces of self-limiting future planning strategies can be found: in the building-housing sector (regeneration instead of new construction, see Bihouix, 2024), in the spatial planning of new development opportunities (decentralisation, no more land take, TOD), in transport issues (accessibility instead of mobility, see Levine et al, 2019), in green and blue infrastructure (ecological fairness), in social inequality issues (public services for all), etc. Examples can also be found on innovative elements of planning and implementation of the new ideas, using more inclusive methods of debate (citizen assemblies) and more open governance patterns (functional linkages across metropolitan areas).

Such elements of self-limiting, resiliency oriented future thinking can be used as disruptive ideas to shake traditional spatial planning practices. In a first step planners of an urban area can be confronted with these unusual practices, illustrated by innovative examples, exploring the potential ‘resilience flexibility’ of the given urban planning system.

The paper aims to develop the details of such a ‘resilience check’ of metropolitan planning systems. As a concrete application this analysis takes place in six Central European metropolitan areas in the spring of 2025 in the framework of an ongoing Interreg CE project (MECOG, 2023).

# Constructing financialisation under constraint: developer practices and housing assetisation in Argentina

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*Mr. Agustín Wilner*<sup>1</sup>

1. *University of Milan Bicocca*

This article examines how developers' practices transform housing into an investment asset in a financially constrained environment characterised by scarce funding, high inflation, and currency controls. Drawing on qualitative data, it explores their strategies to attract investors, manage their needs, and fund development. The analysis shows how developers create formal and informal investment circuits that contribute to housing assetisation and enable its partial financialisation in select ventures. It also links these practices to capital switching, highlighting how developers channel surplus from local businesses into real estate. Additionally, the article examines how developers mediate urbanisation in resource-rich regions, where their interlinkages with extractive industries advance assetisation in contained spaces. In doing so, the article contributes to financialisation scholarship by conceptualising transitional financialisation — an actor-led, fragmented, unstable form defined by the coexistence of formal and paraformal circuits embedding financial logics in housing production under constraint.



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## Continuum of gender-based violence and forced displacement: Key challenges in the housing trajectory of an undocumented woman facing domestic violence

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**Ms. Charlotte Mallet** <sup>1</sup>

1. Université Paris Nanterre

*Drawing on ethnographic fieldwork and a biographical interview from ongoing PhD research, this article explores how the continuum of gender-based violence produces forced mobility at multiple scales. Through the housing trajectory of Ms. Bena, an undocumented Algerian woman who arrived in France in 2018, it highlights her repeated housing losses and displacements as an extreme manifestation of violence, exacerbated by administrative precarity linked to her undocumented status. While domestic violence underpins her housing precarity, patterns of control and entrapment also occur across various accommodation settings. Informal housing exposes her to domestic exploitation, while institutional shelters restrict her mobility and impose surveillance, thus reproducing dynamics of domination. Despite these constraints, Ms. Bena actively negotiates her living conditions and develops strategies to (re)construct a sense of home. Her experience challenges conventional notions of what it means to have shelter, revealing how spaces where she hopes to find refuge can also become sites of violence.*

# Continuum of gender-based violence and forced displacement: Key challenges in the housing trajectory of an undocumented woman facing domestic violence

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***Ms. Charlotte Mallet*** <sup>1</sup>

1. Université Paris Nanterre

*Drawing on ethnographic fieldwork and a biographical interview from ongoing PhD research, this article explores how the continuum of gender-based violence produces forced mobility at multiple scales. Through the housing trajectory of Ms. Bena, an undocumented Algerian woman who arrived in France in 2018, it highlights her repeated housing losses and displacements as an extreme manifestation of violence, exacerbated by administrative precarity linked to her undocumented status. While domestic violence underpins her housing precarity, patterns of control and entrapment also occur across various accommodation settings. Informal housing exposes her to domestic exploitation, while institutional shelters restrict her mobility and impose surveillance, thus reproducing dynamics of domination. Despite these constraints, Ms. Bena actively negotiates her living conditions and develops strategies to (re)construct a sense of home. Her experience challenges conventional notions of what it means to have shelter, revealing how spaces where she hopes to find refuge can also become sites of violence.*

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# Cooking in the urban kitchen: A photo-elicitation study exploring the impacts of apartment living on food practices in Belgian cities

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***Mr. Allan Estandarte<sup>1</sup>, Dr. Matthew Keeble<sup>2</sup>, Prof. Fiona Andrews<sup>3</sup>, Prof. Wendy Van Lippevelde<sup>4</sup>,  
Prof. Lukar Thornton<sup>5</sup>***

*1. PhD Candidate, University of Antwerp, 2. Research Fellow, University of Antwerp, 3. Associate Professor, Deakin University,  
4. Associate Professor, University of Ghent, 5. Associate Professor, University of Antwerp*

In response to exponentially growing urban populations, apartment living is becoming ubiquitous in cities worldwide. Apartments, however, are often built with smaller and more restrictive kitchens and food-related spaces – this negatively impacts food practices and may insidiously contribute to the obesity pandemic. Despite these crucial implications, this topic is currently understudied in housing and public health literature. To address this gap, this study explored how apartment living influences food practices in two Belgian cities, Antwerp and Brussels. Adopting a qualitative descriptive approach, 23 participants with diverse backgrounds were interviewed face-to-face using photo-elicitation. Participants took a total of 253 photographs of apartment kitchens, whilst a total of 903 minutes of audio recordings were collected. Using predeveloped themes based on international apartment design guidelines, qualitative data were analysed using framework analysis. Six apartment kitchen design and characteristics themes were identified: Ventilation, Suitability of construction materials, Storage for food and kitchen appliances, Lighting, Kitchen size and layout, and Fixed kitchen equipment. Participants reported how these themes constrained or facilitated various food practices, and described coping strategies they employed to navigate challenges. A key difference was also observed in the capacity to address housing constraints between renters and owner-occupiers. This study contributes in-depth insights into how housing conditions in apartments impact food practices, highlighting opportunities for future research and informing housing-specific built environment policies to support healthier nutrition outcomes and potentially mitigate dietary inequalities in cities.

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# Cooperative principles and identity as a strategy for sustainable housing

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***Mr. Dimitri Paratte**<sup>1</sup>*

*1. Université de Neuchâtel*

Housing cooperatives within, against or beside deregulated and financialized housing markets offer potential solutions to housing crises of affordability and sustainability.

This paper investigates successes and failures of public support for housing cooperatives and diffuse rent control in Switzerland, using a legal and historical approach. Swiss housing public policy has achieved some local successes for housing cooperatives, for example the city of Zurich has been supporting housing cooperatives for a century, and they now account for 25% of its housing supply.

As a housing lawyer, I analyse the cooperative legal structures and frameworks in Switzerland and some of its neighbouring countries that align with International Labour Organization (ILO) and International Cooperative Alliance principles. Then I evaluate the capacity of these models to foster price stability and achieve sufficient renovation capacity to meet climate targets.

The 2002 ILO recommendation n° 193 on the promotion of cooperatives is a source of norms, also for housing cooperatives, even if it is only an obligation without enforcement mechanism addressed to States. It imposes mutual aid, democracy, and solidarity in cooperatives bound to their identity, constructing an alternative approach to the commodification of housing based on international law and a variety of vivid, legal practices.

Switzerland has a curious housing sector, with highly indebted individual owners, a high rental rate, heavy financialization provoked by pension funds investments, and soaring rental costs. The simplicity and relatively inexpensive Swiss public support for housing cooperatives make it a particularly interesting case study, despite its specific features.

# Cost-Driving Standards in German Residential Timber Construction: Challenges and Savings Potential

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***Dr. Maximilian Benn<sup>1</sup>, Prof. Christian Stoy<sup>1</sup>***

*1. University of Stuttgart*

The “building cost index,” published by the Arbeitsgemeinschaft für Zeitgemäßes Bauen e. V., recorded an increase in building costs of about 144% between Q1 2000 and Q4 2023. This index accounts not only for general cost increases but also for structural and technical requirement changes, mainly due to new standards or regulations. About 35% of the recorded cost increase can be attributed to evolving and more extensive building requirements. Consequently, nearly a quarter of the increase in construction costs between Q1 2000 and Q4 2023 is linked to regulations and standards, including so-called “anerkannte Regeln der Technik” (recognized rules of technology). At the same time, German cities face a severe housing crisis, fuelling calls for cost-saving and sustainable construction programs to provide affordable housing. Against this backdrop, the present study identifies cost-driving standards in German residential timber construction, highlights those with high cost-saving potential, and organizes them into thematic groups. The methodology is structured into three steps. First, a literature review is conducted to identify relevant standards. Second, expert interviews are carried out to validate the identified standards and assess their cost-saving potential. Third, the interview results are analysed to identify standards with the highest cost-saving potential and categorize them into thematic groups. The study’s findings contribute to the existing body of research by compiling a detailed list of cost-driving standards in German residential timber construction, identifying thematic groups with high cost-saving potential, and providing a valuable foundation for further research into cost-efficient residential timber construction.

## Crafting a home in a deteriorated housing

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**Dr. Louise Carlier<sup>1</sup>, Prof. Gerald Ledent<sup>1</sup>**

**1. UCLouvain Uses&Spaces**

*Housing is conceptualized as an enclosed and protected space, from the point of view of its socio-spatial porosity. The dwelling is defined as an enclosed space where the private sphere dominates, protected from the ordeal of coexistence; it is a space conceived cut off from the outside world. However, dwelling is porous to its surroundings, offering a series of thresholds. This tension between the dwelling and the public realm is regulated by intermediate spaces that ensure the gradation between inside and outside, between the private and the public. However, our research, carried out in a Brussels social housing site, forces us to question this socio-spatial quality of porosity and the absence thereof associated to housing. In the case of the Peterbos in Anderlecht, it is the very concrete constitution of the dwelling that challenges the possible social porosity of the dwelling, through inherent defaults of the building (dilapidated pipes, water leaks, noise, smells, mice and larvae...). On the other hand, the in between spaces do not facilitate movement from inside to outside: this movement is impeded (i.e., filthy staircases and entrance halls), blocked (defective elevators) or reversed (the outside world coming in, i.e. when intruders invite themselves into the buildings). Faced with these different problems, the research attempts to analyse the tactics and practices adopted by inhabitants to repair malfunctions and deal with the ordinary problems they encounter daily.*

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# **Damp Places, Unhappy Faces: Analysing the Impact of Housing Repairs and Maintenance Expenditure on Local Authority Residents' Wellbeing in England between 2013-2022.**

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*Mr. Neftalem Emanuel*<sup>1</sup>

*1. University of Oxford*

This paper examines the relationship between repairs and maintenance expenditure in local authority housing repairs and maintenance and the wellbeing of residents in England between 2013 and 2022 using the 'Understanding Society' dataset. In the context of significant funding cuts to housing services in post-austerity Britain, this study focuses on the implications for local authority housing – a critical yet often overlooked tenure. The study draws on Environmental Stress Theory and the concept of ontological security to understand how public investment in housing maintenance – serving as a proxy for the quality and/or quantity of interventions – impacts tenants mental and physical health.

Using hierarchical mixed-effects modelling, results reveal a significant positive association between repairs and maintenance expenditure and mental wellbeing, both in the immediate term (t) and with a one-year lag (t-1). These effects are most pronounced for tenants in 'inadequate' housing, while interaction terms show diminishing marginal returns for those in better-quality dwellings. By contrast, no statistically significant overall effect of spending is observed on physical wellbeing. However, positive marginal effects at two-year lag period (t-2) indicate that physical health improvements, for homes classified as 'adequate' and 'inadequate', may emerge over longer periods of time as cumulative or preventative outcomes.

This study contributes to the existing literature on housing and wellbeing by providing robust evidence of the detrimental effects of austerity-induced (dis-)investment. The results have important implications for policy-makers, highlighting the need to create targeted investment in local authority properties to ensure equitable and sustainable living conditions for vulnerable populations.





# DECOUPLING ETH-CLASS SEGREGATION? DIGITAL TRANSITION AND CHANGING RESIDENTIAL PATTERNS OF TECH WORKERS

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*Prof. Tiit Tammaru<sup>1</sup>, Mr. Jānis Zālīte<sup>1</sup>, Dr. Kadi Kalm<sup>1</sup>, Dr. Kadri Leetmaa<sup>1</sup>*

*1. University of Tartu*

With the advancement of digital transition, significant impacts on social and spatial opportunities and inequalities are expected. While growing knowledge exists on the effects of digital transition and remote working on different occupational groups, less is known about how these changes reshape existing patterns of residential segregation. Our study addresses this gap by focusing on residential segregation between ethnic groups working in tech and non-tech occupations at urban and national scales. We ask whether the residential mobility of minority and majority tech workers has the potential of Decoupling Eth-Class Segregation ask whether We draw on the empirical evidence from Estonia, a country renowned for its digital advancements and complex ethnic relations between Estonians and mainly Russian-speaking minorities. Our study yields two key findings. Firstly, there are ethnic differences in nationwide patterns in residential distribution, with tech workers of the majority ethnic group undergoing some dispersal from the capital city urban region to smaller towns and regions, and minority tech workers clustering to the capital city. Secondly, minority and majority tech workers are increasingly co-residing in the same neighborhoods within the capital city, indicating desegregation as a result of the decoupling of ethnic and class-based segregation. However, this trend also exacerbates the residential isolation of ethnic minorities employed in non-tech occupations, particularly those in lower-status jobs.

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# Defining housing shortages: Informing policy interventions in the Swedish context

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*Ms. Johanna Lindroth<sup>1</sup>, Prof. Herman Donner<sup>1</sup>*

*1. KTH The Royal Institute of Technology*

A growing number of households worldwide face unaffordable housing, contributing to a global housing affordability crisis. While housing shortages are often cited as a key cause, the term remains poorly defined in research and policy debates. This paper uses multi-year Swedish data to examine two approaches to measuring shortages using readily available official statistics: (1) physical stock measures comparing housing units to households, and (2) access-based measures capturing differences in housing consumption across household groups. We find that the former offers limited policy insight, while the latter highlights specific shortages in demarcated household categories—notably large families in rental housing. Our results suggest that focusing on access and consumption, rather than aggregate stock levels, better informs targeted housing policies, especially in contexts that make aggregated measures less informative such as demographic shifts, migration, and inequality. This entails a shift in focus from a universal “housing shortage”, towards shortages among segments of households and housing types to inform housing policy.

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## Designing for the Good Old Days to come: Boboyaka Cooperative Housing in Bordeaux (France)

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***Dr. FANNY GERBEAUD**<sup>1</sup>, **Mr. Pascal Machado**<sup>2</sup>*

*1. PAVE Research Centre - ENSAP Bordeaux, 2. PAVE Research Centre - ENSAP Bordeaux / CED / UFPE*

As people age, the once comforting home might become a burden or even a threat to living well and in good health. Many adapted housing options target specific issues - like security, services, care - but few put the elderly at the heart of their management.

Our communication focuses on the recently labelled Boboyaka senior cooperative housing in Bordeaux. Initiated by friends who wanted to “age happy together”, the twenty co-opted members want to master their future by creating their habitat. Combining senior and student flats, shared facilities and spaces, a shop, a kindergarten and a resource centre on ageing, the programme expresses the choice to remain an active part of society as a right and as a mean to defer disengagement.

The ambition is to embody both a spiritual and political legacy through its values (solidarity, accessibility, non-speculation), promoting an alternative housing model for and by the elderly. However, prioritizing the collective over the individual may prove to be a risky choice. It requires leaving a long-time home with its souvenirs, investing savings and juggling with the community to embrace ideals that may take you into the unknown... including a 50 sq. meter flat. Retirement could as well represent an opportunity to experiment a “last adventure”, once freed from social injunctions.

Through biographical narratives and interviews led as part of our ongoing qualitative research, We will analyze the cooperators’ aspirations, motivations and projections in the “home” they design for “good old days that are yet to come”.

# Development Of A Housing Policy Insights Series: An example from Ireland

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***Mrs. Roslyn Molloy**<sup>1</sup>*

*1. The Housing Agency*

This is a proposal to provide a talk to the group on the development of a housing series of policy insight papers by the Housing Agency. These papers aim to disseminate good practice in housing and pull out innovative solutions for housing practitioners in Ireland.

The papers provide case studies of effective and practical implementation of a piece of housing policy or practice either by a housing association or a municipal authority.

To date there are six papers under this series covering the topics: homelessness, tenant engagement, asset management, office to residential conversions, compulsory purchase of derelict buildings, and developing sustainable infrastructure for a large housing development area. This talk will provide an overview of how these case studies are sourced, developed and disseminated.

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# Differences in the productivity of the European construction sector: Patterns, reasons and policy implications

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**Dr. Steffen Wetzstein<sup>1</sup>, Prof. Michael Voigtlaender<sup>2</sup>**

*1. Transport and Spatial Planning Institute, University of Applied Sciences, Erfurt, 2. German Economic Institute*

*Despite a worsening shortage of affordable housing many European countries have recently experienced stagnating or even declining construction sector productivity. Studies by McKinsey show in fact that international productivity development has been sluggish for decades. Yet, a few countries have seen noteworthy improvements. Combining innovative quantitative analysis with thirteen expert interviews conducted with industry representatives from eight European countries, this paper explores the underlying reasons and contextual factors for pan-national productivity differences. It also foregrounds political and economic strategies that might spur systemic innovation, enhance industry organisation and improve business practice in order to lift construction performance. Results point to a multitude of catalytic drivers including well-fitting framework conditions, expanding industrial prefabrication, better coordinating planning and construction as well as reforming state-administrative cultures. Project findings are envisaged to inform policy development and good practice transfer in the name of boosting affordable, sustainable and sound-quality residential construction across Europe.*

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# Different pathways to financialisation of affordable housing provision: a comparison of the policies *Fondo Investimenti per l'Abitare* in Italy and *Fonds de Logement Intermédiaire* in France

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*Ms. Vittoria Baglieri* <sup>1</sup>

1. *University of Oxford*

National Development Banks (NDBs) have been central institutions in housing financing systems in several European countries. Through promotional credit, they have contributed to the construction of rental housing stock and to the expansion of homeownership since the post-war period. Despite their long tradition of intervention in social and affordable housing, however, NDB's role as welfare providers has received scant theoretical and critical investigation.

This paper focuses on two policies implemented by NDBs: the *Fondo Investimenti per l'Abitare* (FIA) by the Italian *Cassa Depositi e Prestiti* (in 2008), and *Fonds de Logements Intermédiaires* (FLI) by the French *Caisse Dépôts et Consignation* (in 2014). Both policies created real estate investment funds collecting capital from institutional investors and employing it in the construction of *affordable* housing. Explaining how FIA and FLI marked a shift towards *market-based* financing strategies for the two NDBs, the paper argues that the policies represent cases of *financialisation of welfare state funding* (i.e., instances where the state accesses finance to achieve policy goals, and finance uses the state to accumulate financial profit). The paper contributes to theoretical knowledge on the issue by detailing the processes that lead to the introduction of the policies and highlighting the causal mechanism at play in each case, relying on secondary data and original data from interviews. The results show that financialisation emerged through different causal pathways. Each pathway was shaped by the unique combination of stakeholders' interests and initiatives, as well as the variable political salience of housing affordability.

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# Disadvantaged childhood neighbourhoods and young adulthood life course

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***Dr. Ida Borg<sup>1</sup>, Prof. Eva Andersson<sup>1</sup>***

*1. Department of Human Geography, Stockholm University*

This study examines young adult life course trajectories and assesses whether they are associated with childhood neighbourhood disadvantage when they were 7 to 9 years old in 1995. Using longitudinal individual-level register data for all children born in Sweden in 1986, 1987, and 1988, children are followed from ages 3-5, in a neighbourhood area at 15, and entering a life-course trajectory assessed for ages 16-29. We apply latent class analysis (LCA) to identify five life-course trajectories during young adulthood. We use multinomial regression to assess how childhood neighbourhood context influences the life course. However, an important contribution of the current study is to explore the role of neighbourhoods in a composite outcome measure. The life course captures the entire life phase of young adulthood rather than focusing on single events or cross-sectional outcomes. Regarding life courses, we have identified two trajectories of vulnerability, one characterised by a median income life course of well-being, and another two with advantage in the life course. One of the vulnerable life courses in young adulthood is marked by low education, low earned income, early childbearing, high poverty and by social allowance. We found that children living in an area of disadvantage index 50 had a 12 per cent probability of ending up in that vulnerable life course in young adulthood. Additionally, the association was positive, indicating that the greater the disadvantage in a child's residential area, the more likely they were to follow one of the two vulnerable life course trajectories in young adulthood.



# Distributional effects of social housing in Vienna and Lombardy

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***Prof. Manos Matsaganis<sup>1</sup>, Dr. Andrea Parma<sup>1</sup>, Mr. Francesco Cellino<sup>1</sup>***

*1. Politecnico di Milano*

*Estimating the value and distributional implications of social housing subsidies enjoys a long tradition in housing research. The opportunity cost approach compares social housing units with similar dwellings in the private rental sector, based on their characteristics. The reliability of the estimates produced rests on the assumption that social housing tenants are correctly identified. This may not actually be the case. We highlight the issue by comparing two variables: tenure status, available from EU-SILC (HY021), and legal status of dwelling, available from national SILC datasets. We present evidence on the degree of overlap between public housing and below-market rent. We then produce alternative estimates of the distributional impact of social housing subsidies under each of the two definitions in the Austrian city (and federal state) of Vienna and in the Italian region of Lombardy*

# Divestment and re-constitution of the public: towards a positive theory of privatization and housing

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**Mr. Rance Graham-Bailey**<sup>1</sup>

1. Weitzman School of Design, University of Pennsylvania

*This paper establishes a conceptual and theoretical framework for public housing privatization and applies it as an empirical strategy tool for analyzing the phenomena of “conversion” and “re-positioning” strategies associated with the national Rental Assistance Demonstration (“RAD”) that have been in effect since 2011 in the United States. This approach, broadly defined, restructures public housing funding into a form associated with privately owned properties subsidized under Section 8 of the Housing Act of 1937. It (partially) commodifies public land to seek present-day funds in exchange for commitments of future revenue streams and a stake in formerly public assets integrated. It also adopts a modified deregulatory administrative regime associated with Section 8 that is materially different than the Section 9 Low-Rent Housing Program that governs public housing. This study draws on theoretical insights from comparative housing research common in European housing studies and applies them to the political economy of housing in the U.S. The conceptual clarity on the collection of theories, policies, institutional forms, and assumptions embedded within the discourse of privatization can bring together disparate literature, highlight categories of differentiation, and facilitate common parlance across international and institutional contexts.*

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# Do housing company-led area-based initiatives improve perceived safety?

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***Ms. Madeleine Frisk Garcia**<sup>1</sup>*

*1. Malmö university*

The negative effects of living in marginalized neighborhoods characterized by concentrated poverty and social exclusion on individuals' life chances have long been a concern for politicians, policymakers, practitioners, and academia. These neighborhoods are frequently targeted with investments as part of area-based initiatives (ABIs) to mitigate potential negative neighborhood effects. Moreover, the safety perception of the built environment has become a fundamental driver of area-based initiatives (ABIs) to improve urban safety in marginalized areas. Previous studies have mostly focused on evaluating area-based initiatives from sociodemographic changes using large units of analysis that may obscure low-level patterns. This study examines ABIs led by municipal housing companies in Gothenburg, Sweden, using property-level longitudinal data from 2015–2024. We apply the synthetic control method to estimate impacts on two perceived safety measures at both the property and DeSO (Demographic Statistical Area) levels, using untreated areas/properties as control. The results provide limited evidence of short-term improvements in safety perceptions due to ABIs. However, for long-term residents (over five years), a positive effect on perceived basement safety emerges, highlighting the importance of residential time in evaluating the impact of ABIs. The analysis also reveals spatial variation, with more pronounced effects observed at the DeSO level than at the property level. These findings underscore the importance of spatial scale and exposure time in evaluating the impact of ABIs.

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# Do residential real estate price hikes crowd out young starters in financial centers?

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**Mr. wim piot** <sup>1</sup>

1. PhD Candidate, University of Antwerp

*Agglomeration benefits arise from reduced costs due to proximity. These benefits include knowledge spillovers boosting company productivity, higher salaries for employees, and increased returns for real estate owners. However, rising real estate prices can negate these benefits by forcing employers to raise salaries even further and equally create affordability issues for young employees.*

*We assess the impact of housing costs on four financial centers specializing in asset management. A survey among workers at a financial firm in Luxembourg reveals that housing costs are their primary concern. We conduct an analysis of young workers' salaries, calculating the net disposable income after housing expenses. These findings are then compared using a cost of living index for Luxembourg, Singapore, Dublin, and London. Our conclusion identifies which financial center experiences "crowding out" of young workers, indicating that it has become unsustainable for them to live and work there. Consequently, these financial centers may need to outsource part of their production and will face challenges in maintaining agglomeration due to a lack of new recruits.*

*Housing affordability impacts societal equity and business competitiveness. Policymakers should manage housing costs by increasing supply, supporting remote work, and avoiding tax policies that overstimulate demand. Agglomerations offer significant benefits, so their development and sustainability must be monitored.*

*This novel angle has not yet been researched. We did not find any literature diving into disposable income after housing cost for young starters in the financial centers to gauge potential threats for these centers.*

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# Does Owning a Home and Residing in Seoul Increase Subjective Life Satisfaction?

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*Prof. chul sohn <sup>1</sup>*

*1. Gangneung-Wonju National University*

This study analyzes how home ownership in Seoul, the capital city of Korea, affects the subjective life satisfaction of Koreans. Seoul, the capital of Korea, is a major economic hub. With 18% of the country's population residing in Seoul, it is also home to 23% of the country's employees. The housing price to income ratio of Seoul is 11 in 2024. The enhancement in subjective satisfaction derived from home ownership and residency in Seoul can be attributed to two factors. Primarily, Seoul has already achieved substantial development, making it impractical to provide additional housing without undertaking the complex process of redevelopment. However, the redevelopment process is challenging due to the stringent regulations imposed by urban planning laws. Consequently, the present-day experience of home ownership and residing in Seoul can engender a sense of security, both for the current inhabitants and their descendants, by providing the assurance of inhabiting a city that offers numerous opportunities. Secondly, South Korea exhibits one of the world's lowest fertility rates. Consequently, the population is anticipated to undergo a precipitous decline, exerting a downward pressure on housing prices. Nonetheless, Seoul's housing prices are predicted to rise, driven by the anticipated increase in population migration to the city, despite the country's declining birth rate. The perceived security in possessing a residence in Seoul, which is believed to safeguard the value of personal assets, is also likely to contribute to an increase in subjective well-being.

# Drivers of housing wealth inequality and concentration across time and space

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**Dr. Caroline Dewilde**<sup>1</sup>

1. Tilburg University

Capital is back. The so-called *Great U-Turn*, pertaining to the rise of income and wealth inequality since the mid-1970s, has pushed wealth to the forefront of research on inequality. While homeownership and housing wealth are widely recognized as the main components of wealth inequality, studies on the contribution of housing to the inequality and concentration of overall wealth are scant. This is a blind spot, considering that in many European countries, the housing market has become a vehicle for wealth extraction and transmission. On the one hand, while the private rental sector has grown, homeownership has become accessible, especially for low-income entrants. On the other hand, upper-class households especially benefit from multi-property ownership and disproportionate increases in (urban) property value. As a first step towards uncovering the role of housing as a driver of wealth inequality, this paper uses HFCS-data (Household Finance and Consumption Survey) for 4 waves and 23 European countries, to:

1. Describe *patterns and trends* across time and space regarding (housing) wealth inequality and concentration.
2. Model the impact of various *drivers* explaining trends in (housing) wealth inequality and concentration.

# Ecological Perspective Towards Material in the Affordable Housing for Young Adults

**Dr. Sedef Ozcelik<sup>1</sup>, Mr. Ubeydullah Yasar<sup>2</sup>, Ms. Kubra Kula<sup>1</sup>, Mr. Altar Colak<sup>1</sup>**

1. Gebze Technical University, 2. Yildiz Technical University

*Affordable housing is still one of the main problems in most cities for disadvantaged groups like young adults. Material in architecture opens discussion in affordability for housing. In the case of Tophane, Istanbul is an historical district where a variety of young adults from with various levels of background demand housing. Young adults become the “other,” trapped in an in-between class. The study aims to explore the possibilities of housing design which goes beyond conventional housing solutions by prioritizing temporality, ecological and affordable materiality, flexibility, historical sensitivity, and communal living strategies. Additionally, the designs should incorporate sustainable approaches to environmental factors, such as passive heating and cooling, to enhance ecological performance. The methodology of the study is storytelling providing data which can be inherited within the architecture epistemology.*



Figure1.png



Figure2.jpg



Figure3.jpg



Figure4.jpg





Figure5.jpg



Figure6.jpg



Figure7.jpg

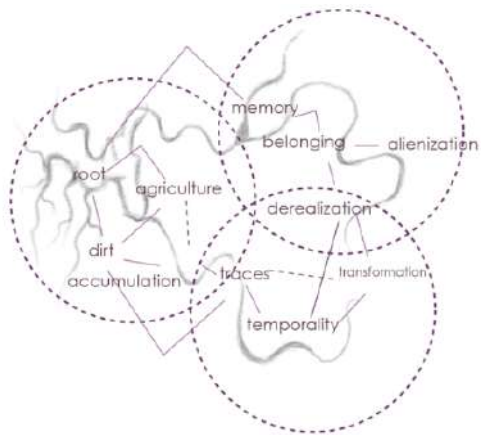


Figure8.png

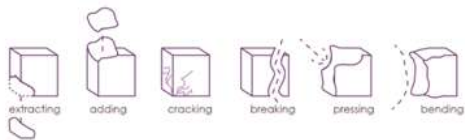


Figure9.png

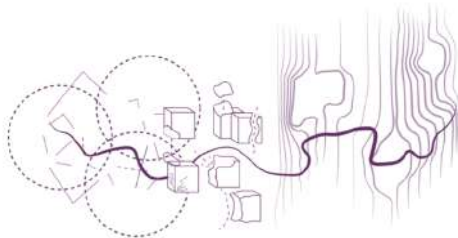


Figure10.png

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# Effects of ageing on housing prices in Ankara Metropolitan Area

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*Ms. Tuğba Kütük<sup>1</sup>, Ms. Duygu Çayan<sup>1</sup>*

*1. Gazi University*

The real estate market is driven by supply and demand, which is affected by macroeconomic factors such as population structure or demographics. The structure of the population plays a significant role in shaping the real estate market, as people's needs and preferences determine the types of spaces that are needed or not needed. One important factor to consider is the changing proportion of the elderly population, which is likely to impact both demand and supply in the real estate market.

The expected significant increase in the population over 65 years of age, along with the anticipated decrease in the proportion of young people by 2050, indicates a notable weakening of population development in Türkiye. This raises important questions about how an ageing population will affect the housing market and impact housing prices.

This study aims to investigate the effect of ageing on housing prices across different market segments in Ankara. The data is collected from one of Turkey's largest real estate websites, focusing on dwelling units advertised for sale and rent between March and June 2025. Data from different neighbourhoods in nine central districts of Ankara is analyzed using a hedonic regression model. The empirical results reveal that population ageing has diverse and significant impacts across various housing segments in Ankara.

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## Effects of climate disasters on housing affordability

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***Dr. Ang Li<sup>1</sup>, Mr. Mathew Toll<sup>1</sup>, Prof. Rebecca Bentley<sup>1</sup>***

*1. The University of Melbourne*

**Objective:** Many countries are increasingly grappling with the deterioration of housing affordability. As climate-related disasters become more frequent and severe, understanding their impact on housing affordability and the resulting implications for concentrated deprivation is crucial for the development of housing and disaster policies that address social and climate inequality. This study examines the impact of climate-related disasters on housing affordability at the individual and area levels and explores individual and neighbourhood risk factors associated with varied degrees of housing disadvantages.

**Methods:** Using longitudinal national Australian data from 2009 to 2022, the study contains 2,815 people who experienced home damage due to a disaster (including flood, bushfire, or cyclone). Longitudinal event study models are used to assess changes in housing affordability (mortgage and rental) at the individual and area level following a disaster event over time. Individual and neighbourhood predictors of different housing disadvantage patterns were also identified.

**Results:** Climate-related disasters negatively impacted housing affordability, with more severe effects for individuals who were experiencing housing affordability stress prior to the disaster. Individuals (including mortgaged owners and renters) in the exposure group showed a small increase in housing payment arrears following disasters. Mortgaged homeowners experienced an increase in housing affordability stress beyond the disaster year. Disadvantaged groups were less likely to move, heightening the risk of worsening deprivation.

**Conclusion:** Findings indicate the significant impact of climate-related disasters on both individual- and area-level economic stability, underscoring the need for climate and disaster policies that address housing vulnerability and climate immobility.

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# Elderly residents' lived experiences of relocation within the non-profit housing sector

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***Dr. Rebecka Söderberg<sup>1</sup>, Dr. Michael Asgaard Andersen<sup>1</sup>***

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Through the last decades, political efforts have been made to transform the built environment and change the resident composition in Danish non-profit housing, e.g., by relocating current residents and attracting new types of residents. The elderly population (age 65+) constitutes 23% of the tenants in the non-profit housing sector, yet often falls under the radar, as policies focus on the integration of non-western immigrants and equal opportunities for children and youth. The lived experiences of relocated residents in general and relocated elderly residents in particular are understudied.

This study seeks to go beyond evaluating policy outcomes in terms of their stated objectives and instead focus on how relocation is experienced and how elderly people navigate through relocations and in their new socio-spatial environment.

Previous studies underscore that elderly residents are particularly vulnerable to relocations and negative social consequences, as they lose their social network and lack the capacity to build a new one. However, previous literature mainly focuses on relocation from regular housing into care facilities and less has been written about relocations within the non-profit housing sector. Thus, this study addresses a need for more qualitative studies about elderly residents' experiences of relocation.

Within the field of environmental gerontology, the study contributes to the literature on residential mobility patterns. Furthermore, the research makes a societal contribution by offering important insights to policymakers and practitioners of the built environment, such as urban planners and housing organizations, who strive to conduct relocations with positive outcomes for residents.

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# Empowering Scottish Renters: Applying Social Cognitive Theory to understand the barriers to engagement with rights

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***Dr. Tom Simcock***<sup>1</sup>

*1. University of Huddersfield*

Recent reforms in Scotland's private rented sector (PRS) aim to strengthen tenant protections and improve housing conditions. However, recent research identifies that many renters do not fully utilise their rights, citing issues such as a lack of awareness, fear of retaliatory actions, and uncertainty regarding complaint processes. This paper presents findings from qualitative interviews with twenty-four private renters across Scotland, supplemented by earlier research funded by the Joseph Rowntree Foundation, to explore why legal reforms alone may be insufficient in driving tenant engagement.

Drawing on Social Cognitive Theory (SCT), we identify four key psychological and social factors, self-efficacy, outcome expectations, environmental influences, and behavioural capability, that shape renters' decisions to exercise their rights. Our analysis reveals that low tenant confidence, fears of negative repercussions, and limited access to practical guidance collectively discourage formal complaints.

We argue that policymakers and housing stakeholders should adopt a psychologically informed approach to bridge the gap between policy intentions and real-world behaviours. Specifically, interventions should focus on building renters' self-efficacy, reducing perceived risks of engagement, and enhancing behavioural capability through accessible resources and supportive infrastructures. By illustrating the interplay between structural reforms and psychological factors, this paper offers strategies for aligning policy design with the lived experiences of tenants, ultimately promoting more equitable and effective housing outcomes in Scotland.

# Energy efficiency in residential buildings: construction and Housing renovation accesses

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***Prof. Antonio Duarte Santos<sup>1</sup>, Prof. Antonio Manuel Cunha<sup>2</sup>***

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A sustainable home is designed to minimize environmental impact throughout its life cycle. When the days and nights get cooler or hotter, consumers start to turn to solutions to heat their homes. This is also partly due to the discomfort caused by the poor thermal insulation of European Union (EU) buildings. Much of the energy spent on heating homes is lost through inefficient buildings with low thermal insulation levels. The best way to maintain a comfortable temperature at home is to act at the level of the building envelope. When this is not possible, to reduce energy needs and keep the interior cosy, it is essential to choose an efficient heating system, with lower energy costs, and whose use translates into lower CO2 emissions. The best system for heating the house depends, among other factors, on the type of housing and the real air conditioning needs during the year. The methodology used aimed at improving energy performance and comfort of buildings, avoiding construction pathologies. This was the main conclusion drawn from the analysis for the EU countries, although with different explanations due to different temperatures and climatic phenomena.

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# Energy Flexibility and the Role of Intermediaries: Theoretical Frameworks.

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*Mrs. KATIA DJATOUTI<sup>1</sup>, Ms. Adriana Diaconu<sup>1</sup>, Ms. Margot Pellegrino<sup>2</sup>, Mr. Gilles Debizet<sup>1</sup>*

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Integrating renewable energies (such as solar, wind, etc.) into the energy mix is a major challenge for the energy transition, as the variability of their production requires significant demand-side flexibility. Housing contributes to renewable energy production and participates in flexibility, but residents' actions remain invisible and uncoordinated.

This paper is based on an ongoing PhD project within a broader research programme, Flex-Mediation. This programme focuses on the role of intermediaries between energy suppliers and end users, such as aggregators, energy communities, and collective self-consumption groups.

The scope and objectives of intermediaries diverge – from balancing the energy system to adapting consumption to local and intermittent production. We hypothesise that intermediaries' relations with residents vary accordingly, and this impacts the adaptation of their practices and energy consumption.

Through a literature review, this paper aims to develop a theoretical and methodological framework for analysing the influence of different intermediaries on resident living practices. Many studies have already analysed energy consumption from the perspectives of behaviour (in economics), social practices (in sociology) and in relation to local contexts (in geography). Our focus on socio-spatial specificities points in particular to social practice theory as a framework for analysing the relation between intermediaries, habits, sociotechnical structures and residents' agency.

Based on the way different social science disciplines and interdisciplinary approaches have addressed the evolution of practices and lifestyles which contribute (or not) to energy transitions, the proposed methodology focuses on non-financial incentives. These include values and imaginaries in residents' engagement with flexibility challenges.

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# Energy retrofit intermediaries and the social polarisation of markets. The case of the French energy retrofit public service.

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*Mrs. Anne-Gaëlle Guérin*<sup>1</sup>

## *1. PACTE*

In the literature, energy transition intermediaries, that are placed between the supply and the demand side of markets, but also between the civil society and the government, are considered as key actors of the fight against climate change, especially in the building sector. Though, the way they impact the socio-economic organisation of markets has rarely been studied.

In this paper, we address this issue through the case of the French public service for energy retrofit, that was created in the early 2010s to provide owner-occupiers advice and guidance toward the efficient energy retrofit of their house. We use the results of a qualitative study realised in three of those energy advisers teams.

We firstly show that these energy advisers are a special kind of energy transition intermediaries, that were specifically created by the government in an energy transition objective. However, they cannot be considered as disinterested third parties, as the government claims they are. On the contrary, their action is always embedded in a complex political and administrative structure that strongly shapes what they can and cannot do, and how they do it.

We then show how these intermediaries react to this very constraint context by adopting differentiated interaction strategies depending on the social backgrounds of households and firms. In particular, we show that they tend to implicitly match different kinds of owner-occupiers with different kinds of craftsmen, thereby contributing to the social polarisation of the energy retrofit market. We finally wonder how these results can inform energy retrofit policymakers.



# Energy retrofit intermediation as collective action. The case of the French energy retrofit public policy.

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**Mrs. Anne-Gaëlle Guérin**<sup>1</sup>

## 1. PACTE

*This paper addresses the issue of intermediation as a tool to govern the energy retrofit of private housings. If intermediaries are often identified as key actors of the energy retrofit process, the question of the organisation and collective action of intermediation ecosystems remains a moot point. The case of the French energy retrofit policy appears as a good case to question this phenomenon: indeed, in the strand of a 2021 reform, the country has known an explosion of the number of would-be energy retrofit intermediaries. Using a qualitative methodology, we question the effects of this diversity on the energy retrofit market. We firstly show that energy retrofit intermediaries can be very diverse structures, with different objectives, values and constraints. We then wonder how this intermediation ecosystem organises, shedding light on a tension between competition and coordination of these intermediaries.*

## Energy-efficiency Retrofits: Outcomes across different types of Landlords

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*With a 30% share of the total CO<sub>2</sub> emissions the building sector in Germany notoriously fails government reduction targets. Along with decarbonising the heating provision energy efficiency retrofits are a key instrument in mitigating climate crisis through sustainable housing. The paper introduces the regulatory framework of energy retrofits in Germany and argues that it leads to a diversity of retrofitting strategies among different types of landlords. Drawing on data scraped from a large online marketplace for rental listings, the paper compares energy consumption across different types of landlords in Berlin. Albeit large, financialized housing companies invest more in modernization than public housing companies, energy consumption of their apartments is higher. Based on these results, the paper explores different explanations why the energy performance of housing of financialized housing companies is worse than the energy performance of municipal housing companies. The paper concludes with alternative ways of regulating energy retrofits and distributing the costs, as proposed by civil society actors.*

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# Energy-Efficient Retrofitting and Housing in Norway: Policy Limitations and Social Implications

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*1. Norwegian University of Life Sciences*

Energy-efficient retrofitting is central to climate strategies across Europe, yet its social implications remain debated. Indeed, the implementation of retrofitting strategies is shaped by contextual policy frameworks and housing systems, influencing who benefits and who bears the costs. Norway represents a particularly interesting case in this respect, as no national law explicitly mandates or sets standards for retrofitting existing buildings. Instead, policies rely on financial incentives, and interventions remain voluntary. At the same time, the transposition of EU energy directives is highly contested in Norway, with ongoing political debates about their impact on national regulation and housing markets. Norway's case is particularly relevant also given its strong welfare state, which coexists with a market-driven housing system that prioritizes homeownership and lacks comprehensive tenant protections.

This study explores how retrofitting policies intersect with these structural conditions, shaping access to energy-efficient retrofits and the potential consequences for different social groups. The research is based on qualitative methods, including interviews with national and local stakeholders—such as policymakers, housing organizations, and energy agencies—as well as a stakeholder policy lab to examine regulatory gaps, financial support mechanisms, and the social dimensions of energy retrofitting.

Preliminary findings suggest that while financial incentives encourage retrofitting, barriers such as bureaucratic complexity, uneven access to funding, insufficient funding, housing speculation and potential rent increases may create disparities. The voluntary nature of retrofitting, coupled with a neoliberal housing model, raises concerns about whether in Norway climate goals can be met without reinforcing housing inequalities.

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# Enhancing Energy Security for Low-Income Households: The Impact of Housing Retrofits and Policy Frameworks

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## Background

Low-income households face high energy costs and inefficient housing, leading to energy poverty, which affects 770 million people globally. Climate change exacerbates these disparities, underscoring the need for policies that reduce energy burdens. While prior studies focus on individual retrofits, a comprehensive assessment of their impact on energy security and affordability remains limited. This scoping review evaluates retrofit effectiveness and explores policy frameworks to enhance accessibility for affordable and social housing.

## Methods

Using PRISMA-ScR, we analyzed 313 peer-reviewed studies published after 2002, reflecting the Energy Performance of Buildings Directive's impact. After screening, 22 studies met the inclusion criteria, covering heating, energy-related housing disasters, and energy justice.

## Results

Housing retrofits reduce heating and cooling energy consumption by 30–67%, while thermal insulation lowers heat loss by 55% and raises indoor temperatures by 3–5°C. Window replacements, heat pumps, and high-efficiency boilers reduce energy use by 12–46.5%. Government subsidies covering 50–70% of costs significantly increased adoption, with Minimum Energy Performance Standards (MEPS) driving participation.

## Conclusion

Retrofits mitigate energy poverty by improving efficiency and stabilizing indoor temperatures. Although solar panels contribute to energy independence, their long payback period poses challenges for low-income households. Expanding subsidies, enforcing standards, and fostering public-private partnerships can enhance accessibility. Localized, place-based policies integrating housing and energy justice are essential for equitable energy security.

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## European Housing Policy – growing affordable supply sustainably?

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*1. RMIT University, 2. Independent Housing Expert for Habitat and Francophonie, 3. SGH Warsaw School of Economics*

The European Commission is embracing the field of housing policy, bringing together two agendas: affordable housing supply and decarbonisation and energy efficiency. It is a steep learning curve and the EC is in listening mode. The new EC Commissioner for Energy and Housing and its Housing Task Force will soon develop a European Affordable Housing Plan, while the European Parliament via a Special Committee will prepare a report on the Housing Crisis and appropriate responses. The EIB is also playing an active role. So far, member states with established affordable housing systems have been relatively quiet. More effective and productive systems can be found in Austria, Denmark, France and Finland. They make use of mission focused providers, incorporating long term stable circuits of investment, promoting the growth and maintenance of social housing assets. Their success stems from the requirement to cover costs, build-up of equity and reduce reliance on costly finance and uncertain subsidies. Well regulated systems also prevent costly profiteering and extractive practices and promote long term security of tenure. A number of EU member states have not established such effective systems. To fill this institutional void, more contract-based approaches are being promoted. PPP contracting is also occurring in parallel with innovating systems, as in Ireland. This paper reviews evidence on growth and sustainability of affordable and social housing in several countries in Europe through contrastive research, validated through national expert interviews. It makes recommendations of relevance to the European Housing Plan, as well other national housing strategies.

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# Evaluation Framework for Housing-First Policies and Strategies: The Case of Eindhoven

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***Mrs. Valentina Cortés Urra<sup>1</sup>, Dr. Oana Druta<sup>1</sup>***

*1. Eindhoven University of Technology*

There is a growing need for affordable and adequate housing and a pressing social challenge to address homelessness worldwide. In response to these challenges, some European countries and the United States have adopted Housing-First approaches. Recent studies show that in the Netherlands, the number of people experiencing homelessness is around 33,000. In response, the Dutch government proposed the ‘*Nationaal Actieplan Dakloosheid: Eerst een Thuis*’ in 2023. This plan sets a goal of sustainably reducing homelessness by 2030 by prevention and providing adequate housing. Although the Dutch government proposed this plan and demanded municipalities that envision addressing these challenges, little is known about the necessary institutional changes to advance Housing-First as an innovative and inclusive approach. Also, there is limited knowledge of aligning these plans’ ambitions, goals, and objectives with the Housing-First Principles. This paper aims to develop a preliminary framework for evaluating Housing-First policies and implementation strategies at different scales to shift the paradigm from shelters to housing and drive systemic change in homelessness and housing policy. We propose this framework based on a theoretical study of Housing-First, the right to housing and homelessness prevention concepts, and empirical research with stakeholders. Using this framework as a lens, we analyse a pilot case study of Eindhoven, identifying the connections and gaps in policies at multi-scale levels for different target groups. Our findings aim to inform the proposal of policy strategies, methodologies, and potential design solutions that support and reposition stakeholders, such as local governments and housing associations interested in Housing-First.

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## Experience of overcrowding as a child and school outcomes

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***Dr. Ida Borg<sup>1</sup>, Dr. Rosa Weber<sup>2</sup>, Dr. Ben Wilson<sup>2</sup>***

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Children's educational attainment may be determined by the material circumstances they experience throughout childhood, particularly if they experience household poverty or overcrowding. However, there is a lack of research examining whether the link between household deprivation and educational attainment varies across different groups of children. This is an important gap because social and spatial theories predict variation by sex, migration background, and parental socioeconomic status. We address this gap with a case study of Sweden, which has high-quality data and is notable due to recent concerns about increasing poverty and overcrowding, particularly among children with a migration background. Using longitudinal microdata, we follow all children born in Sweden in 2007. We measure poverty and overcrowding using annual data for their entire period of compulsory schooling, typically from age 6 or 7 until age 15 or 16. We then examine whether these measures account for grades at the end of compulsory schooling, overall and for separate groups of girls and boys with varying levels of parental educational attainment. Finally, we test the robustness of our findings by examining the role of unobserved confounding, including by comparing children from the same families who experience different trajectories of household deprivation, i.e., comparing siblings who spent different durations in overcrowding. To further assess whether language ability plays a role, we also distinguish between math and Swedish and compare children versus grandchildren of immigrants, with the latter being less likely to have language issues.

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# Exploring energy efficiency policies to mitigate energy poverty in Türkiye

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***Dr. Ebru Ergöz Karahan**<sup>1</sup>*

*1. Özyeğin University*

Energy is a fundamental driver of economic, social, and environmental sustainability. However, Energy poverty (EP) presents a complex and pressing challenge to all dimensions of sustainability -as highlighted by the United Nations' Sustainable Development Goals (SDGs)- particularly in nations undergoing rapid development and shifting energy paradigms. EP arises from factors such as poor building insulation, low household incomes, and high energy costs, leading to thermal discomfort and financial strain. It limits access to affordable, reliable energy and exacerbates social inequalities, necessitating effective energy policies and regulations.

The increasing privatization of energy resources and reliance on international energy markets in Türkiye have exacerbated existing vulnerabilities, making households sensitive to fluctuating energy costs and supply uncertainties. This study examines EP in Türkiye, focusing on the efficacy of its Thermal Building Regulations and Energy Efficiency Policies in comparison to established European Union (EU) standards. Focusing on key regulatory aspects, including minimum energy performance standards, incentive policies, and EP metrics, this study conducts a comparative analysis using policy documents and available statistical data to assess Türkiye's practices in mitigating EP. By doing so, the study aims to identify critical differences and similarities between Türkiye's and the EU's strategic approaches, evaluating their potential impact on vulnerable communities. By comparing the regulatory frameworks, this study seeks to provide insights into best practices and potential areas for improvement in Türkiye's efforts to address EP, ultimately contributing to a more sustainable and inclusive energy future.



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# Exploring homeownership trajectories among young adults in Norway

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***Ms. Siri Osnes***<sup>1</sup>

*1. NOVA, OsloMet*

This article investigates homeownership trajectories among young adults in Norway's housing market and examines the factors influencing these pathways. The Norwegian housing regime is characterised by relatively high homeownership rates, also among younger adults. However, over recent decades, housing prices have increased sharply, making homeownership less accessible for many low-income young adults and young adults in urban areas. Within this context, the aim is to identify and explore the main different housing trajectories among young adults.

Using register-based data from a cohort of early-20 years old in 2010, tracked over an eleven-year period until they are in their mid-30s in 2021, I aim to identify the most prevalent homeownership pathways in young adulthood and to explore the factors explaining these trajectories. Specifically, the aim is to examine which groups tend to rent for extended periods through young adulthood, who remains renters throughout the entire observed period, and who transition early into homeownership. The homeownership trajectories will be identified through sequence analysis, and then multinomial regression will be used to identify social and spatial determinants of belonging to the different homeownership trajectories. By examining these trajectories, this article aims to provide a comprehensive understanding of the factors shaping young adults' pathways in the housing market.

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# Exploring Housing Trajectories and the Pathways Out of Homelessness in Finland: A Longitudinal Analysis Using Linked Administrative Registers

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***Dr. Elisabetta Leni**<sup>1</sup>, **Dr. Veera Niemi**<sup>2</sup>*

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This study examines the housing histories of approximately 1,000 homeless people in Finland, tracing their housing trajectories before and after receiving support from social services. Using a novel dataset constructed by linking several administrative registers - including those of health care, social security, social services, and Statistics Finland's Central Population Agency - the research analyzes historical data to identify patterns of housing instability preceding homelessness, such as frequent moves and temporary shelters. In addition, the dataset includes background information such as addiction problems and mental health conditions, allowing for a more comprehensive analysis of individual risk factors and support needs. The study uses regression models and sequence analysis to explore common pathways into homelessness and the conditions that support successful and sustained exits. By considering the role of social services, individual vulnerabilities, and structural factors, the research provides a longitudinal perspective on homelessness as a dynamic process rather than a static condition. While administrative data are increasingly used in social research, the linking of multiple registers remains relatively rare, making this study particularly valuable for understanding complex housing trajectories. The findings contribute to policy development by identifying key factors that promote long-term housing stability and social inclusion for vulnerable populations.

This study is part of a broader research project called RADAR (Register Data Analysis for Addressing Homelessness and Reducing it), which aims to generate evidence-based knowledge to inform homelessness prevention and intervention strategies in Finland through the analysis of register data.

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# Exploring Resistance in Construction Digitalization: Evidence from Building Information Modeling (BIM)

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*Building Information Modeling (BIM) has demonstrated significant potential to improve performance in the construction industry. However, its practical application remains limited, with notable resistance, particularly in the housing sector. Drawing on Innovation Diffusion Theory (IDT), this study divides the BIM application process into three stages: pre-decision, decision-making, and post-decision. It analyzes the sources of resistance at each stage. The findings indicate that resistance in the pre-decision stage primarily stems from organizational factors, including limited BIM knowledge, insufficient resources, organizational culture, and individual cognitive biases. In the post-decision stage, resistance mainly arises at the project level, where technical, procedural, and behavioral challenges among stakeholders generate high transaction costs that hinder effective BIM implementation. Behavioral factors dominate the pre-decision and decision stages, while transaction cost factors are more significant in the post-decision stage. This study offers a novel framework for understanding and mitigating BIM resistance, providing both theoretical insights and practical guidance.*

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## Exploring the data on homeless mortality in Poland

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***Mx. Magdalena Mostowska**<sup>1</sup>*

*1. University of Warsaw*

There is growing recognition of health disparities and homelessness being particularly detrimental to health outcomes and increased mortality. However, data on the health and deaths of people experiencing homelessness are scarce and prone to selectivity and bias. This paper examines the administrative data that could be used to estimate mortality among people experiencing homelessness in Poland. Linking administrative data has become a state-of-the-art method in homelessness research. However, there is no legal possibility to link public registers in Poland. The paper presents how a dataset on beneficiaries of social assistance was used to estimate mortality rates and to analyze some case studies of beneficiaries' history of formal support. The paper also presents data on municipal burials, which are used as a proxy for deaths of people in precarious situations. Some spatial patterns are explored. The paper concludes by addressing the main shortcomings of the collection and sharing of registry data in Poland and their consequences for homelessness research.

# Exploring the potential of Housing Cooperatives in the provision of affordable and inclusive housing in Uruguay: The role of Pilot Projects (1960-2024)

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There is a growing interest in housing cooperatives as a means of providing affordable housing in a context of growing financialization of housing and government withdrawal from the housing sector. In Uruguay, housing cooperatives are not only key actors in the provision of decommodified affordable housing, but also a driving force of social and architectural innovation. Pilot projects have historically played a pivotal role in the promotion of cooperative housing. From the pioneering experiences of the 1960s to the present day, pilot projects have played a central role in the development, consolidation, and evolution of the system. However, so far there is a paucity of knowledge about how these projects have been conceptualized by various actors as tools for achieving specific objectives. This article proposes a systematic review of the different pilot phases of the Uruguayan housing cooperative movement through the lens of the Sociotechnical Transitions theory (STT). We begin by examining the concept of pilot projects in this context, then analyse their characteristics and objectives across different historical phases. Finally, we assess their impact on the system's evolution and their relevance to contemporary housing challenges. Building upon previous research on housing cooperatives in Uruguay, this paper is based on fieldwork conducted in December 2024 as part of a research project funded by the Swiss National Science Foundation, entailing three doctoral research projects. The analysis draws on semi-structured interviews with stakeholders, experts, and community members, complemented by archival research and site visits.

