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Integrating environmental sustainability in regeneration processes

a comparative analysis between ABI's in Copenhagen and Barcelona

Jensen, Jesper Ole; Pareja-Eastaway, Montserrat

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MORE TOGETHER, MORE APART:
MIGRATION, DENSIFICATION, SEGREGATION

BOOK OF ABSTRACTS

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Contents

0. New Housing Researchers Colloquium (NHRC)

A Union for Tenants – Tenant Militancy in Urban Sweden 1916-1942

0. New Housing Researchers Colloquium (NHRC)

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The demographic, economic and political changes that followed the industrial revolution gave birth to new forms of organizations and social movements that were to play a crucial role in the 20th century politics. Sweden had a relatively late urbanization, but none the less one that the housing market did not manage to adapt to. By the early 20th century the country faced a serious housing shortage. Overcrowded and unsanitary dwellings were common and the housing shortage was seen as a threat both to public health and to social order. During the First World War the situation grew dire, with rising rents and increased costs of living. A rent act was implemented in 1917 in order to control the rising rents. The same year tenants' associations were formed in several cities. Shortly before rent control was abolished in 1923 the tenants' associations formed a national federation, *Hyresgästernas Riksförbund* (HRF), in order to advocate renewed rent control, security of tenure and increased housing construction. In the early years, the tenants' movement struggled to find members and to be accepted as a collective voice of the tenants by the landlords. The young organizations, often with close ties to the labor movement, used a vide repertoire of methods in order to advance their goals and strengthen their organizations. Agitation, propaganda and demonstrations were tools used to spread the message of housing reform and an end to tenant exploitation. An important role was played by the local tenant movement press who reached a relatively large audience. The organized tenants also confronted the (often organized) landlords with such means as rent strikes, housing blockades and mass terminations of contracts. The landlords answers were often legal charges and evictions.

Eventually the housing issue a major political issue and an important part of the post-war Swedish welfare project. A new rent act was implemented in 1942 with regulated rents, security of tenancy and public rent boards with a mandate to mediate in conflicts as a result. The new legislation together with the new post-war housing policies was game-changers for the organized tenants and landlords. In order to become an integral part of the social democratic movement the tenant movement had to abandon its more confrontative strategies. What it gained however was, for a tenants' organization, internationally unparalleled influence on the post-war housing market. As the national tenant federation grew bigger and more centralized, the very idea of using militant method as a way of gaining leverage seemed more and more alien to the tenant movement leaders. Today, the history of Swedish tenant militancy is largely forgotten. This paper examines the militant methods and organizational methods used by the Swedish tenants and landlords in the mid-war period and how the rent struggles affected the housing policy and legislation. Theoretically, the strengths and weaknesses of consumer organizations such as tenants´ associations will be discussed. A short international comparison also follows, placing the Swedish case in the context of an international history of collective tenant mobilization and militancy.

Affordable Housing for Rural-Urban Migrants in Beijing, China: Dimensions, Determinants and Change Over Time

0. New Housing Researchers Colloquium (NHRC)

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The frequent demolition of "urban villages" in China's megacities has caused significant academic discussion, but few studies have analyzed the large number of "rural-urban migrants" who live in these areas from the perspective of public value. This paper uses two representative surveys of Beijing to: analyze the determinants of rural-urban migrants' residential satisfaction and their impact; examine how rural-urban migrants' housing demand has changed after the policies and programs of urban village reconstruction have been implemented; and determine how city governments should play a role in this implementation. Findings in both surveys show that high-quality public service related to housing is the most important factor for these rural-urban migrants. In 2007 and 2017, the public services available to low income groups were inadequate in urban areas. At the same time, it was difficult for rural-urban migrants to obtain affordable housing as a result of urban regeneration and affordable housing policies. The results of this comparative study are interpreted with reference to incrementalism, inclusive growth and space value of housing. Implications for urban governance and policy are discussed.

An insight into the everyday life narratives within transforming cities: Esenler Havaalani neighbourhood

0. New Housing Researchers Colloquium (NHRC)

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The current urban agenda of Istanbul implies constant pressure to renewal in every square metre of the urban spatiality including inner-city slums, peripheral migrant neighbourhoods and historic neighbourhoods. The renewal, at the same time, is challenged continuously with increasing problems of displacement, segregation and gentrification, all of which indicates a major problematic on the right to the city. Increasing population, squatting, poor urban infrastructure and mobility systems as well as insufficiencies and structural decline in urban legal and administrative systems is inadequate to respond to urban challenges. Thus, it is seen that the transformation process is the problem itself. The casualties in the process of transformation do not solely reflect the change of ownership patterns, the disappearance of security, the destruction of urban fabric; the same process also draws on the lost of communities, their heritage and memories.

Within this scope, it is the particular goal of this research to call for a critical perspective based on empirical insight into the everyday life narratives of communities within transforming cities. Based on a story of one family in Istanbul's Esenler Havaalani Neighbourhood, the research that is constructed upon in-depth interviews as part of story-telling methodology attempts to explore the conflicts of current housing renewal policy and to showcase the intangible dynamics of the housing renewal initiatives in between migration, mobility and displacement, from the perspective of the community.

Keywords: Housing policy, urban transformation, narratives, everyday life, displacement, segregation Esenler Havaalanı Neighbourhood

Biographical Interviewing and EU Migrant Homelessness in Scotland

0. New Housing Researchers Colloquium (NHRC)

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Within the UK the position of migrants is becoming increasingly precarious. On top of potential challenges such as language barriers and insecure employment, changes to immigration and welfare policy in recent years and the UK's decision to leave the European Union (EU) have made it even harder to make migration a 'success'. However, it is not just the situation within the UK that can influence the experiences a migrant can have. Crossing a border does not mean all aspects of the previous life are left behind and that they have no influence on a migrant's life after migration. Yet this is largely not focused on in migrant homelessness research. To remedy this, this paper argues that a qualitative biographical approach is particularly appropriate when researching the lives of migrants who are homeless. Utilising this approach can help generate insights into what can lead to and influence migrants' experiences of homelessness without confining it to just their experiences in the host country or their life at the time of the interview. Drawing on research in progress that is using semi-structured biographical interviewing to explore Central and Eastern European homelessness in Scotland, this paper will discuss why such an approach is merited, the challenges in utilising such an approach with this group, along with the benefits and insights that it can bring to homelessness research.

Comparative case studies of housing and welfare outcomes by using the capability approach

0. New Housing Researchers Colloquium (NHRC)

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This presentation summarises the research proposal for developing a model for applying the capability approach to housing studies, and testing the model through a case study in Manila. The conceptual framework of this research lies in a comparative analysis of key theoretical approaches to well-being in the field of welfarism, planning and development: i.e. utilitarian and capability approach. Welfare-housing framework has deeply been rooted in welfarism and utilitarianism. They have been dominant in analysing housing outcomes as well as designing housing policies for low-income groups and the poor. Meanwhile, in development studies, the capability approach has substantially influenced on the research of poverty and well-being, and also on policy recommendations. The capability approach, pioneered by economist-philosopher Amartya Sen, claims that social policy framework and its evaluative approach should move beyond the norms of welfarim and utilitarianism. This research proposes to examine the extent to which the housing policies/programmes in Manila are linked to or influenced by utilitarian and capability approach, and to analyse each policy or programme's impact on households' well-being. It first examines what dimensions of capabilities are relevant to housing. Based on the findings, it evaluates the impact of housing programmes on the capabilities identified, and thus eventually well-being of the urban poor. This research aims to examine the applicability of the capability approach and its contributing value to welfarism-oriented practices that are dominant in housing policy and planning field. The case study – a model test – plans to conduct a comparative study of three settlements in Manila, in which public housing, slum upgrading, and community-driven housing programmes have been implemented. The research expects to reveal what aspects are missing or fulfilled in different housing approaches for enhancing the urban poor's capabilities and well-being, and thus to be able to provide a recommendation for housing policy development as well as its effectiveness evaluation.

Keywords: capability approach, housing policy, urban poor, well-being, welfarism, utilitarianism

Differentiation of residential change and gentrification in Prague inner city neighbourhood

0. New Housing Researchers Colloquium (NHRC)

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Inner parts of post-socialist cities are experiencing dynamic transformation. However, it is seldom uniform; changes often differ depending on the context of particular city, neighbourhood or even individual locality. Therefore, some areas are stagnating, while other go through various forms of regeneration. Holešovice, Prague inner city neighbourhood, currently undergoes visible regeneration. Concerning the differentiated development trajectories of post-socialist inner cities, the paper aims to analyse variations of residential change in Holešovice at the level of individual localities. The analysis is performed within the concept of post-socialist gentrification. Furthermore, the paper aims to classify the identified variations of the transformation into typology of residential change. The analysis uses quantitative data at the micro-level of statistical units for different time periods to detect changes of the physical and social spatial structures. The dataset includes characteristics of housing stock, long-term residents and migrating population in individual neighbourhood localities. The changes of selected characteristics are compared with the development at the city level to distinguish intensity of the transformation. Additional interviews with local stakeholders are realized to provide understanding of the contextual forces affecting the neighbourhood development. Methods of descriptive statistics and review of relevant literature are used to classify the residential change into the final typology. Transformation of Holešovice resembles gentrification. However, gentrification influences the district concurrently with other types of residential change; the most frequent being incumbent upgrading related to privatization of the housing stock which results in overall low intensity of the population turnover in affected localities. On the contrary, many physically or socially still stagnating localities can be identified within the neighbourhood. Thus, the major aspect of the transformation is its variability; different changes are observable among neighbouring areas and even within individual localities themselves. This variety confirms the necessity to perform the analysis of post-socialist cities at lower hierarchical level.

Digital construction strategies and social housing

0. New Housing Researchers Colloquium (NHRC)

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After many years of studies on prefabrication and industrialization for housing (Grills, 2013), for some years we have been increasingly witnessing the phenomenon of "digital construction". 3D printers capable of realizing 1: 1 scale models. Houses of 36 square meters (for emergency situations) for 10,000 euros "printable" in 48 hours or houses to be realized with 3D printers (or robots) with continuous casting (the case of the module in Milan, (Schwab, 2016) realized by a group of designers and some important companies ready in a week (100 square meters) with 100% reusable products. The home for all, Prêt-à-porter, economic and adaptable becomes an opportunity, a utopia or, as others argue, a risk. Industrial products generated in a nascent logic of consumerism but an intrinsic beauty capable of giving moments of happiness, or serenity, to users. The goal to be tended today, with new technologies, should be to build houses without passively suffering the influence and loss of humanity. (Kroll, 2013).

Key words:

Project Managment interoperability; Building Information Management; Experimental activity; Automation in construction;

Housing and the rule of law in portuguese foreclosures

0. New Housing Researchers Colloquium (NHRC)

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The aim of this article is to question the simplistic – binary – econometric classification of the impact of the foreclosures legislation. To classify legal systems as protective and non-protective can lead to the affirmation of the legal system of continental law (civil law) as being more protective than the common law legal system, since continental law guarantees the existence of a judicial process, which is not mandatory in common law systems.

It is argued that only the knowledge of the judicial practice - the moment of realization of the law - will make it possible to state whether there is, in Portugal, more protection than in common law systems because the duration of the judicial process protects the mortgage debtor. Common law systems – with non-judicial settlements – would therefore favor mortgage creditors.

The aim is thus to articulate the econometric analysis of the legal dimension with the philosophy of law. We question the lack of alignment of the role of the courts – administering justice on behalf of the people (Article 202 of the Constitution of the Portuguese Republic) – with new realities: 1) speedy determination of the law (abandoning the concept of reasonable time), 2) automatism (which impedes justice in the particular case),3) the *de facto* removal of the debtor from the judicial process (it is not compulsory to appoint a lawyer, even if it is an officially-appointed one) and 4) assigning relevant judicial tasks to the enforcing agent. Do these new realities run counter to the critical validity function that, in modernity, should fall to courts, according to legal scholar A. Castanheira Neves?

Housing Legacy. Investigating the transformative potential of Italian institutional landlords' real estate.

0. New Housing Researchers Colloquium (NHRC)

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Banks, charities, insurances, and property companies rent thousands of units in Italian main cities. Even if institutional landlords own only 9% of the rented units on the market -most of the other shares are owned by individual landlords- a closer look to this real estate could reveal features fostering further development strategies.

The aim of this study is to define the notions of potential and flexibility related to the transformation of buildings from the institutional landlords' real estate. This hypothesis stems from the current mismatch between demand and offer in an increasingly unaffordable private rental market. The paper will be divided into two parts. The first one will be devoted to a historical contextualization of institutional landlords in the Italian housing system. The second one will focus on case studies located in Milan, Rome, and Turin. These buildings were selected as representative of three crucial moments of the construction of the "middle-class city": 1. Tenements from 1920s-1930s; 2. Post-war private developments built simultaneously to the public *INA-Casa* program (1949-1962); 3. The end of the economic boom (1960s-1980s).

Institutional landlords played a key role during the 20th Century in the simultaneous expansion of the middle-classes and the neighborhoods they inhabited. Even if in mainstream literature this phenomenon is often shadowed by narratives on public housing, in the current condition of significant (definitive?) shrink of State housing provision, institutional landlords seem to acquire relevance on the private rental market.

The case studies considered are part of the typical assets of this kind of landlords, namely entire buildings with commercial ground floors, often some office spaces on the first floors, and residential units. The fact that a single landlord owns and manages an entire building is a rare feature in a private rental market almost monopolized by an archipelago of isolated individual-owned units.

These housing complexes were built mainly for employees and their families, otherwise as collateral long-term funds, targeting the average middle-class mid-Century family. This meant that even if conceived principally as *assets*, these units were designed following *comfort* and *representativeness* principles of the time. Nowadays, due socio-economic reasons, an efficient tenant turnover missed to happen, leaving large apartments dwelled by an increasingly smaller and aging population. To enable new inhabitants to access this real estate some transformations may occur. The first step lays in a recognition of the effective potential and possible alternative scenarios.

Using graphical and hands-on architectural analysis it is possible to extract from the case studies notions of potential and flexibility. These concepts are strictly chained to spatial features and not visible in a traditional statistical-driven data analysis. A spatial investigation leads by definition to qualitative values, while this study aims to couple it with measurable factual data in order to be confronted with further research.

Investigating the Influence of Selection Bias on the Neighbourhood Level Predictors of Income
0. New Housing Researchers Colloquium (NHRC)

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Selection bias has long been at the heart of discussion about neighbourhood effects. To what extent are these effects caused by neighbourhood characteristics, such as positive role models or the quality of local institutions, and to what extent are they just a result of people self-selecting into neighbourhoods based on their preferences, income, and the availability of alternative housing? This paper contributes to better understanding of this issue by modelling people's preferred types of neighbourhoods and later including them, as correction components obtained through a Principle Components Analysis, in a neighbourhood effects model predicting individuals' income. We build upon an earlier article by van Ham, Boschman & Vogel (2017) and aim to improve it by including individuals who moved during the last seven years, not only one year, thereby avoiding the underrepresentation of groups who move more rarely. We also compare the results from three Dutch cities, Amsterdam, Utrecht and Rotterdam, to capture differences between their housing markets. In order to avoid inaccurate measurements caused by administrative borders of neighbourhoods, we create bespoke neighbourhoods of 500 x 500 m cells for each individual.

Results will be added later to the abstract, as the paper is a work in progress.

Reference:

van Ham, M., Boschman, S., & Vogel, M. (2017). Incorporating Neighbourhood Choice in a Model of Neighbourhood Effects on Income. *IZA Discussion Papers*, No. 10694. Retrieved from: https://www.econstor.eu/bitstream/10419/161317/1/dp10694.pdf

Justino Morais and his Modular-System. Standardization in addressing the Portuguese housing crisis between 1960 and 1980
0. New Housing Researchers Colloquium (NHRC)

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This article is part of a PhD research focused on the comparative study of around twenty affordable housing estates designed by Portuguese architect Justino Morais (1928-2011) for public institutions in the 1960s and 1970s, and built in some of the major cities of the country. They benefited from the use of a "Modular-System" – a "system of typological and morphological units modularly organized" – developed by Morais himself in 1962 and certainly based in central-European experiences in mass-housing during the post-war period. Obvious affinities are found with, for instance, British normalization systems.

At that time, Portugal was undergoing a strong process of rural exodus that put enormous pressure in the main urban and industrialized areas, where shanty-towns and illegally-built neighborhoods were dramatically increasing. Furthermore, in 1975, following the revolution that installed democracy in the country, about 500 thousand Portuguese formerly living in the African colonies had to be housed in a quick and efficient way. It was in this period that Morais' system was instrumental in promptly responding to the housing crisis.

The flexibility of the Modular System allowed the architect to rapidly design housing complexes of very different scales and adapted to different urban and geographical contexts, while also enabling a large variation in plan and elevation that, combined with a diversified composition, was intended to counter the usual uniformity of the social housing complexes. Using his system, Justino Morais designed at least 7000 homes, arranged in clusters varying from small dimension groups to whole neighborhoods with their own public facilities.

The aim of this working paper is to present an overview of Morais' work, especially of the Modular System, its background, international roots, characteristics, and how the architect intended to transpose qualities found in single-family customized homes to mass-produced apartments with minimum floor area standards. The research methods are mainly based in archival work and in on-site visits. A panoramic view over the housing complexes and the way they aged in forty or fifty years will also be shown, highlighting the challenges that were then found when addressing how to house the biggest number.

In this initial phase of the research, when looking globally at these projects, one can clearly state two main characteristics: the almost obsessive repetition (with small variations) of a standard apartment – mostly two, three and four-bedroom typologies – and the clear non-repetition of urban models. One may argue that, for the architect, the main question when designing these estates was not at the level of the apartment (which he established very early), but at the level of the urban composition and of the relation between the new buildings and the pre-existing urban or rural territory.

Several questions will be raised, in order to debate these issues, their place in the history of 20th century architecture and their meaning today. These will include questions such as how architecture quality and cost control were balanced, how was the adaptation of a standard project in different contexts, or how public places were designed in these neighborhoods.

Living together, maintaining solidarity, the struggle of West African migrants in Paris from the foyers to the social housing

0. New Housing Researchers Colloquium (NHRC)

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The foyers, collective housing for male migrants coming mostly from France's ex-colonies (Mali, Senegal and Mauritania), are nowadays deeply transformed to match the standard of individual accommodation by becoming a "social residency". Those transformations, established by the government and foyers' owners, affect the juridical structure, the price of rent but mainly the architecture of the building. Core of the migrant's solidarity through migrations, the collectives spaces disappear, or remain to some degree but their uses are closely controlled by the manager. On the other hand, the dormitories are transformed into individual studios including a small kitchen and a bathroom. The individualisation of living quarters combined with frequent inspections make the hospitality of news migrants more and more complicated. All such changes force inhabitants to produce strategies as a form of adaptation to the new architecture or contestations facing the foyers managers.

This presentation will rely on my doctoral research focus on the resident's appropriation of the new social residency's spaces. This work is conducted on three fieldworks located in Paris and Paris's region. The qualitative methodology developed through the thesis is based on residents' and managers' of social residency interviews and a long participant observation of the everyday life in the residency. Inspired by the sociology of housing, migrations and home my doctoral work analyses the social relations and interactions and their spatial impacts.

In this communication, I will present first the contestations of residents and militants facing the housing transformations, analysing the actions (strikes, demonstrations and reunions) but also discourses and rhetorical figures used to legitimate the political confrontation. Secondly, I will show and analysed the resident's uses of collectives or intermediaries spaces as locations of socialisations and collective actions such as reunions, priors and commercial trades. At last, I will focus my presentation on the construction of home in the studio. In this third part, I will look at the relations between official residents and informally hosted migrants called over-occupants by the managers and political agents. The analyses of those relations will be both social and spatial in the studio.

The main goal of my communication is to show the contestations and strategies residents developed to maintain their freedom of actions in this new context. On a wider scale, my doctoral work wants to question the West African migrants housing conditions in the actual political and economical context in France and more broadly in Europe.

Migration and Housing Availability in Sweden
0. New Housing Researchers Colloquium (NHRC)

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This paper investigates the impact of different forms of migration on housing availability in Sweden. The objective of the paper is to study how impacts of migration on housing availability vary in different regions, and how migrants of different origins have differing impacts on housing availability. Migration is broken down into groups including internal migration, foreign-born migration, and refugee migration as a subset of foreign-born migration, and is analysed with regard to its impacts on housing availability in Sweden. Housing availability on the national level is analysed, but also on subsets of the national level, including by looking more specifically at geographical regional differences between the southern, central, and northern parts of Sweden. Further, the differences found between municipalities with different urban characteristics, namely the differences between major cities, smaller urban areas, and rural areas, are also analysed. This analysis is done using survey data on housing availability on the municipal level in Sweden, dating from 2005 to 2015, which when paired with statistical data from government sources enables the use of probit regression analysis. An instrumental variable approach is also incorporated, in order to account for the potential impacts of endogeneity on our results.

Primary findings show that overall, on the national scale, internal migrants have stronger impacts on housing availability than foreign-born migrants, meaning internal migrants appear to be more responsible for housing shortages. This also holds true for rural areas, and particularly so for smaller urban areas, where internal migrants appear substantially more impactful than foreign-born migrants. Meanwhile, in major cities neither internal nor foreign-born migrants appear to be particularly impactful, likely owing to the more widespread extent of the housing shortage in these areas. In terms of geographical differences, it is found that in the southern and central parts of Sweden, impacts of internal and foreign-born migration on housing availability do not appear to vary particularly much depending on geographic location, but that these impacts do appear to be more substantial than those found in the northern parts of Sweden. Further, when breaking down foreign-born migrants into smaller groups, it is found that refugee migration has relatively strong impacts on housing availability. Indeed, both overall, and in rural areas, refugees as a group have stronger impacts on housing availability than internal migrants, and than other foreign-born migrants excluding refugees. However, in smaller urban areas, internal migrants appear to have stronger impacts than either of the other two aforementioned groups. Hence, it appears that the impacts of refugee migration on housing availability are relatively strong in many, but not all, urban settings.

Multiscale contextual poverty in the Netherlands

0. New Housing Researchers Colloquium (NHRC)

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Contextual poverty is a multiscale phenomenon which affects socioeconomic outcomes of people as well as individual decisions to move in or out of the neighbourhood. Large-scale contextual poverty reflects regional economic structures and labour markets. Meso-scale concentrations of poverty within cities are related to city-specific social, economic and housing characteristics. Exposure to poverty at small spatial scales influences individuals through social mechanisms such as role models or social networks. Particularly these smaller scales, but also the interaction between smaller and larger scales in different places, are often neglected in the empirical research, largely due to the lack of data. Register data for the full population of the Netherlands, geocoded to 100m by 100m grid cells, makes it possible to consider a wide range of spatial scales, starting from the immediate exposure to poverty just around one's home up to a large urban area in which people's daily activities take place. However, altering scale yields different empirical results, as stated within the modifiable areal unit problem (MAUP), which distorts the spatial representation of poverty. Our measure of contextual poverty, therefore, embraces a range of spatial scales of contexts which people are exposed to and compares different places within and between cities. This study reveals spatial patterns of poverty considering multiple scales simultaneously and quantifying both scalar variability and inequality between places. The overall goal is to provide a more complete picture of exposure to poverty across spatial scales and a more differentiated picture of various places within and between cities.

Negotiating the linkage between green consumption and gentrification

0. New Housing Researchers Colloquium (NHRC)

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Gentrification is a common but controversial topic in urban planning. It has viewed as an investment opportunity capable of reviving stagnating local economies, but also considered as undesirable for causing displacement of traditional residents and entrepreneurs. With the rise of the attention to symbolic displacement, there is evidence how different lifestyles, cultural backgrounds, urban trends and other forms of identity play an important part in gentrifying neighbourhoods: for example hipsters and bohemians are mentioned as early or pioneer-gentrifiers in many studies from New York to Berlin. With the present paper we draw the attention to the trend of green consumption that has partly grown out from the lifestyles of these subcultures. Green lifestyle is valuable in terms of sustainable urban living and resisting climate change, but has also a downside: it has close linkage with gentrification. The article is based on 55 in-depth interviews conducted in the capital city of Estonia, Tallinn. Besides discovering the dialectics of consumption and identities—the overconsuming of expensive niche eco-products and mass consumption of green lifestyle, which according to some critics has altered from the initial idea of environmental-friendliness—we claim that people following green lifestyle prefer to live in gentrifying neighbourhoods and it is more than possible that green consumption can become a powerful steering for inner city gentrification.

Pleasures and pains of urban restructuring: symbolic violence and cultural hegemony in central Vilnius

0. New Housing Researchers Colloquium (NHRC)

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Gentrifying neighbourhoods have a particular potential to stimulate sociological imagination. They are home to different social classes, which are still sharing the same urban space. Thus this space can serve as a common reference for different stories on social restructuring. And these stories can be told by social classes, which are at the very different receiving ends of this process. This space is also a source for stories on *tangible inter-class relations*, which barely exist in the environments of urban ghettos or gated communities. That is specific to gentrifying areas. And yet this capacity is often suspiciously overlooked in the mainstream academic literature on gentrification. At NHRC I will present a methodology, which invites to use relational class perspective on this research subject. I am applying this methodology in my current research of central neighbourhoods of Vilnius.

My research problems and methodological choices

I am kicking-off my research from a well-admitted problem of a displaced labour class perspective in the circles of gentrification research. Gentrification research provides examples of often limited, selective or partial use of Bourdieu's theory of fields. It currently leaves the story of *symbolic violence* largely untold. I choose *symbolic violence* as one of the core concepts of my research. It allows seeing this type of segregating areas as urban locations where social classes are being (re)constructed with all parties, both beneficiaries and not, taking an active role in the process.

And yet a full application of Bourdieu's theory of fields is not a silver bullet for telling an uncontested story of gentrification. It downgrades the power of human agency, which would make such a research useless for inspiration of public sociology - a path, which I personally chose to pursue. Therefore in my research I also engage with ideas of A.Gramsci. I find Gramsci's concept of *cultural hegemony* particularly enlightening for the analysis of urban segregation. Unlike somewhat static framework of Bourdieu's theory of fields, Gramsci's approach enables to analyse the cultural forces under the making of new urban structures. Cultural hegemony is sustained through a mix of consent and coercion techniques, which mutes down conflicting voices and allows a peaceful acceptance of the new urban order. Cultural hegemony can be instrumental in understanding the muted voices of those struggling from segregation in central Vilnius.

Vilnius as a research case

In the public discourse restructuring of Vilnius is mostly celebrated as an example of social progress, a case of successful regeneration. But every restructuring has its' own wounds. One unique points of Vilnius as a research case is that absolute majority of the housing in Lithuania is owned by owner-occupiers. Here gentrification is more dependent on persuasion, rather than violent techniques of evictions. This makes it an interesting case for cultural analysis of gentrification. The aim of my work is to show a repertoire of persuasion techniques, which fuel urban segregation in Vilnius.

Public housing urban regeneration: questioning policies and practices.
0. New Housing Researchers Colloquium (NHRC)

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Most countries in Europe are witnessing an increasing contraction of their public housing stock, giving rise to highly controversial debates about spatial transformations and urban policies. Those debates have been crossing a number of different political and social contexts for fifty years, during which experimental solutions have been tested and criticized.

The paper moves from two fundamental assumptions. First, public housing still offers a great potential to contribute towards current social and urban issues. Second, an in-depth observation of already experimented strategies of urban regeneration, developed from a broader and longer perspective, can provide a valuable contribution to present and future concerns.

The recent history of an Italian case study, Via Artom in Turin, has been investigated through a mix-method research in order to highlight some relevant and generalizable features. The district, located on the southern periphery of Turin and consisting of 780 units in eight prefabricated blocks, was built in the mid-'60s to address the housing emergency which accompanied the strong impetus of industrialization. The district well exemplifies some of the most critical challenges faced by public housing in the last years: deindustrialization, degradation, migration, population ageing. The research specifically focuses on the last 30 years of Via Artom, analysing the social and physical evolution of the neighbourhood as a consequence of urban regeneration policies. As a matter of fact, from the late 1990s to 2008, the district was the subject of one of the most significant regeneration programme in Italy. The so-called 'PRU Via Artom' (Programma di Recupero Urbano) was the result of the intersection of European models of integrated and area-based urban policies and favourable local contingencies.

In view of the insights arisen from the case study, some critical issues will be put forward. First, the hybridisation of the methodological guidance of policies discussed and developed at a European level with the ordinary practice of local administration. Moreover, the confrontation between the theoretical plan of policies and the constraints and unpredictability of real contexts. Finally, the criteria used by institutions to evaluate the impact of urban regeneration programmes and their representativeness of the local perception.

Furthermore, on the basis of the mixed quantitative and qualitative empirical results, the research aims to provide some main clues for further discussion. First, the relevance of the externalities generated during the intervention and afterwards. For example, while regeneration projects usually address directly housing and transport infrastructure, environmental and social infrastructure are often overlooked. Second, the methodological and local legacy that the process has been able to generate. This means to enhance the capacity of the inhabitants to envision and project to improve their own habitat, promoting the switch from passive to active users of the city. Finally, the preservation of distinctive physical traits and local collective memories ─ resulting from the experience of a place and its evolution ─ as a key issue for future developments.

Selection of a new place of residence — case study of the Klidná project

0. New Housing Researchers Colloquium (NHRC)

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The paper focuses on the topics of residential mobility and residential preferences. In addition to the still significant suburbanization process that takes place in the Prague metropolitan region, reurbanization tendencies are also beginning to emerge and socialist housing estates are also gaining young families. Existing studies in this field are mainly concerned with the resulting spatial patterns. The author looks on the topic from a different angle and focuses on the process of choosing a new place of residence. The significance of the topic studied is justified by the necessity of reflecting the needs, requirements and ideas of people in urban planning (e.g., in connection with the current stress on the densification of the city). By cohousing inspired residential project located in the inner city of Prague was chosen for the case study. In the work it appears under the name Klidná. The author focuses in detail on the process of selecting a new place of residence in order to find out what led the communication partners to choose Klidná as a new place of residence, what alternatives they considered, and what role did the specific aspects based on cohousing played in the decision-making process. Based on the study, none of the communication partners chose Klidná because of the concept of cohousing. They perceived the existence of common areas, small scale of the project or its spatial layout rather as a pleasant bonus. As crucial in the decision-making process we can consider accessibility, architectural layout and character of the site. Accessibility, specifically proximity to the workplace, was an important element for prioritization of Klidná instead of a family house in a suburb. The research is of a qualitative nature and the main method of data collection is realization of deep semi-structured interviews, which are subsequently evaluated on the basis of theoretical thematic analysis.

1. Collaborative Housing

Assembling affordability: An exploration of citizen-led affordable housing delivery in English cities

1. Collaborative Housing

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Over the last forty years the UK housing market has experienced distinct regional variation in the cost of homeownership and rental. During the same period the delivery of homes has become increasingly locked-in to profit-led delivery models (Griffiths 2011), which, through planning contributions, plays a large part in the delivery of affordable housing (Brownill at al. 2015). There remains a lack of research on the role of citizen-led models to address the UK intermediate affordable housing sector and the practices with which they relate to existing dominant delivery mechanisms. The paper will begin by critically exploring citizen-led housing delivery models within urban housing markets, conceptualised using assemblage theory (DeLanda 2016), by identifying key factors in their operation and outlining the obstacles to and opportunities for implementing such models in English cities. The paper will conclude with the preliminary findings from four housing schemes in the West Yorkshire Built Up Area.

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DeLanda M (2016) Assemblage Theory. Edinburgh: Edinburgh University Press.

Griffith M (2011) We must fix it: Delivering reform of the building sector to meet the UK's housing and economic challenges. London: The Institute for Public Policy Research

Conceptualising commonalities of disruption in collaborative housing

1. Collaborative Housing

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Globally, the diversity of housing models and practices described as collaborative is vast, and frequently overwhelming to organisations and agencies unfamiliar with the sector. In response, models and practices with significant differences are regularly clustered by policy frameworks or strategic urban plans in a manner which oversimplifies their unique features and which may limit innovation. This diversity has been identified in previous research and is the topic of ongoing efforts to theorise, conceptualise and categorise the sector. These efforts tend toward identifying differences between development processes, ownership, management structures, and other physical and procedural attributes of existing or proposed projects. Employing a different lens, this paper seeks to enhance understanding of the similarities between collaborative housing models in relation to the ways in which they differ from conventional housing provision and how they collectively act to disrupt the status quo.

Collaborative housing typically aims to enable forms of housing not provided by conventional methods; addressing the needs of market sub-sectors overlooked by the mainstream. Here, this ambition is interpreted as an intention to hack or disrupt existing structures of provision and modes of management. Firstly, this paper defines the core concepts of disruption and innovation as they pertain to collaborative housing and collaborative housing research. Secondly, it draws on existing literature and primary data from stakeholder interviews to conceptualise and identify the dimensions of disruption sought by collaborative housing project initiators across multiple jurisdictions, with a particular focus on the Netherlands and Australia. Disruption in design, provision, management and decision-making processes are all evidenced. Thirdly, it is proposed that an improved understanding of these desired differences can advance the combined capacity of collaborative housing projects to achieve their common aims, irrespective of the different models and practices they employ.

Ultimately, this paper aims to contribute to a conceptualisation of mutual disruption between mainstream and collaborative housing practices. Such a conceptualisation can aid in advancing the sector via its commonalities in preference to unintentionally limiting innovation due to misunderstandings of differences.

Constructing homes to build community: activist co-housing in Barcelona

1. Collaborative Housing

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Co-housing as an alternative housing form is a new concept in Spain. In fact, in a country where the housing system is overwhelmingly based on owner occupation with next to no social housing, all 'alternative' housing forms are novel. Owner occupation was nurtured by the Franco regime (1939-1975), which promoted the tenure as a disciplinary mechanism and as a way to circumvent potential conflicts between state and tenants. Partly embedded within wider processes of market liberalisation, owner occupation was further entrenched after the end of the Franco regime, creating a situation where mortgages by the 1990s seemed the most attractive means to access housing – even for low-income households. The mortgage crisis of the latest recession resulted in massive foreclosures, forced evictions and vacancies in the housing stock across Spain, while the preceding real-estate boom (1997-2007) often led to over-dimensioned dwellings with high maintenance costs. Alternatives such as co-housing are now actively being explored as a response to this context of crisis and as a way of challenging dominant structures of housing provision as well as wider social, economic and political developments. Spain in such ways represents a contrasting – and, perhaps, more contested – context for co-housing than the one more commonly conceptualised and mapped out in Northern Europe and the United States. In contrast to co-housing in for example Denmark and Sweden, which to a large degree concentrate on alternative forms of everyday life, recent co-housing initiatives in Barcelona are characterised by also being strongly embedded in wider political struggles and projects. Barcelonan co-housing in this respect seems closer to at least some German experiences. The emerging co-housing communities are thus not only spurred by the housing situation in Barcelona and Spain; they emerge from (and generally consider themselves as parts of) various forms of activism and broader aspirations for alternative forms of organisation, notably cooperativism. Taking its point of departure in the La Borda community, which is evolving into a 'model' for other projects such as recent initiatives by Barcelona Municipality, the paper analyses and discusses emerging co-housing projects in the Barcelona area. Particular emphasis is in this respect placed on how co-housing projects emerge from and are seen to contribute to wider political, social and economic struggles and projects at a variety of (often embedded) spatial scales – including the scales of individuals, groups, neighbourhoods, the city and beyond.

Contemporary trends and motivations for constructing co-housing in Denmark

1. Collaborative Housing

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Recently, co-housing as a collaborative housing trend has emerged in a number of countries. In Denmark, the interest of this kind of housing and way of social living has reemerged (or just developed), due to that co-housing has been built here ever since the beginning of the 1970s. As co-housing is formed as a group of dwelling units in combination with common areas and facilities, with a wish for a more social living, co-housing is at once both a private and common living arrangement. Based on qualitative case studies of four Danish co-housing groups in different stages of building up communities, this paper examines the trends and motivations for involving in, creating and finally moving into co-housing schemes today. The co-housing groups were followed over a period of approximately one and a half years, while they established (or failed to establish); three of the projects have by now been constructed, while one failed to establish. The cases are (or were supposed to be) located in the countryside, attracting people mainly form the cities, but very different in structure, tenure forms and size. However, the trends and motivations for involving in and creating these different co-housing projects have many similarities. The method used was a qualitative research, making interviews with future residents and professional stakeholders, and focusing on visual ethnographic fieldwork, obtaining photography while showed around in the areas and building phases of the co-housing schemes, participating at meetings, having informal talks with residents etc. As many co-housing groups are drawing on the digital era, using social media and collaboration software intranet for facilitating and encouraging people to join the projects, three of the groups in addition to the fieldwork were investigated through digital observations. Drivers for creating and involving in co-housing schemes are among others to live both socially and sustainably together. Some people are oriented towards technical sustainable housing solutions and very aware of the organic and co2-footprint of the community, whereas others are much more oriented towards creating socially functional communities, concerned about developing relationships among their coming neighbours, doing things together. Others are more centered about the new possibilities, this way of alternative living arises, e.g. building their own house or building up structures for common purposes and sharing cultures. A possibility to live together with own family members across generations is another field of attention. A diversity of interests, motivations and ways of doing co-housing are therefore present, which also is related to different organisation, tenure forms and size of the communities. Another key element is the distance to the city, where people come from and many still work. The paper will discuss these variable motivations and how the co-housing schemes have been developed from an actor-network theory approach, in order to understand this contemporary trend.

Cost-driven Co-living in Hong Kong and the Alternatives

1. Collaborative Housing

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Resulting from housing policy failures, inadequate housing supply and increasing number of immigrants, Hong Kong is known as the most unaffordable city for housing in the world. Due to the outrageous rental cost, subdivided units, a flat being subdivided into two or more individual rooms, have emerged since 2000s as a pragmatic solution of housing for the low-income class. Individuals and families who couldn't afford regular rental are being forced to accept some sort of co-living when they have to share space including toilet and kitchen. According to the recent government's figures, there have been around 92,700 subdivided units in Hong Kong and about 209,700 people living in such households in 2016, with over 65% of families living in units that ranged between 7 to 13 sq. meters. In addition to poor living condition and bad hygiene, these people have to pay expensive rent and utility bills.

While co-living could be a middle-class life style being chosen voluntarily, thousands of low-income Hong Kongers are forced to live together not by choice. As the emergence of subdivided units has soon been considered as a social problem rather than a solution to the housing problem, NGOs react. It is unrealistic to totally get rid of subdivided units because of the high demand of affordable housing, the next question then becomes how to improve those subdivided units to make the (co-)living condition more humane.

Concepts such as "conscionable subdivided flats" or "co-housing" are proposed to improve the condition. The fundamental principle of this type of co-housing is to turn vacant units into *legally* subdivided units that fulfill safety and hygiene standards. The service providers then arrange tenants to co-live with other tenants of similar social background. Despite the fact that unrelated families have to live together in both subdivided units and "co-housing", the co-living experiences in such units are totally different from Western experiences as the former is cost-driven while the latter is collaborative lifestyle-driven.

The paper will analyze the alternatives provided by Light Home, Good House, and Community Housing Movement, who are social enterprises, social service organisation and the Hong Kong government respectively. Each has their way of solving the problems, representing different levels of innovation. The paper will further explore how the concepts of "co-living" are perceived and implemented by the mentioned parties. To what extent this kind of solution can still be able to create a sense of community? What else can be done to further improve the condition? A comparison with be made the Hong Kong's "Community Housing Movement Project" and the "Social Housing Project" in Taiwan where both are government initiative using co-living as a solution to provide affordable housing for the low-income families.

Debates around 'sharing' and 'caring' in Collaborative Housing: Evidence from the literature.
1. Collaborative Housing

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Europe is experiencing a new wave of collective self-organised forms of housing provision. We refer to the wide variety of these forms under the umbrella term "Collaborative Housing" (Vestbro, 2010; Fromm, 2012). Many of these housing forms are characterised by residents' desire to develop new ways of living that focus on mutual care, solidarity and reciprocity. Often these housing projects target people with special needs, be it physical, mental or social. Over the last few decades, not only "grey" literature but also notably academic literature has been rapidly increasing, presenting empirical data and developing conceptualisations about the phenomenon of caring and sharing in collaborative housing forms. This paper aims to make sense of the recent academic literature in this field and identify the main debates around collaborative housing as a place to care and share. It is based on an extensive systematic literature review of peer-reviewed articles in the field of collaborative housing published in English, German and French over the period of 1990 – 2017. The papers were thematically mapped, assessed, and inductively synthesised and categorised into five main thematic clusters: socio-demographic, collaboration, motivation, effects and context. Each of these clusters was divided in a number of sub-topics, many of them dealing with aspects of "sharing" and "caring". In this paper, we focus on those sub-topics, to investigate common questions and research findings contained in these papers. Findings show that aspects of caring and sharing are mainly present in the thematic clusters "socio-demographic" (who lives in collaborative housing?); "Collaboration" (how does collaboration play out in collaborative housing?); and to a lesser extent, in "Effects" (what are the alleged effects of collaborative housing?) and "Context" (Where/when does collaborative housing takes place?). We conclude that the academic literature seems to address "sharing" and "caring" mainly from a procedural perspective as well as in terms of the socio-demographic attributes of its residents. The relative absence of these aspects from a motivational perspective appears puzzling, suggesting that sharing and caring are less an end it itself in these projects but rather part of the process and of structural characteristics of people who are inclined to take part in it.

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Designing and building housing together: The Spanish case of La Borda
1. Collaborative Housing

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The current crisis on affordable housing and the gradual shifts of the economic system may have led to the recent (re-)emergence of collaborative housing initiatives across Europe. While it may be considered as the 'new wave' in the Scandinavian countries (Sandstedt & Westin, 2015), other central and southern countries see this as a new phenomenon in housing planning (Czischke, 2017), often influenced by the experience of the northern European countries.

This is the case of *La Borda*, a residents' cooperative formed in 2012 in Barcelona, Spain, which is anchored on concepts of participation, self-organisation, affordability, and alternative tenure and financing models. It is influenced by the Danish cooperative housing *Andel Model* (Cabré & Andrés, 2017), a non-speculative system where the residents, as cooperative partners, do not own or rent, but rather have the 'grant od use' of the dwelling space, by paying a monthly fee to the cooperative. Likewise, the use of land is based on the same system: the project is built on public property, but its use is possible (up to 75 years) thanks to a leasehold agreement, established between the municipality and the cooperative.

The project was collectively designed by the residents and the architects. The degree of participation of the households in the design was carefully set by the architects and guided by a preliminary design scheme, which already considered construction and legal requirements. The result was the definition of a structural grid, where the residents could decide how to organise their own individual unit, and where some spaces were left empty for potential dwelling expansions, in a direct relation to *incremental housing* models. They also collectively decided to leave the common spaces 'unfinished' and programmatically flexible, to be completed and transformed overtime by the residents, through DIY (Do-it-yourself) and DIT (Do-it-together) approaches.

This paper intends to explore this collective design and self-organisation process, to understand if and how it contributed to create affordable housing. In the context of the conference thematic, it is intended to see how the Southern recent experience, being influenced by Scandinavian tenure models, can provide, in its turn, some new and creative insights on design processes and design approaches that can enrich the Nordic background of collaborative housing.

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Do-it-yourself senior cohousing. A handbook for seniors, architects and municipalities.
1. Collaborative Housing

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The need for good housing for old people is growing dramatically in Sweden as in other countries.

In Sweden, more and more seniors are coming together in groups to create their own accommodation while they are still healthy and strong. They look for a new way of living where they can take responsibility for their own situation in cooperation with their neighbours, based on mutual support, self-governance and active participation.

Seniors and old people have to be a part of the solution, not only of the problem. If they start acting and planning early on for their future in the third and fourth part of life, the overall situation could be dealt with. But action has to start now.

The process of planning and designing together is unfamiliar, both for senior start-up groups and for property owners, developers, builders, consultants and municipalities. Tools and techniques for group-initiated projects are lacking. Knowledge about how to design common spaces is scarce. A project, financed by the Swedish Institute of Assistive Technology (SIAT), within the framework of the government comission Growing Older Living Well, has aimed at filling the gap by summing up experiences from recent projects and research on senior cohousing.

The handbook "Bygga seniorboende tillsammans" is one of the results. The Living in Community (BiG for short) research group is responsible with architects Ingela Blomberg and Kerstin Kärnekull as researchers and authors. The handbook is published by AB Svensk Byggtjänst.

The handbook is based on the work experiences of both BiG and the cohousing association Framtiden, engaged in planning new collective houses in the gretaer Stockholm area. There are additional contacts providing experiences including: the cohousing association Boihop in Gothenburg which works in a similar way to Framtiden, Cohousing NOW/Kollektivhus NU (a nationwide association for collective housing in Sweden) and Seniorhusföreningen in Karlskrona as well as personal contacts with completed and ongoing projects. Fourteen existing senior housing communities are described from different aspects.

Denmark provides attractive experiences and examples of information aimed directly at seniors through the organization Ældre Sagen and a recent project financed by RealDania. Tutorials/handbooks are also available in Germany, the Netherlands and the United States.

The handbook provides knowledge and inspiration. It gives suggestions for group project time-plans, including key milestones, risks and opportunities. Emphasis is on social content and the common spaces. Most of it is translated to English.

Since the handbook was published, new start-up groups have formed around Sweden and a few senior housing

projects will be ready for occupancy this year (2018). More are in the pipeline.

"Living in community" (Sw: Bo i Gemenskap/BiG) is an association of researchers, architects and journalist engaged in ideas of new ways of living. Books written by members of the association inspired most of the cohousing projects built in Sweden from 1980 onwards. Living in Community/BiG has published two books 2013, the handbook and an overview of housing for seniors and elderly in DE, DK, NL och England. The chapter on DK focuses on senior cohousing.

Emergence and development of Cohousing as a social innovation process: comparing French and German contexts

1. Collaborative Housing

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We propose to consider the emergence and the development of Cohousing as a social innovation process. Social innovation could be defined as "new ideas (products, services and models) that simultaneously meet social needs and create new social relationships or collaborations" (Murray, Caulier-Grice, Mulgan, 2010). Cohousing is a new way to conceive, produce, manage and live housing, which could help to face many current environmental, economic or social challenges. Cohousing appears specifically as a good solution in front of demographic changes which are including ageing populations, decreasing household sizes and more diverse family structures. Social innovation process is characterized by the important role played by users, new connections between stakeholders, "institutions that can cut across boundaries", etc. (Mulgan, 2007).

After a first section devoted to the theoretical analyze of cohousing as a social innovation process, the second section explores the emergence and the development of Cohousing in France and Germany from an historical and a sociological point of view. We first consider the pioneering initiatives and the constitution of citizen cohousing networks in France and Germany. Then the analysis focusses on the current period which is characterized by institutionalization and professionalization in both countries, even if these two contexts are different (centralized versus decentralized, legislation versus pragmatism). We try to put forward the advantages and limits of each context in its capacity to allow and support Cohousing.

Based on the preceding analysis the implications for cohousing research are identified in the conclusion.

Exploring social system barriers and enablers in Dutch collaborative housing, using Rogers' diffusion of innovations framework

1. Collaborative Housing

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In recent years collaborative housing has developed into a housing typology for a wide range of households seeking housing solutions that are not offered by mainstream providers. Collaborative housing is very divers, but initiatives share the central similarity that people support each other in creating their living environment together and (often) share facilities together. Because collaborative housing projects are resident-led, there is a need for easy access to knowledge and research about other collaborative housing experiences. Unfortunately, the institutes possessing this knowledge are often as fragmented and diverse as the collaborative housing initiatives themselves. The authors contend that this fragmentation hampers the diffusion of collaborative housing. An analysis of the Dutch collaborative housing initiatives shows that this fragmentation hampers information exchange and learning processes . Using Roger's framework of 'Diffusion of innovations' this paper explores how national and international knowledge networks and shared information resources could support the adoption of collaborative housing.

Five pillars of collaborative housing and development; reflections from China
1. Collaborative Housing

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This paper contributes to the theme of the organisational dynamics of collaborative housing by proposing a new conceptual model of collaborative housing with a particular focus on five pillars: 'land, finance, actors, partnerships and ideas'. Taking a 'resource dependency' view (Pfeffer, and Salancik, 2003), a hypothesis is raised that these five pillars are necessary for most collaborative housing projects to be realised. The paper adopts an abductive approach (Saunders, Lewis and Thornhill, 2015) to theory building on the development of collaborative housing by analysing quantitative and qualitative data. It particularly answers the question of whether or not Chinese collaborative housing embraces similar developing principles and approaches with Western models, and attempts to identify a Chinese conception of collaborative housing using the five pillars. The paper argues that while the Chinese concept of collaborative housing emerges based on citizens' common housing demands and mutual spirits, adaptation by commercial actors, overcoming resource constraints and trying to meet social policy changes are the main drivers.

The first part of the paper sets out to understand the concept of collaborative housing in an international context by examining its principles, potential rationales, current dynamics and relationships between five pillars and collaborative housing. Two methods, Delphi Survey (Skulmoski, et. al., 2007) of academics and practitioners in western countries and semi-structured Elite interviews (Berry, 2002) of academics, gatekeepers and practitioners in China, were used to achieve this objective in two contexts.

The second part of the paper explores causal mechanisms of collaborative housing in relation to the five pillars in England and China by using Qualitative Comparative Analysis (Kane, 2014). QCA is a case-oriented research and has been increasingly adopted in quantitative cross-national research (such as Ragin, 1994; Lux et al, 2017). Employing the fsQCA software, the paper assesses how five pillars are necessary or sufficient for the delivery of collaborative housing in the two contexts considering the causal principles of universality and regularity.

The third part of the paper presents preliminary findings from two Chinese cases analysis deductively and inductively to explore the meanings and effects of these five pillars in relation to four key stages of a collaborative housing programme: development, production, consumption and governance. Two cases were selected based on the principles of the community-led housing defined by World Habitat (https://www.world-habitat.org/). Sayer's (1992) casual explanation and Collier's (2011) process tracing test are used to explore and evaluate these casual claims that derived from the diagnostic evidence and find out new factors and alternative explanations of the development of collaborative housing in China.

Focusing on retrofit cohousing. Tactics for future implementation.
1. Collaborative Housing

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This research presents the concept of retrofit cohousing (RECOH) as one of the possible factors to consider in order to solve the affordability issues and undertake adaptation to the changing needs of today's society in the context of current housing. The growing existence of an inventory of empty houses, abandoned buildings and housing stock, which was due to the 2008 global crisis in many countries, with particular incidence in the southern Europe, requires technical-creative and economically viable architectural actions.

This work has a double objective: on the one hand, it focuses on the contextualisation of the RECOH from a dynamic and evolutionary point of view. It acts as a structuring and transforming element within architecture and urban planning from a multidisciplinary perspective. On the other hand, it tries to find solutions to implement specific activities like: housing retrofitting in order to reduce construction cost to residents and increasing its affordability; promoting a balance in the burden of housework creating shared common spaces; planning its implementation and growth over time; increasing the users participation in the process of recycling existing buildings. These activities will allow to understand RECOH as an opportunity to initiate and promote an alternative experiment in community development, based on collaborative housing and common goods (Ostrom, 1990), proposing alternatives to a current dual option: a rigid ownership conventional tenure or an unaffordable rental market.

In order to achieve the objectives mentioned above, a methodological process needs to be carried: (i) through an inductive process across the literature review in which the main results found in RECOH during the decade 2000-2018 are synthesized and interpreted, (ii) by comparing cohousing with traditional collective housing and a related analysis of factors grouped into four clusters (social, economic, ecological and design - innovation), (iii) through a tetra-dimensional approach as a consequence of step ii; (iv) by relating a group factors which belong both to the new-built cohousing and the RECOH; (v) by finally introducing a new approach, new contextualization and new values of RECOH.

The main results of the methodological process places RECOH in the field of collaborative housing in architecture with a dynamic-graphic and conceptual evolutionary way. Five models are also proposed for the future growth of RECOH (jumping, plug-in, industrial, commercial and hybrid one). Likewise, the RECOH is considered as a possible viable alternative to the current problem of uninhabited housing and housing stock, especially in the countries of southern Europe where the figures of empty homes are high. Finally, this research proposes an action based on an open database and on mapping to improve the performance of RECOH, with the aim of generating a supportive domestic infrastructure for the new daily life, distributing domestic tasks originated from the implementation of RECOH and promoting social cohesion and interaction in the communities where it is applied.

History and Current Situation of Collective Housing in Japan
1. Collaborative Housing

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The author has chosen not to publicise the abstract.

Integration through collaborative housing? How Dutch young adults and refugees together build a self-managing community at the Startblok Amsterdam

1. Collaborative Housing

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An innovative approach that attempts to address several issues at once: the lack of affordable housing for young adults and the integration of young refugees into Dutch society. Amsterdam housing corporation De Key launched the Startblok project in 2016. Over five hundred young adults, half refugees and half Dutch are housed together in temporary dwellings. The goal is to create a community by letting residents organise and manage the project themselves. The approach is viewed as highly successful and the Amsterdam municipality is making the Startblok approach standard policy for all young adult refugee housing in the city. Using action research, we explore how the resident organisation functions, what the role of the housing corporation is and in how far collaborative housing can support the integration of refugees into their host societies. Given the innovativeness of the approach, and its rapid implementation in Amsterdam and beyond, these findings have scientific and societal relevance beyond this specific case.

The case is particularly relevant because of the recent wider interest in the Netherlands for collaborative housing forms. Collaborative housing holds the promise of giving residents more influence on their direct living environment, and might offer innovative solutions for societal issues such as the increasing lack of affordable housing combined with the recent influx of refugees due to geo-political developments. However, collaborative housing is a comparatively new phenomenon in the Netherlands and citizens engaged in such projects often encounter obstacles. Dutch housing corporations, the main providers of affordable rental housing, are seeking ways through which they can organise collaborative housing projects together with tenants in accordance with their own organisational aims and goals. The Startblok case thus yields important insights into the opportunities and challenges associated with collaborative housing, concerning the tenants involved as well as other stakeholders, such as the housing corporation actively involved in setting the project up.

Here we report on the intermediate results of our ongoing action research at the Startblok. Together with residents and other stakeholders, we identify which issues are salient for them and determine possible strategies for improvement, drawing on insights from relevant collaborative projects undertaken elsewhere in Europe. To identify the challenges the participants experience, we conducted interviews and engaged in participant observation. We paid particular attention to a number of issues: what is the daily reality of collaboration and self-organisation amongst the tenants, and how does this compare to their original hopes and expectations? What is the role of the housing corporation? In how far does this approach contribute to integrating young adult refugees into Dutch society? What are the experiences that transcend the specifics of the case and yield insights more widely applicable to collaborative housing?

Our preliminary findings show that, while certain dimensions of the Startblok project are indeed case-specific, various issues encountered cannot be attributed to, for instance, youth or cultural mixing and echo experiences elsewhere. In the spirit of action research we discuss how these findings might be turned into concrete steps for both tenants and the housing professionals involved.

Key elements to activate empty housing with a collective process

1. Collaborative Housing

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The abstract presents a research done in the frame of the PhD 'Urban vacancy as an opportunity: Collective processes for the activation and use of empty dwelling spaces', Universidad de Sevilla, Spain, September 2017.

It is focused on the search for possible alternatives for the activation and putting into use of empty housing spaces. The urban problem of the magnitude of 3.4 million vacant dwellings in Spain, and the significant lack of housing and the social vulnerability of many of the Spanish people.

Faced with this reality, the research considers that these empty spaces are an opportunity to rethink the inhabited space and its adaptation to the needs and ways of life of people. And therefore, to reformulate the concept of housing and city, a model at the service of citizenship and not of speculation. To this end, it intends to make contributions to the main housing theories, on the one hand, and to possible intervention strategies, on the other, necessary for this paradigm shift of housing in countries in decline such as Spain.

One of the contributions of this research is based on the fact that there is a significant deficiency of real data about empty housing spaces. It is intended, also, that there are not many known case studies that work in this direction. As a consequence, despite being a phenomenon of great social repercussion, there is little literature published on the subject.

The research has as a starting point: the processes of social organization and collective management, which are considered keys to the necessary socio-urban regeneration. Here the empty housing spaces are presented as a short and long-term opportunity. An opportunity to give solutions to urgent problems and an opportunity to rethink the city, understanding it as a fact of collective intelligence, as a collective process, open and flexible. To this end, it is proposed to identify strategies to activate and put into use empty spaces that have been managed by processes of collective organization.

To conclude, a concrete contribution is made: key elements of collective intervention, which a social, spatial and legal-economic components of application.

It is important to mention that one of the main difficulties detected in the processes of activation of empty housing lies in the lack of financial, legal and fiscal resources. Without losing sight of this and assuming the need to strengthen the public sector versus the private interests of the market in housing, the present research wants to develop the collective conscience to access for housing through alternative access and ownership. For this, it is necessary the generation of self-organized groups of citizens that appropriate and promote collective models of access to housing.

Positioning collaborative housing within the market and policy contexts of urban Australia

1. Collaborative Housing

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This paper uses Ball's (1983) 'structures of housing provision' framework to position the role of collaborative housing development within the housing systems of Australia's major cities. It explains both why collaborative housing has not been a significant part of housing provision in Australia to date and why it is emerging now and generating substantial public and policy interest. In doing so, the paper will also explore the themes of migration, densification and segregation in the Australian urban context.

Australia's major cities are growing at a significant rate. The population of Melbourne, a city of over 4.5 million people, increased by 800,000 during the last decade and is projected to grow to 8 million by 2050, largely because of immigration. The even higher rate of new household formation has supported an increase in new dwelling supply, with the greatest increase being apartments in new high-rise buildings. Whereas one in seven household lived in higher density housing in 1991, in 2016 this had increased to one in five (ABS 2016). Metropolitan planning policies have long supported urban consolidation and residential intensification. However, the recent high levels of apartment development in Melbourne and elsewhere, driven by the supply side of the market, have failed to deliver the social, economic and environmental advantages anticipated from providing higher density housing in established parts of the city. Instead, rapid densification has occurred alongside, and is directly related to, a substantial decline in the affordability of housing for rent and purchase, the spatial manifestation of housing market inequalities, and the residualisation of public housing. In this context, collaborative development processes have the potential to deliver affordable, high quality apartment housing and more successful urban precincts. The paper draws upon case studies and interview data from key stakeholders to analyse the role of collaborative development as a tool for more effective managment of urban change in contexts where housing market dynamics are thwarting the objectives of housing and planning policy.

Size matters: Can large amounts of dwellings in collaborative housing be a key for sustainability?
1. Collaborative Housing

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Domestic architecture is facing unprecedented vulnerability due to increasingly diverse and fast changing ways of life. Specific features that once were suitable for dwelling become rapidly obsolete since no societal codes are commonly shared anymore and individual domestic practices tend to evolve rapidly. Housing arrangements can hence be swiftly outdated.

Various attitudes can be considered in order to reduce this vulnerability. Among these, in the field of collaborative housing, the size of the project matters. Indeed, large collective housing tends to produce less specific dwellings and thus to offer a support for a diversity of uses. This understanding can be compared to group decision-making processes. Indeed, the search of common grounds through debates leads to reduction of particularisms in order to deliver a common thread for all. This is all the more true as the size of the group is large. Moreover, economies of scale in large collaborative experiments can support more ambitious programmes.

Hence, the large size of collaborative housing allows for two major benefits. On the one hand, it reduces particularisms and thus supports more variety of dwelling uses in the long run. On the other hand, a significant size can guarantee additional qualities to the housing projects that cannot be afforded when the number of dwellings is too low (e.g. more communal spaces, greater socio-demographic diversity, etc.).

The paper is based on a cross-disciplinary study of collaborative housing projects developed at two different scales. The first scale refers to resident-led housing initiatives developed by the middle class in Western Europe as a means to reach home ownership. Those projects shelter 10 to 30 dwellings on average. The second scale refers to larger housing projects set up by innovative groups such as the renewal of the cooperative system in Zurich. Those developments usually provide a minimum of 100 dwellings.

The analysis of the projects is twofold. First, the projects are presented and analysed according to their spatial characteristics. Second, a field observation is carried out by a group of researchers combining architects and sociologists/anthropologists in order to understand the actual uses of the domestic spaces.

Interestingly, both types of projects provide a thorough reflection on communal spaces. Through intense participatory processes, those shared spaces within the buildings are designed to be polyvalent enough to support the various uses of the residential communities. However, on the scale of the individual dwelling themselves, the two forms of housing diverge: small- to medium-size collaborative housing usually displays very specific dwellings responding precisely to the needs of known individuals/households while larger group housing tends to offer more generic housing units that can accommodate various profiles of dwellers and a certain evolution over time.

This distinction is quite important when designing housing in a world of constant change. Large-scale collaborative projects are likely to offer more resilience towards change by being less specific. Hence, size, through its mediation of specificities into a communal ground, can be an interesting asset into designing sustainable housing projects.

Who's participating? Experiences of power in community land trusts

1. Collaborative Housing

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Community Land Trusts (CLTs) are attracting increased attention within the UK for their potential to contribute to housing provisions and give communities control in tackling localised issues of housing affordability and supply. Whilst receiving the backing of communities and grassroots organisations, CLTs have also benefited from the support of central and local government. In this sense, CLTs are relatively distinct from more traditional forms of collaborative housing in the UK. On the one hand we may view CLTs as a political force, resisting large-scale developers, and responding to the loss of council owned assets, displacement and gentrification. Yet, it has also become increasingly common for CLTs to partner with Housing Associations and register as social housing providers. Whilst this presents a range of opportunities, such as access to new funding pathways, support and guidance from housing professionals, and more negotiation power with third parties, it calls for renewed critical engagement with the nature and form of these partnerships. Particularly important to this debate is the extent to which CLTs facilitate the type of experiences that have become well recognised in collaborative housing literature, such as community empowerment and active citizen participation. In seeking to work both within and against mainstream housing systems, questions remain as to what is lost and gained in different stakeholder experiences of a CLT project.

Contributing to the above debate, this paper draws on three years of participatory research with a CLT in Bristol, UK. The research worked closely with prospective resident members to document the development process, using interviews, workshops and visual methods. This paper focuses specifically on how access and participation shaped the prospective resident's experiences of being involved in the project. Using theories of power as a lens to support the sense-making process, this paper discusses how conflict and consensus conditions impacted the prospective resident's sense of involvement in the decision-making practices. Additionally, this paper reflects on the actions taken through this research to challenge normative assumptions of who held the knowledge and expertise to bring a CLT project to fruition. Particular attention is given to a collaboratively organised workshop, involving members from key stakeholder groups. Reflecting on the learning achieved through this workshop, this paper situates the experiences of one CLT within wider discussion on how CLTs, more broadly, may refine their position as a contemporary model of collaborative housing.

"A marathon not a sprint": negotiating life together in a CoHousing community of older people

1. Collaborative Housing

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Older people's self-managed, collaborative housing, often referred to as 'Senior CoHousing', has its roots in the Danish housing community housing concept pioneered in the 1970s (Tummers 2015), and as a specifically 'later life' project has long been a widespread and successful model most notably in the Netherlands as well as Scandinavia (Brenton 2017). Yet is only very recently finding a foothold in the UK. The small but growing literature on the phenomenon often situates older people's groups as a significant variation from CoHousing more generally (Brenton 2017), in having specifically age-related goals: a dissatisfaction with the available housing options in later life that offer minimal independence through 'top-down' provision; a desire to avoid social isolation and loneliness through an intentional, proximate community; and an aim *not* to provide physical care between members, rather to minimise such needs through continued social engagement in later life.

This paper will draw on recent findings from a nine-month social study of a CoHousing group of older people in Berlin, founded over a decade ago. The paper will explore the motivations of the individuals in joining the group, but also – principally – the lived experience for such groups in the longer term, to ask what are the challenges in joining and maintaining such a group, and how issues around ageing are really negotiated, with the aim of drawing wider lessons if the model is to be expanded. The data suggest that while the explicit aims of such projects (as noted above) are often presented as forward-thinking and rational responses by individuals, the reality is often more complex. For the individuals involved, the ageing process in the context of their CoHousing lives is not an abstract notion or a fixed set of behaviours, but a complex negotiation that is an outcome of lifelong and generational experience, housing histories, class, gender, social networks of family and friends, and changing expectations of later life.

2. Disadvantaged Urban Neighbourhoods and Communities

Socioeconomic segregation in European cities. A comparative study of Brussels, Copenhagen, Amsterdam, Oslo, and Stockholm

2. Disadvantaged Urban Neighbourhoods and Communities

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The purpose of this study is to investigate socioeconomic segregation patterns and levels in Brussels, Copenhagen, Amsterdam, Oslo and Stockholm. Previous studies have shown that socioeconomic segregation is a persistent reality in European cities and that it can have negative effects on social cohesion and individuals' outcomes. Few studies so far, however, have investigated socioeconomic segregation from an international comparative perspective, mainly due to the lack of appropriate and comparable measures across countries. Yet, comparative studies of cities under different housing policies and economic contexts can help elucidate the underlying processes that produce and sustain segregation. In our study we benefit from innovative geocoded data from Belgium, Denmark, the Netherlands, Norway and Sweden, which allow us to compute comparable measures of socioeconomic segregation in 2011 for the five capitals. First we delimit the five metropolitan areas within 25km-radius circles and divide these areas into small-scale grids. We then expand geographic buffers around each grid using the EquiPop software until we obtain samples of the 200, 1600, 12800 and 51200 nearest neighbours. For each sample of nearest neighbours, we then calculate two indicators of socioeconomic composition: (i) at risk of poverty: the share of people aged 25 and above with disposable income below 60% of the national median; and (ii) high income: share of people aged 25—64 with net earned income in the highest decile. In this way, we obtain comparable measures of the distribution of poverty and affluence in the five cities at different scales—from individuals' immediate surroundings until urban areas—with a high level of geographic detail and independently of administrative borders. We analyse these measures using maps, segregation indices and percentile plots. The differences in levels and patterns across cities are interpreted in the light of their particular housing systems and territorial processes.

Complexity of multiscale residential context: Where do neighbourhood effects end?

2. Disadvantaged Urban Neighbourhoods and Communities

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The spatial scale at which neighbourhoods are operationalised is a crucial issue in neighbourhood effects research. The theory on neighbourhood effects identifies a variety of mechanisms through which socio-economic characteristics of residential space can impact on individual socio-economic status. These contextual influences operate at different spatial scales, and, what is more, the scale may not remain constant in various settings. Role models and job-finding networks in the neighbourhood around one's home, spatial concentration of poverty within the city, local (regional) labour markets and other aspects of the spatial opportunity structure can generally be related to different spatial scales, but also to specific local settings. Yet, many quantitative studies, particularly the early ones, which examine neighbourhood effects, used single spatial scale, largely being constrained by administrative unit as an ultimate representation of the residential context. More recent studies have benefited from the increasing availability of socio-spatial data, but also from the increasing awareness of the importance of scale as established within both the theory of neighbourhood effects and the methodological considerations of the modifiable areal unit problem (MAUP). Therefore, neighbourhood effects studies have started to compare two or sometimes more spatial scales, mainly concluding that smaller scale of the residential context has stronger effect on individual socio-economic status. However, these studies use data from different countries and cities, for different samples of people, examine very different spatial and temporal scales, let alone different outcome variables assessing people's socio-economic status. Therefore, the importance of spatial scale for neighbourhood effects remains relatively underexplored and only fractionally understood. This paper takes a systematic approach to spatial scale, by providing a conceptual discussion and an empirical demonstration of the general relevance of scale and the context dependence of scale. Specifically, we explore the methodological aspects of measuring the share of low-income people and modelling the effect of this contextual characteristic on personal income from work at a substantial range of scales, using micro-geographic data for the whole population of the Netherlands. We modelled neighbourhood effects for the entire country at the array of spatial scales keeping everything else constant and embracing a wide range of residential contexts, from the "front door effect" to the effect of a large urban environment of the city. We then focused on specific cities to demonstrate that neighbourhood effects not only depend on choosing scale, but also on choosing scale in a specific spatio-temporal setting.

Displacement and neighborhood change in Uppsala, Sweden

2. Disadvantaged Urban Neighbourhoods and Communities

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During the past decade Sweden has seen a rise of turn-over renovation and urban renewal projects centered on the large, build-boom rental housing stock from the 1960's and 1970's. This article investigates lived experiences of tenants staying put in such neighborhoods in the city of Uppsala, undergoing urban renewal processes followed by increased rent levels and displacement. The article is drawing on a place sensitive analysis, to escape an 'Euclidean prison' that we contend underpin many displacement studies; studies that reduces the notion of displacement to only signify out-migration. Such studies often miss the scope of displacement, and the grievances experienced by tenants following changes in place and space under various urban transformation processes.

Through phenomenologically inspired interviews with tenants we contend that place cannot, as it often is in practices of urban development, simply be understood as coordinates on a map, instead it should be understood relationally. Adhering to such a place-sensitive understanding of space, our study asks what changes to place and to 'home' is experienced by tenants staying put in neighborhoods under increasing displacement pressures. What surfaces is a series of displacements categorized as *spatial dispossessions*; thematised in the subcategories 'contraction of home' and 'withering entitlements', and *temporal dispossessions;* categorized under 'life on hold' and 'erasure of history'. These dispossessions are suffered by tenants who despite substantial displacement pressure has remained in the effected neighborhoods throughout a renewal process.

Does income-based sorting modify patterns of ethnic segregation? Re-evaluating Schelling outcomes in neighborhoods in Sweden

2. Disadvantaged Urban Neighbourhoods and Communities

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In this paper we argue that there is a need to understand ethnic segregation and income segregation not as two separate processes but as linked processes that interact with each other.

Our theoretical analysis shows that housing costs are a central component of locational selection. Because housing costs as a result of ethnic are higher in neighborhoods with lower migrant densities, neighborhoods with lower ethnic densities become less easy to access for low income individuals.

Our empirical analysis shows that there is indeed income sorting across neighborhoods with varying migrant density. This sorting is strong and the sorting is leading to a concentration of low income households in migrant dense neighborhoods. Thus, the association between high migrant density and a concentration of low income groups at the neighborhood level is not simply a reflection of lower income levels among migrants.

We also argue that this income based sorting can be a factor that counteracts tendencies toward increased ethnic segregation. If there is an increased concentration of foreign born in the most migrant dense areas, a preference for neighborhoods with low migrant densities may increase differences in housing cost between areas with different migrant densities, making neighborhoods with low migrant density increasingly unaffordable for low income groups. In many cases, such low income groups are foreign born or have a migrant background but there are also native born with a native background with a low income that will be sorted into neighborhoods with high migrant density. And as a result, migrant dense neighborhood, will have a substantial proportion of non-migrants. And, in the same way, foreign born high income individuals or native born, high income individuals with a migrant background will be sorted into less migrant dense neighborhoods.

Thus, we propose that income based sorting across neighborhoods with different migrant density is a potential explanation for relatively moderate levels of ethnic segregation in many urban areas, and also for the stable or declining trends in ethnic segregation that have been identified in different national contexts. At the same time, the mechanism that we have discussed could explain that such trends in ethnic segregation has not been accompanied by declining socio-economic segregation and possibly also by increasing income segregation.

From a policy point of view, this sorting of low income individuals into migrant dense neighborhoods is a challenge since it creates concentrated poverty in these areas. Although most research results concerning the effects of concentrated poverty are based on US studies there is little to suggest that the effects of concentrated poverty should be very different in the Swedish context.

According to our analysis, ethnic preferences still are an important determinant of segregation trends but the effect of ethnic preferences on segregation processes are not as simple as suggested by the Schelling model. Patterns that are seen as evidence of a tipping point and white flight are in fact compatible with processes of neighborhood change that leave aggregate segregation unchanged.

Examining the impact of neighbourhoods and schools on children's educational academic attainment

2. Disadvantaged Urban Neighbourhoods and Communities

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Childhood is increasingly seen as the key period during which an individual's social, cultural and economic norms are set. Moreover, these norms remain long into adulthood are set. Often contextual effects research privileges the residential neighbourhood as the key driver that differentiates how these norms develop. However, in childhood the school is also a substantial and critical location and as a consequence we examine the role that neighbourhoods and schools have on children's educational attainment.

We use rich longitudinal data from the first 16 years of a UK birth cohort, the Avon Longitudinal Study of Parents and Children (ALSPAC). Educational attainment is obtained through linkage to the UK National Pupil Database. Cross classified multiple membership multilevel models are used to account for the independent clustering of children in neighbourhood and schools, and movement through neighbourhoods and schools during childhood. Methodologically, fixed effects analyses have been popular in contextual effects studies to explore the impact that neighbourhoods of residence have on health and socioeconomic outcomes free from unobserved confounding. However, to achieve this, fixed effects approaches *control out* the neighbourhoods. In this paper we demonstrate the benefit of a within-between random effects approach that provides fixed effects estimates while explicitly modelling aspects of the neighbourhood.

Neighbourhood variation in attainment is low (4%) and accounted for by neighbourhood deprivation, for which there is a strong linear relationship with attainment. Children born into the most deprived decile of neighbourhoods score on average one grade lower than children from the least deprived decile. This relationship persists after controlling for a wide range of family level covariates. Moving between neighbourhoods is associated with poorer attainment, whereby children who move 3 times scoring on average a third of a grade lower than children who do not move. However, the impact of moving to a more affluent neighbourhood more than compensates for the deleterious impact of moving and associates with improved academic performance. In conclusion, our results demonstrate that exposure to neighbourhood deprivation is associated with poorer educational attainment, and that moving to more affluent areas is associated with better academic performance.

Financial Capability and Asset Building Among Public Housing Residents: Lessons from Denver

2. Disadvantaged Urban Neighbourhoods and Communities

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Background

In the past quarter century, U.S. antipoverty policy has shifted from a sole emphasis on income assistance to a broader one including financial capability and asset development (Sherraden, 1991; Shapiro and Wolfe, 2005; M.S. Sherraden, 2013). Indeed, asset-building strategies have become important components of a comprehensive approach to providing upward mobility for low-income families (Shapiro and Wolff, 2005; McKernan and Sherraden, 2008; Birkenmaier, Sherraden and Curley, 2013; Birkenmaier, Sherraden, Frey, Callahan, & Santiago, 2018). One such program, the Family Self Sufficiency (FSS) Program, operating in more than 700 public housing authorities across the United States has become a vehicle for promoting financial independence and asset building among 72,000 assisted housing families (U.S. Department of Housing and Urban Development, 2015). FSS programs are aimed at overcoming five major barriers to asset building among public housing residents: low earnings, high levels of debt, poor credit rating, lack of employment or job instability, and the lack of savings. Prior evaluations of FSS have reported significant gains in employment, earnings and savings of program participants (Lubell, 2004a,b; Sard, 2001; Ficke & Piesse, 2004; Nunez, Verma & Wang, 2015), but relatively low percentages of participants complete the program (da Silva, Wijewardena, Wood & Bulbul, 2011). However, previous studies have typically lacked control groups or other statistical techniques that would make it possible to produce reliable estimates of causal program effects (see review by Riccio, 2007).

Methods

This study conducts an impact evaluation of the FSS program operated by the Denver Housing Authority's (DHA) Home Ownership Program (HOP) in the United States. Specifically, administrative data are used to estimate the outcomes of the 2007-2012 cohorts of FSS program participants (N=424). To assess impacts, parameter estimates from quasi-experimental methodologies are used that allow one to draw causal inferences with confidence provided that complier and non-complier program participants share a common distribution and are balanced on variables that influence selection.

The impact of FSS on four outcomes is assessed: 1) earnings growth during FSS; 2) savings growth during FSS; 3) credit repair; and 4) debt reduction. Propensity score matching was employed to match compliers and non-compliers on a common set of program characteristics (start year, duration in program) and participant characteristics (age, ethnicity, educational attainment, marital status, family size, and earnings at time of program entry). The impact parameter is the average treatment effect on the treated, estimated by a difference in means across matched samples.

FSS program compliers gained considerably in terms of income growth, credit repair and debt reduction compared to matched program non-compliers. Completing the FSS Program increased annual earnings by $7,240, increased credit scores by 37 points, and reduced derogatory accounts by 4.2 and derogatory debt by $3,252. All these impact parameters proved statistically greater than zero at the .01 significance level.

Conclusions

Well-conceived and executed public housing authority programs aimed at building the financial assets of low-income households receiving housing assistance in the United States can yield substantial benefits to participants.

Government and grassroot initiatives: A symbiosis for social sustainability in Malmö?

2. Disadvantaged Urban Neighbourhoods and Communities

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Rapid urbanization in parallel to increasing spatial inequalities have been posing a challenge in sustainability agendas of cities. Sometimes plans that target to achieve sustainability do not consider social aspects. For example, the voices of residents in deprived urban areas that are included in sustainable city plans are not listened sufficiently. Opportunities or given guidance by governmental agencies to citizens to access similar public facilities and resources are listened less such as the case in Rosengård, Malmö. Grassroot organizations, NGOs, are concerned social justice and aim to provide access to public resources equally through a cooperation among government, agencies and residents of deprived neighborhoods. However, such organizations often face financial constraints. This paper discusses the dichotomy of governmental and grassroot initiatives which are playing a role in developing deprived neighborhoods. In addition, the paper points out how improved cooperation can lead to a symbiosis, which would be beneficial for the social development of deprived areas. Therefore, the paper aims to investigate the dichotomy of governmental and grassroot initiatives which play a crucial role in the (social) development of deprived urban neighborhoods. Right to the city perspective is used to critically analyze strategies that target to enhance social sustainability. The analysis is based on a case, which was selected from one of the most deprived neighborhoods in Malmö. A qualitative case study method was used to get an in-depth understanding of the socio-economic changes in Rosengård, which is due to sustainable city strategies of Malmö. The results of the analysis emphasize that an enhanced relationship (symbioses) between governmental and grassroot initiatives would spawn more success in achieving social sustainable development in deprived neighborhoods.

Keywords: deprived neighborhoods, social sustainability, governmental and grassroot initiatives, Malmö, Rosengård

Home and school neighbourhood deprivation and secondary educational outcomes in the west of Scotland

2. Disadvantaged Urban Neighbourhoods and Communities

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The marked inequalities in educational outcomes existing throughout Scotland are of great relevance to national policy. In our Big Data project on Educational Disadvantage and Place, we are using pupil-level data on Scottish secondary school educational outcomes at S4-S6 (i.e., those of 14-17 year olds) from 2007-2015 for the eight Local Authorities in the Glasgow City Region of the West of Scotland to examine the extent to which place may account for the persistence of the so-called attainment gap in education.

It is widely believed that deprivation is associated with poorer educational outcomes, yet, surprisingly, there has been little recent research into this matter in the case of Scotland. Furthermore, the sources of the deprivation a pupil may experience --those linked to their household, their home neighbourhood and the neighbourhood where their school is located-- are often conflated.

Here, we attempt to tease out the relative potential influence on educational outcomes of the latter two of these three potentially important factors: the level of area deprivation of pupils' home and school neighbourhoods, measured as vigintiles of the Scottish Index of Multiple Deprivation. Simultaneously, the urban/rural classification of these neighbourhoods, the distance that pupils travel between home and school, and key characteristics of the schools are taken into account. The results of multivariate regression analyses are presented and their implications for educational policy considered.

Housing choices in the context of forced relocation – young people's perspectives

2. Disadvantaged Urban Neighbourhoods and Communities

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As a reaction to growing concerns about the negative consequences of living in a deprived neighbourhood, Dutch municipalities have adopted policies of urban restructuring in these neighbourhoods: the demolition of inexpensive and often low quality social housing units and the construction of more expensive dwellings in order to achieve a 'better' social mix. This policy of urban restructuring has led to the displacement of the families living in the original social housing. Despite the fact that these families had priority on the housing market, they not always ended up in better neighbourhoods: previous research in Utrecht shows that almost two-thirds of the families moved to a similar or more deprived neighbourhood (see Visser et al., 2013). This paper will focus on young people's (12-19 years old) perspectives on the housing choices and pathways after hearing they have to move. I will discuss the complexity of the choice making process and the diversity in perceptions of the neighbourhoods the young people (with their families) decide to move to.

More residents in work and greater residential with the neighbourhood.

2. Disadvantaged Urban Neighbourhoods and Communities

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This paper considers the impact of a large area-based program launched in 2006-10 to deprived neighbourhoods. The program invested 294 million Euros in social interventions and rent subsidy to 162 neighbourhoods covering 13 percent of tenants in the social housing sector. In two ways we estimate the impact of the interventions. The first way is to apply a difference-in-difference model to estimate the effect using Danish longitudinal data on individual level for 2004-2013. We find that area-based intervention has a positive effect on tenants' affiliation to labour market. The second way is to analyse panel survey data to tenants in 14 neighbourhoods. Tenants have been interviewed in 2010 and 2015. We find that tenants in 2015 compared to 2010 participate more in communities, have a more positive view of their neighbours, feel more safe, experience less crime and vandalism, and finally experience that their neighbourhoods has a better reputation.

Post-migrant neighbourhoods and living environments of high-rise estates in Switzerland

2. Disadvantaged Urban Neighbourhoods and Communities

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This contribution presents some research findings on neighbourhoods of large housing estates, which were built in the 1960s and 1970s on the outskirts of Swiss Cities. These residential complexes offering affordable housing options are typically inhabited by lower income groups, among them a high proportion of immigrants. In the general public view, they are often stigmatized.

The focus of the qualitative research, that I carried out for my PhD thesis (Althaus 2016/ 2018) was on the various practices of inhabiting these buildings as well as on the managing, maintenance and community organisation work carried out in these settings by different actors. Using the methodology of house-biographies (Althaus & Glaser 2013), particular attention was given to the socio-spatial transformations and to the changing perceptions of these housing complexes from the time period of its construction until today.

In line with the ENHR conference theme of this year, the paper focuses on the impact of migration on the living environments of two different estates in the larger Zurich area. Both neighbourhoods are characterised by a vast variety of residents, originating from around the globe (up to 50 different countries). With reference to the concept of the "post-migrant society" (Foroutan 2016, Yildiz & Hill 2014), the focus is on the housing situation after migration (that is in heterogeneous settings in which migration experiences are the normality). What are the impacts of such post-migrant realities on neighbourhood life? How are differences (re-)produced (and questioned) within neighbourly relations, but also through ascriptions from outside (such as the negative image of the 'foreigners' estates')? And what role can housing management, caretakers and community organisers play to support sustaining local networks within stigmatized high-rise estates, and beyond?
To develop a future acceptance of this housing legacy from the 1960es, it is important to take the social and cultural dimension into account: the mechanisms of segregation and social inequalities, but also the everyday experiences, values and memories of people living and working there.

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Resisting displacement in Sweden: tenants' perspectives on renovictions

2. Disadvantaged Urban Neighbourhoods and Communities

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There is a current wave of housing renovation in Swedish cities, where private as well as public rental housing companies use "renoviction", or displacement through renovation, as a profit-driven strategy. Our focus is on the phenomenon of renoviction, in particular the emotions of people facing these on-going forced renovations. We discuss how power is reproduced and questioned, and illustrate methods used by housing companies in order to carry through extensive renovation. Following questions are guiding our analysis: What kinds of emotions are evoked among tenants experiencing an extensive, top-down and costly renovation? What particular injustices and violations are identified by the tenants in this situation? How are tenants resisting extensive renovations?

Our research is qualitative and builds on semi-structured interviews with tenants in a neighborhood undergoing renovation, followed by steeply increased rents. We use the metaphor of "fractured trust" to conceptualize the emotional reaction of tenants, and argue that citizens´ trust to the Swedish welfare system is being broken locally, in the wake of the on-going top-down renovation processes, by use of a rationality that does not take into consideration tenants' perspectives and needs. In the interviews, a complex set of violations performed by the housing company in a neighborhood undergoing renovation is centered, in our work set into the context of a systemic violence exerted against tenants in contemporary Sweden. Our study shows that the traumatic experience tenants are facing has the potential to be transformed into individual and collective action. We demonstrate various forms of resistance that emerge among the tenants who are facing a costly renovation.

Social Mix and Local Services in Scotland

2. Disadvantaged Urban Neighbourhoods and Communities

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This paper focuses on the relationship of social mix to local services in Scotland. It examines variations in the perception of local services according to the type of tenure composition or 'mix'. Further, tenure mix is linked to social capital, as the paper considers the association of service satisfaction and access with levels of local social capital in the Greater Glasgow area. The theoretical framework connecting local services to community social capital considers collective efficacy and middle-class user influence. Community agency in service production was particularly highlighted by the New Labour government. The paper undertakes data analysis using multiple methods and data linkage. First, social mix is operationalised through the grouping of tenure composition of small areas from Scotland's Census. Second, linking survey data from multiple years allow us to examine variations in local services by area type. Finally, we construct external small area estimates of social capital.

The promise of admin data in improving housing and neighbourhoods? The potential and problems of problem-reporting apps to target services

2. Disadvantaged Urban Neighbourhoods and Communities

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The last two decades have seen the growth of interest, and hype, in so-called "big data" –a deeply contested concept itself. Within public services, such as housing delivery and management, proponents suggest it has the potential to transform the quality of services through targeting to need. New technologies, such as data dashboards, can give managers live reports on performance allowing almost real-time changes to service delivery. This has become of increasing interest to managers during the current period of permanent-austerity, with such targeting seen as a way to efficiently target limited resources. In this paper we analyse one such dataset – the reports sent to local councils within the UK through the smartphone app Fix My Street. We suggest there are four problems with using problem reports in service delivery: the 'big data dump' approach to analysis; selection effects and unknown bias; the potential to exacerbate existing socio-economic inequalities; and practical complexities in the interactions between "smart" systems. We conclude by suggesting next-steps for public services wishing to use such data, and also for academic analysis of the use of problem reports to understand inequalities in service delivery.

Trap or opportunity - does "cash for care" hamper economic integration, and what role does geography play?
2. Disadvantaged Urban Neighbourhoods and Communities

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After a long and heated debate, the Norwegian parliament voted for the introduction of the cash-for-care program (CFCs) in 1997, a program designed to give parents more opportunity to plan childcare. Pro-CFC advocated that the reform would give parents more time with their children. CFC opponents pointed to the increased risks of creating gender traps and disadvantage women to return to work.

The socio-economic dimensions are important for understanding the use of CFC. However, the role of geography for understanding how childcare is organized and used should not be under-estimated. The neighbourhood and the wider spatial contexts opportunities surrounding the home of childrearing families have been found to have a substantial effect on individuals in longitudinal studies. Research has indicated that a considerable amount of the decision-making in regards to child rearing and childcare is mediated between parents and neighbours on a local neighbourhood level. Contributing factors range from perceptions of class, safety, moral and health, and may cause parents to act differently depending on geographical context, indicate that factors in the residential vicinity are vital for understanding the choices of parents. This means that the definition of neighbourhood should be centred around the individual, and that the neighbourhood should be to scale with activities that are perceived as influential for individuals' choices.

We focus on mothers in Norway who give birth to their first child in 2009, and follow their life course thru 2011. We examine how much of CFC use can be attributed to socioeconomic factors, and whether it is a spatial pattern of uptake of the CFC, after controlling for individual characteristics. We use a comprehensive longitudinal data set with annual economic, demographic and geographical information. We model the probability that a woman given birth to her first child takes up CFC, as a linear function of individual, household, neighbourhood and municipal characteristics. Using an EquiPop generated bespoke neighbourhood approach we are also controlling for CFC behaviour, as well as density, of surrounding mothers. We are studying the peer effect for the k=100 nearest mothers from any mother given birth in 2009, where the 100 nearest mothers crudely can be seen as representative for the size of an open day-care community, and the administrative organisation of two day-cares.