*Key words: Housing cooperatives, affordable housing, pilot projects, Uruguay,*



Uruguay pilot projects 1.jpg



Uruguay pilot projects 2.jpg

# Exploring Urban Kibbutzim: Collaborative Housing in Israeli Cities

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Researching the relationship between collaborative housing and its urban environment offers valuable insights into how these interactions foster community resilience and support sustainable urban development. Exploring historical precedents of collaborative communities within urban frameworks can further deepen our understanding of these models and their relevance to contemporary urban contexts. Focusing on kibbutzim in Israel, the paper will present an overlooked perspective—their organization within urban settings. While kibbutzim are traditionally associated with rural life, their integration into urban environments has a long history. Over the decades, dozens of collaborative kibbutz communities have emerged in cities, shaped by diverse social and economic conditions.

The study will draw on secondary literature, archival research, and interviews, examining two key periods:

1. **1920s–1940s** – When temporary urban training centers were established to prepare young groups for collaborative life before founding permanent settlements.
2. **1980s–1990s** – Amid privatization, urban kibbutzim were formed by veteran members adapting collaborative living to city environments.

By analyzing a broad range of cases, the paper will explore the motivations behind these initiatives and the socio-economic contexts that shaped them. Through an in-depth examination of two specific cases, it will investigate organizational structures, spatial configurations, and interactions with urban frameworks in governance, employment, education, politics, and social life. The findings will contribute to discussions on contemporary urban collaborative housing, highlighting its potential applications in diverse socio-spatial contexts.



Urban kibbutz 1940s photo by zultan kluger.jpg



Urban kibbutz 1990s photo by micha rachman.jpg

# Exploring Vacancy Activation Measures Across Europe: Investigating the use and potential of Compulsory Sale and Rental Orders

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*Ms. Johanna Wiedermann<sup>1</sup>, Mrs. Roslyn Molloy<sup>1</sup>*

*1. The Housing Agency*

Bringing vacant and derelict property back into use is a common topic in housing policy. Compulsory purchase is a method available to some municipalities to do this. However, it is often financially and legally challenging to implement. This paper explores two alternative measures: compulsory sale orders and compulsory rental orders. It examines where these measures are in operation, how they function, and their potential implications for Ireland. The paper compares how these measures could complement existing compulsory purchase powers in Ireland. The study finds that compulsory sale orders, while not in use, share characteristics with existing vacancy activation measures. Compulsory rental orders were found to be in use across various European regions. The findings suggest that these measures could offer less resource-intensive alternatives to compulsory purchase. Further research would be required to understand the effectiveness and role they could play in addressing vacancy and dereliction in Ireland.

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# Facing housing inequalities through co-production in cities: a comparative co-assessment method

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Our proposal is based on Fairville, an Horizon Europe collaborative research project (2023-2026). Addressing urban inequalities and democracy challenges in large cities, the project promotes co-production of knowledge in deprived neighborhoods – involving residents, activists, academics, civil society organisations and local authorities – to tackle housing, environmental, and risk issues. The project includes 8 labs of participatory action research (PAR). In each lab, a co-assessment process is implemented to collectively evaluate the capacity of the project to empower citizens, inform decision making and enhance new initiatives.

Our presentation will focus on labs dealing with housing issues and whose PAR aims to gather material about the living conditions in low-income neighbourhoods, particularly those undergoing urban transformation. Using the case of Marseille, we will provide examples of actions to demonstrate how Fairville supports local communities in their fight against unaffordable housing and housing deterioration. More specifically, we will examine the co-assessment process: the way it has been designed in Fairville, what it brings to housing issues, the common methodology we have developed and the first outputs of co-assessment in Marseille Fairville Lab.



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# Factors that influence the adoption of sustainable renovations in listed heritage buildings

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Listed heritage buildings (LHBs) in the Netherlands, which are designated for their cultural and historical value, face significant challenges in achieving sustainable renovations due to their energy inefficiency. Buildings account for a substantial portion of energy consumption and greenhouse gas emissions in the European Union. Although residential LHBs only make up around 1% of the buildings in the Netherlands, they are much larger and their energy consumption is much higher than the average residential building. The Dutch government's climate agreement aims to make residential buildings energy-efficient by 2050, including LHBs. This can be done through sustainable renovations that take cultural heritage aspects into account. However, homeowners make the decision to or not to renovate. Therefore this research investigates the decision-making process of LHB owners towards realizing their sustainable renovations, focusing on the drivers and barriers they encounter. The research consists of conducting interviews with 9 LHB owners and 14 professionals and a workshop with cultural heritage experts. Thereby identifying key factors that influence the adoption of energy-efficient renovations, such as inspiring owners with 'making the LHB beautiful', having municipal officials properly visit and think along, information about a vision for energy policy, etc. By exploring the decision-making stages of LHB owners, starting from information gathering and ending with realization, the study identifies opportunities for policy interventions that can facilitate sustainable renovations. The findings offer insights into how heritage preservation and energy efficiency can be balanced and provides valuable recommendations for policymakers to support LHB owners in achieving more energy-efficient, sustainable renovations.



Photo1.jpg



Foto4.jpg



Foto8.jpg



Foto13.jpg

# Feminist Approaches to Housing: Research, Policy, and Practice

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***Dr. Daniela Leonardi***<sup>1</sup>

*1. University of Turin*

Housing precarity is shaped by intersecting structures of gender, class, race, and sexuality, yet mainstream housing research and policy often overlook these dimensions. My contribution explores feminist approaches to housing precarity, focusing on how gendered and intersectional mechanisms of exclusion operate in the housing question (Madden and Marcuse, 2016). Drawing on my previous research with people experiencing homelessness and with people experiencing less severe forms of housing precarity, I examine the stereotypical representations of 'home' as the safe place *par excellence* that do not take into account the gender dimension, the limits of existing housing policies and the resistance strategies emerging from feminist and community-based initiatives. I argue that if more space were given to the voices of homeless women and non-binary people regarding their own past domestic experience, perhaps the emphasis on the home as a safe place would be less strong.

Specifically, I want to highlight the lack of gender-segregated data in housing research, the invisibility of non-normative household structures, and the role of gender roles in shaping housing access and exclusion. Additionally, I discuss the challenges of implementing intersectional perspectives in housing research. The home constitutes an epicentre (Brickell, 2020) with both a material and an imaginative dimension, where problems, intimacy, identity and acts of resistance converge (Blunt and Dowling, 2006).

By centering feminist and intersectional perspectives, this work aims to contribute to a broader discussion on housing justice and the transformative potential of feminist interventions in housing research and policy.

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## Feminist foresight in housing studies : housing scenarios through care for Brussels 2050

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***Mrs. Emma Peltier*<sup>1</sup>, Prof. Salembier Chloé<sup>1</sup>, Mx. Ansao Totolehibe<sup>1</sup>, Prof. Benjamin Leclercq<sup>2</sup>, Prof. Audrey Courbebaisse<sup>3</sup>**

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This paper presents four housing scenarios through care drawn from a long qualitative survey in the Brussels Region. The Brussels region is facing a housing crisis (decrease in new construction, scarcity of land, increase in demand for social housing, increase in single-parent families, increase in energy prices, dilapidation) that is affecting the most vulnerable people (gender and racial minorities, people with disabilities, the elderly). By combining care studies, housing studies and future studies, the CTRL+H research proposes several exploratory scenarios for the housing conditions in Brussels in 2050. These scenarios are based on a mixed qualitative survey (interviews, inhabited plans, lived neighborhood map, observation, focus groups) carried out with residents and field workers in 5 collective housing complexes. The scenarios explore four different relations of care and housing in four different societies. They put light on the role of the state, the tech industry, the grass root movements and the inhabitants in carework and housing production. This method is original in several ways. It approaches housing through the prism of care and well-being. It draws on the combined expertise of residents and institutional players (caretakers, mediators, social workers, neighbourhood workers). It uses an empirical survey to develop exploratory scenarios that take account of the issues of power and inequality in a field – the futures studies – where feminist perspectives are in the minority.

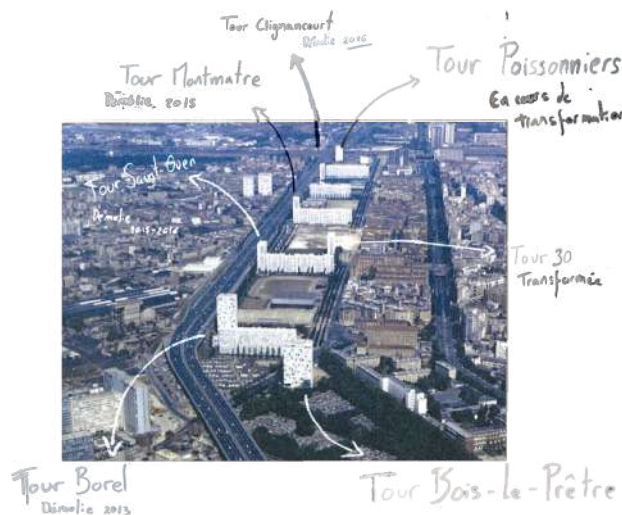
# Fixing world thinking: The Intertwined Fates of Social Housing Towers along the Paris Ring Road

Ms. ROCIO CALZADO<sup>1</sup>

1. LATTs. Laboratoire techniques territoires et sociétés - ENPC

Secteur8 is a public housing estate composed of seven residential towers located along the Paris ringroad. Designed in the 1960s, these towers shared architectural aesthetics and construction methods, yet their trajectories varied significantly. While some faced demolition, others underwent transformation; some achieved architectural acclaim, while another one, initially slated for destruction, has been saved and is undergoing change of use.

The disparity in the fates of these towers reveals a paradigm shift in the urban renewal sector, replacing a context of intense social housing demolitions with that of transformations. It also reveals a microstory, one that examines how buildings, as an assemblage of microelements, influence demolition decision-making processes. This article examines the divergent trajectories of these seven identical social housing towers designed by Raymond Lopez in northern Paris. Rejecting spatial determinism, the article explores how governance frameworks, material characteristics, and shifting policy contexts shaped these outcomes. Drawing on sociotechnical approaches, it highlights how factors such as proximity to the ring road, building height, and evolving environmental regulations influenced the decision making process behind a demolition. The study reframes architectural failure and success deterministic narratives, arguing that sector 8's surviving towers embody a "fixing world" logic rooted in negotiation and care. Ultimately, the article calls for a politically engaged architectural practice that favors transformation over demolition in response to the climate and housing crises.



01 diagnostic urbanistique 2.png

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## Forced dispossession: illegal eviction and the non-grievability of the precariously rented home

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*Dr. Kit Colliver<sup>1</sup>, Prof. Caroline Hunter<sup>1</sup>, Dr. Julie Rugg<sup>1</sup>*

*1. University of York*

Legislation to regulate illegal evictions has been in place in England for more than 60 years. The Protection for Eviction Act 1977 (PfEA) gives local authorities the power to prosecute landlords and letting agents for illegal evictions, in theory providing state support for tenants. However, there is evidence of a failure of this regulation over many years, particularly in the lowest end of the market where tenants need the most support. This is the part of the market where landlords are routinely non-compliant, properties are in very poor condition, and overcrowding is commonplace. Tenants reliant on these kinds of property are generally excluded from the mainstream market by dint of their migration status, reliance on benefits and problematic behaviours that generally reflect mental health problems.

The paper draws on an on-going project which includes interviews with local authority enforcement and homelessness officers, exploring aspects of landlord criminality in the private rented sector. The paper applies the concept of non-grievability to understand systemic failure to apply the PfEA. Non-grievability is a term used by Judith Butler to describe lives that are not valued and where the loss of that life is unmourned. The failure to apply illegal eviction protection at the lowest end of the private rented sector signals societal disregard both for homes in this part of the market and for tenants suffering extreme precarity.

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# Forming ‘Post-festum’ Planning Legislation: ‘Remediation’ Urban Plans for Illegal Residential Zones in Serbian Cities

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***Dr. Branislav Antonic**<sup>1</sup>*

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Illegal or, more precisely, unplanned urban development has been one of the main features of cities in South-eastern Europe, including Serbia. This process usually concurs with residential development in peri-urban areas, where low- and middle-income urban dwellers buy an un-built land plot, planned for non-residential function (agriculture, forestry, etc.), and self-built a detached house without official permissions. The widespread of such residential zones significantly influences urban and housing policy in Serbia.

Serbian cities have had the unplanned development since the start of modern urbanisation, but it ‘exploded’ by refugee resettlement during the Yugoslavian Crisis in the 1990s. The last two decades have been the period to deal with this urban problem. The state enacted a special law to legalise such buildings. However, urban-level interventions are more complex than architecture, as Illegal residential zones usually have the confusing network of narrow streets and lack public land for urban communal and social infrastructure.

The main approach at urban-planning level are so-called ‘remediation’ urban plans. Basically, their main objective is a ‘planning paradox’ – to ‘normalise’ an already formed new settlement through an urban plan instead planning it from beginnings. This research aims to explain remediation urban plans by comparing them to ‘mainstream’ ones as they are not officially separated by national legislation and policy. This is examined through key national legislative and policy documents. The inputs from these documents are further checked with urban planners through a survey, to form the framework in which remediation plans in Serbia are created and implemented.

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# Fragments of Belonging: Tracing Residential Memory in a Layered City

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*Dr. Gizem Sogut*<sup>1</sup>

*1. Middle East Technical University*

This paper explores the evolving relationship between residential environments and their inhabitants by tracing urban fragments in the multi-layered town of Pergamon (Bergama). As a continuously inhabited city shaped by centuries of transformation, Pergamon offers a complex landscape where spatial memory, material reuse, and lived experience intersect.

Departing from the ancient practice of spoliation—the reuse of architectural fragments—the study adopts a contemporary and expanded reading of the concept. It proposes a critical inventory that does not merely document material remains but interprets spatial, symbolic, and experiential fragments as relational elements that mediate between past and present. In this broader framework, traces of former urban forms and residential life are viewed not only as physical artifacts but also as carriers of meaning, perception, and social memory.

Rather than treating the city as a static collection of objects, this approach positions it as a dynamic assemblage where layers of adaptation, rupture, and continuity coexist. Whether material or intangible, fragments are read as active mediators shaping how residents understand, inhabit, and adapt their environments over time.

By engaging with this layered urban condition through an interpretive inventory, the study reveals how meaning is embedded, displaced, and reconfigured across generations. It contributes to the understanding of how residential environments are formed not only through design and function but also through accumulated narratives, partial remains, and evolving human-place relationships embedded in the everyday urban fabric.



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# Framing the Housing Crisis: Analyzing European Parliamentary Debates on Affordable Housing Policies

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***Mrs. SARRA ABERKAN**<sup>1</sup>*

*1. UMP*

Housing affordability is a pressing social and economic crisis that shapes public perception and policy responses across nations. Parliamentary debates play a pivotal role in framing housing issues, influencing public attention and guiding policy agendas. In particular, the way housing is framed in these debates can impact the acceptance and effectiveness of housing policies. This study explores how housing issues are framed in European parliamentary debates, focusing on the discursive strategies and cognitive frames used by policymakers. Drawing on George Lakoff's framing theory, the research examines how ideological narratives are constructed around housing, and how these frames shape the policies proposed for ensuring affordable and decent housing for all. Specifically, the study investigates how frames related to economic considerations, social welfare, and housing as a human right are used to build support for or opposition to housing reform. Preliminary findings suggest that economic and social welfare frames dominate the discourse, influencing both public and policymaker attitudes toward housing solutions. Understanding these mental frames is crucial for crafting more effective housing policies and addressing the growing affordability crisis. This research also highlights the broader implications of framing in housing discourse, and how these frames can influence both national and international housing policy. Based on the analysis of parliamentary debates, recommendations will be presented to improve housing policy discussions and enhance public understanding of housing affordability.

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## French OFS-BRS system: to what extent does it enact a decommodification of land and housing? Insights from the first Paris region OFS-BRS projects

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***Prof. Claire Aragau*<sup>1</sup>, *Prof. Claire Carriou*<sup>1</sup>, *Prof. Sonia Guelton*<sup>1</sup>, *Dr. Claire Simonneau*<sup>2</sup>, *Ms. Hélène Morel*<sup>3</sup>, *Dr. Vincent Lasserre*<sup>4</sup>**

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To meet the housing needs of low- and middle-income households, public support schemes to encourage social homeownership were developed in the 2000s, but with limited long-term effects, as the property returns to the open market after its first resale. Inspired by the US Community Land Trust, a new approach has been developed since 2014 with the creation of the *Organisme de foncier solidaire* and the *Bail réel solidaire*. BRS housing are dedicated to households with limited resources, who acquire the right of ownership (“droits réels”). The BRS system regulates the use of property and limits the resale price in order to make housing affordable in the long term and protect the public money invested.

Based on a survey on OFS-BRS projects (7 OFS, 16 projects) in the Paris region (COBRA research program USH-PUCA), this presentation seeks to find out whether this system contributes to the decommodification of housing and protects it from market forces. Our study shows that, contrary to widespread opinion and some international examples of CLT, OFS-BRS housing production does not operate independently of market rules. Finally, we show that households that buy OFS-BRS do not reject the principle of housing as an asset. They see BRS housing as a second-best solution, as a means of capitalising on rents, and not as a militant standpoint in favor of decommodification.

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# From Fragmentation to Integration: Rethinking Housing and Care for Complex Needs in Urban Contexts

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***Dr. Sacha Hasan***<sup>1</sup>

*1. Heriot-Watt University*

*This article applies critical realism to examine and enhance service design for individuals with learning disabilities and complex needs in urban contexts. Drawing on policy research, it highlights systemic barriers of institutional fragmentation, uneven resources, and delayed planning, and argues that critical realism helps uncover the deeper social and structural mechanisms shaping these challenges. Using a qualitative case study approach in Scotland, the study combines interviews, focus groups, and policy analysis involving stakeholders from health, housing, and social care sectors. Findings reveal that meaningful support requires cross-sector collaboration, a shared understanding of needs, and a human rights-based framework. Critical realism offers tools to trace the causal mechanisms behind service failures and identify pathways for more equitable, context-sensitive interventions. The study calls for reimagining urban governance through integrated, reflexive, and person-centred approaches, ensuring that cities provide inclusive, community-based support systems for marginalised populations.*

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## From Housing Units to Urban Communities: A visual narrative of Urban Housing Coop.net experience

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**Prof. Maria De Santis <sup>1</sup>, Dr. Arianna Camellato <sup>1</sup>, Dr. Tancredi Attinà <sup>2</sup>, Dr. Giulia Maraviglia <sup>3</sup>**

*1. Department of Architecture - University of Florence, 2. Abitare Toscana, 3. Sociolab Impresa Sociale Cooperativa*

The contribution aims to narrate, also through a comic-style visual story, the Tuscan experience of the Urban Housing Coop.net network, which is experimenting with an evolution in social housing governance towards an Urban Housing model. This approach entails radically rethinking the relationships between inhabitants, housing and urban spaces, and services, shifting the perspective from individual interventions to embracing the entire urban context.

The network, promoted by the Cooperativa CooperToscana, was established in 2020 with the *Abito in Community* program, launched by the social manager of social housing interventions within the Fondo Housing Toscano. The goal was to experiment with a new model of housing welfare in three social housing projects in the Florence metropolitan area through the *Fai la casa giusta* program, co-financed by the Fondazione Cassa di Risparmio di Firenze. Since 2023, with the *Verso l'Urban Housing* program, the network has expanded its scope, promoting a system where collaborative communities, cooperatives, and third-sector organizations work together to provide integrated housing services, monitor and activate the neighborhood, and improve overall urban life quality. This initiative represents a concrete opportunity to experiment with effective public-private partnerships while also fostering the growth and strengthening of relationships among the cooperative and third-sector entities involved.

This experimentation aligns with a broader European framework, which has been increasingly focused on housing welfare policies based on affordable housing. Here, housing, social, and cultural welfare dimensions are integrated into a system capable of generating synergistic impacts, strengthening community cohesion, and enhancing collective well-being.

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# From mandates to voluntary protections: A typology of residential electricity disconnection bans across France, Spain, Ireland and Australia

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*Dr. Nicola Willand<sup>1</sup>, Dr. Sergio Tirado Herrero<sup>2</sup>, Dr. Nessa Winston<sup>3</sup>, Dr. Ute Dubois<sup>4</sup>, Ms. Orla Dingley<sup>3</sup>*

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## Title of Report

Residential electricity disconnections for non-payment create exclusionary effects regarding mental, social, and physical wellbeing. Disconnection bans promise enhanced consumer protection, yet little is known about the characteristics and outcomes of current prohibitions.

This comprehensive literature review examined France, Spain, and Ireland—often seen as model examples—and Australia, presenting comparably low disconnection rates. The study explored how current (as of February 2025) disconnection bans for billed electricity contracts were configured, to whom they applied and under what circumstances, and their overall impact.

We developed a typology of disconnection bans: Mandatory prohibitions or voluntary restraints by retailers, permanent or temporary, and sometimes involving reduced power supply. Their goals included safeguarding household wellbeing, allowing account holders more time to find payment solutions, and reducing economic losses for energy companies. Mandatory year-round protections of life support and ‘engaged’ customers were common. Large size and government ownership of retailers seemed to facilitate voluntary disconnection restraints. Reduction - instead of cessation - of electricity supply required the deployment of smart meters.

The effectiveness of these bans, in terms of preventing disconnections, was influenced by eligibility criteria, involvement of intermediaries, and the climatic, financial, and housing contexts, along with additional financial support mechanisms. Disconnection moratoria showed seasonal bias and lacked mandates to reconnect customers at the start of those periods.

An effective solution to preventing disconnections for non-payment requires a systems approach. This should include housing retrofits, equitable tariff structures, financial assistance programs, and educational and community engagement initiatives to empower and support all consumers.

# From Shortages to Surpluses: The Evolution of Housing Markets in Poland between 1945 and 2025

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***Prof. Piotr Lis<sup>1</sup>, Prof. Paulina Tobiasz-Lis<sup>2</sup>***

*1. Poznan University of Economics and Business, 2. University of Lodz*

Housing markets in Poland have been shaped by a number of factors not always determined exclusively by the economic system. This study examines housing policy and market dynamics over the long period from 1945 to 2025, capturing key historical shifts from post-war reconstruction, socialist-era housing policies, and market-driven reforms of the transition period, to contemporary challenges. On the one hand, Poland continues to struggle with housing shortages, particularly in Warsaw and other major cities, due to historical underinvestment, rapid urbanization, and recent migrations driven by geopolitical and economic factors. On the other hand, depopulation and aging of Polish society lead to housing surpluses in other regions. As a result, housing policy must balance increasing demand in some areas with emerging oversupply in others while addressing long-term demographic changes.

Based on a data-driven analysis, this study explores how market mechanisms and institutional responses have evolved in response to shifting demographic, economic, and political conditions. The findings suggest that traditional housing policy instruments require substantial revision—both in terms of financing mechanisms and measures supporting residential mobility and housing stock adaptation to ongoing demographic transformations.

Our research contributes to the debate on the future of housing policy in Poland by providing a long-term perspective on regional disparities, suburbanization, and the challenges posed by both population decline and migration-driven demand. We also offer policy recommendations for more sustainable and adaptive housing strategies to address Poland's evolving demographic landscape.

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# From Social to “Affordable”? The Financialisation of Publicly Subsidized Housing in France

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***Dr. Matthieu Gimat*<sup>1</sup>, *Dr. Antoine Guironnet*<sup>2</sup>, *Dr. Ludovic Halbert*<sup>3</sup>**

*1. Laboratoire Géographie-cités, Université Paris Cité, 2. Sciences Po, Centre d'études européennes et de politique comparée (CEE), 3. Laboratoire Techniques, Territoires, Sociétés, Université Gustave Eiffel*

This paper seeks to contribute to the literature on the contemporary restructuring of social housing. On the one hand, research has shown how neoliberalism has led to the twin processes of residualisation and the development of ‘affordable’ housing. On the other one, more recent literature has shown how the increasing role of capital, actors, and instruments of financial markets has led either to a rise in rents in Germany and Spain, or to its the substitution by ‘affordable’ housing in Italy and the UK. In order to combine these two literatures, we develop a relational approach that takes into account the resulting context-specific, complex interactions that exist beyond such a pattern of substitution. Our case-study focuses on France, where policymakers have framed capital markets as a solution to the destabilisation of the traditional ‘generalist’ model of social housing by austerity policies. Our findings show that these governmental attempts to unlock access to capital markets through equity investment have been met with contestations from social housing organisations, resulting in very limited experiments. However, they have made their way through intermediate housing (*logement locatif intermédiaire*, LLI), a bespoke tax regime created a few years earlier to stimulate institutional investment into the production of ‘affordable’ housing for the middle class. We discuss three modes of interrelations between social and intermediate housing (substitution, cross-subsidisation, and competition) resulting from this trajectory, showing how an apparently peripheral financialisation of social housing may have destabilising effects in the long run on its institutions and governance.

# Gender biases in access, residence, and loss of housing in Spain

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***Dr. Gemma Caballé Fabra***<sup>1</sup>

1. UNESCO Housing Chair Rovira i Virgili University

*This article covers different housing situations from the gender perspective: the access to housing phase, during the stay and in the event of loss of housing. This paper outlines and systematizes nine scenarios in which gender biases in housing is evident in Spain and it serves as a basis for further future qualitative and quantitative research in this topic.*



# Generational housing without family ties: an emerging phenomenon for ageing in place?

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***Dr. Jonas E. Andersson**<sup>1</sup>*

*1. Malmö university*

In the Nordic countries, the concept of generational housing is an emerging phenomenon that is a motto for housing intended for the sustainable society. It has connotations of living well in a safe environment, supported by neighbours rather than relatives. The housing contains individual flats but also communal venues. The concept also suggests optimal conditions for ageing well at home with additional support by municipal eldercare services or home adaptations. This suggests that the home setting also must meet work environmental conditions. The study focused on two cases of generational housing in Denmark and Finland, identified in a previous study on requirements for accessibility and usability of the built environment in national building legislation. The present study used triangulating research methods (case study methodology): close reading, interviews and scrutiny of architectural drawings. It focused on evaluating spatial conditions for ageing in place with the support of municipal eldercare and principles for property management in relation to subsequent home adaptations for elderly residents. The preliminary conclusion is that generational housing as realised in the studied cases is oriented towards solving housing problems for the young generation rather than for the ageing generation. The configuration of the individual flats is subject to spatial condensation and the conversion of individual space into shared communal spaces. This produces a poor level of accessibility and usability leading to problems for regular home care services. In conclusion, generational housing does not consider all stages in life, but rather a selection of a few user groups.

## Geography of intragenerational mobility in Sweden

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***Dr. Jutta Kawalerowicz<sup>1</sup>, Prof. Eva Andersson<sup>2</sup>***

*1. Department of Human Geography, Stockholm University, 2. Stockholm University*

Which geographical areas in Sweden facilitate upward social mobility across the life course? This study examines the 1974 birth cohort, tracking their socioeconomic trajectories from 1990 to 2019 using Swedish register data. Through multi-channel sequence analysis, we compare life course trajectories during Transition to adulthood (ages 16–29) with those in Middle-life (ages 40–45). In early adulthood, disadvantage is marked by marginal labor market employment and poverty risk, with one trajectory characterized by persistently low earned income. In middle life, advantage is defined by high disposable income and homeownership. Findings reveal that 6% of the cohort transitioned from a the most disadvantaged early adulthood trajectory to the most advantaged trajectory in middle life. We call this type of transition extreme upward mobility. Residential mobility is a key predictor of this type of transition. Metropolitan cities and surrounding commuting municipalities are most commonly observed settings for this type of social mobility. Conversely, starting adulthood in rural areas reduces the likelihood of such a transition. Our findings also highlight the importance of the share of low educated residents in the neighborhood of origin and its interaction with regional segregation levels.

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# Governing Metropolitan Housing Justice: Definancialization and Spatial Redistribution in Barcelona's Retrofit Policy

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***Dr. Lucia Cerrada*<sup>1</sup>, *Dr. Rosina Vinyes*<sup>2</sup>**

*1. Institut Metròpoli, 2. Escuela Técnica Superior de Arquitectura de Barcelona*

*As climate change accelerates, housing retrofit policies are central to urban climate agendas. Yet when shaped by market logics or technocratic design, they often reproduce spatial and social inequalities—especially for low-income populations in energy-inefficient housing. This article examines how metropolitan governance can enable more equitable retrofit outcomes through definancialization and spatial redistribution.*

*Focusing on the Pla Metropolità de Rehabilitació d'Habitatges (PMRH) in the Barcelona Metropolitan Area, the study analyzes planning, financing, and implementation strategies that prioritize vulnerability, reallocate resources, and reduce dependence on private markets. Using document analysis and interviews, it develops a framework linking housing-environmental justice to the institutional production of retrofit policy.*

*Findings show that the PMRH reorients governance through needs-based planning, progressive public financing, and targeted support. Metropolitan institutions coordinate across fragmented municipalities, redistribute governance capacity, and embed justice into the retrofit cycle. The study argues that equitable retrofits require both financial restructuring and territorially grounded governance at the metropolitan scale.*

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# Governing urban platform capitalism. A comparative approach to the contentious politics of short-term rental housing regulation in European cities

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***Prof. Claire Colomb*<sup>1</sup>, *Dr. Francesca Artioli*<sup>2</sup>, *Dr. Thomas Aguilera*<sup>3</sup>**

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Over the past decade, many European city governments have started to develop various regulations to manage platform-mediated short-term rentals (STR), a phenomenon that has become a contentious public problem. This paper presents the comparative research design and selected results of a collaborative research project and forthcoming book, *Housing Under Platform Capitalism. The Contentious Regulation of Short-Term Rentals in European Cities* (Aguilera et al., 2025). Combining approaches from the sociology of multilevel urban governance, the sociology of public policies, and the political economy of urban capitalism, we sought to explain how and why local governments – faced with the same global phenomenon – have adopted different modes of regulation; what implementation challenges they have faced; and what socio-political effects new STR regulations have had on the political economy of cities. We analysed the emerging regulations in 12 European cities according to ten instruments of regulation, from which we created an ‘index of regulatory intensity’. We subsequently crossed that index against different institutional, socio-economic and political variables, and identified three ideal-typical ‘worlds of STR regulation’ in Europe. We then mapped the various stakeholders which have been advocating, or opposing, regulation, to show how social and economic interests have been reconfigured through new coalitions, conflicts and relationships. With this research, we hope to contribute to ‘a relational and comparative’ approach to housing and urban studies, as advocated by Aalbers (2022), through a middle-ground approach that pays attention to the influence of transnational actors, regulations and markets, without presuming convergence or divergence.

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## Green space effects on housing costs across Europe

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***Ms. Julia Dorner<sup>1</sup>, Dr. Selim Banabak<sup>1</sup>, Prof. Franziska Sielker<sup>1</sup>***

*1. TU Wien*

Urban green spaces have been shown to benefit the health and well-being of the inhabitants of surrounding neighbourhoods, provide recreational benefits and improve cities' microclimate. At the same time, urban greenery is regularly associated with higher housing costs. Recent research on the relationship between urban green spaces and housing issues has been primarily focused on case studies, predominantly from North American and Asian contexts. To date, however, there has been no comprehensive study that has thoroughly analysed the impact of green spaces on housing costs in Europe. The present study utilises web scraping data of rent and sales listings from the ESPON House for All projects, employing multi-level regressions to analyse the influence of urban green spaces in Europe on housing costs in European cities with over 100,000 inhabitants. Preliminary findings indicate that the impact of urban green spaces on housing costs varies across the 427 cities analysed in this study. The analysis further suggests that these variations can be at least partly attributed to the specific framework conditions of each city, including rent regulation, city size, and urban growth. The present study is expected to contribute to understanding the framework conditions under which trade-offs between urban greening and housing can be expected.

## Halfway to decommodification: OFS/BRS, a French-homeownership unbundling policy

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**Mr. Victor Chotin** <sup>1</sup>

1. EVS-ENTPE

*This communication focuses on a model that proposes a redefinition of the French “classic” ownership by unbundling the rights attached to it. These arrangements are becoming increasingly widespread in metropolitan areas, and affect in particular housing production. This communication proposes to use the tools of political sociology to understand the meaning and stakes of the development of these alternative arrangements to “classic” ownership, paying particular attention to the public-private relations.*

*The aim is to report on the qualitative survey currently being carried out among the main players in the urban real estate value chain, along two lines: a nationwide sector survey and a territorial survey. We argue that without a political reflection on the value of housing, which necessarily goes beyond the market, attempts to reconfigure these arrangements can only be partial and, despite their inspiration, do not constitute a genuine revolution in the housing production.*

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# Health Inequalities in Social Housing in Relation to Thermal and Acoustic Issues

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***Dr. Yaneira Wilson<sup>1</sup>, Prof. Yankel Fijalkow<sup>2</sup>***

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The SAPHIR project (an acronym for *Health, Paris, History, Building, Residential*) is a research initiative that investigates the interplay between housing conditions and health inequalities in the Paris region. Three buildings located in the center, pericenter and southwest suburbs of Paris are analyzed, revealing two critical dimensions of inequality: energy poverty and poor acoustic insulation. We adopt an educational and participatory approach to raise tenants' awareness of how housing affects their health. Drawing on residents' narratives and testimonies, this approach helps us identify critical situations and compromises that expose a condition of "residential stress," stemming from deteriorated living conditions and limited agency on the part of tenants. The criteria of housing choice, control over the environment and the ability to project oneself, which overlap with the quality of the built environment, are found in health literacy in the home. This article explores how residents perceive inequalities in social housing and their connections to health. While this awareness enhances residents' understanding of their housing conditions, it also deepens their sense of injustice.

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# Homelessness in Barcelona and the social (dis)integration: a quantitative-qualitative investigation on the phenomenon

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*Dr. Wellington Migliari <sup>1</sup>*

*1. Universitat de Barcelona*

After a year of researching homelessness in Barcelona using administrative and non-administrative data, we found that microdata on age, wealth, and education as well as other variables are insufficient to fully address key questions about the phenomenon. Our analysis suggests that studies on homelessness should incorporate a life course perspective to better understand how individuals experience social disintegration. In this regard, semi-structured questionnaires can help identify emotional, linguistic, and cognitive factors that may contribute to the breakdown of interpersonal and social interactions prior to the traumatic event of becoming homeless. Based on the available quantitative information, our findings indicate that homeless individuals in Barcelona are mostly foreigners and face difficulties in regularizing their administrative status as residents. These two conditions pose significant barriers to accessing public services such as shelters, soup kitchens, and even employment opportunities. However, we still lack a comprehensive overview of homelessness in Barcelona. Due to the need for more qualitative data on the life trajectories of affected individuals, in this article we explore the possibilities of applying a semi-structured questionnaire previously used in the city of Belo Horizonte, Brazil, adapting the interview framework to the Spanish context.



# Housing access strategies for migrant tenants: a class perspective

Mrs. Beatrice Meloni<sup>1</sup>  
1. Politecnico di Milano

Housing access for migrants is becoming increasingly unequal in urban areas; inequalities emerge not only in comparison to natives but also between migrant groups. Housing and migration scholars emphasize the importance of examining both the structural conditions of migrants’ housing challenges and their coping *strategies*. Recent studies have primarily focused on housing access strategies among vulnerable migrants, highlighting their limited socio-economic resources, the presence of barriers, and the widespread impact of discrimination. Expanding existing research, this empirical study investigates access strategies to the rental housing market for migrants from a *class perspective*, considering the intersection of the economic and social dimensions of class with the race and migratory background dimensions. Focusing on both lower- and upper-class individuals with migration experience in the Zurich urban area—a context marked by an increasingly polarized migration pattern and a severe housing crisis—this study asks: **How do class differences influence migrant people’s housing access strategies in securing urban rentals?** This paper draws on 18 interviews with migrant tenants, analyzing their individual material and immaterial strategies aimed at (a) modulating their socio-economic resources and capital and (b) enacting performances and self-representations tied to their class belonging, racial background, and migration history. This study sheds light on the fact that migrants are required to perform “the good tenant” and “the good migrant” in the course of accessing housing. However, this double pressure exerts a different weight depending on their class.

CLASS-BASED DIMENSIONS	HOUSING ACCESS INDIVIDUAL STRATEGIES	
	Material strategies: Resources and capital	Immaterial: Performances and self-representations
Economic dimension	E.g. moderate economic resources and equities	E.g. perform economic success
Social dimension	E.g. depict social success	E.g. perform social success/failure
Racial dimension	E.g. counter racialization	E.g. meet cultural codes and expectations
Migration background dimension	E.g. counter discrimination	E.g. perform integration

Diagram-strategies 2.png

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## Housing affordability between the attractive city and the urban region. An analysis of Milan and its hinterland

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*Mr. Lorenzo Caresana<sup>1</sup>, Dr. Marco Peverini<sup>1</sup>, Prof. Massimo Bricocoli<sup>1</sup>*

*1. Politecnico di Milano*

In Milan, the gap between salaries and housing costs continues to widen, making home ownership - either through inheritance or previous ownership - or financial support increasingly essential to live and work in the city. For those who do not meet these conditions, the continuing increase in property values and rental prices, combined with stagnating wages, poses a major challenge to housing affordability. This problem affects not only those on low incomes, but also large sections of the working population whose incomes are stagnating in real terms. This raises the question of whether this trend will lead to the displacement of low-income households from the city and a limited influx of economically disadvantaged groups, leading to selective migration. This study aims to stimulate a wider discussion on the specific conditions experienced by those who are unable to secure housing in Milan and instead have to settle in the surrounding areas.

This contribution presents the results of the second year of activity of the OCA, the Housing Affordability Observatory in Milan, focusing on the dynamics of affordability between the central city and its wider urban region. The area identified as 'Outside Milan' includes both administrative and analytical perimeters, forming an approximately 60-kilometre square around the city, encompassing some 300 municipalities. Through the analysis of public and open data, this study examines the affordability conditions of this vast area, which generally offers lower housing costs, but also presents challenges related to commuting costs and the value of time spent commuting.

## Housing and Health in Israel: The Need for Local Policy-Oriented Interdisciplinary Research

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*Ms. Jordan Hannink Attal<sup>1</sup>, Prof. Yehuda Neumark<sup>1</sup>*

*1. Hebrew University of Jerusalem*

Housing is a fundamental condition for health and wellbeing. Housing situation- including affordability, stability, and quality- has been associated with a wide range of health outcomes. Israel is home to a decades-long housing crisis, in which housing stock is unable to meet demand and housing quality is largely unregulated. Urban regeneration projects are touted as the solution to Israel's housing crisis. However, these projects may replicate or worsen health effects of housing through lack of quality regulation, increased urban density, and increased housing expenses. Israel is also home to two million people living under the poverty line- approximately 22% of the total population. In parallel to urban regeneration projects, welfare policies for housing assistance are shifting from social housing models to rental assistance subsidies for tenants on the free market. In the absence of meaningful regulation of rental properties, these subsidies contribute a decreasing proportion to monthly rent, rendering housing increasingly unaffordable. Using a Health in All Policies framework, this policy and implementation analysis examines Israel's current housing policy and development plans and pathways to negative health effects, with particular attention given to people living in poverty.

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## Housing and intergenerational solidarity: a case of Lithuania

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***Dr. Jolanta Aidukaite<sup>1</sup>, Dr. Ruta Ubareviciene<sup>2</sup>***

*1. Lithuanian Centre for Social Sciences, 2. Lithuania Centre for Social Sciences*

This paper seeks to contribute to a better understanding of the topic of housing and intergenerational solidarity by deeply exploring the case of intergenerational support in housing in Lithuania. Lithuania is an interesting case to study intergenerational support in housing as it is one of the EU countries with the largest home owners' society, and with a very strong societal desire for home ownership over the other type of tenures. The study is guided by three research questions: What is the extent of intergenerational support for housing? What are the most common forms of intergenerational support in housing? What are the macro and micro factors that affect intergenerational support in housing?

The data come from a unique representative survey conducted in May 2024. The survey questions collected opinions on the respondent's housing situation, their views on housing issues, their satisfaction with housing, and the intergenerational support in housing. The total sample size was 2,350 respondents with a response rate of 56 percent, resulting into 1,023 actual number of respondents (net response).

The preliminary findings of this paper indicate that in Lithuania, housing is characterized by strong intergenerational support practices. This situation is caused by the lack of substantial public housing policies in Lithuania, along with high home ownership rates and a small rental sector.

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## Housing and solidarity: A theoretical discussion related to collaborative housing and sustainability

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***Prof. Bo Bengtsson<sup>1</sup>, Dr. Pernilla Hagbert<sup>2</sup>, Dr. Henrik Gutzon Larsen<sup>3</sup>***

*1. Uppsala University, 2. KTH The Royal Institute of Technology, 3. Lund University*

Solidarity should be a central concept in housing provision on several levels. Yet solidarity is seldom discussed in housing studies. In this paper, we analyse what mechanisms are relevant for understanding solidarity in housing and illustrate our discussion with material from an empirical project on alternative housing forms, where residents are expected to collaborate more closely than in mainstream housing estates, which should make social mechanisms of solidarity more visible than in traditional housing.

If we define solidarity as willingness to share and redistribute material and immaterial resources, collaborative housing forms would in themselves imply some ‘internal solidarity’ between residents of a project, but not necessarily any commitment outside the group of residents. In this paper, however, we also discuss possible mechanisms of such broader ‘external solidarity’ in relation to the surrounding society, e.g. in contributing towards sustainability.

Mechanisms of solidarity in housing may be both individual (such as self-interest, altruism and empathy, as well as individual residents’ actions based on such drivers) and collective (such as social cooperation, interdependence and shared norms). In the paper, we illustrate the role of such different mechanisms with material from our empirical study.

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# Housing and the Social Production of Health Across the Life Course: A Theoretical Framework

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*Dr. James R. Dunn*<sup>1</sup>

*1. McMaster University*

Housing is often cited as an important determinant of health and health inequalities, and empirical evidence for the relationship between housing and health continues to grow. That said, there is arguably a gap in the field's ability to articulate *how* housing may affect health, which demands a theoretical framework(s). Using a critical realist approach to scientific explanation, this paper starts with the premise that the persistent socio-economic gradient in health, across many conditions and disease states, is the result of a 'bio <= psycho <= social' translation, but that we need better theoretical heuristics to characterize these processes in general, and also, more specifically, how they intersect with attributes of housing and experiences of home and dwelling. Using critical realist logic, the paper addresses the question of 'what are the causal powers and liabilities of humans that could explain the socio-economic gradient in health?' and attempts to marry that with answers to the question 'if housing is a multi-attribute phenomenon, what are its attributes that could potentially link it to health?'. In addressing both questions, the paper distinguishes between necessary and contingent conditions. The paper then outlines plausible theoretical perspectives that can address the 'bio <= psycho <= social' translation and identifies six attributes of housing – biological/chemical/physical, physical design, psychological, social, financial, and locational – that are plausibly related to housing. The paper also briefly outlines how the attributes of housing may operate differently in their effect on health for different people or households.

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# Housing as a welfare benefit for young NEETs: the case of Oslo, Norway

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*Dr. Ingar Brattbakk<sup>1</sup>, Dr. Maja Flåto<sup>1</sup>*

*1. Norwegian Social Research, Oslo Metropolitan University*

The housing situation of young people who are not in education, employment, or training (NEETs), and who do not receive public benefits, have received little attention in Norway. These individuals are likely supported largely by their families, possibly in combination with work in the informal sector or other unregistered income. It is unclear why young people without or with very low income would not seek assistance from social welfare services or/and the NAV office (Norwegian Labour and Welfare Administration), but negative experiences and distrust of the system, the requirement to attend appointments, and the requirement for activity for young social assistance recipients, can be deterrents for some.

The starting point for this project is that it is difficult to achieve good work inclusion if the person you are trying to include does not have an acceptable, stable residence. Furthermore, we assume that geographical location can affect the life chances of youth in marginalized positions. We will gain more knowledge about the diversity among NEETs and their housing conditions in Oslo, with an emphasis on how the phenomenon varies geographically between districts. Furthermore, we aim to map how these young people live, in what ways their living situation contributes to maintaining social exclusion, and what help they receive to establish good living conditions.

We rely on qualitative interviews with key informants like advisors at NAV offices, employees at Youth Housing Services, in child welfare services, area-based initiatives (ABIs), outreach workers, and low-threshold services for youth.

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## Housing asset-based welfare in the UK: a fair policy for all?

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*Prof. Norman Hutchison<sup>1</sup>, Dr. Alla Koblyakova<sup>2</sup>*

*1. University of Aberdeen, 2. Nottingham Trent University*

In 2025, the UK government's welfare budget is insufficient to support the societal need for adequate health, schooling, pension and housing provision. While an undoubted success over most of the last 80 years, in recent times the cost to the state of funding the National Health Service and the state pension has reached levels that many believe are now unaffordable. Recent years has witnessed a gradual passing of the risk of some of the welfare costs from the state to the individual and their families, as the UK shifts to a hybrid system of state funded welfare and asset-based welfare (ABW).

ABW seeks to empower individuals to generate wealth and own assets that can serve as a long-term financial safety net. The assets involved are normally state and private pension provision, savings and the individual's home. This paper examines the appropriateness of using housing in an asset-based welfare system in the UK, focusing on the risks at a regional level. Analysis is carried out on gross income replacement rates following retirement, as well as the capacity of seniors to release built up equity from their housing asset, based on data on levels of owner occupation, average house prices and average loan to value ratios. The results show significant regional differences in pension income and the capacity to borrow from housing assets. Moreover, grave concern is expressed on the social equity of using housing as a policy tool when many in the lower income groups are excluded for entering homeownership.



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# Housing cooperatives in Poland and other self-help collaborative actors

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***Dr. Katarzyna Królikowska*** <sup>1</sup>

*1. Kozminski University*

In contrast to other Central and Eastern European countries, Poland still has a large cooperative housing sector with many similarities to the Scandinavian and German ownership cooperatives (Królikowska 2024). The recent housing census (Census of 2021, 2024) revealed that the share of old cooperative housing rights amounted to 20.6% of the Polish urban housing stock – against 58.1% of housing units occupied in cities on the basis of apartment ownership. Nationwide, cooperative housing amounted to 14.2% dwellings and encompasses nowadays mostly „modernized” old socialist cooperative tenures which have not been converted onto full homeownership yet. As a consequence of path dependency, housing cooperatives are made into statutory managers of their real properties. The law of 2017 modified significantly the legal concept of a housing cooperative and its internal organisation. The current model of membership in a Polish housing cooperative raises doubts as to the compatibility of that association with the general concept of a *cooperative*.

Polish housing cooperatives are considered to have reached a deadlock (Coudroy de Lille 2015) which affects the reputation of all socialized housing providers. There is also very little new housing construction delivered by the social housing sector and by a new collaborative legal form of *kooperatywa mieszkaniowa* (introduced in 2023 in opposition to *spółdzielnia mieszkaniowa*). In my paper I highlight competitiveness of housing cooperatives in relation to other business entities and the critical role of state relations in determining the success of housing corporations in achieving their goals (Bengtsson, 2024; Duyne Barenstein et al., 2022).

# Housing design in times of emergency

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***Prof. Paula Femenías<sup>1</sup>, Dr. Kaj Granath<sup>1</sup>, Dr. Elton Chan<sup>1</sup>***

*1. Chalmers University of Technology, Department of Architecture and Civil Engineering*

Housing is at the centre of future sustainable societies. Resilient solutions are needed to address people's comfort, safety, and well-being over time, accommodate changing lifestyles with increased home working and remote shopping, and provide for societal expectations, including growing demand for home health care. At the same time, there is a persistent housing crisis with increasing housing prices, a global resource scarcity, and a pressing need to mitigate and adapt to climate change.

This paper explores the resilience of contemporary housing design in Sweden. National statistics and more specific data from Gothenburg, the second-largest city in Sweden, provide an overview of current housing developments focusing on dwelling sizes and layout. Additionally, a selection of five case studies of recently produced housing projects in different market segments provides feedback from use, based on surveys and interviews.

Results show that one main trend is smaller dwelling sizes, particularly in urbanised areas. While spatial sufficiency is a necessity to live within our planetary limits, shrinking homes create challenges to meeting expectations for resilient homes with respect to i.e. care in homes, and rising temperatures in a hotter climate. Recent regularity exemptions for smaller apartments regarding noise levels and daylight open up for single-sided facing one direction and in exposed locations. Conclusions are made with respect to the vulnerability of residents in smaller apartments with respect to a number of challenges, and the accentuated injustice between different segments of residents in society.

# Housing development policy for moderate- and mid-income groups: Observations from Copenhagen, Hamburg, Oslo and Stockholm

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***Dr. Anna Granath Hansson**<sup>1</sup>*

*1. Nordregio*

On increasingly strained housing markets, affordable housing development has become a key concern in housing policy in the Scandinavian countries and Germany alike. Public policy explicitly states that new housing should be provided in many price and rent segments with the aim of reaching wider shares of the population and contributing to socially mixed neighborhoods. However, the ability of current policy to cater for moderate- and mid-income groups has been questioned. Instead, these households have been depicted as losers when it comes to finding new housing as they neither can afford housing on market terms, nor are entitled to public support. This echoes recent discussions in Europe which has resulted in the appointment of the first ever EU-commissioner for housing in 2024.

This paper first compares how housing needs of moderate- and mid-income households are portrayed (if at all) in housing policy documents in the cities of Copenhagen, Hamburg, Oslo and Stockholm. Second, it compares and analyses housing development policy and housing policy instruments used to achieve designated goals in the four cities through the lens of how well they cater for mid-income groups. Both measures targeting mid-income groups and general supply enhancing measures, for which mid-income groups compete with other types of households, are investigated. Differences and similarities between the cities are discussed, along with potential causes for the various choices made.

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## Housing for urbanity in the metropolis

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***Mrs. Laura Pogliani***<sup>1</sup>

*1. Politecnico di Milano*

Contemporary social housing interventions benefit from a multi-actor and multi-factor approach that involves public and private partnerships and the integration of financing for infrastructures, environmental regeneration, and social innovations. The nature of these projects affects the economic, spatial, and social dimensions at different scales - local, urban and territorial. Consequently, the study on the mechanisms of social housing production, distribution and management offers important insights into the potentially relevant role of the Metropolitan City in elaborating multi-scalar planning strategies beyond individual local authorities.

So far, Milan's metropolitan planning has shown little impact on processes of territorial transformation, considering both urban and environmental aspects. Its weakness is not only due to the persistent low appreciation of the second-level institution but also to the inadequate approach adopted, characterised by the declaration of broad objectives and mere collation of local instances.

The paper illustrates research on housing and public space design in the metropolitan region, exploring the possibility of intercepting and bringing together 'good practices' and relations among the various subjects. The main focus consists of the incremental orientation of local initiatives and specific and targeted actions to build shared territorial strategies. Such strategies support a standard design in upgrading the existing stock and providing new opportunities based on the intentional networking of experiences, results and processes within a unitary direction of the Metropolitan City.

The aim is to consider a new "metropolitan welfare" system by increasing the social housing supply and re-designing public spaces, social inclusion and the integration of housing services.

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# Housing inequalities in Italy and the impact of policies for the ecological transition

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***Prof. Massimo Bricocoli<sup>1</sup>, Mr. Lorenzo Caresana<sup>1</sup>, Dr. Marco Peverini<sup>1</sup>, Mr. Marcel Vazquez Canto<sup>1</sup>,  
Dr. Constanze Wolfgring<sup>1</sup>***

*1. Politecnico di Milano*

Concerns over rising housing costs are growing across Europe, particularly in attractive cities. At the same time, the need to mitigate climate change and make cities more sustainable and energy-efficient is becoming increasingly urgent. Various policies have been adopted in this light, regarding energy retrofitting of residential buildings, urban regeneration and densification, and Nature-based Solutions (NBS). The EU Horizon project *ReHousIn – Contextualised Pathways to Reduce Housing Inequalities in the Green and Digital Transition* (2024-2027) investigates the impact of such policies, fostering phenomena that might impact negatively on housing inequalities as well as positively. Involving partners from nine European countries (Austria, France, England, Italy, Norway, Poland, Spain, Switzerland, and Hungary), the project aims at providing knowledge through a comparative perspective. This paper presents an overview on the Italian case developed by the research unit of the Department of Architecture and Urban Studies of Politecnico di Milano. Specifically, it examines (i) the state of housing policies and inequalities in Italy (ii) which policies and programmes for energy retrofitting, urban regeneration and densification, and NBS were introduced in the past two decades; (iii) whether and how they intersect with housing policies at the programmatic, governance and operational levels in the contexts of Milan, Reggio Emilia, and Assisi, which have been selected as case studies for an in-depth investigation. Methodologically, we approach these questions through desk research, analyzing academic and grey literature, and through interviews and workshops with stakeholders, involving policymakers, public employees, interest groups, and academics.

# Housing inequality and intergenerational resource transfers in comparative perspective

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We will show preliminary overview of trends of different levels of housing inequality (variance in housing costs-to-income, residential wealth and housing tenure inequality) in selected EU countries, and present the preliminary results from quantitative analyses of association between these housing inequality trends and intergenerational housing-related within-family resource transfers. We intended to answer the questions whether differences between countries in housing inequality and its trend are (also) explained by differences in the average size (typical form) of intergenerational transfer-giving; and whether the resource transfers have a mitigating or catalyzing effect on housing inequality (or the effect varies among countries). In order to test this association, we will use Household Finance and Consumption Survey international data.

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# Housing inequality in Europe: An analysis of land and planning policy tools for affordable and inclusive housing

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*Dr. Alice Earley<sup>1</sup>, Dr. Phil O'Brien<sup>1</sup>, Ms. Lucy OHara<sup>2</sup>*

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This paper presents the findings of a literature review undertaken for Work Package 5 (WP5) of an EU-Horizon funded project, *Equal House*, which aims to identify, analyse and tackle the most significant dimensions of housing inequality across Europe. WP5 specifically aims to identify policy instruments that contribute towards affordable and inclusive housing across a number of different themes; this paper focuses specifically on land and planning tools. The policy instruments analysed are public land banking, public land leasing, community land trusts, regulatory planning and inclusionary zoning, land pooling and readjustment, as well as land value capture as an umbrella term that most land and planning policy tools are seeking to achieve. The paper examines the effectiveness of these instruments in providing affordable and inclusive housing across Europe, particularly for low income and marginalised groups, identifying real-life examples of their successful implementation. These policy instruments will then be used as the basis for case study research later in the project, with consideration of the political, social and economic contexts in which the selected cases operate and each instrument's suitability for policy transfer, in order to devise a toolkit of effective policies for addressing housing inequality across Europe.