3. East European Housing and Urban Policy

Back in the USSR: drivers of change in housing then and nowadays

3. East European Housing and Urban Policy

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We consider housing in the Soviet Union Republics before 1990s and after, when they became the independent states. Migration, natural population growth and housing construction are the main drivers of housing conditions change in both Soviet and post-Soviet time periods. However, institutional conditions, role of the population in housing finance and construction differ significantly then and now.

The key points in economic development and housing in Soviet Union were the following. In 1900s the habitation of workers and peasants was extremely depressing. After 1917 October Socialist Revolution large homes were nationalized and shared amongst the people with very low rents. Housing construction became the government responsibility all across the vast territory of USSR. In 1930-s industrialization period a lot of population moved from rural area to towns and cities. For those years and for the Second World War devastating period we do not have relevant statistics of population and housing conditions.

Soviet citizens invariably lived in squalor and many families shared their dwellings. In 1950-s the estimated living space per person was less than five square meters and Soviet leaders decided to eliminate the housing shortage. In 1960-s more than 2.2 million units were built every year. Housing was mainly constructed by the state, cooperative enterprises and housing cooperatives. In small towns or rural area private construction was allowed and 25-30% of new housing was built by households. Although size and quality of housing units were below Western standards, a remarkable progress happened. By the mid-1970s the per capita living space in urban areas had increased to 8 square meters. Therefore the deficit of housing units in relation to the number of households was substantial. Soviet Union Republics were quite different from each other in late 1970s. Household size, birth rate, number of households with children up to 8 y/o, number of divorces per 1000 couples, share of urban population and per capita living space of housing varied considerably across the region.

A big 1990s structural economic change in former Soviet Union Republics can be considered as natural experiment of transition from central planned to market economy. At the starting point allocation of population, production and housing was determined by non-market forces. Restructuring of the economies and inter-sectoral reallocation of labour required moving workers between cities and regions. However the housing «market» was not prepared for that. In all considered countries construction faced lack of investments; while the financial capabilities of households were limited too.

Analyzing current state of housing one can conclude that per capita floor space of housing has increased in all Commonwealth independent states (CIS: Azerbaijan, Armenia, Belarus, Kazakhstan, Kyrgyzstan, Moldova, Russia, Tajikistan, Uzbekistan, Ukraine). The scope of change is not the same due to demographic, economic differences as well as diverse population involvement in housing construction in these countries.

Factors influencing the spatial diversity of the social housing stock in voivodship cities of Poland

3. East European Housing and Urban Policy

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Polish municipalities are obliged to act directly on the housing market by satisfying the housing needs of people who can not do it themselves because of their financial or personal situation. Social flats are used for this. By definition, a social flat can have a low standard and a small area (minimum 5 sqm of room area per person). Providing social premises is a huge problem for many municipalities, it results from the lack of free flats in the existing municipal stock and a very small acquisition of new units. Authors analyzed transformations in the municipal stock of Polish voivodship cities and the social stock as a part of it. They found that a reduction in the number of municipal flats is visible together with an increase in social housing stock. This growth is an answer for housing needs, however it is very often the result of a conversion of the worst municipal flats that nobody bought during privatisation process. It means that the standard of these flats is extremely low .

The obligation of social premises provision is realized in a different extend, only some cities manage to improve the availability of social housing significantly. In 2009, cities such as Wroclaw, Lodz and Krakow had a share of social housing in the municipal stock at a very low level (Lodz and Wroclaw below 3%, Krakow about 4%). In 2016, the situation changed - some cities significantly increased the share of the social stock, others remained with a small share. Krakow currently has about 20% of social housing in the municipal stock, but Wroclaw and Lodz have a share of 4%. The authors decided to examine whether socio-economic factors influenced this change or whether it resulted from institutional framework. They used research methods in the form of critical analysis of literature, analysis of documents and spatial econometrics.

Gentrification in Central and Eastern Europe: generic or specific?

3. East European Housing and Urban Policy

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Critical urban scholars have hitherto tended to approach gentrification as a global, planetary or generic phenomenon. The evidence from Central and Eastern European (CEE) cities, however, goes largely unnoticed in these studies. This paper aims to review the current debates on gentrification in CEE cities and in so doing to map out possible ways of enriching theoretical and empirical accounts of this urban process. Three main approaches to (or perspectives on) gentrification in CEE cities are identified: the first one highlights the workings of the capitalist economy, the second one focuses on particularities of the local context, while the third one offers a more inclusive view of gentrification as a necessary but not always central by-product of urban upgrading. Common to all three approaches is their comparative orientation toward a western city along the similarity/dissimilarity, normality/deviation continuum. Instead, it is argued here, turning to the examples of urbanization in other (former) socialist states, for example, in Asia, could be more beneficial. Furthermore, a more explicit focus on the lived experiences of residents can expand our understanding of gentrification beyond the displacement narrative.

Housing and living conditions of the elderly in Slovenia
3. East European Housing and Urban Policy

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The paper presents part of the results of an extensive research we conducted on the housing and living conditions of the elderly in Slovenia. The aim of the research was to perform in-depth investigation on this subject, that covered aspects including: housing quality, housing needs and preferences, social relationships in the residential environment, emerging alternative housing opportunities and housing-related economic aspects. This discussion focuses primarily on the housing quality and living circumstances of the elderly. As previously conducted research in this area has consistently shown, the results of this survey also reveal relatively high levels of satisfaction of the elderly with their housing and living conditions. This finding presents the premise for the discussion in the second part of the paper, following the presentation of the survey results. The questions that we try to find answers to are: a) is the housing in which elderly people live truly of such high quality and b) if it's not, why then do elderly people appear to be satisfied with their low-quality housing?

Keywords: housing quality, housing standard, housing conditions, residential environment, elderly, Slovenia

Understanding housing stratification through a production-consumption view of diverse economies: the Romanian case
3. East European Housing and Urban Policy

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By drawing on Eurostat-SILC micro-data, we will attempt to explain patterns of (dis)advantageous modes of owner-occupancy as well as changes between 2007 and 2013. To do this, we employ the novel concept of 'diverse economies' in order to shed light on the ways in which the current housing system in Romania has been historically constituted, with implications on how housing is currently afforded, occupied and experienced. Besides capitalist transactions in formal markets, diverse economic practices include state actions; economies of love and solidarity, gifts and remittances; households' domestic economies such as self-building as well as a host of economic practices situated in the grey economy. This framework allows us to discern key analytical differentials between houses and flats, urban and rural areas, 'old' and 'new' housing as well as across the power axes of family, social position, age, gender and ethnicity. We conclude that housing disadvantage is more severe when households' noncapitalist economic practices have been least articulated with the formal economy, such as in rural locations and for unskilled individuals. Conversely, housing advantage arises from synergies between 'formal' and 'informal' economic practices, privileging urban location and high-status professionals. Our findings suggest that a reliance on alternative economies, while helpful in addressing basic housing needs, tends to magnify rather than moderate housing inequalities generated in the formal capitalist economy.

4. Energy Efficiency and Environmental Sustainability of Housing

An investigation on domestic energy use, lifestyles and occupancy behaviour for vernacular and contemporary rural houses
4. Energy Efficiency and Environmental Sustainability of Housing

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Interaction of many issues affects housing energy use. Climate, the building-related factors (heating type, different characteristics of houses such as size, age, and structure) and behaviours of occupants are acknowledged to affect energy use. Research on the behavioural relation between occupants and the buildings carries importance by providing new ways, suggesting to explore for the most appropriate design for housing and more accurate building performance evaluations in architecture and engineering.

In this context, the aim of this paper is to determine energy-related occupancy behavioural variables and to detect the occupant and housing features. The study examines the impact of behavioural and physical variables on energy use. A settlement consisting of vernacular houses – also labelled as world heritage which are under conservation– and contemporary houses were analysed using quantitative data. Along with analysis of the houses, face-to-face interviews with the households of the case houses were conducted. The occupancy behaviour affecting energy use is determined, factors underlying behaviour and relation between energy saving, behaviour and housing characteristics are analysed. Besides the effects of housing features, environmental characteristics, comfort conditions it was found that values such as historical heritage and landscape which are specific to the area play significant roles in the determination of lifestyles and occupancy behaviour.

Challenges in Real World Research among Multi-ethnic Residents – Examples from a Study on Energy Use at Home

4. Energy Efficiency and Environmental Sustainability of Housing

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Reduced energy use is considered a tool for mitigating the effects of climate change. Energy use within the housing sector amounts to one quarter of the total in Sweden and is thus important to work with. The primary tools have been improved insulation and more efficient heating and ventilation systems. While significant energy savings have been calculated, the real life results show a larger variation in energy use than expected. This indicates a lack of knowledge and understanding on how the residents perceive, and interact with, the technical systems and appliances in their homes.

Sweden has 85% of its 10 million inhabitants living in urban areas, including the majority of the immigrant population, of whom 1.7 million were born in countries other than Sweden. The dominant urban dwelling types are rental and cooperative apartments housing half of the country's households. Rental housing companies are the most common first land lord in Sweden, and many of their apartments are located in large scale suburban housing areas, creating a situation of segregation with areas characterized by a very international and heterogeneous group of households with limited communications skills in Swedish.

This paper explores the methodological challenges in real world studies among multi-ethnic populations. It is based on experiences from a study looking at domestic energy use of immigrant tenant households in Malmö, Sweden, with the main objective to explore whether there are differences in energy use between households from different parts of the world. Methodological difficulties are described and suggestions for future approaches are put forward with the aim to discuss and further develop sound research methods.

Recruiting participants is a challenge and in this case it resulted in a change from the initial focus on one housing area to one encompassing a wider part of the city population. Recruitment was finally solved by reaching participants through their place of work, and through their Swedish teachers. The managers and teachers saw the participation as positive and as something to be encouraged, which facilitated the contact and made the encounter positive. Developing instruments, interview guides and questionnaires, was part of the research process. A pilot study allowed testing the instruments and the way they were carried out, thus guiding the development of the research process.

The main ethical consideration related to ensuring that the participants understand the information given and asked, and their right to decline taking part in the study. Therefore, the managers and teachers facilitating the contact were informed, and the researcher informed the participants both in person and with printed introductions.

In this type of real world research, we suggest a flexible study design, rather than fixed. This allows multiple methods of data collection, and developing and revising the approach and methods when ideas for more appropriate ways arise from the process and from early data collection (Robson, 2011). With an open-minded and enquiring research team, ideally from different research traditions, flexible study design enables

investigations where the where the spectrum of responses from the participants is initially largely unknown.

Cities as energy producers: the European framerwork toward a dencentraliced production of energy

4. Energy Efficiency and Environmental Sustainability of Housing

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The aim of this paper is to explore the structural features of the energy governance at various levels of government, trying to underling the growing role of the cities in the forthcoming energy scenarios.

Similarly, at the EU level, after a decade of a massive influence of the EU policies towards the Member States energy mix up to 2020, the scenarios are following a bottom up approach.

According to the s.c. Winter Package adopted by the European Commission on 20 November 2016, European Union will be a pivotal actor in the clean energy transition in the global energy markets. Several aspects of the European energy framework will be amended, including: Internal Electricity Market Directive (2009/72/EC); Internal Electricity Market Regulation (714/2009); Renewable Energy Directive (2009/28/EC); Energy Efficiency Directive (2012/27/EU); Performance of Buildings Directive (2010/31/EU). At the same time, a Regulation on the Governance of the Energy Union will be adopted.

The New Framework introduces a bunch of initiatives to stimulate decentralized energy production and a better management of the energy consuming practices. Among them, a crucial role is that one played by the new figures of the s.c. prosumer and energy communities.

From this perspective, the essay underlines the main trends of energy policies, showing how there are arguments enough to sustain a theoretical and methodological switch from a "top down" to a "bottom up" approach of the multilevel energy governance.

Cognitive Biases in Homeowner's Decision-Making Process in Energy Renovation of Residential Buildings

4. Energy Efficiency and Environmental Sustainability of Housing

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Background

Energy renovation refers to the major structural work to improve the energy performance of existing buildings. In China, nearly 90% of residential buildings in the northern heating region are regarded as low energy efficiency. There are great potential and urgent demand for energy renovation of residential buildings in this region.

Due to the features of the housing market and building types, the governance of energy renovation in China's northern heating region has been acted up to a top-down model. The primary target of renovation private property apartments built from the 1970s to 2000s in urban and suburban areas. In renovation projects, the central and local governments are responsible for taking the lead, while homeowners are asked to decide whether they agree to undertake the renovation. They are expected to be actively engaged, by cooperating with the government as well as making investments in government-led projects.

However, homeowners often show negative attitude and make decisions that are undesired by the government, which has a direct impact on the smooth implementation of renovation projects. It is crucial to have a systematic understanding of homeowner's decision-making process and design interventions accordingly to encourage homeowner's contribution.

Undertaking energy renovation can be characterized as an event with high levels of complexity, risk, and uncertainty. In order to effectively deal with the event, individuals rely on heuristics to make decisions, which can simplify the decision-making process, yet generate cognitive biases. The influence of these biases cannot be overlooked.

This research attempt to provide knowledge of homeowner's participation in energy renovation in northern China by exploring cognitive biases in their decision-making process, and further discuss the influence of these biases. The findings can provide a theoretical basis for policy-makers to mitigate the barriers associated with homeowners.

Methods

Firstly, a list of cognitive biases that may exist in homeowner's decision-making process in housing renovation is summarized through literature study. Secondly, in-depth interview with homeowners and other stakeholders in energy renovation is conducted to explore the manifestation of these cognitive biases in homeowners' behavior. Through the interview, the list of cognitive biases will be adjusted on the basis of the actual situation in China's northern heating region. The mechanism and influence of these biases will be discussed.

Results and conclusions

Homeowner's decision-making process is associated with several cognitive biases. Most commonly identified biases include status quo bias, sunk cost bias, loss aversion bias, confirmation bias, etc.

Some principles can reveal the mechanism of these biases. For example, individuals have limited capacity to process information in a complex situation. Thus, in the information-collection phase, homeowners tend to absorb information related to energy efficiency renovation that could confirm their own environmental beliefs and knowledge, which will result in confirmation bias.

Cognitive biases' influence on homeowner's decision-making process is significant and two-sided. Under specific circumstances, it is possible to eliminate or enhance the impact of cognitive biases by providing solutions that can meet homeowners' needs and match their aspirations, and to make a positive shift on homeowners' behavior in energy renovation.

Community "power-houses": increasing participation in energy prosumption through co-operative social housing in Australia

4. Energy Efficiency and Environmental Sustainability of Housing

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Although there has been a significant increase in households integrating solar photovoltaic (PV) technologies into their homes, the focus of many community-scale renewable energy initiatives in Australia has been on recruiting individual homeowners. A participation gap has been identified for low-income households and tenants in rental housing who may not have access to or experience of renewable technologies to optimize energy use and reduce household energy costs. Rising energy prices are an increasing concern in Australia, with low-income households amongst those most at risk of energy poverty: making solar PV more accessible could benefit households and community housing providers.

With declining housing affordability in Melbourne, and in Australia's housing markets more generally, co-operative housing offers potential for a community-level response to tackle housing and energy affordability concerns. Victoria has a strong and growing co-operative sector. Co-operative housing encompasses different models of tenure including rental and privately owned co-ops, cohousing, eco villages, and shared houses. Community-owned renewable energy is also emerging as a model for production of affordable energy to benefit members and deliver broader community goals. Key principles of co-operatives are based on participation, collaboration and decision-making, and sharing resources. Community-organised renewable energy revolves around community ownership, participation, and consequent benefits from community-scale renewable energy projects.

Taking a mixed methods approach, this exploratory study of co-operative housing in Melbourne's inner west investigates the local experiences, challenges and potential of community housing distributed PV systems to reduce energy poverty i.e. through consumption of self-generated electricity, as part of renewable energy transitions.

Based on a review of the literature, initial findings presented here focus on three aspects, which are expected to influence residential solar PV uptake amongst community housing providers: first, users' characteristics and practices; second, the financial costs and benefits of PV systems; third, organisational models for co-provision of electricity by community housing organisations. Given the high capital investment related to solar PV adoption, co-benefits may be an important determinant of uptake in the community housing sector.

Reporting on qualitative interviews with eight tenant households living in co-operative housing, along with building audits, this exploratory study reveals how low-income tenant households are engaging with PV to improve energy affordability, and to understand value in use. The benefits and challenges associated with retrofitting solar PV for low-income tenants and co-operative housing providers are considered, followed by discussion of an economic and social analytical framework to evaluate co-benefits of adoption, co-production and managing consumption, for future community housing projects.

Implication relates to potential for housing providers and less affluent households to participate in the solar PV market. Applying new business models that allow co-creation of social and financial value could be a pathway for increasing community PV investments. Enabling housing co-operatives' to take a key role in the transition

to renewable energy provision and practice could increase PV adoption rates amongst low income tenant households, making renewable energy more accessible to a wider segment of the population, thereby enabling all communities across Australia to benefit socially and financially from the energy transition.

How do customer journeys regarding energy investments look like?
4. Energy Efficiency and Environmental Sustainability of Housing

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It is generally acknowledged that the existing housing stock plays a vital role in attaining national and international energy efficiency targets. As for new building, mandatory regulations can be (and are) developed to attain energy-efficient homes, but energy improvements in the existing stock are, because of property rights, strongly dependent on the voluntary cooperation and participation of the owners.

For many years, governments have been developing instruments for stimulating energy investments among homeowners. This is a subject of persistent concern, as many regulations and policy initiatives are not very successful, and good examples are scarce.

Particularly regarding the owner-occupied sector, the term 'customer journey' is frequently used to denote the decision-making process from an initial interest in a good or service towards the purchase of it. The process is rarely straightforward and can have many pitfalls; there is a high risk that a willingness to invest is eventually not materialised in actual investments.

On the basis of literature review, this paper outlines what the notion of a 'customer journey' includes. How can be process be described and analysed? What are the 'stops' in this journey, where critical decisions are taken? What kind of decisions are these? Which types of journeys can be distinguished? The paper reviews models and designs for customer journeys and addresses the policy implications.

Indoor Thermal Comfort Assessment of Residential Building Stock in Quetta, Pakistan

4. Energy Efficiency and Environmental Sustainability of Housing

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Since last several years Pakistan is facing energy crisis which leads to power-cuts across the country resulting serious disturbance in everyday life. However, residential buildings use more than half of the energy and its demand is continuously increasing. Quetta is the 10th largest city of Pakistan and its urban population is increasing at a high rate. The climate of Quetta is mild to extreme cold in winter and hot in summer which need more heating and cooling for optimal thermal comfort in houses. Energy usage of a household do not only depend on the performance of the building, heating, and cooling systems but also on the life style of the residents. The chosen typology is reinforced cement concrete houses, which is very common and widespread across the country. There is no policy or measures taken at the authority level and most of the houses are not designed by professionals, therefore, the existing houses do not provide optimal indoor thermal comfort. The study consists the monitoring of indoor climate, interviews, and questionnaire. The thermal comfort level was quantified based on the monitored data, and the interviews and questionnaire helped to understand the comfort perception, energy behaviour and life style of the residents. The results show that residential buildings do not provide optimal thermal comfort and the residents use active systems to improve the indoor thermal comfort which leads to increase in energy usage.

Keywords: Thermal comfort, reinforced cement concrete houses, household energy behaviour, comfort perception, housing stock

Life span assessment of dwellings

4. Energy Efficiency and Environmental Sustainability of Housing

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What is the average life span of dwellings?

Though of decisive importance for the provision, maintenance and management of housing stocks, and despite a choice of research papers about the subject, the last word about this question is far from said.

At first a distinction should be made between the technical life span and the functional service life. The technical life span is decisive for the physical existence of a dwelling, the service life for the length of time that a dwelling fulfils the functional needs of households.

This distinction is not always clear in the available research sources which show a wide range of approaches, varying from ex-ante assessment of the physical condition and estimation of the residual technical lifespan, financial analyses of the profitable service life and/or depreciation period through ex-post mortality analyses in analogy to human mortality. Most ex-ante approaches start from a limited scope; an all-encompassing interdisciplinary approach is missing. On the other hand ex-post analyses suffer from the fact that – in contrary of human populations – buildings are man-made, -managed and -demolished; the vast majority of housing stocks is very young and consistent longitudinal series are missing. As a result, none of these approaches leads up to now to useful results, let alone reliable predictions.

As the technical life span of a dwelling as a whole strongly depends on its numerous different components, knowledge of technical life spans of dwellings and building component is also of decisive importance for ex-ante environmental life cycle assessments and life cycle cost calculations.

Based on an overview of the available sources, the paper discusses the pros and cons of the existing knowledge, possible improvements and alternatives.

Low-impact luxury: how Swiss cooperative housing effectively reduces footprint
4. Energy Efficiency and Environmental Sustainability of Housing

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This paper looks at a new generation of self-organised housing in the form of cooperatives building low-impact housing. Residents are often the driving forces behind the application of low-impact building materials and low-energy utilities, based on an integrated understanding of sustainability as well as self-interest: costs of housing are calculated in the projects as a sum of rent/purchase per m2; energy costs and typical co-housing costs for example for shared spaces. In this way, resident-led design or co-creation leads to sustainable and demand-driven housing qualities at similar or lower costs than mainstream, institutionally steered and standardised design. The aim of this research is to understand if cooperative solutions for low-impact housing can be transferred to mainstream housing provision.

This paper zooms in on the example of *Equilibre* (equilibrium), a Geneva-based housing coop 'looking for the balance between individual and collective needs, and with natural resources' (Charter 2006) The name refers to its first priority: ecological balance, which the coop translates into design principles such as high density, low-energy and low-impact construction. Other pillars of its philosophy are to accommodate diverse household types and play a positive part in the neighbourhood[1]. *Equilibre*, monitors the energy-perforamnce and durability of design choices in its projects. A recent calculation demonstrated that the housing-related footprint can be reduced from 25% to 5% of the total for the average Swiss residents. Energy plays an important role because it is included in the footprint as direct consumption (eg for heating) and indirect (eg for production of building components).

This paper analyses how this reduction is possible, and what it means for the inhabitants: do they need to adapt to new technologies, change behaviour or abandon comfort claims?

The paper concludes that the effectiveness of residents' cooperatives is stronger when it can rely on an infrastructure for knowledge and finance. More than in turnkey delivered housing, transfer of knowledge and experience takes place, and co-housing residents can become experts on planning processes. Until now, these networks are primarily focussed on optimising the qualities of co-housing projects. Through engineers and architects their experiences can also find their way to integrating co-housing ideas in mainstream housing design.

[1] www www. cooperative-equilibre.ch [last visited dec 2018]

Negative Factors influencing the Investment of Residents for Energy-Saving Retrofit in China

4. Energy Efficiency and Environmental Sustainability of Housing

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Overview. This paper aims to determine the factors that have an adverse impact on the investment of residents for energy-saving retrofit. In most of previous energy efficiency retrofit cases in China, the government assumed the major share of capital investment. The renovation course has created acute financial pressure for the China government. Diversified financial sourcing should be exploited to archive portfolio balance. As the immediate beneficiaries, the residents rarely participated in the decision-making and investment. Unlike the positive factors, negative factors could play the one-vote veto role when residents making their decisions. Focus on eliminate the negative factors could provide an efficient way to involve more residents in building energy-saving retrofit in China.

By analysing the opinions of residents combined with their personal attributes, we could reveal the possible reasons for the negative factors. Government policies and strategies on energy-saving retrofit could be adjusted based on the results.

Methods. In-depth interviews were conducted in selected residents including householders and tenants. We found 325 random residents living in different places of China. After given necessary introduction of energy-saving retrofit, 47 residents among them declared that they would not pay for it. Then we conducted interviews with that 47 residents. They were asked to express their concern for the retrofit. Their answers were recorded with their personal and social attributes.

Results. Negative factors impact the investment for energy-saving retrofit could be generalized into four aspects: Financial difficulty, weak demand, unwillingness to take responsibility and worry about the construction.

Conclusions. This study aimed to identify the negative factors affecting residents invest energy-saving retrofit in China. The results indicate that residents, depend on different economic or educational backgrounds, hold diverse views. It should be noted that a large portion of reluctance of residents was arisen from incomprehension. The government can release the investment potential of residents by supporting the communication and education of information in energy-efficiency retrofit. Additionally, the government could issue loans to the householders who want to invest.

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The financing of renovation in the social housing sector: A comparative study in six European countries

4. Energy Efficiency and Environmental Sustainability of Housing

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This comparative study on the mode of financing energy renovation in the social housing sector looks at 6 European countries where social housing represents an important part of the housing stock and where housing providers have a strong experience in the renovation activities. It is the segment which caters for low-income families, people with special housing needs and more generally speaking people who can't find a decent and affordable accommodation on the private rental market or through access homeownership.

For each country, the study focuses on the following questions:

1. When and how do renovation projects take place?
2. How much do renovation projects cost?
3. How are those projects financed?
4. What are the obligations linked to the financing measures?
5. What are the results of renovation projects?

This study was commissioned by the Caisse des Dépôts et Consignations together with Union Sociale pour l'Habitat and led by Housing Europe. It relies on information provided by experts in national social housing organisations in 6 countries: Austria, France, Germany, Sweden, the Netherlands and England.

It points outs that the countries have different funding measures although all of them (except England and the Netherlands) rely heavily on soft loans or banking loans. In general, combining different sources of funding with an important public support either in the form of grants or soft loans, and a contribution of tenants remain the most widespread business model of energy efficiency in the social housing sector. Other tools (third party, green bonds, certificates, European subsidies and loans) seem to be marginally used. The study will help to understand the complex nature of renovation activities and its financing. It will give a quite accurate picture of the current business model for energy efficiency in the sector while opening areas of discussion for future policies.

5. Housing and Family Dynamics

A new look at the housing antecedents of separation

5. Housing and Family Dynamics

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Research connecting partnership dissolution to housing dynamics usually focuses on the adverse effects that separation often has on housing careers and homeownership attainments. By contrast, little is known about whether housing circumstances are also influential antecedents or predictors of separation. In this paper, we propose a theoretical framework linking three dimensions of housing circumstances to partnership dissolution: (1) *legal arrangements* of housing tenure and gendered housing contracts; (2) the *lived environment* (space) within dwelling units; and (3) the *budgetary pressure* imposed by paying for housing. This framework is then tested using event history models of separation among a large sample of UK couples drawn from the United Kingdom Household Longitudinal Study (UKHLS). The results show that the legal and budgetary dimensions of housing circumstances are important independent antecedents of separation. As expected, we find that the risk of partnership dissolution is greater for renters than homeowners (especially among cohabitants). Greater female control over housing also predicts separation as partnership dissolution is more likely if only the woman holds the housing contract than if both partners are contracted or if only the man is a contract holder. Housing payment arrears further increase the risk of separation, particularly among married couples with a low baseline propensity to separate. Taken together, these results suggest that growing difficulties obtaining secure and affordable housing in many countries could have negative effects on partnership stability.

Common ground: the importance of reciprocity in shaping multigenerational living in England

5. Housing and Family Dynamics

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In the wake of the global financial crisis, multigenerational households (MGHs) have increased in countries which previously favoured single household modes of occupancy as people search for economic and social stability notably in urban areas (Generations United, 2017; Li and Shin, 2013;. Liu and Easthope, 2012; Easthorpe et al 2017). MGHs are now the UK's fastest growing household type having increased by 41 per cent in the last decade (Office For National Statistics, 2017). Our paper challenges the prevailing negative discourse in existing scholarship which surrounds 'boomerangers', older adults return to the parental home. Instead, we show how this cohort are better understood as the 'amalgamation generation' given their pivotal role in the consolidation and redistribution of social and financial capital in the MGH setting. Using previously unpublished extracts from interviews with amalgamators, we explore the relative importance of reciprocity in shaping the distinct nature of English multigenerational living. More specifically, we critically explore the complex regimes of reciprocity facilitated by amalgamators when the everyday realities of MGh living. Drawing on the writings of Nahapiet and Ghoshal (1998), Putnam (1995) Wall et al (1998) Winter (2000) and others, we contend that reciprocity helps consolidate the bridging and bonding social capital inherent in MGHs for present and future generations. In doing so, we highlight two types of reciprocal acts prevalent in the MGHs (i) acts which are congruent with an understanding of the natural life cycle and (ii) acts conducted with the express purpose of insulating family members from future adversity in an era of liquid modernity.

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Family structure and siblings: the timing of nest leaving

5. Housing and Family Dynamics

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Leaving the parental home to form an independent household is one of the central life events in the transition to adulthood -- an event characterized by considerable diversity in timing. The extant literature underscores the role of family structure in influencing this diversity. In this paper, we contribute to this literature by exploring the effects of family composition and siblings on nest leaving. Specifically, we examine the interdependence between parents' marital status, the presence of resident stepparents, the number and birth order of siblings and the timing of nest leaving. In addition, we examine whether individual household formation varies by gender of both the individual at risk and their siblings and nest leaving.

We utilize a dynamic life course perspective, public registry data, and OLS regression modeling to trace patterns of independent household formation for a sample of Norwegian women and men born between 1956 and 1996 (N=864,398 for women and N=1,118,546 for men) during the period between 1994 and 2014 when these individuals were between the ages of 18 and 38 years.

Preliminary findings suggest that youth living with single parents leave the parental home earlier than those living with both of their parents. Stepparents serve a partial role as substitutes for biological parents. The number of siblings within a family increases the probability of nest leaving. However, the influence of other siblings varies by residential status, birth order, proximity in age and gender. In general, non-resident siblings increase the probability of nest leaving while resident siblings delay departures from the family home. Non-resident older siblings have a stronger influence on the probability of nest leaving than non-resident younger siblings. For resident siblings, birth order has the opposite effect. Siblings who are close in age have a greater influence on nest leaving decisions than siblings with a larger age gap. Finally, same gender siblings have more influence on nest leaving decisions than siblings of the opposite gender.

Financialization through Discourse? The Affect Management of the Mortgages

5. Housing and Family Dynamics

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The financialization of housing has been used to describe a complex set of processes referring for instance to the commodification of housing and expansion of secondary financial markets with mortgages and mortgage-backed securities. However, a surprising lack of attention has been paid to the role of discourse in these changes. In the paper, I unfold the discursive aspects of the financialization and explore the role of texts and speech in connecting two distinct realms: the financial and the familial. I aim to answer the question how it could be possible that the mortgages were adopted as one of the crucial tools in delivering the homeownership in the Czech Republic despite the cultural aversion to indebtedness. I use the media articles (selection of newspapers, TV broadcasting, finance-oriented websites) from 1996-2016 to represent the official discourse on the mortgages and 40 interviews with first-time buyers collected in 2012-2014 and 14 interviews collected in 2016-2017 to illustrate the domestic discourses. I argue that prominent role in discursive financialization – in making the actors from two distinct realms attached – play the *affect management*. The affect management is both strategic and unintentional performance of the 'states of intensities' which are by the specific actors translated into the emotions which further format their actions. Specifically, the media perform the urgency to take on loan due to the display of the financial convenience, while the buyers develop particular strategies *to feel* the mortgage as the right decision which could bring them certainty and security of the homeownership.

Passing it on: inheritance, coresidence and the influence of parental support on homeownership and housing pathways

5. Housing and Family Dynamics

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This paper brings together theoretical and empirical insights from the Mind the (Housing) Wealth Gap research project. The paper focusses on intergenerational transfers, while the presentation will also draw wider conclusions with reference to housing wealth transitions and edges of homeownership. The family home is often the single most valuable asset, when it is passed down generations. In recent years, this pathway towards homeownership has become more complex. Young people are increasingly depending on their parents, both financially (deposit) and in-kind (guarantor, living rent-free at parental home), to acquire their first home. This paper contributes to this debate by investigating the influence of bequests and in-kind generational transfers on housing wealth pathways. Based on the British Household Panel Study, this paper uses sequence analysis to show that receiving an inheritance seems less relevant than other socio-demographic control variables. Still life-time renters are significantly missing out on inheritances. However, young people who are living with their parents are benefiting from this in-kind support in the long term and are able to purchase their first home earlier than independent mortgagers who are saving up for a deposit while renting. These results are discussed in the wider context of housing policy, welfare and generational support.

Keywords: Generational transfers, housing pathways, housing wealth, United Kingdom, coresidence, sequence analysis

Young-single as an emerging housing precariat in Korea
5. Housing and Family Dynamics

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Young-singles in Korea recently have faced extended transitional period due to longer education, higher housing price, and gloomy outlook of job market situation. During last three decades, one-person households have emerged from the least popular household type to the most prevalent one, which leads to huge impact on housing demand and policy. However, due to the fact that housing policy in Korea has been focused on the massive production of new apartment, households with dependents, and owner-occupation, single person household and young people have hardly regarded as the priority target group to be considered and rather excluded from the policy consideration, even though it is not intended to. Moreover, housing price is not affordable for young-single and private rental market requires higher deposit and/or higher monthly rent for young generation including college students, newly graduate, or newly-weds.

Considering low level of stable job opportunity, high housing cost, unstable tenure, and housing illiteracy, the author asserts young-singles should be regarded as one of the precarious groups in housing policy area. This study defines young-singles in Korea as a new emerging housing precariat, explores their characteristics, and depicts precarious housing situation in the process of searching, contracting, residing and moving forward.

This research is to investigate the housing conditions of young-single in Korea including housing tenure, affordability, rent burden, living in substandard units, and their housing policy needs. In addition, questionnaire survey results are incorporated to explore their needs and difficulties in the process of searching, contracting, residing in the private rental market. Finally, the author investigates the question on how the current housing situation has impact on the future life course decision such as seeing someone, getting marriage, and having and raising a child.

Results unfold that young-singles, in particular living in Seoul, face housing hardship in entering housing market to mobilize both heavy deposit and monthly rent due to their weak financial ability and instable job conditions. Lack of education and awareness of rental contract practice put them in fragile or precarious situation when they search dwelling units and make lease contract. Young people also experience unfair treatment from the property owners and real estate agents due to their age and a lack of knowledge. High cost of living in private rental markets and unaffordable housing price make young people in disappointment, resulting in serious negative impact on future life decision. Consequently, inclusive policy should be put in place for young-single to provide more affordable housing, enhance housing conditions, residential stability, and provide soft services and education.

'Shpi ' and 'Spiti '. Homemaking of Albanians in Greece. The assistance or obstacles of family strategies for young people

5. Housing and Family Dynamics

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The first Albanian immigrants arrive in Greece in the 1990s taking residence in large and medium size urban centers as well as the countryside. while they constitute the largest ethnic minority in Greece up to now (Arapoglou&Sayas, 2009, Kandylis et al., 2012, Iosifides, et al., 2007). More than three decades later, they are to a large extent integrated in the Greek society and culture and this is evident also in their housing practices. They worked hard to acquire the financial means to provide for their families and consequently homeownership seemed to be one of the main goals for the Albanian families concerning resindences both in Albania and Greece. Moreover, they tend to locate their households in proximity to others of the the same ethnic group, forming that way kinship networks like Greek refugees from Asia Minor did when they first arrived in the urban centers in the late 1920s (Kapouralou, 2010)and like the Greek internal migrants that migrated to urban centers did in the 1950s and 1960s (Maloutas, 2008, Allen et al., 2004). Moreover, family for Albanians is significant and constitutes an important factor of decisions that affect the extended family. In this paper Albanians' housing practices in connection with the familistic strategies are explored as well as the network and kinship assistance during migration and afterwards. Last but not least, as these people even though incorporated (this obviously differs in various cases) in the host society, they still maintain links mentally, culturally but also materially with their country of origin (Iosifides, et al., 2007), therefore we examine the family housing practices in their country of origin, Albania.

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6. Housing and Living Conditions of Ageing Populations

ÂGIR: Empowering Seniors! - Take care of your own business: do it yourself!

6. Housing and Living Conditions of Ageing Populations

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The action research project ÂGIR (Âge, innovation sociale et réflexivité / Ageing, social innovation and reflexivity) is funded by the French National Centre for Scientific Research (CNRS), France's largest governmental research organization, for 18 months. It allows seniors to take part in the building of a collective knowledge base on issues related to ageing and conviviality in the Greater Toulouse Area.

The survey results then allow to identify specific issues which can be translated into 'problems to be solved,' and thus, contribute to bringing local solutions that improve the social integration of elderly people. We are at the heart of a process of social innovation which could lead to the implementation of different kinds of strategies: built environment (man-made environment); digital solutions (communication devices), co-production of social services (human organization)… or all three at once! This is why the group is supported by a research team composed of social scientists, urban planning and architecture scholars, and experts in computer science and software engineering.

This experiment of a shared research and co-production of "problem-solving" methods is based on our previous work dealing with social innovation as a way of enhancing the quality of life of elderly people. In recent years, France has seen many "Third Places" (Oldenburg, 1989) such as living labs (Dubé, 2014) merge to cope with 'the challenge of an ageing population', thereby taking advantage of the development of the so-called "silver economy." Their purposes are, more often than not, to test tools, devices and services *in vivo*, i.e. under real-life conditions, through "user panels" (Pecqueur, 2012). Those Living Labs mainly turned to user-centered design processes and the development of gerontotechnologies related to autonomy issues (Picard and Poilpot, 2011). However, 'testing' does not always mean participating in the design of devices.

We call for a new approach that empowers seniors by putting them at the heart of the process. We allow them to expand their analytical abilities and develop new skills so that they may become the main actors of the project by defining their own needs and suggesting concrete answers to situations identified as problematic. This initiative has allowed them to become key partners for the professionals in the field of gerontology and for the local public authorities.

This paper attempts to explain the stages of our research project and draw the first lessons from this collaborative process. We shall explain the methods for constituting the group of thirty people, leading investigations with seniors and analyzing the results. We shall also go over the details of the approach to defining the problems to be solved and outline the prospects for operational proposals.

A Study of Heterogeneity between Living Arrangement and Life Satisfaction among Older Adults

6. Housing and Living Conditions of Ageing Populations

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This article explores the heterogeneity between living arrangements and life satisfaction among older adults. The evaluations of satisfaction, both life and living arrangements, are subjective indicators. Those indicators measure individual cognition and psychological attitude to reflect the expectations in life. However, due to the diverse life stages among older adults, heterogeneity may exist in decision-making among older adults. We cannot yet set up a general benchmark addressing the perception, evaluations, and comparisons among older adults. In addressing this disadvantage, this article applies the Generalized Bivariate Probit model to reveal the differences in the tendency among older adults. Adopting the Taiwan Longitudinal Study on Aging, the result shows that family relationships, depression tendency, and individual income can significantly explain the heterogeneity in satisfaction.

Added value of life-proof houses according to real estate agents

6. Housing and Living Conditions of Ageing Populations

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Dutch government policy is aimed at aging at home, closely aligned with what citizens want. However, the demand is higher than the supply of life-proof houses. This need is felt by professionals in healthcare, and housing. But, how do real estate agents value life-proof houses? How do they value life-course continuity, do they take this into account in their services? Therefore research is carried out on the online market and with real estate agents in two Dutch areas.

Life-course continuity appears to be known among the real estate agents and in most cases this is included in their service because of a high market value, focused on the age group 55+. When minimal adjustments have been made regarding life-course continuity, 10% of the respondents will allocate a financial added value of 3000€ - 15,000€. When maximum adjustments have been made, 20% choose a financial added value of 4000€ - 20,000€.

Demographic change and the future of social housing in England

6. Housing and Living Conditions of Ageing Populations

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This paper looks at the impact of demographic change on housing associations in England. In line with most other European countries, the population of England is experiencing a demographic change towards an ageing population, that is, a growing number and proportion of older age groups. While it is well known that this demographic change is happening, there is still a lack of recognition and knowledge of what this shift means for housing providers. This is why the Housing White Paper (2017) set out that Local Planning Authorities are expected to have clear policies to address the housing needs of an ageing population.The paper will first look at the geographical variations of demographic change and it will show that urban and rural areas, both in England and across Europe, are going to face very different housing challenges in the future. In short, the demographic shift towards an ageing population will be more pronounced in rural areas, where population increases are mainly going to be among people of pension-age, compared to urban areas, which are also expected to see an increase in working-age populations. The second part of the paper will highlight some of the key challenges that an ageing population will have on housing, in particular in terms of the readiness of the housing stock when it comes to making adaptations and providing age-friendly and accessible homes. The paper will draw on personal interviews with housing associations in England in order to show how (if at all) they are dealing with an ageing population, what challenges they face but it will also discuss some lessons that can be learnt.

Different perspectives on sustainable housing for seniors

6. Housing and Living Conditions of Ageing Populations

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During the last decades the number of "in-between housing" in Sweden has increased. These dwellings are in-between ordinary housing and special housing (nursing homes) and consist of Senior housing (55+), Cohousing for seniors, and Extra Care housing (in Swedish "Trygghetsboende", 65+). However, little is known about the outcomes of such housing and how these dwellings should be designed to contribute to a sustainable society.

The aim of this paper is to present results from an on-going evaluative research study with four cases. These cases consist of newbuilt dwellings for senior citizens (65+) in the western part of Sweden. Three of cases are completed, while one is not finished yet. This paper is focusing on different perspectives on sustainable housing for seniors, on macro and micro level, based on different actors in society. The different actors are: seniors, construction clients/land lords, architects and civil servants/city planners.

Mixed-methods have been used to collect the data: (a) workshop with representatives from different organisations with key actors, and (b) semi-structured interviews and a questionnaire targeting senior residents in a housing for people 70+.

Twenty-eight persons participated in a workshop focusing on how to create sustainable housing for seniors. A "sustainability wheel" was used to facilitate the discussion. Health & wellbeing, Equal conditions and participation and Long-term economy were pointed out as the most important themes by the participants. These themes were discussed in more depth, including barriers and solutions in homogenous groups consisting of seniors, architects & construction clients and civil servants.

In addition, semi-structured interviews and a questionnaire was used to collect the residents' experiences and attitudes in a 70+ housing where 16 out of 24 households participated. The respondents were on average 79 years. Most of them did not have home care and half of them were totally independent in their daily activities.

The respondents were asked to characterise good housing for seniors. The results showed that the most frequent characteristics mentioned were an apartment with a smart and accessible layout plan and an open layout plan free from thresholds and doors. Many mentioned cupboards and shelfs that are easy to reach and an apartment easy to clean. They also associated good housing with utilities such as dishwasher and washing machine. Moreover, that the living environment should be safe, quiet and calm without disturbing elements and provide a feeling of social cohesion. Affordable rent and a localization close to amenities such as a shop, public transport and green areas were also described as good features. Many of the residents thought that their current apartment was an example of good housing for seniors.

Our preliminary conclusion is that there is a cohesive pattern of what different actors describe as sustainable/good housing for seniors from a micro level and macro level perspective. Similarities and differences between different actors' perspective on how to create sustainable housing for seniors are

discussed in the paper.

Extra-care housing for the elderly as their final home: a comparative analysis between housing in Tokyo, Osaka and Stockholm
6. Housing and Living Conditions of Ageing Populations

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This paper will discuss the possibilities whether or not extra-care housing for the elderly could be final home, referring to 3 types of extra-care housing, namely elderly housing with care services in Japan, secure housing (trygghetsboende) and senior collective housing in Sweden.

Elderly housing with care services in Japan have been provided since 2011 to compensate for the shortage of housing for the elderly. After that the supply quantity of this housing has increased rapidly however the quality is wide ranging. First the main targets were the able-bodied residents, but the largest proportion of residents was the elderly who were on the waiting lists of nursing homes. To grasp the current situation and points at issue, we distributed questionnaires to all elderly housing with care in Tokyo and Osaka which are the 2 biggest country councils in Japan in 2017. After this survey, we also undertook 10 case studies in both councils.

After analysis of the surveys in Japan, we will attempt to make comparative analysis between elderly housing with care services in Japan and secure housing and senior collective housing in Sweden to consider the similarities and differences then eliminate the issues that elderly people face. We did 3 case studies regarding secure housings and 4 case studies regarding collective housing in Stockholm, between 2016 and 2017.

As the result of the questionnaires in Tokyo and Osaka, it became clear that 70% of the housing had experienced the treatment of terminal care and deathwatch, even though 40% of housing responded that the treatment of terminal care and deathwatch were unpalatable. On the other hand, 2 types of housing in Sweden showed different views and attitudes about the terminal treatment for residents. In this paper we will discuss the possibility whether or not the elderly housing could be their final home.

Home investments and aging-in-place: investigating investment practices among Dutch elderly

6. Housing and Living Conditions of Ageing Populations

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Life-cycle models generally equate aging with disinvestment in housing. Meanwhile, aging-in-place policies presuppose that elderly maintain their homes at a standard that makes them comfortable living quarters, investing in adapting these homes to new demands such as those associated with reduced mobility. Furthermore, investments in better insulation, double glass windows or a more efficient heating system are considered necessary to improve the energy efficiency of homes and contribute to a decrease in utility costs. When, how, and for what reasons do elderly invest (or not) in their homes? This is the question that we address in this paper, drawing on preliminary results of a qualitative study among Dutch elderly. The paper is part of a larger study investigating new aging-in-place policies in the Netherlands and their impact.

Housing for older people in small municipalities – Ageing in place in a weak housing market
6. Housing and Living Conditions of Ageing Populations

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The author has chosen not to publicise the abstract.

Inter-generational Living in Aged Suburban Housing Area

6. Housing and Living Conditions of Ageing Populations

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There are many sprawled areas in the outskirts of mega-urbanized cities, like Tokyo metropolitan area. Since these suburbs were developed with felling natural forest into the housing lands mainly during the 1960s and 1970s, the many people who were young families have been living continuously and now are aged very older. Some of these areas now have a lot of living alone elders which population are more than 40 percent, as a Naturally Occurred Retirement Community (NORC) and a "super-aged" society. These areas face the needs of watching care for the isolated older people and revitalization of the community, so they hope to be the intergenerational society.

Recently in Japan, some trials of immigration projects of university students into the super-aged community are advanced. One stream is home-shared cohabitation programs in elderly's flats like Europeans and the other one is filling young people to vacant flats in old apartment houses which have already very aged. The former is emerging but very slowly because Japanese houses are mostly small and difficult to keep privacy individually in a same house. The latter is expected young peoples to join and help the community works in everyday life such as watching, taking out the garbage, managing neighborhood works, and so on. The two trends and their challenges and outlooks will be shown in this paper.

Legal requirements about lifts a step towards diversity in residential areas
6. Housing and Living Conditions of Ageing Populations

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Participation in society can be considered as a duty and as a right. The design of the physical surroundings and the buildings supports or curtails the possibilities for the citizens' participation – elderly and people with disabilities too. An essential aspect of the participation is about to live and have a home, to enter and to leave the home and thus be a part of the society no matter the extent or the character of the activities.

The concept of universal design is important in this respect, as it focusses on designing products and environments that can be used by everybody, and thereby embrace and support social, economic/financial, cultural, educational and ethnic diversity as well as diversity in relation to sexual orientation, age, gender and disability. Furthermore, the concept is integrated in the Convention on the Rights of Persons with Disabilities. By ratifying this convention, Denmark has acknowledged to work for the equalization of opportunities for persons with disabilities and promote universal design in policies, plans and programs, for example the Building Regulations.

The Danish building legislation makes demands to new buildings, renovations, reconstructions and extensions that are important for the citizen's participation. As for residential housing, one of the requirements in the Danish Building Regulations has been the requirement about lifts in buildings with minimum three floors. Since the eighties, lofts and drying lofts in residential properties in the cities have been converted to apartments as a part of the building renovation energy upgrade and the urban renewal. According to the Building Regulation such a conversion resulted in a municipal demand about lifts up until 2018. In the most recent Building Regulations from 2018 this requirement is purely in force regarding new buildings.

From the perspective of universal design this paper analyses and discusses the consequences of this amendment in relation to inclusion, cohesion and urban quality on a micro, - meso-, and macro-level. All of the municipalities preserve the requirement about lifts in new buildings but the practice changes when it comes to renovations. Barriers in the form of lack of space, considerations for the architecture and preservation, very few users, and economy motivate the dispensations. The analysis shows that on a micro-level, lifts support inclusion and the possibility for an active and independent life despite the physical abilities of the residents or the guests. On a meso-level, it is argued that lifts contribute to the creation of lifetime homes. Finally, cohesion is in play at the macro-level because when at least some buildings have lifts, the composition of residents can be much more mixed and varied.

This paper is based on a study conducted in 2016 of the Danish municipalities' administration of the requirement about lifts. The study consists of interviews with the building control authority in 26 Danish municipalities and is financed by the Danish Transport, Construction and Housing Authority.

Keywords: accessibility, cohesion, inclusion, building legislation, universal design

Provision for the Rural Aged Based on Family Owned Homestead Development: Investigation in China

6. Housing and Living Conditions of Ageing Populations

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China has a population of about 1.4 billion and is in a period of rapid ageing. The urgency of the pension problem has become increasingly prominent. China has more rural population than cities, and rural areas lack medical resources. Therefore, rural pension issues deserve more concern. Some specific county uses homestead resources to solve the funding sources of peasants' endowment. However, just part of local older people are involved in the project. So this paper focuess on the factors affecting old farmers' willingness for homestead development. The analysis is based on theories of planning behavior, rational choice theory, social welfare theory and Maslow's demand theory. Facts were obtained from a survey in Shaoxing City, Zhejiang Province, and builds the Logit model for data to study the influencing factors of farmers' willingness to participate in homestead care. Through field interviews and data analysis, We discovered that the target group of homestead pension has the following characteristics：low income, large homestead area, poor living conditions, lack of amily members, and strong desire to improve their own living environment and relationships. They are generally empty nests and disability and disability old people. Analyze the policy in light of the current status of the policy and make recommendations in the areas of advocacy methods, policy development processes, and personnel facilities.

Keywords: Pension mode, homestead pension, influencing factors of intention.

Renewing Muromi Danchi: A Resident-led Approach to Redevelopment of an Ageing Privately-owned Housing Estate in Fukuoka Japan.

6. Housing and Living Conditions of Ageing Populations

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Muromi Danchi is a large privately-owned housing estate comprising 862 residents the majority (over 70%) of whom are aged 60 years or older in 34, five-storey, linear, walk-up apartment blocks in the Sawara-Ku ward in the city of Fukuoka Japan. Constructed in the late 1960s as part of the Japanese response to the post-war housing shortage, the reinforced concrete housing is typical of many of the large danchi developments of that period with home ownership supported by the post-war Government Housing Loan Corporation. While a strong, self-managed community who value the location, generous provision of open space, and strong community, the ageing residents are finding it increasingly difficult to negotiate the stairs, and some have had to move out of the estate. As a result, the Owner's Association, which has been responsible for managing the estate, is exploring options for redevelopment. However, a successful proposal requires 80% agreement amongst owners, and the community has already rejected one proposal by a developer. The Owners Association, which has been responsible for management of the estate, has determined to self-manage the renewal process. They have approached Kyushu University to assist with the process who will collaborate with UNSW academics under a Progress 100 Grant from Kyushu University. The challenges for a self-managed redevelopment process by the Owners Association are significant, not the least of which are achieving a design that maintains high amenity with a likely increase in density, achieving a feasible financing model that will be acceptable and affordable to owners, determining the most appropriate delivery/procurement model to maintain resident control over the process, and the logistics involved in resettling residents to minimise inconvenience throughout the redevelopment process, particularly considering its older population. This paper will outline the design, condition and urban context of the estate, provide a profile of its residents, and a preliminary analysis of the owner's views of the issues and renewal options based on a benchmarking survey undertaken by the Owners Association. It will then describe the Action Research approach adopted by the team of Japanese and Australian researchers to contribute to, and study, the renewal process over two years with the aim of assisting owners to decide on a redevelopment strategy and procurement process. The paper will discuss the unique insights that this study can provide into the effectiveness of participatory methods in design and project management, and the ways in which resident governance organisations can transform the city while creating housing and urban environments that are appropriate for an ageing population.

Residents' Potential in a Super Aged Social Housing Community in Japan

6. Housing and Living Conditions of Ageing Populations

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Due to the simultaneous ageing of the residents in Japanese social housing after their admission in the 1970s, many social housing communities in Japan have a greater than 50% ageing rate. By 2060, Japan as a whole will also have this 50 % aging rate; therefore, by studying these social housing communities, we can understand many of the issues Japanese society will face in the future. In this study, we focused on a social housing community that has been owned by Tokyo metropolitan government since 1960, consisting of 3,150 households, a total population of 6,000. We conducted focus group interviews five times and a quantitative survey in October of 2015. The aim of this study is to outline the residents' features and get a valid understanding of the residents' perceived strengths and difficulties. Using a mixed method approach, we conducted five focus group interviews with 44 residents and examined this result with a quantitative questionnaire survey given to all 3,150 households (response rate 34%, 1,069 respondents). We found six valid factors after factor analysis with varimax rotation. There are two perceived strengths and four perceived difficulties: desire to age in place (.654), mutual aid spirit (.572), difficulties due to super aged society (.794), difficulties due to relations with other residents (.573), difficulties due to physical decline (.527), and ambiguous anxiety (.684), which were composed from 24 concepts derived from the interviews. All Cronbach's alpha were valid, as shown in parentheses. Many researchers study super-aged societies but focus only on the residents' difficulties, ignoring their strengths. The paper concludes by outlining the possibility of, and the problems associated with, aging in place in a super-aged social housing community from diverse perspectives.

Tenure insecurity and exclusion: older people in New Zealand's private rental market

6. Housing and Living Conditions of Ageing Populations

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In New Zealand trends towards declining homeownership and higher reliance on renting among the middle-aged and older age groups throw a spotlight on growing tenure insecurity for older people. At almost 23 percent of all households, New Zealand's private rental stock sits around the average when compared to European countries, and is similar to Australia. Private landlords dominate the rental market. The public housing and community housing provider sectors are considerably smaller than those of several European countries and England. Moreover, New Zealand has a very lightly regulated private rental market with few provisions relating to long-term tenancy and tenure security.

Renting has long been treated in policy as a residual housing sector, yet almost 97,000 people aged 65 and older live in rental accommodation now, and this is expected to rise rapidly as younger renting cohorts reach retirement. Around two-thirds of older tenants rent from a private landlord. They are potentially exposed to tenure insecurity and exclusion in a highly competitive rental market, are often disadvantaged in tenant application processes and are likely to be asset poor as well as on low, fixed incomes. Despite some evidence that older people are among preferred tenant categories, they can also face unrealistic expectations from private landlords about their capacity and ability to maintain a tenancy. Furthermore, older tenants' tenure security may be compromised as they are more likely to be disabled than older owner-occupiers. Inevitably they have specific housing needs associated with their age and health that are poorly met by the market. This paper examines tenure security among older tenants in two of New Zealand's regions with the highest proportions of older population and growing numbers of older tenants. In-depth interviews were conducted with tenants and providers of housing, social and health services. This research has found that the main reasons why older tenants move is not because they choose to, but because of unaffordable rent, or house sale and withdrawal of the tenancy. Older tenants themselves suggest that tenure security is not necessarily about having a long lease. Equally important are: a good relationship with the landlord, being able to make small changes to the dwelling, a comfortable, well maintained dwelling, and an affordable rent. This paper places the New Zealand example in the context of long-term tenancy and tenure security in a selected review of policies and initiatives in Australia, North America, the United Kingdom and Europe.

Three Nordic Welfare States: Housing systems, housing conditions and market activity among older people

6. Housing and Living Conditions of Ageing Populations

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A growing ageing population will influence the need for housing that will meet the needs of older people. It may be assumed that those needs vary depending on the current housing situation of older people and that the current situation may influence the need or wish for a housing change in old age. In order to predict the housing needs resulting from an ageing population a thorough understanding of the housing situation, knowledge about the housing preferences and residential mobility patterns among older people is needed. The aim of the paper is to create a better understanding of older people's housing choices by investigating their current housing situation and plans for future housing in relation to their own resources and the housing provision of the housing market systems in which they act. Using survey and registered data from studies conducted in three Nordic countries, Finland, Norway and Sweden, the authors of this paper present a comparative study based on results from each of these studies. In the paper the housing systems in each of the countries are compared, as is the housing situation, real and financial assets, housing consumption and housing plans of older people. The type of welfare state and the type of housing market that has developed in the different countries are used to explain older people's current housing situation as well as their future housing plans and possibilities. So far the common view has been that the vast majority of older people are stayers and have no future plans of moving. However, in Sweden, where rented housing is readily available, this type of housing is considered a real choice for housing in very old age as are central locations whereas the young old, if planning a move, are more inclined to move within existing tenures and the local housing area. In Norway a growing share of the elderly have sold their valuable houses and bought new dwellings much better adapted to their age and functionality. In Finland more and more older people are willing to move to a more accessible apartment close to services. However, their wealth is often tied to their house or apartment. In urban areas prices have gone up and in rural and semi-urban areas housing prices have gone down which means that selling a dwelling will not provide enough money to buy a new home. These conflicting trends seem to be strengthening. This comparative study aims to further investigate similarities and differences between the housing situations of older people in the three Nordic countries in focus.

Using the owner occupied home as a pension and attitudes towards Equity Release schemes in 6 European countries.

6. Housing and Living Conditions of Ageing Populations

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The author has chosen not to publicise the abstract.

What's in a repair? Older people's experiences of home maintenance adaptations as a solution to ageing in place
6. Housing and Living Conditions of Ageing Populations

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Research suggests in the UK and elsewhere that older people prefer to age in place, and along with a drive towards decentralisation and localisation of services, many programmes, services and policies have been developed to facilitate this. As older people spend a majority of their time within their home, it follows that it should be a place of safety and comfort. However, ageing in place at home does not come without its challenges - insecurity of housing tenure, incongruities between internal design, ergonomics and individual psycho-social and physical abilities, inadequate heating and poor home security – to name some of the more widely reported.

Another of the major challenges older people face in remaining in their home is the issue of home maintenance. What can be stated is that the moment a property's construction has been completed it starts to deteriorate. In general the older the property the greater the capacity for disrepair, and in most cases, regular maintenance can stop the decline of the building fabric. Welsh Government and other stakeholders, as with the other devolved nations of the UK, have responded to this challenge by putting in place legislative and grant assistance measures and services to facilitate home repairs and maintenance. The focus of research however has largely been to assess the effectiveness of the administrative processes involved in delivering home maintenance for older people; much less research has been undertaken to understand how access to financial assistance for repair works affects the beneficiaries themselves, that is, older people ageing in place.

Grounded in a critical review of UK literature about the challenges, benefits and preferences for ageing in place in later life, this paper contributes to this knowledge gap by presenting findings from a small scale in depth qualitative study undertaken in South Wales which examines the experiences and impact older people felt receiving grant aided works for home maintenance had on their lives. Findings lead us to conclude that older people's experiences of these interventions suggest that facilitating ageing in place through home maintenance is not necessarily the most appropriate option for all older people.

7. Housing and Refugees

A Geography of Housing in War-time Syria: a Comparison of the Governance Coalitions and Socio-Spatial Outcomes of two Reconstruction Projects

7. Housing and Refugees

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The spring of 2018 marks the seventh year of armed conflict in Syria. Whereas the heaviest fighting has taken place elsewhere, the housing situation in Damascus is strongly affected. At the one hand, many homes are destroyed due to intense fighting between armed groups and government forces. At the other hand, the demand for housing has surged due to the arrival of a large group of internally displaced persons. Informal construction in the urban fringes, landlordism and overcrowding in family homes has increased tremendously. It is therefore understandable that the reconstruction of destroyed neighborhoods (often former informal settlements) is a key priority for the Syrian government. Already in 2012 the parliament has approved a decree that is the institutional foundation of the reconstruction of two areas within the master plan for Damascus. However, as much as they are aimed at reducing housing shortage, they are prestige projects to reflect a new political and economic reality. This paper analyzes how this model of urban development should be characterized. We explore which local political-economy coalition is the engine under the construction of these projects and how urban planning and housing regulations have been changed. Does the involvement of public and private parties in PPP's resemble the classical neo-liberal growth coalitions, or has a new model emerged amidst the armed conflict? More importantly, this paper analyzes to which extend - and for which groups - the reconstruction projects improve the accessibility and affordability of housing. By doing so, we are able to shed light on broader processes on the Damascene housing such as socio-economic polarization and (state-led) gentrification. Our findings contribute to the debate about spatial justice in (post-)conflict areas by elaborating on the institutional conditions needed to increase the supply of affordable housing.

Attitudes Towards Refugees and Refugee Accommodations

7. Housing and Refugees

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In German cities, refugee accommodations have been dispersed over the neighbourhoods of cities. This has raised the question, if size of the accommodation and status of the neighbourhood has an impact on the attitudes of the residents in the neighbourhood. We analyze this problem. In three German cities, Hamburg, Cologne, and Mülheim an der Ruhr, we surveyed a random sample of residents in two different neighbourhoods of different social status. We obtained a total of 1,700 face-to-face interviews in the six neighbourhoods. Data show that attitudes significantly differ by social status of the neighbourhood - controlling for individual variables - and by size of the accommodation. Further, dispersed housing in dwelling is viewed more positive than in (large) accommodations.

Global housing support strategies for displaced people and their relevance for refugees in Europe

7. Housing and Refugees

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Based on field research, project evaluation, and a review of secondary data carried out within the framework of multiple research projects over the last decade, the paper aims at providing an overview of the housing support strategies pursued by international humanitarian agencies globally to people displaced by conflicts and disasters and to reflect upon their relevance for Europe. With reference to the UN definition of adequate housing and to specific case studies, the following approaches will be discussed: rental and free accommodation of refugees in private housing, support to incremental housing, housing purchase certificates, social and cooperative housing, transformation and transfer of public building to private ownership, rental support grants. The paper will discuss the contextual factors determining their viability and effectiveness, related opportunities and challenges and their relevance for Europe.

Hosting Refugees and Asylum Seekers in Milan: A Resilient Local Policy Model

7. Housing and Refugees

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This paper presents and focus on the Milan hosting system for refugees and asylum in the last years, on how it changed and which are the most significant demanding issues that it has to tackle for the next future. Till 2016 Milan managed high numbers of people passing through, directed to Northern countries and acted as a *Sanctuary City*. Since 2017, incoming asylum seekers diminished as well as the pression on the existing facilities for them. Integration finally can be put in the public agenda. The Milanese policy towards the reception of asylum seekers, refugees and people in transit is rather innovative, although not free from problems and critical issues. It is based on a strong goverance network held by the Municipality and animated by different kinds of private actors which could, together, work as a strong safeny net for the huge number of asylum seekers in the city, although with different responses along the years. A "Milan model" is now acknowledged and legimized as well it is evolving. Even if most of the actions in this field are the result of policies defined at the National level, the city developed a local response to the asylum seekers "crisis", relying on and valorising informal integration practices as well as coordinating the action of different public and private actors, and developing a cohesive, resilient and efficient way to tackle with refugees needs. The paper is based on a research conducted during 2016 and 2017 mainly through interviews to policy makers and services managers.

Housing entry pathways of refugees in a city of social housing – Case study Vienna/Austria

7. Housing and Refugees

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It might be assumed that refugees are granted better access to secure affordable housing in cities with a large social (public) housing stock. Presenting the findings of an empirical study investigating refugees' difficult entry into Vienna's 'tight' housing market, this paper questions this assumption. The study draws on semi-structured in-depth interviews with forced migrants who arrived in Austria in recent years. Arguing that newcomers' access to housing can be better understood by a closer look at the actors involved in the housing search process, a further developed pathway approach is used. On the basis of individual (graphically processed) housing biographies, four types of housing entry pathways – the migrant-assisted, the local-assisted, the non-assisted, and the welfare path – could be identified. The analysis of newcomers' housing entry pathways not only sheds light on the mechanisms of coordination at work in a city which is well known for its long tradition in social housing policy and its high proportion of social housing, but also on 'good' and 'bad' rental housing submarkets having emerged in the course of the recent refugee movement. This exploratory study shows that under the conditions of housing shortage in all subfields of affordable housing newcomers are hardly better off in a city of social housing. Support by members of civil-society may be considered as a positive element facilitating newcomers' housing integration. However, under the regime of conservative welfare state newcomers are widely excluded from social housing, at least in the first years after their arrival. The lack of formal state support with finding permanent housing is identified as the weak point of Austria's refugee welfare system.

Housing in the Age of Migration and Uncertainty

7. Housing and Refugees

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Migration can be defined as the temporal, spatial, or perceptual long-term move of an individual or groups from one geography to another. Based on this definition, migration affects human and community life in terms of sociology, economy, anthropology and psychology. During the period up to now, the concept of migration and the pattern of migration have changed and new definitions and pattern have emerged.

Today, as globalization grows, international migration physically and socially influences people and places more than ever. These human movements are often related with cities. The architectural characteristic and plans of the cities and its neighbourhoods reflect the encounters between different social groups and the reproduction of spaces. The diversity of settlements, everyday life experiences, the study of the spatial strategy and potentials created as a result of the changing pattern of migration; both in terms of diversity and structures, are critical to reveal the ever-increasing human mobility as well as its impact on urban spaces and residential settlements.

The main theme of the research is the constantly reproduced spaces due to international migrations and the transformation of these spaces. Through the "shelter" solutions created as a result of the refugee crisis; the transformation and potentials of spaces will be analysed in terms of open and inclusive design themes. The results obtained will be presented in a holistic manner on the basis of the concepts of transience and permanence.

This study will be presented in the form of a visual analysis of the literature review and information obtained from the refugee housing. By literature review, information and visual resources related to refugee housing are reached and urban locations and typologies are examined. The findings will be analysed and presented with the help of theoretical information.

How to use "serious games" to produce and communicate policies. A dialogue between architects and game scholars
7. Housing and Refugees

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Last decades have seen a constant increase in migration towards Western Europe, with more than 21 million people fleeing from their countries in search for better economic, social and environmental conditions. In the Netherlands alone, more than 110.000 migrants are struggling to integrate in the urban fabric, and to construct positive relationships with local inhabitants.

Migration and housing issues are not just a matter of policy-making procedures, and we believe that an holistic approach should be implemented to communicate them and empower citizens to play an active role in the accommodation process of refugees in densely built cities and rapidly growing urban regions. On the one hand, top-down procedures have shown in the past a lack of empathy towards people (focusing on systems rather than users); on the other hand, bottom-up strategies sometimes overlooked their consequences for society as whole (Ampatzidou et al. 2015), often focussing on the spontaneous organization of citizens .

In the context of a strategy oriented towards longer-term outcomes, architects should reflect on new transdisciplinary tools for urban planning and public participation, with the objective of avoiding ghettoisation and ready-made functionalist solutions.

With this in mind, we propose a two-sided analysis that addresses migration issues through the lens of serious gaming and playfulness. The category of serious games (Ulicsak & Wright 2010) represents a still relatively understudied space of opportunities to develop new methodologies for urban design and planning, and to involve different actors in creating more inclusive tools.

Alongside the theoretical frame, we will present two case studies - "FindingPlaces: HCI platform for Public Participation in Refugees Accommodation Process" (2016) and "Utrecht: Inclusive City Game Jam" (2016) - to highlight how serious games and architectural approaches can cooperate to empower multiple stakeholders towards more integrated design strategies.

To highlight the potentiality of the above-mentioned examples, and the unexpected criticalities in their processes and outcomes, they will be analyzed through the PLEX/CIVIC framework (Schouten et al. 2018 - in press), a set of analytic categories addressing three conditions of playful empowerment - *motivation, participation* and *advocacy*.

In this paper, our objective is to initiate a dialogue between game scholars and architects. Like many creative professions, we believe that the architectural practice may benefit significantly from having more design methodologies at hand, thus improving lateral thinking. We aim at providing new conceptual and operative tools to discuss and reflect on how games facilitate long-term planning processes, where citizens themselves could take their responsibility and contribute to durable solutions. To do this we propose a critical reflection on existing design actions and strategies, transforming the PLEX/CIVIC framework from a descriptive model to a prescriptive one.

Identifying pathways for social inclusion of refugees in social and cooperative housing

7. Housing and Refugees

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2015, the year with the highest number of displaced persons worldwide since World War II (EMF 2016), marked an extraordinary influx of migrants to Europe. As large-scale migration towards and within Europe is becoming a norm, new housing approaches are needed, especially in the context of an already stagnant housing stock and existing housing issues e.g. increasing homelessness, rising prices (Housing Europe 2017).

Cities have been at the forefront of welcoming newly arrived refugees, where creative strategies are deployed to provide emergency accommodation. However, what is now needed is a long term vision of housing provision and community-building towards social inclusion and cohesion. The Right to the City belongs to both "locals" and newcomers.

This paper posits that social mix, a welcoming and informed host community, a participatory approach and real access to essential services and facilities, are necessary elements towards the meaningful and long-term inclusion of refugee newcomers. Housing providers are already employing these concepts in a number of initiatives, some of which will be discussed here.

Keywords: migration, cities, communities, social and cooperative housing, social inclusion and cohesion.

Lampedusa: one of the main refugees' Italian frontline in Europe. Exploring the coping strategies of the local community

7. Housing and Refugees

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The international migration inflow to Italy is relatively recent phenomenon, dating back to early 1990. Even though, in the last decade a growing number of refugees has reached the Italian coasts. According to the Italian Ministry of Interior, the inflow passed from 4.406 migrants in 2010 to 181.436 in 2016. Lampedusa has been one of the main landing centre. An island of 20 km has become an international symbol of the refugees' crisis and its refugees' centre one of the most controversial structure in the Italian accommodation system.

The paper will be divided into three sections. In the first part, it will present the current Italian trends of phenomenon. In the second part, it will be present the geographical Italian distribution of the refugees' centre showing that the highest concentration is in the South of Italy (Sicily, Apulia, Calabria). This unequal distribution might be problematic because it might cause problems in the quality of the services provided and in the impact on the local communities. A general trend is that the refugees' services are located in regions which are the most deprived in the country , that registered the highest unemployment rate (in Sicily the young unemployment rate is 58%), that have lower welfare services provisions and that have the most fragile political settings. In other words, the *carrying capacity* of these areas in hosting refugees' services is put under stress in terms of infrastructures but also in terms of social impact. Due to the small dimension of the area, Lampedusa is a very interesting case for analysing the impact that the current refugees' accommodation system have on the surrounding. What are the social, economic and political implications that a refugees' first aid centre have on the local community and on the place? Based on the results of the fieldwork conducted September 2017 during the Italian Summer school " *A Lampedusa per progettare un'accoglienza sostenibile*" coordinated by the Authors, the paper will report some primary findings .

Making home in Sabaudia: Sikhs' housing strategies in the province of Latina, Italy

7. Housing and Refugees

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Over the last decade an estimated 30,000 people from the Indian state of Punjab have migrated as legal or illegal agricultural labourers to the Italian province of Latina where they transformed this territory of abandoned secondary summer residences, illegal constructions and unfinished projects into their new home. Based on research in the municipality of Sabaudia, the paper explores how Sikh immigrants have managed over time and not without difficulties and prejudices, to create spaces tailored to their own needs and culture, for example by converting abandoned buildings into residential complexes, informal dwellings, community centres, temples, shops, and restaurants. The paper focuses on Sikhs' individual and collective strategies pursued to establish themselves in Italy and to transform an alien built environment into their new homes. The paper will talk about the informal rental housing market through which Sikhs in Sabaudia gain access to housing, the hardship, exploitative conditions, and challenges they face, but it will also illustrate, through concrete examples, this community's extraordinary resilience and determination in transforming their arrival villages into places compatible with their culture and lifestyle.

Reception facilities as home-like spaces? Lures and pitfalls of "beautification" in public housing for asylum seekers and refugees

7. Housing and Refugees

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This paper aims to reconceptualize the debate on housing for asylum seekers and refugees in Europe, cutting across realms of research and practice such as architecture, social welfare, migration, material culture and home studies. It revisits some case studies of new reception initiatives for asylum seekers, and the author's ongoing ERC StG HOMInG - a comparative study of home views, feelings and practices.

Recent literature in housing studies has emphasized, first, the importance of cultural competence in the ways in which housing spaces for refugees are designed, adapted and used; second, the contribution of reception and housing facilities to refugees' recovery of a sense of home, or at least of domesticity. Their new dwellings can recollect (and reconnect them with) some aspects of their past homes, both materially and symbolically. The use and division between semi-public and private space, the interface between inside and outside, and the possibility to decorate space along ethnic or religious lines have been particularly emphasized. The same holds for their possibility to live with family members and other people with the same ethnonational, language or cultural background.

While these studies do reflect a number of good practices, they are still in need of better elaboration. This is not only because progressive and inclusive housing arrangements seem far from widespread, particularly in Southern Europe. Besides this, two fundamental issues are at stake.

First, there may be a contradiction between the orientation to make housing facilities more home-like (whatever the underlying views and moralities of home, or the socio-cultural variation in its meanings); and the provisionality associated with housing at the early stage of reception and under uncertain legal conditions. In the second place, the assumption that housing should enable refugee clients to feel at home there over-emphasizes the private aspects of the home experience itself.

Having a good shelter and feeling secure and in control there is constitutive of what a burgeoning interdisciplinary literature qualifies as home. At the same time, such a materiality-bound understanding of home neglects both its social and its public side, whereby feeling at home in an alien context means also gaining suitable recognition, rights and abilities to navigate through it.

As important, following the literature on homemaking and homing, the focus should be not only on the home-evoking potential of housing infrastructures and affordances, but also on the capability of people-as-dwellers to make the most out of them. The potential of housing facilities as home-makers has not to do only with infrastructural aspects, but also with their contribution to the homemaking capabilities of clients themselves. To conclude, housing facilities for refugees should be more reflexive and open to the interface between architecture and housing studies, on the one hand, and social welfare and home studies, on the other. The possibility to reproduce a sense of home on the move (and attach it to specific place) matters as, or more than, the abstract and disembodied home-like features of the built environment.

The Acceptance of Refugees and Refugee Accommodations. A Comparative Study in Six German Neighbourhoods

7. Housing and Refugees

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To accommodate the large numbers of refugees, in particular in 2015, in almost all German cities accommodations for refugees were established in residential areas, often leading to protest among residents of respective neighbourhoods. Our study examines the attitudes of residents towards refugees and their accommodations. We conducted face-to-face interviews with representative samples of residents in six such neighbourhoods in Hamburg, Cologne, and Mülheim an der Ruhr, Germany, and obtained a total of 1,800 interviews.

Based on hypotheses from prejudice theory (e.g. Allport 1954) and the contact hypothesis (e.g. Pettigrew 1998; Pettigrew and Tropp 2005, 2008, 2011) we study effects of the social status of the neighbourhood, neighbourhood social capital (collective efficacy), and individual characteristics on attitudes towards refugees and refugee accommodations in neighbourhoods.

We find attitudes towards refugees to be predominantly positive, although differentiated in several ways. Attitudes towards both refugees and accommodations vary by neighbourhood, are more favourable with increasing years of schooling and income and higher social status neighbourhoods. Further, contact to refugees reduces significantly reduces prejudice and increases tolerance towards refugees in the neighbourhood. – In the final section we suggest which type of neighbourhood is favourable for refugee accommodations.

The quest for refugees' right to adequate housing: An analysis of Syrians' housing challenges in Naba'a, Beirut

7. Housing and Refugees

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Over the last decade a wide range of publications and policy documents have underlined the importance of finding alternative solutions to refugee camps for ensuring refugees right to adequate housing. With reference to the Syrian refugee crisis in Lebanon, this paper explores the opportunities and challenges of rental housing as an alternative to camps. Close to eight years after the beginning of the civil war in Syria, Lebanon has become the country with the highest concentration of refugees worldwide. Currently Lebanon is hosting over one million Syrian refugees accounting for close to 23 percent of Lebanon's population. Based on its past negative experience with camps, the Lebanese government has responded to this new wave of refugees by strictly opposing the erection of camps. As a result, Syrians had to pursue their own housing solutions, which led the majority amongst them to seek for livelihoods and a place to rent in urban areas that are already characterized by a shortage of adequate and affordable housing. The increasing housing demand in low-income urban neighbourhoods has not only led to a dramatic rise of rents with serious consequences on both refugees as well as hosting communities, but is also forcing large numbers of refugees to live in substandard, unsafe, unhealthy and overcrowded housing and neighbourhoods. Based on field research in Beirut's neighbourhood Naba'a, the paper analyses Syrian refugees' housing conditions with particular reference to the hazards to which they are exposed due the absence of –or lack of compliance with– building and land use regulations aiming at ensuring people's safety and wellbeing. To conclude, the paper will explore the opportunities and the challenges of some potential strategies to ensure the safety and a minimum standard of living for displaced people in Lebanon.

What can cities do? - when meeting unprecedented influx of refugees

7. Housing and Refugees

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What can cities do?

- when meeting unprecedented influx of refugees

The purpose of this paper is to examine cities' responses to settlement of refugees, after the refugee crisis in 2015. The point of departure is the multilevel system for settling refugees in Norway, with local autonomy for the municipalities. How did the municipalities, and especially the capital (Oslo), use its' room of manoeuvre to navigate the influx? The systems for settling refugees as well as housing policies differ between the Nordic countries. Nordic comparative studies have been concerned about the kind of multilevel systems and responsibility sharing in the settling of refugees. Less attention has been given to how the responsible level actually find and house refugees. Until the crisis, there was a gap between the need for settlement and the actual number of refugees that the municipalities decided to settle. Their main explanation was lack of housing. The crisis changed the situation, and the municipalities surprisingly doubled their settlement of refugees. For the municipalities and the city of Oslo, the crisis can be interpreted as a window of opportunity to find new ways to provide housing and to renew their urban - integration policy. In the paper, the municipalities' efforts to find sufficient housing through bottom-up strategies is examined. Three (unintended) results stand out; innovation in supply of housing to refugees, tendencies towards better spatial integration and *voluntary* municipal engagement to solve the crisis without direct state instruction. The study is based on a survey to all municipalities settling refugees followed up by interviews in a selection of municipalities and city districts, and political documents.

When refugees return to their homes: findings and lessons from evaluation

7. Housing and Refugees

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In recent years, the Evaluation Department of the Council of Europe Development Bank (CEB) has undertaken a series of evaluations of social housing programmes dealing with vulnerable groups including migrants and returnees. The evaluations were aimed at ascertaining the social performance of CEB-funded operations and highlighting key lessons to be learned for similar future programmes. Two of the evaluated programmes dealt with the housing needs of returning refugees and former political prisoners, respectively. In such contexts, provision of housing assistance was justified not only in terms of enforcement of previously-infringed human rights; there were also elements of social and historical reconciliation as well as compensation and social integration objectives. From a programme management point of view, sundry challenges emerged in various fields. These included ensuring a fair access to information to potential beneficiaries, channeling individual preferences in terms of housing typology and location within the broader housing market context, ensuring an efficient distribution of subsidies as well as promoting the intended social and economic effects. The paper will examine, in a comparative manner, the salient features of the two return programmes and proposes a series of lessons for reflection. These include the importance of defining, upfront, standards for measuring success of such programmes, balancing right-based with needs-based considerations, understanding the incentive system of the various actors involved and including relevant measures for promoting long-term sustainability.

"After Belonging": A study of architectural and infrastructure intervention projects for asylum seekers in Norway

7. Housing and Refugees

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This paper sets off from a study of two selected projects which were part of the festival and exhibitions of Oslo Architecture Triennial (OAT), 2016. Both projects engaged with architectural and infrastructural interventions regarding a specific site: Torshov asylum seeker reception centre, in Oslo, the capital of Norway. In different, but similar ways, the two projects discussed the role of architects in relation to the large number of asylum seekers in Europe at the actual time. The study is based on interviews with the team members, the jury and the OAT organizers, as well as visits to the fieldsite, and the exhibition itself and written material about the two projects. We also had access to e-mail correspondence between the teams and the organizers. In this paper we explore how transformations in belonging and identity are conceptualized, described and objectified, what characterizes the architectural and processual implementations, and how these infrastructures and processes may interplay in social integration, dignity and identity. Our aim is to reflect on how architecture and sociocultural change interplay, in particular in the field of migration, refuge and asylum as this jeopardizes ideals of a humanitarian, solidary and just society. Analytically we combine perspectives from architecture and anthropology and employ concepts such as architectural agency, relations of power and policy of discomfort as we believe they shed light on identity and belonging, and may effect policies and practices in the field of refugee arrival infrastructures. More so, we pose questions of how architects can construct human environments that help resolve problems and create opportunities for belonging and identity.

8. Housing and Social Theory

A methodological quest for literature mapping as both an output and a pathway to evidence reviews

8. Housing and Social Theory

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This presentation introduces CaCHE's approaches to broad 'literature mapping', which are conceived as both a valuable output and an opening stage towards more focused evidence reviews. I will first reflect on two examples of literature mapping, which I have undertaken in relation to the themes of 'policy transfer' relative to housing and that of 'housing taxation' in the UK and other OECD countries. Then, I will focus on the evidence review related to policy transfer. In particular, I will consider the ways in which mapping the geographical, temporal and thematic features of a broad literature have guided the interactive approach taken in refining the research questions asked in the evidence review (e.g. in terms of interventions, outcomes, stakeholders and settings) and the ways in which we aimed to capture epistemological 'dimensions of difference' and develop 'lines of arguments'. I will reflect on some unescapable methodological questions faced in this process of 'translation' of aims into keywords through to the analysis and the narration of findings, which have a wider currency across the social sciences.

Bringing elites into housing studies: A sociological approach to the history of land registration and elite housing practices in the UK

8. Housing and Social Theory

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The study of inequality has long been central to housing studies, but the inequalities that are researched and the theoretical framing through which they are approached remains contentious. This paper will argue that when researching inequality, housing studies needs to pay attention to role of elites, not only in regard to their economic weight but also the wider range of social practices employed by elites which sustain inequalities. Drawing from elite studies within sociology this paper will develop a case study on the history of land registration in the UK and the contentious politics that surround it as a means to explore the ways in which these theoretical contributions can further housing studies research.

The issue of land registration has long been understudied in the social sciences, in part because many of those that study land and housing simply assume its existence and efficacy. Yet, in the UK there is no truly compressive register of ownership, with 12% of all land in England and Wales remaining unregistered, rising to a staggering 71% in Scotland. Moreover, contemporary practices in the use of shell companies and complex legal arrangements have the effect of rendering elites invisible within the current system of registration. In effect, clouding the picture of the UK housing system for both researchers and governments.

To unpack the fractious politics of land registration in the UK and the fixation of the elite on this issue, this paper traces the development (or lack thereof) of land registration in the UK - from the genesis of true real property in the 16th century to the present day. In so doing, it is argued that a conceptualization of elites, and an appreciation of the myriad of non-economic ways in which they wield influence, is necessary for housing studies to comprehensively grapple with contemporary inequalities.

Causal mechanisms affecting the output of post-disaster housing in the Philippines. Applying critical realism to housing recovery after Haiyan
8. Housing and Social Theory

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Typhoon Haiyan has been considered as the strongest typhoon ever recorded affecting the Philippines. Haiyan damaged approximately 550,000 houses and destroyed around 580,000 units on November 8th 2013. Massive housing reconstruction following a build back better approach was announced by the Philippines Government. Sixteen months after Haiyan hit the Philippines the output of permanent housing in Tacloban was only 124 occupied houses from the target of 14,433 units. The delays received critique from the prospective user-residents, national stakeholders and international agencies.

The paper attempts to explain the interaction of causal mechanisms that have affected the output of permanent post-disaster housing in selected cities in the island of Leyte. The paper also discusses how critical realism influenced the data analysis for applying reasoning strategies such as iterative abstraction and retroduction; as well as different types of inferences such as abduction, deduction and induction. The main method is an explanatory case study based first on empirical evidence from field studies implemented in 2014 and 2015; and secondly, on literature review. Observations of settings and semi-structured interviews were done in the cities of Tacloban, Tanuan, Javier, Abuyog and Ormoc. The respondents include governmental officials, staff from international and national non-governmental organizations; faith based organizations, and donors. Focus groups were implemented in Ormoc with staff from non-governmental organizations and donors. Narratives related to causal mechanisms affecting housing recovery were selected using the software NVivo 10 and transcribed to keep cause-effect relationships. The qualitative analysis of interviews and focus groups included both coding and connecting strategies in narrative analysis.

Events affecting housing recovery were drawn from observations and the selected narratives through iterative abstractions and retroduction. These abstractions were organized in a causal map to visualize cause-effect relationships. The following plausible causal mechanisms are proposed: distortion of the construction market, profit-making interest, political corruption and political rivalry. The notions of ideological distortion and political dynamics were discussed as cultural forms allowing these causal mechanisms to act.

Two plausible explanations of the low output of permanent post-disaster housing in Leyte have been proposed following Aristotle's classification of causes. The first is that the low output of permanent post-disaster housing results from the interaction of events such as higher cost of materials and labour, land speculation, and inadequate reconstruction approaches generated by profit-making interest on reconstruction from the elites and politicians. The second plausible explanation is: the low output of permanent post-disaster housing results from the interaction of events such as the under the table practice, paid-off consciousness, supporting allies and blocking rivals generated by political corruption from governmental officers and politicians.

The authors acknowledge that this paper is a first attempt to apply critical realism as a suitable inquiry framework for explaining causal mechanisms affecting housing recovery after calamities. For critical realism both social structures and agents have particular properties and causal powers; and therefore, the importance to understand how they affect each other. Critical realism has the potential to explain social events and suggest practical policy recommendations for improving the output of housing recovery programmes.

Historicising Housing Typologies: Beyond welfare state regimes and varieties of residential capitalism

8. Housing and Social Theory

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Comparative housing scholars have, for many years now, imported typologies from non-housing spheres to explain housing phenomena. Notably, approaches attempting to account for divergent housing tenure patterns and trends have frequently been organised around typologies based on the assumption that a causal relationship exists between homeownership rates and the type of welfare regime or, more recently, the variety of residential capitalism a country exhibits. While these housing-welfare regime approaches have provided important research tools, we argue that the typologies they generate represent cross-sectional snapshots which offer little enduring cogency. Based on long-run data, we show that the postulated associations between homeownership, welfare and mortgage debt are historically contingent. This paper makes the case for employing historicised typologies, proposing a country-based typology linking historical housing finance system trajectories to urban form and tenure, with regional dimensions. We argue the need for typologies which can accommodate longitudinal, path-dependent dimensions, both within and between countries.

Home Ownership as a Pension in Contemporary Housing Systems

8. Housing and Social Theory

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Despite their differing historical backgrounds both Anglo American and Western European housing systems appear to be converging on a more market driven model for the production and consumption of housing. This convergence commonly features a more important role for owner occupied housing as a source of asset based welfare. The growing prominence of home ownership is typically accompanied by austerity policies that further weaken welfare states. These developments are especially important for elderly households because they have more housing wealth and other assets to fall back on, as well as a growing need for essential services as health problems are more common, and labour market participation tails off. We explore similarities and differences between the European and Anglo-American groups of countries given the different trajectories that characterise their convergence paths. We do so by describing and contrasting recent housing policy reforms in two case study countries - the Netherlands and Australia. We focus on two key themes. First, we ask whether the role of owner occupied housing in supporting wellbeing in old age differ in Australia and the Netherlands. Second, we discuss the wider equity implications in market driven housing systems.

Housing acquisition as process. An interactionist perspective.

8. Housing and Social Theory

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A usual way to look at how people end up in the homes they live in is to focus on people's housing preferences and their choices following these preferences. In this research tradition housing acquisition is understood as a rational choice where the consumer makes an economically optimal choice after comparing her/his housing preferences with the housing options that she/he can afford. Preferences of the consumer are treated as fixed whereas the options available are varying.