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## Housing is caring? How feminist approaches to care renew discussions on the notion of housing

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***Prof. Benjamin Leclercq*<sup>1</sup>, *Mrs. Emma Peltier*<sup>2</sup>, *Prof. Audrey Courbebaisse*<sup>3</sup>, *Prof. Salembier Chloé*<sup>2</sup>**

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This paper proposes to discuss the theoretical framing of a work-in-progress resulting from a colloquium questioning the epistemological and empirical intersections of feminist approaches to care with theories of housing. Until now, care studies and housing studies have rarely intersected in the literature. This can no doubt be explained by the legacy of Heidegger's philosophy, which problematizes inhabitation according to an ontological conception of "being in space" (Heidegger, [1952] 2004) - rather than posing the problem from a practical angle: "doing with space" (Stock, 2007). It was only later that dwelling as a practice became the subject of real problematization, in the wake of the second wave of feminism, which examined the space of housing from the angle of social relations of gender and class (Delphy, 1970). Since then, more recent works have incorporated the feminist notion of care to think about the architecture of inhabited spaces (Lussault, 2018; Fitz and Krasny, 2019; Fleury and SCAU, 2022). Nevertheless, these approaches tend to reify space, reducing the care-housing relationship to a problem of container or materiality, which prevents us from understanding the dynamic configurations and spatial dimensions of individuals' engagement in action (Leclercq et al., 2024). We therefore wish to discuss here the contributions of the feminist legacy of care to a conceptualization of habitat that enables us to rethink social relations of gender, class, race and/or age. To do so, we examine a corpus of 16 texts selected to form part of the book resulting from the colloquium.



# Housing Needs and Cooperative Housing Models: A Scoping Review

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***Prof. Richard Lang<sup>1</sup>, Dr. Michela Giovannini<sup>1</sup>***

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The growing affordability crisis has renewed interest in cooperative housing as an alternative to conventional housing. This scoping review explores traditional and emerging cooperative models across Europe, highlighting their potential to address affordability and resident needs. Traditional ownership and rental cooperatives have shown success in delivering affordable housing in different European contexts. Newer models respond to residents' evolving preferences regarding community engagement, social inclusion and sustainable development. The review maps existing research on cooperative housing, identifying key themes, trends, and gaps. It also includes innovative examples of cooperative projects in European cities. Findings stress the role of innovative financing, partnerships with municipalities and the social services sector, and non-speculative land use in sustaining cooperative models. Despite their promise, cooperatives face challenges around inclusivity, financial stability and resident participation. The review concludes with policy recommendations to scale cooperative housing while preserving its core values of social justice and democratic governance.

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## Housing pathways and aspirations of internally displaced people in Ukraine: the case of Kalush

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***Mrs. Anastasiia Bobrova***<sup>1</sup>

*1. Cedoss think tank*

Access to adequate housing remains a central issue for internally displaced people in Ukraine. The ongoing war has disrupted the usual housing pathways and pushed millions of people into uncertainty. The war-induced housing crisis has prompted prolonged instability and reliance on temporary and emergency accommodation, pushing more people into the insecure private rental sector. Finding homes has become increasingly challenging, particularly for low- and mid-income internally displaced households. The paper examines how internally displaced people deal with current housing constraints and discusses the role of social capital, war-induced “housing solidarity,” and the notion of justice in this process. The paper also discusses the symbolic value of housing, the different meanings that internally displaced people attach to different types of tenure and how it impacts their housing aspirations. By focusing on navigating the housing field under war conditions, the paper aims to advance the discussion on the theory of housing pathways developed by Clapham (2002). The findings are rooted in the qualitative data collected within the research project examining housing needs and problems in Kalush hromada in the Ivano-Frankivsk region between October 2024 and February 2025. The research project was initially done by Cedoss think tank and commissioned by the Czech humanitarian organisation “People in Need”. While the key findings are based on the case study of internally displaced people in Kalush, the paper highlights persistent trends and patterns in dealing with the “housing question” that might be experienced by IDPs throughout the country.

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# Housing pathways and house biographies of Venezuelan families in Bogota

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***Dr. David Kostenwein***<sup>1</sup>

*1. ETH Zurich*

In this research paper, we explore how displaced Venezuelan families in Bogotá articulate and cope with their housing needs amidst neoliberal housing policies and declining humanitarian aid. We analyze the housing biographies/pathways (Clapham, 2002) of over 40 families through interviews, photovoice, and mapping exercises conducted in Bogotá over the past six months. Additionally, we develop five house biographies (Althaus et al., 2022) that illustrate various dwelling modes of the displaced, ranging from precarious “pagadiarios” (daily paid) to emerging informal settlements. These biographies are informed by interviews with residents, landlords, and building managers, as well as spatial analyses and archival research.

Our preliminary findings reveal how these families utilize different levels of (in)formality in housing and depend on social networks for housing solutions. We highlight solidarity networks where migrants host and support each other in vulnerable situations, such as evictions. We find that the initial housing decisions made by the first family member to arrive significantly influence the housing choices of subsequent family members. Furthermore, we observe that families experience fragmentation not only during their migration from Venezuela to Colombia but also upon reuniting in the new city.

Finally, this paper examines the impact of housing policies from humanitarian and governmental actors on the housing vulnerability of displaced families in Latin American cities.

Althaus E, Glaser M and Schmidt M (2022) Wohnen in prekären Lebenslagen: Angebote der Wohnhilfe für Benachteiligte in der Schweiz.

Clapham D (2002) Housing Pathways: A Post Modern Analytical Framework. *Housing, Theory and Society* 19(2): 57–68.

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## HOUSING POLICIES AND THEIR DISCONTENTS in Taiwan

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*Dr. Yi-Ling Chen*<sup>1</sup>

*1. University of Wyoming*

The affordability of housing has been a serious problem in Taiwan, especially after 2005. Even the 2008 global financial crisis could not cool down the price rise. From 2005 to 2010, housing prices in Taipei nearly doubled. The establishment of the Social Housing Advocacy Consortium in 2010 triggered a social movement that then pressed the central government to enact the Housing Act in 2011. Since 2010, housing became an important issue during the elections. Social housing was a recent breakthrough in Taiwan's housing policies after 2010. With strong support from politicians and society, the proportion of social housing increased from 0.08% before 2010 to 0.25% in 2022 (SHAC 2022).

The development of social housing exposes many problems in Taiwan's housing system. Major housing policy reforms in Taiwan since the 1970s occurred as a result of strong discontent from civil society, often due to surges of housing prices. This chapter will explain how the housing system in Taiwan has been constructed by exploring housing policies since 1949. It will explain how these previous policies had limitations in dealing with the housing problems society faced. The paper then explores why social discontent continues even though many social housing projects are completed. I will begin with theories of housing in East Asia, then move into four stages of housing policies, the examination of housing problems, features of housing policies, and the recent action of the housing movement

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# Housing policy and architectural design: Analyzing contemporary multifamily housing projects in Sweden

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*Dr. Kaj Granath<sup>1</sup>*

*1. Chalmers university of Technology*

Following the introduction of the modern welfare policies in Sweden in the 1930s, housing regulations and building codes have shaped the Swedish housing stock. Up until the millenium, there was an almost linear increase in housing standards, measured as space per capita. Since the mid 1990s there has been a trend of deregularization, where the government hands over the responsibility for housing quality to the market actors. This has led to a change in planning and layouts of modern apartments in Sweden, especially for smaller apartments, which now can be built on noise polluted sites, with very compact floorplans and bad daylight conditions.

Since 2016 we have collected all approved building permits for new multifamily housing within the city of Gothenburg, in total between 2780 and 4946 new apartments per year. With 609 000 inhabitants, Gothenburg is the second largest city in Sweden, comprising 5,8 percent of the national population. The yearly new housing production in Gothenburg is between 20 and 25 percent of the national total, second only to Stockholm.

Based on this yearly data, we perform both quantitative and qualitative analyses, looking at e.g. project size, housing and floor plan typology, density, apartment diversity, vertical communication organization, access to daylight, and new design trends.

From July 2025 Sweden is facing a new, further redacted building code. In our ongoing project, we aim to continue to map and analyze the consequences of the new regulation, as we find it in the new projects.

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# Housing Poverty of Single Mother Households in Ordinary Time and the Corona Disaster

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***Dr. Lisa Kuzunishi***<sup>1</sup>

*1. Otomon Gakuin University*

Many people lost their homes in the Corona disaster. As a deterrent, the Housing Security Benefit, which was created after the collapse of Lehman Brothers in 2009, was used; in FY2019, 3,972 cases of this benefit were used, but by FY2020, the number had increased to 139,740 cases. The Corona disaster has had a major damaging effect on the private tenant segment, which has been living on the edge and paying high rents since Ordinary time. It was found that even low rents are a heavy burden for low-income households. Single mothers, the subject of this paper, are highly dependent on private rental housing, with some studies showing that their housing cost burden is around 35 percent in normal times (Kuzunishi 2017). According to the 2021 report of the Ministry of Health, Labor, and Welfare, the poverty rate of single mother households is 44.5 percent, with an average annual income of 2.72 million yen. While many single mothers work in unstable, irregular jobs or in the personal services industry, repeated declarations of a state of emergency and calls for self-restraint since the Corona earthquake have reduced incomes and made it difficult for an increasing number of households to pay rent. This report provides an overview of the relationship between housing poverty among mothers and their children in normal times and after the Corona earthquake, using questionnaires and other data.

## Housing precarity in precarious times

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***Dr. Michael Škvrňák<sup>1</sup>, Dr. Martina Mikeszova<sup>1</sup>***

*1. Institute of Sociology, Czech Academy of Sciences*

Over the past few years, European households have faced multiple crises including the pandemic, inflation, and war in Ukraine. In response, European states implemented various measures in which social welfare systems played a major role.

These crises are expected to primarily impact households' ability to cover housing costs, however, this study focuses on housing precarity as a more comprehensive concept that encompasses not only affordability challenges but also deteriorating housing quality to better understand how shocks translate into housing conditions. In addition, while existing research on housing precarity largely relies on single case studies (e.g. Waldron 2023; Lombard 2023; Listerborn 2023), this paper offers a comparative perspective. Using EU-SILC survey data from nine European countries representing diverse housing regimes, welfare systems, and geographic regions (Western and Eastern Europe), this study pursues two objectives.

First, it analyses trends in housing precarity levels from 2013 to 2023. Preliminary data indicate that the crises have affected not only housing affordability as reflected by the rising share of households overburdened by housing costs but also contributed to decreasing housing quality (rising overcrowding, higher share of households living in a dwelling with leaks/dampness etc).

However, the European countries differ in their trajectories regarding housing precarity and the policy response to the crises. Therefore, the second aim of the paper is to examine how the selected European governments modified their welfare systems to address rising housing costs and evaluate the effectiveness of these interventions in reducing housing precarity.

# Housing related wealth trajectories: Gender and regional perspectives on house ownership in Sweden

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***Dr. Helena Bohman<sup>1</sup>, Dr. Martin Grander<sup>1</sup>***

*1. Malmö university*

Income inequalities in Sweden have increased over the last decades. Wealth accumulation patterns are less studied, partly due to difficulties in finding data. Research shows that housing situations, as well as housing trajectories, differ between women and men. At the same time, the primary component of household wealth is often home ownership. We use Swedish register data on single-family ownership to follow wealth and ownership trajectories between men and women. Preliminary studies suggest that women enter housing ownership earlier than men, but that older men have surpassed women both in terms of wealth accumulated, and the tendency to own their own home. This seems paradoxical, given that early entry to the housing market has been economically advantageous in general during the last decades. Furthermore, we acknowledge the very strong regional patterns in housing prices, and the analysis will therefore include a regional pattern. Using cohort analysis we will answer the following research questions; i) how do housing-related wealth trajectories differ between men and women, ii) are there signs that gender-based differences are changing over cohorts, and iii) how do the patterns change in a regional context.



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## Housing Welfare and Work - Refugees' Strategies and Perceptions in times of Restrictive Migration Policies

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*Dr. Emma Holmqvist<sup>1</sup>, Dr. Kristoffer Jutvik<sup>2</sup>*

*1. Uppsala University, IBF, 2. Linköping University*

*Scholars have concluded that housing policy constitutes a tool that local governments may use to control their populations. Within this research field a growing number of studies have pointed to local policy responses, in either generous or restrictive housing policy, that have increased migrants already precarious situation regarding housing. This study focus on Sweden, where the national policy connected to refugee housing and integration has made a restrictive turn, with several new restrictions and new laws, such as a shift from permanent to temporary residence permits, and a new dispersal policy in the Settlement Act, regulating the number a municipality had to receive and house.. In this paper, we scrutinize how refugees in different municipalities and situations have perceived their housing welfare within this turbulent time. In a second step, we connect the information about self-perceived housing quality with income trajectory and geography. We use survey and register data directed to all asylum seekers from Syria and Iraq that were granted residence in Sweden at the time of the policy change in 2016. By doing so, our paper contributes with a first description of differences in self-perceived housing welfare across geography. As a second contribution, the paper adds an analysis of the link between housing and integration on the labour market, which is of significance from a societal perspective.*

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# Housing, commons and care. Public policy on housing cooperativism in Uruguay from a care approach.

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**Prof. Lucía Anzalone<sup>1</sup>**

1. Housing and Habitat Center. School of Architecture, Design and Urbanism. University of the Republic

*The article analyzes the background and future prospects of Uruguay's public policy on housing cooperativism through the lens of the care approach, emphasizing its importance in the promotion of social and urban well-being. It reviews the regulatory frameworks and historical models, analyzing their variations over time as well as their repercussions urban development. From a care perspective, it explores how housing policies can respond to everyday needs, promote gender equity and strengthen communities through support networks. Through the use of temporal mapping, a comparative analysis is carried out that connects diverse vectors of analysis in the urban-spatial and socio-political dimensions. Finally, it identifies current challenges towards the development of a comprehensive approach that incorporates the perspective of care in the public production of housing and habitat, considering spatial, social and normative dynamics, and exploring its potential to address everyday needs, reduce inequalities and build more resilient and sustainable communities.*



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# How do Housing Policies Affect Low-Income Renters' Political Preferences and Voting Behavior? The Moderating Role of Socio-Psychological Motives

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*Dr. Giulia Buscicchio<sup>1</sup>, Prof. Lindsay Flynn<sup>2</sup>*

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Limited economic resources and contemporary housing affordability challenges should prompt low-income renters to favor redistributive or income-targeted policies. However, ideologies around homeownership, preferences for redistribution, and factors such as deservingness and perceived socio-economic status might moderate the relationship. This study investigates how housing policy decisions and social-psychological factors shape political preferences and voting behavior. A vignette experiment was conducted with 2260 participants from Germany (N=1112) and Spain (N=1148). Participants were randomly assigned to conditions where a hypothetical politician allocated funding to social housing, a rental subsidy, or homeownership support. Participants then evaluated policy acceptance, fairness, politician evaluation, voting behavior, and government trust. Block-wise OLS regression analyses revealed that housing policies affect political preferences in distinct ways. Homeownership support policies generated less political support than redistributive options like rental benefits and social housing. Political participation and perceived socio-economic status moderate the relationship between housing policies decisions and political preferences. These findings highlight the importance of considering individual-level factors when designing housing policies to address the needs and preferences of low-income renters.

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# How do housing renovation and new housing construction impact on residential segregation: Insights from urban housing markets of Tallinn and Tartu

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Housing renovation is vital to the European Union's decarbonization efforts, as buildings account for 40% of final energy consumption and 36% of energy-related greenhouse gas emissions. Furthermore, 75% of EU buildings are classified as energy-inefficient (European Parliament, 2024). This is particularly important in the Baltic states, where much of the Soviet-era housing stock, built en masse between the 1960s and 1980s, was designed with an emphasis on energy abundance and low costs. As a result, these buildings now require substantial investment to improve energy efficiency and reduce heating-related energy consumption. Grossman (2019) highlights the relationship between energy efficiency improvements and residential segregation dynamics. Renovation loan payments often surpass savings from reduced heating costs, ultimately increasing the overall cost of housing. Facilitating building renovation can thus lead to displacement, or force low-income households to cut back on other essential expenses or to seek affordable housing elsewhere. This paper aims to clarify the role of housing renovation and energy-efficient new housing construction in shaping socio-economic and ethnic residential segregation within Estonia's highly market-based housing system. We utilize the extensive register- and census-based housing and population data infrastructure of the Infotechnological Mobility Observatory, which covers the entire population and housing stock of Estonia. We compare residents of renovated and newer apartment buildings with those in older buildings, using data from Estonia's largest cities Tallinn and Tartu. While housing renovation strategies for multi-family buildings have quite a moderate impact on displacement and segregation, new residential developments clearly lead to high socio-economic class clustering.

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# How does multigenerational living affect older adults' residential mobility?

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***Dr. YOUNGHA CHO<sup>1</sup>, Dr. Jii You<sup>2</sup>, Dr. JungHo Park<sup>3</sup>***

*1. Oxford Brookes University, 2. Konkuk University, 3. Yonsei University*

This study examines how multigenerational living (MGL) influences older adults' residential mobility in two rapidly ageing countries: the United States and South Korea. Using harmonized census-based microdata, American Community Survey (ACS, 2010 and 2022) for the U.S. and Population and Housing Censuses (2010 and 2020) for South Korea, we employ both logistic and ordered logistic regression models to capture whether, and how far, older adults relocate.

Our findings suggest that MGL generally reduces the likelihood of residential moves in both countries, although the effect is more pronounced in the U.S. In particular, three-generation households in the U.S. exhibit stronger reductions in mobility compared to those with two generations, whereas in South Korea, only two-generation co-residence shows a modest effect.

We also find notable cross-national differences in how health challenges and sociodemographic attributes moderate these patterns. In the U.S., physical or sensory difficulties significantly correlate with reduced moving distance, while in South Korea such health factors have limited bearing on relocation decisions. Furthermore, interactive effects indicate that the relationship between MGL and mobility grows stronger among the oldest age groups, but gender and marital status matter more in Korea, whereas labour force participation plays a larger role in the U.S.

Overall, this comparative analysis underscores that MGL can foster stability for older adults yet may also constrain mobility when relocation becomes necessary. Our results highlight the importance of culturally tailored housing and social policies that address the nuanced needs of multigenerational households in increasingly aged societies.

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## How does the eco-social crisis affect housing in Porto? Lessons learned from Barcelona's touristification.

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***Dr. karla Berrens<sup>1</sup>, Dr. Montserrat Simó-Solsona<sup>1</sup>, Dr. Victoria Sánchez<sup>1</sup>, Dr. Ana Belén Cano-Hila<sup>1</sup>***

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The objective of this paper is to elucidate the current housing crisis in Porto, and through a comparison to Barcelona, explore a route that may enable Porto to avoid some effects of the eco-social crisis by focusing on the bottom-up solutions and collective actions that arise when social community organises.

This paper comes from a research-funded project ECOSOCITIES (2022-2025), studying eco-social resilient discourses and practices in southern European cities (PID2021-123912NA-I00). Our research highlights Porto's trajectory as it parallels Barcelona in experiencing a housing crisis (characterized by gentrification), a tourism crisis (evidenced by touristification), and economic challenges—albeit with a two-decade lag (Meerow 2016, Putnam 2000). These cities have many similarities: Southern European heritage and having become a tourism magnet and economic epicentres for entrepreneurship. How have Porto's challenges shaped housing crisis the city is currently having? What is the bottom-up response to this multidimensional crisis?

Employing a mixed methods approach, we analyse quantitative secondary data (OECD, EUROSTAT, National Institute of Statistics of Portugal and Spain and municipal reports) to accurately portray both local contexts. Besides we undertake semi-structured interviews and focus group discussions. We specifically analyse the role of associative networks and bottom-up initiatives play in mitigating the impact of the eco-social crisis that has been aggravated by the pandemic and its effects on housing.

We conclude by advocating to foster a grassroots community engagement and social resilience as vital strategies to alleviate the adverse effects of touristification and gentrification dynamics on the housing market in Porto and Barcelona.



# How professional associations in the housing sector theorize sustainable neighborhood development

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The sustainable transformation of the housing and construction sector has become a central topic of social, economic and political debate. Housing companies have a key role to play, as they manage and develop not only individual buildings, but entire neighbourhoods. In this context, property valuation practices have changed in recent years: Sustainability is no longer considered only at the building level, but increasingly at the neighbourhood level, leading to new regulatory benchmarks. This article examines how professional associations in Germany ‘theorise’ sustainability (Greenwood et al. 2002), i.e. what implications they formulate about sustainable neighbourhood development and how these shape the practice of neighbourhood development.

Drawing on institutional theory, we argue that the practice of neighbourhood development is undergoing institutional change. The housing industry is striving to operationalise sustainability in a way that ensures both social legitimacy and stable market conditions. In this area of tension between socio-ecological transformation and economic stability, new valuation standards for housing portfolios are emerging that go beyond traditional property valuation and increasingly integrate social and environmental criteria. Methodologically, the study is based on a document analysis that evaluates publications from associations and professional organisations in the housing industry. The aim is to identify standardisation processes and patterns of interpretation in the discourse on sustainable neighbourhood development and the role of professional organisations in the institutionalisation of these concepts.

The results show that professional associations act as mediators between politics, capital markets and housing companies by setting standards, establishing certification procedures and thus shaping narratives on sustainable neighbourhood development.

# How PropTech Platforms are Reshaping Discretionary Power in Private Rental Housing Market

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***Ms. Paria Eskandarpour**<sup>1</sup>*

*1. Monash University*

Discretionary decision-making by real estate agents has historically influenced access to housing, often reinforcing discrimination against minorities. The rise of digital real estate platforms has raised questions about whether these technologies reduce discretion and discrimination through standardised and objective processes. This study examines the persistence of subjective practices in Australia's platform-mediated private rental market, where many forms of automated decision-making and standard processes are less common compared to other contexts (e.g. US, UK). Using an inductive qualitative content analysis of primary materials, including documents, articles, and videos from REA Group and three major Australian real estate agencies, this paper explores the dynamics of discretion in rental processes. Findings reveal that platforms and their corporations endorse and amplify subjective decision-making and power imbalances rather than mitigating discretionary judgements. Platform-mediated rental market perpetuate discrimination, particularly against minority groups, undermining renters' rights to equitable treatment and information privacy and data protection.

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## How to mobilize companies to finance social housing in the context of a tight market ? Lessons from a participatory research project in the Ile-de-France

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This paper reports on a participatory-research program which was initiated by a team of sociologists with the Ile-de-France regional office of Action Logement Services - the organization responsible in France for collecting a tax (PEEC) from companies with over 50 employees, which is used to finance social housing and renovation programs. This participatory-research project aims to intervene on new risks at the intersection of employment and housing, such as wages lagging behind rents and property prices in areas with tight markets, such as the Ile-de-France. These risks are particularly relevant for the logistics sector, whose employment is concentrated in the Ile-de-France (16 % of total national logistics jobs) and predominantly occupied by blue-collars (80 % of total national logistics jobs) who have difficulties to access to affordable housing in the region.

Using an interactionist analytical framework, we report on the negotiations that took place between the research team and Action Logement Services around two methods designed to involve a panel of Ile-de-France logistics companies and employees in the production of a participatory diagnosis and a photo-exhibition on those risks: a business club bringing together the companies involved in the project and photo workshops supervised by photographers in three logistics warehouses. We will show how the negotiations around these two methods reflect recent reforms carried out by Action Logement Services and how this institutional actor reappropriates the research design to transform the work of his own employees, specifically those who are in charge of relations with companies.

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# How Transport Policies affect Residential Location Choice, Living Space Consumption and Housing Costs

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One of the main challenges of spatial planning is to make the transport system more sustainable. While many studies examine the impact of transport policies on transport-related pollution or mode choice (see e.g. Buehler et al. 2017), impacts beyond transport aspects are much less frequently analysed. However, the implementation of transport policies may also have other long-term effects, in particular on housing.

We examined how the implementation of a transport policy aiming at a strict modal shift from cars to more sustainable modes of transport affects residential location choice, living space consumption and housing costs. Therefore, we combined a transport model with a model that, coupled with a synthetic population, iteratively determines residential location choice, living space consumption and housing costs, using Germanys Frankfurt region as a study area.

Our results show that transport policies aiming at a strict modal shift also affect housing markets. In terms of residential location choice, proximity to work becomes more important and centres and agglomerations become more attractive. This leads to higher population densities and housing costs in these areas. Our results highlight the need to take these effects into account when designing policies in both the housing and transport sectors.

Literature:

Buehler, R., Pucher, J., Gerike, R., & Götschi, T. (2016). Reducing car dependence in the heart of Europe: lessons from Germany, Austria, and Switzerland. *Transport Reviews*, 37(1), 4–28. <https://doi.org/10.1080/01441647.2016.1177799>

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# Identification of Spatial Aspects of Housing Fostering Sustainable and Resilient Communities

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*1. Czech Technical University in Prague*

This research examines the architectural and spatial dimensions of social sustainability and resilience at the scale of housing — an area that, despite growing interest in social sustainability, remains theoretically and methodologically underdeveloped. While social sustainability has been widely studied at the urban and policy levels, limited research systematically connects specific architectural and spatial design features with their ability to foster long-term social cohesion, justice, and inclusivity.

To address this gap, this research develops a structured theoretical framework informed by urban sociology, housing studies, and spatial design theory (drawing on Jacobs, Norberg-Schulz, Alexander, and others). This framework identifies key spatial conditions that influence sustainable and resilient communities at four residential scales: individual houses, housing blocks, localities, and neighbourhoods.

Building on this framework, the research constructs a conceptual analytical tool — a qualitative assessment framework that integrates plan and urban analysis, observational methods, and resident perspectives through interviews and surveys. This tool enables systematic evaluation of how architectural design contributes to housing fostering sustainable and resilient communities. Its applicability is tested through a comparative case study of two housing projects chosen for their distinct spatial approaches to fostering neighborly relations.

By establishing clear spatial criteria for evaluating and designing housing that fosters resilient communities, this research bridges theory and practice. The findings contribute to both academic discourse and applied urban and architectural practice, providing policymakers, architects, and urban designers with a structured approach to enhance the residential environments in supporting socially sustainable and resilient communities..

# Identifying Regulatory Barriers to Social and Affordable Housing in the European Union

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*Dr. Martijn ESKINASI<sup>1</sup>*

*1. Ministry of Housing and Spatial Planning*

This study examines how EU-level regulations may unintentionally constrain affordable, sustainable, and adequate housing development. While EU policies aim to ensure fair competition, fiscal stability, and social cohesion, rules on state aid, public procurement, and financial markets can complicate funding, planning, and implementation of housing projects. Through a structured literature review using sources such as Housing Europe and the European Housing Policy Network, this research compiles a longlist of regulatory barriers that affect national and local housing initiatives. These include obstacles to public investment and delays in construction and sustainability efforts. The findings will be presented to the European Commission's newly formed Housing Task Force to support future discussions on policy reform. By systematically identifying these regulatory challenges, the study contributes to the debate on EU governance and its role in enabling inclusive and resilient housing policy across member states.

# Immigrants and 2nd Generation Homeownership Outcomes in France and the Netherlands: individual endowment vs contextual factors

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The integration of immigrants and their descendants has been a concern across European countries. Recent work has shown substantial intergenerational social mobility between immigrants and their children as well as differences in that process across destination countries (Algan et al. 2010; Abramitzky and Boustan 2022; Bucca and Drouhot 2024; Boustan et al. 2025). Looking at housing as a major life domain that contributes to individual welfare and intergenerational economic mobility, this paper examines to what extent housing tenure among immigrants and second generations varies relative to the rest of the population in France and the Netherlands. The paper also compares outcomes for immigrants and children of immigrants of the same origin who migrated to France and the Netherlands, focusing on large immigrant groups in both countries (e.g. Italy, Morocco, Poland, and Turkey) and have different levels of homeownership. Existing literature mostly focusses inter-group differences in homeownership within the same country. In this paper we also look at how immigrants from the same country, and their descendent experience different housing outcomes depending on their destination country. To what extent does the housing trajectory of migrants from the same origin country and their descendants differ between both countries? To what extent can these trajectories and differences between migrant groups and countries be attributed to policy and housing market practices that either hinder or enable migrants to acquire homeownership? What can we learn from the outcomes in terms of how policies shape accessibility of the owner-occupied market for migrant groups?

# Implementing the Commons in Housing: Moving Beyond the Legal Definition of Property

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*Ms. Alice Dugerdil*<sup>1</sup>

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The theory of the commons was developed within the social and economic sciences in the late 20th century to describe self-organizing systems that enable the sustainable management of shared resources. Since then, this theory has expanded significantly to include not only land-based commons but also digital and urban commons. Nowadays, the housing sector is frequently highlighted as a key domain for the practical application of commoning. From a legal perspective, the theory of the commons conflicts with the modern conception of property as established in civil law traditions. In this context, we propose considering cooperative law as a form of “legal hack” to embed the commons within the legal framework in Switzerland in the housing sector. This approach not only facilitates the integration of the commons into the legal framework but also promotes an ecological transformation of property.



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# In Pursuit of Sterile and Non-Sterile Architecture in Urban Transformation

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Sterile architecture emphasizes technical functionality, cost-efficiency, and standardized production, often at the expense of aesthetic, cultural, and social dimensions. In this model, user experience, collective memory, and spatial identity become secondary to measurable performance indicators. In contrast, non-sterile architectural approaches prioritize local context, cultural heritage, and human-scale design, enhancing livability and fostering a sense of belonging. This paper explores the tensions between these two architectural paradigms through the case of Fikirtepe, a major urban transformation zone in Istanbul. Drawing on-site observations and user surveys conducted with long-term and short-term residents, the study investigates how sterile architecture affects urban fabric, social interaction, and local identity.

Findings reveal that while sterile transformation projects may succeed in meeting technical criteria, they often lead to socio-spatial alienation. Long-term residents expressed concerns about the loss of neighborhood identity and shared culture. As one participant noted, “The old neighborhood spirit has vanished; everything looks the same and feels unfamiliar.” Short-term residents, on the other hand, emphasized the lack of green spaces and communal areas, citing feelings of detachment and isolation. These differing concerns highlight how both groups experience spatial dissatisfaction, albeit in distinct ways. This study argues for a more integrative and participatory urban design approach, where user experiences inform architectural decisions. Ultimately, sustainable transformation requires reconciling efficiency with identity, standardization with memory, and space with meaning.

**Keywords:** Sterile Architecture, Urban Transformation, Spatial Identity, User Experience, Fikirtepe, Participation

# Incentivising Decarbonisation Investments through Special Assessments: boon or bane?

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*1. Delft University of Technology*

Residential decarbonisation is central to national emission reduction strategies. While renovations offer long-term environmental and economic benefits, high upfront costs often deter property owners. Governments have primarily relied on grants and tax credits to incentivise uptake, but these instruments strain public finances and disproportionately benefit higher-income households. Special assessments, a tax commonly used to pay for infrastructure in the US, present an alternative. Residential Property Assessed Clean Energy (R-PACE) draw on special assessments to finance home improvements, with repayment structured through a tax lien on the improved property. This mechanism improves access to finance for homeowners at no cost to public authorities, offering a potentially equitable and financially sustainable incentive to renovation. To explore this premise, this paper first presents the design and implementation of PACE in California, including the factors leading to its discontinuation in some areas. The paper then examines the suitability of PACE for the Dutch context. This analysis draws on a financial model identifying the key determinants of PACE's viability through scenario and sensitivity analyses using Monte Carlo simulations. Ultimately, this paper contributes to the literature on housing policy and decarbonisation by exploring a tax-based alternative to often regressive and costly renovation grants.

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# Income or Wealth: Low Productivity Workers Double Bounty Problem

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***Mr. Enrico Benassi***<sup>1</sup>

*1. University of Oxford*

Housing increasingly shapes economic and political outcomes across advanced economies. Despite higher earnings facilitate access to homeownership, stronger labour markets exhibit higher tenants-to-mortgagors ratios. This article addresses this puzzle exploring not just how income influences housing access, but also how housing shapes income opportunities through spatial and financial mechanisms.

Spatially, residential locations determine labour market access. Lower rent-to-value ratios characterize hotter labour markets as landlords compensate lower rent returns expecting higher capital appreciation. Thereby, rents result relatively more affordable than mortgaging within thriving economic areas. Financially, housing affects workers' bargaining positions as either debt burden or equity buffer. Heterogeneous saving capacities force workers at the bottom to shoulder higher debt levels, while those at the top can access homeownership from more secure financial positions. Formal theoretical modelling reveals that lower-productivity workers face trade-offs between income and wealth maximization, while high-productivity ones benefit both from higher earnings and housing equity.

Longitudinal and cross-sectional analyses using UK Understanding Society and Price Paid datasets validate these propositions. Post-mortgage earnings decline with higher LTV ratios among low education workers, while they increase among higher education ones. Moreover, mortgaged ownership – as compared to tenancy – is positively associated with income levels for higher education workers. Yet, this association disappears and even turns negative among lower education individuals.

These findings suggest four socially stratified groups – *top performers*, *aspirational owners*, *income protectors*, and *wealth builders* – which may offer valuable insights to fathom housing role for labour markets' segmentation, social mobility, voting patterns, and growth regime dynamics.

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# Increasing housing supply and managing urban transition – the ongoing challenge of apartment provision in Australian cities

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***Dr. Tom Alves***<sup>1</sup>

*1. Australian Housing and Urban Research Institute (AHURI)*

As in many European countries, housing is a significant policy issue in Australia. There is a severe affordability problem, scarcity of rental property, residualised social housing, and growing homelessness. Recent policy responses to this crisis have focused on the objective of increasing overall housing supply. The National Housing Accord between the Federal and State governments includes an agreement to deliver ‘1.2 million new well-located homes over 5 years from mid-2024’. A similar commitment (to deliver 1.5 million new homes) has since been made by the UK Government. In Australia, most of these new homes are envisaged to be in multi-unit (apartment) developments in established urban areas.

This paper will discuss the range of issues that relate to the provision of higher density housing in Australia and explore the efficacy of supply targets as a policy response to issues of affordability and access to secure and appropriate housing. Metropolitan planning policies have long supported urban consolidation and residential densification as strategies to transition Australia’s low-density cities towards a more sustainable urban form. However, actual apartment provision over the last twenty years has occurred as part of a wider market process associated with substantial decline in the affordability of housing and the spatial polarisation of housing markets. The new emphasis on supply is a departure from previous policy language that associated residential intensification with improving urban sustainability and reducing sprawl. It also often sits in tension with other policies aimed at improving the quality and poor environmental performance of housing.

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## Incremental Housing Models in Chile and Peru.

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***Ms. Erika Pamela Tupayachi Serrano*<sup>1</sup>**

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*Quinta Monroy vs. PREVI: Why did one model succeed and the other fall behind?*

In one way or another, both the Quinta Monroy in Chile and PREVI in Peru were, in their own way and at their own time, landmark projects that marked a new way of approaching the issue of housing, and both were developed with exceptional architectural quality. However, if we try to be critical, we could say that while one managed to position itself as a successful and replicable case, the other remained as an isolated experiment without much impact or incidence. This leads us to think that certain external factors to the architectural design itself could be the ones that ended up molding and settling each proposal.

The research aims to analyze, through these two case studies, how different external factors to the *architectural design itself - such as community participation, political support and continuity, financing and urban context - can directly affect its development and subsequent impact or repercussion as a replicable solution*. It will be approached from a global perspective, how incremental housing projects are currently managed in Latin America, and will place special emphasis on analyzing some possible external variables that make a project of this typology successful or not.

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# Indigenous-led social housing provision in Aotearoa-New Zealand: Building towards self-determination

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***Prof. Jago Dodson***<sup>1</sup>

*1. RMIT University*

This paper investigates the emergence and development of Indigenous-led rental housing in Aotearoa/New Zealand over the past decade to understand how a combination of growing Māori empowerment, Crown policy development and persistent housing need are motivating new models of housing delivery. The context for the paper is the ongoing program of settlement of Māori claims against the Crown under the Treaty of Waitangi and the increasing economic strength of Maori iwi that is enabling Māori to take greater control of their own circumstances. Meanwhile the Crown is increasingly responding to the growing imperative for co-governance of policy development and program delivery with new innovative approaches to provision of housing for and by Maori. These efforts are developing in the context of continuing serious housing need in Aotearoa/New Zealand with Māori particularly exposed to poor quality and undaffordable housing. The paper finds that a range of approaches are being adopted by iwi to deliver rental housing to their people, including direct provision, operation via community housing sector frameworks, negotiated arrangements with the Crown and further bespoke program designs. The paper argues that while these initiatives signal important progress in the development of a Māori-led rental housing sector in Aotearoa/New Zealand, more policy development and resourcing is necessary to achieve self-determination for Māori in relation to rental housing and wider housing need.

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# Inequality in housing affordability in three major Polish cities in the 21st century

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Housing-related inequalities are one of the central topics in social sciences, and they have recently become an important topic of public and political debates. We define housing affordability as households' ability to access and obtain decent housing without experiencing unwarranted financial hardship, and operationalize by a housing expenditures-to-income ratio. This study investigates how individual and household characteristics relate to the unequal distribution of housing cost burdens in Łódź, Cracow, and Warsaw (2006-2023). It asks: (1) What is the relationship between individuals' and households' characteristics and the inequality in housing burden distribution in these cities? (2) Is this relationship stable over time and sensitive to changing demographic and economic contexts? By assessing long-term trends in housing affordability, this research contributes to broader European debates on urban inequality and offers insights into the determinants of inequality in housing affordability in East Europe. The findings reveal that housing inequality increased in Poland in the 21<sup>st</sup>, even if the overall housing cost burden declined from 2006 to 2023. The income and tenure status of households are the main drivers of housing inequality.

# Informality in Response to Affordability and Climate Neutrality

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## Abstract

Two challenging issues threatening the Contemporary World is radically changing climate and inability to access affordable housing in urban areas. They require urgent action. Promoting climate neutral life style in the urban areas and alternative affordable housing should be the housing policy focus This paper aims to examine some characteristics of urban informal living which may carry some clues for decision-makers: **Reducing** by minimizing living in view of the major inputs of informally produced house: labor, land cost and transportation cost from home to workplace. House starts as one living space and as grows into multi room house. **Re-using** housing space, which is usually very small and one-story high is not demolished but reused in the later stages as a storage/space/rental. **Recycling** left-over construction materials from the new construction sites in planned housing areas by using them in the built-overnight houses; to meet the urgent needs of new dwellers initially/temporarily.

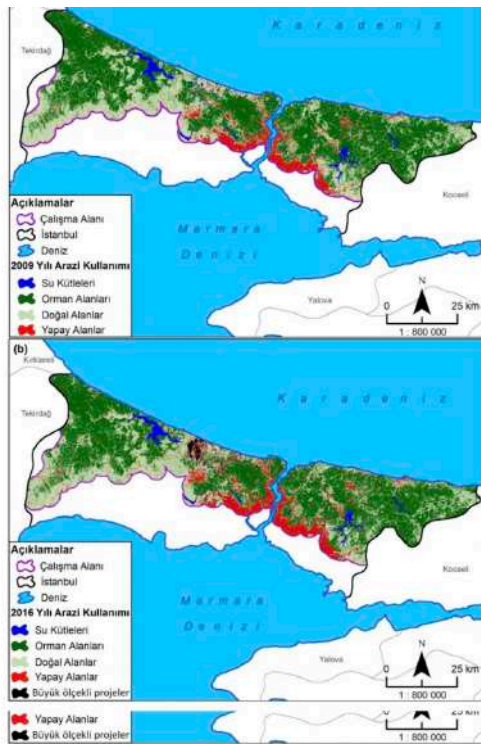


Fig1.png

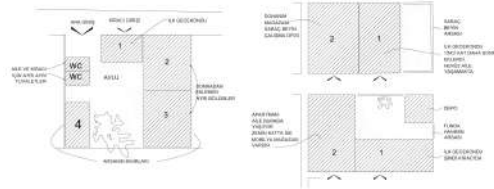


Fig2.png





Fig 3.png



Fig 4.png

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# Innovating Local Housing Policies in a Company Town: San Donato Milanese Beyond ENI

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*Dr. Constanze Wolfgring<sup>1</sup>, Prof. Massimo Bricocoli<sup>1</sup>*

*1. Politecnico di Milano*

San Donato Milanese is inextricably linked to ENI, the National Hydrocarbons Authority established in 1953. With ENI's arrival, the town grew from 2.700 residents in 1951 to 27.000 by 1971, transforming it into an industrial and residential centre in the Milanese metropolitan area. Over time, ENI's role has evolved amidst structural economic changes and shifting work paradigms, accelerated by the pandemic. Today, partially privatised, ENI maintains its headquarters in the city, but has a vast, partially abandoned, architectural heritage, including two office complexes designated for transformation into a mixed-use neighbourhood. The paper presents a collaborative process launched between DASTU, Politecnico di Milano, and the administration of San Donato, within the project "*UAH! Unconventional Affordable Housing*". The process, including meetings with municipal departments, a stakeholder workshop, and interviews with key stakeholders, aims at exploring challenges and potentials in the provision of affordable housing in a post-company-town context. Building on what has emerged, the paper examines the duality of ENI's influence: its historical contributions to the city's growth and housing situation, and the ambivalence its presence evokes today regarding urban morphology and cultural identity. As one municipal employee remarked: "ENI did so much for the city, but now we are free to do what we want" – describing a tension between the legacy of corporate dominance and a city's autonomy in imagining its future. Through these perspectives, we investigate how local housing policies and urban strategies can innovate in such a context, thereby contributing to broader debates on housing and urban planning.

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# Integrated approaches to decarbonization and energy poverty in Sardinia's Social Housing

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*Dr. Maurizio Sebastiano Serra <sup>1</sup>*

*1. University of Sassari*

In an increasingly interconnected environmental, climate, and energy crisis, integrated strategies are essential for addressing energy poverty and mitigating the impact of collective residential buildings. This study focuses on Sardinia, a Mediterranean region experiencing a growing demand for cooling energy. It examines the urban heat island phenomenon, which exacerbates thermal discomfort in residential spaces, disproportionately affecting vulnerable populations. As part of an ongoing doctoral research project (PNRR Project - e.Ins “Ecosystem of Innovation for Next Generation Sardinia” Spoke-7), this study employs a combined qualitative and quantitative methodological approach, using design as a cognitive and investigative tool applied to real-case studies. The findings indicate that isolated and fragmented energy requalification interventions on buildings tend to have limited effectiveness, primarily targeting indoor microclimates while neglecting urban outdoor environments. The study proposes an integrated model that incorporates design strategies, taking individual buildings into account in relation to their immediate surroundings and their potential positive influence on the city's overall microclimate. Environmental structures that historically shaped urban development become central, serving as generative matrices that guide sustainable growth and promote ecological restoration through a multiscale approach. At the local level, in-between spaces—such as courtyards, porticoes, and loggias—are conceived as systemic elements for enhancing urban microclimates, natural ventilation, shading, and air quality. Within this framework, the role of energy communities emerges as strategic, combining energy savings with a restorative approach to the territory. These communities offer valuable support in tackling the challenge of balancing decarbonization and social justice in the collective housing sector.



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# Integrating housing and settlement planning with disaster management in Australia

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*Prof. Jago Dodson<sup>1</sup>, Dr. Annette Kroen<sup>1</sup>, Dr. Emma Barnes<sup>2</sup>, Dr. Chris Hartley<sup>2</sup>, Prof. Andrew Butt<sup>1</sup>, Prof. Hal Pawson<sup>2</sup>*

*1. RMIT University, 2. University of New South Wales*

The risk of major disasters is increasing under climate change, in terms of scale and intensity. The most heavily felt human impacts of disasters beyond direct threats to life are typically destruction of housing. Yet to date there has been limited engagement between housing policy and planning and disaster management, whether in the literature or in practice. There is a gap in knowledge about how to conceptualise housing in disaster management and practice to reduce the risk to housing systems and strengthen resilience. This paper presents the results of a major research project undertaken in Australia to understand the extent of institutional coordination of housing policy, settlement planning and disaster management policy and practice, at the national and sub-national scales. The research involved institutional and policy mapping and interviews with housing and disaster management respondents in New South Wales, Victoria and Western Australia. The research produced four main findings. First housing policy needs to give greater attention to disaster risk reduction; second, different institutional perspectives between housing and disaster agencies limited integration; third, data issues are common and limit housing and disaster risk knowledge; fourth, greater coordination between housing and disaster management agencies is needed to improve outcomes. The research concludes with policy development options, including improved strategies so that housing policy assists disaster risk reduction, greater attention to housing in recovery activity, and greater integration between the housing and disaster management policy spheres.

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# Intergenerational housing and homeownership support across Europe: recent trends and inequalities

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*Ms. Gabriela Sepúlveda <sup>1</sup>, Dr. Rowan Arundel <sup>2</sup>, Dr. Stephan Köppe <sup>1</sup>, Prof. Richard Ronald <sup>2</sup>*

*1. University College Dublin, 2. University of Amsterdam*

Recent decades have seen increasing housing inequalities across Europe with growing concentrations of property wealth among older cohorts and diminishing housing access among younger adults. This has been accompanied by a revival of family dependencies in sustaining welfare and life-course transitions for younger generations, increasingly centred on support for housing. These dynamics mark a profound shift in the intergenerational support such as co-residence, bequeathing the family home or gifting a down payment. This paper presents early findings from the comparative project “Transformations in Housing and Intergenerational Contracts in Europe (THICE)”. We will make use of multiple cross-national datasets (e.g. EU-SILC, HFCS, SHARE) to highlight country differences and changes over time on standard indicators regarding intergenerational support such as homeownership rates and co-residence. Our novel contribution is to complement these with new indicators emphasising issues like the ratio of inheritance and inter vivo housing transfers, the ratio of intergenerational dependence, etc. to provide in-depth insights into the changing nature of intergenerational housing relations. Overall, the article provides a comprehensive and comparative overview of both developments in intergenerational housing inequality and family practices of intergenerational housing-related support. Engaging with the welfare and housing regime literature, this quantitative mapping provides crucial insights into how housing dynamics are significantly reshaping the intergenerational contract across Europe.

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# Intergenerational transfers and housing inequality across Europe: a cross-sectional analysis of the gender and generations survey (GGS)

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*Ms. Gabriela Sepúlveda <sup>1</sup>, Dr. Rowan Arundel <sup>2</sup>, Dr. Stephan Köppe <sup>1</sup>*

*1. University College Dublin, 2. University of Amsterdam*

In recent decades, parental wealth and financial support have played an increasingly pivotal role in young adults' housing trajectories. However, the extent of this influence varies across countries. This article examines how intergenerational financial transfers shape young adults' access to homeownership across different European contexts. Crucially, it explores how this relationship varies by socioeconomic status in understanding the extent that family support may reinforce or mitigate housing inequalities. Addressing the lack of existing cross-national research, the study analyses data from the second round of the *Generations and Gender Survey* (GGS), covering eight European countries from 2020 onwards. This dataset provides valuable, recent, and comparable insights. The analysis focuses on the timing and magnitude of parental financial transfers and their effects on young adults' likelihood of entering homeownership, assessing how this is differentiated across socio-economic status and countries in understanding varied impacts on inequalities. Overall, this paper offers a comprehensive analysis of how intergenerational transfers influence housing outcomes across diverse welfare regimes and housing system contexts with key policy implications for housing access, socio-economic inequalities and intergenerational justice.

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## Interpreting moments of (housing) precarity along migrants' housing biographies: Romanians in post-Brexit/post-Covid Britain

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***Dr. Adriana Mihaela Soaita***<sup>1</sup>

*1. University of Glasgow and University of Bucharest*

While housing is seldom framed as the primary driver of migration within the EU, it plays a significant role in migrants' narratives of wellbeing and 'success', especially as they consider settling down. However, the ways in which people conceptualise housing and home across are dynamic, multifaceted, multi-scalar and, for migrants, transnational. Drawing on rich qualitative questionnaires and visual-elicitation interviews with Romanian migrants in the UK, this paper employs a transnational housing biography approach to examine how their housing experiences and sense of home unfold over time. Acknowledging that migrants represent a heterogeneous socioeconomic group and that housing precarity fluctuates, the paper illustrates how migrants encounter, resist, navigate and reinterpret moments of (housing) precarity through(out) their housing biographies. These experiences are framed not just as instances of insecure or inadequate housing, in both the origin or destination country, but as a journey of (re)(un)making and maintaining a sense of home and self across several timespaces. The conceptual addition of 'moments' to the already rich vocabulary on precarity highlights migrants' agency in confronting, resisting, and reinterpreting periods of greater or lesser vulnerability, of longer or shorter durations, as they strive to make life livable and nurture the self.

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# Investigating food-related aspects of apartment building design guidelines: an international comparison

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***Mr. Allan Estandarte<sup>1</sup>, Prof. Fiona Andrews<sup>2</sup>, Prof. Angela Kreutz<sup>2</sup>, Prof. Lukar Thornton<sup>3</sup>***

*1. PhD Candidate, University of Antwerp, 2. Associate Professor, Deakin University, 3. Associate Professor, University of Antwerp*

With the growing population in cities globally, progressively more people are compelled to live in apartments. Apartments often have small kitchens and food-related spaces, potentially making them less supportive environments for at-home food practices. Despite this, no existing evidence has documented how apartment-specific housing policies address kitchen design despite its potentially detrimental implications for population health. This qualitative study identified 17 international apartment design guidelines from 10 geographical settings to address this gap. We compared them based on comprehensiveness, measurability, and whether they were evidence-based. Analysis was conducted using the Framework analysis method, detailing eight kitchen and housing design themes: ‘Ventilation’, ‘Suitability of construction materials’, ‘Storage for food and kitchen appliances’, ‘Lighting’, ‘Kitchen size and design’, ‘Fixed kitchen equipment’, ‘Communal food spaces’, and ‘Accessibility and inclusivity’. Our findings demonstrated that existing apartment design guidelines vary greatly in breadth and the level of detail in which they address the design aspects of kitchens and food-related spaces and often lack a sound basis derived from research. Considering these, we illustrated clear aspects for improvement among existing apartment guidelines. Future work is needed to systematically monitor future apartment design guidelines from more diverse and novel settings.



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# Investigating the impact of after-school job programs on educational outcomes for youth in socially disadvantaged neighbourhoods

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***Dr. Mette Lunde Christensen*<sup>1</sup>, *Dr. Gunvor Christensen*<sup>2</sup>, *Mr. Morten Enemark*<sup>1</sup>**

*1. The Danish Center for Social Science Research (VIVE), Copenhagen, Denmark, 2. FOB – non-profit housing organisation, Slagelse*

Children from disadvantaged neighbourhoods generally leave school with lower grades and take up youth education to a lesser extent than their peers. In Denmark, an increasing number of area-based programs include interventions helping young people to obtain after-school jobs by preparing participants in various ways to apply for and hold down a job.

Several Danish studies show positive or causal associations between having had an after-school job and educational attainments later in life for Danish youth in general (Kraka 2023, AE-Rådet 2021, Lesner et al. 2022). However, no studies focus on the particular group of disadvantaged youth that has participated in an after-school job program.

In this paper, we pool the data we have collected on participants over the last 8 years in after-school job programs to examine the impact of such programs on educational outcomes and risky behavior later in life. We have a unique dataset of more than 2.000 individuals that have participated in an after-school job program in the period 2016-2021, and we can follow these individuals over the subsequent years in the Danish longitudinal registerdata up until 2023. Employing matching and difference-in-difference estimation techniques, we will investigate the effects of after-school job programs on school completion, post-secondary education enrollment and employment. Our findings will offer valuable insights into the effectiveness of after-school job programs as a strategy for improving educational outcomes and long-term prospects for this group of young disadvantaged people, informing policy and practice related to youth educational and employment initiatives in challenged housing contexts.

# Issues in Residential Policy for Long-term Evacuation and Recovery of Life due to Nuclear Disaster: A Case Study of Japan's Fukushima Daiichi Nuclear Power Plant Accident in 2011

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***Prof. masato tanaka**<sup>1</sup>*

*1. Otemon Gakuin University*

In 2011, the Fukushima Daiichi Nuclear Power Plant accident occurred due to the Great East Japan Earthquake, and radioactive materials were dispersed. Fourteen years have already passed since the accident, but the level of radioactive contamination in the area around the nuclear power plant remains high. The government has set the contamination standard at 20 times the level before the accident, and has judged that if this level is cleared, it is possible to return. Local governments have terminated housing support and compensation for evacuees, and are filing eviction lawsuits against evacuees who continue to live in public housing. Meanwhile, evacuees have filed a lawsuit against the government demanding the right to evacuate. In this paper, we will use these lawsuits as a case study to clarify the issues involved in long-term evacuation due to nuclear accidents. It is critically important to be aware of the lack of legal provisions in Japan for dealing with emergencies, and to make the transition to a system that guarantees the continuous stability of temporary housing on the premise of long-term evacuation.

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# It Takes a Village: Housing Pedagogy in Disadvantaged Transitional Landscapes

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*Dr. Gizem Sogut*<sup>1</sup>

*1. Middle East Technical University*

The village, both as a physical entity and as a conceptual model, has been reconfigured within the urban fabric—sometimes as relics of a bygone era, sometimes as marginalized enclaves within the sprawl. This transformation, shaped by the relentless growth of cities, prompts reflection on how traditional, landscape-embedded settlements encounter contemporary processes of urbanization and socio-economic fragmentation.

This paper presents a pedagogical experiment developed within an undergraduate architecture studio, which takes a peri-urban territory as its ground of analysis. Situated at the intersection of rural memory and urban expansion, the site presents a landscape in flux, where remnants of village life, informal housing, gated communities, and speculative developments coexist. The studio became a space to critically explore the socio-spatial entanglements of this rural-urban interface.

Students were encouraged to interpret the village not as a romanticized artifact but as a living spatial model capable of informing socially cohesive and contextually grounded housing strategies. This prompted engagement with two diverging socio-economic models: one rooted in communal reciprocity; the other, in privatized development and fragmentation.

Through site visits, mapping, and design research, students examined how housing becomes a site of negotiation between inherited spatial logics and new urban pressures. Their proposals drew from rural typologies—incremental growth, landscape embeddedness, and collective life—to imagine housing alternatives attuned to affordability, inclusion, and spatial justice.

The studio offers a place-based, qualitative approach to housing pedagogy rooted in the lived complexities of transitional urban geographies.

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# Learning from the Periurban : Housing Dynamics and Policy Challenges in Romania's Metropolitan Areas

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***Mrs. Diana Galos**<sup>1</sup>*

*1. Centre de recherche sur l'habitat/LAVUE & Technical University Cluj-Napoca*

Romania, the least urbanized country in the EU, has also experienced the highest economic growth in recent years. Competitiveness and economic growth have fueled magnet cities, increasing interest in metropolitan areas. Cluj-Napoca, a secondary city in Romania with a service-based economy, is the most expensive for rentals and housing. Its attractiveness, along with real estate speculation and pressure, has driven suburban expansion.

Housing dynamics in metropolitan areas are shaped by derogative urbanism and the lack of an integrated strategic vision, fostering urban sprawl into rural territories. The most widespread densification model is the “village next to village” pattern, which stems from the logic of urban expansion planning and the limited administrative mechanisms for regulating construction. Residential developments expanding the urban perimeter of existing villages are disconnected from their social and built environment. While these developments attract buyers due to lower land prices, they contribute to rural gentrification, forming a polycentric development model.

Alongside this expansionist trend, an alternative approach is emerging: families settling in existing villages and adapting traditional rural houses to modern comfort standards.

This article aims to comparatively analyze these two different metropolitan densification trends and extract key lessons. The objective is to establish a foundation for transforming the current fragmented legal framework into one that is efficient and flexible in shaping housing policies in Romania's metropolitan areas. Moving beyond the logic of urban expansion, this framework should prioritize residents' needs, support sustainable development, and ensure affordable housing in metropolitan zones.