This paper develops an alternative, moderately interactionist perspective to housing acquisition focusing not only to choice but the whole process of housing search all the way from the idea to move to the decision to choose a particular place and dwelling to live in. The perspective I develop sees housing acquisition as a process where not only the resident's view of viable options but also her/his housing preferences change. Preferences are seen to be much less orderly than in the standard approach. Moreover, a person's preferences are not individual but they are "negotiated" in interaction with other household members. Also interaction with significant others like friends and relatives as well as trustworthy professionals, like estate agents, mold preferences.

Apart from the context of face-to-face interaction there is also a larger socio-cultural context to people's housing aspirations. There are in society well-established historically developed conceptions as well as more rapidly changing fashions about what constitutes desirable kind of housing. Moreover, there might also be status-based "consumption norms" that make people in their social posision see some forms of housing or residential locations acceptable and some others wholly out of the question.

Housing search is a learning process. Preferences can change when people learn about the "affordances" that different available options provide. By affordances I mean opportunities for different kinds of activities that a dwelling or a residential environment offers to residents. People may discover affordances that they did not originally take into account. Learning can change preference orderings and create new ones.

Final decisions about housing choice are not only a result of rational decision making. There is a lot of anecdotal evidence of the importance of "gut feeling" in housing choice. Emotional factors may intervene in the process pushing aside original rational considerations about desired characteristics of housing aside. Some dwelling or residential environment just "feels right" from the beginning.

Housing Delivery Trajectories: Opportunities and possibilities of knowledge transfer

8. Housing and Social Theory

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Over the past few decades, cities worldwide have been subject to unprecedented growth, severe social and economic pressures with an uneven spatial impact on the urban environment, giving rise to the development of deprived urban neighborhoods. Responding to growth and deprivation governments' housing initiatives can be interpreted as an attempt to implement regeneration projects or to create sustainable communities to improve the quality of life with housing as a key issue to consider in delivering healthy and attractive communities. Analyzing these trends and in particular housing delivery processes and products scholars tend to focus on binary frameworks, introducing the developed and developing worlds on the two ends of the spectrum. Challenging this analytical and epistemological discourse, the paper suggests an alternative framework that will transcend the limitations of geographical hierarchies. Methodologically and in the search for transcending the particularities associated with space to reveal new avenues, we suggest mapping housing delivery trajectories. Using trajectories, paths that emphasize the process of change in a phenomenon, as a way to map housing delivery allows the examination of simultaneous coexisting spatialities, and the imagination of space as an open system. Tracking key values and ideas this framework offers possible venues and possibilities for the transference of ideas and processes.

Housing inequality: a model of sedentarist and nomadic understandings of housing

8. Housing and Social Theory

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While the Swedish middle class (or rather, the 27 per cent of who can afford newly built housing) has been presented with an increased choice of typology and design of housing during the past three decades, less wealthy groups experience a sever lack of housing. This differentiation has, in combination with the increasing social polarisation of the Swedish metropolitan regions, lead to a debate about housing inequality.

This paper suggests that mobility has entered the housing market as a new stratifying factor in housing that both challenges and supports the existing stratifying factor of having permanent residency. The paper presents a four-field model of the intersection between sedentarist and nomadic understandings of housing. The sedentarist understanding of housing is conceptualised as 'permanent residency' [att vara bofast/bofasthet], alluding to notions of da-sein; of place belongingness; of linguistic Norse expressions of house and to be housed and of permanency in residence expressed through exclusive, large mansions, demonstrating power through space consumption. The nomadic understanding of housing is conceptualised as 'moveability' [rörlighet], alluding to notions of networks; flows; modernity and success; of connectivity and to housing in the form of in-situ enclaves constructed for the global nomads, the cosmopolites and the cybernetic elite. In the four-field model, the sedentarist understanding is expressed in a horizontal axis between high and low permanency of residence [bofasthet]. The nomadic understanding is expressed on a vertical axis between high and low moveability [rörlighet].

The model is operationalized through examples from the contemporary, Swedish housing situation. High moveability and high permanency of residence exists in the gated, residential hotels that are built in the metropolitan regions. This form of housing affords both high permanency and high moveability. Residents can choose to reside permanently in their residential hotel or leave as they desire, since hired staff take care of their travel arrangements and their property while travelling. High permanency, but low moveability exists in rural housing. Residents here have access to relatively cheap and permanent housing although often lack access to efficient infrastructure, reducing the accessibility to speedy and efficient moveability. The combination of low levels of residency and low levels of moveability may seem a contradiction in terms, but exists in refugee housing. Here residents face both a restriction of permanency of residency and restrictions of moveability. Finally, high moveability but low access to permanent residency exist in housing in which residents face renoviction.

By positioning examples of housing within the four-field model, an analysis of housing inequality is made possible since it brings forward affordances of different forms of being housed, and, what access individuals have, to the equally important aspects of the right to move and the right to stay put.

Housing Tenure and Interpersonal Trust in Europe: A Longitudinal Approach

8. Housing and Social Theory

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Objective: Stratification scholars have pointed at homeownership as a driving factor in the decline of working-class power. As laborers come to be homeowners, they tend to withdraw from labor unions and the interaction among laborers, which in turn leads to the weakened bargaining power of the working class against the corporations, i.e. the embourgeoisement. This is also known as the privatism thesis.

This thesis implies that homeowners would have a lower level of attitudinal collectivism than non-owners. One dimension of attitudinal collectivism is interpersonal trust, therefore, we expect homeowners to be less trusting of the generalized other than tenants. Meanwhile, there is a competing explanation in trust studies that homeowners would have a higher level of interpersonal trust than tenants as a result of an increased sense of control and ontological security.

Previous empirical studies find inconclusive results on the relationship between homeownership and interpersonal trust. More importantly, most of the previous studies demonstrate a cross-sectional relationship which is vulnerable to unobserved heterogeneity bias. As one way to address this criticism, this study investigates the link between housing tenure and interpersonal trust using longitudinal data and analysis.

Method: The data are drawn from the Generations and Gender Survey, conducted in 16 European countries from 2002 to 2009 for Wave 1 and from 2006 to 2013 for Wave 2 with a four-year term. After listwise deletion, the final analytic sample for cross-sectional analyses has 67,327 observations in 7 countries (Austria, Bulgaria, Czech Republic, Georgia, Germany, Italy, and Lithuania), and the sample for longitudinal analyses has 8,384 observations in 6 countries (Italy is omitted). Because some important housing-related questions were not asked in Wave 2, we use the cross-sectional binomial logistic regression drawing data from Wave 1. Additionally, we use both Waves 1 and 2 as data and fixed-effect modeling as a method which can control for time-unvarying unobserved heterogeneity.

Results: Cross-sectional analyses suggest that, on average, homeowners have more interpersonal trust than tenants. The homeownership effect remains significant when controlling for residential stability, a variable which has been pointed out as a possible covariate. However, longitudinal analyses find that those who made a transition from rent to own trust less than those who made a transition from own to rent, controlling for covariates. These seemingly inconsistent results between the cross-sectional and the longitudinal analysis suggest that housing tenure has different short-term and long-term mechanisms. It may be the case that while housing tenure decreases interpersonal trust through the short-term mechanism, tenure increases trust in the long run.

Conclusion: These findings imply that the relationship between homeownership and interpersonal trust is dynamic as opposed to the previous assumption. Also, the link would have multiple, possibly conflicting pathways, which requires thorough future research.

How can the city stay together?

8. Housing and Social Theory

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The word "integration" was introduced in the Swedish debate to refer a mutual adaption between different groups in society, in contrast to the 'outdated' view of assimilation. The Swedish integration policy that was established 1975 stated that the view that new immigrants should adopt to the Swedish society was to be replaced with a multicultural perspective that included mutual adaption and that supported ethnic diversity. Since then the debate have been engaged from different perspectives, both politically and in academia. In this paper I argue that the meaning of the word integration lately have slipped back to the meaning of assimilation. I therefore introduce the two concepts "societal integration" and "assimilation integration". These two approaches to how a society can stay together need not to be mutually exclusively, but can be understood as complementary processes. With help of these two concepts I describe how metropolitan development policy, and anti-segregation-policy, have been developed in Sweden. Finally I argue that the constant societal change, by for example technological developments, economic relations and migration flows, calls for a view of a society and a city that is dynamic. I suggest that the process of integration can be perceived as a system that connects inhabitants to the institutions and resources in the city. When the needs and resources among inhabitants and in the city changes, the system needs to be changed. The systems include for example transport, rules and regulations, economic system, political system, and social relations. Individuals need to be assimilated into the systems in order to have the possibility to access resources and activities. When the systems does not work, and do not provide equal access to resources for all inhabitants, there will be social tensions. The social tensions, protests and unrest, can be understood as signals that the systems needs to be changed. In order to adopt the systems there is a need to listen to the voices, and to make it possible to be heard. Social unrest can be interpreted as a sign that it is possible be heard, I therefor want to suggest that they may represent a hope that the society can be changed, which is the precondition for an integrated democratic society.

How to apply the capability approach to housing policy? Concepts, theories and challenges

8. Housing and Social Theory

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This paper investigates to what extent the capability approach can contribute to housing studies and policy development. The capability approach, pioneered by economist-philosopher Amartya Sen and philosopher Martha Nussbaum, is built upon critical reviews on the norms of welfarism and utilitarianism, and argues that social policy and its evaluative approach need to move beyond them. Social policies have largely focused on material means such as income and wealth or subjective categories such as satisfaction and preferences. In contrast, the capability approach emphasises that the focus should be placed at expanding people's opportunities and abilities to achieve the things – beings and doings – that they value, instead of limiting to resources or subjective feelings.

Traditionally, housing policy studies have deeply been rooted in the norms of the welfare state, welfare economics and its philosophical foundation of utilitarianism. What implications for housing studies can we draw from the capability approach? The paper explores this topic and presents a conceptual discussion on how the capability approach can be applied to the studies on housing policy and its evaluative framework. It will critically review mainstream evaluative approaches in housing policy, and commonly used informational bases, such as the total number of dwellings supplied, housing quality, housing satisfaction and housing affordability, which have been the core indicators to assess overall housing performance. According to the capability approach perspective, the mainstream evaluative approaches tend to ignore other important aspects, such as distribution matters, diversity of human beings and values, and non-utility concerns such as moral issues, rights, and justice. The central concerns of housing policy need to include to what extent a policy expands people's opportunities and abilities to pursue their housing process, by removing obstacles that people face in the process. In other words, it needs to examine what opportunity and ability deprivations a household has in her process towards achieving the housing – or state of well-dwelling – that she has reason to value. This may include not only the access to finance and land, but also, for instance, access to proper information, gender equality, real human rights, and opportunities for being a stakeholder in the decision-making process of residential area planning.

The paper discusses missing perspectives in housing policy studies and preliminary concludes that a capability-oriented housing policy framework could have an added value. The discussion in this paper remains at a theoretical and methodological level. The paper primarily aims to provide a theoretical foundation for further research on defining specific multi-dimensional deprivations in one's housing process, so that these can be used for evaluating the impact of housing policies. This clearly is a big challenge. However, we think there is great promise in adapting the methods that are used in other scholars' research in different domains such as health, education, employment and multi-dimensional poverty.

My Home and my Economy

8. Housing and Social Theory

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The cooperative apartment has become increasingly common in Sweden and also exists in some other countries. The turnover of cooperative apartments is high and they are sold more often than detached houses in the country. In connection with the purchase, the individual also becomes a member of a housing association and as a result of that affected by the economy of the whole association. This mirrors how individual households play an important role in the modern economy by having debt both personally and as members of a co-op housing society also taking on parts of its credit obligations.

Housing- as well as accounting researchers have highlighted how finance and accounting aspects are linked to homes and individuals. To purchase a dwelling is one of the biggest investment in a person's life and probably the financial decision that affects the private economy most of all. This transaction has still not attracted that much attention. The theoretical point of departure for this study is how in order for the purchaser to compare dwellings, the potential objects must be made comparable. Theories on Calculative Practices encircle how such a calculation is practiced and can hereby widen the understanding of home purchases from an accounting perspective. The task for the techniques is to create comparability whereby calculation is not only seen as numerical but also involves judgements. To put it simple: calculation is understood as both quantitative and qualitative.

The present study was conducted in Malmö in Sweden and consists of 17 semi-structured interviews with purchasers from the middle class. Home and individual people's housing purchases are here linked to calculative practice and accounting with the purpose to describe and understand the acquisition of a cooperative apartment. An important aspect is how purchasing a cooperative apartment also involves a membership in a coop housing association and dependence on its economy. It became evident in the study that the purchasers had calculated in the sense outlined here, and how lifestyle and feelings were important. Five factors had significance for the purchasers when they were to compare the cooperative apartments and the prices: home, moneybag, identification, the economy of the association and marketability. The study shows that the purchase of a cooperative apartment is not only a financial investment, but above all, a social investment. It also becomes clear that the most important thing for the purchasers is to feel that they have found a home.

Keywords: Calculation, Cooperative apartment, Middle class, Life style

Path dependence and change in housing. A theoretical framework and an application to the German and Swedish housing regimes

8. Housing and Social Theory

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Housing institutions and the durable structures of housing are often subject to long-term processes of decade- or even century-long incremental change. Nevertheless, housing studies have largely focused either on static analysis in the form of single case or comparative snapshots of policies, or, more recently, on the inertia of institutional path dependence, while processes of incremental change have been almost entirely neglected. Social scientists like Wolfgang Streeck, Kathleen Thelen and James Mahoney have proposed a typology of patterns of incremental institutional change, and this paper explores the applicability of this typology to housing provision. This is done, more specifically, by analyzing two dominant processes of gradual change in recent decades: the slow but steady rise in homeownership and the gradual decline of public and social housing, taking as country cases the comparatively static and path dependent housing regimes of Germany and Sweden. The typology is found helpful for analyzing the different processes being at work in both countries. We conclude with some critical observations on how to analyze gradual change in housing.

Tenure and wellbeing – results from a mixed methods case-study in England's South East and South West

8. Housing and Social Theory

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Housing research has recently turned to the fundamental but neglected issue of individual wellbeing. Moving away from the well-established relationship between housing *factors* such as cost and quality, innovative uses of secondary data has started to explore the impact of tenue itself (Searle, 2008; Bentley et al, 2016; Foye et al, 2017). This paper offers a contribution to this new body of research. Specifically, we present the results of a mixed methods study that tests the relationship between housing tenure and individual wellbeing in the South East and South West of England.

Using Likert scales and Probit modelling of the results we explore the relationship between tenure, individual wellbeing and experiences of the home. Our results suggest that social housing in fact plays a protective role in one crucial respect: once we control for other potential sources of anxiety, social housing is associated with lower levels of anxiety. We also find that there are no significant differences between social renters and owner-occupiers in self-reported feelings of happiness. Conversely, there are significant associations when we turn to tenure and experiences of the home, most notably in perceptions of the social value and status-conferring aspects of home and tenure. The paper goes on to discuss potentially mediating influences on these negative perceptions, in particular in the context of the UK housing debate.

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The Neo-liberal Housing Regime: practices and outcomes

8. Housing and Social Theory

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The paper engages with debates over the form and nature of housing regimes. It argues for a holistic conception that focuses on the ideologies, institutions, economic structures and outcomes. This framework is then used to describe and analyse the neoliberal housing regime. It is argued that the regime is associated with particular outcomes that constitute the 'housing problems' that are suffered by many countries and are the inevitable outcome of the sdoption of this regime.

Village vs Neighborhood: Evaluating Rural Areas in Metropolitan Municipalities of Turkey Through Rural-Urban Transect

8. Housing and Social Theory

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The aim of this study is to focus on how the rural-urban transect changed after the enactment of Municipal Law No. 6360 in Turkey. With Municipal Law No. 6360 the Turkish metropolitan municipality system changed and rural government units were abolished. This urbanization process under the EU accession period has two stages: firstly with the law No. 5216 in 2004 it was decided that the metropolitan municipality boundary would be a circle with a radius that depends on the population, 20 kilometers for cities with a population of up to one million, 50 kilometers for cities with a population of more than two million. With the law No. 6360 in 2012 the radius has widened into the provincial borders however, it is hard to identify a city that has no rural zones.

This act, No. 6360, caused indeterminacy between rural and urban areas both in the adjustment of borders and administration, as well as being against article No.127 of the constitutional law. Article No. 127 creates three local authorities: provincial, municipal and village in order to meet the local common needs. The new law No. 6360 disbands special provincial administrations. The purpose of the new law is stated to offer equal amount of services to people who live far from the city center as well as city residents however, it only replaces the term "village" with "neighborhood" and removes its self-governance authority. The social differences between village and city population have been investigated by many researchers therefore, this study intends to define a new method to specify rural and urban areas in "metropolitan regions" through analyzing the rural-urban transect. The aim of producing a method in this study is to propose a new point of view by bringing back the concept of "village" and its meaning in order to conserve "gemeinschaft" of the rural community. It can be said that rural communities in Turkey are characterized by a strong sense of common identity, personal relationships, and attachments to various concerns even though the new law defines them as "neighborhoods" in an urban culture. As the borders between villages and neighborhoods become uncertain, the differences between rural and urban culture solidify.

It is beyond the scope of this study to examine the legal dimension of the amendments, although the study focuses on explaining the necessity of a separation between rural and urban zones through mapping the transect. Data for mapping is collected from the Corine Project led by The Ministry of Forestry and Water Affairs. The Corine Project was conducted for planification and it gives information about where urban texture ends. A transect is a cross-section of a selected environment and it is helpful to identify the variation of living. Variation can show where the provincial border should be. We expect this study to raise awareness of the urbanization of villages and help to preserve the variation of living spaces according to the geographic, socioeconomic, and sociocultural background of the areas.

Keywords: rural-urban transect; metropolitan municipalities; village; provincial borders; Turkey

9. Housing Economics

Challenging Housing Affordability in China

9. Housing Economics

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 Abstract

The China economy had experienced a rapid growth over the past three decades, and now has been transitioning from a phase of rapid growth to a stage of high-quality development. Combined with the process of urbanisation and the marketization of the housing system, this has translated into raising issues of house price and housing affordability. Government policy has functioned to reduce housing difficulties by the implementation of the Housing Provident Fund, providing lower interest rates on mortgages and helping households to achieve homeownership. The innovative approach adopted in this paper is to examine the factors affecting housing affordability and relatedly tenure choice by the inclusion of housing policy, demographic and financial market variables. This has been achieved by employing a system of two reduced form simultaneous equations and the multi-variable fractional polynomials (MFP) techniques, by the inclusion of household data and relevant macro factors as the attachments of heterogeneity factors. This paper provides empirical evidence of the cross-sectional variations in transmission of the housing provident fund and housing affordability programs across regions and different age and income groups. The novelty is the consideration of the interaction between the capital and housing markets placed in a policy context. Applying MFP techniques for continuous and discrete dependent variables, results indicate that government policy through the housing provident fund has been effective at reducing problems of housing affordability while also increasing the probability of homeownership. Differentiation by demographic and income factors is notable with policies seemingly more effective for younger age groups.

Do divorces interrupt trajectories of housing consumption?

9. Housing Economics

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Housing consumption over the life course can be understood as a kind of path or trajectory. On average for both men and women, the housing trajectory tend to be an increasing function of age. However, various events in life may cause interruptions in this development. A divorce is an important example of such an event. Inspired by the growth curve approach and a life course perspective, we treat divorces as shocks that may generate shifts in the expected trajectories. Moreover, we use the concept of neighbourhood attainment as a kind of measure of housing consumption. This idea is mainly based on the the US literature. Following South et al. (2016) " .. *most everyone presumably desires to live in the wealthiest neighborhood possible*, (p.1284). This is one basic premise for our approach. We measure neighborhood attainment by the central tendency of the neighborhood distribution of middle-aged male income. Using a difference-in-difference approach, we contrast trajectories of neighborhood attainment across gender, and across divorcees, singles and couples. Utilizing a quantil regression frame we demonstrate differing effects across the distribution of (change in the) neighborhood attainment.

House price expectations: do individual attributes matter?
9. Housing Economics

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Expectations about the evolution of house prices play an important role in influencing a range of individual decisions – regarding tenure, whether and when to move house, how much to consume and how much to save - as well in determining actual house price movements. However, the relative scarcity of data on subjective house price expectations means that it is often necessary to infer expectations based on the predictions of models estimated using aggregate house price data. The majority of existing studies rely on regional or county-level house price data and therefore fail to capture any idiosyncratic components of households' house price expectations due to individual or housing characteristics.

This paper uses information on households' own estimates of the value of their property available in the British Household Panel Survey (BHPS) to estimate a dynamic model of house price expectations, controlling for regional economic conditions and individual characteristics. The aim of this paper is to assess to what extent individual attributes matter for households' house price expectations over and above knowledge of past house price movements and local economic conditions. The results suggest that although the lagged level of housing wealth does play an important role in driving individual house price expectations, local economic conditions and individual characteristics are also important. The paper contributes to our understanding of how individual house price perceptions and expectations are formed, and the role of individual heterogeneity in these.

Housing inheritance, financial assistance, and a reciprocal interdependence

9. Housing Economics

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When adult children expect that their parents will bequeath residential property to them, they may demonstrate their appreciation by providing financial supports. This paper theoretically and empirically examines this possibility. Our theory applies a simple noncooperative game framework with a Stackelberg equilibrium that can examine a reciprocal interdependence between propensity of housing inheritance and financial assistance when formal care affects decision making. We use data from Japanese households to test this interaction. Considering both censoring of financial transfers and specification of inheritance propensity, which is controlled by information on formal care, our empirical results suggest that the propensity to inherit parental house has significantly positive impact on the amount of the transfer from children to their parents. An implicit annuity contract in a form of intra-family reverse mortgage appears to exist in Japanese societies.

Housing market dynamics in Europe: some comparative insights

9. Housing Economics

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Beyond the common – and unprecedented – rising trend in house prices observed in the pre-crisis decade, there are significant differences between European countries' trajectories. Some of them (on the sputh, east and west margins of the UE, have been highly volatile, alternating exuberance and market collapse. A second group (among which Bejgium, France, Sweden, UK, etc) is characterized by a strong exuberance before 2008, followed by a short living drop and a rapid recovery, still going on. Finally, in a few number of countries, house prices trajectories have been smoother (either moderate rise or near stability of house prices).

This paper addresses the possibility of explaining those discrepancies.

Three typologies have been defined, according to market volatility, tenure structures and financial fragility. Those typologies have then been used for implementing specific models of house price detremination for each class of countries. While the proposed typologies offer a good description of distinctive housing market dynamics, and do provide a convenient framework for exhibiting stylized facts (notably regarding the debt/prices relationship and the time profiles of transactions and new constructions), the exercise in modeling is less convincing. Despite the fact that specific models for differnet groups of countries are always of better quality than a comprehensive model, it proved to be difficult to identify clearly different mechanisms of price determination.

Among the results obtained, some are counter-intuitive.
The models are clearly different for those countries with stable or moderate price path, and for those exhibiting a stronger market dynamics (volatility or exuberance). The role of housing debt (rather than interest rates as such) is clearly relevant for exuberant and volatile countries, for which mortgage loans, price lags and the amount of housing investment appear as the main triggers of house prices. But the levels of transactions and construction are not significant, nor the population growth. Economic growth and unemployment have a counter-intuitive impact on prices.

Those results should lead to introduce more qualitative variables representing the changing modes of markets regulations in national hosuing systems.

Housing Tenure Across Countries and Cities: The Effects of Regulations and Institutions
9. Housing Economics

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Housing tenure choice – owning versus renting in the simplest framework, where the household is along a spectrum of property rights in a more sophisticated model – is of interest in its own sake, but also comes up in debates about social outcomes (Green and White), labor markets (Blanchflower and Oswald), tax policy (Hilber and Turner), housing affordability (Phang), financial market development (Renaud, Kim and Cho) to give just a few examples.

We analyze national and city-specific housing tenure choice in some 50 countries around the world using 1998 city-specific data from UN-Habitat's Housing and Urban Indicators database. Countries from all regions, and all income levels, are included. A number of low and lower-middle income cities like Jinja, Kumasi and Kisumu have homeownership rates less than 20 percent; but so does high-income Amsterdam. High-income Singapore has a homeownership rate over 90 percent, but so do low income cities Tirana and Yerevan. There may be relationships between income and tenure choice, but there's no indication above that income is a "sufficient statistic" for explaining tenure. For a robustness check, we supplement our international panel with data from several hundred U.S. metropolitan areas.

Our work is in the spirit of work by, e.g., Fisher and Jaffe, Chiuri and Jappelli, and Gwin and Ong, but extends these previous studies in several dimensions. Tenure is analyzed using traditional own-rent distinctions, as well as distinctions between private market and social housing (e.g. Huang and Clark). We discuss differences in the bundle of property rights, and particular institutional features of tenure in a wide range of countries (see Renaud, and Strassman, for example). In addition to the usual economic determinants of tenure, such as income, demographic variables, and the relative prices of different tenures, we examine the role played by regulatory environments and institutions.   In a simple econometric model, we explore the extent to which the above variables affect tenure directly, as well as through intervening variables, notably relative prices.

Impact of existence of social (tenure) norms on income elasticity of housing demand

9. Housing Economics

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In this paper we drew on conclusions from previous qualitative research that showed that through the study of social norms sociology may significantly contribute to the knowledge of the actual foundations of the formation of housing demand and disequilibrium in the housing market. We focused on a rationality bias that results from the influence of an informal social norm about what constitutes the 'right' form of housing tenure. This influence constrains the substitution effect between homeownership and renting that is assumed to exist between them in economic theory. We aim to demonstrate the general implications of the constrained substitution of renting and owning in the housing market. Our hypothesis was that if the substitution effect between rental and owner-occupied housing is weak, then the demand for owner-occupied housing becomes more income-elastic than *vice versa*. Consequently, in the case of a weak substitution effect, changes in house prices will closely mimic changes in household incomes, while in the case of a strong substitution effect this relationship will be much weaker. We confirmed our hypothesis by employing both a theoretical model and an empirical analysis of OECD price data.

Inter-generational transfers, wealth accumulation and first transitions into home ownership

9. Housing Economics

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Around 70 per cent of Australian households reside in owner occupied housing. For most households, owner occupied housing represents the single largest asset in household asset portfolios. It has played a central role in supporting living standards during retirement because Australian government age pensions are means tested and set at relatively low fixed levels (by international standards). This approach to retirement incomes policy has compelled most Australians to save during their working lives in order to avoid a sharp drop in living standards in old age. Given generous home owner tax concessions, the purchase of a home and early repayment of mortgages has been the favoured vehicle for the accumulation of wealth.

Recently ownership rates have begun to fall, especially among younger Australians, a development posing a threat to the accumulation of wealth and living standards in retirement. There is some anecdotal evidence that transfers from parents promote wealth accumulation because it facilitates first transitions into homeownership. These hypotheses are scrutinised by first examining the wealth profiles of a group of Australians that were renting housing back in 2001. The profiles are constructed using a panel data set that contains detailed information on wealth (and debt) at 4 yearly intervals over the period 2002 to 2014. We contrast the wealth accumulated by those receiving inheritances or cash transfers from parents with that of non-beneficiaries. The link between wealth accumulation, transfers and first transitions into home ownership is explored using a hazard modelling approach that is capable of estimating whether transfers accelerate entry into homeownership by relaxing borrowing constraints.

Migration and social mobility in Russia: an ambiguous relationship

9. Housing Economics

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Migration is one of the tools for social progress. People move to another place of residence to study, to find better job or to improve their economic position. However it may take some time and resources so the growth is not straightforwardly achieved. The goal of this research is to estimate the impact of migration on intergenerational social dynamics. The study is based on the regular all-Russian sample sociological survey "Person, Family, Society" data.

We compare young and middle working-age people (18—44-years-old) with their parents on the following characteristics: level of education, job position and material wellbeing. A progress made along any of these directions is considered as young generation social mobility relative to generation of parents. Significant progress has been made in education and in improving consumer capabilities (10% of the group). At the same time inertia is shown to be quite strong. Almost half of our respondents have the same level of education as their parents have. More than 40% have similar consumer capabilities and about 35% hold roughly the same position on the labour market ladder as their parents did when respondent was 15 y.o.

One third of our respondents had moved to another city, town or rural settlement since she/he was at the age 15 y.o. If we define socio-economic strata on the basis of wealth, education, occupational and social status the middle class appears to be the most spatially immobile, while the lower class' migration is the highest. Quite often people move to another location for family reasons and this kind of migration is the most common for the lower social strata.

Does migration lead to such a consequence as a change of socio-economic status and intergenerational social dynamics? We estimate linear models of education, job position and material wellbeing change, controlling for gender, age group, place of birth and the limitations of the "ceiling". The hypothesis that any movement to another locality (city, town, village) has an impact on the socio-economic growth is not empirically confirmed. However, migration for study purpose really leads to upward dynamics on education and employment status compared to that of parents. Movement to another place for family reason ceteris paribus reduces the chances in getting better education or material wealth than parents had when respondent was 15 y.o.

Parental wealth and first-time homeownership: Evidence from tenure conversions in Stockholm

9. Housing Economics

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This paper investigates whether parental homeownership and parental wealth influence children's first-time homeownership. The issue is studied using a quasi-experimental approach based on tenure conversions in Stockholm (Sweden) and a longitudinal register database (GeoSweden) containing information about both real estates and individuals, and in which individuals can be linked to their parents/children. In fact, over the last 20 years a great number of apartments in Stockholm were converted from public rentals into tenant-owner cooperatives. In many cases, tenants could purchase their apartments at a conversion fee below the market value, thus giving them a wind-fall increase in wealth. In order to study the causal effect of parental homeownership and wealth on children's first-time homeownership, we match individuals living in public rental apartments that were converted into tenant-owner cooperatives with similar individuals in similar public rental apartments that were not converted, and compare the outcomes of their children. We focus on two outcome i.e., whether the children came to transition in to homeownership at all, and time to transition into homeownership.

Public Services, Real Estate Taxes & Fees, and Housing Prices in China: A Study Based on Chinese-style Decentralization

9. Housing Economics

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This paper expands the model of Stadelmann and Billon (2012) by incorporating Chinese-style decentralization variables to explore the characteristics of both kinds of tax capitalization and the capitalization of public services under the city governances of China's institutional background. As an indicator of Chinese-style decentralization, the city-level administrative hierarchy leads to city-level differentiation of fiscal resources and public services, which further causes a huge disparity in housing prices among China's 35 major cities. Meanwhile, the land transferring fee is a factor driving the increase in urban housing prices. The main contributions of this paper include four aspects. Firstly, it provides a reasonable explanation for the structural intercity housing price differences in China's 35 major cities from the perspective of Chinese-style decentralization. Secondly, it uses the method of principal component analysis (PCA) to calculate the 35 major cities' public services indexes. Thirdly, both measures of land-related taxes and land transferring fees are used to check the effects of tax capitalization. Fourthly, the number of city-level government officials of deputy bureau chief and above is used, for the first time, as both an instrumental variable and an indicator for Chinese-style city-level decentralization to eliminate the endogeneity in the panel data analysis. Based on our empirical results, this paper proposes some policy recommendations for stabilizing housing prices in China.

Spatial Trajectories in Early Life: Returning Home or Moving on?

9. Housing Economics

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This paper examines effects of individual life course events and location specific factors on the propensity of return to the residential location of socialization, using the longitudinal register data of the entire 1980 birth cohort. The study shows that almost 17 percent of individual who left their municipality up to age 21 returns to their origin municipality by age 35 while a vast majority of them (58%) moves on to another municipality. The likelihood of return migration is much higher for individuals whose parents reside in the origin municipality, those who were residing in less urbanized municipalities, who are a tenant, lower educated and student as well as for individuals who are becoming a lone parent. On the contrary, this likelihood is significantly lower for individuals who completed their study, are higher educated, getting a job or benefit. The regional analysis indicates that individuals are more likely to return to the larger multi-ethnic municipalities where family ties are strong but less likely to return to the locations that are characterized by higher housing prizes, in longer distances to jobs and a higher rate of social welfare dependence.

Subjective Dwelling Valuations as Predictor of Housing Demand in Israel

9. Housing Economics

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Demand for housing may be influenced by the future expectations of homeowners, both potential and actual, that house prices may rise in the future. Price expectations, as reflected in self-reported home valuation, is an important factor that may create a band-wagon effect shifting housing demand to the right and amplifying house price dynamics. As a consequence, misleading market signals in time of rising prices have the potential to distort housing market behaviour via subjective expectations and inaccurate valuations. From the policy perspective, an awareness of what underlying factors influence self-reported valuation, may assist in housing policy formalisation also helping to stabilise the market. It is important, therefore, to deeper understand the effect of subjective valuation on the demand for housing services and housing debt.

This article empirically explores the effect of subjective dwelling valuations upon housing demand. The novelty is that this research employs household level data extracted from the third wave (2015) of the Longitudinal Panel Survey (LPS). This Survey has been conducted annually by the Israel Central Bureau of Statistics starting from 2012. The survey data furnish new information on housing, demographics, social, and economic variables, including data on ownership of physical and financial assets and household's composition and size. To account for deviations between the subjective valuations of dwellings and their market values, information on transactions has been obtained from the Israel Tax Authority (ITA) data base.

Empirical model comprises from two phases modelling technique. In Phase 1, a hedonic model was estimated on the base of ITA sale transaction data. In addition to prices of dwellings sold during a given period, these ITA files include an assortment of property characteristics. Then, after testing of models' ability to estimate market value with accuracy indices, Mean/Median Absolute Percentage Error, the model's estimates were used to calculate the value of the dwellings for which the LPS provided data on their physical characteristics and the subjective valuations. Using the results of the foregoing phase, in Phase 2 a system of the two reduced form simultaneous equations (housing demand and mortgage decision respectively) have been estimated by the two stage least squares estimation technique. Employing regional dummies and applying the deviation between the subjective valuations and the estimated dwelling value, estimations also explore whether there are regional variations in the impact of subjective valuations on housing demand.

Exploring the possibility of the simultaneous determination of subjective valuations and housing demand, this paper empirically detects inseparability of subjective expectations of house price changes and housing demand. For the first time, estimated results empirically validate simultaneity in housing demand and the subjectivity of housing valuations accounting for the regional perspective. The policy implications may involve understanding of the efficiency issues with reference to the housing system in Israel, which can open an avenue for policy measures. This may include an awareness of regional differentiation in the size and risk exposure of housing investment, also assisting in housing demand policy formalisation, linked with housing affordability programs.

Keywords: price expectation, value deviation, transaction price

The Determinants and Implications of Marketing Time in Housing Market

9. Housing Economics

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Most previous studies focused on the influence of housing characteristics on transaction price in a hedonic regression, neglecting the trade-off relationship between transaction prices and marketing time due to sellers' pricing strategies. This paper uses list price, reservation price, and estimated market price to measure seller's degree of overpricing (DOP) and price concession (PC), and then analyze the influences of seller's pricing strategy on transaction and marketing times in different market conditions. The empirical results reveal that DOP and PC have very significant positive and negative influence on transaction price, respectively. Furthermore, PC has very significant positive influence on marketing time, but the influence of DOP is not significant. Finally, the relationship between marketing time and transaction price are not as close as expected. Marketing time has a significant positive influence on transaction price, but its influence on marketing time is not as significant.

The Long and Short Run Influence of Housing Price on Migration

9. Housing Economics

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A change of housing price has great impact on households' housing equity and further moving decision. Previous studies focus on the discussion of mobility lock-in effect due to housing price depreciation. It reveals that there is a positive relationship between housing price and migration. This study used panel cointegration method and the city level panel data during 1994 and 2016 in Taiwan to reexamine their relationship. The empirical results reveal that migration and housing price are cointegrated, and the influence of housing price on migration is significantly positive in the long run. However, the influence of housing price on migration is not as significant as expected in the short run. We used quantile regression to further examine their short run relationships. It shows that the influence of housing price on migration is significantly negative below 0.5 quantile, but it turns to be significantly positive in 0.9 quantile. The influence of housing price on migration is not significant between 0.5 and 0.8 quantiles. We conclude that the influence of housing price on migration might be asymmetric because of housing price ripple effects households' hoarding effect.

Keywords: housing price, residential migration, housing equity, lock-in effect

10. Housing Finance

A simple model of the housing market and the detection of cycles

10. Housing Finance

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Cycles are a permanent feature of the real estate market and in this article we want to present simple tools to detect such cycles. We first recall the well-known Fisher-DiPasquale-Wheaton model and move on to the functioning of the cycles, focusing on the fact that housing is a durable consumption good and an investment good at the same time. This fact generates behavior of buyers and sellers that cannot be easily explained with standard microeconomic models. Especially the rule that one should buy low and sell high does not hold. During the boom phase buyers are worried that housing will become unaffordable, anticipate their purchase and add to the boom. Similarly, during downturn buyers postpone their decision and add to the decline of prices. Such a cycle is risky for the financial sector and the whole economy. We propose some simple indicators that should be monitored to detect at which stage of the cycle the market is. In the next step, we show the last large cycles in the Polish housing market and explain that even each looks like the others, each one was triggered by other factors. This shows that not only the cycle but also its triggers need to be understood to contain further cycles. Finally, we estimate the impact of income growth, interest rate changes and the appreciation of housing on the demand side, which through rising prices affects the supply side and leads to cycles.

Differences in taxation between owner-occupation, private renting and other housing tenures in the European countries – an overview

10. Housing Finance

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In this comparative study we try to identify the different taxation and indirect subsidisation of the owners in owner-occupation and of the landlords in private renting in the European countries. Thus taxation of rent income, taxation of owner-occupation, property tax, wealth tax, taxes on transactions, stamp duties and inheritance tax is included. We follow the assumption that the differences in taxation inside the single country contribute to create imbalance between the tenures in the country together with rent regulation, direct subsidies and other type of subsidies. We also try to identify, if the otherwise relatively stable housing taxation rules have changed over the recent turbulent years after the Global Financial Crisis (GFC).

The paper is primarily based on templates, filled in by country experts from twenty European countries with Australia and United States as international comparators. Thus the respondents are the authors of the 21 national chapters in "Milestones in European Housing Finance" (2016) supplied with an American expert.

Empirical Evaluation of the Help to Buy Scheme in the UK

10. Housing Finance

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In the United Kingdom the major part of households are in owner-occupation, however, since 2007, the owner-occupation rate in the UK has fallen 7.5% since the peak of the boom. During the past decade, the demand for private rented housing has grown significantly, as fewer households have been able to access owner-occupation. Responding to the effects of the GFC on housing and mortgage market, characterised by a downturn in transactions and in a decline in new construction, the UK's government announced the introduction of Help to Buy Scheme, as part of a stimulus package for new construction, which was introduced since 2013. This measure was also designed to help first time buyers and low to middle-income groups to obtain a mortgage, as greatly increased down-payment requirements imposed by lenders after the crisis resulted in a decline of mortgage approvals and the demand for mortgage debt. The 2013 Budget encompassed two schemes: first, a government equity loan of up to 20 % of the value of a new home from April 2013; second, a mortgage guarantee for purchasers with small deposits (at least 5 %) from January 2014. Critics of these schemes have questioned the efficiency of the delivery of these approaches, underlining that existing homeowners (but not first time buyers) may have benefited from high LTV loans and property capital gains. What deepened these debates is that there is lack of empirical research devoted to these issues. This article addresses these questions by empirical investigation of the efficiency of the Help to Buy Scheme in the UK. For the first time, this paper empirically explores simultaneous relationships between the tenure choice, lending conditions and the choice of mortgage rate within the Help to Buy scheme. The aim is to gain a more comprehensive and thorough understanding of the uptake of HTB mortgage contracts and households' leverage positions. The important point is that regional economic effects may have different impact on transmission and distribution of the HTB mortgage contracts. To answer the questions raised, this work integrates housing and mortgage supply side variables, complemented by the systematic mortgage choice and demand side arguments, differing from previous works in two important respects. Firstly, this is the first time when empirical estimations have been applied to the tenure choice, supply of new housing and supply of housing finance within HTB government initiative, applying UK household level data for the new mortgages from 2013-2017. Secondly, this paper employs several policy variables and explanatory arguments, which are presumably important to HTB suppliers. These include mortgage price differentials, house price caps and profit margins, assuming that these supply side factors are likely to influence HTB lending, and in so doing, house prices and tenure transitions. Empirical part takes the form of the three reduced form simultaneous equations model, applying probit with endogenous covariates and multivariable fractional polynomial regressions (MFPs) estimation techniques. Checks for the consistency of error estimates employed instrumental variables (IV), techniques, for comparison with the results from the MFPs.

Hedonic analysis of office and retail rents and house prices in three major cities in Poland
10. Housing Finance

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The construction of housing in Poland is financed by domestic mortgages and savings, while the construction of office and retail buildings is to a large degree financed by large international investors. Housing provides housing services to its owners or tenants, while commercial property provides space in which tenants perform their business. Prices are a demand-supply mismatch indicator in the housing market, while in the office and retail space market rents indicate the demand-supply mismatch. We analyse this relationship for three major cities in Poland, that is Warsaw, Poznań and Tri-City.

We draw on the existing hedonic house price indexes for Poland, but have to introduce a hedonic analysis of office and retail rents. While Warsaw and Poznań are classical monocentric cities, Tri-City consist of three cities that form a big agglomeration. We find that in the office market rents in the two first cities decline with the distance from the city center, while in Tri-City the highest rents are in the inner city of Gdańsk, average ones in Gdynia and the lowest are observed in the outskirts of Gdańsk. The age also has a negative effect on rents in the first two cities, while it does not matter for Tri-City. Most likely the buildings with the best location are also the oldest ones and the effects annihilate each other. For the retail market rents we observe that in all three analyzed cities the size of a single shop in the mall has a negative effect, which can be interpreted as an economy of scale effect. Malls that are considered as the leading ones achieve significantly higher rents, irrespective of their location. Only in Warsaw the distance to the city center has a negative effect on the rents level. One explanation is that land in Warsaw is scarce, especially large plots that a mall could be built on, thus the proximity to the center matters a lot for the price.

The hedonic rent index for offices and for malls shows a slow downward trend, while the hedonic price index for housing is on a slow, but stable rise. We infer from this analysis that as financing of commercial property from abroad is cheap, there is an excessive supply of office and retail space, which makes the rent levels go down. Contrary, the housing stock is still not large enough, and rising income leads to higher demand for housing and in consequence to rising house prices. Because housing construction is financed with local savings and rather expensive domestic mortgages, it might take a while until Poland will have a large enough housing stock.

Help to Buy : a mainstream equity sharing product?

10. Housing Finance

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Many commentators have argued that there is a case for equity sharing products that reduce the costs of accessing home ownership, increase affordability and share the risk of house price volatility. There have been a number of attempts to introduce such products in the mortgage market, notably in Australia and to a lesser extent in the UK. However the majority of examples have been government sponsored. In Great Britain the latest example is the Help to Buy equity loan scheme which has been running since 2013 and now accounts for more than 40% of the new build market.

The paper first clarifies the housing problems that equity sharing products aim to address and provides examples of these products to help identify their potential role in addressing these problems. In this context it looks particularly at the barriers that potential first time buyers face when trying to buy their first home.

The core of the paper is an evaluation of Help to Buy in relation to the government's objectives of improving access to homeownership and supporting new housing supply. It also raises more fundamental issues around whether such products can provide an effective approach to risk reduction and risk sharing. In conclusion it asks whether the experience of a market led but government supported product introduced in the wake of the financial crisis provides a way forward to evolving more sustainable instruments for filling an important gap in the range of housing finance products available.

Homebuyers, liquidity constraints and public policy - European best practice measures

10. Housing Finance

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With bank regulation tightening and house prices increasing, downpayments have gone up considerably in most European countries. In addition, transfer taxes and other purchase-related costs have increased. Thus, especially first-time buyers have to save a lot of capital to enter the property market. However, with low interest rates saving is even more challenging. As a consequence, a lack of liquidity is more and more a major reason for not buying but renting a home. In this paper best practive responses to this liquidity constraints are discussed. For instance, a progressive transfer tax scheme in UK offers both, high revenues but also a low burden for buyers of cheaper homes. The possibility to withdraw savings from comapny saving schemes enables Swiss households to increase their equity, whereas the German system saving through a building and loan association sets incentives to save early for a home. Finally, the Netherlands and France succesfully implemented debt guarantees in order to decrease downpayment demands. By combing these measures, goverments could alleviate the access to the property without taking too much risk.

In 2018, a bend for housing policies in France?
10. Housing Finance

Jean-Pierre Schaefer[1]

For the last 15 years, France has had a high rate of production of new housing for home-ownership, for private rental supply and for social rental housing. Despite high figures of production, critics arose regarding housing affordability, especially for very poor households and for newcomers on the market. The pressure of demand is very strong in the capital region where rate of construction used to be lower than in most other regions. The government, with local authorities and some other partners, used to fuel production through brick and mortars aids, personal aids (housing benefit) for tenants and fiscal rebates for private investor and social sector. Some critics point out the cost of such a wide scope policy, questioning its efficiency.

The new government in action since mid-2017 is focused on reducing budget deficit and the overall public debt. This implies for the housing sector (like all other departments) some reduction of both credits and fiscal aids. A reduction on housing benefit expenses is expected through lowering social rent for low income tenants. Social housing bodies will pay a higher VAT. Fiscal scheme for private rental investment might be scraped within coming years. Social housing bodies are requested to merge for increasing their efficiency. All these measures, part of the 2018 budget, are gathered in a new housing law scheduled for May 2018.

The paper will develop the national debate taking place on housing affordability, both in owner occupation and in rental sector for middle class and for lower income households. The questions at stake are to appreciate if less public money could affect significantly the production both of social rental supply and owner-occupation sector. A decrease or stabilization of prices and rents in the private sector need a strong level of production and/or a better use of the existing stock with a more efficient market. Increasing social supply might lead to review the fundamentals of social housing production. A major point is to appreciate if the change of policy initiated by the present government is motivated for budgetary reasons, based on short term perspective, or if its implies a new approach for the role of each housing sector.

Measuring housing affordability in Flanders. Towards a new approach?

10. Housing Finance

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In Flanders, the northern region of Belgium, the affordability of housing is generally monitored by two objective indicators: the housing cost-to-income ratio and the residual income. Often a distinction is made between tenants in the private and social rented sector, and owner-occupiers with and without an outstanding mortgage. For both indicators, affordability standards are used to indicate the group that has an 'affordability problem'. The conceptual advantages and weaknesses of these methods have already been extensively discussed in literature. The purpose of this additional affordability study is to look critically at the outcome of these methods and to suggest an alternative - more advanced - approach.

The overlap of the two indicators in terms of problematic groups will be explored, whereas these groups will also be analyzed according to a subjective affordability indicator. Further, we will explore the possibility of an alternative indicator that can (partially) separate the impact of the living costs from the impact of low incomes on affordability. The Flemish Housing Surveys of 2005 and 2013 will be used for the analyses.

More mortgages, less housing? On the paradoxical effects of housing financialization on housing supply and residential capital formation

10. Housing Finance

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This paper argues that the increase of mortgage finance has not always led to a proportional extension of housing supply across most of OECD countries in historical perspective. Based on a unique collection of long-run data of housing construction and residential investment across most OECD countries, it shows that the co-cyclical behavior of construction, prices and mortgage credit has been replaced since the 1980s by a decoupling of house-price-mortgage spirals from the underlying stagnating or declining construction. Most contemporary economies produce less housing than demand. The paper argues that local anti-growth coalitions, budget austerity and concerns about bursting house price bubbles have impeded new construction from taking off. Private mortgage markets have thus been a less reliable policy alternative to traditional state-led housing construction policies.

New London housing as strategic infrastructure: the evidence on overseas investment
10. Housing Finance

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In London as in other global cities, there is growing local opposition to purchases of urban residential properties by overseas buyers. Drawing on the most extensive evidence to date about who buys new London property, this paper conceptualises such purchases as a form of foreign direct investment. Analyses of FDI typically focus on investments by corporate actors into productive assets. Most foreign buyers of new London homes are private individuals rather than companies, but the assets are usually rented out and thus 'produce' housing services for local residents. The paper explores the countries of origin of overseas purchasers of residential property, contrasting this with sources of inward FDI in other sectors. It sets out new evidence about where overseas purchases are concentrated, how the properties are used and by whom. It examines the effects of such investment on the pace and scale of residential development overall and on the characteristics of what is built. Most governments restrict or control some types of FDI, including foreign investment in strategic infrastructure. The paper asks whether new housing meets the criteria for such protection.

The intergenerational housing transfers in post-socialist society: mechanism and implications
10. Housing Finance

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Using representative survey of Czech population we demonstrate that intergenerational within-family financial (wealth) transfers represent the main mechanism how homeownership is reproduced in Czech post-socialist society; the provision of a transfer or the lack of one largely determines the tenure structure of Czech young adults. Without transfers, the children of homeowners have a significantly lower chance of also becoming homeowners. We also show that probability of receiving transfer by an adult child and its size is closely linked (a) to the level of within-family socialisation of an adult child and (b) the fact whether parents also received transfers from their parents in the past and what was its size. These conclusions have important implications for operation of housing markets and social inequalities. For example, an established historical pattern of within-family transfers may lead to the systemic and easy to predict exclusion of an important part of society from access to homeownership and to a specific axis of reproduced (housing) wealth inequality.

To buy or to rent? The relativity of housing prices

10. Housing Finance

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Building on the conclusions of my paper presented in Tirana ENHR 2017 Conference ("To buy or not to build?"), where I studied links between the costs to build affordable housing and available incomes to buy a home, from a financial perspective, I try to analyse the decision buying versus renting for a potential first time home buyer.

Incomes, payments, prices, rents, time, interest and discount rates, surround the analysis which is further complicated by current financial conditions, defined by low interest rates and long term loans. Housing prices are quite volatile, now increasing in general in Europe again, with bigger and bigger down payments that worsen the conditions of affordability to buy a house, add a special complexity to the financial analysis.

Moreover, potential buyers being tenants have to cope with rising rental prices which, whereas lengthen the years to save a deposit, enforce buying as best option. Appraising the value, vital in the final decision so as to forecast a fall in prices, introduces more uncertainties.

Rather than develop a complex theoretical or mathematical research, the purpose of the paper is to ruminate about this concerns in order to draw some conclusions.

Unveiling energy efficiency financial gap: the case of Slovenia

10. Housing Finance

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The building sector is the largest consumer of energy in Europe, accounting for nearly 40% of the total consumption and 36% of the greenhouse gas emissions. Energy savings are among the fastest, highest impacting and most cost-effective ways of reducing greenhouse gases emissions, therefore, refurbishment in residential sector can contribute a substantial part in meeting the targets of a sustainable and low carbon future. High upfront costs and long payback periods are a major barrier to implementing energy efficiency projects in residential sector. An important goal of efficiency policies and programs is to set up financial instruments to minimize these upfront project costs so owners are encouraged to invest in energy efficiency improvements and significant retrofits. Most commonly used instruments are grants and subsidized loans, however, policy makers are often unaware of the effectiveness and the potential they can release with these instruments.

Our paper builds on unique dataset for a representative sample of Slovenian households. On one hand the dataset provides the data for estimation of the level of cost effective investment in energy efficiency needed to upgrade their homes. On the other hand the dataset enables researchers to estimate financial potential of households to privately finance the energy efficiency upgrade. The aim of the paper is to evaluate the effectiveness of existing financial instruments to stimulate energy efficiency and to estimate the potential financial gap that needs to be addressed and the characteristics of the households in this gap in order to meet ambitious targets set on the level of the European Union.

11. Housing in Developing Countries

A Study of Housing Density and Living Diversity from Price Perspective

11. Housing in Developing Countries

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Due to the rapid urbanization process in China, a large-scale population migration takes place from rural area to metropolitan cities, which causes the increasing demand for small apartments in urban area. Thus, lots of duplicated apartment buildings are constructed, without any consideration about residents' actual living quality. This paper utilizing a quantitative method aims to diversifying the current unitary apartment type and improving the level of public service in community planning. By applying the net and gross housing density as a key index, as well as housing price and the given floor area ratio (FAR), a mathematic model is built for economically benefiting to both real estate developer and consumer. Housing density is defined as the number of units that are located on one hectare of land. Meanwhile, net housing density is used when the land use is only residential, while gross housing density is used when the land use consists of residence and public service. Given the set floor area ratio (FAR), the higher the net housing density is, the smaller the size of apartment will be.

Primarily, two questions are addressed through the model. First, what is the relationship between housing density and diversity of apartments? Since the diversity of apartment types in one community is closely related to different income level of consumers, lowering the value of net housing density can increase the types of apartments in different size and fit for the diverse consumers' housing demand. Second, how does the housing density impact the level of public service in a community? Given the FAR and net housing density, reducing the gross housing density could leave more land for public service in the community.

The main limitation of the research is caused by the assumption when building the mathematic model, the more non-residential land use in a community can offer better living environment, along with higher housing price. Nonetheless, the actual function of non-residential land use is uncertain, so the gross housing density might conceal some other land use that is not used to improve public service. More realistic factors need to be taken into account. In the future, the following research will extend the view from the relationship between housing density and price to the relationship between housing density and the ratio of various social identities in one community, in order to solve the social issues between different groups in community life.

Affordable Housing Delivery in Nigeria: Recent Dynamics and Constraints

11. Housing in Developing Countries

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Abstract

The provision of decent and affordable housing for average Nigerians has remained an illusion, despite copious schemes, policies and programs initiated and carried out by various successive governments in Nigeria. Similarly, this phenomenon is also observed in many countries of Africa, which is largely as a result of affordability. This study is aimed at examining the factors challenging the provision and development of affordable housing for low income urban population, as well as taking a retrospective gaze at the various housing development programs/schemes/policies taken by successive governments in Nigeria within the last few decades and examining recent efforts geared towards eradicating the problems of housing delivery. The study reviews the state of housing provision in the national context. Sources of data included relevant English language articles and the results of literature search of Elsevier Science Direct, MEDLINE, ISI Web of Knowledge, Pro Quest Central, Scopus, and Google.

The study revealed that, factors such as; rapid urbanization, inadequate planning and land use control, lack of adequate and favorable finance, high prices of land, high prices of building material, youth/touts harassment of developers, poor infrastructure, taxes, and risk share are the major factors posing as a hindrance to adequate housing delivery. The result showed that majority of Nigeria's housing schemes, programs and policies are in most cases poorly implemented and abandoned without proper co-ordination. Consequently, this study concludes that the housing delivery strategies in Nigeria is an epitome of lip service politics as well as the current trend of leaving housing provision to the vagaries of market forces cannot be expected to support affordable urban housing especially for the low income populace.

Key Words: National Housing Policy, Housing Delivery, Affordable Housing, Urban Poor.

Has Housing been Politicized? Case in Transitional China (tenative)

11. Housing in Developing Countries

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This paper investigates the development logics of housing sector in transitional China. It finds that the Chinese housing approach bears the birthmarks of privatisation borrowed from the post-socialist European countries and a typical strategy of developmentism and productivism from the East Asian regions. However, China has seen a far more liberalized housing market than most of the post-socialist peers today and its reliance on investment and consumption suppression since the mid-1990s was extreme even by East Asian standards. Housing has been an engine for economic boost and also a means through which to undermine legitimacy in the political sphere. Nevertheless, as the paper suggests, in a context of improved aggregate wealth following decades of economic growth, combined with declines in social equality and uprising desires for social rights, social issues have become central to party manifestos and an alternative housing model is urgently needed.

Housing affordability among low-income earners in Akure, Nigeria

11. Housing in Developing Countries

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Ability to afford a decent house is a critical aspect of human well-being, in developed as well as developing countries. In a broad study, we seek to investigate housing affordability within the low-income population in Akure, Ondo State, Nigeria. For this paper, we report housing affordability among junior staff in the formal sector. We conducted a survey that involves administering questionnaire face-to-face to randomly selected participants, that is, people employed in public institutions in the medium-sized city. Most of the respondents earn low wages – over 75% receive less than 70,000 naira (US$195) monthly and over 73% have monthly household income under 100,000 naira (US$278). 81.3% of the respondents lived in rented houses, while 13.3% owned where they lived. Although some (53.3%) had additional sources of income, being able to afford housing is still a challenge as 90.7% of the respondents spent up to 25% of total household income on rent. Majority (62.7%) agreed that their housing is not affordable, as paying rent affects spending for other household needs especially, children's school fees and food. Of those who indicated interest in changing their accommodation, 80.8% want to move to a cheaper place. Majority of the respondents do not receive any incentive for housing from the government or employer. We recommend that key stakeholders need to develop conscious initiatives towards affordable and inclusionary housing.

Research on the Difficulties and Solution Methods to the Installations of Elevators in Multi-story Residential Buildings in Shanghai

11. Housing in Developing Countries

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With the rapid development of Chinese economy, people's demand for quality of life is constantly elevating. While the living environment and internal facilities of residential buildings have been significantly improved, citizens are gradually pursuing housings with more functionality, hoping their ins and outs can also be improved. As a type of vertical transportation, elevators have not only become an essential tool for high-rise buildings, but have also easily solved the daily access problems for the residents in multi-story residential buildings. In some developed countries, it is very common to install elevators in any residential buildings with more than two floors; many multi-story buildings in use are also equipped with elevators. However, the national standard GB50096-2011 "Residential Design Code" states that residential buildings above 7th floor must be equipped with elevators in China. On the other hand, this national standard has resulted in the fact that many six-story buildings and even a few seven-story buildings are not equipped with elevators in Shanghai and most large cities in China, leading to many inconvenience for the residents residing in multi-story buildings, especially those with mobility impairments and/or disabled personalities.

With the aging of the entire population, proportions of older people; empty nesters and elderly people whom are unable to take care of themselves are exponentially increasing. Whether it is convenient for elderly people to go in and out from their residence has become an important factor in determining the quality of life in Shanghai, resulting in an urgent social problem. In the next 20 to 30 years, the aging of Shanghai's population is showing a rapid developing trend. On the other hand, multi-story houses are the main housing choices among Shanghai residents. In recent years, the cry for a solution to the difficulty for mobility from the elderly or disabled people has been rising. In addition, with the progress of society and the acceleration of people's working pace, people have put forward higher requirements for quality of life. According to the real estate markets in Shanghai, people's needs for functionality in housing purchases have undergone major changes. Sales of high-rise or multi-story residential buildings with elevators are much preferred than multi-story residences without elevators.

Although the installation of elevators in multi-story residential buildings has great benefits for the country and the general population, the installation of elevators to existing buildings is a huge system project with many potential problems, involving the interests of residents; the cityscape; the environment; civil engineering; housing structure; elevators themselves; and building codes. This paper firstly analyzed and studied the social needs of installing elevators in multi-story residential buildings through questionnaires, interviews and consulting materials; then focused on the analysis of the challenges faced by installing elevators in multi-story residential building; and finally proposed more scientific and reasonable solutions and recommendations from the aspects of construction and maintenance of funds, government safety management, coordination of residents' interests, development of safety technology, etc. It has certain reference value for advancing the project of installing elevators in multi-story houses.

Service infrastructure, housing consolidation and informal settlement upgrading: Reflections from Thabong township, South Africa

11. Housing in Developing Countries

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Literature and research on informal settlement upgrading is synonymous with the writtings of JFC Turner and the policies of the World Bank in developing countries. Despite being dominated by one-off case studies, evidence both from the international and South African literature indicates that informal settlement upgrading could potentially be a vehicle to enhance security of tenure, housing consolidation, improved basic services, quality of life and poverty alleviation. However, it should also be acknowledged that informal settlement upgrading schemes are being criticised for their failure to, amongst other thhings, keep up with maintenance costs of infrastructure, thus, compromising health standards and the effectiveness of poverty alleviation initiatives. Furthermore, contrary to government's expectation of using informal settlement upgrading projects as tools of incremental housing or housing consolidation, some of these schemes did not live up to this expectation, with housing development showing signs of deterioration over time. Against the background above, the paper intends to adopt a longitudinal approach that comprises three households surveys: 1999; 2008 and 2014 in Thabong township next to the mining town of Welkom in the Free State Goldfields, to make a threefold argument. First, survey findings indicate that the South African government could use informal settlement upgrading as an effective tool for households to access basic services and social amenities. Second, survey findings indicate that the ability of informal settlement upgrading to promote housing consolidation or incremental housing is largely dependent on the time factor; the macro and micro-economic circumstances; the rate of employment and the rate of migration particularly amongst the original home-owners of an upgrading settlement project area. Third, survey findings indicate that longitudinal studies are critical in profiling and promoting a better understanding of trends and dynamics in an informal settlement upgarding project over a long term.

Keywords: informal settlement upgarding, housing consolidation, incremental housing, longitudinal study

The New Urban Agenda and Housing Development in Istanbul

11. Housing in Developing Countries

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Current international priority to the UN Sustainable Development Goals offers a range of opportunities for research and collaboration to address the global challenge of meeting the housing needs of low-income groups in an environmentally sustainable way. The UN-Habitat Global Sample of Cities (200 cities) confirms that the issue of housing affordability and mechanisms of housing finance remain critical issues for both ownership and rental sectors. Similarly, issues of urban transformation are a high priority for majority world countries experiencing continuing and rapid urbanisation. Using the case study of Istanbul in Turkey, this paper seeks to develop a research framework around Sustainable Development Goal 11 on Sustainable Cities and Settlements (particularly the target 11.1 for affordable housing and slum upgrading).

Drawing on recent experiences in Turkey, the paper begins to elaborate a research framework based on operationalizing the UN's New Urban Agenda and its action-oriented recommendations emerging from the 2016 Habitat III forum. In Turkey, since the 1980's, neoliberal urban policies shaped the housing sector as has been in case in many other developed and developing countries. This paper on the 'New Urban Agenda and Housing Development in Istanbul' aims to examine the needs for affordable housing, and capacities to meet them in Turkey, within a wider international context. As an emerging economy, in Turkey a gap between needs and capacities can be observed. There are alternative ways of meeting needs, complementary to the existing policy framework. One way is to focus on social aspects of communities, the other, on the built environment for sustainable housing and neighbourhoods. As these two are interrelated there is a need to develop integrated approaches. The analysis is informed by secondary data on housing production of the Mass Housing Authority in Turkey (TOKI), and the construction and use permits of buildings, provided by the Turkish Statistical Institute. Although the secondary data is limited, it is sufficient to create a comparative framework and identify further data needs that could collected through future field research. Housing has a very significant role to play in the experience of the city for low-income groups. Issues such as urbanisation and densification of cities and factors which may promote achievement of sustainable compact cities and neighbourhoods, along with more equal access to urban space and the positive benefits of the urban economy are also examined. The paper explores how the New Urban Agenda is being implemented and the impact on the transformation of cities with a particular focus on housing and neighbourhoods.

Tools of government for housing development

11. Housing in Developing Countries

Marina Khmelnitskaya[1]

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This paper presents an outline of a new comparative project that the author is setting out to undertake, developing an argument about the connections between the shape of housing policy and the political system of a given country, with a particular focus on non-democracies. It applies the framework of 'tools of government' (Hood and Margetts 2007) from public policy literature within political science to divide the multitude of measures used by governments with an objective to advance housing development. The paper builds on the intuitions developed by the author in her earlier research into different elements that comprise housing policy in Russia (Khmelnitskaya 2017).

Following the 'tools of government' framework, housing measures are divided into those based on information, authority (legal power), financial and organizational resources of the state. The further distinction is made between substantive and procedural tools. The latter comprise the range of measures to engage diverse business, professional and social/local communities associated with different elements of the housing process. States pursuing housing development are argued to use combinations (packages or bundles) of tools including government agencies, housing finance and information, that are channeled through or facilitated by such agencies, as well as state and private banks, and state funds providing or administering financial flows for housing construction and repairs. Programme implementation via civil society organizations such as associations of housing owners is encouraged by policy-makers. However, the actual involvement of these organizations in housing management depends on the levels of their maturity and civic expertise as well as the environment that they are working in at the local level. The substantive housing instruments are complemented by the procedural ones: such as business associations of the construction industry, professional associations, exhibitions, forums as well as public consultations. Many such forms are state sponsored or have state actors as one of the parties to the process.

The paper argues that the combinations of these tools reflect the ideas of the central government policy-makers about the appropriateness of different housing development forms, and also their expectations about how social relations in the housing sphere may develop in years to come. This temporal aspect may include the increasing level of competencies of civil society organizations in the housing sphere. Packages of policy tools also reflect the relations that exist between the central government with the lower administrative levels. Regional and local actors often have divergent motivations and pursue different models of local development. This necessitates the sets of policies developed by the national policy-makers to be flexible enough to accommodate such divergent local characteristics.

The countries to be included in this study apart from Russia are Kazakhstan, Singapore and China. Which represent countries at different levels of socio-economic development, but with an active role of the state in the housing sphere, and sharing important political characteristics, namely the absence of direct democratic control over different levels of government by the voters.

Urban regime under contractor-led housing provision in Turkey

11. Housing in Developing Countries

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This study aims at analysing housing provision processes in urban Turkey through the lens of urban regime analysis. An urban regime would briefly be defined as a stable governing coalition established on an informal basis among public, business and societal actors to ensure certain decisions to be taken in a given policy sector in urban politics. On the other hand, contractors in housing sector -especially build-and-sell contractors- who may be defined as micro-entrepreneurs are essential actors in housing provision in Turkey. A build-and-sell contractor buys the land from the landowner in exchange for a certain number of apartments, starts the construction, and sells apartments meanwhile. Such a process enables contractors to finance construction expenses during the construction process and to start the business with small capital. This mode of housing provision depends on high development rights in order to ensure high profit for the contractor.

This study bases on a field research conducted in Adana, a metropolitan city on the south of the country. Urban sprawl in Adana is triggered by agricultural and industrial development and high rural-urban migration in 1950s to the mid-90s, followed by rapid deindustrialisation since. The study focuses on the period after 1980s, marking a turning point with regard to housing policy in Turkey as well as for Adana at the local level. Urban development of Adana after 1980 is marked by development of large urban lands for housing in the north of the city directly by the municipality. Urban development policy is shaped in those years for Adana following the mayor's enthusiasm to create a "new Adana" of 200.000 new apartments for a million of inhabitants. This policy is led mainly by build-and-sell contractors, who would be identified as prominent actors in a regime formed around housing politics in Adana. The study thus focuses on how a contractor-led urban regime shaped urban and housing politics of a city favouring a single provision mode, which in turn determined characteristics of urban space in the city.

The method of the study involves three types of sources. First, a local newspaper is scanned covering the period of 1984-2015, and housing related content is analysed. Secondly, documents such as development plans and reports are collected and analysed. Finally, in-depth interviews are conducted to understand how "things are done" in the field of housing politics in Adana.

The study concludes by discussing the existence and functioning of an urban regime basing on an everlasting coalition since 1980s consisted mainly of contractors, municipal authorities and politicians, and landowners in Adana. If we are to talk about a contractor-led housing regime, how the regime is sustained and how it affects metropolitan governance in current urban politics with regards to housing policy.

12. Housing Law

A case study of deep retrofit in mixed tenure (rented and owned) English social apartment blocks

12. Housing Law

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Apartments account for 40% of Europe's homes and mixed tenure apartment blocks and neighbourhoods have become more prevalent in Europe in recent decades. As about 35% of the EU's buildings are over 50 years old, energy efficient retrofit and installation of renewable energy technologies are necessary to meet carbon emission reduction targets. The multiplicity of stakeholders in apartment blocks means that upgrading apartment blocks is particularly challenging and Bright and Weatherall (JEL, 2017) suggest that the problem needs to be understood through a building governance framework that takes account both of property law 'as a technology which in itself shapes energy related outcomes in the social and material world' of multi-owned properties, and of the complexity of decision-making. This paper illustrates the complexities that occur with retrofit of mixed tenure (social and private) apartment blocks and, more broadly, how building governance is a determinant of the costs and outcomes of refurbishment projects.

The paper focuses on a detailed study of a large refurbishment project of five tower blocks by Oxford City Council, involving external wall insulation and other energy efficiency measures. In addition to the Council's social tenants these blocks house significant numbers of private owners who challenged the Council's right to enter their flats, and the Council's attempt to recover from them a share of the refurbishment costs. The experience of the Oxford project raises questions about aspects of property law, allocation of project costs and benefits, and issues of communication, engagement and decision-making. The paper also presents qualitative data gathered from social housing providers through a survey and roundtable meeting to provide an indication of the extent to which these issues are affecting energy efficiency refurbishment projects across England.

Best Protection Against Eviction? A Comparative Analysis of Protection Against Evictions in the ECHR and the SA Constitution

12. Housing Law

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Michel Vols[2]

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This study focuses on two legal instruments that grant robust protection against eviction: the European Convention on Human Rights (ECHR) and the South African Constitution (SA Constitution). It compares the protection offered by these two instruments to ascertain which of these instruments offer the most comprehensive protection to unlawful occupiers. This is done so as to determine whether and to what extent these instruments should adopt the protections and approaches offered by the other. It is concluded that, although prima facie the instruments offer similar protection the implementation of the protections under the SA Constitution offers greater protection. While this can be justified by the socio-economic realities in South Africa, some recommendations regarding the implementation of protections under the ECHR are made.

Closing the gaps: English housing law after Grenfell

12. Housing Law

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This paper presents the results of research carried out by the authors, commissioned by Shelter, into the gaps/defects in English housing law that may have contributed to the tragedy at Grenfell tower. It also reflects upon the aftermath of the report, and suggests that the cultural change in attitudes to the rights of tenants may be more easily achieved by taking a human rights rather than a property law approach to housing and the home.

Consumer Vulnerability and Welfare in Mortgage Contracts

12. Housing Law

Irina Domurath[1]

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This contribution considers the role of contract law in the protection of homeowners as mortgagors from over-indebtedness and social exclusion in the EU. The argument put forward is that EU mortgage contract law can contribute to the prevention of over-indebtedness if additional tools to protect all groups of vulnerable consumers are included into the current legal framework. To this end, vulnerabilities on mortgage markets have to be conceptualized and matched with legal responses that go beyond current legal means of consumer protection. The proposed changes in the legislative framework not only challenge the theoretical perception of consumer contracts in the current EU legal framework, but also the way justice is understood in the EU legal framework. At the same time, the limits of mortgage contract law are apparent in a political economy where an access to credit determines access to housing on private markets.

This presentation is based on the book "Consumer vulnerability and Welfare in Mortgage Contracts"(Hart Publishing, 2017).

Energy-efficient renovation in apartment blocks: the key role of "energy leaders"
12. Housing Law

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This paper presents an action research on energy-efficiency improvements in existing condominiums which was conducted between 2011 and 2014 and was supported by the French Ministry for Ecology, Sustainable Development and Energy and the French Ministry for Territorial Equality and Housing.

This action research draws on an observation confirmed by the sociologist Gaetan Brisepierre (2011): the key determining factor for decisions relating to energy-efficient renovation in multi-occupancy buildings is the specific involvement of a co-owner, or a group of co-owners, who promotes the initiative to the other co-owners and drives the project forward by taking on the role of a leader.

This research sought to gain a better understanding of these "energy leaders" and the actions they carry out. For this purpose, we conducted telephone interviews with 41 co‑ owners identified as "energy leaders" by local energy agencies and a national consumer association, that specifically represents and assists co-owners elected to the audit committee of their condominium. We also conducted field investigations in 12 apartment blocks engaged in energy-efficient renovation processes.

This research identified seven factors for success when it comes to achieving energy-efficient renovation in multi-occupancy housing:

- A team of co-owners who play a leading role
- The crucial role of free technical support provided by energy-efficiency advisers
- Committed professionals who develop new practices
- A comprehensive approach to renovation in which energy efficiency is seen as a bonus
- Tailored renovation works that are staggered over time
- The impetus of a collective dynamic: new social relationships within the building
- A gradual and concerted involvement process

The research also highlighted the limitations of existing public tools. Public subsidies for energy-efficient renovation are not appropriate to the very specific dynamics of condominiums. Moreover, energy audits are too focused on energy efficiency and rates of return of investment and their conclusions are difficult to understand for lay people such as co-owners in apartment blocks.

On the basis of these findings, the research team developed six new tools to enhance the action of co-owners who take on renovation project leadership roles in their apartment block:

- The Initial Building Assessment (Bilan Initial de Copropriété) is a self-assessment tool to allow leading co-owners to evaluate the strengths and weaknesses of their building.
- The Shared Global Audit (Audit Global Partagé) is a new audit methodology that aims to compensate for energy-audit deficiencies
- Self-training tools via two free information websites

- A kit of 21 fact sheets for informing, consulting, discussing, preparing and facilitating decisions
- A practical guide on the collective involvement of co-owners in renovation projects
- A questionnaire for residents to assess indoor comfort and express expectations for upgrades.

This action research also has shown that it is necessary to develop new actions in four areas :

- Developing a professional culture of support and assistance for multi-occupancy buildings
- Adapting financial incentives
- Supporting changes in professional practices
- Facilitating multi-annual maintenance and works scheduling in condominiums

Eviction, European Human Rights Law and legal representation
12. Housing Law

Michel Vols[1]

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The author has chosen not to publicise the abstract.

Housing Ex-Offenders in the Netherlands: Examining the Dutch Legal Framework from a Human Rights Perspective

12. Housing Law

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Having access to stable and decent accommodation is an essential element of an ex-offender's successful re-entry into society. A lack of adequate housing not only significantly increases the risk of recidivism but also (negatively) influences other areas of life affecting the ex-offender's reintegration process, such as the chances of finding a job, maintaining healthy social contacts and overcoming drug or alcohol addiction. However, while finding suitable housing has been a spearhead of Dutch aftercare programmes, people with criminal histories face many obstacles when trying to find a place to live. Dutch housing providers, for example, appear reluctant to rent their property to ex-offenders; this includes social housing associations, which have a statutory obligation to provide affordable housing to people with low incomes or with particular needs. Ex-offenders' housing rights may furthermore be restricted on the basis of Dutch public law. Even though the arrival or presence of an ex-offender in the neighbourhood usually offers no serious problems from a public order point of view, it may provoke heated – and sometimes violent – protests from (other) residents. In such cases, local authorities – responsible for maintaining the public order – often use their administrative (emergency) powers such as area exclusion orders to prevent the ex-offender from settling in their municipality.

While everyone should be able to live in a safe and secure environment and all people have a right to the quiet enjoyment of their homes, ex-offenders also have a right to adequate housing and freedom to choose their place of residence. This paper aims to determine how Dutch private and administrative actors balance these rights and interests of both the ex-offender and his or her (prospective) neighbours. It also assesses to what extent the Dutch legal framework is in accordance with the applicable (international) human rights. Such an analysis is particularly relevant in light of recent legislation in the Netherlands, such as (the extension of) the Dutch Urban Areas Special Measures Act, which allows local authorities to screen and ban people seeking a home from certain areas on the basis of their past criminal conduct.

Housing rights and policies in Spain. Regional and local initiatives an

12. Housing Law

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The economic crisis has risen the awareness toward housing rights in Spain with worrying mortgage foreclosures figures and high rates of non-emancipated young people. There have been efforts to build up a subjective right to affordable and proper housing. Reforms of the bills of rights in the Autonomous Communities have been the legal basis to promote regional Acts that protect the housing rights to support the vulnerable groups needs. However, the Constitutional case law seems to step aside of social considerations adopting an expansive scope of the powers of the central State Administration linked to economic areas ruling out most of those provisions. Also, the restrictive Supreme Court rulings over mortgage conditions was contested giving place to the leading role of the European case law balancing the protection of this right in front of the extensive construction of other interests (abusive clauses in mortgages). We analise the main judicial decisions relating housing rights in Spain finding the rationale to Constitutional and Supreme Court limited protection of housing rights. A recentralization process under way might be one of the explanations as social protection is one of the main Autonomous Communitites domains of action while economic competences fall on the central authorities. Also, un unbalanced weight of the measures that protect banks and big landlords cuts short local and regional housing policies. In fact, attempts to reduce the impact on rentals and urban planning of digital platform short-rental sharing, like Airbnb, show strong opposition by competition authorities bringing legal proceedings to courts.

Legal causes for the situation of disrepair and lack of universal accesibility of the Spanish condominiums after ten years of crisis

12. Housing Law

Sergio Nasarre-Aznar[1]

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After ten years of crisis the Spanish housing stock has important problems of maintenance and universal accessibility for people with disabilities. The UNESCO Chair of Housing at University Rovira i Virgili (http://housing.urv.cat/en/) has conducted two Spain-wide reports: the first one related to consequences of the crisis in Spanish condominiums (2017) and the second one in relation to accessibility to flats in condominiums (2018). The former revealed some relevant aspects, among others: ancient housing stock (55% of housing is older than 1980), only 57% flats have heating installed, few meetings and barely attended, lack of economic resources of condos and co-owners to undertake reparations and improvements and conflicts among co-owners are common. While the latter revealed that only 0.6% of total stock housing in Spain is really universally accessible for people with disabilities and for the elderly, despite legislation says since 2013 that 100% (including old and new constructions) should have been universally accessible in December 2017.

In addition to socio-economic causes for this situation, several legal reasons may be found in legislation of condominiums, which will be addressed accordingly during the presentation and in the prospective paper. On the one hand, there are some that really can contribute to improve the energetic efficiency of condos, such as that simple majority is required for that purpose; or that contribute to facilitate the undertaking of works to improve buildings accessibility, as long as these can be forced by owners with disabilities if they are "reasonable". But, on the other hand, there are others that really ballast them, such as the insufficiency of the reserve fund to operate for any improvements or that legislation benefiting those disabled is unknown by 70% of the population.

Legal issues in the Netherlands arising from inaccuracy in land registry documents

12. Housing Law

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In the Netherlands, buyers of property cannot always trust official documents from the official land registry or from a notary regarding servitudes on property purchased.

Inaccuracy or incompleteness in Land registry and in notary documents severely undermine the ownership and use of property bought. They also affect the mortgage conditions of the new purchaser and property tenants unaware of the inaccuracy, especially when the inaccuracy could not be traced by the Land registry or the Notary prior to the deed of transfer of the property.

A recent case from the Netherlands will be examined to discuss this flaw in the system of land registry.

Under the relevant facts:

a.   in February 1928 a servitude for the servient property was created in a deed of conveyance of the dominant property and transferred by notary deed of purchase prior to the sale and deed of purchase of the servient property;

b.   the seller, an real estate firm, and owner of the dominant property in 1928 acted only as seller on behalf of the dominant property transferred in the notary document as registered in February 1928.

c.   however, the servient servitude is not registered or traceable in the Land Registry and Notary documents regarding the servient property since 1928 and even since 1836 at the time of purchase of the servient property in 2015;

d   furthermore, the dominant servitude as described by the notary in 1928 could impossible be exercised because of a building built and transferred in august 1928 (based on a notary document) or since 1931 (according the Land
        Registry map showing the building).

e.   the period of limitation of 30 years to redress this by parties concerned ended in 1958.

f.   the court/judge decided however that since the dominant servitude was registered in 1928 it was to read the dominant servitude differently as described in the notary document registered in 1928 on the objective grounds that   parties in 1928 had aimed this interpretation by the court.

g.   Relevant technical aspect of simultaneously registering the servient and dominant servitude is disregarded and in strive with an applicable European and Dutch directive to the Land registrar.
This paper will explain that the buyers (and their mortgager) of the property in 2015 will be unprotected from violations of the enjoyment of their property due to this judicial judgment based on inconsistent distinctions that cannot be rationally explained either by the Dutch old and new civil law or case law.

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Mass litigation and right to counsel: the case of landlord-tenant disputes

12. Housing Law

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The author has chosen not to publicise the abstract.

Participatory urbanism for suburban neighborhoods: past, present and future of a recurring question (a comparison between Belgium, Denmark and France)

12. Housing Law

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Suburbanization is at the center of numerous academic, scientific and political debates around Europe. Core to these debates, urban sprawl issues are major challenges for the 21st century, shared by most European and occidental countries. Indeed, suburbanization has been, and continues to be, a subject of numerous critiques and concerns (Bourne, 1992; Newman et Kenworthy, 1999; Hillman, 2010; Pinson, 2017). For the most recent, these consist in debating over the causes of the phenomenon of urban sprawl, but above all, over the densification of single family neighborhoods, spotted as key objectives for sustainable urban development in Europe.

Recently contributing to this debate, JPI Urban Europe (SMART URBAN FUTURE) has selected CAPA.CITY research program which focuses on suburban retrofitting through capacity building initiatives. In collaboration with institutional, academic and professional actors from three European countries (Belgium, Denmark and France), this project seeks new perspectives for the future of suburban neighborhoods. The central hypothesis is that one of the essential conditions to retrofit sprawl rests on the building of collective capacities.

Within this framework, this paper aims to bring into perspective two dimensions that have long been counter intuitive; suburban retrofit initiatives and the construction of collective capacities. The originality of this comparative approach is to identify urban, architectural, social and environmental constants and variables of each country in order to locate the origins of the "participatory turn".

First, the paper will provide comparative insight on legal contexts and urban policies that have favored or limited suburban development since the end of the 19th century. This political interest will be put in perspective with the scientific interest of this urbanization model. This initial state of the art will highlight the originality of the CAPA.CITY research program and the questions to which it aspires to respond to. Then, a number of historical participatory initiatives, promoting the construction of collective capabilities are analyzed. This second state of the art, concentrated on experiment case studies, will identify existing tools and strategies through-out the three stated countries, revealing their strengths and weaknesses.

What results from the elements put forth in this paper, is the identification of a multiplicity of contexts and actors that have influenced, and continue to influence, the production of suburban neighborhoods. Beyond historical similarities and differences presented, what emerges is a converging European tendency regarding suburban retrofitting approaches of renewal and/or densification. To some extents, suburban neighborhoods appear to be urban spaces able to provide fertile ground to experimentations concerning various stakeholders' implication, innovative housing models, based on more localized circuits of knowledge and action.

Remodelling the English Mortgage Possession Process: Affordability or Vulnerability?
12. Housing Law

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The priority afforded to economic concerns by the English law of mortgage (illustrated by, for example, s.36 of the Administration of Justice Act 1970) exemplifies the tendency within English land law to prefer quantifiable values over immeasurable ones. Values related to home, health and community are trumped by one simple economic consideration, is the mortgagee's security safe. The implementation of the Mortgage Credit Directive (2014/17/EU) and consequent unification, by the UK government in March 2016, of the regulatory regimes concerning first and second mortgages, however, has offered up an opportunity to reconsider this approach. There is, in effect, a choice to be made between extending the current formulaic approach under s. 36 AJA 1970 to all mortgages or adopting the more expansive discretion offered by s.129 of the Consumer Credit Act 1974. This paper demonstrates, through the application of a 'vulnerability analysis', the reasons as to why the latter approach should be preferred. While the time order process under the CCA 1974 is not free from criticism, this paper will argue that it is superior to the s.36 AJA 1970 process for two reasons. The first is that the application of a uniform test of affordability to all mortgagors, regardless of the very different levels of resilience that they may be experiencing, results in significant inequality of treatment as between mortgagor and mortgagee and, on occasion, between different mortgagors. The second is that the wider discretion afforded to judges under the CCA 1974, which allows them to determine what is 'just' in each case, opens up the possibility of non-economic considerations being taken into account. What this paper will argue is that the unification process offers the judiciary an opportunity to unleash the full potential of the time order process so as to create a more egalitarian and nuanced mortgage possession process that recognises and responds to the potentially differing levels of vulnerability experienced by the parties. In so doing, room will be made for the consideration of hard to quantify values, a cultural shift that may offend against the rational tendencies of land law but which is necessary if equality and fairness are to be achieved.

Right to housing of those living together (co-habiting) with a tenant

12. Housing Law

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The legal status of those living together with a tenant (being or not members of his/her household), but not as a party to the rental agreement, is a controversial issue, which has not been sufficiently discussed among European researchers and scholars.

Their "right to housing" is very fragile as it depends on the subsistence of a third person contract. Therefore, in the case of the tenant's death, the said might have to vacate the premises immediately. The same may happen if the tenant decides to end the contract.

The central question in these types of cases is to know whether or not these co-habiters have the right "to continue" the contract with the landlord. European systems in general provide a positive answer when those living with the tenant are his/her close relatives or a partner. However, other persons might not find any legal protection.

In a time when the shortage of available dwellings for rent and the relentless increase of rent prices lead more and more people (e.g. individuals or two families) to share a dwelling, to define the legal position of those who do not hold the status of a tenant is of crucial importance.

Should it be recognized that a rental agreement also produces a particular effect in favour of those how live with a tenant (as defended by some German scholars, e.g. Cannaris, Peter Schlechtriem[1])? And to what extent?

[1] Defending the theory of the "*Verträge mit Schutzwirkung für Dritte*".

The legal nature of the resolutions of apartment owners in a comparative perspective

12. Housing Law

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This paper is focused on the legal nature of the obligations that arise from majority decisions (resolutions) of the general meetings of incorporated and unincorporated associations of property owners or apartament owners (in apartament ownership schemes, condominiums, commonholds and stata title structures), which are binding all of the owners and are related to the calculation and payment deadlines of contributions to be paid owed by the owners for the maintenance of the common parts of a property. This theoretical question has vary practical implications in transnational relationships concerning land and use of the properties in Europe. It is a matter of dispute whether the decisions and the obligations can be classified conctractual or non-contractual, which has a profound significance in cases brought before the courts in which judges decide first the preliminary issues of international jurisdiction (according to EU Regulation No 1215/2012 of 12 December 2012 on jurisdiction and the recognition and enforcement of judgments in civil and commercial matters) and applicable law (according to either EC 'Rome I' Regulation No 593/2008 of 17 June 2008 on the law applicable to contractual obligations or EC 'Rome II' Regulation No 864/2007 of 11 July 2007 on the law applicable to non-contractual obligations). The existing case-law of the Court of the European Union does not answer the question of whether the obligations arising from resolution can be interpreted as based in a 'contract' within the meaning of Article 7(1)(a) of Regulation No 1215/2012 (the proceedings would be subject to the jurisdiction of the state of the place of performance of such a contract) or as not contractual in nature (subjecting the case to general rule on jurisdiction which is domicile of the respondent). If they are contractual, another question of the choice of applicable law remains, namely, whether this 'contract' could potentially be classified as a 'contract for the provision of services' pursuant to Article 4(1)(b) of Regulation No 593/2008 or as a contract relating to 'rights in rem' or 'letting' ('tenancy') within the meaning of Article 4(1)(c) of that Regulation. In my paper I am trying to answer all of those questions using comparative analysis of different apartament ownership, condominium, commonhold and stata title structures, as well as the leading definitions of 'contract' and 'proprietory interests' in civil law and common law jurisdictions.

The politics of domestic thermal insulation after Grenfell
12. Housing Law

Helen Carr[1]
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The energy inefficiency of English homes is a major factor in fuel poverty and, because domestic energy consuption accounts for about 27% of England's carbon emissions, unless it is significantly reduced, England will fail to meet the 80% reduction in 1990s emission levels by 2050 to which it is legally committed. However, despite the potentially catastrophic consequences of thermally inefficient homes, the need for improvements is highly contested. Elsewhere I have advocated a shift to a more holistic approach to housing policy which would prioritse lived experience in the home as opposed to prioritising housing as a financial asset (Law and the Precarious Home: A Case Study of Thermal Inefficiency in English Homes 2018). The tragedy at Grenfell Tower in the summer of 2017 in which 71 lives were lost, has the potential to trigger the shift in policy that is needed. However the implication of cladding, installed in part to improve thermal insulation in the tower block, in the fire, has intensified, rather than reduced, the the problematic politics of thermal insulation in England. For instance, some of the media named European requirements for thermal insulation as one of the causes of the fire. This paper will consider the reasons for cladding tower blocks and other forms of affordable housing, and the multiple consequences of the fire, for further thermal insulation works.