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# Legal and Governance Challenges in the Renovation of Single-Family Homes in Spain: Policy Pathways for Sustainable Adaptation

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***Prof. Judith Gifreu<sup>1</sup>, Prof. Montserrat Pareja-Eastaway<sup>2</sup>***

*1. Autonomous University of Barcelona, 2. University of Barcelona*

The renovation and adaptation of single-family homes (SFH) in Spain present significant legal, policy, and governance challenges. SFH comprise a substantial share of the Spanish housing stock (around 33-34%) although significantly lower than in other EU countries (EU average around 57-60%). SFHs' evolution has been shaped by diverse trajectories influenced by economic cycles, shifting demographic patterns, and changes in tenure structures. While originally linked to peri-urban expansion and suburbanization, SFHs have also played a major role in tourism-related second-home markets, rural depopulation, and real estate speculation.

This paper examines the legal frameworks, governance structures, and policy instruments that shape SFH adaptation in Spain, particularly in terms of energy efficiency, climate resilience, habitability standards, and functional upgrades to meet contemporary housing needs, identifying key barriers and potential solutions. The first part analyzes the regulatory and financial constraints affecting SFH renovation, including land-use policies, fiscal incentives, and bureaucratic obstacles that hinder energy efficiency upgrades, habitability improvements, and the reuse of vacant units. The second part explores governance challenges, assessing the division of responsibilities between public authorities, private actors, and homeowners.

By tracing the trajectories of SFHs in Spain across time and tenancies, this research reveals how legal, financial, and governance factors interact to shape their current and future role in the housing system. Using policy analysis and expert interviews, we propose a set of legal and governance reforms, including incentive-based financing, regulatory simplifications, and enhanced public-private collaboration.

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## Legal Exploration of Cooperative Housing (CoH)

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***Ms. Efrat Aviram Vas<sup>1</sup>, Prof. Rachelle Alterman<sup>2</sup>***

*1. Technion - Israel institute of technology, 2. Technion - Israel Institute of Technology*

Different usages of the term “cooperative” may obscure the many differences that (we assume) exist cross-national legal frameworks. Examples of variables are: The definition of the property being shared; The relevant financial rule; Who is eligible to become a coop member; The legal boundaries of the type and degree of intervention of the co-op in private or neighborly behavior, and more.

Researching the differences in the legal frameworks, we also expect to dispel some widespread presumption about CoH, for example - that CoH is one more form of affordable housing. Perhaps CoH may be oblivious to the socio-economic status of its members, even be targeted to affluent households. The skeletal legal structure coalesces CoH, binding a special type of tenure with a variety of, property rights, institutional, and demographic variables.

Recent literature on CoH is mostly engaged with social, psychological, economic, or architectural aspects[1]. There is a dearth of legal research. Especially lacking is systematic comparative investigation of the similarities and differences in legal details across jurisdictions.

To target this challenge, we first developed a conceptual 3-levels grid as a tool for cross national comparison of the laws and regulations pertaining to CoH. To test the grid, we are applying it to seven jurisdictions selected as pilot studies: Sweden, France, Canada, USA, and Israel, and two sub-national jurisdictions. Many findings are counterintuitive: They show significant differences in many variables. The paper presents some lessons drawn from the pilot study, for further research.

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- <sup>1</sup> Crisshke D., Carriou C., Lang R., (2020) **Collaborative Housing in Europe: Conceptualizing the Field**, *Housing, Theory and Society*, 37:1, 1-9,
- <sup>2</sup> Bossuyt D., (2022) **Who Owns Collaborative Housing? A Conceptual Typology of Property**, *Regimes, Housing, Theory and Society*, 39:2, 200-216
- <sup>3</sup> UN General Assembly No. 78/175 (Dec. 19, 2023) **Cooperatives in social development**, <https://documents.un.org/doc/undoc/gen/n23/420/80/pdf/n2342080.pdf>

Exploring cooperative housing - enhr abstract 2025 - final.jpg

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## Legal protections against energy poverty – international, European, and French perspectives

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*Dr. Asimina Tsalpatourou*<sup>1</sup>

*1. University Paris Nord Sorbonne*

Energy poverty, the inability of households to meet their basic energy needs, has emerged as a significant legal and policy challenge at international, European, and national levels. Recognized as a multidimensional issue with severe social, economic, and environmental implications, energy poverty has gradually been integrated into legal frameworks to guarantee access to affordable and sustainable energy. This topic will examine the legal recognition and implementation of energy poverty guarantees. It will first explore its emergence in international and European law, including its recognition in the European Green Deal, the Clean Energy for All Europeans Package, and key directives such as the Electricity and Energy Efficiency Directives.

The discussion will then focus on the French legal framework, where energy poverty has been progressively enshrined in law, notably through the *code de l'énergie*, housing regulations, and social policy measures. Specific guarantees such as the *chèque énergie*, winter truce provisions (*trêve hivernale*), and obligations for landlords to ensure energy efficiency will be analyzed. This will further assess the implementation of these legal provisions, considering the effectiveness of current mechanisms and the role of courts, regulatory bodies, and local authorities in enforcing energy poverty protections.

Lastly, it will discuss the challenges of integrating energy poverty within climate transition policies, highlighting the need for a balance between environmental objectives and social justice. By offering comparative insights and legal analysis, this topic aims to contribute to the ongoing debate on strengthening legal frameworks to combat energy poverty more effectively.



# LGBTQ+-inclusive Co-Housing: Queer Senses of Home in a Mixed Development

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***Mx. Luise Stoisser<sup>1</sup>, Prof. Wouter Van Gent<sup>2</sup>***

*1. Vrije Universiteit Brussel (VUB), 2. University of Amsterdam*

Amidst housing crises, co-housing initiatives have emerged as a strategy to advance social inclusion in European cities. This study examines the experiences of queer-identifying residents within a queer-inclusive co-housing group that is part of the social housing system in Vienna. Through interviews and narrative mapping, we uncover the challenges of creating a sense of home in such environments. Our study shows that mere intentions of inclusivity do not guarantee a feeling of belonging among residents. The findings shed light on the nuanced experiences of community, control, and safety among queer-identifying residents. They underscore the need to reassess normative design and management practices to achieve genuine inclusion and highlight that the inclusion of minoritised groups might require excluding others. The paper thus advocates for a critical mass of marginalised group members sharing similar intentions, recognizing the inherent challenges of creating a cohesive community in top-down orchestrated co-housing initiatives.

# Living alone-in-community. Ethnography of the living environment of a queer person, based on a retreat in the Pyrenees.

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**Mr. Hugo Soucaze**<sup>1</sup>

1. UCLouvain (LAB-Uses&Spaces) / EHESS (Cems)

*While queer ecology has mostly been studied through an epistemological or historical lens, the aim of this study is to place an ethnographic approach at the centre of this field. The case of Arun, an inhabitant and creator of a retreat centre in the French Pyrenees, is investigated through an ethnography of everyday life, a survey in plan of the site and a biographical interview. By focusing on interactions with the materiality of the environment, the objective is to describe the conditions of possibility of an eco-queer critique in act of inhabiting a space. Although Arun likes to define himself as a 'hermit', his way of living demonstrates a strong sense of, and practice in, material and social interdependencies which are firmly rooted in the realm of the immediate and the everyday, yet interconnected with broader spheres. In this sense, we can define this way of living or inhabiting as living alone-in-community.*

# Living closer to urban facilities, a solution to spatial injustice ?

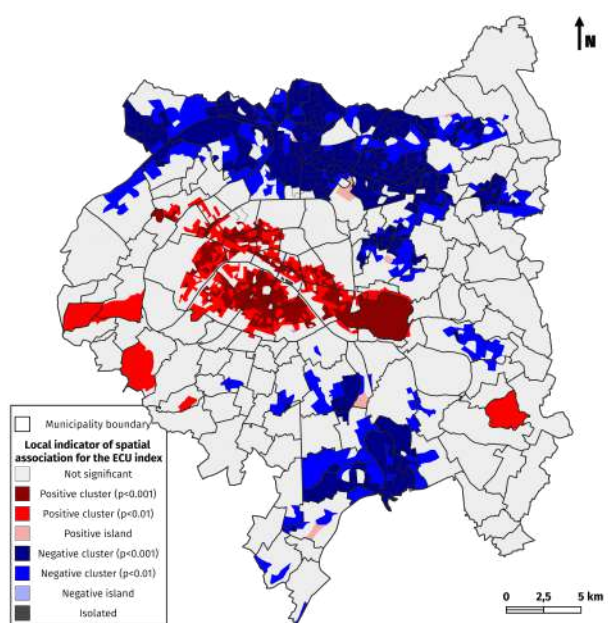
**Mr. Tristan Majou<sup>1</sup>**

1. CY University

Accessibility to various urban facilities in the Grand Paris metropolis has been a recent political axis used to justify programs and policies, such as the Grand Paris Express' anticipated capacity to bring people virtually closer to existing facilities or Anne Hidalgo's last election campaign based around the tenets of the fifteen-minute city.

Using Amartya Sen's capability framework in the context of spatial justice literature, we develop a quantitative based methodology to understand how urban facilities contribute to social and environmental equity in the metropolis. This is achieved in three parts : (1) Using the capability approach we build a spatial justice index named « ECU » (Estimateur des Capabilités urbaines) aimed at measuring spatial inequity on multiple dimensions such as economic agency, environmental justice and education. (2) Urban facilities such as swimming pools, schools, parks and cinemas can be classified according to the way they are integrated in the city. (3) The use of spatial econometrics, controlling for other factors such as income and access to public transport let us estimate the socio-economic impacts of urban facilities depending on distance.

Results indicate some urban facilities contribute significantly to improving spatial justice, but positive contributions tend to decrease sharply with distance. Other facilities contribute from a certain distance, suggesting that more thoughtful implementation of facilities could reduce inequity, while the ECU index identifies the places where reducing injustices is most urgent (fig : LISA) and thus where chosen facilities might be more helpful.



Lisa.png

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# Living environment assessment tools for older people: a systematic literature review

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*Ms. Valérie TANNIA<sup>1</sup>, Dr. Gwendoline Schaff<sup>1</sup>, Ms. Maëlle Scouvemont<sup>1</sup>, Prof. Stéphane Adam<sup>1</sup>, Dr. Nikita Beliy<sup>1</sup>, Prof. Olivier Bruyère<sup>1</sup>, Prof. Christina Schmidt<sup>1</sup>, Prof. Catherine Elsen<sup>1</sup>*

*1. Uliège*

The ageing population, the desire to age in place, and the deterioration of the housing stock require a reassessment of older adults' living environment. Increasingly inadequate for the ageing process, especially due to problematic design and limited social support, the existing housing solutions in Belgium require a scientific assessment of their advantages and limitations.

This systematic literature review is part of the "HabitAge" research project, which aims to examine the impact of the home and its immediate surroundings on older people's health. One of this project's goals is to develop a tool that evaluates the adequacy of their living environment with their physical and cognitive abilities. This SLR involves gathering, analyzing, and summarizing scientific evidence about existing tools and guides that assess older adults' living environment.

The articles included in the study were sourced from three databases: PubMed, Scopus, and Web of Science, as well as from grey literature. They were initially selected based on their title, abstract, and keywords, and then further evaluated based on their full-text content.

The oral presentation will set out the main findings of this SLR, focusing on the general domains encompassed by the various tools and studies, as well as the main criteria used to evaluate different living environments through the lens of ageing. This SLR provides a comprehensive overview of tools and criteria used to assess the living environment of older people, in addition to the types of environments examined, the profiles of older people targeted by these tools, and their primary objectives.

# Living here and there. Of multi-residentiality among young people in the Loire region

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**Mr. Julien Aubry**<sup>1</sup>

1. Nantes Université

*This paper offers some insights into the issue of multi-residentiality among young people. Although rarely associated with the young population, living regularly in several separate residences seems to be a common occurrence in the French context, despite the scarcity of available data. The trend looks set to increase in the years to come as a result of the recent expansion of the apprenticeship system. In this context, the paper presents three case studies drawn from ongoing doctoral research in the Loire region, which are all ways of experiencing multi-residentiality. The aim is to show how the phases of transition towards autonomy characteristic of youth relate more or less appropriately to the intermittence of residence, depending on the socially differentiated profiles of the young people concerned.*

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# Living on or off campus? Understanding studentification through residential choices, satisfaction, and sorting of university students

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*Dr. Jakub Zasina<sup>1</sup>, Dr. Konrad Zelazowski<sup>1</sup>*

*1. University of Lodz*

University students need accommodation in cities of their education. In the past, they were often accommodated in on-campus housing. However, recent decades of higher education massification and economic neoliberalism saw increasing student numbers settling off campuses in private rental housing, resulting in the so-called ‘studentification’ of established urban neighbourhoods. The prior research focused separately on each of these two student groups – those living on and off campus – when exploring their characteristics, and residential situation and behaviour in urban settings. Consequently, there is little understanding of the extent to which these two student groups differ. This gap is a point of departure for our research. In this paper, we investigate both student groups’ socioeconomic profiles, and their residential choices, geographies and satisfaction. In doing so, we look at Lodz, one of Poland’s prominent university cities. We find that both student groups are almost equally satisfied with their residential situation, but they differ in residential geographies, socio-economic profiles, and some priorities in residential choices and satisfaction assessment. Our findings suggest that in Lodz living on-campus is losing attractiveness and that there is a raise of students’ residential sorting and segregation in its space. This way, our paper nuances current understanding of studentification underpinnings.

## Location as a Common Good?

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**Mrs. Kerstin Pluch**<sup>1</sup>

1. TU Wien

*The question of where to live is fundamental to everyday life: it shapes access to public transportation, green spaces, and social infrastructure. Yet the possibility of choosing one's place of residence is largely determined by access to financial capital. Greater economic resources not only enable more livable space, but also a more advantageous spatial positioning within the city.*

*This paper examines the relationship between residential location, housing, and spatial justice, focusing on the socio-political and economic dimensions of location's value. Using Vienna's system of location surcharges ('Lagezuschläge'), introduced in 1994 and currently under political review, as a case study, the paper investigates how location is regulated and valued within a rent-controlled housing context. Rather than treating location as a market parameter, this research asks how it might be re-conceptualized as a common good – a socially produced and distributable element – and what this implies for regulation, planning, and spatial justice.*

# Location as a Common Good? The Place of Residence as an Underestimated Planning Tool

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# Locked Out – Evaluating Rental Subsidies’ Impact on Migrants’ Access to Housing in Chile

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**Ms. Clarisa Fernández Guzmán**<sup>1</sup>

1. Leiden University

*Chile’s housing policy, once a global reference, is failing to accommodate a growing migrant population. Migrant households are severely overrepresented in informal settlements and the quantitative housing deficit. The D.S. 52 Rental Subsidy marks a break from Chile’s homeownership bias and is theoretically better suited for migrants’ budget, tenure preference, and immigration status. This study applies the 5As of Adequate Housing framework to assess the state of migrants’ housing access. It evaluates the effectiveness of the D.S. 52 Rental Subsidy across four criteria: cost, coverage, utilisation, and post-subsidy affordability. Findings show that migrants face a disadvantage at the application stage, due to eligibility and documentation barriers. While utilisation rates among migrants are comparable to Chileans, this stage remains the programme’s critical weakness. Moreover, the D.S. 52 effectively functions as a middle-class subsidy, limiting its effectiveness for low-income migrants. Targeted recommendations are proposed to increase the subsidy’s effectiveness for the migrant population.*

Keywords: immigration, rental subsidies, housing policy, housing affordability

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# Major trends in housing inequalities development in Europe in the 21st century

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*Dr. Agnieszka Ogrodowczyk<sup>1</sup>, Prof. Szymon Marcińczak<sup>1</sup>, Prof. Bartosz Bartosiewicz<sup>1</sup>*

*1. University of Lodz*

The 21st century has witnessed significant shifts in housing inequalities across Europe, driven by often unforeseen economic, political, and social changes. This article aims to examine key trends in the development of housing inequality in nine European countries (Italy, Spain, Norway, the United Kingdom, Poland, Switzerland, Austria, Hungary, and France), with a particular focus on housing policies and other factors exacerbating these inequalities. A notable trend is the growing burden of housing costs, particularly in major cities, where the demand for affordable housing far exceeds supply. Furthermore, the expansion of the rental market, coupled with stagnating wages and limited provisions of social housing, has exacerbated housing insecurity, especially among lower-income groups. In addition, unequal access to homeownership, partly driven by wealth disparities, continues to deepen social and generational divides. Through the analysis of these trends, utilizing data from EU-SILC, the article offers insights into the complex and multifaceted nature of housing inequalities in contemporary Europe. This research is part of the ReHouseIn project (Reducing Housing Inequalities), which is scheduled for implementation from 2024 to 2027 and funded by the Horizon Europe program.

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# Making it work on the ground: social workers' leeway in Roma housing integration in Venice and Bologna

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**Ms. Anna Maschietto**<sup>1</sup>

1. Alma Mater Studiorum - University of Bologna

*In 2012 Italy adopted a national strategy to promote the social inclusion of marginalised Roma with the priority of improving their housing conditions by overcoming “Roma camps”. This study examines the implementation process at the local level of those policies in two Italian cities.*

*In Venice, the transition took place in social housing specifically targeted for this purpose, supported with an active employment policy. The transition was implemented by a multidisciplinary team composed of municipal educators and third-sector labour market professionals. Currently there are no longer Roma camps and all the families live in homes. In Bologna, a camp was overcome through micro-areas, temporary accommodation and social housing. The intervention was managed by social-educators from third-sector with a mediated relation with the Municipality. There are still two camps with no plans to overcome.*

*Data was collected through 20 interviews at front-line-workers, 10 team meeting observations and the reading of projects, agreements with beneficiaries and report activities. Findings show that the specific configuration of the organisational context in Venice shapes the possibility of service delivery through greater decision-making power over the personalisation of most effective interventions and a wide use of discretion. In contrast, in Bologna social-workers possessed limited decision-making authority during the implementation stage. Over time, they gradually assumed a more dominant position, acquiring a controlling role over the new housing agreements.*

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**Keywords:** social-work, housing integrations, Roma, social exclusion

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# Making the Most of Existing Living Space: Housing Efficiency and Aging Households in Germany

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*Mr. Pekka Sagner*<sup>1</sup>

*1. German Economic Institute*

The efficient allocation of housing space is an increasingly relevant issue in aging societies, particularly in Germany, where many older households occupy dwellings that exceed their spatial needs while younger households face housing shortages. This paper investigates the role of financial constraints and excessive living space in shaping the mobility decisions of seniors. Using panel data from the German Socio-Economic Panel (SOEP) and employing a random-effects logit model, the study examines whether high housing costs or large dwelling sizes serve as key determinants of late-life relocations. The results challenge conventional wisdom by demonstrating that high housing cost burdens do not act as a push factor for senior mobility. Instead, financial constraints appear to discourage relocation, as moving often entails higher housing costs due to rising market rents and transaction expenses. In contrast, the subjective perception of excess living space emerges as a strong predictor of mobility, with seniors who consider their dwelling too large exhibiting a significantly higher likelihood of moving. These findings suggest that policies aimed at facilitating downsizing, such as targeted tax incentives, rental market interventions, and senior-friendly housing initiatives, could contribute to a more efficient use of the existing housing stock. Addressing structural and psychological barriers to relocation, particularly the availability of barrier-free housing, remains crucial for fostering mobility among older residents. The study contributes to the literature on housing market inefficiencies and demographic shifts, providing empirical insights for policymakers seeking to optimize housing allocation in aging societies.

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## Measure of rent based on maintenance costs analysis

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***Ms. Margot Dior Peelman<sup>1</sup>, Dr. Hugo Périlleux<sup>1</sup>***

*1. Université Libre de Bruxelles (ULB)*

*This article provides an exploratory empirical analysis of effective contribution by landlords to the upkeep of their rented housing. This work follows the assumptions of classical economists, according to whom rent is equivalent to the difference between price and value of a commodity, i.e. the amount of labour required to produce it. Through an analysis with different look-back periods, maintenance and repair costs are estimated at 10% of the rents, which is much lower than the 40%, established by public authorities and used to calculate the cadastral income which is the base for taxing rental income in Belgium. Consequently, the rent captured by landlords is estimated between 50 and 60% of the rents paid by tenants. Moreover, rental income is put in relation with the working time spent by landlords on the maintenance and management of their rented properties. Doing so, it allowed to establish fictitious salaries that are well above the average wage. This indicates that the business of renting out housing is more about extracting rent than remunerating effectively provided work.*

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# Measuring urban vitality: how do Grand Paris Express shape real estate markets ?

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***Dr. Carmen Cantuarias-Villessuzanne<sup>1</sup>, Dr. Marion Girard<sup>1</sup>, Dr. Raphaële Peres<sup>1</sup>***

*1. Laboratoire ESPI2R Research in Real Estate*

Territorial development extends beyond major cities to small and medium-sized towns, offering real estate and infrastructure opportunities. Urban expansion and metropolization raise concerns about accessibility to essential functions. The “15-minute city” concept is relevant, aiming to enhance proximity to work, housing, services, transport, and education. More generally, we use the concept of urban vitality to analyse the effect of new transport infrastructure in areas with different characteristics, but all under the influence of Paris.

This study examines the impact of line 18 of the Grand Paris Express on local, social, and economic dynamics. To measure urban vitality, 1,686 urban and peri-urban areas along the line were analysed using 60 key variables from 200 databases, covering six functions: living, working, shopping, being in good health, learning and enjoying.

Through principal component analysis and hierarchical classification, four territorial clusters were identified, reflecting differences in housing, density, amenities, and economic activity. New stations will serve diverse areas, offering insights into line 18's potential impact. Two areas were examined in detail: the Paris-Saclay educational and research hub, a specialized area known for its innovation potential, and the Saint-Quentin Est station area, characterized by a mix of land uses with residential, industrial and tertiary spaces.

The findings provide a territorial diagnostic to help real estate stakeholders identify investment opportunities, to assess project feasibility, and to anticipate market trends. The urban vitality clustering serves as a decision-making tool, offering a comprehensive view of local dynamics and supporting targeted development strategies aligned with sustainable urban planning objectives.

# Mechanisms of collaborative governance exclusion – the case of minority groups in Swedish public housing regeneration

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*Prof. Nils Hertting<sup>1</sup>, Mrs. Nina Edström<sup>2</sup>*

*1. Institute for Housing and Urban Research, 2. Centre for Multi-Cultural Studies*

Strategies for developing deprived neighborhoods dominated by public housing landlords often include participatory innovations and collaborative governance arrangements. According to an often-repeated concern, however, such efforts benefit the privileged rather than the poor. In the present paper, we develop the theoretical argument and suggest some general *mechanisms of collaborative governance exclusion* based on a thin and contextual rational choice perspective. The general framework and specific ideal-type mechanisms are illustrated and illuminated through empirical references to the role of ethnic minority associations and their ambivalent and ambiguous roles in the regeneration of public housing estates in sub-urban Stockholm. Based on the analysis of exclusion mechanisms, in the final part of the paper we change perspective, asking from the point of view of the “potential loser” what marginalised minority groups may do in order to elevate their short and long-term input in collaborative governance games. The findings should not only be relevant for minority interests in public housing estates, but also for public authorities and public housing land lords with ambitions to include and empower marginalised groups.



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# Migrant Trans\* Experiences and Racialized Transmisogyny in the Inhabited Spaces of Brussels

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***Mx. Ansao Totolehibe**<sup>1</sup>*

*1. LOCI+LAB/UCLouvain*

This article explores the housing trajectories of trans\* migrants from postcolonial regions—particularly Africa and the Middle East—who have settled in the Brussels-Capital Region. While fleeing systemic transphobic violence in their countries of origin, these individuals often confront a specific form of *racialized transmisogyny* in Belgium. Drawing from decolonial feminist frameworks and critical geography, the article analyzes how racialized gender identities intersect with spatial, institutional, and affective structures to shape conditions of precarity and strategies of survival. Three core dynamics are identified: (1) the constrained performativity of vulnerability in navigating institutional housing systems, wherein trans\* migrants must conform to administrative expectations rooted in racialized humanitarian logics (Fassin, 2011; Ticktin, 2011; Caminga & Marnell, 2022); (2) the ambivalent dependency on predominantly white queer networks for informal housing access, which, despite offering support, reproduce microaggressions and subtle exclusions (Haritaworn, 2015; Nash, 2019); and (3) the emergence of racially self-organized informal collectives that create autonomous, care-based living arrangements, often supported through mutual aid and survival economies such as sex work (Levy & Lieber, 2009; hooks, 1990; Riaño et al., 2022). Methodologically, the article employs a hybrid, ethics-driven approach that integrates anonymized interviews and affective cartographies (Elwood & Leszczynski, 2018; Powell, 2018), emphasizing opacity as a protective gesture (Glissant, 1997). These visual elements challenge normative spatial representations by illustrating fragmented and resistant forms of inhabiting. Ultimately, this work contributes to debates on trans\* migration, housing justice, and spatial resistance under intersecting regimes of cisnormativity, racism, and postcolonial governance.

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# Mining Legacies and Urban Dynamics: A Qualitative Study on Socio-Environmental Injustice in Baia Mare

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*Ms. Anna Iosif<sup>1</sup>*

*1. Central European University*

The deindustrialization process, history of mining activity, and poor local administration led to the formation of several marginalized communities in the city of Baia Mare. These decisions had serious implications on human health, living conditions, housing, employment, and education of the people affected. Today, more than 200 families live under severe material deprivation and poor housing conditions in one of Baia Mare's marginalized communities, Pirita, constantly fearing another potential eviction from the local authorities.

The following study employs a qualitative research method, using semi-structured interviews with social workers actively working in the Pirita community, aiming to describe the living conditions of the residents of Pirita. The results are concentrated in four main categories covering the evolution of the community over the years, describing the housing conditions, the access to facilities such as education and healthcare, and the involvement of different institutional actors in Pirita. The precarious living conditions need to be tackled with urgency, hence the following paper aims to make an account of the community, given the gap in the literature on urban marginality in Baia Mare. The aim is to open a place for discussion for the relationship between class, ethnicity and housing in Romania, having in mind theories of environmental racism.

# More than a Room. Can renting out rooms help solve the housing crisis and support ageing in place? An international exploration

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***Dr. Gerard van Bortel*<sup>1</sup>, *Dr. Frank Wassenberg*<sup>2</sup>**

*1. Faculty of Architecture and the Built Environment, Delft University of Technology, 2. Platform31*

*The Netherlands has been grappling with a housing crisis for many years. Attempts to increase the production of new housing have only met with moderate success. As a result, there is growing interest in making better use of existing space—for example, by converting vacant buildings into housing, adding floors to existing apartment buildings, subdividing large houses, or sharing living space. Renting out a room in your house seems to be an easy and quick way to mitigate the housing shortage, especially for young people. Moreover, it can have social and financial advantages for both the landlady and the lodger.*

*Renting at a room builds on a longstanding Dutch tradition: in post war decades room rental ('hospitaverhuur') was common practice due to a widespread housing shortage, but nowadays, it seems to be a nostalgic feature. Meanwhile, the share of people living alone is increasing – also people in spacious, under-occupied, houses. The Dutch housing market is still (or again) not able to provide sufficient affordable homes.*

*Commissioned by the Ministry responsible for Housing, TU Delft and Platform31 conducted an international exploratory study of various forms of room rental in several European countries. This paper presents the findings and formulates key lessons for the Netherlands with a special focus on the potential for intergenerational living, helping young people to find a place to live and support 'ageing in place' for seniors.*

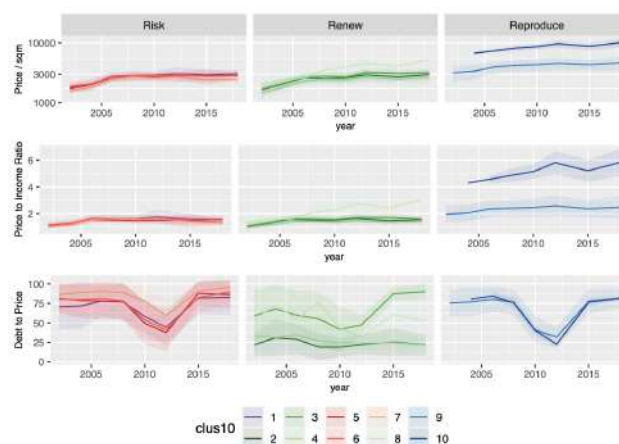
*Keywords: Housing Crisis, Home Sharing, Lodging, Ageing in place, Policy Lessons.*

# More volatile, less equal. Housing and welfare in 21st century France

**Prof. Renaud Le Goix<sup>1</sup>, Dr. William Kutz<sup>2</sup>, Mr. Ronan Ysebaert<sup>3</sup>**

1. Université Paris Cité / UMR 8504 Géographie-cités, 2. Lund University, 3. Université Paris Cité / UAR RIATE 2414

Contributing to analyses of housing, welfare and inequality, this paper examines a crucial, albeit overlooked, aspect of asset-based research and policy today: how the spatial and temporal patterning of residential welfare policies impact the wealth trajectories of territories and households alike. We look to France, which since the 2000s has used asset-based welfare as a tool for rebalancing local territorial cohesion in the country. Fiscal incentives and homebuying incentives policies that once had broad eligibility have progressively fragmented into a patchwork of geographically-defined benefits and incentives that seek to catalyze buying and selling in certain places over others. Drawing on aggregated datasets of individual housing transactions across the city-regions of Paris, Lyon and Avignon, we use statistical classification techniques to map how and to what extent asset-based welfare policies have redrawn the socio-professional, financial and material character of housing wealth since the 2000s. We find a growing bifurcation arising from these reforms: trending at once towards increasingly volatile and unequal outcomes, and defining three categories of neighborhoods as it relates to wealth : *risk* (volatility and high debt-to-price ratios), *renew* (reinvestment of wealth in urban renewal and new start suburbs) and *reproduce* (wealth accumulation in central areas). As this dynamic has happened in the context of explicit governmental efforts to reduce socio-spatial imbalances in the country, we question whether residential welfare policies can meaningfully provide the security and well-being they purport to realize.



Risk renew reproduce.jpg

## Mortgage prisoners: a case study of collateral damage

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**Ms. Kath Scanlon**<sup>1</sup>

*1. London School of Economics*

This paper examines the case of the UK's 'mortgage prisoners', a group of borrowers whose mortgages were sold by the state to 'closed book' inactive lenders after the 2008 financial crisis. This made it difficult for borrowers to move to cheaper rates and many have been trapped paying high rates for more than a decade. The paper, based on three years of research, examines the origins of the issue and the characteristics of affected borrowers and their loans. It puts forward proposals for government policies that could enable such borrowers to remortgage with active lenders and draws wider conclusions about transparency and about how costs and benefits are considered in decisions about the regulation of mortgage products.

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# Multi Context Spatial Effects an Activity Space Approach

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***Ms. Nickella Annmarie Jose**<sup>1</sup>*

*1. Stockholm University*

Socioeconomic disparities in access to different forms of resources, such as amenities, and individuals of different social and economic backgrounds, are not only shaped by the residential context in which an individual is situated but can also be extended into other domains of daily life. While significant focus has been placed on the residential neighbourhood context, individuals are exposed to different environments through their daily activity spaces, which includes their workplace. The workplace can serve as complimentary spatial context through which individuals can access resources not ordinarily present in their residential context, or it can reinforce existing patterns of inequalities. The interaction between the residential and workplace context rises an important question on whether individuals from disadvantaged residential environments gain access to better resource environments at their workplace, or do disparities in access to resources persists across residential and workplace spatial context? Drawing from the concept of Potential Path Areas (PPA) in time-geography, this paper explores the demographic, socioeconomic and physical characteristics of potential activity spaces associated with residential and workplace location individuals in Stockholm municipality, and whether workplace-based activity space increases the likelihood of exposure to better resource environments for different subgroups. Using geospatial Swedish microlevel register data and pedestrian street network from the year 2022, a combination of road network analysis, dimensionality reduction and classification methods were applied to characterise distinct types of activity spaces. One preliminary result is that both the residential and workplace activity spaces are largely stratified by ethnic background and income.

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# Municipal responsibilities and possibilities for young adults' housing: the case of Lyon

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***Ms. Alix Gabaude***<sup>1</sup>

*1. University of Gothenburg*

Housing is both a right and suffering from what has been called a crisis, threatening the fulfilment of this right. Research on public authorities often focuses on national authorities, housing is, however, an inherently local affair with many actors involved in the housing process and local variations in the accessibility of housing. Furthermore, while the issue of housing market (in)accessibility for young adults is a problem in many places, larger cities where many young adults wish to live are particularly affected by it.

This study of Lyon aims to map and understand the various roles played by local actors in young adults' housing and how this structures the situation faced by young adults in large cities. It focuses on municipal public authorities, but also on other actors involved in housing from the private and non-profit sectors as well as from the civil society. This paper presents the first available results.



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# Narratives of ageing and identity in community-based housing

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***Mx. Luise Stoisser<sup>1</sup>, Prof. Tine Buffel<sup>2</sup>, Prof. Ann Petermans<sup>3</sup>, Prof. An-Sofie Smetcoren<sup>1</sup>***

*1. Vrije Universiteit Brussel (VUB), 2. The University of Manchester, 3. Universiteit Hasselt*

Community-based housing developments prioritise intentional community-building, collaborative design, and care services for older adults as promising alternatives for those who have to or want to move in later life. It is generally said that a move in later life can challenge the sense of self of older adults, with institutional care homes being seen as unattractive and restricting autonomy. However, the spectrum of community-based housing – some developments are organised and managed by residents, while others are implemented top-down – provides different avenues for residents to shape their physical and social environments, possibly contributing to a sustained sense of identity in later life. The central research question of this paper is: *How do residents negotiate, maintain, and develop their identities in differently governed community-based housing projects?* This study investigates a bottom-up developed cohousing project and a top-down implemented sheltered housing project, which are both part of Vienna's social housing and care system. We have conducted 18 interviews with residents of both projects and 12 participatory photography shoots with the same residents. Participatory photography is a methodology that aims at capturing the relationships between people and places, allowing participants to choose what to present in pictures. Our results show how the governance structures of community-based housing projects are intertwined with residents' feelings of 'being oneself', their motivations for moving into the housing project, and the community in the housing project. These results contribute to the emerging body of research on alternative housing for older adults by focusing on residents' lived experiences.

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# Navigating Housing Conflicts in European Metropolitan Areas

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*Dr. Julie Pollard<sup>1</sup>*

*1. Institute of political studies, University of Lausanne*

Dynamic European metropolitan areas face the imperative of addressing pressing housing needs while curbing urban sprawl. Housing policies thus increasingly generate conflicts, as competing policy objectives – ensuring affordability while preserving the environment – come into tension. Across different metropolitan contexts, opposition to urban development is on the rise, driven by diverse civil society actors mobilizing to influence housing policy implementation. These conflicts are not only shaped by competing social and environmental priorities but also by the institutional and regulatory frameworks that structure how opposition is expressed, mediated, and potentially integrated into policy-making processes.

This paper adopts a comparative perspective to analyze how metropolitan governance systems, involving different levels of government, respond to these challenges in Geneva and Paris. It explores how different types of actors (including neighborhood associations and broader environmental groups) mobilize against housing projects and examines their spatial anchoring within metropolitan territories. The study also investigates the dominant repertoires of action across these contexts. In Switzerland, direct democracy mechanisms provide institutionalized channels for contesting urban planning. In the Paris metropolitan area, legal appeals against building permits serve as a major tool for opposition.

By focusing on the interplay between governance structures, housing and land policies, and citizen mobilization, this research highlights the extent to which different metropolitan areas accommodate, resist, or integrate opposition. It contributes to broader debates on housing policy governance, offering insights into how institutional frameworks mediate conflicts around housing development.

# Navigating small and temporary rent housing in the Netherlands: A study of housing pathways and experiences of young adults (concept paper)

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**Mrs. Jolien Groot <sup>1</sup>**

1. University of Amsterdam

*In response to persistent housing shortages and the rising number of single-person households, policymakers and developers in the Netherlands and in other countries are increasingly turning to small and temporary dedicated starter housing as fast and affordable solutions. As a result, trade-offs around dwelling size and tenure security have become a common reality, especially for young adults at the beginning of their housing careers. This paper outlines the research design of a study that investigates the housing choices and aspirations of young individuals living in small and dedicated starter homes. Drawing on the housing pathways framework, the study adopts a mixed-methods approach, combining micro-level register data with in-depth interviews to examine how residents navigate, experience, and evaluate their housing situations over time. It makes a conceptual distinction between small homes (defined primarily by floor area) and dedicated starter housing (defined by tenure contract), thereby allowing for a comparison in the future. The study aims to deepen understanding of contemporary housing pathways and expectations by examining whether, and in what ways, small or temporary homes impact the housing trajectories and experiences of their residents.*

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# Neighborhoods in Action: Eco-Participatory Budget as a Tool for Community-Led Urban Change in Lodz, Poland

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*Prof. Paulina Tobiasz-Lis<sup>1</sup>, Prof. Piotr Lis<sup>2</sup>*

*1. University of Lodz, 2. Poznan University of Economics and Business*

The shaping of residential environments is increasingly influenced by bottom-up initiatives that empower local communities to co-create their living spaces. This paper examines the role of participatory budgeting in Lodz, Poland, as a mechanism for engaging residents in neighborhood-level urban transformation. Since 2013, participatory budgeting has enabled local communities to propose and implement projects that reflect their specific needs, fostering greater agency in decision-making. The introduction of the eco-participatory budget in 2023 further expands this model and reflects the growing importance of environmental issues in contemporary housing preferences, especially among young people. This tool provides residents with a new means to design and implement green infrastructure projects within their neighborhoods.

By analyzing selected projects and resident participation, the research highlights how eco-participatory budgeting contributes to improving local quality of life, strengthening social ties, and fostering environmental awareness. It also examines the challenges faced by communities, such as accessibility, representativeness, and the institutional framework of participatory governance.

The findings provide insight into the evolving relationship between residents and their urban environment, demonstrating how participatory mechanisms empower communities to take an active role in shaping their local spaces. The case of Lodz serves as an example of how the strategy of co-created city can enhance urban resilience, inclusivity, and sustainability. This study contributes to the broader discourse on community-led urban change, offering valuable lessons for cities aiming to integrate participatory approaches into neighborhood development strategies.

# Neoliberal Populist Politics and its Effects on the Housing Policy in Turkey: TOKI in the 2000s

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***Ms. Özlem Bülbül***<sup>1</sup>

*1. Kırşehir Ahi Evran University*

This study takes populism more than a distribution mechanism, different from the classical usage of the term. Apart from the allocation of rents in economic terms, populism at the same time comes to mean ideological reproduction which indicates the libidinal dimension. In this context, populism becomes a special type of political mobilization. It is directly related to its being as a political strategy. Therefore populist politics becomes not only an economic rent seeking process, but also a political rent seeking process that makes the Turkish case so unique. Turkey has been going through extensive neoliberalization in the 2000s. This deepening neoliberalization has affected urban politics as well. Related to these attempts for urban neoliberalism, housing policy has also been transformed. Especially after the 2008 Finance Crisis, this has become more evident. In line with the change in housing policy, as a state agent, TOKI (Housing Development Administration) has become a significant actor. In this sense, TOKI has undertaken an important role not only in restructuring of the housing sector in particular, but also in designating the ongoing political goals of the Justice and Development Party (JDP) government. Considering all these, this study aims to analyze the neoliberal populist politics of the JDP government along with the housing policy, with a special emphasis on TOKI.

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# New Affordable Housing: Office-to-Homes Conversion Models in Canadian Cities

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***Prof. Sasha Tsenkova**<sup>1</sup>*

*1. University of Calgary*

As Canadian cities respond to the growing challenges of post-pandemic economic adjustments and a housing affordability crisis, regeneration of downtown vacant offices through adaptive reuse provides an opportunity to maximize economic and social benefits. The research focuses on reimagining downtowns in Canadian cities through office-to-affordable housing conversion.

The methodological approach is based on literature review and critical analysis of innovative practices of adaptive reuse for affordable housing using a social sustainability framework. Drawing on eight conceptually appropriate case studies in six cities and interview data, we map out a partnership model for affordable housing that may accelerate the process.

It comes as no surprise that in adaptive reuse projects, the economic sustainability and viability is critical, influenced by fiscal and regulatory instruments, such as land value, financing, taxes and rate of return of investments. This is a capital-intensive process, but it is possible to benefit from the incentives, grants, planning tools and partnerships in the housing policy realm to achieve important economic synergies.

We argue that mixed-income affordable housing in downtown locations serviced with transit, employment opportunities and amenities delivers multiple benefits. Conversions are a socially sustainable solution to the twin dilemmas of excess office space and a lack of affordable housing. Our research poses critical questions applicable to other cities: How do we scale up this housing innovation? How much public sector intervention catalyzes office-to-affordable housing conversions and triggers a socially sustainable transformation of downtowns? If so, what kind of policy intervention is needed to implement these ideas in practice?



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# New Spaces for Private Development? Privatization and Commodification of Land and Housing in French Large Social Housing Estates

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***Ms. Pauline Gali*<sup>1</sup>**

*1. Laboratoire Techniques, Territoires, Sociétés, Université Gustave Eiffel*

Since the early 2000s, a major urban renewal policy has been implemented in France, targeting large social housing estates known as *grands ensembles*, built between the 1950s and the 1970s. Through mass demolitions, this policy aims to transform these deprived neighbourhoods from both an urban and social point of view. One of the key actions promoted at the national level by the Urban Renewal Agency (ANRU) is the construction of private housing (homeownership and market-rental housing) in these social housing estates, to attract middle-class residents.

I interpret the mixed-tenure development implemented within the framework of urban renewal as a privatization and commodification of (semi-)public land and housing in the *grands ensembles*. A significant role is attributed to the intervention of private developers by local and national public actors in these neighbourhoods, which were formerly composed solely of social housing. Therefore, urban renewal contributes to expanding the areas in which developers can build private housing and extract rents. Thus, I propose to analyse urban renewal projects as involving, at a local scale, the social construction of a free housing market, within a theoretical framework combining urban political economy, radical geography and French neo-Marxist urban sociology.

Taking a primarily qualitative approach, I will highlight these processes, focusing on the role of public actors in derisking and regulating private development programmes, in two different market contexts: a highly valued market in the nearby suburb of Paris, in Alfortville and in a devalued housing market in a city which experienced urban decline, Saint-Etienne.

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## No collaborative housing without collaborative financing

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***Dr. Corinna Hoelzl*<sup>1</sup>**

*1. Geography Department, Humboldt University of Berlin*

Financing remains the most significant challenge for grassroots housing movements in Europe that search for non-speculative and climate-friendly collaborative housing solutions. At EU level, available instruments either provide only minimal funding or impose restrictive conditions. As a result, grassroots housing initiatives rely heavily on local and national financing mechanisms. However, particularly in (semi-)peripheral European countries, access to adequate financing is not only limited, but appropriate regulatory frameworks, as well as organisational and institutional capacities, are also lacking. In response, national associations and translocal networks such as MOBA, the European Ethical Bank initiative or the Commoning Spaces Network have emerged to improve—particularly—the financial conditions for community-led housing. This application-oriented paper studies how these grassroots housing movements are working to establish transnational solidarity-based financing, highlighting both the potential and challenges. Empirically it is based on a multilocal collaborative research design that includes problem-centred interviews with representatives of different networks and intermediaries as well as participant observations at internal meetings and international events (data collection period 7/2022-04/2024).

# **Nonspeculation or financialization? Exploring the gap between economies of hope and narratives of risks in collective land ownership**

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*Prof. Anne Kockelkorn<sup>1</sup>, Dr. Lidewij Tummers<sup>2</sup>*

*1. Ghent University, 2. Hochschule Sachsen-Anhalt*

Collaborative third sector housing projects that commit to non-speculation of land and housing respond to many policy goals of the EU and its member states. If given the opportunity for upscaling, such projects may address urban challenges including climate change, social polarization, and affordable housing (Tummers 2018, Nelson & Schneider 2019, Kockelkorn et al. 2024). However, initiatives that choose to decommodify their land and real estate often struggle to finance the development and building process. The very instruments for the de commodification of land and housing become an obstacle to obtaining credits, especially when managed as collective property at cost price.

In this contribution, we investigate how the constructs of land values and the fictional expectations (Beckert 2016) that public bodies and credit institutions attribute to cooperative real estate enhance or prevent the de commodification of land. The starting point for this investigation is the gap between policy goals in achieving housing affordability, the risks that financial agencies ascribe to collaborative housing schemes, and the astonishing manner in which land as an asset enhances or mitigates such notions of risk. Our case study is the bankruptcy of the ecovillage Hannover in 2023, a cooperative of 900 members whose local economy would have enhanced the city's climate goals. The bankruptcy occurred despite secured land ownership, a viable business plan, and building permission for a first building phase. A better understanding of these dynamics is key to effectively closing the knowledge gap between de commodified housing visions and the financial arrangements needed for their implementation.

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# Norms and visions: Re-thinking overcrowding and imagining spatial concrete utopias

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***Ms. Sara Brolund de Carvalho**<sup>1</sup>*

*1. KTH The Royal Institute of Technology*

In this paper I will discuss issues of spatial justice whilst looking at overcrowding in Swedish low-income suburbs. I start by examining the phenomena and the concept of housing overcrowding in the Swedish rental housing system, a central issue in my own doctoral research. I will theorize housing norms through a lens of Welfare State resource distribution and moral judgement. The increasing scarcity within Swedish society and the declining living conditions for many families are often overshadowed by the issue of overcrowding. The norms surrounding overcrowding operate under a paternalistic logic justified by surveys on health and children's school performance that do not consider the aforementioned scarcity. I propose redirecting attention from the size of individual rental apartments to considerations of access to common spaces, local amenities, and participation in the creation of local public space. This paper will explore the social and spatial dimension of how an organized (intentional) urban community is created, maintained and expanded. I will argue that access and agency over shared spaces provide an excellent starting point for communities to gather and formulate questions/answers on how to improve their living conditions and overall quality of life.

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# Obligations to Climate Proof Residential Buildings: Where Do We Draw the Line?

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**Ms. Nora Bouzora**<sup>1</sup>

1. University of Groningen

The built environment is the source of almost a third of the CO<sub>2</sub> emissions in the Netherlands.[1] Reducing those emissions would contribute significantly to the preservation of the environment. Since tax benefits, subsidies and other incentives to renovate have proven to be insufficient in this regard, the Dutch government has introduced obligations to climate proof certain buildings.[2] While these measures aim to reduce emissions, they interfere with the owner's property rights, because they limit the owner's freedom to do with their property as they wish. Additionally, the fact that renovation requires investments results in further interference.[3] Although renovation of buildings is essential, implementation of obligations for residential buildings especially has been lacking, not in the least because the balance between public (environmental) interests and private property rights is unclear. Does and should the owner of a residential building enjoy further reaching protection of their property rights than the owner of a non-residential building? And is the owner-occupier of a residential building protected more extensively than a landlord, and if so, *should* the owner-occupier enjoy more protection of their property rights? In short: where do we draw the line?

[1] Urgenda, *Nederland 100% duurzame energie in 2030. Het kan als je het wilt!* 2019 (www.urgenda.nl/visie/actieplan-2030/).

[2] Memorandum of Explanation, *Dutch State Journal* 2018, 380.

[3] With Article 1 protocol 1 ECHR and/or Article 3:4(2) and 4:126 Dutch General Administrative Law Act.

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# Office to Residential Conversions: Addressing Housing Need Through Adaptive Reuse

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*Mrs. Roslyn Molloy<sup>1</sup>, Ms. Nicola Turley<sup>1</sup>*

*1. The Housing Agency*

As housing demand continues to rise in urban centres, repurposing vacant commercial properties offers a viable solution to increase housing supply while promoting sustainability. This paper examines office-to-residential conversions as a housing activation strategy, using case studies from Tuath Housing Association in Ireland. The research explores the policy and planning context that has shaped conversion projects, highlighting regulatory changes, financial considerations and sustainability benefits. Drawing on comparative examples from international jurisdictions, including Canada and the United States, the study identifies key enablers and barriers to successful conversions. Findings indicate that office-to-residential conversions can significantly reduce embodied carbon, contribute to urban regeneration, and provide cost-effective housing solutions. The paper recommends that greater policy support and strategic partnerships between housing providers, private developers, and local authorities are essential to scaling up conversion initiatives.

# Opening up the Black Box of Single-Family Homes empirically: Case Studies from Suburban Regions in Germany

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*Prof. Julia von Mende*<sup>1</sup>

*1. Frankfurt University of Applied Sciences*

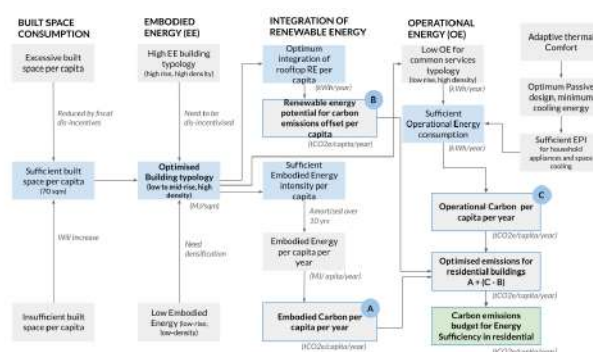
The contribution examines the challenges and dilemmas associated with single-family home areas in Germany and introduces a qualitative empiric research approach focused on the residents' perspectives to explore potentials for a socio-ecological transformation of these areas. Key issues include increasing land sealing, renovation backlogs and an aging population leading to partially concealed vacancies. This housing form, the most popular in Germany, is a critical asset with which municipalities attract young families. Theoretically the existing housing stock could significantly address housing shortages without new construction; creating an additional dwelling unit in every tenth single-family home could lead to 1.6 million new units, meeting the annual demand for 400,000 new apartments for the next years. The contribution draws conclusions from a series of empirically-driven, research-based educational formats in architecture and urban design on housing practices, including investigations into the 'Empty Nest' ("Crisis and Transformation of Homeownership", Bauhaus-Universität Weimar in collaboration with architect Hanna Maria Schlösser), and into aging single-family home areas in Lower Saxony (Jade University of Applied Sciences in Oldenburg). A methodological combination of drawing and semi-structured interviews provides insights into the "black box" of housing practices, revealing contradictions, resistances, and aspirations. Students engage in exchanges with residents thus initiating processes of self-reflection. Across various case studies this overview reveals notions of persistence on the one hand and, more importantly, recurring themes that offer pathways for socio-ecological transformation. The paper is submitted in relation to the workshop "Retrofitting the Single-Family Housing Stock in Europe — Policies, Experiments, and Future Directions".

# Optimising building heights and densities for low-carbon, affordable housing in India

***Ms. Girisha Sethi<sup>1</sup>, Mr. Ashok B Lall<sup>1</sup>***

*1. Ashok B Lall Architects, New Delhi, India*

India's urbanisation is considered the largest national urban transformation of the 21st century, with its trajectory having a decisive impact on carbon emissions globally. Current trends towards high-rise and high-density residential development contribute significantly to the demand for embodied and operational energy. However, these remain unaccounted for in India's action plan to meet its nationally determined contribution (NDC) to reduce emissions intensity. This study defines and operationalises 'energy sufficiency' for the growth of Indian cities, which is expected to be largely driven by low- and middle-income housing. It combines theoretical framing with a quantitative assessment of scenario models and presents a framework for low-carbon, affordable housing in India that can be implemented through urban planning regulations. Based on the universal emissions budget to restrict global warming to 1.5°C, a precautionary target of 0.64 tCO<sub>2</sub> per capita per year is estimated as the carbon allowance for residential built environments. The study demonstrates that by optimising the average dwelling size, limiting land-use intensity to low-rise (four storeys) and compact urban forms, improving operational performance by adopting adaptive thermal comfort standards, and integrating rooftop renewable energy, carbon emissions from residential buildings can be sufficiently optimised to 0.56 tCO<sub>2</sub>. The co-benefit of reduced construction costs makes the case for wider affordability.



Framework for energy sufficiency for the growth and regeneration of residential built environments in urbanising contexts.png



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## Owning the Future: How Collective Land Models Can Transform Informality. Explorations from Portugal

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*Dr. Joana Pestana Lages<sup>1</sup>, Dr. Luís Mendes<sup>2</sup>*

*1. DINÂMIA'CET | Iscte - Instituto Universitário de Lisboa, 2. IGOT- Lisbon University*

In Portugal, the lack of inclusive housing policies has long restricted access to adequate housing, fueling an insolvent residential demand. Many have turned to informal urbanization as a precarious means of securing their right to housing. This is particularly evident in the Lisbon Metropolitan Area, where Bairro da Cova da Moura, a self-built neighborhood in Amadora, spans 16.5 hectares on Lisbon's outskirts. For the last 50 years, Cova da Moura has been caught between stigmatizing media portrayals of an "unsafe place" and local narratives emphasizing its strong social fabric and cultural dynamism. Built largely on private land, this multicultural place has faced a prolonged and complex regularization process, with various interventions failing to provide a definitive solution.

This paper examines the potential of a Community Land Trust (CLT) as a strategy to secure tenure rights and ensure access to affordable, decent housing in Cova da Moura. The paper outlines the steps to formalize the CLT, the legal and institutional challenges it faces, and possible strategies to navigate Portugal's regulatory framework. A bridge with other experiences in similar contexts is made, like the Brazilian case.

Finally, the paper discusses how this model contributes to critical urban planning, particularly in advancing spatial justice, community participation, sustainability, housing de-commodification, and resistance to gentrification. It advocates for urban regeneration driven by the common good rather than market interests, using CLT as a tool for housing justice.

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## Panel discussion (special activity) - Right to adequate housing and housing policies in Africa

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***Dr. Claire Simonneau*<sup>1</sup>, *Dr. Oluwafemi Olajide*<sup>2</sup>, *Dr. Momar Diongue*<sup>3</sup>, *Prof. Armelle Choplin*<sup>4</sup>, *Dr. Taibat Lawanson*<sup>5</sup>, *Mr. Higor Carvalho*<sup>4</sup>, *Dr. Mathilde Jourdam-Boutin*<sup>6</sup>**

*1. University Gustave Eiffel, LATTS, F. 77455 Marne-la-Vallée, 2. Lincoln University, 3. University Cheikh Anta Diop Dakar (UCAD), 4. Geneva University, 5. University of Liverpool, 6. Aix-Marseille Université*

Housing is a fundamental human right recognized in international frameworks. However, across Africa, millions of urban residents, particularly in informal settlements, face precarious housing conditions. Since the turn of the decade, a new wave of housing policies has emerged in the Global South, which focus on affordable housing, aligning with an “enabling approach” promoted by international development agencies since the 1990s. These policies have been widely criticized for being influenced by a neoliberal agenda, particularly in Latin America. Research also points to the poor quality of houses and neighborhoods, negative environmental impacts and a disconnection between actual needs and housing and land prices. Less research has been conducted on the African continent. Besides, with a majority of Africa’s urban population living in informal settlements, forced evictions remain a major threat to housing rights. Grassroots movements, community cooperatives, and social justice organizations are challenging forced evictions, land dispossession, and the commodification of housing.

This panel aims to contextualize the actual housing development in African cities, exploring the diverse ways in which adequate housing is conceived and implemented in urban settings, as well as how the urban poor assert their right to adequate housing. It will explore the interactions of housing policies with informal settlements organizations and social movements on the one hand and real estate and construction sector on the other. The panel will include paper presentations on Nigeria, Senegal, Angola and Cameroon, a panel discussion, and audience engagement through a Q&A session.

**Organizers:** Claire Simonneau (UGE), Oluwafemi Olajide (Lincoln University).

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## Participatory bias and institutional design of “energy communities” in the housing sector

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*Prof. Nils Hertting<sup>1</sup>*

*1. Institute for Housing and Urban Research*

In policy as well as academic discourses, more participation in production, consumption and distribution of energy is often associated with values such as social justice and fair transitions. Within the EU, the policy notion “energy communities” is a case in point. However, links are contested and far from self-evident, and political scientists often point out that the more demanding participation is – in terms of access to resources such as time, skills to understand complicated issues, etc. – the greater the impact of the initial distribution of socio-economic resources, level of education, etc. on who participates. From such a perspective, promoting participation may favour the already resourceful and (further) marginalize the ‘poor’.

In this paper, I delineate and advance the argument that participatory “energy communities” within the housing sector risk leading to bias and exclusion rather than equality and inclusion. I point to rationalistic mechanisms related to a) individual resources among potential participants, b) institutional design parameters of energy communities invited to, c) levels of community trust in the housing contexts the energy communities are launched within, and d) local government engagement in relation to such initiatives. Such analytic enterprise has no intrinsic value: The paper not only advance analytical expectations about effects of different institutional parameters of energy communities within different types of housing contexts. It also suggests a list of “things to think about” for policy-makers and practitioners. It tries to build constructive remarks from critical positions.

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# Participatory Diagnostics for Climate Resilience: A Case Study from Luanda

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***Dr. Saira-Maria Saaristo*<sup>1</sup>, *Dr. Allan Cain*<sup>2</sup>, *Ms. Massamba Dominique*<sup>2</sup>**

***1. DINÂMIA'CET | Iscte - Instituto Universitário de Lisboa, 2. Development Workshop Angola***

The concept of climate justice underscores how vulnerable populations, particularly in the global South, disproportionately suffer the consequences of climate change despite contributing the least to greenhouse gas emissions. These regions often lack the technology and funding available in the North, while profit-driven strategies sustain systemic inequalities, leaving marginalised communities most exposed to climate risks. Social, political, and economic disparities further shape the uneven impacts of climate crises in urban areas.

Marginalised communities in high-risk urban areas face state neglect, inadequate infrastructure, and limited political representation. In Angola, where 66% of the population is urban, rapid urbanisation and the expansion of informal settlements, such as Luanda's musseques, heighten climate vulnerabilities. The absence of proper planning exacerbates the effects of climate change, leading to severe flooding, waterborne diseases, and increased mortality during the rainy season.

This presentation focuses on the participatory diagnostics of the project "Claiming the Right to the City: Strengthening CSOs and Social Movements through the Co-Production of Knowledge in Angola," conducted by Development Workshop Angola and Saaristo. The project assesses the vulnerabilities of Luanda's marginalised communities to climate change and urban challenges. Engaging communities in identifying risks and solutions enhances local knowledge, resilience, and civic participation. Three neighbourhoods in each municipality were selected for community-led household surveys and social cartography to create risk and resource maps. These maps will support communities and civil society organisations in advocacy and planning for housing and climate rights.

## Past Politics & Current Inequalities

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***Mr. Ales Vomacka<sup>1</sup>, Dr. Petr Soukup<sup>1</sup>***

*1. Institute of Sociology, Czech Academy of Sciences*

Most studies focusing on the relationship between housing inequalities and political attitudes are focusing on the effect of the former on the later, i.e. how do housing inequalities affect political attitudes. Less attention has been given to reverse mechanism. How may political attitudes affect housing inequalities? We contribute to the research of this problem by providing quantitative analysis of 30 European countries, using data from SILC and ParlGov. Our preliminary results show little to no relationship between countries' past position on the welfare state vs free market scale and the current levels of housing inequalities.

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## Pathways to renting: landlords and tenants in Romania

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***Dr. Adriana Mihaela Soaita***<sup>1</sup>

*1. University of Glasgow*

Taking the case of the world's top homeownership society, this paper examines the social world of an emerging private rental sector, which has recently attracted relative economic affluence. Drawing on insights from visual-elicitation, life-history interviews with landlords and tenants, I mobilise the concept of housing pathway in its original social-constructivist cast to expand beyond tenure-focused applications and embrace multiple ways of 'being' and 'becoming' that are sewn in the tapestry of how landlords and tenants became to rent one or several homes. Thereby, I highlight the diverse economies imbricated in rental markets, describing a social world in which extractivist relations are marginal and rental homes are construed as an infrastructure for broader projects of family welfare. Reflecting from a micro to a macro perspective, findings support the view of the assetisation rather than the financialisation/rentierisation of housing in Romania on condition that housing economies are not uprooted from labour-market stratification and are not stripped of their non-capitalist diversity.

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# Perceived Gentrification and the Role of Media Practices: Quantitative Insights from Cologne, Germany

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**Prof. Jan Üblacker<sup>1</sup>, Ms. Rebekka Atakan<sup>2</sup>**

1. University of Applied Science for Housing and Real Estate, Bochum, 2. University of Bonn

*In gentrification research, media analysis has frequently been employed as a lens through which the gentrification process is depicted and understood. However, a notable gap remains regarding the impact of information and communication technologies on residents' neighbourhood experiences. How do local media practices shape residents' evaluation of neighbourhood change and gentrification? To answer this question, we analyse original survey data from 98 randomly selected neighbourhoods in Cologne, Germany (n=2080) that includes a novel instrument to measure perceived neighbourhood change and gentrification. First, we use categorical principal component analysis to extract three dimensions of residents' media practices: the use of local, hyperlocal, and online media. Then, we conduct a regression analysis using those media practices to explain the variance in displacement pressure and sense of agency in neighbourhood change. Our findings show that media use has a positive impact on sense of agency, while there is no relation to displacement pressure.*

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## Placemaking in social and affordable housing

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***Dr. Anita Blessing<sup>1</sup>, Dr. Karin Christof<sup>1</sup>***

*1. Dwelling Matters*

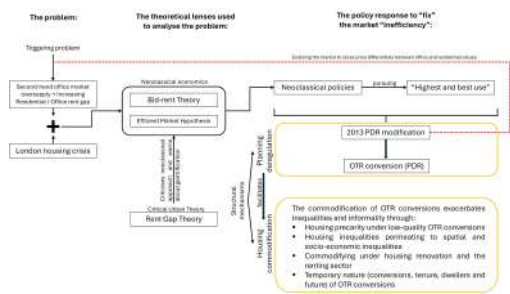
Social and affordable housing providers around Europe face a challenging operating environment defined by high building costs, but also changing requirements around ESG and resident engagement. Some are diversifying their built environment activities and focusing more attention on services and (semi) public spaces at a neighbourhood level. Such initiatives, including warm and cool spaces for extreme weather, community facilities, cultural planning and green areas arguably fit the definition of ‘placemaking’, providing they are participatory in nature. This comparative report explores the ‘placemaking’ activities of social, public and affordable housing organisations active in estate and neighbourhood regeneration within the Netherlands, France and England. We explore the changing mandates of affordable housing providers in each country and the drivers within each to diversify their activities. We also ask how their collaborative relationships with residents, service providers and other partners are changing, and to what extent they are working in more ‘participatory’ ways.



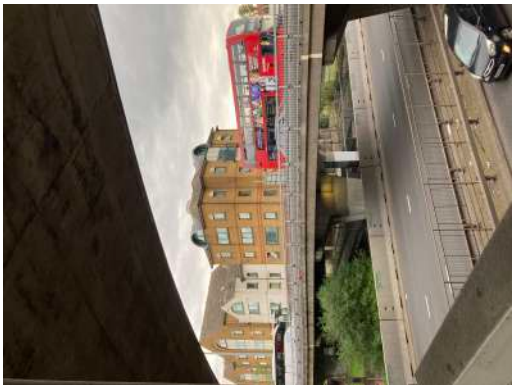
# Planning Deregulation and Housing Commodification: How Office-to-Residential Conversion in London Exacerbates Housing Precarity and Inequalities?

**Mr. Nicolas Del Canto**<sup>1</sup>  
1. University of Liverpool

England's planning deregulation through the 2013 Permitted Development Rights modification has driven a surge of office-to-residential conversions, seriously affecting London's housing landscape. This deregulation aimed to convert vacant offices and boost housing supply but has instead intensified socio-spatial inequalities. Existing literature explores deregulation's role in facilitating low-quality conversions, yet no study integrates housing commodification and deregulation as intertwined drivers of housing precarity. This study's pivotal question is in what ways OTR conversion in London, driven by deregulation and commodification, exacerbate housing precarity and inequalities. Triangulating semi-structured interviews, policy analysis, and secondary sources, this research explains how state-led deregulation, inspired by neoclassical economics, has commodified OTR conversions, worsening housing precarity through low-quality dwellings. This study critically unpacks the structural mechanisms that fuel commodification and stresses the urgent need to reassess deregulation policies to address London's housing crisis.



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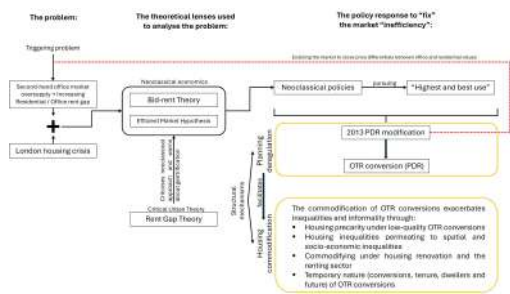


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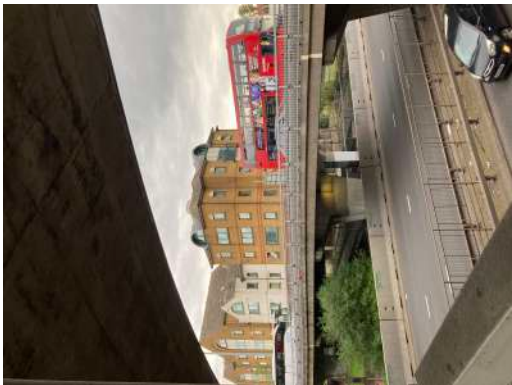
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# Planning for Pathways in Scania, Sweden: Overcoming boundaries in times of post-pandemic urban densification?

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*Prof. Karin Grundstrom<sup>1</sup>, Dr. Martin Grander<sup>1</sup>, Dr. Mathilda Rosengren<sup>1</sup>*

*1. Malmö university*

The amount of, and access to, pedestrian friendly public space has decreased in Swedish cities (Statistics Sweden), partly due to increased urban density and market-driven urban development (Grundström & Molina, 2016). Socio-economically vulnerable housing areas risk being hit hardest by densification, privatisation of land and uneven distribution and uneven access to valuable public space – in stark contrast to just cities (Soja, 2010), lively streetscapes (Gehl, 1971) and porous borders between neighbourhoods (Fainstein, 2010; Sennet, 2018). Planning for pathways [stråk] is an urban planning approach that aims to counteract this development and support intra-urban and urban-rural pedestrian connections. Based on 20 interviews with urban planners in 3 South-Swedish municipalities, drawings made by planners and GIS analysis of income distribution, the aim is to analyse in which ways planning for pathways support connections or if they also form new boundaries (Sennet, 2018). The paper identifies three major current contradictions. First, there has been a move towards high-speed movement and a shift in scale towards planning for public transport and cycling instead of pedestrian space. Secondly, while plans for green corridors and pathways support connections, more fences and signs marking private property decrease connectivity. Third, there is a greater post-pandemic political awareness of the importance of pedestrianisation, while a simultaneous policy of increasing density is leading to fewer pedestrian pathways. The paper concludes that the pathways identified on maps do connect socio-economically different housing areas in all three municipalities, but while borders are porous within cities distinct boundaries form towards the countryside.

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# Precarious Work, Precarious Housing: Explaining the cross-national variations in double precarity across Europe

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*Dr. Hyojin Seo <sup>1</sup>, Prof. Femke Roosma <sup>1</sup>*

*1. Tilburg University*

Over the decades, housing researchers have sought to understand how one's labour market position shapes one's housing market position, particularly in the case of precarious work. Precarious work, one of the key social issues in post-industrial societies, is often characterised by low or unstable income and job insecurity without sufficient social protection. Precarious work can impact one's access to and the ability to secure housing due to unaffordable housing costs or inability to guarantee rent or mortgage payments. In extreme cases, this may lead to eviction, homelessness, or settling for low-quality housing. Labour precariousness and housing precariousness are thus closely intertwined, forming what is sometimes referred to as 'double precarity.' However, as empirical evidence suggests, the relationship between labour and housing precariousness may not be consistent across countries, as some may have institutional contexts that mitigate workers' precariousness or buffer the impact of labour precariousness on housing outcomes. Against this background, our study aims to investigate the impact of different institutional contexts on cross-national variation in the relationship between labour and housing precariousness. We use multilevel modelling on EU-SILC 2023 data, focusing on housing and labour policies designed to provide housing and job security, such as housing allowances, social housing, unemployment, and employment protection. This study contributes to the knowledge on double precarity and housing dualization by providing empirical evidence on whether and how policies protect precarious workers from falling into housing precariousness or becoming precarious altogether.

## Preparing the ground for PBSA: the changing role of public actors in the Italian university city

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*Mrs. Erica Mangione<sup>1</sup>, Prof. Marco Santangelo<sup>1</sup>*

*1. Politecnico di Torino*

The paper focuses on university student housing as a key urban redevelopment strategy in a post-industrial city. Universities are key players for local development, in the framework of a knowledge-oriented paradigm, so that the capacity to attract and keep an increasing student population can be vital in an economic crisis. A central issue related to the growing student population in cities regards however their increasing housing demand. While the impacts of student concentration and the proliferation of for-profit PBSA have been observed in some contexts, the phenomenon is relatively new and potentially disruptive in others, including continental Europe. The paper presents a case study about a process of privatization of student housing unfolded in Turin, a former industrial city located in the north-west of Italy, and enabled by local public actors. Turin case illustrates how the urban coalition has undertaken a twenty year-long urban redevelopment strategy that is strongly focused on attracting students while relying on privately developed PBSA. The article contributes to the understanding of the implications of this approach, among which housing affordability and social exclusion.

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# Private Rental Market in Lisbon: Reconfiguration Trends and Perceptions of (In)Security

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*Dr. Sandra Marques Pereira<sup>1</sup>, Dr. Sofia Trabulo<sup>1</sup>, Prof. Teresa Costa Pinto<sup>1</sup>, Prof. Filipa Pinho<sup>2</sup>, Dr. Maria Assunção Gato<sup>1</sup>*

*1. DINÂMIA'CET | Iscte - Instituto Universitário de Lisboa, 2. Iscte-IUL*

Portugal, like other Southern European countries, recorded high levels of homeownership up until the first decade of this century compared to most other European countries. However, as a result of a sequence of crises — the Global Financial Crisis, the Sovereign Debt Crisis and the subsequent Troika bailout, and the global housing affordability crisis — this situation has been changing, especially in urban areas.

Based on inter-census analysis (2011–2021) and an online survey conducted in April 2023 in the Lisbon Metropolitan Area, this paper outlines the main reconfiguration trends of the Private Rental Sector, identifying:

1. The socio-demographic changes among tenants, highlighting the segments that have most contributed to the sector's growth, particularly young people and single-parent households;
2. Contractual conditions, including levels of informality and contract durations;
3. Perceptions and experiences of (in)security;
4. Landlord structure in both quantitative (property portfolio size) and qualitative (individual vs institutional) terms.

The paper concludes by confronting the findings of the previous analysis with the public policies currently in place for the sector, which, in terms of regulation, have consistently proven to be insufficient.

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## Promoting housing inclusivity: It all starts with A

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*Dr. Eleonora Perobelli<sup>1</sup>, Ms. Eugenia Miraglia<sup>1</sup>, Prof. Raffaella Saporito<sup>1</sup>*

*1. SDA Bocconi*

Housing inequality is a core subject of studying of multiple disciplines, yet the field is lacking a unitary definition of this construct and a **comprehensive theoretical framework** to define and interpret it. Building on a systematic literature review and insights from the HouseInc project (funded under Horizon Europe), this paper addresses this gap by developing a **comprehensive framework** that integrates the concepts of Availability, Affordability, Accessibility, and Acceptability (4As) to evaluate **housing inequality** from an **inclusivity perspective**, to be adopted also for **comparative studies** throughout Europe.

The 4As have been explored as fundamental determinants of equitable access to essential services, mostly in the healthcare sector (Thiede et al., 2007; Goudge et al., 2009). Housing studies, instead, have primarily focused on affordability (Galster & Ok Lee, 2021) and, to a lesser extent, availability (An et al., 2022) and adequacy, which is often related to acceptability (Bogdon, Silver & Turner, 1994). We assert that a comprehensive framework integrating all **four dimensions** within the context of **housing** could overcome conceptual inconsistencies within the field (Carson & Boege, 2020). By defining these constructs and their interactions, this framework provides a **structured analytical tool** for understanding the barriers and opportunities within inclusive housing systems and designing targeted interventions to address **disparities in housing access**. In doing so, this study contributes to the ongoing debate on housing inequality and lays the groundwork for future empirical research and policy development.

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## Promoting the suburbs in the 1930s United States: an anti-feminist policy?

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***Dr. Irène Berthonnet*** <sup>1</sup>

*1. Université Rennes 2*

The paper contributes to the discussion on the various effects of housing policy and urban planning on gender norms. Through an analysis of the early development of the US suburbs in the 1920s and 1930s, the paper focuses on a historical case in which urban planning was used to promote the traditional family and traditional gender norms. The so-called “New Deal” measures led to a massive support of the real estate developers targeting the suburbs and building individual houses to be held in full property. A study of the 1931 Presidential Conference on Home Building and Home Ownership (Grimes and Ford, 1932) shows that the promotion of individual housing in new suburbs was seen as a necessity for “social stability”. This happened to the detriment of a more collective form of habitat, the metropolitan apartments, which were much less conservative of gender norms. Eventually, the rise of the suburbs also contributed to the rise of Housework in its modern social and technical configuration (Ruth Schwartz Cowan, 1983), later denounced by the feminist movement (Friedan, 1963; Mainardi, 1970).

Cowan, R. S. (1983). *More work for mother: The ironies of household technology from the open hearth to the microwave*. Plunkett Lake Press.

Friedan, B. (1963). *The feminine mystique*. WW Norton & Company.

Grimes, J.M. & Ford, J. (eds). 1932. President’s Conference on Home Building and Home Ownership (1931), National Capital Press Inc..

Mainardi, P. (1970). *The politics of housework*.



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## Property narratives within collaborative housing sectors: comparing the UK and Spain

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*Dr. Philippa Hughes<sup>1</sup>, Dr. Maria-Paula Rodriguez<sup>1</sup>*

*1. UNESCO Housing Chair Rovira i Virgili University*

Collaborative housing is a broad conceptual field, with well-noted distinctions in terms of model and tenure, institutional arrangements and political objectives (Griffith, Jemma & Savini, 2024). Within this diversity, there exists a significant degree of variation in relation to the narratives that relate to property ownership and collective property. Models can be viewed as opportunities to improve access to home ownership or a way to ensure adequate housing with self-determination outside of traditional ownership structures. This diversity increases significantly when observing the phenomena internationally where there is also significant variation in the shape of the national sectors that provide the institutional architecture in these different contexts (Tummers, 2015). For that reason, cross country comparison can be challenging, or limited in its usefulness, leading to a greater concentration on single cases, or intra-national comparison of specific cases.

This research project seeks to conduct a comparative analysis of the characteristics of collaborative housing models in the UK and Spain. It asks, what narratives (internal and external) the sector is responding to and their relation to narratives of home ownership. It also seeks to identify implications of the institutional environment in which initiatives are developed as to the manner in which collaborative housing ideas have been transferred and developed in their national context. This conference paper will discuss the early-stage findings of this project including the framework for comparison of collaborative housing sectors and initiatives, directions towards these questions from the literature review and findings from interviews with national stakeholders.

# Public Housing Effects on Homeownership Aspirations: Housing Satisfaction and Rental Anxiety Mediation Among Young Adults in Korea

*Ms. Yoona Cho<sup>1</sup>, Prof. In Kwon Park<sup>1</sup>*

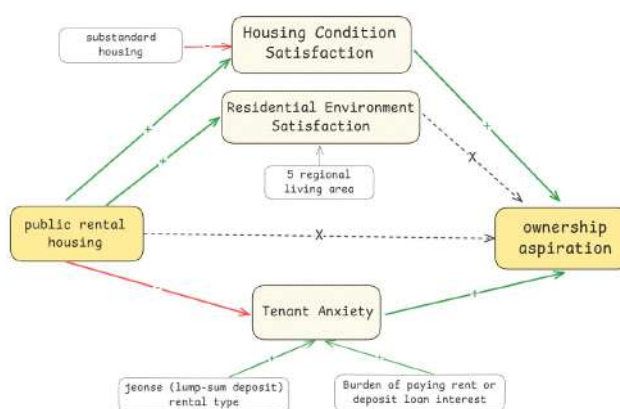
*1. Seoul National University*

South Korea's housing market reveals a paradox: high aspirations for homeownership coupled with low actual ownership rates. The 2022 Korean Housing Survey indicates that while 90% of respondents consider homeownership essential, only about 60% achieve it. This gap is particularly prominent among young adults aged 19-39, with 80% aspiring to own homes but only 15% succeeding. The "generation rent" faces significant barriers to homeownership due to rising housing prices and stagnant economic growth.

Current housing policies frequently mistake aspirations for homeownership for actual demand, prioritizing ownership rates within neoliberal frameworks. However, these policies need a broader perspective—one that considers how housing experiences shape aspirations and how psychological factors mediate this process.

This research examines the impact of different types of rental housing—public versus private—on the homeownership aspirations of young adults. Specifically, it explores the complex pathways through which public rental housing affects homeownership aspirations, simultaneously reducing aspirations through lower tenant anxiety and increasing aspirations through higher housing satisfaction. Using data from the 2022 Korea Housing Survey, this study employs path analysis to examine these factors. The findings provide valuable insights into how stable rental housing can contribute to more inclusive housing solutions.

**Keywords:** Public Rental Housing, Homeownership Aspiration, Young People, Tenant Anxiety, Housing Satisfaction



Research results yoona cho.jpg

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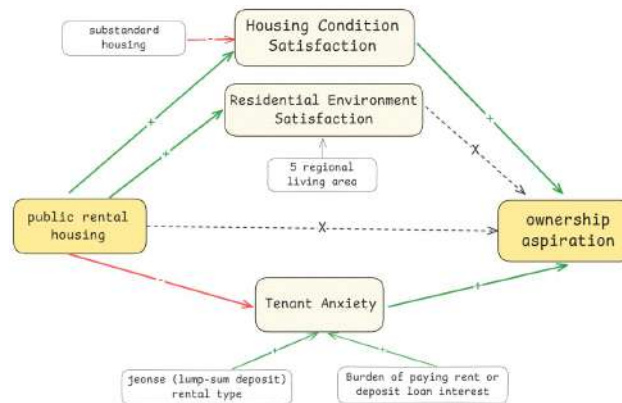
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Research results yoona cho.jpg

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# Public value creation in social housing: the experience of ATER Umbria

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*Dr. Eleonora Perobelli<sup>1</sup>, Ms. Eugenia Miraglia<sup>1</sup>, Prof. Raffaella Saporito<sup>1</sup>*

*1. SDA Bocconi*

Social housing systems have been widely studied, particularly concerning their financial and governance structures (Norris & Byrne, 2021; Bricocoli et al., 2024). We contribute to this field by exploring the public value (Moore, 1995) created by public housing providers across three levels of the Public Service Ecosystem (PSE, Osborne et al., 2022): beneficiaries (micro), local stakeholders (Region, Municipalities, Third Sector Organizations), community (macro). Adopting a Public Service Logic (PSL) perspective (Osborne, 2018), this study aims at **identifying and measuring of the public value generated by housing services for actors of the PSE**.

The empirical setting is public housing in Umbria Region, Italy. We present the case study of the Regional housing provider (ATER), which serves 20,000 vulnerable citizens at rents significantly below market rates. Our research design combines **qualitative and quantitative approaches**, with a data collection based on archival data, focus groups with relevant stakeholders, a questionnaire administered to 100+ tenants.

Our findings show how ATER creates value for its PSE:

Macro: supports **the region's economic development** through **the attraction of public resources** (€50 million in tenders in 2023 alone).

Meso: contributes to **the economic and social sustainability of municipalities** (€2.4 million in savings for municipalities);

Micro: ensures **housing security and social inclusion** (rents are 80% lower than the average market rate).

Findings illustrate the importance of **measurement systems** for capturing the **public value** of housing services and emphasize the **role of stakeholder collaboration** in strengthening an **integrated housing policy network**.

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## Pushing back the Profitability Frontier. Online Coaching for Rental Investment and Ordinary Assetisation of Housing in France

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*Ms. Apolline Meyer*<sup>1</sup>

*1. Université Paris 8*

This presentation focuses on an emerging profession in the private rental sector: online coaching for rental investments. I suggest these professionals play a new role in the ordinary assetisation of housing in France, by spreading rationalised and remote investment logics to households.

I conducted 36 interviews with coaches and their clients, and observed a douzaine of training and networking events, both online and face-to-face. These investors are relatively young and come from various social backgrounds. They invest with credit and seek high yields, to get wealthier through the rental market. My respondents live and invest throughout France, but a significant sub-panel (n=19) live in the Île-de-France region. The coaches teach households how to use online statistical tools to find profitable rental properties, inciting them to expand their geographical search boundaries. Nevertheless, this injunction is unevenly applied by households, depending on their place of residence, their social background and gender. By constantly seeking to identify new spaces as “profitable”, coaches are helping push back what I propose to call a profitability frontier - which designates as much a gradual transformation of the housing stock for profitability purposes, as a marketing injunction at the heart of this new profession. The article contributes to the sociological embodiment of spatial fix theories by shifting the focus from owner-occupier gentrifiers to landlords. It also emphasises the enlistment work carried out *by* and *for* individual investors who are located far from the spaces in which they invest.

# **Pushing beyond housing needs: How new market intermediaries legitimate the scaling-up of hyper-commodified rental housing**

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*Dr. Constance Uyttebrouck<sup>1</sup>, Dr. Antoine Paccoud<sup>1</sup>*

*1. Luxembourg Institute of Socio-Economic Research (LISER)*

This paper explores platform-driven housing provision by studying Hyper-Commodified Housing Products (HCHPs) – i.e., short-term, flexible rental housing segments catering to young professionals and expatriate workers, supplied through online platforms and managed by professional companies intermediating landlord-tenant relationships. Digital technologies and platform real estate have enabled HCHPs' development and have offered new rent-extraction channels under market uncertainty. Focusing on the supply side of this phenomenon, the paper investigates the strategies (e.g., portfolio diversification) and behaviours (e.g., opportunistic use of regulation) of intermediaries specialising in HCHPs as well as their interactions with the real estate sector (e.g., investors, property owners), the labour market (e.g., partnerships with large employers) and the institutional framework (e.g., municipalities, fiscal and regulatory frameworks, spatial planning tools). Using Luxembourg as a case study, we identify ideal-typical actor landscapes for this country's two main types of HCHPs: co-living and short-term rentals. To reconstruct these landscapes, we cross information from desk research and semi-structured interviews with transaction and property ownership data. Beyond advancing knowledge on the functioning of these emerging markets, the paper shows how the actors specialising in these segments purposely complexify the housing provision chain to discursively frame HCHPs as simplifying responses, thereby legitimating their fast scale-up (through product diversification, portfolio expansion, and financial growth) beyond the actual demand of the narrow target public. We end with a discussion of policy implications regarding housing exclusion and inequality.

# Putting the Right to Adequate Housing into practice: lessons from housing cooperatives in Kampala, Uganda

***Ms. Evelien Verbiesen<sup>1</sup>, Mr. Antoni Bielicki<sup>1</sup>***

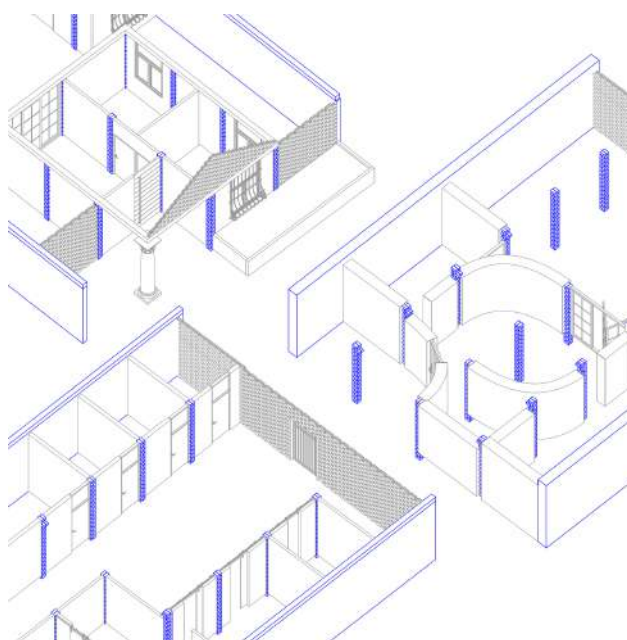
*1. Lund University*

The global housing crisis undermines the right to adequate housing, affecting billions worldwide. While international human rights frameworks emphasise state responsibility, they often overlook the critical role that individuals and communities play in achieving housing adequacy through their own actions. Addressing this gap, this paper introduces the concept of dwellers' agency, defined as the ability to influence both the delivery (who builds, finances, and governs housing) and design (how space can be shaped by users) of homes.

Based on three months of participatory fieldwork with two housing cooperatives affiliated with the Uganda Housing Cooperative Union (UHOCU) in Kampala, Uganda, this study explored how cooperative housing models enable or constrain dwellers' agency. Fieldwork included collaboratively developing a concrete housing design proposal through participatory workshops, site visits, and interviews.

Findings reveal that cooperatives cannot fully overcome structural barriers, such as limited affordable financing or restrictive building regulations. Yet, they substantially enhance dwellers' agency in housing delivery by enabling collective negotiation, pooling resources, and coordinating shared infrastructure. Regarding design, the participatory approach resulted in modular housing designs adaptable to financial constraints, cultural values, and varying privacy needs.

This study contributes to an agency-centred understanding of adequate housing, complementing dominant human rights approaches. While the specific Ugandan context differs significantly from Europe, the pragmatic cooperation observed offers insights for European housing debates, particularly on how collaborative housing might adapt to address broader affordability, accessibility and sustainability challenges.



Designforagency.jpg

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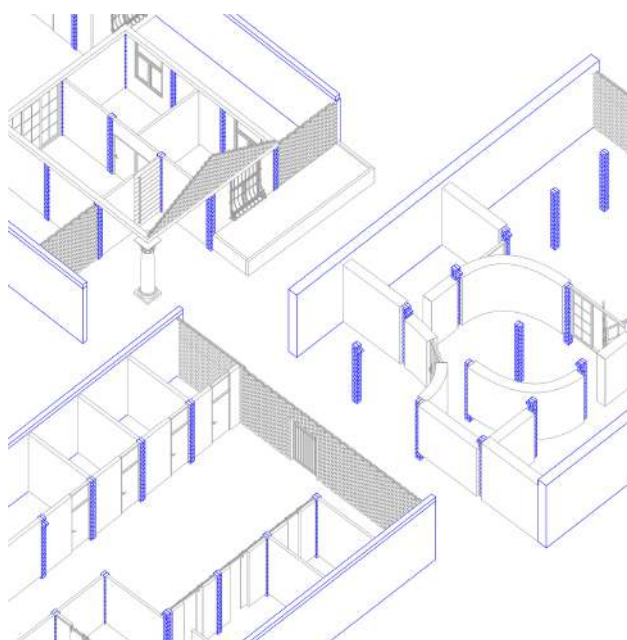
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## Quality of Life amongst those engaged with ‘rapid re-housing’ in Cork, Ireland

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*Mr. Joe Finnerty*<sup>1</sup>

*1. University College Cork*

The conference paper will report on research exploring quality of life for homeless persons who are engaging with rapid re-housing (as distinct from Housing First) services. This is an under-researched intervention for the roofless and houseless population of homeless persons.

Qualitative interviews will be conducted with a sample of formerly roofless or houseless persons who have been ‘rapidly re-housed’ in Cork city, Ireland. Interview themes will comprise:

- Housing / Home: quality, cost, homeliness, neighbourhood satisfaction, relations with landlord, and satisfaction with process of selecting the accommodation
- Satisfaction with supports
- Income, employment and training
- Access / use of health services
- Social inclusion – family and friends, activities
- Aspirations

The research findings will provide an evaluation of these housing-led services in Cork, with learning for such interventions in Ireland and in similar settings in other countries.

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# Real estate portals and price dynamics: a spatial analysis of the Spanish housing market

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*Dr. Ángela Mesa-Pedrazas<sup>1</sup>, Dr. José Manuel Torrado<sup>1</sup>, Dr. Isabel Palomares-Linares<sup>1</sup>,  
Dr. Ricardo Duque-Calvache<sup>1</sup>*

*1. Universidad de Granada*

Online real estate agencies have become the predominant intermediaries in the Spanish housing market, with their influence expanding significantly over recent decades. However, this growth has been uneven, varying across geographical regions and social groups. The role of these agencies extends beyond mere mediation: they enhance market dynamism by facilitating easier access to property listings, while the concentration of housing options within the same digital platforms contributes to the homogenisation and inflation of prices.

This study utilises a comprehensive database documenting the supply of rental and sale properties by census tracts on Spain's primary digital real estate portal from 2012 to 2022. The dataset includes the number of properties listed and the average prices for sales and rentals. The research seeks to: a) examine the spatial and temporal evolution of real estate portal offer; b) identify areas experiencing increases and decreases; and c) analyse the relationship between these trends, price dynamics, and the demographic profile of the population, particularly focusing on age and income.

Findings suggest that middle-class and tourist-attractive urban areas represent the most active markets, largely due to the digital divide. In contrast, rural and less desirable regions demonstrate limited market dynamism. Housing in highly active markets tends to appreciate more rapidly, exacerbating territorial inequalities. While rising prices may enhance the investment value for existing property owners, they simultaneously disadvantage prospective buyers and renters, particularly those from lower-income households. Consequently, the digital divide in accessing intermediation platforms can reinforce both territorial and social disparities within the housing market.

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## Reception of energy poverty measures by housing improvement nonprofit organizations

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*Mrs. Méghane ADAM<sup>1</sup>*

*1. Université Clermont Auvergne*

The emergence of energy poverty as a category of public action and the expansion of aid programs dedicated to the energy transition have been relatively documented in environmental inequalities studies (Lees, 2014; Devalière, 2009). The impact of energy poverty within the associative sector, particularly for vulnerable populations in housing renovation, raises questions connected with literature on social work (Bouillon, Musso, Lees, Decheveigné; 2022).

Several nonprofits have developed activities aimed at improving housing conditions, focusing on energy poverty and renovation, sometimes acting as operators of French public services. However, the rise of individual renovation aid, driven by “activation” policies and individual responsibility (Ginsburger, 2020; Giraud, 2016), creates tensions for associations, particularly regarding their significance.

We will thus examine how these programs are received by these nonprofits. Whether seen as a financial opportunity or as part of a long-standing associative mission, these tasks are perceived differently depending on the organizations studied.

First, we will analyze the support and promotion of energy poverty reduction programs by workers who are convinced of their purpose and impact.

Second, we will explore the emergence of critiques and contestations among certain workers who do not align with the general idea.

We will examine how some programs are debated, adapted, or even rejected. We will assess the influence of professionals’ backgrounds, perceptions, and commitments on their reception and interpretation of “mal-logement” policies through energy poverty.

This presentation is based on an ongoing doctoral thesis, relying on participant observation within several associative networks across different French departments.

# Reconstruction aid one and a half years after the Noto earthquake from the viewpoint of the homelessness

---

***Prof. Yoshihiro Okamoto**<sup>1</sup>*

*1. Chukyo University*

It is recognised that Japan entered a period of seismic activity after the Great Hanshin-Awaji Earthquake (1995). The Noto Peninsula Earthquake of 1 January 2024 and the Noto Torrential Rain of 21 September 2024, while these catastrophic disasters are predicted to occur, have given Japanese society another opportunity to review its response to catastrophic disasters.

Japanese society is based on the principle of “self-reliance through work” and focuses on providing assistance to those who cannot rebuild their homes with their own resources, even if they have lost their homes due to a severe disaster. The number of evacuation shelters, temporary shelters and reconstruction housing units built after disasters is extremely small compared to the number of damaged housing units. Due to the small number of people in shelters and the poor living conditions, many disaster victims are unable to stay in the disaster area and are forced to evacuate outside the disaster area. It is estimated that a large number of disaster victims who cannot be identified by the central and local governments are unable to receive appropriate disaster relief, and many of them are homeless because they cannot secure a livelihood.

In this study, we will estimate the situation of wide-area evacuees outside the disaster area, victims who did not receive assistance, and disaster-related deaths who lost their lives due to poor evacuation conditions, using newspaper articles and government reports as sources of information, focusing on the Noto Peninsula earthquake and the heavy rains in 2024.

# **Refining housing policy through local housing affordability conditions: an application to the metropolitan region of Barcelona**

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***Dr. Miquel Correa***<sup>1</sup>

*1. Institut Metròpoli*

Housing prices have been recently rising at a faster pace than salaries for most of the working-age population in European countries in general, and singularly in the largest cities. This sustained divergence has generated an important affordability crisis, in which most households feel overburdened when facing housing costs, potentially leaving other needs unattended for economic reasons, hence increasing their risk of poverty as well. The affordability crisis risks polarizing society in two groups: those with access to affordable housing and those impoverished by housing. New evidence is needed to: a) properly identify all population groups and locations who are most vulnerable to the housing affordability crisis; and b) optimally design the corresponding housing policy aid. Building upon seminal literature on housing affordability conceptualization and measure by Hancock (1993), Thalmann (2003) and Bramley (2012), I elaborate further the visualization of key indicators on housing overburden and poverty, and empirically test them using an extension of EU-SILC to the region of Barcelona, for the period 2017–2023, allowing to identify the most vulnerable social groups at a local level (municipality, metropolitan area and region). I further study the socio-demographic determinants of the housing poor through logistic regressions.

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# Regional Patterns of Housing and Labour Precariousness in the European Union

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***Dr. Márton Czirfusz***<sup>1</sup>

*1. Periféria Policy and Research Center*

Housing and labour precariousness co-constitute each other and manifest geographically unevenly across the member states of the European Union (EU). This paper introduces composite indicators of housing precariousness and labour precariousness at the NUTS2 level across Europe, based on official Eurostat data. This methodology is used to develop a typology of regions, based on the prevalence of labour precariousness and/or housing precariousness.

The analysis reveals distinct regional patterns of housing and labour precariousness within the European Union. As for labour precariousness, the study highlights both the presence of labour market flexibilization and precarious employment forms in parts of Europe. Housing precariousness is most pronounced in Southern and Central and Eastern European countries. In conservative-corporatist unitary rental market and Southern European housing-welfare regimes labour market challenges and housing challenges mutually reinforce one another at the regional level. However, this is not the case in other housing-welfare regimes.

The paper concludes that a policy mix addressing multiple and combined forms of precarity in labour and housing – incorporating regionally tailored solutions – needs to be developed in the European Union and by the 27 member states to effectively tackle interconnected housing and labour market challenges.

This project has received funding from the European Union's Horizon Europe Research and Innovation Programme under grant agreement 101132325 ('EqualHouse').

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## Regulatory gaps in the rental market and tenants' adaptations strategies in Ukraine

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***Ms. Galyna Sukhomud<sup>1</sup>, Ms. Vita Shnaider<sup>2</sup>***

*1. Technische Universität Berlin, 2. KU Leuven*

Since the beginning of the full-scale invasion, the rental market has absorbed the majority of internally displaced persons, leading to a growing share of tenants in Ukrainian cities. However, renting remains highly precarious and unaffordable. According to an IOM assessment (July 2024), one-third of renting households in Ukraine allocate more than 70% of their income to housing, while 54% spend over half. Moreover, 44% of renters indicated having no legal documents to prove their tenure (IOM, July 2024). The situation is even more severe for internally displaced persons and those with aggravated vulnerabilities. This research examines the gaps in rental market regulations in Ukraine, the recent national rent subsidy for IDPs and humanitarian programs addressing tenants' needs as well as the strategies tenants employ to deal with precarity of the rental market. While most conflicts are resolved on a personal level, the establishment of the Tenant Union in Lviv represents an attempt to address regulatory shortcomings through networks of support and collective self-organization.

# Reimagining the Single-Family House: Strategic Perspectives on Municipal Planning in Denmark

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*Ms. Mette Mechlenborg*<sup>1</sup>

*1. BUILD; Aalborg University*

The single-family houses are still one of the most popular housing types in modern Western countries, and one of the most difficult to change in terms of sustainable requirements. These contradictory agendas illustrate how, in many respects, SFH has become a Gordian knot in the sustainable transformation of contemporary Western housing: The SFH symbolizes a need for change and at the same time is very resistant to the changes suggested. This paper addresses the role of SFH in the sustainable transition, viewed from a municipal perspective. The central argument advanced is that the sustainable transition cannot be achieved solely by prioritizing the climatic and environmental aspects of SFH. Rather, it requires the integration of diverse agendas that are already beginning to reshape housing culture. Such integration demands a cross-disciplinary and cross-sectoral approach to housing, and a greater capacity to combine differing priorities with a coherent strategy. The paper focuses on the Danish municipal context and the specific case of Danish single-family housing. It employs mixed-methods and interdisciplinary research design, drawing on register data, surveys, and qualitative interviews, as well as insights from cultural studies and housing sociology. The paper presents three strategic recommendations for how Danish municipalities—and, by extension, modern Western municipalities more broadly.



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# Remaining a homeowner despite marital separation: gender and class inequalities

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*Ms. Laure Crepin*<sup>1</sup>

*1. Sciences Po Paris, Centre de Sociologie des Organisations*

Using the 2002, 2006 and 2013 Housing surveys (INSEE – French national institute of statistics), we study gender and class (measured by living standards quartiles) inequalities in home ownership after marital separation in France in the 2000s. Marital separation is a massive phenomenon in France (400,000 couples separate every year). At a time when inequalities in access to property are increasing, and the housing crisis is worsening, the most vulnerable people in our society are having to cope with the consequences.

Using regression models, we show that modest women most often leave homeownership after separation, while this is much less the case for modest men and affluent women. During the 2000s, inequalities increased: if more and more separated people are homeowners, it's because separated people with the highest standard of living are choosing this status more and more, unlike those of more modest means. Similarly, women are leaving homeownership less and less when they break up, because wealthier women are leaving this status less and less. These results argue in favor of an analysis of inequalities that simultaneously articulates gender and socio-economic position.

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# Renovating social housing with its inhabitants? The role of AMU between mediation and performance-driven approaches

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*Ms. Mariana Cyrino Peralva Dias*<sup>1</sup>

*1. LATTS. Laboratoire techniques territoires et sociétés - ENPC*

Since the 2010s, a field of practice known as Assistance à maîtrise d'usage (AMU) has taken shape in France. Although its boundaries can be considered as nebulous nowadays, it originally emerged from observations of the gap between the technical choices made in the construction or renovation of energy-efficient buildings and their actual use (Briseperrière, 2013). Professionals adopting this term offer support for participatory processes. They aim “to integrate users’ needs and aspirations and to involve them in certain choices and decisions regarding the built environment”, in response to “purely technical” approaches which overlook their social implications (Gicquel & Litvine, 2020).

Our research examines the emergence of these activities and the outcomes they produce, focusing specifically on energy renovations in social housing. This presentation will analyze how the scope of these activities is defined and implemented in renovation projects, highlighting the tensions within AMU’s critical stance towards performance-driven approaches in the building sector. While AMU seeks to challenge these frameworks, it simultaneously adopts some of their objectives, particularly those related to “behaviour change” and “acceptability”. This analysis draws on two years of observations conducted within arenas where these activities are discussed, as well as on the study of AMU services commissioned by two social housing providers as part of energy renovation projects.

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# Rental vulnerability in Australia: measuring, mapping and understanding the drivers and experience of rental housing problems

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*Dr. Laurence Troy<sup>1</sup>, Dr. Chris Martin<sup>2</sup>, Dr. Sophia Maalsen<sup>1</sup>, Dr. Caitlin Buckle<sup>2</sup>*

*1. The University of Sydney, 2. UNSW Sydney*

Almost one-third (32%) of Australian households live in rental housing, and this proportion is growing. A deep body of evidence shows that households often encounter problems in making a secure, affordable and appropriate home in the private rental sector. Private rental housing is insecure both in legal terms and unaffordable for many in different housing sub-markets. Housing conditions tend to be poorer in private rental, with private renters 60 per cent more likely to report a structural defect, and twice as likely to be dissatisfied with their dwellings, compared with owner-occupiers. Current approaches to locating rental housing problems generally focus on affordability to the exclusion of other factors. This paper will present the Australian Rental Vulnerability Index (ARVI), an online data tool developed in collaboration with tenant advocacy and advice services from around Australia. It will discuss the foundational concepts and methodology for the ARVI, recent trends in rental vulnerability, and future directions for the ARVI research project and including analysis of the socio-economic drivers of rental vulnerability, how different indicators of rental vulnerability cluster together. We argue that the ARVI offers insights into the multidimensional nature of rental vulnerability, and its geographic distribution within each state and territory. While primarily conceived as a service planning tool for tenants advice services, the ARVI is also an evidence base for housing policy advocacy and service provision more generally.

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# Renting ‘Affordable’? Strategies of subsidized private landlords and rental housing policies in France

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***Mr. Benoît Frel-Cazenave**<sup>1</sup>*

*1. Université de Tours*

In France, as in other European countries (Ronald and Kadi, 2018; Bryne, 2020), the proportion of private rental housing within the housing stock is experiencing a slight increase, while the owner-occupancy rate remains stagnant. This trend has been attributed to tax incentives in the new-build sector (Wijburg, 2019), which promote an asset-based welfare model among households (Benites-Gambirazio and Bonneval, 2022). Changes in the existing housing stock, however, are less well documented in this literature. Nevertheless, public policies, spearheaded by the French National Agency for Housing (Anah), aim to encourage landlords to renovate properties and lease them out. These incentives, which include subsidies and tax breaks, are distributed locally by urban authorities and their partners, in order to create a rental housing stock that is both affordable and sustainable.

This paper examines these public subsidies through a case study conducted in two French cities: a medium-sized town (Cahors) and a regional metropolis (Tours). An interview survey was conducted with both public officials and approximately thirty landlords who had received these subsidies. By signing an agreement with the Anah, landlords are required to offer affordable rent to low-income tenants. This requirement reduces landlords' profitability, contradicting the notion of housing as a source of asset-based welfare. However, these policies, deemed too restrictive, are being called into question due to the increase in mass housing renovation targets. As a result, the relative decommodification of these homes appears to be diminishing, raising concerns about the balance between social and environmental issues in housing.

# Rescaling the Metropolitan Transition : Affordable Housing Production in Strategic Metropolitan Districts

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***Mr. Antoine Gosnet***<sup>1</sup>

*1. EHESS - UMR Géographie-cités*

Metropolization is often presented as a process that shapes the entire urban space (Sassen, 1991), with global metropolises being essentialized around certain strategic districts. However, these ‘glocal enclavizations’ (Brenner, 2004) concentrate multiscalar tensions between urban governance levels. Each level develops distinct economic, social, and environmental expectations onto these districts, sometimes diverging significantly. The production of social and affordable housing within these areas offers a valuable lens to examine how metropolization transforms metropolitan public action at the local scale.

This potential special issue article will explore metropolitan dynamics at an intra-urban scale, focusing on housing policies within the Grand Paris Express (GPE) station districts. Since the GPE megaproject’s launch in 2010, these districts have been reshaped by metropolitan logics, becoming hubs for growth and private capital attraction (Guelton and Pouillaude, 2023; Mouton et al., 2023). At the same time, they are subject to state-led housing policies aligned with the neoliberal agenda of globalized cities and inter-urban competition (Harvey, 1985; Savini, 2012). Drawing on eighty semi-structured interviews[i], we analyze the State’s role in regulating social and affordable housing production in these areas (I). These national regulations, enforced through various control mechanisms directed at municipalities, aim to promote social diversity but sometimes contradict other state entities (II). Finally, the article proposes an analytical model of intra-metropolitan transition, outlining different phases that either reinforce or mitigate socio-spatial inequalities (III).

[i] Conducted with deconcentrated State services (Préfectures) Public Planning Establishments, National Housing Agencies, local authorities, social landlords and real estate developers.

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# Residential Contexts and Subjective Experiences of Noise Pollution

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***Dr. Antonio Sibilio<sup>1</sup>, Dr. Oscar Azzimonti<sup>1</sup>, Dr. Igor Costarelli<sup>1</sup>, Dr. Giorgia Guagliumi<sup>1</sup>, Dr. Giulio Panzeri<sup>1</sup>, Dr. Valentina Zaffaroni-Caorsi<sup>1</sup>***

*1. University of Milan Bicocca*

*Noise pollution is a defining characteristic of urban environments. However, noise perception is inherently subjective, influenced by spatio-temporal contexts, people's socio-cultural backgrounds and psychophysical conditions. Housing characteristics significantly shape everyday auditory experiences as well. This study adopts an integrated approach to urban soundscapes, combining objective measurements with subjective perceptions. It explores the relationships between the spatial distribution of noise and the social and housing characteristics of residents in a post industrial neighborhood in Milan, Italy. This paper identified six housing typologies and used survey data (N=128) to examine the perception of urban and residential soundscapes across them. Combining acoustics and urban sociology, this interdisciplinary study contributes to a deeper understanding of residents' well-being, highlighting the relevance of integrating an acoustic dimension into studies of housing quality.*

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## Residential Starchitecture in New York: an exploratory discussion

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***Dr. Sandra Marques Pereira***<sup>1</sup>

*1. DINÂMIA'CET | Iscte - Instituto Universitário de Lisboa*

- New York probably has the most competitive real estate market in the world. In the discourse of the sector players, a market segment of “starchitects” or even an area designated as “architects row” is identified. Starting from the 611 West 56th Street Tower by the Pritzker Álvaro Siza, located northeast of Hell’s Kitchen/Manhattan and completed in 2022, this presentation focuses on an exploratory discussion of the development, marketing, and reception of residential buildings by starchitects. In what urban context are these projects developed and what type of policies are underlying them? What are the motivations of developers in hiring a starchitect? What is the strategy/process and marketing narrative? Is there a social segment attached to this signature architecture? Based on a set of interviews and content analysis of multiple documents, the presentation will focus on four dimensions: 1º The urban framework of the project; 2º The network of actors involved in the process and the specific role of each; 3º The instruments and branding narrative of the “product” - the building and its author; 4º the profile of the residents. The presentation is a singular contribution to the discussion of the theme of starchitecture in the housing domain, going beyond the already more established discussion of the theme in the context of institutional buildings and urban renewal policies.



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## Residential Stress and the Challenges of Care and Proximity: Green spaces in urban renewal

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***Prof. Yankel Fijalkow*<sup>1</sup>, *Dr. Yaneira Wilson*<sup>2</sup>**

*1. Centre for Housing Research, LAVUE-CNRS. School of Architecture Paris-Val de Seine, 2. Ecole Supérieure des Professions Immobilières (ESPI-ESPI-2R) - Centre for Housing Research, LAVUE-CNRS, France. School of Architecture Paris-Val de Seine - France.*

*This article studies two social housing projects undergoing urban renewal caused by green city initiatives, exploring intersections and compatibilities between actors' ideas of proximity : the Cité Émile Dubois – La Maladrerie, a 1980s-era working-class neighborhood in Aubervilliers, on the outskirts of Paris, and a residence (2020) in the northern fringes of Bourges, a neighborhood with high levels of social housing. Using the notion of care, it gives a domestic spatial analysis to better understand proximity and women's roles as major participants in local associative actions and initiatives, emerging as a response to residential stress sparked by the uncertainties of urban renewal. We thus observe how care-takers occupy key positions and responsibilities in activist spheres, giving them legitimacy in their support functions or their involvement in association networks. We also explore how stakeholders, whether residents' associations or landlords, use the notion of proximity to oppose, take action and repair their situation. The ability to use individual and collective spaces at residents' leisure, as well as to create strong social bonds, expresses the search for well-being and a healthier habitat, where residents feel they are taking care of themselves.*

# **Residential trajectory, opinion on the neighborhood and perception of its transformation: an analysis based on the Quatre-Chemins neighborhood in Greater Paris**

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*Mrs. Anati Mejanes*<sup>1</sup>

*1. EHESS - UMR Géographie-cités*

This presentation aims at displaying the initial results of a fieldwork conducted in the Quatre-Chemins neighborhood in Aubervilliers. This French commune bordering Paris to the north, located in the Seine-Saint-Denis département, has been undergoing major urban renewal and new-build construction since the early 2000s (PLU 2010, PLUI 2020). At the same time, the area is affected by contradictory socio-economic dynamics, combining impoverishment and gentrification (Institut Paris Region 2019).

This fieldwork is part of a thesis in geography which focuses on the forms of coexistence in neighborhoods undergoing major urban, social and economic change. The ways of coexisting are investigated on the basis of residents' everyday practices in the neighborhood and their perception of the neighborhood and its other residents.

This research is based on mixed methods. On the quantitative side, it relies on statistical and cartographic analyses, while on the qualitative side, it relies on participant observation and semi-structured interviews.

The Quatre-Chemins neighborhood is characterized by a wide variety of residential buildings (Bureau du Patrimoine de la Seine-Saint-Denis 2004) and a growing social mix with newer inhabitants from both ends of the social ladder (Institut Paris Region 2019). The aim here is to examine the residential trajectory of the residents surveyed, the length of time they have lived in the neighborhood, and their own perception of their social, symbolic and spatial place, particularly in relation to other residents (Chamboredon and Lemaire 1970). Are there some correlations between these characteristics and the respondents' feelings about the neighborhood's transformations?

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# Resistances and strategies of citizen organisation for the right to the city: luxury housing displacing middle class neighbours in Barcelona's Eixample

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***Dr. Ana Belén Cano-Hila<sup>1</sup>, Dr. Montserrat Simó-Solsona<sup>1</sup>, Dr. Cristina López<sup>1</sup>, Dr. karla Berrens<sup>1</sup>,  
Ms. Ana Romero<sup>1</sup>***

*1. Sociology department, University of Barcelona*

This communication is part of the research project 'Vivienda DE lujo' or 'La vivienda ES un lujo'? Social analysis of the presence of large real estate investors in the neighbourhood 'Right side of Eixample' in Barcelona' funded by the Barcelona Housing Chair (2024-25).

The work identifies and analyses citizen resistance strategies at a collective level to confront the housing crisis the city of Barcelona is experiencing, especially in the Right of Eixample neighbourhood.