The right to housing and the family home in European contract law
12. Housing Law

Irina Domurath[1]
Chantal Mak[1]
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This article explores the question whether and to what extent a theory of housing is developed in European private law. To this end, it analyses the cases of the Court of Justice of the European Union (CJEU) and the European Court of Human Rights (ECtHR) in the field of contract law, especially concerning rental agreements and the enforcement of mortgage contracts, as those are the most prominent contracts between private parties in the field of housing. Tentatively, it is concluded that neither of the two courts engage in a more specific conceptualization of the right to housing and family home. At the same time, the rights are indeed incorporated in the legal frameworks in which the Courts operate (consumer protection and procedural autonomy for the CJEU, and proportionality and procedural safeguards for the ECtHR). As a consequence of their underdevelopment in private law, we argue, those rights do not fulfil their potential with regard to securing access to housing on private markets in a political economy, in which public housing is in decline.

The "Right to Rent" and s17 Children Act 1989; defining a "child in need" and provision of accommodation in England by Local Authorities

12. Housing Law

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Initial debate surrounding the introduction of the "right to rent" provisions in the Immigration Act 2014 in England in February 2016 focused on the private rented sector, as the provisions were directed at restricting the occupation of residential premises in this sphere by tenants without lawful immigration status. The focus on private landlords, tasked with the responsibility to check immigration status prior to granting a residential tenancy agreement, subject to both civil and criminal penalties, deflected debate from issues which have arisen in a different arena. Recent cases have indicated that the right to rent provisions are being raised in judicial review proceedings when questioning Local Authority determinations on whether a child is a "child in need" under s17 Children Act 1989 and whether, as a result, Local Authorities have a responsibility for provision of funds or accommodation, in order to avoid destitution or homelessness. Where a parent does not have indefinite leave to remain or determination of such is subject to appeal (and so does not have the "right to rent"), it may be that their child requires provision of funds or accommodation as a "child in need". This paper will explore recent cases and the implications which arise for interpretation of the "right to rent" provisions as well as potential consequences for Local Authorities. Immigration, child law and housing issues interact with interpretations of whether an individual may have a "right to rent".

"The right to a decent housing" in French law

12. Housing Law

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*"Everyone has the right to a standard of living adequate for the health and wellbeing of himself and his family, including food, clothing, housing and medical care and necessary social services"***[1]**.

The housing rights in French law and international law are deeply related to the right to live in dignity. Consequently, several legal premises affirm that everybody should have access to adequate housing, in order to secure the means to an adequate quality of life. The French Constitutional Council has been more specific by affirming that everyone should have access to adequate housing. This right to a decent housing has been defined and regulated by the French legislator, through an abundant and quite complex legal framework. The objective of the legislator is to bring all citizens up to some defined minimum adequate housing standards.

This legal framework related to housing rights contains a lot of premises which define the different characteristics that a dwelling must meet in order to be considered as decent (comfort and equipment standards) and distinguishes between insecure accommodation and inadequate accommodation. The rights of the victims of a "non-decent housing" are also preserved and can be enforced through an administrative procedure or even an appeal to courts. The protection of the right to a decent housing is based in both private and public law. When it comes to tenures, landlords are supposed to rent a house of an adequate quality and the public authorities are responsible to preserve this right when the housing conditions can be harmful for the health and security of the tenant or the neighbourhood (1).

Even if this framework seems quite efficient in theory, the results do not always meet the goals of the legislator: a lot of dwellings still don't meet the legal standards, especially in the big French metropoles. Furthermore, the guarantee of the right to a decent housing is subjected to a legal contract, which limits the protection of the other forms of permanent accommodation (2).

[1] Article 24 of the United Nations Universal Declaration of Human Rights.

13. Housing Market Dynamics

A regional model of the Danish housing market

13. Housing Market Dynamics

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We estimate a regional model of the prices of Danish single-family houses and show that sub-markets are interconnected via relative prices, giving rise to a ripple effect. We find strong evidence of a ripple effect in the short run of the model, but less so in the long run. We extend the model to allow for heterogeneity in fundamental elasticities based on factors such as local supply constraints and demographic compositions. We find that house prices are more sensitive to developments in fundamental factors, such as the housing stock, income and user costs in e.g. the Copenhagen area. Additionally, we document that the ripple effect is stronger from Copenhagen to other parts of Denmark than it is in the opposite direction.

An Outcome-based Approach to Modelling the Requirements for New Affordable Housing across Britain

13. Housing Market Dynamics

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To the greatest extent in more than a generation, there is a cross-party consensus that Britain needs to build a lot more housing and tackle its crises of housing affordability, housing availability and homelessness. Policies and resources are being deployed to address this challenge, but how much housing is really needed, where and in what tenure/price categories? Traditional approaches to assessment based on household projections appear obviously flawed. This paper develops the case for, and exemplifies an approach based on, targeting a basket of outcomes relating to affordability, housing need and homelessness, utilising a forecasting and scenario simulation model which operates at sub-regional level for the whole national system. The findings raise challenging issues about housing delivery mechanisms, about the spatial strategy relating London to the rest of the system, and about the the need for much more substantial investment in both social housing and intermediate tenures.

Can different social housing regime types exist within the same nation state? Social rented housing in the (Dis)United Kingdom

13. Housing Market Dynamics

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Welfare and housing regime literature has treated nation states as being uniform regime types. However, there is growing interest in the possible development of distinct regimes below the level of nation states. This paper applies regime theory though a robust analytical framework to the devolution of social housing policy to the Scottish Parliament and Welsh and Northern Ireland Assemblies within the UK. We establish that prior to devolution the UK's social housing regime was firmly located within a residual model, but one that operated as a "safety net". Particularly since the adoption of austerity by the UK Government in 2010 and divergence in political outlook between UK and devolved administrations, England's social housing regime is beginning to morph into an "ambulance service", whilst the "safety net" model is being maintained in Northern Ireland and Wales, and strengthened in Scotland. However, with few powers with which to influence the "wider welfare regime", high levels of poverty mean that the "boundaries of possibilities" for the devolved administrations to create more than this distinctive regime sub-type – and so to move to a "social market" performing a "wider affordability" role - are limited. The theoretical and analytical framework developed in this article is capable of being applied to sub-nation state jurisdictions in other countries, and so enrichen comparative analysis.

Growth of small apartments in Hong Kong: Trends and resident perceptions

13. Housing Market Dynamics

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This paper explores the reasons behind recent growth of small apartments in Hong Kong, often dubbed 'micro-apartments' or 'nano-flats'. Although small apartments are nothing new in Hong Kong, the proportion of small apartments among new completions has increased since the early 2010s, especially in the urban area. This paper considers possible reasons behind the phenomenon, including demographic trends, affordability trends, and government policy measures. In addition, the paper presents findings from a survey research which investigates the profiles of residents of recently completed small apartments, including their socio-economic background, household size, housing expenditure, and subjective perceptions of living space. The findings indicate that a significant proportion of small apartments are occupied by single professionals. Furthermore, a significant proportion of residents express that living space is not enough, although other factors such as proximity to public transport are considered as compensation. The paper considers whether these findings have any implications for recent debates about space standards.

How to explain the discontinuities in Dutch housing production: the role of structral factors and policies

13. Housing Market Dynamics

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Like many other West-European countries, the Dutch housing market is strongly recovering from the real estate crisis. House prices are sky-rocketing and demand is also booming. In contrast to this economic upswing, housing production is staying behind and in some growth regions even declining. This a-typical market trend is not new in the Netherlands and also occurred in the period 1995-2004. Factors that can explain this anomaly are the way the building industry is organised, the extensive and time consuming administrative procedures and the intensive physical planning in the Netherlands. Another not system related explanation is however the cyclical economic, building and housing policy from the Dutch Government in the last ten years. Against this background, this contribution sheds light of the effect of government policies at the one hand and structural characteristics of the building market on the other hand on the discontinuity of the Dutch housing production.

Identifying the key determinants behind Ireland's net migration figures to build predictive models to forecast trends for 2018 2022

13. Housing Market Dynamics

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Census data shows that net migration is a major driver of Ireland's population trends. It has also proven to be highly volatile and difficult to predict. As such, there is a pressing need for greater accuracy in predicting future net migration, to better inform strategic planning across key policy areas including infrastructure, health, education and housing.

Any attempt at predicting future net migration, firstly requires an identification of the key determinants that influence it. In a small open market economy such as Ireland, economic factors play a key role in determining overall net migration. This research examines official economic, financial, migration and demographic data to establish what are the key determinants for net migration. Once identified they are then used to inform a range of predictive models for future net migration, which are tested against actual historic Irish migration data.

Owning vs. Renting: The benefits from staying put?

13. Housing Market Dynamics

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The research project aims to identify whether differences in outcomes between owner and renter households vary across countries based on institutional features such as rental lease lengths. A substantial literature is devoted to identifying benefits associated with owning relative to renting (in terms of civic participation, income, children educational outcomes, health,...) and the mechanisms driving these differences. The higher level of residential stability associated with homeownership has been identified as a potential driver. However, little evidence exists with regards to whether differences in outcomes are smaller when the differences in length of residence is smaller. This paper used fata from the European Union Statistics on Income and Living Conditions (EU-SILC) to test the hypothesis that some of the benefits generally attributed to homeownership in the literature derive from the stability that homeownership is the main tenure to provide in the US but that can be obtained through different forms of tenures, such as long-term rental. Given the wide differences in homeownership rate and length of residence across European countries, the EU-SILC provide the opportunity to identify to what extent outcomes such as income, workforce participation, children education and health are more similar across tenure when length of residence is more similar

Redefining Housing Problem of Turkish Cities via Housing Production Levels

13. Housing Market Dynamics

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Turkey has produced significantly high levels of housing output since the beginnings of the 2000s. This production performance is a result of the deliberate efforts of the subsequent governments which are often justified on the basis of (a) lowering the country's housing deficit, (b) encouraging owner-occupation among low-income households, (c) preventing squatter housing development, and (d) decreasing unemployment rates. Geographical distribution of the housing output is not even across the country. The fundamental housing problem still refers to housing shortage for some settlements whereas it is excess housing production for others. Continuous housing shortage could eventually lead to the development of illegal housing whereas excess production could have negative impacts on the quality of existing neighbourhoods. This study aims to investigate the geography of the housing shortage and excess housing production as two different faces of the Turkish housing question. For this purpose, Building Permit Statistics and Address Based Population Registration System Data are employed as well as the records of the National Address Database of Turkish Statistical Institute. Housing deficit of provinces as of 2000, annual housing production during 2000-2017, and housing shortage/excess production as of 2017 are mapped through the geographical information system. Results reveal that housing production realized during the 2000-2017 period increased the regional disparities in housing markets. Excess production intensifies in certain geographies such as central, northern and western parts of the country whereas housing shortage prevails in eastern and southern parts. The study concludes that urban decision makers have to consider local differences in designing housing policy. Furthermore, measures have to be developed to tackle the negative effects of housing shortage and excess production on urban housing markets.

Revitalising the production of lower value homes: Is it a desirable or even possible pathway to affordable housing?
13. Housing Market Dynamics

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There is a buoyant raft of research concerned with the issue of affordable housing and the housing conditions experienced by those marginalised in the housing market. In New Zealand this housing research 'raft' broadly consists of three planks. The first is the housing patterns and issues arising from degenerating affordability including rapidly falling rates of owner occupation, increased dependence on the rental market, poor housing conditions, health implications, and impacts on living standards for people reliant on the rental market. The second plank has been research into land-use and planning impacts on land costs. The third plank has been around aspects of building industry performance, construction costs, voluntary adoption of building performance that 'go beyond code', and opportunities for the introduction of new technical processes such as prefabrication as a means of reducing house prices and increasing affordability. The reality is, however, that housing affordability continues to decline, housing exclusion has increased, and there are continuing questions around the performance of New Zealand's housing stock including its new built stock. The persistence and seeming intractability of those problems has seen the development of a National Science Challenge – Building Better Home Towns and Cities. This paper presents the rationale and framing of one of the programmes funded within that National Science Challenge. That programme gives attention to the changing profile of homes produced by the building industry. The 1960s saw more than 60 percent of new residential builds falling into the lower two quartiles of value. In the 1980s, the production of new builds was, despite some fluctuation, broadly distributed evenly across the four quartiles of value. From 1990, however, the pattern of new builds showed a reversal of the distribution evident in the 1960s. Increasingly higher proportions of builds were directed to higher quartiles of value from the 1990s. By 2010, more than half of new-builds were in the highest quartile of value. Meanwhile, production in the lowest quartile of value had plummeted to less than 10 percent of new residential dwellings and the next lower quartile of value attracted less than 20 percent of builds. This programme explores the dynamics that have led to the decline in the building industry's interest in delivering dwellings in the lower quartiles of value, which until the 1990s provided for low income households both in public housing and in owner occupation. It asks whether it is either possible or desirable to revitalise the building industry's interest in producing these lower value homes.

The importance of housing construction and neighborhood renewal for urban residential patterns

13. Housing Market Dynamics

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During the last decades Sweden has experienced a boom in housing construction. The rate of new construction has not been as high since the record years of the 1960s and 1970s and the government funded Million Home Program. The increased housing production has been driven by housing shortage and rapidly increasing house prices, especially in the larger cities. A difference between the boom of the 1960s and 1970s and the last decades' housing production is the deregulation of the Swedish housing market, which has affected the tool box of local governmental planning authorities. The municipalities ability to form urban spaces is now more restricted but they still have tools to shape the city. The bigger cities have all applied strategies for housing production that focus heavily on densifying the urban structure. It has been argued that this is a way to meet several different planning goals; one of them is to handle residential segregation. The assumption is that by transforming existing housing structures, making them more diverse and integrated, it will affect and reshape segregated residential patterns. The question of this paper is whether the housing production and renewal schemes of the last decades have had an impact on residential patterns and the level of segregation in Swedish cities? Are the form of new construction and the existing housing structure in targeted neighborhoods important for the outcomes? The ability for local authorities to control the type of construction and where it takes place varies for example between different tenure forms. For instance, it is easier to impact the construction of public housing, as they often are owned by the municipality, than to steer the production of housing run by the large private real estate companies. This might affect the ability for local authorities to meet their goal of a more diversified housing stock. The development of rapidly rising house prices and increasing production costs might also affects the possibilities for municipalities to enhance a more mixed population through the renewal of existing neighbourhoods and new construction of housing, as higher price levels and rents might affect who is moving in. So, the question is whether the goal of a diversified housing stock is realized through the new construction of housing, and in turn if a more mixed housing stock can changed the distribution of different household groups?

The recent evolutions in homeownership pattern of Turkish households

13. Housing Market Dynamics

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In the recent decade, Turkish cities have witnessed an enormous housing production process which occurred through the deliberate efforts of the public sector and mainly by private investment. More than five million dwellings have been produced in the last eight years. The motivation of the government for this production activity was to increase the share of owner-occupation among low-middle income households as well as increasing the economic activity in the country. However, the remarkable rise of house prices has hampered the process of entry to homeownership particularly for households who have no property. The rate of owner-occupancy has declined from 71 percent in 2004 to 61 percent in 2014 whereas the tenancy in the private rented sector remained steady. In the same period, the proportion of households who live in a dwelling owned by their parents/relatives increased from 6 percent to 15 percent.

This paper aims to examine the effects of housing policy shift in Turkey after 2002 on homeownership pattern of households and inequality created in the society based on housing wealth. In the first part of the study housing policy shift in the last 15 years is discussed particularly with reference to the housing supply and finance. Then, the study compares the homeownership pattern of Turkish households in 2004-2014 period through descriptive analysis identifying the shares of non-homeowners, single unit owners, and multiple unit owners in the society. Finally, the characteristics of non-homeowners and multiple unit owners are examined through multivariate analysis in order to shed light on the housing wealth related inequality in the society. Raw data of Household Budget Survey of Turkish Statistical Institute (2004-2014) is employed in this study. The preliminary findings display that both the ratio of multiple unit owners and non-homeowners has increased in the observed period declining the proportion of single unit owners in the society. The ratio of multiple unit owners has increased from 12 percent in 2004 to 18 percent in 2014. Furthermore, the share of tenants who own a dwelling unit is also on the rise for the observed period. The paper concludes that policies aiming to increase housing supply and improve homeownership rates in the country have contributed to the polarization in the society based on housing wealth.

15. Land Markets and Housing Policy

Cooperation games

15. Land Markets and Housing Policy

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This article discusses cooperation between public planners and private developers, and among private developers. It first gives an overview of the importance of cooperation in Norwegian urban redevelopment from industry or logistics to housing. In such areas there are often several private developers working alongside each other. In Norway, developers make the detailed regulation plans in liaison with the planning authorities. These planning authorities are charged with maintaining various public goods, which they will do by trading building permits with the developers as an indirect value capturing method. The developers will thus have to provide certain public goods to get building permits, but in many situations they will have an incentive to go further, such as building public spaces of a higher quality than what the regulatory authorities demand. This incentive is, however, not necessarily higher than the cost to the developer. While the cost in this example will be possible to estimate quite accurately, the benefits to the developer in the form of higher housing prices, quicker sales, improved public relations and employee morale, are less tangible. Moreover, such investments will benefit both other developers in the same area, and society as a whole. The developers' strategies will therefore be more than a quick cost-benefit calculation, but rather partially depend on their attitudes towards cooperation with each other and society as a whole as represented by the planning authority and their 'gut feeling' towards providing public goods.

The most important contribution of this article is to employ economic experiments to investigate this gut feeling. Approximately 300 people from private development companies, public planning, and related fields have played simple games in which they can chose to cooperate or not with the other players in an urban transformation scenario. By altering minor details in the scenarios, we learn more about what makes people more or less prone to cooperate in situations where they cannot simply calculate an optimal path. The subjects generally exhibit higher willingness to cooperate than in similar experiments with students. The findings indicate that people tend to be more cooperative if they are told they are playing with people from the same sector, except for people working as private developers. These are approximately as likely to cooperate with other developers as with other groups. People are also less likely to cooperate in more risky scenarios, and in situations where the other players do not have the resources necessary to reciprocate.

Informal housing and housing policy of migrant cities in China: The case of Shenzhen

15. Land Markets and Housing Policy

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Established as a special economic zone in 1980 to pioneer and experiment economic modernization, Shenzhen was then a border town accommodating a mere population of 134,000. Today, its population reached well over 20 million, who are mostly migrants originated from different parts of China. Known as a 'migrant city' and a rapidly growing economy spearheading with economic diversity, high-technology industry and tertiary education, its subsidized housing policy aims to draw and keep skilled and semi-skilled workers to sustain economic growth and tertiary industrial development. In contrast, informal housing and rural housing constitute the major sources of affordable accommodation for the lower income families and the low-skilled or unskilled migrant workers.

This paper explains why Shenzhen government's housing subsidy policy could focus on the semi-skilled and skilled migrant workers, leaving the low-income groups to the informal market. It argues that due to rural land ownership, rural land management system and the urban development policy, Shenzhen's rural sector was shaped to become the supplier of cheap housing. As a city with GDP surpassing that of Guangzhou, the capital city of Guangdong, this paper also questions why informal housing in Shenzhen proliferates, providing housing to 60% of the population, a phenomenon only found in developing countries with economic development lagging far behind Shenzhen. This paper argues that the pro-growth development strategy is fundamental to the undertaking of a productivist housing policy in Shenzhen, and a security-based housing policy implemented in the neighbouring city of Hong Kong, focusing on the housing wellbeing of the low-income families, is not considered at this stage of economic development of Shenzhen.

The analyses are based on secondary data and primary data collected in Shenzhen through meetings and interviews with government officials and housing researchers, and site observation in subsidized housing estates and rural housing clusters.

Interpreting housing policy mobilities

15. Land Markets and Housing Policy

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The apparent movement of policies between countries, or the rediscovery of policies from previous eras, is a prominent characteristic of the contemporary housing policy landscape. Lesson drawing or policy learning can be seen as a core component of the practice of evidence-based policymaking. However, such social processes and practices have been theorised in a number of strikingly different ways – particularly with respect to the degree of agency involved in policy mobilities. The vigorous debate at the interface between policy studies and urban geography over how best to understand such processes has thus far had a relatively modest impact upon the analysis of housing policy mobilities. This paper examines the extent to which frameworks from the debate over policy mobility have been deployed in the analysis of housing policy and reflects on the extent to which closer dialogue offers the potential for further analytical advance. It approaches this task in three stages. First, it reviews the development of the theoretical debate over policy movement. Second, it presents the results of a structured review of the use of these concepts in the housing literature. The review examines which aspects of housing policy have been subject to analysis informed by the policy mobilities debate and considers the depth of the theoretical engagement. The third section draws from this review some relatively neglected intersections that signify lines of argument that are ripe for further development. The paper closes by offering a brief housing policy case study to ground the argument more firmly.

Municipal land allocation and housing: an underrated toolbox

15. Land Markets and Housing Policy

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Supply of land is essential to the development of a city. In Sweden, municipal land ownership has a strong tradition which makes the municipality an active participant in the planning process, not only as a regulator of the built environment, but also as a landowner with monetary interests in the land market. The land is leased or sold to developers through the system of land allocation. Depending on several framing factors, the municipalities differ in their approach to public land and the importance it should have in planning. In this paper different approaches to land allocation strategies and social sustainability in five Swedish growing municipalities are analysed and compared. The results show a vast variety of approaches; all developed within the same national legal planning system, giving an interesting overview of the possibilities for a municipality in Sweden to think 'inside the box' to achieve certain political goals or address problems connected to the built environment when having the advantage of owning attractive land.

Planning and the provision of land for housing: friends or foes?

15. Land Markets and Housing Policy

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The relationship between land use planning and the provision of land for housing is complex. On the one hand, there is a considerable amount of literature suggesting that planning is detrimental for the provision of land for housing. Land use regulations limit supply and may contribute to a larger scarcity and fuel prices of housing. Moreover planning, including exclusionary zoning, may especially affect the possibilities to build affordable housing. Also in the context of the Global South, high planning standards make it inpossible to develop affordable housing in a formal way and make it necessary to circumvent planning by developing informal housing. Finally even if planning is a success, it will create extra amenity working as a magnet for extra demand resulting in extra scarcity of land resulting in issues of affordability and displacement. On the other hand, planning is considered to be an instrument to provide land for housing. Based on long term insights in the development of need for housing, measures can be taken and infrastructure provided timely to ascertain that high quality and affordable living arrangements will be created. Based on academic literature, the paper will present several ideal types of planning and discusses way to improve planning in a way that it becomes more a friend rather than a foe of providing land for housing.

Towards a typology of 'soft densification'

15. Land Markets and Housing Policy

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In the current context of resurgent cities, accommodating population growth has become one of the key planning challenges of many urban areas. While large-scale urban projects accommodate a significant share of housing growth and receive most of our critical attention a recent study in England found that about one-third of new homes are the result of micro developments of less than 10 homes, including housing infill, subdivision and extension (Bibby et al., 2016). This process is referred to as 'soft densification' and has so far received relatively little attention. This leaves a gap in the theorisation of soft densification and its subsequent drivers and form (Touati-Morel, 2015; Charmes and Keil, 2015). While densification has the potential to contribute to sustainable urban development, it may also exacerbate existing, or introduce new, problems, with some criticism of the compact city agenda emerging (Neuman, 2005). The emergence of soft densification and its impact is affected by the urban assemblage of diverse factors, including existing regulation; density; and infrastructure.

This paper brings together competing disciplinary approaches to identify the causes of small scale housing development into a high-level theoretical framework, including urban morphology and housing types and planning system and policy. We then tentatively question whether this composite framework is capable of explaining diverse forms of soft densification in different north and west European contexts.

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16. Metropolitan Dynamics: Urban Change, Markets and Governance

A missing presumption for successful housing mix policy

16. Metropolitan Dynamics: Urban Change, Markets and Governance

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The relationship between housing mix and population mix, often assumed to exist in social mix policies, is examined. In Sweden, one of the main ways to achieve housing mix is through densification of already established neighbourhoods. Thus, a salt and pepper-like housing mix is emerging. Accordingly, in the present study, the grades of mix are calculated at a detailed geographical level, using entropy index, and then aggregated to the 127 urban (≥10 000 inhabitants) localities in Sweden. No correlations can be found between the localities grades of housing/tenure mix and neither income mix, nor educational, age, sex or ethnic mix. These findings are in line with other studies of the current housing mix policy. Therefore, there are no reason to believe that increased population mix (of any kind) will follow from an increased housing/tenure mix, at least not at the geographically most detailed level. These conclusions suggests searching for explanations elsewhere. Some explorative work hints that urban form and absence/presence of barriers may be of importance.

Consequences of the marketized housing agenda in Sweden: those trolls that never were invited who we now are living with

16. Metropolitan Dynamics: Urban Change, Markets and Governance

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Aim: To discuss three examples of unexpected housing solutions under the Swedish regime of marketized housing agenda, under increasing population pressure

Scope: This article discusses how the marketized national housing agenda in Sweden has resulted in unexpected local outcomes that to some extent spur illegal activities, or ways to survive.

Argument: In Sweden we find several examples of how public-private solutions have emerged in the marketized era, more as local developments and situation responses than as effects of nationally monitored housing policies. Aside of the general overall picture, we find deviating examples to compare. Firstly, we locally find private slum-lords, exploiting their properties to a maximum but with no local responsibility to the tenants. Second, under the housing shortages for immigrants, a black market of temporary housing -or beds- have emerged, that spur illegal actors. Thirdly, we find private-public partnerships termed business improvement districts who collaborate locally in order to serve long time interests for the properties, but also in relation to the community and a wider social responsibility.

Conclusions: Within the field of spatial and housing planning, we find both great solutions provided by the market, and weak, even illegal such. In order to prevent the latter, long-term relations are necessary to invest in, for the general wealth of both properties and society at large. In order to solve the global pressures, the neo-liberal agenda needs to be anchored by place and local actors in institutional long-term relations between non-anonymous people in defined places. Results imply that the planning processes need to address this new landscape of actors, and processes.

Densification and social integration: Influencing liveability and social outcomes in suburbs undergoing transformation

16. Metropolitan Dynamics: Urban Change, Markets and Governance

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Urbanisation and compact city planning approaches across the world have resulted in the densification of cities and towns. As a consequence, cities have 'grown up', with vertical communities becoming the norm. However, there is a disconnect between increasing densification and how communities both living within vertical communities and the surrounding areas are experiencing this. Little research has been undertaken to determine how these changing urban landscapes are affecting the community experience of residents living in higher density areas.

The challenge is twofold. First, there is the process of transitioning to high density and the provision of housing forms. Property developers are creating apartment or condominium product at two extremes; either the provision of investor stock (smaller, 1-2 bedroom stock) or owner occupier condominium stock (larger, with higher price points) often at the peril of not considering who the target market is or housing consumer will be. This is particularly pertinent as new entrants enter the market, with changing social and cultural norms and needs. Second, societal changes have resulted in changing household structures and influenced how we consume the home. In many countries, there are increasing sole person households and group households with unrelated individuals cohabitating.

This paper seeks to examine stakeholders' perceptions of liveability in suburbs that are undergoing densification. Specifically, qualitative in-depth semi-structured interviews with 42 individuals were undertaken across two suburbs in southeast Queensland, Australia. These locations were included as they had experienced rapid densification from low density to higher density over the last 5 years. Additionally, both suburbs were in locations outside the central business or inner ring urban environments that had traditionally been higher in density. Thus, the existing residents and the introduction of new housing forms and residents were the focus of the research.

Housing increasing numbers of migrants and its effect on neighborhoods

16. Metropolitan Dynamics: Urban Change, Markets and Governance

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The international refugee crisis in Europe in the last four years has resulted in an increased demand for social housing in European metropolitans. We studied the effect the increased entry of migrants in the city of Amsterdam. In Amsterdam. the increased number of immigrants with a refugee background coincided with an increase in the number of homeless people eligible for social housing and the government policy to encourage indepedent housing for people that formerly lived inside mental institutions. The general increase in demand for social housing from vulnerable persons made it necessary for social housing associations, local governments and care institutions to work closely together. Since 2015, a comprehensive programme for housing of vulnerable persons was developed and implemented. We present the results of this programme in qualitative an quantitative terms. In the last 3 years 4800 households entered social housing. An important issue is the spread of vulnerable households over the whole of the municipality. Clustering of vulnerabe households in neighbourhoods that are in itself already vulnerable needs to be avoided. We show how housing associations manage to spread the vulnerabe households over the various parts of Amsterdam. Important is the care for these households while they start their housing career. We present data on income and debts, care situation and labour market participation.

The shortage in affordable housing in general in de the city of Amsterdam, combined with the increased demand for social housing from migrants with a refugee background, has led to the decision to quickly build new social houses which will be used upto 50% for housing of migrants. With over 1000 extra units already built and in use, we have been able to study how living together of different groups with different backgrounds is organised in this new buildings, and how tenants experience their housing situation. The Amsterdam results are compared with results form other European metrpolitans

Living - working mix: from development strategy to ground initiatives
16. Metropolitan Dynamics: Urban Change, Markets and Governance

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This research conceptualizes spatial mutations and innovative practices occurring in buildings, at the interface between housing, the labour market and urban development. These mutations emerge in a context affected by demographic changes, the advent of ICT and Internet in office work and homes, and the development of so-called "New Ways of Working." These mutations take various forms, including the provision of shared spaces and services and the development of co-living concepts. Such developments originate not only from the market but also from the third sector and from the civil society. As a consequence, mixed-used developments and innovative housing concepts have been increasingly supported by local governments, either through urban development strategies or specific housing policies.

This paper investigates pioneering and innovative experiences, which implement urban strategies targeting a close intertwining of working and living activities in transformation areas. The city of Amsterdam was chosen as a case study, given its peculiar spatial and housing policies and current trends going on in the Real Estate market, i.e. high housing pressure and fast recovery of the office market after the financial crisis. The methodology supporting this research is twofold. The first part consists of a policy analysis, aiming at building both a theoretical and an empirical body of knowledge of the working-living urban agenda, the urban development strategy and housing supply ambitions. The second part consists of a case-study analysis, with the purpose to collect evidence of working – living concepts, initiated by different types of organizations, and to confront them with the urban agenda.

Most recently in Amsterdam, housing policy changes have been mainly driven by the municipality's ambition to tackle the housing shortage, especially for middle-income households. On the spatial level, current urban planning strategies have been looking at the transformation of former harbour, industrial as well as office areas, into mixed-use neighbourhoods, as part of a global densification strategy, and further expansion of the housing supply.

One case-study was chosen among four typologies of innovative practices studied in Amsterdam to discuss tenure and functional mix issues. The partnership between the municipality and investors-developers to initiate the transformation process of a former mono-functional office area were analysed. The first development to be built will mostly provide middle-rental housing for starters and young couples. Apart from the program, the improvement of public space will be crucial to generate the initial impulse of quality needed in the neighbourhood.

The implementation of the municipality's vision in this project is discussed in order to better understand the tension between market forces, community needs, and long term vision of local governments. The four typologies investigated in Amsterdam were pioneering to some extent and emerged in different stages of the last financial crisis, so was the selected project. Through the analysis of these cases, we explore negotiation processes occurring in specific projects developed by local actors, thus considering the relation between urban vision and new developments from a dynamic and flexible perspective. The research underlines discussions on quality issues, tenure types and the mix of functions.

Planning in a Market Economy: Divergent narratives for 'solving' the challenges of urban renewal

16. Metropolitan Dynamics: Urban Change, Markets and Governance

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City managers worldwide face a critical dilemma: how to accommodate projected population growth, while facilitating the essential transition to more socially, economically and environmentally sustainable urban futures. The introduction of compact city policies, broadly defined as urban consolidation, densification and mixed-use development through the renewal of existing urban areas, has been widely adopted as the principal mechanism to address this dilemma in cities worldwide. In Australia, as elsewhere, the compact city model has emerged in the context of a neo-liberal political consensus, which relies primarily on the market to implement city plans. This produces one of the most critical issues facing contemporary urban planning – the misalignment between public planning objectives for urban renewal and housing densification, and the drivers of private market players tasked with delivering these outcomes.

Within this complex setting, those involved in planning and delivering the compact city frame their goals and actions in different ways. In this paper, we draw upon interviews with 64 planners, developers and government officials to identify the dominant narratives used to explain and justify compact city urban renewal within a market context. We find that these narratives differed greatly between two Australian cities. In Sydney, narratives focused on solving the economic challenges of renewal dominated, while in Perth the physical qualities of redevelopment were the focal point. In both cases, there is evidence that these dominant narratives have influenced both the type of development delivered, and how it has been delivered. By obscuring the complexity of renewal processes and the key role of politics, these narratives contribute to renewal outcomes that fail to meet the needs of residents, in the context of high levels of migration and increasing residential segregation. The paper concludes with a discussion of the implications of these findings for understanding the complex challenges of producing urban renewal in a market economy, and for identifying how to develop more nuanced renewal narratives in future.

Public-led Exclusion: The Case of Branded Housing Projects, Istanbul

16. Metropolitan Dynamics: Urban Change, Markets and Governance

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Since the 1970s, following the neoliberal urbanisation processes, the housing enclaves have been expanded globally through various forms such as gated communities, private enclaves or branded housing projects. These developments provide key urban infrastructure, facilities and services for their residents exclusively and privately. Their expansion raises questions regarding the role of these developments fostering exclusion in urban space. This paper focuses on the branded housing projects as an emerging form of housing enclaves and discusses the controversial role of public sector in promotion of these exclusive spaces. The branded housing projects has been developed in Turkey in last two decades and produced by private developers mostly in partnership with public sector. By 2013, the number of branded housing projects in Istanbul alone numbered 852 (Sarıçayır, 2014). The paper discusses firstly the spatial formation of these projects through their spatial design and land uses. Secondly it discusses policies facilitating the development of branded housing through recent changes in urbanisation and housing policies in Turkey. The case provides a comprehensive understanding of the dynamics behind development of housing enclaves while demonstrating the role of these developments in increasing urban exclusion and spatial segregation in contemporary metropolitan areas.

Residential mobility and territorial establishment of ethnic minorities in northern suburbs of Paris metropolitan area. Towards an ethnic suburbia?

16. Metropolitan Dynamics: Urban Change, Markets and Governance

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In France, focusing on national birth origins often provokes problems and intense disquiet. What motives are behind such investigations? What will this kind of case study be used for? Urban minorities partially correspond to foreign migrant populations who live inside metropolitan areas. In this social and geographical context, some households follows an ascending residential path and a territorial establishment with an housing purchase. Are purchasing locations connected with nationality or geographical origins? Is it possible to observe a diffusion process after initial anchorings?

This paper aims to make use of the BIEN database (Base d'Informations Economiques Notariales) especially for te northern suburbs of Paris metropolitan area between 1996 and 2005. Bought from the Parisian notary public board and updated regularly, the BIEN database allows those social transformation processes to be followed over a short time and a very precise scale. The objective is to propose a socio-geographical analysis of housing purchase transactions in the metropolitan region of Paris, Île-de-France, concerning non-French buyers. Do they live in every part of this metropolitan region? Is it possible to describe any specific geographical distributions?

This paper will take a specific attention to Turkish, Chinese and Indian purchasers because their number has increased very quickly during this period. Do those trends mean a specialization of ethnic territories inside the great Parisian metropolitan area? Are they similar to the case of ethnic suburbia observed in British or American main cities?

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Smart cities and smart village: A new effort for integration

16. Metropolitan Dynamics: Urban Change, Markets and Governance

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The smart city is a concept that began to take shape at the end of the last century, emerging as a consequence of the real evolution of urban requirements. Whilst in bygone eras the need arose to equip cities with elements such as security, public health services and public adornment, which were primordial for development of said cities, nowadays the - increasingly demanding - citizenry calls for a type of services related to the introduction of information and communications technology (ICT), aside from the cities' own evolution, as well as growth of the social and environmental capital.

A smart city could be defined "as a city which uses information and communications technology to ensure that both its critical infrastructure and the public services and components it offers are more interactive and efficient and that citizens can become more aware of them".

Analysing the evolution of smart cities we can find two phases, from a scientific viewpoint.

1. A general reflection on the growth of cities, their sustainability and the participation of citizens when detecting town planning problems and resolving them. The North American studies in this area are worth mentioning in this regard (Getting to Smart Growth, University of Michigan, SHAPIRO). All of which is included within a process whereby new town planning strategies are generated to attain a higher level of wellbeing and the increased environmental integration of urban spaces.

1. b) Secondly, specific measures for action are on the increase, so that proposals manage to integrate the different town planning and building factors that are completed by ICT. The category of "The Internet of Things" is also included, creating a system to connect the different elements of the city. And open data elements are adopted by citizens

But cities had by no means resolved all of their previous problems, such as high population density, depopulation of the countryside, substandard housing, pollution, traffic and $CO2$ emissions, etc.

Currently, the policies of the European Union and national Governments looking to find solutions for integration of remote territories of the urban centres. Several methodological aspects are proposed to address this issue. Of course, the analysis of the remoteness of cities, population density, land use and the capacity to use information technologies are some of the main points of analysis.

Strategic School Planning in Sweden

16. Metropolitan Dynamics: Urban Change, Markets and Governance

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Many countries have adopted school reforms that give parents an extended opportunity to choose schools for their children. State schools are expected to compete. This gives rise to questions of how to organize and site state schools. In addition, many local and central governments have adopted policies of compact and mixed use urban development. In contrast to the 20th-century neighborhood unit model for housing and schools, present design principles provide little guidance on how schools can be sited and integrated into cities. The purpose of this paper is to examine how local governments organize the provision of school facilities, and what this means for the siting and integration of schools into cities. The aim is to contribute with new knowledge on how local governments adapt to the school reforms, in combination with urban development policies and what this means for schools and cities. The paper is based on examination of strategic documents and semi-structured interviews with 17 strategic officials in five fast growing municipalities in Sweden in 2016-2017. The examination draws on organization and location theory. Previously published results show that local governments adapt to competition and school choice by planning for much larger schools, in combination with compact urban development and by siting strategies for schools. An important location criterion for schools of children aged 13-15 is in central parts of cities. This is to attract many students. An important location criterion for schools for children aged 6-12 is in proximity to the local need and in consideration of younger children's limited reach. However, densification developments and large schools lead to difficulties in siting schools where they are needed, and socially deprived neighborhoods are sometimes avoided. The results for the organization of school facility provision show that all investigated municipalities undergo, or in recent years have undergone, organizational changes aimed at long-term facility provision and efficient use of facilities. They include a shift of planning responsibility for elementary schools from the districts to central administrations. Strategic facility planners have been appointed. Property management is commercialized. Coordination tasks across sector administrations have been established. The role of town-planning administrations varies between municipalities, urban areas and development projects. An important reason for the variation is that physical planning is adapted to local conditions and often lacks an overall strategy for schools. Preliminary conclusions include that school competition is a significant driver in organizing and siting state schools in Sweden. While the local governments' organization and overall objectives are aimed at efficiency in school organization and facility provision, the consequences of their strategies contrast with the intention of the compact city ideal to create closeness between people and services. Implications for local governments are that town-planning administrations can become more active in the strategic planning of school size and school siting. Town-planning tools can be used to emphasize patterns of schools that are socially and environmentally sustainable. Furthermore, town-planning objectives can be integrated with overall efficiency objectives for schools and their facilities. National school policy can be integrated with policies for land-use.

The housing tenure landscape that structures the Swedish society: Patterns and changes 1990 to 2012

16. Metropolitan Dynamics: Urban Change, Markets and Governance

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The housing tenure type landscape can in a residential segregation perspective, be seen as vital in structuring the Swedish society. This landscape not only separate people spatially on the bases of economic resources, but also on the basis of family/demographic situation and often by country of birth. Discussions of tenure mix have received renewed interest as many have suggested that neo-liberalization has made way for large-scale gentrification of neighborhoods. Yet, there are relatively few studies on large scale changes in tenure mix due to the lack of data and appropriate methods. In this article, we propose to use tenure type landscapes to analyze changes in housing policy and at the same time ackowledge the evolution of housing policies in Sweden since the 1990s. Using individualized and multi-scalar tenure type landscapes to measure change in neighborhoods, we analyze housing clusters in 1990 and 2012. We show that the housing tenure landscape in 1990, at the height of the welfare state, was fairly diverse and mixed. During the next 22 years, however, the housig tenure landscape changed to become more homogenized and dominated by ownership through tenure conversions and new housing. Firstly, we show that the centers of the largest cities in Sweden have become characterized by neighborhoods dominated by tenant cooperative tenure. Secondly, we show rings of densification of owner occupied areas outside of cities. This pattern of homogenization is observable in virtually all small-to-large cities in Sweden. Thirdly, we see a sharp decline in public rental dominated neighborhoods. Although this could be the sign of diversification, only a small part of these neighborhoods become mixed. We argue that these changes are essential to understanding present and future segregation and gentrification processes.

Towards more sustainable urban development. The potential role of housing

16. Metropolitan Dynamics: Urban Change, Markets and Governance

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Urban regeneration of deprived urban areas was traditionally organized by the public sector or initiated by private actors. Both models had their specific characteristics: public interventions were often favouring certain population groups and faced the problems of limited financial means while the private forms usually increased inequalities, created segregation and gentrification.

Since the end of the 2000s, with the financial crisis, both models face fundamental problems: the public sector has much less money, while the private sector became more cautious in investments. The consequence is the substantial drop of urban regeneration with clearly visible signs in many cities: rising inequalities, deepening poverty, deterioration of certain areas, growing homelessnes in sharp contrast with the increasing number of empty standing homes and buildings. As another negative consequence, many urban regeneration professionals have lost their contracts/jobs. On the other hand, the retreat of the two traditional actors of direct interventions into urban regeneration opened up the scene for new types of innovative solutions, based on more flexibility of the public sector and more activism from below.

The paper aims to give an overview of different types of innovative approaches:

- innovation from the top in form of unusual actions of local governments;
- innovation from the bottom as reactions of residents on the deepening crisis;
- innovation from the „side", i.e. from architects and other „city maker" professionals.

As the consequence of these very different innovations the earlier exclusively publicy or privately financed projects are replaced by more mixed interventions. In such cases abandoned places get new uses in public interest, contributing to the regeneration of the urban space and also re-creating local communities. An interesting question emerged: what could/should be the role of the municipality, public sector to engage residents and private actors even more into such innovations?

Most recently, with the early signs of new economic growth and the relaxing financing atmosphere the return of the traditional public and private models is observable in many European countries. This leads us to an additional questions. Was bottom-up innovation only a short episode in the history of urban regeneration? How could innovative elements be preserved to mitigate the shortcomings of traditional public and private sector interventions?

The paper aims to answer these questions on the basis of concrete examples, partly taken from cities participating in ongoing URBACT networks.

Urban consolidation through infill: Relaxing constraints or pushing urban land values?
16. Metropolitan Dynamics: Urban Change, Markets and Governance

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City governments across the globe are promoting urban consolidation as a means of mitigating the environmental footprint of urban living and accommodating population growth. However, adjustment processes in urban property markets are characterised by frictions due to long lived assets, property rights (including planning) and localised (dis)economies of scale, that condition the nature and direction of urban development. Market intervention, in the form of urban consolidation, may relax local adjustment constraints through supply effects, but may also generate spillover effects that, in net terms, increase the price of adjoining properties. In this paper we analyse the impact and articulation of consolidation policies on property prices in Melbourne, Australia.

Specifically we test whether infill developments have a positive or negative impact on nearby property prices. In the absence of spillovers infill developments may, after controlling for price fundamentals and neighbourhood effects, have limited impact on the value of nearby properties if infill represents a distinct sub-market or may reduce property prices if a supply effect dominates. In the presence of spillovers infill developments may have further positive or negative impacts on nearby property values. A positive effect, potentially worsening affordability, arises if developers can act as price setters/leaders, if infill enables realisation of a latent price distance gradient or if the area average income level is raised. A negative effect can arise if residents attach value to low density living or developments lead to additional congestion. Infill developments may also have distributional consequences where impacts are spatially asymmetric. We identify some 98,000 developments, representing different typologies of development, within the Melbourne metropolitan area between 2005 and 2014. Estimates of infill likelihood, typology and price effect enable testing of various theories of urban change and dynamics.