The methodological approach is based on a case study and content analysis, based on semi-structured interviews with neighbours who have experienced different situations with respect to the housing market; from being threatened to having to leave their homes due to real estate pressure, suffering residential 'mobbing', having been evicted, etc.

Preliminary results reveal collective resistance strategies to the tensions generated by housing speculation. An example being media campaigns are seeking to put the housing problem in the city on the political and social agenda. There are also demonstrations and actions of resistance to prevent eviction for specific estates and the development of informal mutual support networks. Finally, we see local associative fabric create and develop specific commissions which purpose is solely to deal with the housing issues coming. However, and herein lies the interest of the case study, the social and cultural capital of the resident population involved contributes to amplifying the echo of the actions. The latter is forcing public authorities to adopt specific positions with regards to arising the housing issues.

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# Restoration in Nature: Theoretical Components of a Social Ecological Narrative

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*Prof. Terry Hartig<sup>1</sup>, Prof. Daniel Stokols<sup>2</sup>*

*1. Institute for Housing and Urban Research, Uppsala University, 2. School of Social Ecology, University of California, Irvine*

Environmental settings contribute to human health and well-being in many ways, including processes of psychological restoration. Research on settings that support restoration has focused primarily on natural settings, or simply “nature,” starting from the theories about recovery from stress and attentional fatigue. The body of research informed by these seminal theories has grown large over recent decades, as an integral part of a burgeoning field concerned with the beneficial aspects of nature-health relations. This development has been accompanied by the consolidation of a narrative about restorative and other benefits of nature experience. However, over-reliance on this narrative has entailed neglect of other matters, including the multiple levels of stable circumstances and change processes in which nature experience commonly takes place and unfolds. A social ecological approach to the study of restoration in nature can help in addressing this neglect and provide the bases for elaboration of a social ecological narrative. Toward that end, we consider some theoretical foundations for this more expansive narrative, beginning with a summary of key features of the social ecological approach to human-environment relations in general. In light of this approach, we consider the components and contents of a general framework for theories about restorative environments and restorative experience. We close with comments on the potential values of the new narrative and the theorizing it encompasses, and on the potential generality of that theorizing with regard to other settings in which people commonly seek and find restorative experiences, including but not limited to housing and homes.

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# Rethinking Post-Disaster Housing: Transformative Strategies for Mid-Run Adaptation

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***Dr. Nezih Burak Bican<sup>1</sup>, Dr. Gizem Sogut<sup>2</sup>, Dr. Nil Akdede Matur<sup>1</sup>***

*1. Atılım University, 2. Middle East Technical University*

Post-disaster housing is often conceived as a binary process—temporary shelters followed by permanent reconstruction—yet this rigid approach overlooks the potential of mid-run strategies. In disaster-prone regions like Turkey, where urgency and practicality shape housing responses, the transformation of existing buildings (e.g., schools, hotels, dormitories, and sports facilities) presents a critical yet underexplored opportunity. This study argues that extending the capacity of such structures for high-quality temporary accommodation can buy valuable time, preventing the rush into suboptimal permanent housing solutions that may entrench long-term vulnerabilities.

Using a mixed-methods approach, the research integrates legislative reviews, stakeholder interviews, and case studies to assess how adaptive reuse can bridge the gap between emergency response and sustainable recovery. The findings highlight that prioritizing well-designed interim housing not only enhances immediate living conditions but also enables a more thoughtful approach to permanent settlement planning. If long-term housing is hastily built, structural and social flaws become permanent. However, investing in durable, adaptable solutions fosters more liveable and resilient communities.

This study underscores the need for a paradigm shift in post-disaster housing policies—one that moves beyond short-term fixes toward an integrated, multi-phase strategy. By leveraging existing building stock and refining temporary housing quality, post-disaster settlements can evolve more sustainably, ultimately serving affected populations with greater dignity and long-term security.

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## Retrofitting Europe's Single-Family Housing: Policies, Innovations, and Future Prospects

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***Prof. Federico Zanfi*<sup>1</sup>, *Prof. Martino Tattara*<sup>2</sup>, *Prof. Montserrat Pareja-Eastaway*<sup>3</sup>,  
*Prof. Judith Gifreu*<sup>4</sup>, *Ms. Carina Sacher*<sup>5</sup>, *Dr. Hannah Widmer*<sup>5</sup>, *Dr. Jennifer Duyne Barenstein*<sup>5</sup>,  
*Prof. Julia von Mende*<sup>6</sup>, *Prof. Oswald Devisch*<sup>7</sup>, *Dr. Jesper Jensen*<sup>8</sup>**

1. Politecnico di Milano, 2. TU Darmstadt, 3. University of Barcelona, 4. Autonomous University of Barcelona, 5. ETH Zurich,  
6. Frankfurt University of Applied Sciences, 7. Hasselt University, 8. Aalborg University

This proposal outlines a collaborative workshop to be hosted by the Working Group *Towards Sustainable Communities and Housing*, focusing on a critical yet often overlooked challenge in architectural and urban research: retrofitting extensive suburban and urbanized areas dominated by single-family houses. While these dispersed housing patterns are deeply rooted in European architectural traditions, urbanization processes, and cultural habits, today's socio-economic landscape demands a fundamental reassessment of this vast housing stock. Key drivers of this transformation include demographic shifts, evolving housing preferences, social change, and the growing appeal of cities as hubs for work and productivity. Addressing this urgency, the workshop explores two key questions: What policies exist across European countries to support the transformation of single-family housing? And what experimental approaches—whether in planning tools, pilot projects, or design experiments—are emerging to tackle this challenge? The workshop brings together original contributions by scholars from Germany, Belgium, Italy, Switzerland, Spain, Denmark and France (to be confirmed), where the future of single-family housing is a particularly pressing issue. The workshop aims to map ongoing debates through comparative discussions and case studies, identify shared challenges, and establish the foundation for a collaborative research network. By engaging researchers, policymakers, and practitioners, the workshop seeks to advance a deeper understanding of how suburban housing can today be adapted to contemporary needs sustainably and inclusively. Confirmed speakers include Montserrat Pareja Eastaway, Judith Gifreu, Carina Sacher, Hannah Widmer, Jennifer Duyne, Federico Zanfi, Martino Tattara, Julia von Mende, Oswald Devisch and Jesper Ole Jensen.

# Revealing the amenities of low-density spaces for an ageing population: a methodological matter?

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***Mrs. Viviane André***<sup>1</sup>

1. Centre for Housing Research, LAVUE–CNRS. School of Architecture Paris-Val de Seine

*This contribution presents the methodological explorations of a doctoral thesis in Architecture, focusing on the adaptation of small towns and rural areas to the ageing of the population in the greater suburbs of Paris Region. Low-density spaces are often considered unsuitable for the needs of an ageing population. However, this criticism is often based on evaluation tools designed for dense cities. We are therefore exploring the potential of research tools in architecture and urban planning to reveal the amenities that low-density spaces can offer to people as they age. How can we study space in its material and symbolic dimensions?*

*We propose to present two complementary methodological approaches. Firstly, a transposition of tools of urban morphology (typo-morphology), well known for their capacity to describe and classify spaces, adding some age-related criteria. Secondly, some participatory methods that consider inhabitants as guides for the exploration of spaces (collaborative mapping workshops).*



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# Reviewing the Brazilian *usucapião*: applications, power plays, legitimizations, risks.

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*Dr. Mathilde Moaty*<sup>1</sup>

1. Université Paris Nanterre

The aim of this paper is to reflect on an instrument found in the *Estatuto da Cidade* (2001), a text included in the Brazilian Constitution that establishes the “social function of property,” from which several instruments aimed at countering real estate speculation and the retention of vacant properties derive. Here, we focus particularly on *usucapião* (adverse possession).

A form of “acquisitive prescription”, *usucapião* allows a person or a group occupying an unoccupied or under-utilized private property to acquire the right to ownership (individual or collective) based on specific criteria. *Usucapião* in its collective form represents a significant advance for the favelas, which are typically established on land that does not fulfill the constitutionally required “social function of property.” By enabling legal action regarding land, this instrument constitutes a major step forward in a historically unequal Brazil, particularly in terms of access to land. Despite these undeniable advances, literature on the subject shows that the application and scope of *usucapião* remain uncertain. In the case of favelas, where it is complex to regularize property titles, it is sometimes necessary to combine *usucapião* with the designation of zoning such as *ZEIS* (Special Zones of Social Interest), which require a vote in the municipal council (Soares Gonçalves, 2009).

Using the example of a neighborhood in São Paulo, this paper explores the impact of this instrument, asking how it can alter power relations between local and larger actors, and to what extent it can contribute to the decommodification of land for housing.

## Right of use acquisition in Catalunya: a tool for cooperative housing expansion?

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Mrs. Melissa Fernández Arrigoitia<sup>1</sup>

1. University of Bristol

The regional government of Catalunya has in recent years been developing a series of legal mechanisms to support the decommodification of housing, in the context of a limited but growing cooperative and public housing sector. One of such tools is the right of first refusal (*tanteig i retracte/TIR*) introduced in 2015 as a legal instrument to acquire properties with the aim of transforming them into affordable and inclusive housing. Under specific circumstances, the purchase can be carried out by public or third-sector housing providers, including those that promote collaborative housing projects. This paper will focus on the first right-of-use cooperative housing project, La Closca, in the Catalan city of Lleida, created through this new legal mechanism of acquisition. The aim is to critically reflect on how adjusted this instrument is to the creation and cohesion of cooperative residents that do not have a background in collective organising, and to explore the possibilities for streamlining the process of purchase, building conversion and group formation that needs to take place almost concurrently during the TIR. The paper will first offer a brief overview of the physical and social characteristics of the project, as well as of the right of first refusal and repurchase mechanism. It will then analyse what La Closca's development process may tell us about the strengths, limitations, and challenges of replicating the cooperative model using this strategy.

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## Roomates or realestate? Measuring Sydney's share vacancies and rents against market trends

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*Prof. Nicole Gurrán<sup>1</sup>, Dr. Zahra Nasreen<sup>1</sup>, Dr. Pranita Shrestha<sup>1</sup>*

*1. The University of Sydney*

Digital platforms have transformed housing markets and opened insights into a range of informal rental practices that are difficult to detect and monitor, such as sharing. Once primarily confined to young adults transitioning from their nuclear family; or less commonly practiced by very low-income earners unable to afford conventional accommodation, sharing late into adulthood has become increasingly common, enabled by numerous housing platforms. This paper examines the supply of accommodation advertised by a dominant share housing platform in Australia; 'Flatmates.com' over a three year period.

We focus on the supply of share accommodation offered over three years in Australia's largest three cities; Sydney, Melbourne and Brisbane relative to the 'formal' or conventional supply of rental housing (ie. self contained units for single households). We also compare the relationship between advertisements placed by people seeking accommodation in the shared sector against rents and vacancies in the formal rental market. Our findings provide critical insights into housing market trends at the lower end of the market, particularly in response to key demand side shifts across the Covid and post-Covid era. Overall, we ask whether sharing is an appropriate housing option for those now shut out of the conventional rental market. Our study contributes to the growing literature on informal housing markets in the so called global north and specific implications for policy makers and planners charged with addressing the needs of low income renters.

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## Sanctioning the Homeless: Legal and Human Rights Perspectives from the Netherlands

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*Dr. Stefan van Tongeren<sup>1</sup>, Mrs. Merel Raven<sup>1</sup>, Ms. Els Schipaanboord<sup>1</sup>*

*1. University of Groningen*

Rising living costs, growing welfare inequality, and an escalating affordable housing crisis have contributed to increasing levels of homelessness in many (Western) countries. While widely seen as a social welfare issue, homelessness is increasingly treated as a public order problem. Homeless individuals are often perceived as more likely to engage in criminal activities, cause public nuisance, or disrupt the urban environment. Visible homelessness, such as encampments, is frequently seen as detrimental to cities' public image. In response, public authorities are increasingly introducing laws and regulations that criminalise homelessness, prohibiting behaviours that homeless individuals often cannot avoid, such as sleeping, eating, and urinating in public spaces, as well as restrictions on erecting shelters or begging.

This presentation examines the punitive and other public order responses to homelessness by local authorities in the Netherlands. It assesses how these responses relate to the prohibition of cruel, inhuman, or degrading treatment or punishment under Article 3 of the European Convention on Human Rights (ECHR) and Article 7 of the International Covenant on Civil and Political Rights (ICCPR). Using the UN Special Rapporteur's framework on laws that criminalise homelessness, this study presents a systematic quantitative analysis of local regulations in 45 Dutch municipalities, revealing the extent to which life-sustaining activities in public spaces are penalised in the Netherlands. The analysis is furthermore complemented by a qualitative, doctrinal legal assessment that contextualises the findings and offers a critical evaluation of the local Dutch policies from a human rights perspective.

# Secondary property ownership in Austria – trends over the Covid pandemic

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***Dr. Alexis Mundt**<sup>1</sup>, **Dr. Karin Wagner**<sup>2</sup>*

*1. IIBW, 2. OeNB Austria*

Using Austrian Household Finance and Consumption Survey (HFCS) data and data from Statistics Austria's building and housing register, the study examines which households own secondary properties in addition to their main residence. The analysis uses data from the 3rd wave (2017), the 4th wave (2021) and the most recent 5th wave (2023) as well as register data to show possible developments during COVID-19. Secondary property ownership versus landlord/investment properties will be examined. Furthermore, answers will be evaluated as to which property types are held as secondary residences but not rented out or leased.

**JEL:** R31, R38, R51

**Keywords:** Housing, Secondary property ownership, Housing markets, Housing finance

## Seeing Residential Vacancy Like a Debt Servicer

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***Mr. Nikolaos Vrantzis***<sup>1</sup>

*1. Institute for Housing and Urban Research, Uppsala University*

This paper examines residential vacancy as a dynamic phenomenon, focusing on the processes through which it is produced, maintained, or removed. Drawing on desk and field research in Thessaloniki, the analysis frames vacancy as a social relation embedded within the city's evolving property regime. By centering debt servicers in the discussion, the study highlights their transformative influence in recalibrating property markets and reshaping urban housing dynamics in the wake of economic turmoil. Financiers and debt servicers emerge as pivotal actors orchestrating vacancy removal, their actions guided by imperatives of profit maximization. These strategies, shaped by prevailing market conditions and state policies, reinforce an emphasis on elevating housing's exchange value over its use value. While debt servicers frequently dominate the property landscape, they operate within a network of diverse actors, ranging from small landlords to agile brokers. To illuminate these dynamics, the study leverages the electronic national land registry platform in Greece, employing this underutilized resource as a novel tool for tracking property transfers. By reframing housing vacancy as a manifestation of social relations rooted in specific urban and temporal contexts, the research challenges static interpretations of vacancy and foregrounds the dynamic, interconnected processes that drive its production, maintenance, and removal. In doing so, the study contributes to critical debates on property and finance, illustrating how the roles of servicers as mediators and strategists are reshaping Thessaloniki's property regime and influencing urban housing dynamics on a broader scale.

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# Shaping Active Communities: Uncovering the Role of Residential Environments in Promoting Physical Activity in Hong Kong

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***Dr. Paulina Neisch***<sup>1</sup>

*1. City University of Hong Kong*

This research examines the influence of residential neighborhood design on outdoor physical activity behaviors in urban settings, with a focus on Hong Kong. Using data from activity tracking applications, the study analyzes how urban design features—such as green and blue spaces, points of interest, pedestrian crossings, and built-up areas—affect engagement in outdoor activities. The Green View Index (GVI) and Blue View Index (BVI) are used to assess the availability of green and blue spaces, and their role in encouraging physical activity within residential neighborhoods. Additionally, the study explores how the density and arrangement of housing and surrounding infrastructure, including commercial buildings and pedestrian-friendly routes, impact the accessibility and appeal of physical activities.

The research also investigates how socio-demographic factors, such as age, income, and education, interact with residential design to shape activity patterns at both individual and community levels. By analyzing data from sports tracking apps, the study provides insights into how specific environmental features influence the frequency and type of outdoor activities across various neighborhoods.

The findings underscore the importance of residential neighborhood design in promoting physical activity and enhancing public health. The study offers recommendations for urban planners, housing developers, and policymakers, highlighting the potential of well-designed residential environments to foster active lifestyles through accessible green spaces, walkable streets, and thoughtfully integrated infrastructure.



## Short-term rentals and second homes development in France: cross-cutting issues

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*Mr. Julien Watine <sup>1</sup>, Ms. Jeanne Richon <sup>1</sup>*

*1. Lab'Urba, Université Paris-Est Créteil*

Given the growing social and environmental tensions surrounding housing, the erosion of primary residences in favour of stock not used for permanent housing is becoming a major concern in some areas. In France today, there are 3.7 million second homes and over a million properties used as short-term rentals. These statistics, which are constantly rising, questions the housing difficulties faced by some segments of the population. Indeed, the high proportion of second homes and short-term lets, which are often concentrated in areas where property prices are under pressure, is seen as driving out local residents. At the same time, environmental issues and the need to reduce land use mean that the existing stock must be optimised in order to reduce the impact of the construction sector.

The aim of this paper is to analyse the issues surrounding short-term rentals and second homes, which are often confused in the French public debate. It will examine the definition and porosity of these two phenomena, their development in France, and their effects on local areas.

# Shortage of Affordable Housing in Malmö: Implications of Shaikh's Theory of Real Competition for Housing Research

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***Dr. Ilia Farahani**<sup>1</sup>*

*1. Lund University*

This paper analyses structural economic forces contributing to the current undersupply of affordable housing in Sweden's third-largest city, Malmö. It operationalizes Anwar Shaikh's theory of relative prices to analyze the political economy of housing shortage. The paper argues that existing policy recommendations at the municipal level are primarily informed by a microeconomic approach to price formation that focuses solely on supply and demand dynamics. Furthermore, it contends that much of the literature criticizing these policy recommendations fundamentally shares the core assumptions of the microeconomic perspective, treating the housing shortage merely as a distributional issue. In contrast, this paper asserts that the problem is rooted in how housing is produced. Drawing on Shaikh's theory of relative prices, the paper differentiates between various types of investments and their associated profit formations that determine the final price of housing as a commodity in market economies. These investment types connect macro-level land and construction dynamics to micro-level housing consumption and inequalities. Finally, the paper presents empirical observations and explores the practical and strategic implications of Shaikh's theory of relative prices for understanding the current housing shortage and inequality in Malmö, as well as the conflicts of interest between public and private actors involved in housing production.

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# Slipping through the gap: Modelling Akelius investment strategy in the Paris region

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**Dr. Antoine Peris**<sup>1</sup>

1. UMR CNRS 7300 ESPACE, Avignon Université

*This paper presents a method enabling the reverse engineering of landlords' local strategies. It is applied to Akelius, a global corporate landlord whose housing portfolio in France has been reconstructed by cross-referencing open administrative datasets. The procedure relies on a two-component model identifying local investment choices plus a fixed effects model to analyse rental management practices. The application of this method reveals that Akelius prioritises investments in areas with a rent gap and where the property structure is characterised by single-owner buildings. It also shows that the firm ranks among the top 10% of the most expensive rental managers in the area, due to its quasi-systematic practice of 'gaming' the rent control framework. This case study illustrates how an investor, emblematic of the second wave of financialisation, has been able to penetrate a market that might have seemed relatively protected and to raise rents by exploiting a gap in rent regulation.*

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# Slum urbanization in the North East Of Brazil – Ecological and explorable lead?

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***Mr. Pascal Machado***<sup>1</sup>

*1. PAVE Research Centre - ENSAP Bordeaux*

North-East of Brazil, is known as being one of the poorest regions in the country, which traduces also in pauper living ways. It is estimate, that almost half of the cities that compose this area, are informal. All have slums occupations, mostly in the peripheral areas.

Facing this urban problematic since the dictatorship period (1964-1984), where the government didn't consider poverty, and combining with the biggest migration moment of Brazil, people where left to their own regarding habitation problematics.

Every time we speak about slums in Brazil, it sends us to Rio de Janeiro or São Paulo, the two major cities. But how it is in the North-East? Do we have the same situations, the same context? What could characterize this problematic in this region, stigmatize by his poverty image?

After years since the beginnings of biggest slums apparition (60's), and the different experience that were brought to try to "solve" this unfortunate way of live, is there any axis that could be adopted to start thinking in all these problematics in a unified way?

Based on three experiences on the region, where we are making a participant observation research, and towards the urbanization solution brought by intellectuals and government initiatives, in consultation with population, will try to get some answer about the effects of such proposition. Mostly consisting in an official recognition of this improvised popular answer to housing, and an attempt to give them access to all the public politics that they should have been entitled to.

# Slums, ghettos, or ethnic neighbourhoods? An incursion in the history of the Roma neighbourhoods of Călărași

***Dr. Catalin Berescu<sup>1</sup>***

*1. Research Institute for Quality of Life, Romanian Academy*

Romania is home to the largest Roma population in Europe. Despite this, its Roma communities are invisible in many ways, not properly taken into consideration by the local authorities, practically ignored by the central ones, whilst their situation is generally bad for very complex reasons (historical, legal, administrative, cultural, etc.). Almost every city, and probably more than half of the communes, have at least one disadvantaged neighbourhood where a usually small community lives. I aim to illustrate several types of these areas (largely related to the WB Poverty Atlas 2016), using the case of a county capital, namely Călărași, that has a whole variety of urban poverty neighbourhoods with quite different histories.

One of them is a Turkish Roma community, a minority within a minority, that was placed at the edge of the city, behind a graveyard and the animal fair. Another one consists of Spoitori Roma, a traditional group that was removed from the city in the 80s, lived for almost 25 years in the villages around, then returned, occupied a piece of land and built a neighbourhood that is now legalized. It is a rare case of a successful story that entails a form of local co-creation in the absence of public policies, of a coherent legal framework, or of governmental support.

I have been doing fieldwork in the city starting with 2010, collecting life-course perspectives, doing participatory observation, and also visited the makeshift settlements built by the community members involved in the circular migration process in Naples.



Dsc00675.jpg

# Small homes as an ever changing solution to housing affordability

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***Mrs. Jolien Groot**<sup>1</sup>*

*1. University of Amsterdam*

There is a growing interest in building smaller homes in response to housing affordability challenges. While this trend is mainly driven by demographic change and market forces, it is also being shaped and reinforced by policy measures designed to promote and facilitate the construction of smaller dwellings. The shift towards more smaller homes raises concerns about housing standards and housing inequality. This paper adopts a historical institutional perspective to examine the development of small housing in the Netherlands, focusing on a comparison between current policies and a policy from the 1970s. In both periods, the country faced housing shortages for small households, prompting policymakers to encourage developers to construct smaller homes to improve accessibility for single- and two-person households. By analyzing policy interventions, their outcomes, and exploring their impact on housing quality, this paper aims to offer insights for housing strategies in high-pressure markets.

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## Social Condenser – People and Living Environments in Change

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***Mrs. Lene Wiell<sup>1</sup>, Mrs. Marie Stender<sup>1</sup>***

*1. BUILD AAU Aalborg University*

This paper examines how former commercial areas and public spaces in smaller city centers can be transformed into living environments that prioritize community engagement, green spaces, and new functional connections. In many European countries, including Denmark, small and medium-sized city centers (with populations between 4,000 and 20,000 inhabitants) are undergoing significant transformations. These changes are often driven by the relocation of central functions, leading to social and physical decline as these centers lose their status as commercial and service hubs. While these challenges arise, they also present opportunities for residents and visitors to rethink the purpose of these physical spaces.

Based on an outline of research literature, this paper discusses new strategies to revitalize declining city centers and transform them into attractive residential areas. In the fall of 2025, architectural anthropological research will be conducted in selected European case areas, combining theoretical insights with site-specific and empirical studies. By examining the interplay between physical spaces, social networks, and community engagement, this project aims to provide a deeper understanding of how these urban centers can be revitalized—both in theory and practice. The overall goal is to explore how existing physical structures, and social networks can contribute to creating vibrant living environments, where residents and professionals actively participate in reshaping these former commercial and service centers.

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## Social empathy in political discourses on housing

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***Dr. Aleksandra Zubrzycka-Czarnecka**<sup>1</sup>*

*1. University of Warsaw*

As cities face the dual challenges of housing affordability and sustainability, the role of emotional appeals in housing policies has gained significance. A growing political discourse on “compassion” and “care,” which emerged during the COVID-19 pandemic, extended empathetic values from private to public spheres. However, limited research exists on its application in European housing policies. This study explores how social empathy shapes housing policy discourse in Poland, analysing political narratives and their influence on public perceptions and interventions. Using an Empathic Policy Analysis Framework, it examines debate transcripts and electoral programs from the 2023 parliamentary elections, revealing how empathy is constructed and mobilized in housing debates. Empathy in Polish housing discourse plays a dual role. On the one hand, it fosters inclusivity by addressing the needs of stable tenants, such as young people, students, and small-town residents. This perspective advocates expanding rental options, increasing public housing, and systemic reforms to stabilize the rental market, framing renters’ challenges as societal concerns rather than individual failings. On the other hand, empathy is often instrumentalized within neoliberal frameworks, perpetuating inequalities by prioritizing homeownership as a cultural ideal. This approach stigmatizes renters and excludes marginalized groups like those in housing debt, individuals with disabilities, and the homeless. Moreover, the study reveals disparities between empathetic rhetoric and actionable policies. While some parties integrate empathy into proposals, others use it primarily for electoral gain, often reinforcing existing inequalities. A reimagining of empathy in housing policy is needed—one that emphasizes inclusivity and equity over market-driven goals.



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## Social innovation in affordable housing

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*Mrs. Linda Lövgren<sup>1</sup>, Dr. Ingalill Söderberg<sup>1</sup>, Dr. Olli Vigen<sup>2</sup>*

*1. KTH The Royal Institute of Technology, 2. Stanford University*

Lack of affordable housing is a longstanding problem in many countries and is therefore recognized as a United Nation's sustainable development goal. While humans are capable of solving complex technical problems, more fundamental human needs such as access to affordable housing remain challenging for various reasons. This suggests that practices for providing affordable housing need to change, requiring social innovation.

The purpose of this article is to provide a theoretical understanding of the role of social innovation research in affordable housing. Our question is: What is the role of social innovation research in increasing access to affordable housing? We conduct a theory focused structured literature review and explore the theory of social innovation within the discipline of housing.

Our findings show that many research papers lack clarity and theoretical grounding, making it difficult to measure innovation outcomes or guide practical implementation. We adopt the social innovation ecosystem framework developed by Audretsch et al. (2022) and discuss policy, finance, culture, supports, human capital, and market perspectives.

We propose an expanded version of the framework, adapted specifically for affordable housing. It introduces two key additions: explicit identification of the social innovator and the integration of spatial concepts—space and place—to capture the inherently local nature of housing initiatives. This contribution aims to advance both social innovation theory and housing research, while also informing policy and practice.

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## Social practices-capabilities refurbishment framework: Insights from home improvements in Australia

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*Dr. Nicola Willand<sup>1</sup>, Dr. Sarah Robertson<sup>1</sup>, Dr. Bhavna Middha<sup>1</sup>, Prof. Ralph Horne<sup>1</sup>, Dr. Lisa De Kley<sup>2</sup>, Dr. Trivess Moore<sup>1</sup>, Dr. Ananya Majumdar<sup>3</sup>, Dr. Hector Padilla Gil<sup>1</sup>*

*1. RMIT University, 2. La Trobe University, 3. Queensland University of Technology*

Low carbon housing refurbishments, which include the improvement of a dwelling's thermal performance, upgrades of appliances and renewable energy systems, are key to reducing emissions and enhancing quality of life. Achieving widespread adoption of such deep retrofits remains a challenge in Australia, where improvements are often isolated measures with uneven distribution across locations, housing contexts and incomes. Previous models for upscaling refurbishments used literature reviews and stakeholder engagement, leaning towards deterministic and context-neutral plans. In contrast, we developed a theoretical model based on empirical data to more accurately reflect societal capabilities. Our phenomenological study involved interviews with 160 Australian householders to explore their past and planned home improvements. By combining Social Practice Theories and the Capabilities Approach, we identified how social structures, norms, and routines created and perpetuated inequalities in achieving energy-efficient, low-carbon homes. Our framework suggests retrofit policies should address technical and affordability aspects while also considering the relational and emotional dimensions of home making.

# Socio-Cultural Dynamics and (Trans)Formation of Houses: A Comprehensive Narrative Review of the Interrelationships

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*Ms. Fatemeh Fallah Tafti <sup>1</sup>, Dr. John Rollo <sup>1</sup>, Prof. Sarah McGann <sup>1</sup>*

*1. Deakin University*

The spaces we inhabit are silent storytellers, narrating the evolving dialogue between society and its space. However, this narration is often overlooked, despite its critical role in shaping the built environment. Residential architecture, in particular, is deeply intertwined with socio-cultural dynamics that influence housing forms and spatial arrangements. This narrative review comprehensively investigates the intricate interrelationships between socio-cultural factors and housing design, exploring how cultural values, social norms, and evolving lifestyles have shaped spatial configurations, usage patterns, and architectural expressions over time. By synthesising insights from existing literature, the review highlights socio-culturally sustainable design solutions adopted in various geographical and cultural contexts to address different socio-cultural needs. Particular attention is given to traditional housing forms, such as courtyard houses, as culturally rooted responses to social contexts. By offering a holistic understanding of the socio-cultural dimensions of housing, this paper contributes to the ongoing discourse on sustainable and culturally responsive architecture. It also provides insights for researchers, designers, and policymakers to create houses that resonate with the needs and identities of their users.

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# Sociodemographic Determinants of Individual Preferences for Housing Policy Directions

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***Dr. Magdalena Gorczynska-Angiulli<sup>1</sup>, Dr. Giulia Buscicchio<sup>1</sup>***

*1. Luxembourg Institute of Socio-Economic Research (LISER)*

The goal of this paper is to explore the sociodemographic factors shaping residents' preferences for housing policy orientations in three key areas: (i) strengthening the role of public actors in affordable housing delivery, (ii) increasing private market regulations, and (iii) providing direct support to residents and their bottom-up initiatives.

Existing research suggests that public policy preferences influence electoral platforms and candidate support. Housing tenure, in particular, plays a significant role in voting behavior: homeowners, who are more likely to oppose redistributive policies, tend to support right-wing parties to protect their assets, while tenants are more inclined to favor interventionist policies that enhance housing affordability. However, there remains a research gap in understanding the specific determinants of housing policy preferences.

This study aims to bridge this gap by analyzing the sociodemographic drivers of these preferences. Using Luxembourg as a case study—a country where homeownership is dominant (approximately 70%) and nearly half of the population (47.3%) is foreign-born—we draw on data from the 2023 Affordable Housing Survey. Our study shows that, in general, respondents expressed support for the three main directions. However, divergences emerge when it comes to the concrete measures to be implemented for regulating the private market. Furthermore, housing tenure status (owner, tenant, or accommodated for free) stands out as the most influential factor in the variation of preferences. Nevertheless, age, migration background, disposable income level, and education level also play an important role.

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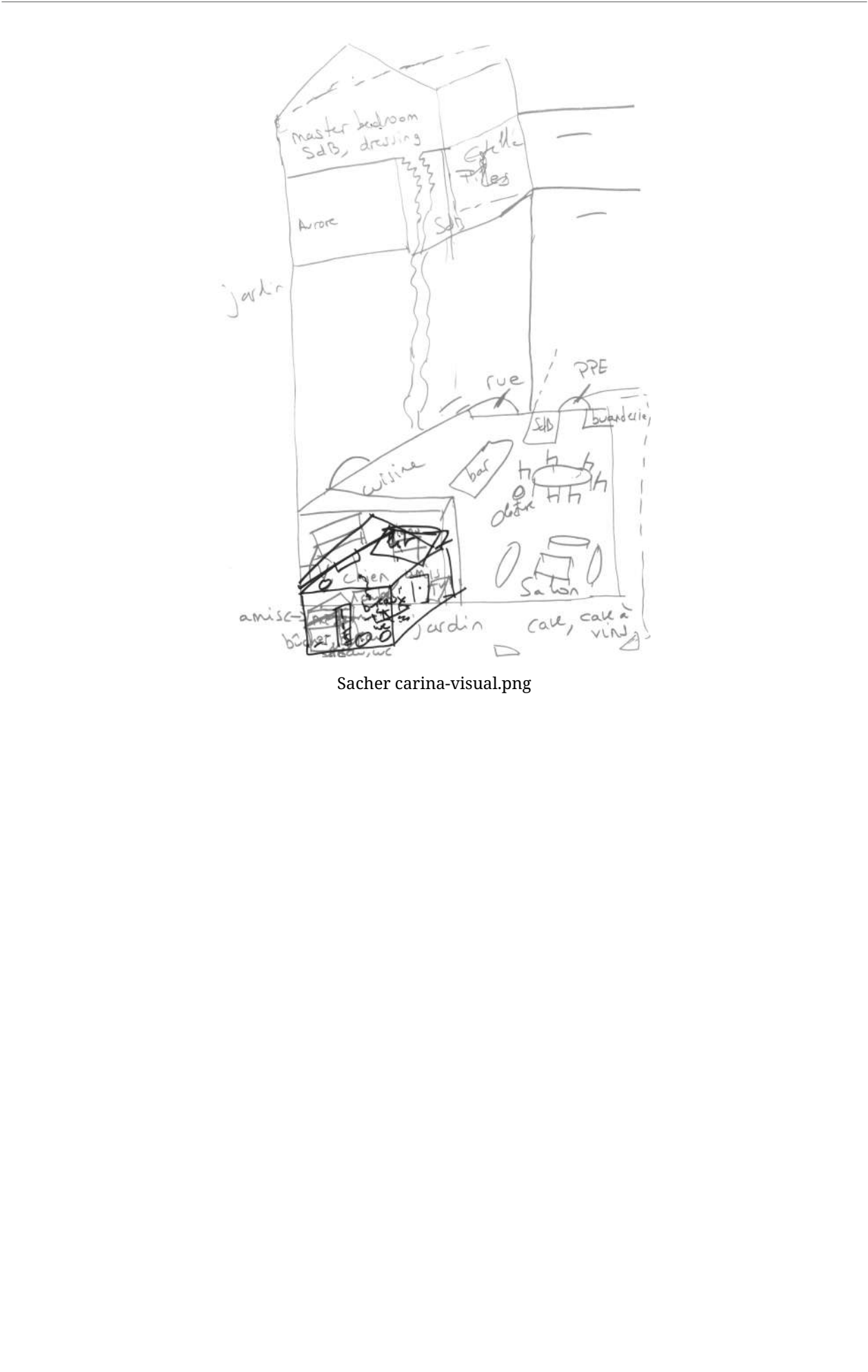
# Spatial uncoupling: Housing in transit during and after parental separation

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***Ms. Carina Sacher***<sup>1</sup>

*1. ETH Zurich*

Parental separation and subsequent living arrangements are not only influenced by the housing system but also actively shape it, multiplying the number of households and driving demand for diverse dwelling forms beyond the nuclear family. The often urgent and thus spatially, socially and financially constraining transition phase can be characterised by temporary housing, multiple relocations, or delayed spatial separation due to housing shortages. Consequently, residential (im)mobility may lead to a decline in housing quality with long-lasting effects on individual and family housing trajectories, disproportionately impacting less advantaged households and women. As a phenomenon deeply intertwined with housing, separation reinforces social and gender inequalities in both the short and long term, affecting children's well-being and becoming. However, scientific knowledge on this spatial dissolution phase and its potential temporary or non-permanent housing solutions – such as returning to parental homes, staying with friends, or living in hotel rooms – remains scarce. The proposed conference paper offers novel insights into transitional and temporary housing patterns based on empirical research in Switzerland, employing a multidisciplinary mixed-methods approach. By examining the role of housing and architecture in this spatial transition phase, the study highlights the interrelation between families' socio-spatial practices at the micro-level and systemic challenges at the macro-level. Empirical analyses of qualitative interviews are combined with an intersectional analysis of data from the Swiss online survey Famych (2024/2025), supplemented with data from the Swiss Household Panel. Funded by Swiss National Science Foundation, the project involves scholars from psychology, sociology and law at three universities.



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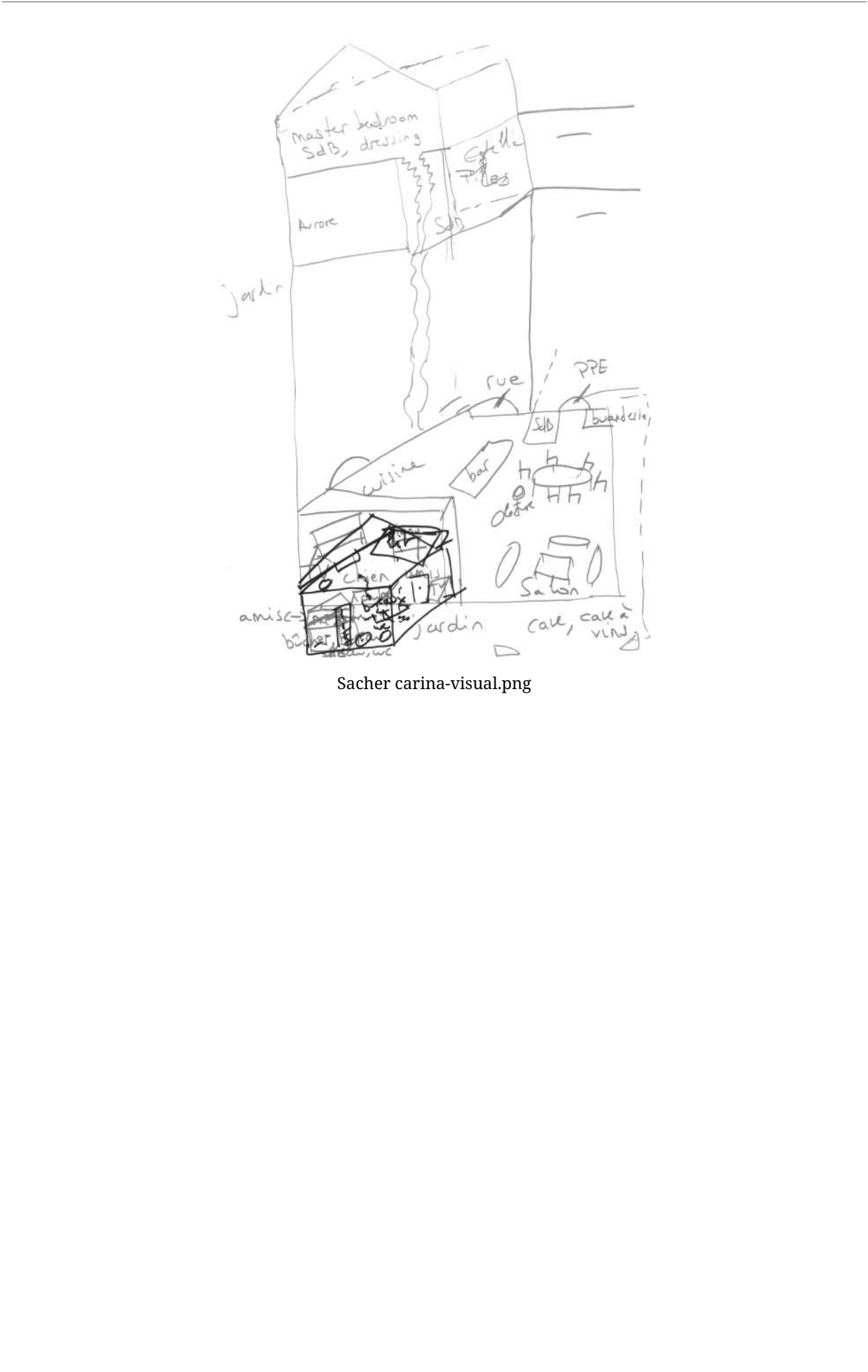
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## Staying or moving? Exploring determinants for residential (im)mobility after renovations

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*Ms. Ana Tramosljanin*<sup>1</sup>

*1. Stockholm University*

*This study examines residential outcomes for tenants following large-scale renovations of Swedish rental apartments, addressing rent increases and displacement concerns often described as ‘renoviction.’ Using Swedish administrative register data from 1999 to 2021, the analysis follows tenants who lived in their apartments at least five years before renovation. Seven outcomes are explored, including stable staying, increased housing benefits, and various moving scenarios. Results reveal that nearly 97% of tenants remain post-renovation, though many face higher housing costs and greater reliance on housing benefits. Living in Million Programme buildings, household type, income, and location significantly influence outcomes. Higher-income tenants are more likely to move to homeownership or other rentals, while lower-income tenants tend to stay and bear increased financial burdens. This study highlights the complexity of post-renovation housing dynamics, stressing the need to consider both movers and stayers to understand socio-economic impacts of rental housing upgrades in Sweden.*

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# Stimulation and safety levels in living environments of older people: weighting of items with interdisciplinary experts in ageing

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Ms. Maëlle Scouvemont<sup>1</sup>, Ms. Valérie TANNIOIA<sup>1</sup>, Prof. Catherine Elsen<sup>1</sup>, Prof. Stéphane Adam<sup>1</sup>, Dr. Nikita Beliy<sup>1</sup>, Prof. Christina Schmidt<sup>1</sup>, Prof. Olivier Bruyère<sup>1</sup>, Dr. Gwendoline Schaff<sup>1</sup>

1. Uliège

*Ageing well in place requires a living environment that aligns with older adults' needs. While the importance of safety in healthy ageing is well established, the contribution of environmental stimulation remains unclear. The aim is to develop a scoring system evaluating physical and cognitive stimulation, and safety. Experts from ageing-related fields weighted 50 items for their importance and 128 sub-items for their impact and type of influence. Final scores resulted from multiplying importance and impact values. Overall agreement was high (ICC > 0.80). Regarding importance, 76% of stimulation-related and 86% of safety items reached consensus (MAD > 2.5). For impact, 75% agreement was achieved for 50% of sub-items related to physical stimulation, 33% related to cognitive stimulation, and 60% for safety. Most sub-items were considered to have a beneficial influence across all three domains. This study created a scoring system rating each sub-item for physical and cognitive stimulation, and safety.*

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# Strategies for student housing in metropolitan areas: analysis and perspectives for the Metropolitan City of Bologna, Italy

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***Dr. Silvia Bartolucci<sup>1</sup>, Dr. Elisa Conticelli<sup>1</sup>, Dr. Angela Santangelo<sup>1</sup>, Dr. ALESSANDRO BOZZETTI<sup>2</sup>***

*1. Alma Mater Studiorum - University of Bologna, 2. University of Bologna*

The city of Bologna in Italy is facing increasing housing pressure due to the growing presence of temporary populations, particularly students and tourists, with significant impacts on the real estate market and housing accessibility. The rise in student numbers is part of the phenomenon of *studentification*, which raises rental prices and reduces housing availability for other social groups. Meanwhile, the growing number of tourists has converted many residential units into short-term rentals, worsening the shortage of affordable student housing. This study proposes a method to identify priority areas within the Metropolitan City of Bologna developing student housing solutions, expanding the scope of analysis beyond the urban core. The proposed approach goes beyond assessing housing availability, incorporating the evaluation of essential services that ensure a high-quality living experience, including efficient public transport, dedicated study spaces, healthcare facilities, and recreational opportunities.

The analysis highlights the municipalities within the Metropolitan City of Bologna where viable alternatives for student accommodation can be established, and the targeted strategic interventions needed to enable the shift from the city centre to the broader metropolitan area. The proposed urban regeneration strategies include redeveloping existing housing stock, with a focus on vacant units; enhancing public transport to ensure faster connections to the city; developing decentralized university hubs; and establishing integrated service networks, including study spaces, recreational areas, and healthcare facilities. These measures would help rebalance the spatial distribution of the student population, improving housing accessibility and overall urban quality of life for local communities.

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## Strengthening the role of the ENHR and the future collaboration between the ENHR and European Housing Policy Network (EHPN)

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***Dr. Jaana Nevalainen***<sup>1</sup>

*1. Ministry of the Environment*

Title: Strengthening the role of the ENHR and the future collaboration between the ENHR and European Housing Policy Network (EHPN)

Type of Initiative: panel discussion

Expected participants: European housing policy experts and housing researcher

Duration: 1,5 h

Specific Requirements: projector, microphones, (maybe a laptop, not sure yet)

We propose to organize a plenary / panel discussion on the connection of research and policy, with representatives from:

- The EC Housing Task Force, outlining their plan of approach for the Affordable Housing Plan and also voicing their knowledge gaps, potentially to be filled with ENHR research
- The EC Joint Research Centre, bringing in their experiences in properly connecting public policy making and academic research (a.k.a. Science for Policy or S4P)
- EU member states (possibly EHPN members) on the housing affordability crisis and their efforts to design effective policies
- Large European cities in the same effort as member states.

We propose to dedicate part of the Policy & Research working group to:

- Research into success and failures of science-policy interaction, preferably on housing and/or urban topics
- Housing policy research, whether case studies, meta-analysis of existing literature and the like, focusing on identifying policy recommendations
- Work on identifying future paths of cooperation between housing research and housing policy.

References

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# Student Life in Bologna: Exploring Housing Patterns for Off-Site University Students

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***Dr. ALESSANDRO BOZZETTI***<sup>1</sup>

*1. University of Bologna*

Over the past two decades, the growth of student mobility and the expansion of higher education systems across Europe have contributed to significant transformations in university cities. The increasing presence of off-site students has played a key role in reshaping urban housing markets and local social dynamics: in a context of ongoing housing crises and intensified competition over urban resources, off-site students emerge as a structurally vulnerable population. In international literature, the concept of studentification has been widely used to frame these changes. Nevertheless, most research focused on Anglo-Saxon contexts and less is known about how studentification unfolds in Southern European cities, where housing systems are less regulated and public student accommodation is scarce. Italy represents a particularly critical case. Here, the lack of structural investment in student housing has led off-site students to rely almost entirely on the private rental market, often facing unaffordable prices and housing precarity. The city of Bologna provides a compelling case study for examining these dynamics: a medium-sized university city experiencing growing tensions between its resident population and the increasing numbers of temporary users, including students and tourists. The paper explore how off-site students navigate the urban housing landscape and how their residential choices reflect broader socio-economic inequalities and spatial patterns. Drawing on original data from the LINUS – LiViNg the UniverSity city research project, the analysis investigates both the spatial distribution and the housing conditions of off-site students, with particular attention to satisfaction levels, affordability, and the influence of socio-demographic characteristics.

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# Studentification ‘from the south’. Informality, familism, rent extraction in Milan

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*Dr. Tommaso Frangioni<sup>1</sup>, Prof. Giuliana Costa<sup>1</sup>, Dr. Andrea Parma<sup>1</sup>*

*1. Politecnico di Milano*

There is growing attention to off-site university students' housing conditions in Southern Europe (Malet-Calvo 2018; Cenere et al. 2023; Zasina et al. 2023). Notwithstanding the relevance of PBSAs in current debate and practice, the great majority of off-site students find accommodation in the private rental market. This market is relying on small landlords, often dealing with inherited dwellings that are part of the intergenerational reproduction of wealth. This kind of accommodation is, at the same time, highly informal and highly selective. Informality refers to tenures (contracts are often not registered or improper, to elude income taxation), to arrangements between students and their landlords (concerning repairs, condominium fees, etc.), and to access (this market segment is often based on word of mouth). At the same time, it is also highly selective: the word-of-mouth mechanism tends to exclude newcomers, people lacking pre-existing migratory networks in town, and those who have a lesser proficiency in the cultural codes of informality); it leads to higher risks of racial profiling and discrimination and poses heavy risks for those who are needing a regular tenure. Using a set of mixed-methods results, this contribution aims to shed light on the market dynamics affecting students' housing pathways in Milan, showing how this can be embedded in a localized strategy for rent extraction that profits on the traditional informality and familism of the Italian housing system (Allen et al. 2004).

# Study of how the city is shaped and used through the production of social housing

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***Ms. Margot Dior Peelman*<sup>1</sup>**

***1. Université Libre de Bruxelles (ULB)***

The aim of the research is to study the production and use of social housing, through the study of the associated financial flows, in order to shed new light on the way in which the public authorities create and use the city. To do so, various methods are used. Firstly, on the model of analysis of the private property market, the concept of the financial circuit is used to study the production of social housing. A typology is established, identifying the players observed, the financial resources mobilised or available, and describing the operating methods used at the various stages of these financial circuits. Then, within these circuits, the financial flows due to the use of social housing are examined. On the one hand, at household level, I am interested in the financial flows made possible by low rents in social housing. On the other hand, at the neighbourhood level, I test the hypothesis that the presence of social housing in a neighbourhood makes it possible to control housing prices, by establishing the changes in rental prices close to the social housing sites studied. Finally, I identify the effects of social housing on the city and how it is used, which can be considered as the identification of externalities due to a form of urban production by public authorities.



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# Survived and Punished: Domestic Abuse, Housing-Related Debt, and Family Homelessness in England

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***Prof. Katherine Brickell<sup>1</sup>, Dr. Mel Nowicki<sup>1</sup>***

*1. King's College London*

Last year, nearly a quarter of women in the UK who have suffered domestic abuse were prevented from leaving a dangerous partner because of economic coercion and control (Surviving Economic Abuse 2024). This economic abuse drives rent arrears and other forms of problem debt, a leading cause of family homelessness and the now record-breaking numbers of single mothers and children living in temporary accommodation (TA). In this paper, we draw on research with families in England impacted by domestic abuse, housing-related debt, and homelessness, to argue that misogyny and gender inequality lie not only at the root of domestic abuse, but also their experiences of the housing crisis. In its midst, we evidence through nation-wide policy analysis and Freedom of Information requests to local authorities that rather than being supported, domestic abuse survivors can, in fact, be doubly punished, first by their abuser and then by the state. If low-income mothers and their children do flee, local authority policies on the allocation of social housing can disqualify or de-prioritise them from accessing social housing if they have housing-related debts. Families are, in effect, left in limbo in TA until they can reduce or clear rent arrears, or in some cases, prove their 'intent to pay'. The talk suggests ways forward to end this highly gendered 'debt trap'.

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# Taming the (de)financialization of Housing? Business Power and Politicization in the Housing Reform of Spain and the Netherlands

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*Dr. Giuseppe Montalbano<sup>1</sup>, Prof. Lindsay Flynn<sup>1</sup>*

*1. University of Luxembourg*

The housing affordability crisis returned to the political spotlight in Europe, unleashing a wave of reform initiatives. However, the emerging literature on ‘post-Neoliberal’ housing focuses on single domestic reform cases, while comparative policy analyses exploring common trends and dynamics are still lacking. This paper aims to contribute to the ongoing debates by providing a theory-building comparative process tracing analysis of two crucial reform cases in rent regulation and affordable housing: the “law on the right to Housing” in Spain and the “affordable rent law” in the Netherlands. We investigate the role and interactions among a range of explanatory factors to account for the reforms’ policy outcomes and the influence of conflicting housing-related interest groups in shaping them. In particular, we analyze the lobbying resources and strategies deployed by competing *market-curbing* and *market-enhancing* housing interest coalitions. The market-curbing interests of low-to-middle-income tenants, mortgagors, and would-be owners hinge on the mobilization capacity of housing movements and tenants’ unions, as well as on the salience of housing issues and their politicization in the governmental arena. Conversely, the real estate industry and landlords’ *market-enhancing* interests rely on structural power and its deployment through ‘divestment threats’ and the shrinkage of rental supply. The comparative assessment of the two reform processes and results shows the real estate and landlords’ capacity to counter market-curbing demands and water down ambitious reform proposals even in unfavourable politicized contexts.

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# Taming the Green Gentrification Cycle! Evidence from the Case of Vienna

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*Ms. Julia Dorner<sup>1</sup>, Mr. Mark Scherner<sup>2</sup>, Dr. Thomas Thaler<sup>2</sup>*

*1. TU Wien, 2. BOKU University*

Cities are increasingly vulnerable to climate change, prompting policymakers to implement urban greening. While extensive research has examined whether urban greening initiatives trigger gentrification, recent studies conceptualise a green gentrification cycle, where greening can both precede and follow gentrification. Using Vienna as a case study, we investigate both the occurrence of green gentrification and gentrified greening and how demand-, supply- and resource-side mechanisms shape these processes in an environment with a heavily regulated and decommodified housing market. Using a mixed method approach, we quantitatively analyse the relationship between street tree planting, tenure commodification and social upgrading between 1991 and 2021. Our qualitative analysis explores institutional arrangements and policy frameworks that influence these dynamics. Findings from quantitative analysis show no clear evidence that either green gentrification or gentrified greening are significant trends in Vienna. Interviews reveal that Vienna's institutional framework, including decentralised green space planning, strong housing regulation and social housing provisions, acts as a buffer that tames the green gentrification cycle. While Vienna's institutional framework currently tames the green gentrification cycle, its long-term resilience remains uncertain as climate change and real-estate pressures grow. These findings highlight the need for adaptive policy frameworks and further comparative research to better understand how institutional contexts shape green gentrification and gentrified greening globally.

# Tenancy syzygy? Australian residential tenancies law reform in the 2020s

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***Dr. Chris Martin**<sup>1</sup>*

*1. UNSW Sydney*

This paper reviews recent developments in Australian residential tenancies law, with a focus on reforms regarding tenancy terminations and evictions, and looks ahead to possible future movements.

Australia entered the 2020s with tenancy reform processes underway in several states and territories. Following the extraordinary COVID-19 pandemic eviction moratoriums and rent freezes, those earlier moves have been largely completed and in quick succession new rounds of reform commenced. The changes have been substantial. For example, whereas at the start of the 2020s all Australian states and territories allowed tenancies to be terminated without grounds, at the start of 2025 ‘no-grounds’ terminations are abolished in four jurisdictions, and two others have abolished them for periodic (continuing) tenancies.

This is an unusual degree of movement in tenancy law reform across states and territories. Just as unusual is the Australian Government, like Halley’s comet, re-entering the field for the first time in decades. However, despite the appearance of co-ordination given by the National Cabinet’s ‘Better Deal for Renters’ reform agenda, and some common themes in the reforms, Australian residential tenancies laws are now at least as divergent as when jurisdictions enacted the first Residential Tenancies Acts in the late twentieth century. There is also little sense of a coherent system of principles governing the new reforms. The paper highlights problematic divergences in current laws and considers principles for future reforms.

# The activation of vacant housing and the community building for older persons in Japan

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***Dr. Yoko MATSUOKA***<sup>1</sup>

*1. Tokyo Kasei University*

In Japan, where the house ownership policy have been prioritized, older people, persons with disabilities, low-income people and single parent family are confronted with severe difficulty to have a housing to reside in the community. On the other hand, we have about nine million vacant housings (2023). Tackling with these problems ‘Act on Promotion of Offering of Rental Housing to Persons Requiring Special Assistance in Securing Housing (PRSASH)’ was amended in 2017 to secure the rental housing for them by activating the vacant housings. PRSASHs have difficulties not only for the housing but also for the social problems such as poverty, poor human relationship, mental illness after a hard life history. So they need a support not only to get access to the housing but also to keep living in the community and to get the care even after their death. The housings for PRSASH are called ‘Safety-net Housing’ and the number is more than fifty thousand till 2023. The purpose of this paper is to elaborate what kind of support they need in ‘Safety-net Housing’ by focusing on older people from the view point of community building. At first whole picture of ‘Safety-net housing’ will be shown by reference review and then several examples will be introduced. The important points of the support in this housing are to promote the community-based relationship among whole community, to make the place to get together in the community and the professionals’ participation in the community.

## The androcene moment in the responses to energy crisis at the urban scale

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*Prof. Nadine Roudil*<sup>1</sup>

*1. UMR CNRS LAVUE- CRH*

This communication will be the opportunity to present a work in progress through an analysis of the literature rooted in the sociology of gender and the sociology of environment to examine the link between the concepts of energy transition and androcene in the responses to climate crisis at the urban scale.

The objective of this cross-analysis of the literature is to question the gendered foundations of a low-energy European urban model in the richest EU Member States. My reflection is structured around two lines of questioning: the first concerns the role played by “hegemonic ecomodern masculinities” (Tola, 2021) in producing normative injunctions and the perpetuation of inequalities in promoting sustainable solutions. In this respect, proponents of ecomodernity will be seen as promoting a post-fossil fuel future by using gendered strategies to defend a ‘greener’ economic system and associated consumption patterns. My second line of questioning considers hegemonic masculinities (Connell 2005 and 2014) as a key element in the design of current national energy policies. They play a role in the decision-making of stakeholders and public actors in terms of domestic energy efficiency, as well as industrial choices and preferred solutions, all presented as carbon-free and therefore suited to the ideal of a green and environmentally friendly economy.

# The Causal Effect of Housing on Fertility

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**Mr. Ali Demir**<sup>1</sup>

*1. Ruhr University Bochum*

Does owning a home encourage larger families? This paper investigates the causal effect of three housing margins, namely tenure, type, and size on fertility decisions among German households, using instrumental variables to address endogeneity. Employing data from the Socio-Economic Panel (SOEP), several individual and supply-side instruments were utilized to estimate the causal effect of housing on lifetime fertility. Germany's unusually low ownership rate generates rich within-country variation while holding national family policy constant. The robust positive effects of housing characteristics have been observed across different settings: Becoming a homeowner increases completed fertility by about 0.5 child; living in a single-family house adds 0.6 child, and each additional room contributes 0.2 child. Effects are strongest when tenure changes reflect supply shocks rather than intergenerational transfers, stressing the importance of credit access and land-use regulation. Overall, housing policy emerges as a potential complement to family programs for boosting fertility in ageing, high-income societies.

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# The conceptualisation of the sun in Swedish building legislation

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*Ms. Marli Swanepoel<sup>1</sup>, Dr. Martine Buser<sup>1</sup>, Prof. Paula Femenias<sup>1</sup>, Dr. Kaj Granath<sup>1</sup>*

*1. Chalmers University of Technology*

Overheating in residential buildings has become a growing concern, even in a traditionally cool-climate country like Sweden, where high indoor temperatures are historically uncommon. This rise in residential overheating challenges Swedish housing policy's principles, which have been built on the importance of well-designed, energy-efficient, and comfortable homes for all since the mid-20<sup>th</sup> century. To fulfil these principles, the conceptualisation of the sun in housing legislation has played a central role in shaping how residential design should mediate heliogenic factors, including daylight, sunlight, and thermal energy, within indoor spaces. Over the last century, the importance of each factor and translation thereof from legislation into built form has shifted; the Swedish Building Statute of 1931, for instance, stipulated the distance between buildings to maximise access to daylight; in turn, 1970s legislation restricted window size and promoted passive solar heating.

While the heliogenic recommendations have changed throughout building codes and housing regulations, the translation thereof is still embedded in apartments inhabited today. To understand the relationship between these spaces and current overheating challenges, this study unpacks how these conditions came to be by asking how the sun has been conceptualised in Swedish building legislation. Through analysing the discursive construction of the sun in building legislation by examining the factors included across legislation, the relation between the perceived outcomes of the factors and architectural paradigms of each era, and the housing ideals in which these concepts were situated, this research sheds light on how the sun has been instrumentalised in building form.



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## The creation of the OFS-BRS frame: a turning point in conceptions of property rights in France?

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***Ms. Hélène Morel**<sup>1</sup>*

*1. Université Toulouse 2 Jean Jaurès*

Since the late 1990s, the rising cost of housing worldwide led French public authorities to intensify their support for homeownership among low-income households. However, these policies quickly revealed their limits, as beneficiaries were soon allowed to resell their properties at market rates, thereby undermining long-term affordability. In response, various local authorities, social housing organizations (HLM), and associations began exploring alternative models of homeownership, drawing on international examples, within a context that favors the circulation of models (Devaux, 2015; Simonneau, 2021).

Based on testimonials from pioneering players collected between 2017 and 2022, this article examines the agenda-setting process (Zittoun, 2013) that led to the transposition of Community Land Trusts into French law. This involves a dual mechanism: the creation of the Organismes de Foncier Solidaire (2014) and the Bail Réel Solidaire (2016). The low-key emergence (Hassenteufel, 2010) of these instruments capitalized on several windows of opportunity (de Maillard, Kübler, 2016).

Subsequently, the emergence of this solution, as well as the formulation of the problem, will be put into perspective with older, and unsuccessful, proposals to regulate the housing market, notably via fiscal policies aimed at curbing speculation (Guigou, 1982; Jaillet & Jalabert, 1982) and changes in the conception of land ownership (Pisani, 1977; Comby & Renard, 1996; Attard, 2012).

Finally, the article investigates how the diffusion of this concept has fueled discourse challenging the traditional conception of property rights in France. I thus formulates the hypothese that the OFS-BRS system could contribute to reshaping dominant representations of ownership.

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# The Development of Social Rental Housing in South Korea and Taiwan

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*Dr. Yi-Ling Chen<sup>1</sup>, Dr. Wonseok Nam<sup>2</sup>*

*1. University of Wyoming, 2. The Seoul Institute*

As East Asian developmental states, South Korea and Taiwan share numerous similarities in their experiences of rapid economic growth and democratization. Both countries faced housing shortages following World War II due to industrialization and urbanization, with housing not being a primary focus of government policies. Due to the American presence since the Cold War, their housing systems have been influenced by US models, characterized by limited government intervention, an emphasis on homeownership, and less focus on social rental housing.

Since the late 1980s, democratization in both Taiwan and South Korea has brought about significant changes. Social forces, in addition to the state and the market, have become key players in pushing for new housing policies. The increased pressure of political competition has also motivated both governments to introduce more comprehensive social policies. Recent urban scholarship has introduced the concept of “urban developmentalism” to explore East Asian urbanization from the lens of the “Global East.” Scholars such as Hyun Bang Shin, Bae-Gyoon Park, and Jamie Doucette emphasize the critical role of historical contexts, particularly those shaped by the Cold War and its aftermath.

This paper analyzes the dynamic relationships between the state, the housing market, and housing movements to explain the development of social rental housing in Taiwan and South Korea after democratization in the late 1980s. The paper will examine the role of social housing in mitigating housing problems in terms of housing speculation, affordability, and social equity in both countries.

# The different dimensions in which flooding has an impact on house prices in England

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***Dr. Mark Andrew**<sup>1</sup>, **Dr. James Culley**<sup>2</sup>*

*1. Bayes Business School, City St George's, University of London, 2. Knight Frank LLP*

Flooding poses a growing challenge for real estate markets, households, mortgage lenders, and insurers, yet its economic impacts remain incompletely understood. This study examines the extent to which flood risk and different ways in which it is capitalised into property values. While prior research has established that flood risk leads to price discounts, the evidence suggests these effects are highly heterogeneous across property types, income groups, and regions. Lower-priced properties appear to suffer greater devaluation than high-value homes, raising questions about equity in climate risk exposure. Additionally, the persistence of these discounts is uncertain, as some studies suggest a market “amnesia” effect, where price penalties for flood risk diminish over time. Our investigation uses a micro-panel dataset to investigate empirically the effects of the different channels flooding has an impact on house prices in England.

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## The disjunction between employment and housing in the logistics sector: real-life experiences of a participative research project with Action Logement

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***Dr. Mathilde Henky<sup>1</sup>, Prof. Cécile Cuny<sup>2</sup>, Mrs. Rachida Ouad<sup>3</sup>, Mrs. Patricia Papillault<sup>3</sup>***

*1. Lab'URBA - Université Gustave-Eiffel, 2. Laboratoire interdisciplinaire en études culturelles (LinCS) - Université de Strasbourg, 3. Action Logement*

Between 2011 and 2012, Credoc published two reports documenting the impact of the housing crisis on employment, followed in 2014 by Fondation pour le Logement des défavorisés. This institutional interest in the employment-housing link has led us to examine the issue scientifically, by focusing our study on the logistics sector in the Paris region. The largest concentration of logistics jobs in France (16%), these warehouses are located in outlying areas with poor public transport links and no nearby housing. The aim of this paper is to analyse this disconnect between housing and jobs in the logistics sector, based on the institutional responses developed by the Action Logement group. How does it deal with this issue for logistics companies? What responses does it provide? To what extent are current institutional reforms reconfiguring relations with companies and access to housing?

Our research will be based on a qualitative survey conducted with Action Logement between November 2024 and June 2025. As this is participatory research, the challenge is to present our results in two voices. This approach makes it possible to combine a sociological analysis of institutional changes with the real-life experience of professionals. On the one hand, it provides an opportunity for a sociological analysis of the reforms carried out by this actor and their concrete effects on the work of the institution's employees. On the other hand, it highlights the partner's reappropriation of a participative-creative research approach with a photographic dimension in order to maintain a new relationship with the companies.

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# The Downward Spiral of ‘Crim-Evictions’: An Analysis of How Evictions for Drug Offenses Contribute to Homelessness

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*Ms. Els Schipaanboord*<sup>1</sup>

*1. University of Groningen*

Traditionally, criminal behavior has been addressed through criminal law, with individuals prosecuted under established legal frameworks. However, in recent years, many countries have increasingly relied on administrative and private law sanctions to address certain offenses, bypassing the criminal justice system. As a result, individuals may face enforcement actions without the protections afforded by Article 6 of the European Convention on Human Rights (ECHR).

One example is the closure of properties linked to illegal activities, such as drug trafficking, initiated by local authorities. Consequently, individuals facing property closures, measures that significantly impact their housing and property interests, cannot rely on the safeguards of Article 6 ECHR. Although property closures are intended as restorative measures, they are often perceived as punitive by those directly affected (Bruijn & Vols 2021). This raises critical questions about how such sanctions should be classified and their legal implications for property rights.

This paper presents an empirical analysis of over 700 judgments from courts of first instance, investigating whether administrative sanctions like home closures should be classified as criminal charges. It examines how often individuals argue for criminal law protections and the extent to which they claim evictions lead to the loss of their homes, ultimately forcing them onto the streets. The paper also assesses how often courts accept these arguments. Drawing from a comprehensive dataset of provisional measures, judicial review applications, and appeals related to home closures, this study offers insights into the intersection of property rights, administrative law, and criminal law.

# The dream of home ownership - are younger generations in a disadvantage?

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***Prof. Michael Voigtlaender***<sup>1</sup>

*1. German Economic Institute*

Surveys show that young European households still have a strong preference for owner-occupation. At the same time, the surveys and falling home ownership rates show that young households see themselves at a disadvantage compared to the parental generation. This thesis is explored in the study by calculating long-term affordability indices for nine European countries. As it turns out, affordability has increased in many cases, but when the calculations take into account the average higher age of first-time buyers and the larger apartments, the picture is already put into perspective. However, the real obstacle to home ownership is the lack of equity. On the one hand, because financial wealth has developed more slowly than real estate prices, and on the other hand, because regulatory and tax requirements have increased. The conclusions discuss approaches to improve the access to home ownership for younger generations.

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# The Extraction of Green Value from Housing in French Eco-Neighbourhoods: Towards a Green Commodification?

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***Mrs. Héloïse Chauvel**<sup>1</sup>*

*1. Université Paris Cité / UMR 8504 Géographie-cités*

The imperative of the ecological transition has led to the development of eco-neighbourhoods in France, encouraged by national policies. Since 2013, more than 500 exemplary eco-projects have been awarded with the state label 'ÉcoQuartier', resulting in 263,000 housing units, 67% of which are privately owned. Studies have highlighted the tendency of sustainable housing to increase real estate value, through what has been called 'green premium' (Machline, 2018). Alongside the ongoing commodification of housing (Benites-Gambirazio and Bonneval, 2022) green eco-neighbourhoods could be considered by urban actors as a new valuable asset, representing a renewed frontier for urban capitalism (Guironnet and Halbert, 2023). Building on these works, this article examines the hypothesis of green commodification through the lens of the private rental market of French eco-neighbourhoods. A mixed method combines semi-structured interviews with urban actors (local authorities, planners, developers, investors) and statistical analyses of real estate transaction data and land registers. By cross-referencing these datasets, we assess the types of private dwellings in eco-neighbourhoods, their owners, and their uses (rental, owner-occupied, vacant). Distinct profiles of private landlords emerge, such as a patrimonial class and a lower-income group of investors, with different spatial and economic strategies. The prominence of the 'green' argument in real estate investments and its profitability – perceived or real – appears to be closely linked to the spatial integration of eco-neighbourhoods within metropolitan markets. Finally, there is limited evidence supporting the existence of a green premium, even if down-market eco-neighbourhoods seem more likely to generate a slight green value.



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# The great transformation towards climate neutrality and beyond. What the building sector can learn from Karl Polanyi

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***Dr. Gerlinde Gutheil-Knopp-Kirchwald <sup>1</sup>***

*1. Austrian Federation of Limited-Profit Housing Associations (GBV)*

The article compares the economic and social transformation towards climate neutrality, which is formulated in the 'European Green Deal', with the 'great transformation' that Polanyi described in his work of the same name based on the industrial revolution. Using the example of the transformation of the Austrian housing stock, five different stages that mark both a temporal phase and a change of perspective are analysed:

1. Improving energy efficiency by thermal refurbishment
2. Decarbonisation of heating systems
3. Expansion of efforts from the property level to the neighbourhood level
4. Decarbonisation in the whole life cycle with a focus on grey emissions and circularity
5. Moving beyond climate neutrality towards climate positive effects through nature-based construction and carbon storage.

The article discusses the progress and the challenges in each of these stages for the Austrian housing sector. Using national data and surveys by the Austrian Federation of Limited-profit Housing associations it is shown that the carbon-saving effects of stage one has passed its peak whereas stage two and three today are the ones with the highest impact for CO<sub>2</sub>-reduction in the existing stock. However, for new developments, the reduction of whole life carbon emissions (stage 4) and the approaches to „repair“ the climate by nature-based construction (stage 5) will require further attention if international climate goals are to be met.

Finally, the findings are reflected with Polanyis claim to (re-)embed the economy in society and nature – which could be translated as to re-embed the built environment in the planetary boundaries.

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# THE GREENING HOUSING CONTRADICTION: THE UK CASE

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***Prof. Sonia Arbaci<sup>1</sup>, Dr. Phoebe Stirling<sup>1</sup>***

*1. University College London, Bartlett School of Planning*

The tensions between social and environmental goals in housing are well documented (Cavicchia et al. 2023). Policy aspirations like ‘greening’ the housing stock do not necessarily align with affordability and accessibility. Interrogating the mechanics of this problematic nexus, we argue that the governance determining how environmental initiatives are rolled out in a specific policy context, will be underpinned by the same logic that governs the existing welfare/housing system. Green policy initiatives (retrofitting, urban greening/NbS, densification) are likely to replicate and exacerbate the residential inequalities already produced by that housing system. We investigate the UK case, drawing from findings of the ReHousIn project[1], an EU/UKRI funded project examining the impact of green policy initiatives on housing inequalities across nine European countries. We show that in the UK, where the housing system is underpinned by a neoliberal welfare regime, housing is characterised by poor affordability, and the market-based system divides asset owners, private renters, and those relying on a residualised social housing stock. If retrofitting, urban greening, and densification of residential areas are applied with similar principles we predict that these initiatives will likely reproduce existing social and residential inequalities and be ineffective in terms of genuine environmental sustainability. This work contributes to the broader eco-social debate in housing and planning, beyond the potential impacts of green initiatives on housing inequalities. By showing how environmental objectives can be undermined by these dynamics, this also helps reframe the ecological question in housing as a social one.

[1] <https://rehousin.eu/>

# The Housing Situation of Older Adults in Poland: Challenges and Policy Responses

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*Dr. Agnieszka Cieśla<sup>1</sup>*

*1. Warsaw University Technology*

Poland has one of the fastest-ageing populations in Europe, despite still being a relatively young society. The transition to an old society will be abrupt, and the country is not adequately prepared for this demographic shift.

This presentation will first examine the housing situation of older adults in Poland, drawing on original research and public reports. Less than 20% of Polish seniors live in under-occupied dwellings, one of the lowest shares in Europe. The majority of their apartments were built during the socialist era with limited floor space, following restrictive housing norms. Additionally, 45% of seniors reside in buildings without elevators, often on higher floors, posing significant mobility constraints. Over 60% moved into these apartments at a young age and remained there. Furthermore, 90% of seniors own their homes, many acquired at discounted rates through privatization in the 1980s and 1990s.

The second part of the presentation will focus on responses to the evolving residential needs of the ageing population in Poland. To date, the private sector has shown limited interest in developing housing for older adults due to perceived low profitability. Consequently, municipalities must address these challenges without support from market-driven solutions. Local governments bear sole responsibility for providing social care and housing for lower-income groups, placing significant strain on municipal budgets. This financial pressure is particularly severe in municipalities experiencing both rapid ageing and population decline. Unlike in some countries, Polish municipalities cannot assume ownership of seniors' flats in exchange for care.

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# The impact of landlord size on rent pricing behaviour in the presence of rent controls: Evidence from Ireland

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*Dr. Rachel Slaymaker<sup>1</sup>, Dr. Janez Kren<sup>1</sup>*

*1. Economic and Social Research Institute*

There is currently much debate around the effectiveness and future design of rent control policies, as well as the increasing presence of institutional investors in private rental markets. In this paper we explore the degree to which landlords change tenant's rent prices from one year to the next. We focus on the heterogeneity across landlord size and how these effects vary between properties in rent controlled and non-rent-controlled local areas. We focus on Ireland, a country with Rent Pressure Zones (RPZ), a system of second generation rent control limiting permitted rental increases to a maximum of 2% annually in designated areas. We exploit a novel, rich annual property level dataset containing the universe of tenancy registrations (both new and ongoing tenancies) from the Irish rental regulator. Our analysis aims to understand the temporal dynamics of landlord pricing behaviour, specifically the extent to which rents are changed within tenancies versus between tenancies, and how this is influenced by landlord type and the presence of rent control measures. Our findings indicate 60% saw rents remain unchanged. Properties in RPZs saw much lower rent increases between tenancies versus those in non-RPZs. We find significant bunching around the 2% caps and larger landlords with 100+ properties are more than twice as likely to price at the inflation cap compared to small or medium-sized landlords. All else constant, the larger the landlord, the less likely tenants are to see their rent remain unchanged. However, small and medium landlords are associated with larger rent increases when they occur.

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# The impact of rent increases on the mental health of low-income private renters in Australia

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*Dr. Kate Mason<sup>1</sup>, Dr. Erika Martino<sup>1</sup>, Ms. Adelle Mansour<sup>1</sup>, Prof. Rebecca Bentley<sup>1</sup>*

*1. The University of Melbourne*

**Background:** Rent regulation is a topic of policy debate in many countries, as a possible lever for addressing a lack of affordable housing. In most Australian jurisdictions, rental providers can impose rent increases of any magnitude, putting pressure on household budgets and sometimes forcing households to relocate. Unaffordable and insecure housing is linked to poor mental health, but mental health costs of imposed rent increases specifically have not been established. Further, any such mental health effects may be felt unevenly, varying for example by age, pre-existing rental affordability stress, or other individual and household characteristics that disadvantage some in a competitive, weakly regulated rental market.

**Methods:** For low-income privately renting households in Australia, we used fixed-effects regression analyses to investigate the relationship between rent increases (none/<10%/≥10% in a year) and mental health (MHI-5 score) in 20-64-year-old participants of the HILDA survey (2001-2019). Analyses were restricted to non-movers to isolate landlord-imposed rent increases. We tested whether the relationship was the same for younger (20-44y) and middle-aged (45-64y) renters, and explored effect modification by pre-existing rental stress and markers of potential rental market disadvantage.

**Results:** In any given year 12% of our sample was subjected to a rent increase of ≥10%. Compared to years when rent remained stable, people's mental health was worse following a rent increase, but only among younger renters. Differences were larger for people already in rental stress or living with disability.

**Conclusions:** Debate about rent caps should consider their potential protective impact on mental health.

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# The Impacts of Financialization on the Private Rental Market: An Empirical Study in Shanghai

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*Ms. Qianwen LI<sup>1</sup>, Mr. Xiang AO<sup>2</sup>, Dr. Manuel AALBERS<sup>1</sup>*

*1. KU Leuven, 2. University of Oxford*

Over the past two decades, growing literature on financialization has examined the increasing role of institutional investors—such as private equity firms, hedge funds, listed real estate developers—in rental housing and their effects on the built environment and housing affordability. Since 2020, research on China’s rental housing financialization has burgeoned, focusing on financing models, housing governance, and its implications on urban development. However, the mechanisms through which the financialization of private rental housing ultimately undermines housing affordability remain inadequately addressed. Existing studies rely heavily on static data, overlooking the dynamic rent-setting behaviors of different landlords over time. To address the gap, this paper investigates whether individual and corporate landlords adopt different investment strategies, and how these different strategies influence housing rents? Using Shanghai as a case study, we employ a mixed-methods approach, combining semi-structured interviews with big data analytics of 47,100 pieces of rental data from Lianjia, a leading online real estate agency in China. Our findings reveal that corporate landlords generally charge higher rents than individual landlords, emphasizing different housing attributes based on their investment strategies. Among all properties owned by corporate landlords, so-called ‘asset-heavy’ projects typically apply a more aggressive profit-driven approach than so-called ‘asset-light’ projects. By incorporating temporal and unit-level data, this study provides a nuanced understanding of evolving investment strategies in China’s rental market and their implications on housing rents. It contributes to a deeper understanding of the dynamic evolution of rental housing financialization in China and highlights its impacts on housing affordability.

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# The Influence of Childhood Residential Mobility on Behavioral Health Outcomes of Low-Income Adolescents

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*Prof. Anna Maria Santiago<sup>1</sup>, Ms. Iris Margetis<sup>1</sup>*

*1. Michigan State University*

Residential instability has been identified as a consistent predictor of poor behavioral health outcomes for low-income adolescents in the United States. Expanding access to higher quality residential settings and housing stability are seen as the means for promoting improved behavioral health outcomes for disadvantaged children. However, we know surprisingly little about the long-term effects of residential mobility on the health of vulnerable children. Nor do we know much about children residing in subsidized housing and how such housing might serve as a vehicle for improving children's health. In this study, we employ longitudinal data for 1,200 low-income Latino and African American adolescents whose families were quasi randomly assigned to subsidized housing units in neighborhoods with varying degrees of racial, ethnic and social mix. Using mixed effects logistic regression analyses, we assess how variations in different forms of residential mobility and exposures to varying neighborhood quality affect the behavioral health (e.g., mental health, substance use and aggressive behaviors) of youth over the course of adolescence. Further, we assess the extent to which these impacts vary by ethnicity and gender. We find significant variations in adolescent behavioral health outcomes by gender, ethnicity, and type of residential move. Implications for public health as well as housing policy and practice are discussed.

# The last bastion under pressure: the concentration of housing problems in Europe's reduced rent sector

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***Dr. Erwin Gielens***<sup>1</sup>

*1. Tilburg University*

The reduced-rent sector, comprised mainly of social housing, was originally known as affordable and decent accommodation. In recent decades, however, the European social housing sector has become increasingly 'residualized', a term that refers to the shrinking stock of social housing as well as the increased targeting of social housing to low-income (migrant) groups. In this light, perhaps unsurprisingly, a recent report showed that some precarious housing conditions – i.e. combinations of housing problems such as overcrowding, quality deprivation and rent/mortgage arrears – are highly prevalent in the reduced rent sector. Building on a typology of precarious housing conditions, we examine to what extent housing problems are indeed increasingly concentrated in the reduced rent sector. Moreover, we want to show the extent to which such concentrated housing problems are connected to the residualization of social housing, through mechanisms such as selective sales and increased targeting. Using the EU-SILC waves 2010-2023, we will employ a multilevel modeling framework to explain trends in the concentration of three types of precarious housing with changes in the size and composition of the social housing sector.



## The new instrument for governing the city - Integrated Investment Plan in Poland

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The justification for introducing spatial planning reform in Poland is creating a dialogue about city investment processes. The previous problems of the investors fighting with the authorities or administration and residents should be silenced thanks to the new regulations. The author focuses on one of the essential elements of the current legal changes - for the first time, an investor can create officially a draft of a local zoning plan called an Integrated Investment Plan (this solution works from 2024). In 2025, this tool will function alongside special privileges for housing developers, who, in 2018, obtained the right to act contrary to local planning regulations. From 2026, Lex developer will be replaced totally by Integrated Investment Plans. These plans are, in principle, a much broader instrument because they apply not only to housing investments but to any investment activity. In Poland, it is essential to create a field for negotiations, procedures, and transparent legal grounds for requiring the investor to provide specific services and maintain particular standards in exchange for the possibility of implementing an investment in an area where it would not be possible due to the lack of a local zoning plan or its content. The author examines the use of the new instrument and its attractiveness. Due to the short validity of the new rules, the results should be treated with great caution, but they indicate specific directions for implementing new solutions. The author used a desk study and examined documents and legal acts.

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## The new wave of Portuguese housing policy

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***Dr. Caterina Di Giovanni*<sup>1</sup>, *Dr. Marco Allegra*<sup>1</sup>, *Dr. Aitor Oro*<sup>2</sup>, *Ms. Maria Rola*<sup>2</sup>, *Ms. Bruna Lee Azado*<sup>2</sup>, *Dr. Sílvia Jorge*<sup>3</sup>**

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The so-called New Generation of Housing Policies has set new, ambitious quantitative and qualitative objectives for the Portuguese housing system. The EU-sponsored Recovery and Resilience Plan (RRP) has made significant resources available for housing policy, thereby ending a “housing drought” of more than a decade.

Local Housing Strategies are indispensable tools for achieving some of the major objectives of the Portuguese housing reforms, mainly related to the housing precarity phenomenon; the existence of an approved LHS, in particular, became the preliminary condition for any municipality to access RRP funds through one of the main NGPH programmes, the 1st Right.

The project LOGO focuses on LHSs by asking the following questions: to what extent has the introduction of local housing plans changed the governance of local housing policies? What impact did it have on existing housing shortages in municipalities? What can we learn from recent past experiences to improve sector governance? This paper will present some preliminary findings produced by the LOGO project, to highlight the reform’s “tension points”, i.e. issues central to the success of the policies that are particularly susceptible to problematization.

Our sources for this paper include: (i) in-depth interviews with housing experts who have worked with ELHs; (ii) data from a series of participatory workshops with housing practitioners (LOGO’s Housing Forum); (iii) a nationwide survey on the LHSs distributed to the 308 Portuguese municipalities; and (iv) LOGO’s database on LHS (data on some 80% of the existing LHSs).

Photo: São Victor, Porto. Source: Aitor Varea Oro, 2024.



Sao vitor oro 2024.jpeg

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# The Policy and Politics of Improving Standards in the English Private Rented Sector

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***Dr. Alice Earley<sup>1</sup>, Prof. Alex Marsh<sup>2</sup>, Prof. Ken Gibb<sup>1</sup>***

*1. UK Collaborative Centre for Housing Evidence (CaCHE), University of Glasgow, 2. University of Bristol*

The functioning of the Private Rented Sector (PRS) in the UK has faced much criticism in relation to housing and wealth inequalities. In line with the rapid expansion of the PRS across the UK, much policy-focussed and academic research has highlighted several challenges relating to the policy and politics of the standards of existing homes in the PRS, considering issues relating to renovation, maintenance, retrofit and upgrading. Research on the PRS has also highlighted the challenges of enforcement, making it more difficult to achieve the standards improvements required to improve tenants' housing experiences. However, there has been less research applying a systems-thinking approach to better understand the functioning of the PRS within the wider housing system, and the types of interventions and reforms required to address these 'wicked' policy problems. This paper contributes to this gap, drawing on interview data collected for *Homes for All*, a vision for the future of England's homes, led by the Church of England and Nationwide Foundation and drafted by the authors, and additional desk-based research, to explore the key issues facing the PRS in England specifically, using a systems thinking approach. We analyse the current policy and regulatory landscape as a system, considering the implications if government fails to act and this does not change, in order to derive insights regarding more transformative reform in future.

# The potential impact of lay residential investors on housing market volatility

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***Dr. Martin Lux<sup>1</sup>, Dr. Martina Mikeszova<sup>1</sup>***

*1. Institute of Sociology, Czech Academy of Sciences*

The goal of paper is to present socioeconomic characteristics of Czech local, small-scale or lay residential investors (henceforth LRI) and to assess their investment attitudes. Specifically, we approximately estimate an extent of ‘rationality bias’ in LRI reasoning that may contribute to excess demand and housing price volatility, by looking at their motives, price expectations, financial literacy, herding as well as their knowledge of facts or uncritical adherence to the social norm. We employed mixed-method design that combines quantitative survey data analysis with qualitative in-depth personal interviews. The results confirmed that LRI are likely to be prone to similar ‘irrational exuberance’ as average Czech citizen/homebuyer. Furthermore, we did not find any significant shift in these attitudes among prospective young investors. In sum, the behaviour of the ‘average’ LRI more likely contributes to than mitigates housing price volatility in the Czech environment; and if ‘nothing serious happens’ this impact may even reinforce by inflow of young risk-tolerant self-confident investors to the market. Nevertheless, the behaviour of LRI also has societal benefits that pure market research overlooks.

# The Problem of Location in Housing Affordability: Reflecting Measurement and Policy

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***Ms. Elina Sutela***<sup>1</sup>

*1. University of Turku*

Urban housing affordability persists as a global problem. As cities have variegated needs, autonomy, political interests, and tools at their disposal to alleviate affordability problems, local variations are to be expected. Still, operationalisations and measurement of housing affordability rarely account for local variations, and institutional arrangements might not always support tailoring policies according to local needs. This paper reflects on the problem of location in measurement and policies to promote affordability. It argues that a more nuanced consideration of location is necessary in measurement, analysis and policy to promote urban housing affordability. It would support planning housing, social and land use policies sensitive to local needs, and also avoid risks of over or understating the issue in certain locations or may omit key drivers in different contexts. The paper uses Finland as an illustrative case of local variations, as the contextual differences are quite striking. It draws on three original research articles and the integrative chapter from the author's doctoral thesis and aims to develop the draft further into a think piece or an essay.

Keywords: housing affordability, local housing affordability, comparative research, local level

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## The Radical Housing Journal presents: Reflections on the politics of affordable housing decarbonisation and financing in Europe

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***Dr. Melissa Garcia*<sup>1</sup>, *Dr. Aysegul Can*<sup>2</sup>, *Dr. Georgia Alexandri*<sup>2</sup>, *Dr. Lisa Vollmer*<sup>3</sup>, *Dr. Melora Koepke*<sup>4</sup>**

<sup>4</sup>

*1. Lund University, 2. Karlsruhe Institute of Technology, 3. Leibniz Institute for Research on Society and Space, 4. University of Victoria*

This session invites engaged housing scholars to share their reflections on key elements to consider in the politics of affordable housing decarbonisation and financing in Europe. Discussions around this topic are emergent, previously somewhat understudied in European housing research, and are experiencing a groundswell of interest since engaged researchers and practitioners have begun to study the intersections of housing and energy transitions. Therefore, the Radical Housing Journal (RHJ) seeks to highlight the pertinence of these topics to radical housing research and the journal's mission.

The session will begin with 10-minute interventions from each panelist. The moderator will then raise points of reflection related to entwined questions about energy transitions and housing struggles; the ensuing discussion will be open to audience participation. Members of the RHJ's editorial collective will be on hand in the session to present and answer questions about the journal.

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## The residential contexts of children's health

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*Dr. Amy Clair<sup>1</sup>*

*1. Australian Centre for Housing Research, University of Adelaide*

Children are underrepresented in studies of housing and health, while research on child well-being and related outcomes has not adequately explored housing. However the residential context is central to children's lives. It is a key site of development, and hugely influential for health both directly, via exposure to potentially health facilitating and health damaging environments, and indirectly, via its role in accessing other important services such as education and health. Further, children are potentially impacted indirectly via the influence of housing on their parents.

This relative invisibility of children in housing research is particularly important given concerns about housing difficulties, often referred to as a housing crisis, in many countries. Children have been particularly impacted by changes in housing trends, such as the increase in homelessness and private renting in many ownership-focused societies such as Australia and the UK.

This paper presents an overview of the theory and evidence relating to the residential contexts of children's health, as well as presenting findings from a novel survey of children's housing circumstances conducted in South Australia. The survey included questions relating to housing conditions, affordability, security, impacts on schooling, and perceived impacts on children's health. Results indicate significant challenges among households with children in the private rental market, finding that nearly a quarter of renting households reported that their most recent move was due to the landlord ending the tenancy, suggesting significant insecurity, and many renting households reported applying for around 50 homes before finally finding somewhere new to live.



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# The role of housing in young people's imaginations of adulthood: Class, place and future aspirations

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*Dr. Maja Flåto <sup>1</sup>, Dr. Ingunn Marie Eriksen <sup>1</sup>*

*1. NOVA, Oslo Metropolitan University*

In Europe, housing affordability is among the main concerns for young people, and obtaining a home is a key part of becoming an adult. In Norway, where homeownership is the norm – approximately 80% of adults owns their own home – and young people move out of their parents' home sooner than their European counterparts, this concern is perhaps particularly pronounced. At the same time, the financial possibility of buying a home is relatively speaking better for young people in Norway than in most other countries.

This paper is based on the qualitative longitudinal study *Inequality in youth* and is mainly based on the interviews when the participants were 17 and 18 years old. They are selected from four sites in Norway, both rural and urban, and from working-, middle- and upper-class backgrounds.

Building on a Bourdieusian framework, we argue that young people's housing aspirations can be seen as distillations of their plans and hopes for adulthood, and as reflections of their cultural, economic and geographic differences. Their housing aspirations reflect their ideas about generational continuity, status markers, and their notions of when adulthood should begin. The value and viability of their aspirations determine the amount of ease or struggle with which they consider their future housing. There is an ease in the aspirations of both wealthy upper-class young people and rural working-class youth. Conversely, middle-class suburban youths and marginalised young people consider their future housing as a source of worry and struggle.

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# The role of intergenerational housing support in shaping kinship relationships: a scoping review

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*Ms. Gaini Yessengarayeva<sup>1</sup>, Ms. Sonia Fernández Herrera<sup>1</sup>, Dr. Stephan Köppe<sup>2</sup>, Dr. Ricardo Duque-Calvache<sup>1</sup>*

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In the context of increasing housing precarity among younger generations and growing reliance on family-based support, housing has become a key site where intergenerational obligations, solidarities, and tensions are negotiated and enacted. While systematic literature reviews across various disciplines have examined shifting intergenerational relations and practices across diverse populations and contexts, the existing body of research lacks a comprehensive review on intergenerational support for housing with an explicit focus on kinship relationships. This scoping review aims to fill this gap by systematically synthesizing evidence on the role of intergenerational housing support in shaping kinship relationships within Western contexts. The search strategy was designed to engage with three interconnected conceptual blocks: intergenerational support, housing and family dynamics. Searches conducted in Web of Science and Scopus data bases resulted in the identification of 163 potentially relevant articles for initial screening. By synthesizing this evidence, the review offers a critical contribution to understanding how housing functions not only as a material asset but also as a relational and symbolic resource within families. Ultimately, the review underscores that housing support between generations goes beyond mere wealth transfers; it is a practice embedded in the evolving nature of intra-family contracts, where economic, emotional, and moral dimensions of kinship are continuously redefined and renegotiated.

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# The role of intergenerational housing support in shaping kinship relationships: a scoping review

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# The Role of Pilot Projects in the Uruguayan Cooperative Housing System (1960-2024)

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Pilot projects as a mechanism for experimentation in public housing policies are common across different contexts and eras. This is also true for the Uruguayan cooperative housing system, which has a well-established tradition of innovation through the development of pilot projects. From the pioneering experiences of the 1960s to the present day, the notion of the pilot project has played a significant role in the history and evolution of this movement.

Various authors highlight the central role of pilot projects in the development, consolidation, and evolution of the system. However, we believe there is limited understanding of how the various actors involved in the consolidation process have instrumentalized pilot projects to align with their specific objectives and interests. This article proposes a systematic review of the different pilot phases of the Uruguayan cooperative housing system. Its aim is to first clarify what is meant by a pilot project in this context and how various authors define it. It then reviews the different pilot phases and analyzes them according to their characteristics and objectives. Finally, we discuss the impact of this approach on the evolution of the system and its relevance in the current context.

This paper is the result of fieldwork conducted in December 2024 as part of a doctoral research project, which included semi-structured interviews with stakeholders, experts, and community members, as well as archival work and on-site visits to various pilot projects.



Uruguay pilot projects 1.jpg



Uruguay pilot projects 2.jpg

# The Role of Sustainable Finance in Affordable Housing Provision: A Comparative Analysis of California, England, and the Netherlands

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*Mr. Alejandro Fernandez Perez*<sup>1</sup>

*1. Delft University of Technology*

Over recent decades, Affordable Housing Organisations (AHOs) have increasingly turned to private investment to fund new construction. This hybrid model compels AHOs to deliver both financial returns as well as positive social and environmental impacts. AHOs' particular position at the intersection of multiple governance poles makes them relevant for investors interested in environmental and social objectives. While sustainable finance is creating new linkages between AHOs and capital markets, its adoption varies significantly across contexts. This paper investigates the role of sustainable finance in affordable housing provision in three regions: California (USA), England (UK), and the Netherlands (EU). Drawing on semi-structured interviews with housing providers, intermediaries, and financial institutions, this study examines how AHOs are integrating sustainable finance standards into their operations. The comparative analysis reveals divergent patterns of financial incentives and legal obligations shaped by distinct national features: regulatory mandates in the U.S., the strength of housing associations in England, and the state-mediated finance system in the Netherlands. By exploring the interplay between governance structures and financial innovation, this paper contributes to the literature on social housing finance and highlights the institutional frameworks shaping affordable housing provision.

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# The Slow Highway – a blue-green suburb, or how to build a strategic paradise

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***Dr. Catalin Berescu<sup>1</sup>***

*1. Research Institute for Quality of Life, Romanian Academy*

Unlike other metropolitan areas, Bucharest's official management institution has very little to do with its hinterland. The really loose association of the Municipality with the ring-shaped county that surrounds Bucharest, namely Ilfov, has no planning ambitions for the seven cities and ten communes that are tangent to the city, or for the rest of some twenty other localities that are not contiguous with the urban agglomeration. Its only purpose seems to be to access European funds for a large variety of purposes, from green textiles to continuous education etc.

Meanwhile, the city is furiously expanding on the nearby territory in a classic sprawl situation fueled by a complex political conundrum, as the municipality plans to open ten more radial roads to connect to its uncontrollable peripheries.

Taking into account the enormous political, cultural and economical convergence that is leading to what appears to be an unstoppable suburbanisation, I propose an ideal project for a proper nature based, green, slow, sustainable, war resilient form of settlement. The project aims to counterbalance the hysterical development towards North, with a renaturation of the southern area that connects Bucharest to the Danube, that entails the reconstruction of a river that is now channelled, reforestation, involvement of the Roma communities, etc.

Besides the quaint quality of the utopia, the presentation aims to critically assess the current situation, and to describe, from an inner perspective as a former member of the Urban Planning Committee, the current views inside the profession and the political milieu.



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# The Social Exclusion of Vulnerable Groups in Equitable Housing Rights: A Case Study of LGBTI Individuals in Taiwan

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**Prof. Li-Yu Chang<sup>1</sup>, Prof. Chie-Wen Peng<sup>2</sup>, Prof. CHUNGHSIEN YANG<sup>3</sup>**

*1. Department of Social work, National Pingtung University of Science and Technology, 2. National Taipei University, 3. National Pingtung University*

Following the legalization of same-sex marriage in Taiwan in 2019, the issue of housing rights for the LGBTI community has gained increasing attention. However, as Taiwan has yet to establish corresponding regulations and measures, ensuring the housing rights of LGBTI individuals remains an important area for further research. This study employs a literature review and in-depth interviews with human rights organizations and experts to examine the challenges faced by LGBTI and other vulnerable groups, providing a reference for institutional improvements. The findings identify four major housing-related issues faced by the LGBTI community in Taiwan: (1) discrimination, stigmatization, and labeling at various levels; (2) challenges in securing short-, medium-, and long-term housing, particularly rental difficulties; (3) the need for specialized housing accommodations based on physical and psychological conditions; and (4) difficulties in identity recognition. Based on the interviews, this study proposes five key principles for LGBTI housing assistance: (1) establishing objective criteria for group identification, with periodic reviews of legitimacy and reasonableness; (2) ensuring reasonable assessment and social consensus in housing resource allocation; (3) preventing social stigma and exclusion in LGBTI housing policies; (4) balancing housing stability with resource fluidity; and (5) fostering long-term awareness through education.

Regarding LGBTI housing, this study suggests: (1) continuous evaluation of LGBTI identity recognition mechanisms; (2) regular assessments of housing needs to inform policy planning; (3) developing a vulnerability ranking system to prioritize resource allocation; (4) establishing policy integration mechanisms; and (5) integrating governmental and non-governmental resources to comprehensively safeguard LGBTI housing rights.

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# The social geographies of high-rise housing: An investigation of the lived experiences and exclusivity implications of high-rise development in Oslo

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*Prof. Per Gunnar Røe<sup>1</sup>, Dr. Rebecca Cavicchia<sup>2</sup>, Prof. Roberta Cucca<sup>3</sup>*

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High-rise buildings have become an expression of urbanism. Many European cities were reluctant towards high-rise development until the post-industrial shift and the emergence of compact city policies, where multistorey buildings are considered a way to densify, utilize infrastructures and promote sustainable transport. High-rise developments are also profitable for real estate developers, because of the utilization of space. Besides, spectacular high-rise buildings may symbolize urban vitality and attract tourists. Oslo is no exception and has developed a strategy for high-rise development in designated areas, while developers are promoting new multistorey buildings. However, this strategy could be questioned, because it may have unforeseen social implications, and is based on insufficient knowledge. In this paper, we report the provisional findings of a research project on the social implications of high-rise developments and condominiums in Oslo. Often constructed for the elites, they may create micro-segregation (horizontally and vertically) and prioritize secluded social activities (as indoor securitized spaces and rooftops), countering the development of a socially inclusive city. Through document analysis, interviews and observations, we ask: In which part of the city are different categories of high-rise buildings located? What are the implications for the urban social fabric? What does the new high-rise strategy imply for the city? How are specific high-rise buildings designed and organized, and how does this affect the social structure of these buildings and their neighborhoods?



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# Thinking in systems in the social housing sector: a participatory journey beyond growth

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*Dr. Anna Pagani<sup>1</sup>, Dr. Gemma Moore<sup>2</sup>, Dr. Elanor Warwick<sup>3</sup>*

*1. Department of Engineering, King's College London, 2. The Bartlett Faculty of the Built Environment, University College London, 3. Clarion Housing Group*

The provision of affordable, safe and good-quality social housing has long been entrusted to English local authorities and housing associations. However, since the 1980s, the number of social homes have steadily declined—undermined by competing priorities, discrepancies between stakeholders' mental models, and market-led economic growth-based policies unable to effectively respond to this complexity. Consequentially, tensions emerge between providing more and better housing, achieving ambitious net zero targets, and financing social housing. This paper uses Theory of Change to introduce the design, key insights, and participant feedback of a two-years research project aimed at identifying and addressing these issues systemically. The project comprised a sequence of participatory system dynamics workshops with London-based housing associations, thirty-eight housing-actor interviews and a concluding multi-stakeholder workshop.

We reflect on the extent to which systems thinking helped challenge participants' paradigm for housing provision, and support discussion around counterintuitive housing interventions decoupled from the hegemony of growth.

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## Third Sector Spaces in Malta and Europe: A Comparative Analysis

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***Dr. Andrew P. Camilleri**<sup>1</sup>, **Dr. Daniel Gravino**<sup>2</sup>, **Dr. Kurt Xerri**<sup>2</sup>, **Dr. Dylan Cassar**<sup>2</sup>,  
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The housing market in Malta has experienced rapid housing price increases with over 30,000 households exceeding the affordability threshold in 2022—defined as housing costs surpassing 30% of disposable income, doubling the number recorded in 2018 (Cassar et al., 2023). This upward trend in property prices has been accompanied by significant increases in rental costs, cumulatively leading to a deterioration in housing affordability (Cassar et al., 2023). Various reasons have been provided for this increase in housing prices, including the large population growth experienced within Malta since 2013 (PWC, 2024), a more financialized housing market (Cassar, 2023), as well as the diminishing role that the government, catholic church, and other social organizations have played in providing additional housing solutions (Cassar et al., 2023).

The Foundation for Affordable Housing was established as an emerging third-sector initiative in response to these escalating affordability challenges. Created through a distinctive collaboration between the State and the Catholic Church, the Foundation aims to reduce dependence on public funding by leveraging private sector resources, thus providing socially oriented solutions to housing needs over the medium and long term (Foundation for Affordable Housing, 2024).

The proposed paper and presentation will address: 1) The establishment of the Foundation as a response to decreasing housing affordability within Malta; 2) the Foundation's positioning within Malta's broader housing infrastructure; and 3) a comparative analysis of the Foundation relative to similar third-sector entities across Europe, highlighting key differences and opportunities for mutual learning and enrichment.

## Three Nordic Welfare States: Housing policies towards an ageing population

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***Prof. Marianne Abramsson<sup>1</sup>, Dr. Outi Jolanki<sup>2</sup>, Dr. Hans Christian Sandlie<sup>3</sup>***

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An ageing population will influence the demand for housing that meets the needs of older adults. These needs vary depending on the current housing situation which influences the need or wish for a housing change in old age. The aim of this study is to compare three Nordic countries, Finland, Norway and Sweden, from the perspective of housing policies towards older adults and that of individual preferences and actions in the housing market. Results from earlier studies conducted in the three countries separately are here discussed in relation to the national policy documents and reports addressing the housing situation of older adults in the respective countries. It can be concluded that in all three countries ageing in place is the dominating housing policy and that housing in old age is increasingly becoming a responsibility of the individual and that the provision of adequate housing will be matter for the ordinary housing market.

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# Top-down collaborative housing: an exploratory study across Europe

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*1. Université Grenoble Alpes, 2. Delft University of Technology*

Studies on collaborative housing have mainly focused on genuine bottom-up collective self-provision of dwelling, while institutional-mediated initiatives (public or welfare actors) have received less attention. However, these top-down initiatives are growing, and they may respond to the lack of inclusion for vulnerable groups in the collaborative housing solution.

This work aims to keep up to date with this trend in collaborative housing, mainly emerging in Southern Europe. Based on an academic and grey literature review of projects in Europe, focusing on Southern Europe, this paper provides an exploratory study of top-down collaborative housing. Through a mapping of concepts and projects, the research will provide an overview of the phenomenon, its characteristics, purposes, and configurations. Finally, an outline of a typology of top-down Collaborative Housing will be proposed, as well as considerations on the specificities of this approach in Southern Europe.

Keywords: Collaborative Housing; Top-down Collaborative Housing; Typology; Southern Europe

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# Toward an evaluation framework for residential rental tenant protection policies

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*Dr. Ang Li*<sup>1</sup>

*1. The University of Melbourne*

The proportion of the population residing in the private rental sector is growing in multiple jurisdictions. Private rental accommodation has now become a permanent or semi-permanent condition in many settings. A substantial proportion of lower-income households reside in rented accommodations, which are often of poor quality, offer little security, and are unaffordable for a large proportion of tenants. How rental properties sustain health and social wellbeing has become a pressing concern, underscoring the need for effective tenant protection to improve rental affordability, security, suitability and conditions. This paper seeks to develop a framework for evaluating the effect of tenant protection policies on housing, health, social wellbeing, and inequality outcomes. Building from a scoping review of the empirical literature on housing pillars and interventions in the private rental sector, this paper develops a typology of tenant protection domains and interventions, including rental minimum conditions, rental energy efficiency standards, rent regulation, lease security, other rental rights, and compliance and enforcement. The mechanisms and pathways of these policies and their potential impact on a range of health and social wellbeing outcomes are synthesised to develop an evaluation framework for tenant protection policies. Through establishing an empirically informed theoretical framework for causal pathways between rental housing and health and social outcomes, this study can facilitate the evaluation of policy implementation in the private rental sector and potential intended and unintended consequences.

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## Towards a post-welfare state? Segregation control and the dismantling of the Finnish housing regime

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*Dr. Katriina Rosengren <sup>1</sup>, Prof. Hannu Ruonavaara <sup>1</sup>, Dr. Jarkko Rasinkangas <sup>1</sup>*

*1. University of Turku*

Segregation has been on the rise in Finland. Both demand and supply housing support have been used to manage segregation. On the housing supply side, an established tool is social mixing. However, social housing shares have declined due to the retrenchment of the state, and increasing marketization has led to an increase of free market rentals. Increasingly, demand-side housing support has been used to manage rising housing costs of low-income households in growth centers.

As elsewhere in Nordic countries, the housing regime can be characterized as being dismantled. In Finland, it has been a long process beginning in the 1980s. Neoliberal developments have slowly led to the withdrawal of the state and stronger focus on low-income residents, currently visible in cuts to both demand and supply side support. Social housing is due to be focused more strongly and housing benefits cut. The role of municipalities in segregation control must grow as a result; however, interviews also show that municipalities lack tools and would require stronger support from the state.

# **Towards a social and green housing policy in Europe? Coupling affordability to energy efficiency in the European Union's housing initiative**

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**Dr. Carola Fricke**<sup>1</sup>

1. Saarland University

*In 2024, the European Union [EU] has put housing high on the agenda by naming the first Commissioner on Energy and Housing, Dan Jørgensen. This contribution questions the extent to which this presents a paradigmatic shift, signifying the emergence of a transnational housing policy. Although the EU does not dispose over any formal competences in the field of housing policy, various policies have nevertheless emerged in recent years that are contributing to the emergence of implicit housing policy based on understandings of housing as a spatial-material, social and regulative practice. Adding to the academic debate, this contribution examines current transformations in the EU's housing political directives and programs leading up to the nomination of the Commissioner. The analysis carves out a shift from linking housing to issues of energy and market regulation to additionally addressing housing as a social issue. Thereby, the analysis focuses on the Affordable Housing Initiative as part of the Commission's renovation wave strategy, coupling energetic efficiency and sustainability goals with social cohesion. This contribution analyses the mechanisms, actors and arenas of this ongoing transformation taking place in the European policy debate on housing, methodologically building on document analysis. Overall, the contribution critically addresses the social and ecological dimension of housing policies emerging in the European Union.*

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# **Towards a transformation of Switzerland's single-family houses Addressing socio-demographic transformations, climate change and urban sprawl**

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*Dr. Hannah Widmer <sup>1</sup>, Dr. Jennifer Duyne Barenstein <sup>1</sup>, Mr. Florian Reisner <sup>1</sup>*

*1. ETH Zurich*

Even though approximately 85 percent of the Switzerland's nine million inhabitants live in areas classified as urban, the detached single-family house remains the dominant housing typology. Out of 1.8 million residential buildings, single-family houses account for over one million, of which two-thirds were built before 1990. Switzerland is a country facing considerable pressure on its scarce land resources. Furthermore, as empty nesters rarely consider moving from their oversized single-family houses, 57 percent are only occupied by one or two persons. Accordingly, it is not surprising that this housing typology, due to its disproportional consumption of land and its multiple negative environmental impacts, is increasingly questioned.

Switzerland's land use policy clearly aims to reduce urban sprawl with a legislation that makes a parsimonious land use and inward development legally binding. Incentives and innovative approaches towards increasing the use-density of single-family houses are thus not only an imperative to reduce per capita land consumption, but also to adapt to the country's changing socio-demographic structure, the challenges posed by its ageing population, the shrinking average household size, and the growing importance of non-nuclear family households. Based on the findings of ongoing research projects, our contribution discusses the policies and market dynamics shaping the ecological and spatial transformation of Switzerland's single-family houses. We further present case studies of innovative projects aiming at adapting or at providing sustainable and socially inclusive alternatives to the single-family house.



## Traces of care. Learning from Hedeskov Center for Regenerative Practice

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***Mrs. Marie Stender<sup>1</sup>, Mrs. Lene Wiell<sup>2</sup>***

*1. BUILD AAU Aalborg University, 2. BUILD*

*What is caring architecture? Based on an architectural anthropological case study of the Hedeskov Center for Regenerative Practice, a transformed village school, this paper explores how regenerative building changes the relations and processes of architecture. We are inspired by the concept of care promoted in feminist scholarship inviting us to focus less on progress and more on how we repair and restore what already exists. In this perspective architecture is about relationships rather than objects, as architecture always relates to environments, people, flora and fauna. Following Tronto's understanding of caring architecture (Tronto 2019) this entails new questions and responsibilities for architecture: Where do building materials come from? Is it built to last? Who will take care of the maintenance? The case study includes initial post occupancy observations from the regenerative building and interviews with owners, architects, craft workers and a range of other relevant stakeholders involved in the process.*

# Tracking ‘Deservingness’ in English Homelessness Law & Policy

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***Prof. Chris Bevan*<sup>1</sup>**

*1. National University of Singapore*

This paper forms part of a wider project tracking the role of ‘deservingness’ in English homelessness law and policy. The paper will explore the extent to which the English legal framework governing entitlement to homelessness support can be seen as historically rooted in a distinction between those individuals portrayed as ‘deserving’ of assistance and those ‘undeserving’ of help. The paper reflects on the continued place of ‘deservingness’ in our contemporary law and policy, and projects forward to reflect on the ways in which the law might be reformed so as to move away from this deleterious and harmful categorisation to deliver a more person-centred homelessness law. The paper draws on the author’s related book project examining super-narratives in law (published with Routledge in June 2025).

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# Transaction Costs for Stakeholders in the Implementation Process of Nearly Zero Energy Buildings in China: A Systematic Review

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***Mr. Hanbing Wang<sup>1</sup>, Dr. Queena Qian<sup>1</sup>, Prof. Henk Visscher<sup>1</sup>***

*1. Faculty of Architecture and the Built Environment, Delft University of Technology*

Nearly Zero Energy Buildings (NZEBS) have become a central strategy for reducing carbon emissions and promoting sustainable development in the building sector. In China, NZEBs are regarded as a crucial approach for achieving carbon neutrality in building sector. To encourage their implementation, China has introduced relevant regulations, incentive policies, and certification mechanisms. Despite these measures, the current promotion rate of NZEBs still falls short of the amount required to achieve national carbon neutrality targets. This phenomenon partly arises from differences in NZEBs policies, technological complexities, and uncertainties due to strict multi-stage evaluation and certification processes. These factors significantly increase transaction costs (TCs) for stakeholders during NZEBs implementation, thereby hindering their entry into and effective participation in the NZEBs market.

To address this issue, this study systematically identifies transaction costs faced by stakeholders across four stages of NZEBs implementation. Through systematic literature review and data analysis, 34 specific transaction costs were identified. These transaction costs were analyzed through four dimensions: type, involved stakeholders, sources, and determinants. The results provide practical guidance for governments and industry professionals. Specifically, the findings assist in developing targeted policies aimed at reducing transaction costs and optimizing project expenditures. Ultimately, effectively reducing transaction costs accelerated the widespread adoption and successful implementation of NZEBs in China.

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# Ukraine's national housing strategy - towards effective action and European dialogue

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***Mrs. Anastasiia Bobrova<sup>1</sup>, Mr. Pavlo Fedoriv<sup>2</sup>, Dr. Julie Lawson<sup>3</sup>***

*1. Cedoss think tank, 2. New Housing Policy (Ukraine), 3. RMIT University*

War and displacement have greatly exacerbated existing housing problems and needs, requiring well-designed reforms for Ukraine's recovery. In the chaos of crises, a strategic approach helps to clarify the purpose of action for all stakeholders, define priorities and provide a rationale for ongoing decision-making able to respond to changing circumstances. While a comprehensive, coherent, and balanced set of reforms are urgently required, effective action is lacking on the housing sector, which is most war impacted. Responsibility falls heavily on municipalities, but they lack the authority, capacity and resources to take action for needed housing recovery. Those at the front line feel this burden the most.

This paper draws on recent publications by the authors (Anisimov, 2025, et al, 2023 and Bobrova et al, 2025, Fedoriv et al, 2025, Shnaider, 2025, Sukhomud and Shnaider, 2023) bringing together the latest data and analyses on the key challenges, to accelerate more effective housing recovery efforts (Lawson and Gajda, 2022, Government of Ukraine, 2024). It focuses on actions need to improve access to adequate housing, invest in housing that is needed and improve the quality of existing homes and neighbourhoods.

This paper aims to inform the development of Ukraine's national housing strategy (NHS), a milestone of the EU supported Ukraine Plan. It takes place at a time when the EU is also preparing its own Housing Plan. As Ukraine moves closer to Europe, it could also benefit from stronger dialogue and cooperation with the EU and its development banks, on housing reforms for recovery.

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# Understanding homeowners' preferences for home energy retrofit subsidies and support measures

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*Dr. Shutong He<sup>1</sup>, Dr. Queena Qian<sup>2</sup>*

*1. Central South University, 2. Faculty of Architecture and the Built Environment, Delft University of Technology*

In the Netherlands, various informational, technical, and financial support measures have been provided to encourage home energy retrofits. In particular, since 2019, the Netherlands Enterprise Agency has launched the ISDE programme, a long-term national initiative running until 2030 with a total budget of €560 million. However, homeowners still face difficulties during the subsidy application process and often complain about the challenges of successfully acquiring the subsidy. Therefore, this study aims to understand homeowners' preferences for different attributes of energy retrofit subsidy schemes and potential support measures.

We conducted a discrete choice experiment in May 2024 with 882 Dutch homeowners, in which participants were asked to make virtual investment decisions based on five attributes related to investment costs and financial incentives: upfront investment cost, energy bill savings, magnitude of incentives, type of incentives, and application support.

As expected, homeowners derive positive utility from financial incentives. The estimated willingness to pay for a €1 discount (subsidy) is €1.03, which is roughly comparable. In terms of the type of financial incentives, our results suggest that Dutch homeowners, on average, prefer subsidies (paid after installation) over discounts (deducted from the purchase cost). Preferences for discounts versus subsidies vary by income, with high-income households deriving greater utility from discounts than low-income households. Furthermore, the willingness to pay for application support (assistance from an energy coach appointed by the municipality or the contractor, as well as a pre-filled application form) is high, ranging from €855 to €1,584.

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## Understanding housing issues and satisfaction in Lithuania

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***Dr. Jolanta Aidukaite<sup>1</sup>, Dr. Kristina Senkuvienė<sup>1</sup>, Dr. Ruta Ubareviciene<sup>2</sup>***

*1. Lithuanian Centre for Social Sciences, 2. Lithuania Centre for Social Sciences*

The aim of this study is to analyse housing issues and satisfaction in Lithuania, while taking into account policy makers' viewpoints and the opinions of the population. To address our research goals, the analysis is based on a mixed method approach and combines both quantitative and qualitative data. Our analysis shows that high homeownership and consistent support for it have led to an increase in house prices and a decrease in the public social rental sector. This also created the conditions for the shadow private rental market to emerge and flourish. Despite the fact that high homeownership is associated with a number of problems in the housing sector, residents are very satisfied with their housing in Lithuania and this is directly related to homeownership. Homeowners are more satisfied with their housing than renters. To ensure housing rights, we need to maintain a balance between tenures (owner, tenant and tenant with reduced price). Nevertheless, the Lithuanian case shows that a high level of homeownership can be difficult to reverse into a balanced housing tenure due to high distrust in the private rental market, stigmatisation of social housing and deeply embedded attachment to homeownership.

## Understanding Shrinking Trends to Reverse Them

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***Mr. Nikolaos Vrantsis***<sup>1</sup>

*1. Institute for Housing and Urban Research, Uppsala University*

The economies of peripheral municipalities are undergoing restructuring. Factories have closed, and agricultural land is increasingly concentrated in the hands of a few, with mechanized production replacing traditional farming. As a result, towns and villages in these regions are experiencing both economic and demographic decline. Migration leaves homes vacant, while those who remain—unemployed, underemployed, or impoverished—struggle to afford the few available rental or for-sale properties. Reversing this multifaceted shrinkage requires a new approach to land and housing management. This paper draws on the long-term experience of **Harta**, a collective that has been active since 2019 in the regional city of Naoussa (Greece). Harta advocates for the socialization of part of the vacant housing and unused land stock to integrate marginalized migrant populations and counteract depopulation at large. The paper explores the challenges of building a movement and local policies for social housing in peripheral cities while examining potential strategies for reversing shrinkage trends.

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# Understanding the Brussels third sector-driven alternative housing initiatives: the nexus between formality and informality

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***Ms. Aikaterini Anastasiou***<sup>1</sup>

*1. Department of Architecture, KU Leuven, Heverlee, Belgium b)*

Nowadays a rise of alternative housing initiatives (AHIs) has been observed in cities worldwide. These initiatives deviate spatially, functionally or tenure wise, making difficult to grasp how are they interacting with the existing housing order and the established conceptualizations of the way of living in the urban centers.

In Brussels, a first wave of AHIs has appeared as a direct aftermath of the crises of the 1970s, 1980s and the collapse of social housing production. Nonetheless, currently, a differentiated second wave is emerging with the AHIs arising through multiple synergies across the third sector being the most prominent given the city's significant number of social movements and associative actors. It includes intersecting or even separate-from-the-emergent-housing-crisis motivations touching, among others, upon matters of ecology, culture, scarcity of space, ageing, existentialism and spirituality. Moreover, further complexity in regard to the adopted operational practices is detected given the intermediate field they are balancing; within an institutional framework and a grassroots environment.

Until now literature has focused on captivating third sector-driven AHIs as fixed and established, giving little attention to the projects' and their third-sector actors past as well as their trajectory entailing formalization pathways and informal practices. Drawing on an in-depth architectural-ethnographic research of a particular third sector-driven AHI, this contribution revolves around the exploration of such co-existence in order to gain insights on the "alternative" prefiguration of the right-to-housing that these initiatives present.



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# Unfolding Just transitions: institutional paths and distributional challenges in social housing renovation. A comparative perspective between Italy and France

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***Dr. Rotondo Federica**<sup>1</sup>*

*1. CEE, Sciences Po*

Climate and energy issues raise some questions about the socio-spatial implications and governance challenges in urban contexts. Social housing, predominantly built before the introduction of energy efficiency standards, faces increasing demands for energy renovation. This is a priority for social housing providers aiming to reduce maintenance costs, prevent energy poverty, and improve residents' comfort. Moreover, recent European directives have emphasized renovation of social housing and energy poverty prevention, with a focus on achieving a "just transition".

This contribution analyses critical junctures and path dependency trajectories in energy renovation policies for social housing in Italy and France over recent years, and investigates how these relate to selected local projects in order to disentangle their distributive implications. It adopts a comparative approach, considering institutional frameworks, cross-sectoral interactions, and the combined effects of policies at various levels of governance (European, national, and local). The main strands of discussion revolve around the interplay and trade-offs between social housing and energy policies, the multi-level governance dynamics involving both institutional and non-institutional actors, and the criteria and conditions used to define priority intervention areas at both local and national levels.

The research methodology is structured in three phases. First, a literature review explores the main challenges and approaches to energy renovation in social housing. Second, the analysis outlines the contextual specificities of the European framework, alongside a comparative examination of policies and local projects in France and Italy. Finally, initial hypotheses and key discussion points are discussed in relation to institutional trajectories, governance assets, and spatial conditions.

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# Unravelling urban neighbourhood satisfaction

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***Dr. Hester Booij<sup>1</sup>, Mrs. Laura De Graaff<sup>1</sup>, Mrs. Lieselotte Bicknese<sup>1</sup>***

*1. Research & Statistics, City of Amsterdam*

Neighbourhood satisfaction, as a key indicator of urban liveability, is an important outcome variable for neighbourhood policy in Amsterdam. To improve urban neighbourhood satisfaction we have to understand what neighbourhood satisfaction in an urban setting comprehends. What are the important elements that contribute to neighbourhood satisfaction in an urban setting? In many European cities the urban structure and the population changed significantly after the economic crisis (2008-2013). Developments like rising economic prosperity, population growth, liberalization of the housing market and increasing numbers of tourists that occur to a greater or lesser extent in various European cities bring new challenges to the liveability of urban areas. How do these new developments affect the understanding of neighbourhood satisfaction? These questions are analysed with a unique survey-dataset that contains the reports of approximately 18.000 inhabitants of the city of Amsterdam about their residential satisfaction, combined with a variety of indicators on the neighbourhood level that might contribute to neighbourhood satisfaction. By using multilevel linear regression techniques the neighbourhood satisfaction is unravelled. We provide new insights on the characteristics of the physical structure of a neighbourhood that are preconditional for neighbourhood satisfaction in an urban area. And we show how important elements that shape the liveability of a neighbourhood, like social cohesion, (perceived) safety and the maintenance of the public space, contribute to overall neighbourhood satisfaction. When comparing the results of the waves of 2015 and 2023 we see significant changes, related to the changing urban structure and the increased influence of tourism on the city.

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# Urban and regional approaches to the governance of collaborative housing in England and The Netherlands

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***Mr. Neil McKenna<sup>1</sup>, Dr. Darinka Czischke<sup>2</sup>***

*1. University of Leeds, 2. Faculty of Architecture and the Built Environment, Delft University of Technology*

There has been a renewed interest in collaborative housing (CH) across Europe since the early 2000s, mobilised around alternative housing agendas including social inclusion and cohesion, affordability and environmental sustainability. However, CH can be exclusive, limited in its social profile, and it remains a small-scale niche. In the English context, CH is characterised by self-organised grassroots networks through national umbrellas and regional hubs. Activity and national government support and funding has been cyclical, with high points in the 1970s and more recently in the 2010s, making these networks vulnerable. Whereas in the Netherlands, CH has been promoted more through top-down initiatives from a national, provincial and municipal level, with models and networks starting to emerge more recently in response. In both contexts, fragmentation within the sector is a key issue, as well as there being limited state and market support. This conundrum has informed some researchers to establish potential politics and pathways that will support the wide variety of forms of CH, so that it can grow beyond a niche. Developing on this agenda, our research considers how to solidify, expand and support a sustained growth of CH, whilst retaining its transformational potential to progress alternative housing agendas. The potential politics and pathways to grow CH are examined through a comparative case study of urban and regional approaches to the governance of CH, looking at Leeds in its regional context of West Yorkshire, and the Dutch city of Nijmegen in its regional context of Gelderland.

## Urban Assemblages vs. Critical Urban Theory: Debating Contributions to Housing Research

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***Mr. Petr Kodenko Kubala***<sup>1</sup>

*1. Institute of Sociology, Czech Academy of Sciences*

In recent years, urban assemblage theory (UA)—emerging at the intersection of actor-network theory (ANT) and urban studies—has gained importance as a significant conceptual approach in urban research. While UA has been acknowledged as one of the key schools of thought in contemporary urban studies (Storper & Scott, 2016), its application in housing studies remains limited. At the same time, UA has sparked intense theoretical polemics, particularly with critical urban studies, as exemplified by the debate in journal *City* (2011/15/2–15/6). These controversies reflect deeper tensions between poststructuralist, posthumanist, and neo/post-Marxist perspectives on urban and housing studies. The paper interrogates the ontological and epistemological differences between these competing frameworks, particularly their implications for understanding housing as a socio-material phenomenon. By revisiting the critiques and counter-critiques of UA, this contribution aims to reassess its potential contributions to housing theory. How can UA deepen our understanding of the interplay between material, institutional, and social dimensions of housing? To what extent does the debate between UA and critical urbanism open up new possibilities for theorizing housing in times of ecological and socio-political crises?

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# Urban green space, and residents' mental health and well-being: a field experiment in London

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***Dr. Catalina Turcu<sup>1</sup>, Ms. Ellen Grubbs<sup>1</sup>***

*1. The Bartlett Faculty of the Built Environment, University College London*

The health benefits of green space are widely discussed in the literature, however, there is limited evidence on mental health and well-being outcomes. This paper draws on spatial analysis and experimental psychology to examine the relationship between urban greenspace and residents' mental health and well-being. It does so through a controlled experiment in two urban settings in London, where planned construction works aim to add-in urban greenery and street furniture. The paper employs a twofold methodological approach. First, it applies a multiscale protocol to select control sites: (1) at the macro scale, using ArcGIS to filter sites based on the Index of Multiple Deprivation, Biodiversity and Vegetation Ranking, Land Use, and Residential Share; and (2) at the micro scale, using street-level audits and site observation to account for variables such as street typology, adjacent building morphology, and traffic volume. Second, a survey is conducted with approximately 200 participants. The survey, based on the WHO-5 Index, collects data both before (March–May) and after (June–July) intervention at the two urban settings, with the same timeline mirrored at the control sites. The paper discusses each methodological step and presents an analysis of the pre-intervention survey data, offering insights into residents' mental health and well-being prior to the addition of urban greenery. The protocol can serve as a framework for other researchers conducting field experiments in the context of the built environment and greenspace; and findings can support residents and policymakers in the implementation of greenspace interventions in urban and residential areas.

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# Urban Intensification and Social Housing Production in the Aix-Marseille-Provence Metropolis: Challenges and Innovations

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*Dr. Séverine Bonnin-Oliveira <sup>1</sup>, Dr. Claire Fonticelli <sup>1</sup>, Dr. Lina Raad <sup>1</sup>*

*1. Aix-Marseille Université*

In the post-pandemic context of a housing crisis and rising living costs, the Aix-Marseille-Provence (AMP) metropolitan area faces the challenge of meeting increasing social housing demand while ensuring ecological transition and social justice. By 2030, the metropolis will reach 2 million inhabitants in a region already affected by climate change and socio-spatial inequalities. Urban sprawl, car dependency, and unequal access to resources make this transition particularly complex.

To tackle these issues, urban intensification appears as a solution, by repurposing existing spaces and optimizing underutilized areas. Rather than merely increasing density, this approach aims to enhance urban amenities, promote social mix, and strengthen territorial cohesion.

One of the main objectives of the POPSU Intensifications métropolitaines (2024-2026) research-action program is to examine the obstacles and levers for social housing intensification. It explores how social housing can be integrated within the urban fabric, particularly through building repurposing and targeted densification, while identifying economic, regulatory, technical, and cultural barriers. Can urban intensification be a way for renewing social housing production methods? The research analyzes innovative strategies and partnerships among social landlords, local authorities, and private actors to advance social and environmental objectives.

The communication combines data analysis and stakeholder interviews within AMP Metropolis, with a focus on a case study in Pertuis, on the outskirts of the metropolis. The variety of social housing solutions in this municipality exemplifies diverse responses and their challenges. The study aims to contribute to the evolving landscape of local social housing policies in response to global challenges.

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# Urban neighborhoods, and university students housing: challenges and opportunities for inclusive environments

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***Dr. Riccardo Ramello<sup>1</sup>, Dr. Fabio Gaspani<sup>1</sup>***

*1. University of Milan Bicocca*

In contemporary urban contexts, young people face increasing difficulties in accessing affordable and adequate housing, as well as in matching aspirations about neighbourhoods with potential options. This issue is particularly relevant for university students. As a matter of fact, they represent an emerging vulnerable group that navigates unstable rental markets, facing rising living costs with limited institutional support.

Drawing from a large survey on university students' housing conditions conducted by the University of Milan-Bicocca (Italy), this paper explores the residential preferences for students at the neighborhood level. Specifically, the research investigates the role of neighborhood characteristics - such as safety, public transport, green spaces, and leisure opportunities - in influencing students' residential choices in different areas of the city of Milan. In addition, the study explores how students' socio-economic characteristics may be related to different priorities and trade-offs in balancing individual budget and housing quality, and accessibility to services.

By situating student housing issues within wider debates on housing inequalities, youth precariousness, and urban regeneration, this paper contributes to discussions on inclusive housing policies. It argues for a more nuanced understanding of students, not only as temporary urban dwellers but also as agents shaping local economies and social dynamics. The findings call for policy interventions that recognise the importance of tailored housing solutions, urban accessibility, and neighbourhood-based strategies to promote sustainable and equitable living conditions for young people.



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# Urban planning strategies to reduce housing inequalities – the evidence from Poland

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***Dr. Katarzyna Leśniewska-Napierała<sup>1</sup>, Mr. Tomasz Mikołajczyk<sup>1</sup>***

*1. University of Lodz*

Housing inequalities, resulting from historical events, urbanisation processes, and uneven spatial development, are currently one of the most pressing urban challenges in Poland. This study examines 3 urban planning strategies, retrofitting, nature-based solutions, and densification, as tools to address this problem. Retrofitting focusses on modernising the existing housing stock and improving living conditions but it can contribute to gentrification. Nature-based solutions, which introduce green spaces and blue infrastructure, enhance the quality of life, but also pose the risk of ‘green gentrification.’ Densification enables a more efficient use of space but remains controversial due to its potential to disrupt existing social structures and reduce access to green areas. This study is based on focus group discussions conducted between March and April 2025 with:

- policymakers at different levels,
- experts with experience in green policies,
- representatives from academia,
- representatives from NGOs,
- local activist groups,
- market actors, such as construction companies.

The findings highlight the need for interventions in urban policy at both, the local and national levels and propose potential solutions. The study emphasises that effective reduction of housing inequalities requires a holistic approach that integrates social, environmental and economic aspects into urban planning processes. The research results can serve as a foundation for shaping housing and spatial policies at various levels of administration.

The research is financed by the Horizon Europe project ‘*Contextualized pathways to reduce housing inequalities in the green and digital transition (ReHousIn)*’.

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# Urban regeneration and housing market. The case study of Lodz

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***Ms. Magdalena Zaleczna<sup>1</sup>, Ms. Katarzyna Olbinska<sup>1</sup>***

*1. Department of Investment and Real Estate, Faculty of Economics and Sociology, University of Lodz*

Planning the revitalization process means, among other things, identifying problems and threats resulting from the sudden modernization of the urban fabric and the socio-economic processes that are associated with it. This study allows for preparing appropriate countermeasures and responses to negative phenomena. In urban regeneration economic mechanisms will be partially excluded to achieve the assumed goals, specially in social sphere. However, the implementation of social priorities does not mean a complete abandonment of the market mechanism. The authors decided to investigate whether the predicted problems and threats of the revitalization process in the center of a large Polish city - Łódź - have been revealed in reality in social housing and the housing market. They verify predictions regarding gentrification and meeting the demand for social housing and indicate unexpected problems and difficulties. Paradoxically, in the studied area, there was a problem of vacant properties in the form of revitalized apartments. Authors use desk study research, qualitative research in the form of in-depth interviews, and document research. The authors assess the analyzed phenomenon in a multidimensional way.

# Urban Regeneration, Heritage, and Residential Mobility in Shanghai's Longtang Neighborhoods

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***Mrs. PEI DING**<sup>1</sup>*

*1. University of West of England*

This research explores the relationship between urban transformation and mobility in Shanghai, China, by analyzing how residential mobility reflects and shapes broader socio-spatial dynamics within the city. It is developing a model of mobility sensitive to the Chinese context, and applying it in an empirical case study. The study centers on Bugaoli, Shanghai's historic Longtang, which are dense, lane-style neighborhoods integral to the city's social fabric, to understand how residents' life events intersect with Shanghai's rapid urban regeneration policies.

Through 30 in-depth interviews with long-term residents, it examines how macro factors (e.g., hukou registration, globalization), meso factors (e.g., housing policy, urban regeneration), and micro factors (e.g., education, work, neighbor relationships) to shape residential mobility patterns in China.

The findings highlight how variety of factors influence residents' mobility decisions over urban transformation. The hukou system has emerged as a key focus on the research, reflecting the greater importance of macro factors in the Chinese context, which facilitates to access to social benefits in historical neighbourhood in city center and serves as a mechanism for intergenerational property transfer. In details, residents register, maintain, or transfer hukou status in Bugaoli through family-related events like marriage, inheritance, and birth, reflecting the role of intergenerational social mobility within housing systems. The study also identifies family support practices, such as retaining hukou household registration to secure educational and healthcare benefits for future generations, a strategy valued due to the superior social benefits tied to Shanghai's city-center locations



Picture1.png

# Urban renewal through demolition: the case of large housing estates in Europe

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*Ms. Stefania Zaccaro*<sup>1</sup>

*1. Università degli Studi di Firenze*

The demolition of large housing estates built in the post-war period has become a recurring strategy in urban regeneration processes. This trend was emblematically marked by the demolition of the Pruitt-Igoe complex in St. Louis in 1972, an event that set a precedent for similar practices in various European contexts in the following decades. Countries such as the United Kingdom, France, and Russia continue to systematically adopt this practice as a tool for urban renewal. However, the demolition of social housing is not always accompanied by reconstruction that ensures the same level of housing availability, leading to a reduction in affordable housing for low-income groups. This phenomenon exacerbates housing difficulties and intensifies the effects of the progressive withdrawal of state support in the social housing sector (Watt, 2017). Drawing on these contexts, this paper aims to investigate the underlying motivations for this practice and analyze its impacts.

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## Urban Village and Migrant Housing in Shenzhen, China

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***Dr. Caixia Liu<sup>1</sup>, Prof. Shuyi Feng<sup>2</sup>, Dr. Xin Li<sup>2</sup>, Dr. Yanliu Lin<sup>3</sup>***

*1. Eindhoven University of Technology, 2. Nanjing Agricultural University, 3. Utrecht University*

Urban villages are a unique form of informal settlement that emerged from China's dual land ownership system during the country's rapid urbanization. While they have historically played a vital role in providing affordable rental housing for migrant workers, these settlements are now the target of widespread regeneration efforts. Drawing on primary data from the 2023 Shenzhen Urban Village Tenants Survey, this study examines the housing conditions, rental arrangements, tenant satisfaction, and the socio-economic impacts of ongoing urban regeneration policies, particularly the unified leasing reform. The findings reveal stark differences between tenants in renovated and unrenovated housing, the persistent informality of rental contracts, and the exclusion of migrant tenants from regeneration planning and compensation mechanisms. The study concludes with policy recommendations aimed at promoting more inclusive and socially sustainable approaches to urban village regeneration.

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# User-Driven Adaptations in Post-Disaster Housing: Lessons from Hatay's Temporary Settlements

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*Mrs. Sevilay Erk Atalay<sup>1</sup>, Prof. Gülçin Pulat Gökmen<sup>1</sup>*

*1. İstanbul Technical University*

This study explores user satisfaction and self-initiated modifications in container-based temporary housing in Hatay following the February 6, 2023, earthquake. These rapidly constructed units played a vital role in post-disaster recovery, providing immediate shelter. The research assesses user experiences, feedback, and adaptations to understand their impact on livability.

The primary goal is to identify the shortcomings of these housing units during actual use and examine how resident-driven adjustments improved daily life. Semi-structured interviews and field observations reveal key deficiencies in functionality, physical comfort, privacy, security, and social interaction. These challenges, compounded by post-earthquake stress and trauma, significantly affected residents' overall well-being.

In response, residents made various modifications, reconfiguring interiors, personalizing spaces, and expanding communal areas. Notably, improvements to shared spaces and the addition of greenery fostered social connections and helped alleviate psychological distress. These adjustments enhanced both the functionality and overall quality of life within the settlements.

The findings highlight how resident-led changes transformed these temporary units into more comfortable, secure, and socially supportive environments. This study emphasizes the importance of user participation in post-disaster housing and calls for a more systematic approach to evaluating and supporting such interventions. Recognizing and incorporating resident-driven solutions into future disaster recovery efforts can lead to more sustainable and effective temporary housing, ensuring that post-disaster shelter not only meets immediate needs but also promotes long-term resilience and well-being.

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# Varieties of Community Land Trusts? Evidence from the 2022 Community Land Trust Census in the United States

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*Prof. Vince Wang<sup>1</sup>, Dr. Jason Spicer<sup>2</sup>*

*1. University of Washington, 2. city university of new york*

As communities experience unprecedented housing unaffordability and resident displacement, they are increasingly turning to the community land trust (CLT). CLTs are a unique model for the provision of affordable housing because they aspire to ensure housing remains affordable in perpetuity and that land in trust is community controlled. Scholars often tie these aims to a set of common features that define the “classic” CLT model, such as a tri-partite board structure or a corporate community membership that votes on land disposition. While these features were common across CLTs in the early 1990s, they have evolved substantially in subsequent decades. However, there is lack of systematic and empirical analysis of the organizational varieties of CLTs in use today.

In what manner and to what extent do CLTs today divert from the “classic” model? The authors marshal evidence from the 2022 US CLT census, which they conducted via a comprehensive survey of all known CLTs in 2022. We employed both descriptive and classificatory statistical techniques to identify the major varieties of CLTs in operation today. Our findings build on those from the last known US CLT survey, conducted over a decade ago, which suggested that the “classic” CLT model was not the only variety of CLT being used to deliver lasting housing affordability. Our findings suggest that in as much as other varieties can accomplish the same goals as the “classic” model, organizational innovation in CLT implementation may enable wider use of the model across variegated contexts.



## Visibility and innovation: Sandboxes for proactive urban rights in smart cities

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***Dr. Wellington Migliari***<sup>1</sup>

*1. Universitat de Barcelona*

The concept of smart cities typically revolves around the use of technology, information, and communication to foster sustainable urban environments. Its full potential is realised when public administrations design and implement services that promote social justice. However, since the 1990s, discussions on smart cities have often prioritised solutions related to environmental protection, surveillance, public safety, transport, waste management, and infrastructure. This article examines the capacity of Spanish cities to address homelessness from a smart city perspective, with a particular focus on Barcelona and the phenomenon of rough sleeping. Specifically, we analyse how local authorities can collect, process, and publish data on homeless individuals to improve general interest services aimed at those experiencing chronic street homelessness. Particular attention is given to the *Proposició de llei de mesures transitòries i urgents per a fer front al sensellarisme i erradicar-lo* and how this proposed law may render the right to housing effective for individuals who remain invisible within administrative data systems. Furthermore, we underscore the importance of fostering sandboxes as controlled regulatory experimentation environments, enabling local administrations to strengthen proactive and general interest services beyond the immediate phenomenon of homelessness.

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# Vulnerable life course trajectories and alcohol use disorder: A neighborhood-level analysis

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*Prof. Bo Malmberg<sup>1</sup>, Dr. Pengxiang Zhao<sup>2</sup>, Prof. Henrik Ohlsson<sup>2</sup>, Dr. Jutta Kawalerowicz<sup>1</sup>, Prof. Ali Mansourian<sup>2</sup>, Prof. Jan Sundquist<sup>2</sup>, Prof. Kristina Sundquist<sup>2</sup>, Prof. Kenneth S. Kendler<sup>3</sup>*

*1. Department of Human Geography, Stockholm University, 2. Lund University, 3. Virginia Commonwealth University*

We analyze the prevalence of Alcohol Use Disorder, AUD, at the neighborhood level based on individual register data on crime and disease. Previous studies have examined whether AUD prevalence is linked to neighborhood deprivation, where neighborhood deprivation is measured through multivariate methods. Building on the alcohol harm paradox— we analyse if AUD prevalence is linked to spatial concentrations of vulnerable population groups. To identify such groups, we have applied latent class analysis to longitudinal registry data on family status, housing, employment, disposable income, and income support. The analysis shows that areas with high AUD prevalence are also areas where a high proportion of individuals aged 35-49 who can be described as vulnerable, especially when adjusted for the proportion of individuals with a background in MENA countries. The overlap between high AUD prevalence and high proportion of individuals in vulnerable life course trajectories suggests a relationship between AUD, vulnerability and marginalization in the housing market. Furthermore, AUD prevalence is reduced in residential areas dominated by individuals with strong financial resources.

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# Waste, Security and Stigmatization: How Housing Companies Understand the Problem of Waste in Marginalized Areas

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*Dr. Kim Roelofs<sup>1</sup>*

*1. Malmö university*

In the present era of climate collapse, it is common for public actors, civil society, and activists to encourage people to sort recyclables and to not litter in urban and natural environments. However, in the context of Sweden's marginalized urban areas, concerns with waste appear not only to be connected to concerns with sustainability. Many of these areas have been depicted as dirty and badly maintained almost since their construction. In recent years, various area-based initiatives have been initiated that focus on various issues relating to waste management in marginalized areas. The aim of this paper is to investigate how housing companies understand the problem of waste in marginalized urban areas and which effects this understanding can have in the context of these areas. The study draws on interviews with representatives of housing companies and other organizations which support housing companies' initiatives, and a document analysis. The paper shows that housing companies understand the problem of waste as being caused by residents not displaying the correct behaviour and norms, thus presupposing an ideal waste handling subject. The housing companies understand the problem of waste as more pressing in marginalized areas than in other parts of the city, and they believe that they can tackle security issues by working with decreasing waste and littering. The paper argues that by working with waste management initiatives in marginalized areas, the housing companies bring complex questions relating to security and crime prevention within their jurisdiction.

# **We need to talk about the subdivision. A tool to transform residential subdivisions with its residents**

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***Prof. Oswald Devisch***<sup>1</sup>

*1. Hasselt University*

From 2021 to 2024, we curated a learning trajectory on the transformation of residential subdivisions in Flanders, funded by the Flemish Environmental Department and the Flemish Government Architect. The primary objective was to develop spatial models for transforming residential subdivisions in alignment with the ambitions outlined in the Spatial Policy Plan Flanders, while also identifying the necessary leverage points for the implementation of these models. The core of the project consisted of pilot projects in three subdivisions, led by three design teams. Midway through the process, it became apparent that a sustainable transformation would not only require developing spatial models and identifying leverage points, but also coming up with strategies to initiate dialogues between key ‘subdivision stakeholders’, including local governments, residents, developers, service providers, (local) entrepreneurs, etc. The point of departure is that all of these stakeholders continuously change their subdivision. Setting up dialogues would help these actors to align their individual efforts into integrated subdivision projects. Moreover, it would help to make sure that these integrated projects address the broader societal issues that form the basis of the Spatial Policy Plan Flanders. To facilitate these ‘subdivision dialogues’ we developed a tool that supports participants to relate their individual projects, identify common ambitions, link quick win projects, build up towards larger projects, etc. This paper will introduce the tool, illustrate how we applied it in the three pilot projects, and reflect on how its use could be scaled to other contexts.

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# What do we know about co-residence? A mapping and systematic review

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***Mr. Juan Pablo Urrutia<sup>1</sup>, Dr. Darinka Czischke<sup>2</sup>, Dr. Vincent Gruis<sup>2</sup>***

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Co-residence is an emerging topic given the global rise of this phenomenon, understood as multiple households living together. Multigenerational households, doubling up, shared housing, and intergenerational co-living are just some of the terms used as synonyms, lacking a broad and deep discussion to comprehend their relation to co-residence.

This research seeks to understand related terms of co-residence to clarify them conceptually to contribute to future research approaches and its policy implications. To address this, a field mapping review was done to explore the scope, followed by a systematic and critical literature review to identify its main findings, trends, gaps, and debates.

It was found that co-residence living arrangements can be clustered into three groups according to kinship relation and number of generations. These types are associated with different lengths, agencies, resources, and dwelling configurations. Eight research focuses were identified: conceptualization, demography, preferences, determinants, relationship, composition and dwelling, spatial distribution, and impacts. The latter is the only one with a clear debate, while authors agree on their findings in all other areas.

From western developed countries, co-residence is analyzed as a problem, so authors claim to consider it as part of housing need counting, as doubled-up in the USA, while from oriental countries and the global south it is viewed as a way of expected collaboration and not related necessarily with lack of resources, therefore authors expect to not consider all these arrangements as housing need by policy.

## What drives differences in social housing production at the landlord level in France?

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*Prof. Paavo Monkkonen<sup>1</sup>, Prof. Florence Goffette-Nagot<sup>2</sup>, Mr. Romain Durand<sup>2</sup>*

*1. University of California, Los Angeles, 2. ENS*

France has the largest number of social housing units in Europe and continues to produce about 100,000 new homes every year. Yet there are large disparities in where this housing is located, and as a result the national government requires all urban municipalities to have a minimum share of social housing. One understudied aspect of European social housing systems, including the French one, is the determinants of production rates across social landlords. In this paper, we analyze data on housing production by the roughly 400 social landlords in the country over the last decade, and test hypotheses that might explain the differences between them. For example, do non-profits build more than public landlords? Do larger landlords build more than smaller landlords? Do landlords in more expensive rental markets build more than those in less expensive ones? The results may serve to inform social housing policy, especially in places that seek to stimulate increased housing production.

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# What shapes public investment in private housing? The political economy of retrofit in the UK

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***Ms. Madeleine Pauker<sup>1</sup>, Dr. Donal Brown<sup>1</sup>***

*1. University of Sussex*

Decarbonising privately owned housing and addressing energy poverty in the UK will require additional financial support for property owners to “retrofit” their homes. How this support should be provided remains contested, and the limited historical contextualisation in existing critiques of UK retrofit policy constrains analysis of core policy dimensions and appraisal of alternatives. Using an integrative review methodology combining academic and grey literature, archival sources, policy documents, and interview data, this article examines over a century of policies addressing private housing conditions in the UK. These include policies providing support for energy efficiency improvements (retrofit) and those which assist with repairs and improvements (renewal). We discuss how public investment in private housing conditions has responded to and reinforced political-economic agendas, including housing assetisation and energy security, and reveal that governments have provided increasingly residual and market-based support, limiting the pace, scale, and efficacy of decarbonisation.

# When neighbours become caregivers: a case study in co-housing

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***Dr. Marina Casula***<sup>1</sup>

*1. University Toulouse Capitole*

My proposal addresses the issue of ageing in co-housing. What happens when one of the neighbours gradually loses its autonomy? What can your neighbours do to support you? Which collective practices of care can be put in place by people who are more than neighbours, but real caregivers? What could be the limits, both for caregivers and care receivers? Some answers to those questions will here be based on the results of a participatory action research conducted in France between 2019 and 2022. In one of the co-housing implied in this research, a collective has organized itself to support the oldest of them at the end of his life. Based on a field survey, I will present how this group of inhabitants envisioned helping each other in the face of ageing, before facing this collective experience of care. We see the key elements and limits. In another case, women want to live together to age together and help each other. They have developed a solidarity “beyond the walls”, while this project has encountered many difficulties to materialize. To analyse these two cases, we draw on the analytical framework of care theories, and propose the concept of co-caring.



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# Where do we go from here? How social mix policies challenge the housing opportunities of ethnic minority residents in Denmark

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*Mrs. Rikke Skovgaard Nielsen<sup>1</sup>, Ms. Mette Mechlenborg<sup>1</sup>, Mrs. Marie Stender<sup>1</sup>, Prof. Claus Bech-Danielsen<sup>1</sup>, Mrs. Lene Wiell<sup>1</sup>*

*1. BUILD; Aalborg University*

The Danish non-profit housing sector has historically offered good housing opportunities for ethnic minorities in Denmark, allowing them access to good quality, affordable housing that does not require social network, financial wealth or insider knowledge to gain access to. The sector even allowed some of the most disadvantaged groups in the housing market to exercise some degree of choice in location and layout of dwelling. However, this has changed in recent years. A strong political desire to change the residential composition of deprived non-profit housing areas has made access to the sector substantially less straightforward. Allocation rules have changed, units are being torn down or sold off, and the rhetoric around minority concentration areas has harshened. This paper presents and discuss the policy changes and their implications for the choices and restraints of ethnic minorities in the Danish housing market, supplemented with case examples from interviews with ethnic minority residents of the most deprived non-profit housing areas in Denmark. The paper shows how the housing opportunities of ethnic minorities have worsened. The allocation system has become less transparent and more complicated, housing situations have become less stable, and the most affordable units are decreasing in numbers. Ethnic minorities in the most deprived neighbourhoods feel that their housing is being taken from them, and that there is an unwanted but increased public attention to ethnic minority settlement patters. Furthermore, the case studies show that municipalities deal with re-housing very differently which further challenges the equality of the non-profit housing system.

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# WHY MARKET RENTS ARE A NO-NO IN SWEDEN BUT NOT IN FINLAND?

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***Prof. Hannu Ruonavaara***<sup>1</sup>

*1. University of Turku*

Finland ended the regulation of rents during the first half of the 1990s – without much political ado. After that, a free market has reigned in private renting. What is still regulated is the social rental housing sector with needs-based choice of tenants and cost-based rents. In the neighbouring Sweden there is an internationally unique corporatist system of determining rent levels. In this system, organizations of landlords and those of tenants negotiate rent levels in each housing market area. The system applies to the whole of the rental market, both to commercial private and non-profit municipal rental housing sectors. For a long time Sweden has rejected allowing free market in rental housing. In this question the two neighbouring countries are quite different. This became obvious in summer of 2021 when a report commissioned by the Swedish government on allowing market rents in new production of rental housing led to a government crisis – and a quick end to the discussion concerning the report. Finnish media had very little understanding of the outrage about this partial liberalisation of rental housing. In this paper, I explore the reasons that make rent determination by the market mechanism unacceptable in Sweden but not in Finland: ideology, institutions, path-dependent housing policy? The contrast is not only about market rents but also about social housing. In Sweden the municipal housing sector is in principle open to everyone, and the idea of creating a Finnish type of “socialbostäder” (“social dwellings”, a pejorative term) is met with resentment.

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# WijkWijzer: Exploring heritage significance of everyday, residential environments through the eyes of current users

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*Ms. Rienje Veenhof<sup>1</sup>, Mrs. Lidwine Spoormans<sup>1</sup>*

*1. Delft University of Technology*

The majority of our built environment consists of ‘everyday’, unlisted neighbourhoods. To understand their heritage significance, user perspectives are vital. However, little insight exists into the heritage significance of everyday residential environments, putting valuable attributes at risk, especially in post-war neighbourhoods facing major renovations. Using a walking survey supported by a digital tool (called WijkWijzer) this research explores everyday neighbourhoods through users’ eyes. It focuses on three Dutch neighbourhoods from 1970-1980, employing a mixture of post-occupancy evaluation and heritage assessment to evaluate their design principles in a contemporary context. Which principles are still relevant and appreciated today? This article discusses the significance of ‘woonerf’ courtyards, integrated green, architectural identity and a pleasant home. Understanding the significance of everyday housing can inform the fields of housing and heritage, preserving the qualities of existing residential environments. Furthermore, merging heritage assessment with users’ evaluations (POE) is seen as a promising approach to researching the significance of the substantial stock of everyday housing neighbourhoods.



Brochure image for rijnsweerd one of the case studies. our research investigates how these neighbourhoods are valued today..png

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## Win:Win:Win - Older women share housing in Australia

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*Dr. Lyndall Bryant*<sup>1</sup>

*1. Queensland University of Technology*

Australia's housing crisis is far from over, with new housing projects years away from completion. With over 13 million spare bedrooms across the country, the aim of this research is to explore how older homeowners can be encouraged to take in a boarder. Older Australians are the country's largest group of homeowners, with more than 80% of those aged 65 and over owning their own homes. Research shows that threequarters of these homes contain three or more bedrooms, with 84% of them underused.

Many older homeowners are "asset-rich and cash-poor" with a veil of housing security that renters don't have, yet 25% of pensioners live in poverty. This is where the housing crisis meets the cost-of-living crisis, making it harder for people to age in place. An opportunity exists to incentivise older homeowners to rent out a spare bedroom, improving access to affordable rental whilst giving cost of living relief to vulnerable older homeowners.

This research presents pilot data gathered from two cohorts: older women who are homeowners, and older women looking to find affordable rental accommodation. It explores the question of "Why don't older homeowners rent out spare bedrooms?" and the corollary to this of "What are the barriers to people in vicarious housing sharing a home with an older homeowner?" We need the answers to both questions to suggest solutions to bring these two vulnerable groups together for the betterment of both, as well as the wider community through taking much needed pressure out of the rental market.

# Women emancipation through cohousing from the 1970s and 1980s in Belgium

***Ms. Marta Malinverni<sup>1</sup>, Prof. Gerald Ledent<sup>1</sup>***

*1. UCLouvain Uses&Spaces*

LAB Financial Support\_COL Application Form

This article explores the emancipatory potential of cohousing communities in Belgium during the 1970s and 1980s, with a specific focus on the feminist dimensions of these collective living experiments. These initiatives, typically comprising small communities of ten to twenty households, fostered collaborative ways of living and challenged dominant economic and housing paradigms. Beyond redefining residential models, they also played a key role in reshaping gender roles by promoting women's autonomy, redistributing domestic responsibilities, and expanding their role within their households, their communities, and society as a whole.

Analyzing the case of *Abreuvoir*, a cohousing initiative in the Brussels region, the paper examines how domestic space was reconceptualized as a site of political resistance and gender renegotiation, looking back across two generations. Drawing on feminist theory, a dual methodological approach is employed, combining architectural analysis and qualitative interviews and data findings, this study questions how these communities fostered shared responsibilities, challenged traditional family roles, and opened up new pathways for women's economic and social autonomy. By evaluating both their successes and limitations, this research explores how collective living arrangements restructured family dynamics, supported feminist objectives, and contributed to enduring social transformations.<sup>1</sup>

At the same time, it critically assesses the fragility of these ideals in the face of generational turnover and cultural shifts. The article contributes to contemporary debates on alternative housing models, gender equality, and the politics of domesticity.



Pf25 mma fig4.jpg



Pf25 mma fig5.jpg

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# Young People and Housing in Israel: Perceptions, Realities, and Future Models

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***Dr. Dikla Yizhar*<sup>1</sup>**

*1. Faculty of Architecture and Town Planning, IIT and Azrieli School of Architecture, Tel Aviv University*

Like in many other societies, young people in Israel face significant barriers to housing accessibility. Soaring prices and the failure of government programs to provide affordable options have made it increasingly difficult for them to enter the market. This raises important questions: How do young people perceive their housing challenges? How do they respond to these conditions? And what alternative solutions do they envision?

This paper will draw on the work of eighty students who participated in a housing course at Tel Aviv University. They were tasked with identifying real-world examples of alternative housing forms developed by young people in response to these challenges. Through their research, they analyzed living conditions, examined personal experiences, and proposed viable housing models.

The paper will present findings from the analysis of student projects, offering insights into housing for young people in Israel from three key perspectives:

1. **Young People's Perceptions of Housing** – What housing forms did students identify as addressing housing challenges? Which were overlooked? How were different subgroups—Jewish vs. Arab, secular vs. religious—represented?
2. **Housing Realities of Young People** – What themes emerged from the analysis of housing forms? How do young people experience, navigate, and negotiate housing options, including their preferences and conflicts?
3. **A Planner's Perspective** – What future housing models did students propose based on their research and analysis?

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# « Energy modernization » or fighting « Energy poverty » and « Energy-leaking homes » ? Contrasting approaches of energy retrofit in Germany and France and their impact on local housing public policies

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***Mrs. Clarisse Veillard**<sup>1</sup>*

*1. Printemps (Paris-Saclay)*

In both France and Germany, housing policies are increasingly shaped by ecological concerns. In response to the climate crisis, energy renovation has become a key tool for achieving carbon neutrality. However, significant differences exist between the two countries.

In France, public policies formally aim to reconcile energy transition with the fight against energy poverty, a concept imported from the United Kingdom (Castaño-Rosa et al., 2019) and promoted by social workers and NGOs (Lees, 2014). In Germany, this notion remains absent from the political debate (Imbert, 2017); the primary focus is on reducing the carbon footprint, further reinforced by the need to limit dependence on Russian gas. These framings influence public policies. In France, although energy and social approaches coexist, they remain largely segmented. In Germany, energy renovation is often perceived as an expensive modernization, enabling landlords to increase rents despite existing regulations.

Through the cases of Lyon and Hanover—two cities and intercommunal structures with similar size, legal status, and political context—this study examines the concrete effects of these policies on their territories. It also analyzes how they influence local policymaking.

Adopting a political sociology approach of policy processes (Hassenteufel and al, 2010 ; Zittoun 2014) this presentation analyzes these distinct framings and their impact on local and national policies. The study is based on documentary research and fifteen interviews conducted in France and Germany with NGOs and charities, elected officials, and public administration representatives.

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# « Energy modernization » or fighting « Energy poverty » and « Energy-leaking homes » ? Contrasting approaches of energy retrofit in Germany and France and their impact on local housing public policies

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***Mrs. Clarisse Veillard***<sup>1</sup>

1. Printemps

*In both France and Germany, housing renovation is central to climate policies. Yet, national framings diverge. In France, energy renovation is linked to fuel poverty, institutionalized through advocacy by NGOs and social actors; in Germany, this notion remains largely absent, with renovation framed as a modernization allowing rent increases. These framings shape distinct policy instruments: in France, social and energy concerns coexist but remain fragmented; in Germany, redistribution occurs through general welfare, without targeted energy poverty measures. Comparing Lyon and Hanover—two urban regions with similar governance capacities—this paper analyzes how national framings are locally adapted or contested. Drawing on qualitative methods, this study shows how local governments navigate national constraints, experiment with innovative approaches, and reshape the intersection between climate and social policy.*



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## **‘Bail Réel Solidaire’ and participatory approach: what transformative driver for access to property and soil preservation?**

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***Ms. Elissa Al Saad*<sup>1</sup>**

*1. Centre for Housing Research, LAVUE–CNRS. School of Architecture Paris-Val de Seine*

Since the 2000s, the phenomenon of ‘fragmentation’ linked to the metropolises’ suburbanisation has had an impact on neighbouring municipalities, which become the support for their area of influence for ‘modest candidates for home ownership’ who choose single-family detached home (Charmes, 2009). This type of property then contributes to an increase in the areas in contact with agriculture, the breaking up of ecological corridors, and the increased distance of households from the city centre (Charmes, 2013).

In this context, OFSs (Organismes de Foncier Solidaire) are emerging as new land actors to guarantee social access to property and breaking away from the private logic of property (Cornu, Orsi, Rochfeld, 2017), through a bundle of rights (Le Rouzic, 2019). Pooling land makes it possible to assert its social function, and to take care of it (Simonneau, 2021).

To develop this reflection, this contribution leverages two case studies from doctoral research conducted since 2020 at the Housing Research Center (Centre de Recherche sur l’Habitat). The aim is to compare the transformative, social and ecological drivers of two participatory housing projects led by an OFS, in Nouvelle-Aquitaine and Occitanie. These projects, promoted differently by the local public authorities, respond to various issues for the future inhabitants: they hold a political function for social support and limit the impact on the natural environment (Carriou, 2014). Through these two projects, we will show that this model restores access to property for households excluded from the local market, while responding differently to the imperatives of preserving living soils.

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# **‘Close the Chutes!’: Using a social practices approach to understand waste management in apartments as collaborative infrastructures**

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***Dr. Bhavna Middha<sup>1</sup>, Dr. Kajsa Lundberg<sup>1</sup>, Prof. Ralph Horne<sup>1</sup>***

***1. RMIT University***

Apartments are a ubiquitous urban housing form, yet they are associated internationally with low rates of recycling and high contamination of domestic waste. Many post-millennial high rise apartments feature waste chutes to enable disposal. Despite their popularity in building design and among building occupants, in waste management circles chutes are notorious for clogging and are widely problematised for odours and noise as well as encouraging low recycling rates. Rather than focus on proposed solutions such as ‘close the chutes!’, or ‘make a second or a third chute!’, we argue for the importance of approaching waste management in apartments as an essentially collaborative infrastructures, borne out of the housing typology of juxtaposition and common and shared areas and practices.

This paper sets out to map the significance of collaboration in apartments and apartment waste. We do so by adopting a social practice perspective that considers materials, competencies, and meanings that co-constitute our collaborative waste practices and spaces. This analysis, which shows us that production and disposal of waste in apartments occurs differently as an everyday practice to private kerbside waste practices, has broader implications for the design and organisation of diverse collaborative housing practices. By paying particular attention to elements of collaboration between building residents, building management, and broader urban waste structures, we bring a new perspective to chutes as vertical collaborative infrastructure. Through the perspective of shared social practices, we reveal how chutes provide an avenue for understanding the role of collaboration in addressing the complexities of apartment waste.

## **‘Housing fatalism’ and the creation of the benevolent landlord: understanding policymakers in Phoenix’s housing system**

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***Dr. Danielle Kerrigan***<sup>1</sup>

*1. Simon Fraser University*

Media and popular discussion of the ‘housing crisis’ has become ubiquitous, yet policymakers largely tinker with existing inadequate programs and policies or discuss tinkering with existing inadequate programs and policies. Using empirical evidence from Phoenix and surrounding Maricopa County, I propose this inaction can be understood through the concept of ‘housing fatalism,’ a framing borrowed from climate scholarship, whereby policymakers believe that nothing can substantially change and instead react by treating those benefiting from the crisis (landlords) as benevolent potential partners. ‘Housing fatalism’ is characterized by three main aspects: first, the problem is omnipresent in media and popular discussions but seems insurmountable; second, there is in effect, ‘policy capture’ of the institutional power by the group(s) negatively impacted by meaningful actions to resolve the problem and; finally the solutions proposed by policymakers are primarily technocratic, and tend to rely on unequal partnerships with the group who has obtained policy capture making the situation worse. The ‘housing fatalism’ of Maricopa County policymakers not only provides insight into why cities are struggling to grapple with the ‘housing question’ but also helps tenant organizers and others understand institutional policymakers’ capacities to improve outcomes for tenants and pressure them into doing so.

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## **“Affordable Landlordship”: Substandard Housing as Housing Asset in Small Towns of the Mediterranean Hinterland.**

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***Dr. Aurelie Delage<sup>1</sup>, Prof. David Giband<sup>1</sup>***

*1. University of Perpignan*

This paper deals with substandard housing providing affordable housing to underprivileged tenants in the hinterland where public social housing is lacking. When the literature addressing substandard housing usually focusses on tenants, this paper questions their landlords. It puts the light on a less documented segment of the « landlordism turn » (Ronald et Kadi, 2018): the strategies of less affluent households to become landlords. How do they get access to housing asset (and the provision of an asset-based welfare) when they have few economic resources?

Thanks to access to an original body of work – 70 visit reports from the mission to combat substandard housing in the Pyrénées-Orientales (South of France) – and 30 semi-structured interviews, we draw up the micro-geography of a landlord property that is largely outside the traditional circuits, whether it be the metropolitan circuits where investment is usually concentrated, the financial circuits (no bank loan) nor the real estate professional circuits. By crossing the analysis of social geography with that of political economy, we show that the strong local roots of these individuals (social capital) often combined with sweat equity, serve to compensate for the lack of economic capital. However, excepted multiple owners organised on a quasi-professional basis, many of these landlords – retirees, craftsmen, employees, or public servants – may experience a precarious situation themselves as the rental income may not be as lucrative as expected, which distance them from the traditional image of a slum landlord. It eventually reveals a non-financialised commodification of this type of housing.

# **“It’s the third time we buy, demolish and build new; we love it!” Understanding motivations for demolition of single-family houses in Denmark.**

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***Dr. Jesper Jensen**<sup>1</sup>*

*1. Aalborg University*

Despite increasing political ambitions to enhance circularity and re-use in the building industry and reduce carbon emissions, the demolition and new construction of single-family houses (SFH) in Denmark has doubled over the past 20 years. Recent research on the circular economy in the building industry has documented that renovating existing buildings is less climate-demanding than demolition and new construction. Many local municipalities find demolition activities highly disturbing and frustrating, as well-functioning houses are removed and the architectural values of older suburban areas is significantly altered. But why do people choose to demolish their houses? This paper provides an analysis of demolition activities in the Danish SFH sector from 2012 to 2022. It includes a survey of 200 homeowners and in-depth qualitative interviews with eight households that have demolished their homes to build new ones. The findings reveal a range of reasons behind these demolition activities and highlight significant uncertainty among homeowners regarding trust and knowledge in the decision-making process. We argue that individual household goals do not solely drive these decisions; rather, they are heavily influenced by external actors and institutions, including real estate agents, financial institutions, and the building industry.

# **“Migrants are taking our homes” - A comparison of the causes and potential solutions of the housing shortage in The Netherlands and Australia and a debunking of the myth**

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***Dr. Gideon Bolt<sup>1</sup>, Prof. Karien Dekker<sup>2</sup>, Dr. Zahra Nasreen<sup>3</sup>***

*1. Utrecht University, 2. RMIT University, 3. The University of Sydney*

Populists and other right-wing governments are increasingly claiming that ‘Migrants are taking our homes’. Does migration cause a housing shortage? Or is it one of the many factors that have caused the housing shortage, worldwide? This article compares two very different countries, using high-quality data from the Australian Bureau of Statistics, and the Dutch Centraal Bureau voor de Statistiek. This article aims to find out to what extent migration affects the housing shortage in The Netherlands and Australia. To do so, we will (1) describe housing policy since WWII in both countries (2) describe demographic factors and housing availability trends since WWII and (3) analyse in what ways housing policy and demographic change in both countries have contributed to the current housing shortage. We end with policy suggestions to solve the housing shortage.

## “Pathodevelopment” and “pathodevelopers” on the residential market in Poland

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*The phenomena of building pathology, housing pathology, and urban pathology are already known worldwide and have been discussed in the literature. The issue of building pathology, in particular, is widely recognized; various definitions and approaches exist. Some authors focus on causes and remedies that can be taken to eliminate the negative consequences of this phenomenon. In recent years, the problems of extremely small and non-functional dwellings, very dense residential projects with limited access to sunlight, green areas, playgrounds, or even projects built in the middle of nowhere appeared in the Polish residential market. The media, looking for sensation, show more and more outrageous cases of so-called “pathodevelopment.” However, the problem is real and has economic, social, and legal dimensions and consequences. There are various unethical actions taken by developers trying to maximize their profits while acting to the detriment of future residents, owners of neighboring properties, and sometimes even municipalities. This author attempts to create a holistic definition of “pathodevelopment” concerning building and housing pathology and classify the forms it can take. This goal will be verified using desk research and case study methods.*



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