17. Migration, Residential Mobility and Neighbourhood Change

A geographical path to integration? Exploring the interplay between regional context and socioeconomic integration among refugees in Sweden
17. Migration, Residential Mobility and Neighbourhood Change

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Migrant integration is an issue at the forefront of political and academic debates in many immigrant-receiving countries. Within academia, a rich neighbourhood effects literature analyzes the significance of residential environment for the socioeconomic integration of international migrants. A parallel strand of research explores the associations between immigrants' initial region of residence and their subsequent socioeconomic integration. While some studies account for individuals' geographical mobility when analysing the effects of residential context, the literature usually measures residential context at a single point in time. Less attention has been paid to individuals' geographical trajectories in their entirety and their relationship with socioeconomic integration. Furthermore, existing research often focuses on a single dimension of geographical context, such as the labour market situation. Using Swedish longitudinal register data, we apply sequence analysis in order to identify refugees' typical geographical trajectories across regions with different levels of population density, labour market conditions and housing market situation. Our sequence analysis shows that the vast majority of refugees stay in the same type of geographical region throughout the six-year period. Next, we estimate regression models to assess how the identified trajectories influence refugees' employment and income outcomes. Our initial regression results indicate that continuous residence in high unemployment areas is associated with lower employment probabilities. Moreover, continuous residence in a sparsely populated region had a positive impact on employment outcomes for refugees who arrived in between 1991 and 1994, but a negative one for the 2005-2009 cohort.

High-skilled migrants in a global city: exploring housing choices and residential trajectories of Russian and Italian professionals in London
17. Migration, Residential Mobility and Neighbourhood Change

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The dwelling of mobile professionals in global cities is embedded in broader transformations of society, social inequalities, and power relations. In terms of the mobility patterns, the ethnicity remains central to the experiences of migrants in the city. This paper compares housing choices and residential experiences of high-skilled transnational migrants from Italy and Russia in the contested housing conditions of London. It examines how ethnic and sociocultural backgrounds of the migrants influence their residential mobility in the city by exploring social and spatial trajectories in narratives of residential choice and mobility. In particular, the paper builds on to the literature of the 'middling' transnationalism and addresses the call for the in-depth research of everyday life experiences of the migrants. It also contributes to the research on the residential mobility of international migrants in cities, through the exploration of the causes and consequences of spatial patterns and the impact of housing markets of the particular neighbourhoods on socio-spatial choices of migrants. The paper is based on a qualitative study with 30 semi-structured interviews with high-skilled transnational professionals living in London, including those from Russia and Italy, which were designed to unveil the housing histories, as well as the motivations and characteristics of their residential behaviour. The housing preferences of transnational professionals are not only dependent on the pre-existing tastes but also to the cultural patterns in their housing histories, largely conditional to national housing contexts of the countries of origin. Taking into consideration the socio-spatial behaviour of two culturally distinct groups allows broadening the analysis of housing preferences. Along with the lifestyles defined by age, life stage, family and social status, duration of stay, also the influence of sociocultural backgrounds on the migrants' transnational living is investigated. Two groups interviewed represent different geo-economic and cultural contexts: Italian migrants bring the perspectives of Southern European positioning, Russian migrants take in European post-socialist features. The housing decisions are discussed in the frames of proximity to work, urban amenities, social networks, as well as home-making and cohabitation issues. Interurban residential mobility is explored in the frequency and motivations of moves, habitus and search space, and the relation between neighbourhoods of aspiration and actual residence. Additionally, the paper demonstrates the potential influence of Brexit on the transnational living of migrants by exploring the perceived impact on residential trajectories in the narratives of these two migrant groups, particularly regarding former and future housing decisions. The paper demonstrates that for Italians, residential mobility is connected to building a housing career and the duration of stay; while for Russian migrants, residential decisions are mostly more thorough, enduring and imply higher living standards. For both groups, the proximity to work and ease of commute are among factors influencing their decisions. The paper concludes with the discussion of how the experiences of past (transnational) residential environments generate the housing preferences and get modified by market conditions of the super-diverse global city. Overall, the paper contributes to highlighting the relations between (im)mobility and dwelling within transnational contexts.

How do micro-level residential mobility patterns contribute to neighbourhood change? The case of housing estates in Tallinn and Prague

17. Migration, Residential Mobility and Neighbourhood Change

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The socio-ethnic decline comparable to West-European cities hasnot yet been the case in housing estates (HEs) of CEE post-socialist cities. The almost full-extent privatization of dwellings, the issue that housing estates play such a predominant position in the housing market as comprising 30 to 60 percent of the total housing stock, and the different character of immigration history play important role in these different outcomes. Yet, many housing estates already experience social infiltration and increasing ethnic minority concentration. Studies carried out so far have usually treated social and ethnic categories as homogeneous groups, while neglecting the role of age and lifecourse differences in social and residential mobility patterns. HEs in post-socialist cities follow different residential trajectories, partly because they are in different lifecourse phases.

Based on a comparative study of neighbourhood change in HEs located in Prague in Czech Republic and Tallinn in Estonia, we aim to trace these different neighbourhood lifecourse trajectories based on long-term changes (2000–2017) in housing estates, and investigate how micro-level residential mobility patterns contribute to these neighbourhood changes. Which lifecourse/age-based residential mobility patterns characterize HEs in different neighbourhood lifecourse phases? How do neighbourhood lifecourse differences translate to socio-spatial inequalities? Since Tallinn is a dual-ethnic city, and new immigration is rapidly increasing in Prague, we also pinpoint to the ethnic aspects in residential mobility and neighbourhood change. In general, in-place population ageing process have been the case in HEs, resulting in over-saturation of elderly. Increasingly, also, pre-family age groups have become proportionally over-represented in HEs. A relative shrinkage of family-age groups and children is taking place. Overall HEs are gaining ethnic minorities and loosing natives through residential mobility. HEs play a slightly different role for natives and non-natives: while seen more as a springboard for moving on for young pre-family age groups in case of natives, they are seen as a longer-term family environment for non-natives. The study is based on Housing and Population Census data from 2000/1 and 2010/11, and register data for 2011–2017.

Immigrants' housing environment and multi-layered structure of housing market in Russia: from the interim results of sociological questionnaire

17. Migration, Residential Mobility and Neighbourhood Change

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This paper aims to explain the following from the sociological questionnaire survey on conducting in Russia in 2017-2018 by author. It aims to explain the following three points. First, how does the demographic movements reflect in the regional housing market in Russia, especially related to the regional housing prices and housing rental fee? This paper focuses especially on labour migrants from Central Asia. Second, the paper will explain the multi-layered structure of Russian housing market. The author argues that the Russian housing market is segregated. Migrant's housing deals are possibly the origin or bottom of the housing market. Some of their deals also seem to be invisible in the official housing statistics, that is to say, taking place in the informal housing market. Third, the paper discuss labour migrants' housing condition and quality of life from the perspective of human resource management and labour productivity. Do temporal life and benefits support migrants in labour productivity sustainably in Russia? Can they take a rest well?

This study is based on the results of a sociological survey conducted in some cities of Russia 2017 by the author. It is to explain the multi-layered structure and the segregation of Russian housing market. Thus far, the previous research have focused on the correlation between the regional housing price level and immigrant population density in Moscow. This research argues not the segregation of residential district but the one of housing market. Some of immigrants' housing environment and transaction would bring the multi-layered structure of housing market, especially rental housing market at the bottom or other level.

To integrate well-balanced between immigrant and other residents, and realize the sustainable growth and labor productivity, we need to address immigrant housing environment and uncertain transaction. The policy should support not toward the space segregation, but toward renovation of housing, the stylized transaction of housing market and employee's benefit 'compensation or social program for employee' in Russian company.

Keywords: Housing market in Russia, Immigrant labor, Segregation, Price discrimination, Multi-layered structure of market

Migrating within Britain: Examining the importance of non-economic motives

17. Migration, Residential Mobility and Neighbourhood Change

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The author has chosen not to publicise the abstract.

Moving motives among families with children leaving the inner city of Oslo

17. Migration, Residential Mobility and Neighbourhood Change

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The number of children aged 0-5 years in the inner city of Oslo has grown by 61 percent in the period 2004-17 while the total population there increased with 47 percent. We also observe that among two birth cohorts, those born in 2007 and 2012 in the inner city, 40 percent moved from the inner city during their first five years. In this paper we want to indentify which families move, and which stay in the inner city using register data where we can follow individuals living in Oslo in 2008 in the next five years. In addition, in April 2018 we will undertake a survey among recent movers from the inner city in the group of families with small children, and also ask families with small children who have stayed in the inner city for a longer period about their possible moving plans. A common approach is that the decision of moving happens sequentially; first tenure, then house type/size and at last location, but there can be deviations from this model in practice. House price differences between inner city and the suburbs, as well as travel expenses between home and work influence the choice. Factors that also may have an impact is the characteristics of the new and the old dwelling's close surroundings such as; building heights, parking, garden, children's playing opportunities, parks, traffic, pollution and noise. A further dimension is if the residence is close to schools, residential structure, population profile, proximity to public and private services, public offices, stores and sport facilities. We therefore employ a push/pull approach to map the factors behind the moving decision. The preliminary results from the register analyses show that families with children who moved from the inner city to the suburbs had higher incomes, had more often Norwegian land background and were more often owner-occupiers after the move than non movers.

Native-origin families with children as drivers of ethnic residential segregation

17. Migration, Residential Mobility and Neighbourhood Change

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Recent US studies have shown that residential segregation by income or ethnicity is pronounced among families with children and that school district boundaries affect residential segregation by both income and ethnicity. We investigate these questions in the city of Helsinki in Finland, regarding ethnic segregation. Individual-level register-based data covering the complete population of the city of Helsinki annually between 2005 and 2014 are analyzed.

The first phase is to measure ethnic segregation with the index of dissimilarity, comparing the residential distributions of different types of native-origin households to the total distribution of non-Western-origin households. We expect the segregation level to increase when the age of the oldest child approaches the school-starting age. The second phase is to analyze migration flows between school catchment areas by the means of Poisson regression. We expect the migration of higher-SES native-origin Finnish-speaking families with children below the school-starting age to be the most strongly connected with the shares of immigrants in the catchment area populations. The third phase involves a boundary discontinuity analysis of the number of higher-SES native-origin Finnish-speaking families with children around the school-starting age in the populations of 250 m * 250 m grid cells along the boundaries of catchment areas. We expect the sides of the boundaries with smaller catchment-area shares of immigrants to have larger shares of native-origin families with children just below school-starting age.

Together, the analyses contribute to the understanding of the drivers of ethnic residential segregation and of the mechanisms of differentiation in the educational system.

Polarisation, reordering and divergent growth: Processes underlying neighbourhood and urban change in Dutch cities

17. Migration, Residential Mobility and Neighbourhood Change

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Many major cities have experienced during recent decades changes in their socio-spatial layouts due to several simultaneous processes. A common pattern of change, which can be attributed to a 'reordering' of neighbourhoods, was a reversal of the socio-spatial layout such that city neighbourhoods have become increasingly richer relative to suburban ones. At the same time, increasing economic inequalities have been translating into increasing divergence between urban areas and increasing polarisation within them. These distinctive processes have been dealt with in various strands of urban research, but their relative importance in changing neighbourhood fortunes and in transforming socio-spatial structures has remained obscured. Recently, an application of an analytical approach from the field of individual income mobility has been introduced in the urban context, which enables to distinguish between the roles of these different contributing processes. This paper builds on that approach in distinguishing between the three factors of change among neighbourhoods of the four largest Dutch urban areas: Amsterdam, Rotterdam, The Hague and Utrecht. The objective is to examine the extent to which these factors are involved in changing neighbourhoods and in transforming urban socio-spatial layouts, and to assess how the context of each city contributes to the dominance of specific factors of change. The results show that divergent growth between the northern and southern wings of the Randstad region has a substantial effect on neighbourhood fortunes and is an important source of increasing disparities among neighbourhoods of the respective cities. The role of increasing inequality also varies among the four cities. It is substantial in Amsterdam and The Hague and modest in Rotterdam and Utrecht. Distinguishing between the different effects exposes the intricate dynamics of socio-spatial change. Often, the 'reordering' and 'inequality' factors are opposed in direction and therefore conceal each other. While many neighbourhoods may be moving up and down the urban hierarchy implying an extensive reversal of urban layouts, these dynamics are weakened by the opposite effect of increasing inequality. By distinguishing between change factors, the study suggests that upward and downward change among neighbourhoods may be much more prevalent than previously found.

Quantifying the Impact of Selective Religious Internal Migration on Residential Segregation in Belfast, 1981-2011

17. Migration, Residential Mobility and Neighbourhood Change

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As the third demographic driver, internal migration plays an important role in redistributing the population at the neighbourhood level. In doing so, selective migration can have the unintended consequence of establishing and sustaining residential segregation. This link has been an important topic in Northern Ireland where discussions of Protestant retreat and Catholic advance feature prominently in public and policy discourse (Anderson and Shuttleworth, 1994). Using linked census data from the Northern Ireland Longitudinal Study (NILS) this paper aims to quantify using the Simpsons Diversity Index the impact internal migration within Belfast, Northern Ireland has had on the underlying residential segregation. Analysis will take place over three time periods 1981-1991, 1991-2001 and 2001-2011, to explore areas of Belfast where religious movements increased, reduced and sustained residential segregation. Findings show that amidst the ongoing Troubles between 1981-1991, Protestants and Catholics migrated to their respective heartlands greatly increasing segregation especially in the North and West of the city where violence was the most intense. During the more peaceful 1991-2001 and 2001-2011 periods, the naturally growing and upwardly mobile Catholic community expanded into the once Protestant suburbs of South and East Belfast, helping to increase the religious diversity and reduce segregation. Similar evidence by the Protestant community point to a growing willingness to migrate to the predominantly Catholic areas of West Belfast.

Raising children in the inner city: still a mismatch between housing and households?

17. Migration, Residential Mobility and Neighbourhood Change

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The inner city is traditionally seen as a "transit harbour" for young households - a place which attracts singles and couples for a limited period of time, typically during studies and early labour career. A breaking point occurs, according to life-cycle theory, when people become parents. One or more children increase the need for space and green environments, and push families out of the inner city.

This picture of instability and mismatch, however, might be changing. Urban transformations and new housing preferences families seem to disconnect the well-established relationship between families and suburbs, as highlighted through studies of "family gentrification". Policy-makers, planners and architects exploit similar ideas in their promotion and implementation of compact-city policies. The compact city is often described as an inclusive city – a city where everyone, including families, thrive and prosper.

Our exploration into this subject centres on residential stability among individuals who receive their first child, using Oslo as our case region. We compare two cohorts – those who entered parenthood in 1995 respectively 2005. We track both cohorts over ten years, with survival in the inner city as the dependent variable. The key question is whether residential stability is higher in the latter cohort. We also explore how stability/instability are influenced by housing composition and residential density. We control for significant correlates at the individual and household level, e.g. birth-year, sex, civil status, arrival of additional children, income and education. We further split the analysis on natives and immigrants (including descendants), in order to capture dispersion from pioneer immigrant settlements.

A related analysis explores patterns of relocation after ten years, i.e. in 2005 and 2015. We compare the propensity to settle in three areas – the inner suburbs, the outer suburbs and the rest of Norway, with further divisions between small houses (single-family homes, row houses etc.) and housing blocks. A key point here is to illuminate motivations that underlie the family migration process.

The study utilizes longitudinal register data.

Reproduction of Stockholm's Large Housing Estates through young adults' mobility

17. Migration, Residential Mobility and Neighbourhood Change

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Like in many Western European cities, large housing estates in Stockholm have become a shorthand for discussing a range of housing and socioeconomic problems. During the last quarter of a century these estates have shown increasing signs of stigmatization, social exclusion, and are often referred to as distressed neighbourhoods. There is also a political worry over the relative decline of these estates and they are targets of different urban policies. Research has shown that one aspect of the process of deprivation is selective migration. People who make a socio-economic career very often move out of the distressed areas and poorer and less well-established residents move in. Thus, the distressed character of the neighbourhood is reproduced through the simultaneous outflow of relatively affluent people and inflow of weaker groups. On the other hand, it has become more difficult for young people to become established on the housing market. Tenure conversions in Stockholm County have led to reduction of public rental housing and house prices have increased enormously. However, the tenure conversions have not affected the large housing estates on the urban fringe as much as more attractive inner city areas. In 2014 about 70% of the dwellings in large housing estates were still rental. Taking these structural conditions into account, could large housing estates be one possible destination for young adults at the beginning of their housing career? Or, do young people reinforce the selective migration patterns even more – the ones who have a choice leave, because the areas are becoming increasingly stigmatized? What individual characteristics determine who stays, who leaves, and who moves in? This paper examines the intra-urban moves of young adults to and from the large housing states in Stockholm to examine the selective migration patterns among this group. It employs individual annual Swedish registry data (1990-2014) to examine variations in mobility patterns within three cohorts. Looking at different cohorts will shed light on if and how the reproduction of the poor and immigrant dense character of the large housing estates has changed over time.

Temporal dynamics of residential mobility in immigrant-dense neighbourhoods

17. Migration, Residential Mobility and Neighbourhood Change

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Housing tenure mix is a widely implemented policy tool to increase neighbourhood stability and ethnic mix in immigrant-dense and ethnically mixed neighbourhoods. This paper study how length-of-stay in immigrant-dense and mixed neighbourhoods in Stockholm is affected by housing tenure and how it develops over time. Attention is also given to sorting of movers. First it is shown that renters are the most likely movers followed by people in (multi-family) tenant owned cooperative housing (coop) and single family homeownership. Renters have lower risk and coop owners have higher risk of moving when in mixed and immigrant-dense neighbourhoods compared to the rest of the city. Nuances across ethnic groups are discussed. Over time there is increased flight of all ethnic categories from immigrant-dense neighbourhoods regardless of their housing tenure form. Interestingly non-western immigrants and foreign background residents experience increasing mobility risks when in coops while the swedish abckground group owning a coop has decreasing mobility risk. In mixed neighbourhoods, on the other hand, the risk of moving in the rented housing sector decrease and among Swedish background coop owners it increases. Non-western immigrant coop owners stay in mixed neighbourhoods to greater extent over time. The paper finds that housing tenure mix have small and decreasing potential for creating neighbourhood stability and out-mobility destination data suggests that owning is important, and increasingly important, for moving towards areas with fewer immigrants. The findings display the increased economic sorting and the effects of greater residualisation of immigrant-dense neighbourhoods in the suburban rental dominated housing areas of Stockholm. Potential risks with this development are highlighted.

Trajectories of multidimensional neighborhood change over the long-run. An Italian case study: the city of Turin, 1971-2011

17. Migration, Residential Mobility and Neighbourhood Change

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The heterogeneity of urban populations, which is reflected in their socio-spatial stratification, creates distinctive patterns of residential neighborhoods within cities. Since neighborhoods are not static entities, understanding their dynamic nature represents a critical issue in urban studies literature. Due to methodological limitations and lack of data availability, empirical analysis have mostly addressed neighborhood change between two points in time, for a single dimension (such as poverty, income, ethnicity and housing values) and, moreover, much research has been carried out focusing almost exclusively on US cities. The paper addresses this gap through the study of multidimensional long-term trajectories of neighborhood change drawing on the Italian city of Turin and using census data from 1971 to 2011.This research identifies a seven-class neighborhood typology applying a clustering procedure on variables belonging to demographic, socio-economic and housing dimensions. Using sequences analysis techniques, a plurality of neighborhood longitudinal trajectories are identified and mapped to investigate space-time dynamics. Finally, the paper focuses on household residential (im)mobility flows as a potential driver for neighborhood change, with the aim to explore whether household residential behaviours act to link different and\or rather similar neighborhood types and how they can contribute to the reproduction of inequalities at the city level. Findings show a rather stable nature of neighborhoods: one out of four does not change in its profile over the 40 years considered. This indicates a high level of path-dependency in neighborhood trajectories, which is particularly strong for the most and the least deprived ones. This research contributes to the existing literature by offering insights on the entire spectrum of neighborhood change dynamics, going beyond the categories of either downgrading or upgrading, and by adding empirical evidence from an Italian case study.

Welfare and housing reform, and the suburbanisation of poverty in the UK

17. Migration, Residential Mobility and Neighbourhood Change

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The suburbanisation of poverty has been noted in the cities of many advanced industrial nations including those of the UK (Bailey and Minton, 2018). Drawing largely on the North American and Australian experience, the main theoretical explanations have focussed on economic and labour market restructuring combined with processes of market-led housing change, notably inner urban gentrification. This paper highlights the additional contributions of neo-liberal-inspired reforms of welfare and housing policy, at least in the UK. These include the continued re-commodification of rental housing through the sale of social rented housing to sitting tenants under the Right to Buy, and substantial reductions in welfare benefits for households in the private rental sector. The aim of the paper is to trace the impacts of these processes on the suburbanisation of poverty in the UK's 12 largest cities. The paper draws on a combination of survey data, Census data, administrative data and a database of private rental adverts. It explores how low income households are increasingly being housed in the PRS rather than social housing. It compares the relative centralisation of PRS and social rented housing, as well as the relative centralisation of lower end PRS housing with the rest of the PRS and with social renting. Lastly it looks at the PRS rent gradients (in relation to centrality) to explore whether these are steepening over time.

18. Minority Ethnic Groups and Housing

A new method for analyzing ethnic mixing: Studies from Southern California

18. Minority Ethnic Groups and Housing

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An ongoing question in studies of residential segregation is how best to capture the complexity evident in multi-ethnic cities and in cities where there are growing immigrant populations. One of the difficult issues is to capture local complexity and to visualize how that complexity changes over space. The use of trajectory convergence analysis provides a flexible method for capturing individual ethnic change across small spatial units, and how the trajectory to the city wide average changes over space. Thus, the key to the analysis is studying how far, in spatial terms, any neighborhood is from the city wide measure of ethnicity. We use these methods to investigate social mixing in the Southern California metropolitan region. We find that these methods provide both excellent visual measures of the patterns of mixing across urban space and the graphical trajectories reveal the spatial speed at which the process of convergence takes place. From the studies of Southern California and Los Angeles we show how relative isolation generates "hot spots" of slow convergence to region wide averages. We also show how the region of analysis influences the nature of convergence and the visuality of the spatial patterns. The advance in measuring segregation with the trajectory convergence analysis is that we have both numerical measures of the level of segregation and a visual picture of the outcomes of social distance.

Ambiguity in emotions - relaxed everyday life: families with or without a migrant history together in Vienna's social housing
18. Minority Ethnic Groups and Housing

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Migration and growing cities lead to a considerable and increasing degree of 'mixed population' in terms of migration history. The still growing stock of good quality publicly funded housing in Vienna is a main place where 'good coexistence' is put to the test.

The basis for the study was a representative survey and analysis of the approx. 8,300 apartments of a large housing company in Vienna on around 70 housing estates first occupied since 2000. It was carried out in 2016 and its main results were presented at an ENHR workshop in Tirana in 2017.

Now a more in-depth and detailed paper based on further analyses aims to provide a focused view of the differences observed between the more emotional and the more rational positions regarding living together on those estates - thus directly referring to the Uppsala conference theme "More together, more apart".

Keywords: Coexistence, Ethnic Mix, Neighbourhood, Framework Conditions, Newer Social Housing

Ethnic school segregation in Copenhagen: a step in the right direction?

18. Minority Ethnic Groups and Housing

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The Danish school system is based on a general belief in the quality and merits of public schooling. Until 20 years ago, more than 90% of all children would attend public school, the Folkeskolen. However, this trend has recently seen a decline due to rising spatial inequalities; nowhere is this more visible than in the major cities, in particular Copenhagen. One visible change is the rise in numbers of children with a non-Danish background in the public schools in major cities. And while the level of ethnic residential segregation was moderate, the level of school segregation was remarkably high. The purpose of this paper is to revisit the case of Copenhagen through 1) identifying quantitatively the level of ethnic school segregation in Copenhagen and the change during the last decade, and 2) analysing qualitatively the considerations regarding school choice of parents in an ethnically diverse district. The paper identifies decreasing levels of ethnic school segregation in public schools, but a markedly higher and increasing level in private schools. The qualitative material points to still existing concerns regarding specific public schools with high shares of pupils of non-Danish background, but also to parents who choose to overlook such concerns and opt for the local public school.

Factors shaping neighbourhoods' integration trajectories for ethnic minority groups in Helsinki Region.
18. Minority Ethnic Groups and Housing

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Immigrants' residential segregation is often seen as problematic because it hampers social networking between different groups, and overall integration into the society. A strong relationship between social mobility and spatial integration of minority groups has been confirmed. However, not all immigrants proceed to more 'advanced' neighbourhoods when their social status increases. Among other enabling and constraining factors the degree of segregation/ integration in other life domains such as work-places, or partnerships, has been disputed in the scholarly debate.

Finland is a country which has recently experienced rapid inflow of immigrants, especially from non-Western countries. Although the overall residential segregation levels tend to be rather modest in the largest urban regions, there are substantial differences between ethnic groups. The different spatio-temporal practices and neighbourhood trajectories of newly arrived immigrants in Finland have remained understudied until now. Our study aims at finding out the neighbourhood integration/segregation trajectories for different immigration groups based on country of origin during the first 10 years after arrival to Finland, and to investigate to what extent the integration in other life domains translates into better residential neighbourhood outcomes. We use the register-based longitudinal dataset and follow the neighbourhood outcomes for all new immigrants who have arrived to Helsinki region during 1999–2004 during the ten subsequent years after arrival.

Housing policy in Rotterdam: reducing the number of immigrants?

18. Minority Ethnic Groups and Housing

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Rotterdam has a unique position in the Netherlands. It is the only big city where a right wing populist party is part of the ruling coalition. It is also the only Dutch city which still receives money from the national government for urban renewal.

At first sight, urban renewal policy in Rotterdam is a continuation of the policy that started in the 1990s when Rotterdam was ruled by the social democrats. The crucial difference was that in the past there was no ambition to reduce the number of poor households. The idea was to bring more 'balance' and to reduce segregation. The word 'balance' is also used now, but there is a clear purpose to reduce the number of poor in Rotterdam as a whole. The argument is that suburban municipalities also have to take their responsibility (spreading the burden).

For the conventional parties in the coalition the rationale for this policy is that space should be made for the middle class (urban revanchism). The idea is that is also good for the city as a whole. It attracts employers (Florida) and the middle class is expected to act as 'strong shoulders' for weaker households. For Liveable Rotterdam it is about the reduction of the number of immigrants (especially Muslims). Apart from the discourse about the Housing Vision, this argument can be backed up by the discourse around the infamous Rotterdam Law (2005) and about the proposal of Liveable Rotterdam about denying permits for new 'un-Dutch enterprises' (so that the original 'Rotterdammer' can feel home again in his city).

Indigenous people and the right to adequate housing - International rulings

18. Minority Ethnic Groups and Housing

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International human rights obligations of the state are extending to all levels of our everyday life and government is expected to fulfil their duties on all those levels. On the other hand the international human rights system, interact primarily with national level governments. However the state government can ceded their obligation on the lower levels, and in fact the local governments are those who are responsible to perform state duties. So, the roles of local and other subnational levels of government are consider to be fully engaged in the realisation of the right to adequate housing. When they fail the national system will fail also. The Committee on Economic, Social and Cultural Rights has pointes out that "all administrative authorities will take account of the requirements of the Covenant in their decision-making". The wide range of housing policy decisions are often made at the local level. All this action like: providing budget allowance, planning, allocation of benefits and publicly funded housing units, rent subsidies, and any other decisions related to the adequate housing policy, should comply with relevant, human rights norms.

Taking this as the starting point to further research the case Kelly v. Canada (CEDAW/C/51/D/19/2008) should be called. The case were trialed by the Committee on the Elimination of Discrimination against Women. And this case dealt whit the housing rights on the subnational level governments. It concerns the right of an indigenous woman who was alleged that in the context of domestic violence, she had been dispossessed of her housing. The decision was granted by the local housing authorities. The Committee opinion in general was based on the presumption that the Northwest Territories Housing Corporation and the local housing authority should have acted as an agents of the State party.

The main scope of this presentation is to amylase the cases when the discrimination towards the indigenous people was the source of the right to the adequate house breach. Main of those cases took place on the local government levels, whereas the state official policy was opposite to their action. The most important question is: are those action the mirror of the true state policy or they are they independent incidents? So are the state really bond by the international rules? or there are only nice and easy proclaim empty declaration?

Neighborhoods, ethnicity, and social distance in Europe's large cities
18. Minority Ethnic Groups and Housing

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Segregation continues to be an important issue as governments in Europe focus on how to integrate the large international flows of new immigrants. An important context for understanding and evaluating changing segregation, and whether and where integration is occurring, is using adequate statistical methods to measure segregation. A new measure of segregation – trajectory convergence analysis – provides a measure of the ethnicity of a small local area in relationship to the overall citywide or region wide ethnic distribution. Unlike the very large set of measures of segregation the new measure captures both the extent to which some specified small area is similar to, or different from the city wide average and provides a visual portrayal of the levels of segregation. We are also able to measure the rate at which a small area "converges" to the city or region wide measures. Substantively, we provide measures of social distance for small areas in the major cities of Berlin, Madrid, Paris and Rome. The results provide new thinking about the scale and trajectory of immigrant integration. The advance in measuring segregation with the trajectory convergence analysis is that we have both numerical measures of the level of segregation and a visual picture of the outcomes of social distance.

Participation in Local Decision-Making Processes of Those Who Immigrated: Case of Uppsala Municipality

18. Minority Ethnic Groups and Housing

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The subject of this research is local participation. The research focuses on effective participation of those who immigrated to Uppsala and their effect on local decision-making processes and final decision of municipality. The research problematizes the definition, function, mechanisms and the effectiveness of participation mechanisms regarding immigrants. In this context important questions to analyze how this is carried out in Uppsala municipality are as following:

1. How do immigrants connect a dialogue with Uppsala Municipality?
2. What kind of participation mechanisms exist for them?
3. What is the effectiveness of these mechanisms?
4. What are their impact on final decisions?

For the data collection, interview method will be used in the study. In this context, interviews will be carried out with the Municipality of Uppsala and immigrants who live in Uppsala. In terms of epistemological approach, the research process is interpretive and explanatory over legal and administrative regulations within the scope of field study. At the same time, the research approaches the subject with a deductive approach, which reaches the data by starting from the theory. In addition, the research is partly inductive, because of the fact that it aims to contribute to the theory by using the findings of the field study. It also carries a qualitative research characteristic in the context of the interviews to be carried out with the participants and the interviews carried out with relevant institutions and individuals.

Segregation in German pre-school education and its effects on free primary school choice

18. Minority Ethnic Groups and Housing

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Parents´ strategies of social distinction and their impact on school segregation have already been widely discussed (Ball 2003; Butler & Robson, 2003; Burgess et al., 2005; Boterman, 2012; Karsten et al., 2003; Rangvid, 2007; Vowden, 2012). Less attention has been paid to segregation in pre-school education and its role in reinforcing segregation in primary schools. Thus, this paper takes one step back and examines how parents' school choice strategies are shaped and influenced by parental networks and encounters in childcare centres as well as by institutional recommendations and advices.

The research takes place in the city of Mülheim an der Ruhr, located in the federal state of North Rhine-Westphalia/Germany, where school catchment areas were abolished in the year 2008. The paper is based on a mixed-methods approach. Personal data of approximately 8.000 first-former for the school years 2008/09-2015/16 is used to examine parents' choice patterns and the level of educational segregation throughout the city. Moreover, ethnographic fieldwork and 35 interviews with parents recruited in three socially and ethnically mixed childcare centres allow deeper insights into the role of parental networks in childcare centres for parents' choice.

The paper illustrates the increased levels of educational segregation after the introduction of free school choice as well as transition patterns between childcare centres and primary schools. Moreover, it is analysed how and to what extent social networks and institutional recommendations in pre-school education lay the foundation for class-bound educational paths that foster segregation at primary school level.

Tenure Trajectories of Immigrants and their Children in France: between integration and stratification

18. Minority Ethnic Groups and Housing

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Immigrants have been found to exhibit different tenure patterns than the rest of the population in a number of contexts. This paper tests whether observed differences in tenure in France can be explained by differences in socio-demographic characteristics or whether unexplained differences might result from housing market mechanisms that affect immigrants differentially from the rest of the population and extents it to second generation. The results indicate that while immigrants are less likely to be homeowners, even after controlling for compositional, differences in homeownership between second generation and the rest of the population remain but are considerably smaller and are not statistically significant overall. This suggests a progressive integration in the housing market over time and over generations rather than overall stratified housing trajectories. However, children of immigrants from some non-european origins are experiencing higher levels of stratification than other groups with continued differences in terms of tenure (lower homeownership rate and higher likelihood to live in social housing or with parents).

The effect of the residential context on people changing their self-reported ethnic identity over time

18. Minority Ethnic Groups and Housing

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Ethnic residential segregation has often been represented as a challenge for integration processes. It is widely debated that minority group members who live among co-ethnics in segregated neighbourhoods are less likely to integrate into their host society (e.g. Gijsberts and Dagevos 2007; Johnston, Poulsen, and Forrest 2006). It is also suggested that areas of high ethnic concentration can lead to the establishment of parallel societies in which immigrants get by without interacting with natives (Danzer and Yaman 2013). However, contact with natives is especially important for developing native language skills, promoting mutual acceptance and for acculturation processes in general (Danzer and Yaman 2013; Gijsberts and Dagevos 2007). For ethnic minorities, living with native people in the same neighbourhood and having contact with them may also have an impact on how people position themselves in society, for example, how they self-identify in terms of ethnic identity.

Ethnic identity is a very complex social construction which broadly refers to an individual's sense of self in terms of membership in a particular ethnic group (Liebkind 2006). Ethnic identity becomes especially meaningful when immigrants arrive in a new society where they come into contact with another cultural group (Phinney et al. 2001). Prior to migration, people may not have a very clear sense of their ethnic identity as this is taken for granted. After immigrants have arrived in a new cultural environment, different levels of self-identification and feelings of belonging develop (Constant et al. 2009). Literature on immigrant ethnic identity mostly concentrates on the development and retention of ethnic identity (e.g. Liebkind 1993; Phinney and Chavira 1992). Change in self-categorization has been given less attention; however, over time people may develop a different view of their ethnic identity. Although many authors claim that residential context and local circumstances (for example, dispersal versus high concentration of an ethnic group) are essential factors influencing ethnic identity (e.g. Phinney 1990), few studies actually investigate changes in ethnic identity over time and how contextual factors affect these changes.

This study contributes to filling this gap by investigating the relationship between the ethnic composition of neighbourhoods and changes in the self-reported ethnic identity of Russian-speaking minorities living in post-Soviet Estonia. Additionally, we observe Estonians who have changed their ethnic identity to Russian. We used data from the 2000 and 2011 Estonian censuses, which were geo-coded and linked at the individual level, enabling us to follow individuals over time. We selected individuals who completed the census form themselves in both years and used information on their self-reported ethnic identity (ethnic and linguistic self-identification). Our results highlight the role of the residential context in the process of identity change. Binary regression models show that Russian-speakers who live in Estonian-dominated neighbourhoods are more likely to change their ethnic identity to Estonian than others. We also show that Russian-speakers who live in minority-rich neighbourhoods are the least likely to change their ethnic identity. The results suggest that opportunities to meet people from other ethnic groups are important in processes of integration and assimilation.

Toward More Culturally Inclusive Domestic Interiors in the Age of Global Mobility: A Case Study of the City of Glasgow, UK
18. Minority Ethnic Groups and Housing

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Global modernity, mobility and movement stand as characteristic features that are shaping current times. Marking and challenging the notion of identity, whether cultural, religious, or political, on a daily basis, is movement from nation to nation, region to region, city to city. Individuals and groups are overcoming and crossing geographical borders and cultural differences for study, tourism, lifestyle, or even to start a new life with their children. Thus, identity can be challenged and redefined, resulting in a hybrid identity. The concept of interiors, especially domestic interiors, while people are moving and stopping—temporarily or permanently—has changed and is still changing, reflecting a hybrid style of interior. Architects and designers need to consider proximity, hybridization, multiculturalism, mobility, identity, and diversity as agents that are shaping the design of contemporary spaces and, in particular, domestic spaces.

This case study was undertaken through an explorative, generative, and evaluative design methodology, where methods of participant observation and interior design were combined to develop new concepts from real contexts, in real times, while interacting with key interpreters involved in the use of these interiors on an everyday basis. The case study was based in the city of Glasgow in the UK, where a qualitative approach was adopted for the study of 20 Arab Muslim participants. Semi-structured interviews were conducted within their current private houses in Glasgow, where they live away from their home countries on a long or short-term temporary basis.

As an interior designer, I documented my observations of these spaces along with descriptions of the users through text, "observational plans," and photographs of spaces and objects within the interiors. The participants were asked, through open-ended questions, about their daily experience as Arab Muslim users of spaces that were formed from a Western sociocultural viewpoint, and they pointed out modifications, changes, and different ways of creating a sense of belonging and identity within these interiors. Analysis was carried out by breaking down the elements of living spaces, such as the living room, the dining table, the entrance, the exit, and the materials therein. Religious and cultural principles in domestic interiors that are embedded in the Arab world were investigated, looking at how they are applied to concepts such as privacy and hospitality.

The results show that interiors of private houses in Glasgow are static against the changing and moving force of globalization influencing these interiors. As a result of global movement, social structure is changed. The sphere of interior design must begin to accommodate the emergent trends and changes in lifestyles. Different design-oriented scenarios for more culturally inclusive interiors need to be proposed, based on the needs of the users of these new hybrid interiors. Different interpretations of Islamic teaching and cultural living while living in a Western context, which depend on levels of adaptation, have nothing to do with levels of religious attachment, but stem from flexible living that is associated with constant mobility and temporariness. Finally, non-physical factors can also be used to enhance the experience of identity and home.

'It used to be very pleasant and then there were also – I hate the word – foreigners'. Mixed and changing feelings about neighbourhood change

18. Minority Ethnic Groups and Housing

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The changing composition of the population affects the appreciation and reputation of neighbourhoods. In studies about social mix and state-led gentrification the focus is often on the effects for the residents and the neighbourhood of the changes caused by the new built dwellings and their residents. In this paper, based on a qualitative case study in a post-World War II district that has been part of a major urban renewal operation, the effects of the changing inflow of residents in the still existing social rental stock are highlighted in contrast with the changing population as the result of urban restructuring. The perceived change in the inflow of new residents in the social rental dwellings is shared by almost everyone, old residents and newcomers, native Dutch and residents that belong to an ethnic minority. All are critical about the occurring concentration of the latter, based on different considerations. In-depth interviews provide insight in the changing feelings of the residents. Loss of respectability and of shared norms and values of how to live in the neighbourhood play an important role in the critical stance of a part of the, mostly older Dutch native, residents. Also residents with a migrant background criticize the concentration as a negative influence for their integration in Dutch society. Other residents relate negative changes more to class than to ethnicity. A negative assessment of the neighbourhood change however, does not have to have much impact on the behaviour of these residents and their 'doing' neighbourhood. The heated debates in society at large – about the Dutch identity and immigration – influence the way how residents cope with their changed assessment of the neighbourhood and feelings of belonging.

Keywords: neighbourhood change, ethnic minorities, belonging, feeling rules, social housing.

19. Private Rented Markets

Akelius Residential AB – a housing company with a global investment focus: impact of the business model on key stakeholders

19. Private Rented Markets

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Akelius Residential AB was founded by the Swedish businessman Roger Akelius in 1971. The market entry in Germany took place in 2006 with acquisitions in Berlin. The company is controlled by the charitable Akelius Foundation.

The company pursues an accentuated positioning strategy, focusing exclusively on the high-end market segment. Akelius's acquisition strategy is based on the purchase of real estate with a limited downside risk. In concrete terms, investments are made in dwellings with rents below the market level at locations with demographic potential.

Residential housing stock is held in six countries (Sweden, Germany, France, Canada, England, USA). The locations must be growing metropolises "with soul" in stable countries. 80 per cent of their dwellings (together 46,000 residential units) are located in international metropolises such as Berlin, London, Paris, Stockholm and New York.

The micro locations of the Akelius acquisitions must offer a considerable potential for rent increase, to be realized not least by extensive modernization investments. This is linked to the expectation of a safe and growing return over the minimum holding period of 10 years.

Modernization-related rent increases are the most important rent increase channel for Akelius. The modernization strategy is targeted at the upper market segment. This means that Akelius modernizes apartments to a very high quality standard. As a rule, Akelius does not resell the residential properties until they have been fully developed, that is to say they have been comprehensively modernized and the rent achieved has largely approximated the potential market rent for comparable modernized housing estates.

The aim of the paper is to examine the effects of this unique business model on the housing markets in the affected metropolises. The study suggests that Akelius is always pursuing a similar acquisition and stock investment strategy, regardless of macro location and target country, although certain adjustments are made to the respective market and regulatory environment. If the company is successful everywhere with a relatively uniform strategy, this would mean that the legal obstacles against such massive local revaluation processes are ineffective.

In addition, the effects on the tenants as the most important stakeholder group are to be examined. The thesis is that most of the existing tenants are displaced because of the massive investments in the dwellings and buildings.

An analysis of the Threshold data on stated reasons for legal tenancy terminations in Ireland.
19. Private Rented Markets

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Ireland is currently experiencing a rental crisis. Ireland has historically experienced low levels of regulatory control in the Private Rental Sector, however a growing demand for rental housing driven by a cycle of economic boom and bust has led to a severe shortage of properties to rent and sharp rises in rents charged. Recent legislative reforms, including the introduction of rent controls, in early 2017 have had limited success in slowing the increase in rental inflation or increasing supply. However data from Ireland's leading housing charity indicates that that the combination of strict rent control and weak security of tenure has produced an unintended incentive for bad actors to end tenancies and replace tenants. This paper looks at the connection between rent control and security of tenure in the Irish context with reference to the tenancy termination data collected by Threshold. Irish legislation requires that, where a tenancy has lasted for more than six months, it may only be terminated for a reason provided for by the Residential Tenancies Act 2004. A tenancy termination for any other reason will be invalid. Threshold is Ireland's foremost charity dealing with the protection of tenants' housing rights. It operates an advice and advocacy service for tenants in danger of losing their tenancy. In 2017 it dealt with 73,526 calls to its helpline. This paper looks at data collected by Threshold on the reasons given for lawful tenancy terminations and examines what lessons can be learnt from the data.

Assessing Risk of Homelessness in the PRS: Dublin Case Study

19. Private Rented Markets

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Insecurity within the Private Rented Sector (PRS) has been recognised as the leading cause of homelessness for some time (Kenna, P et al (2016) EU study on Homelessness prevention in the context of evictions). However, the extent to which insecurity within the sector is contributing to homelessness is contested and is often dependent on legal definitions of homelessness and adequate housing which fall outside the ETHOS definition as set down by FEANTSA, the European Observatory on homelessness. For example overcrowded, poor quality and insecure PRS accommodation is often not acknowledged as homelessness.

Ireland has experienced an unprecedented rise in homelessness since 2013, with numbers in homeless services approaching 10,000 (March 2018). Family homelessness for the first time is a significant feature in those presenting as homeless with almost 40 per cent of all those homeless now defined as children. Official reports from statutory bodies accept that the vast majority of those presenting as homeless have lost homes either in the first or second instances in the PRS. Loss of tenancies by reason of sale of the dwelling, rent increases which are unaffordable to the tenant, and actions by landlords to circumvent tenant protections are the principal causes cited. Shortage of supply has meant that economic evictions are occurring to make way for a better paying tenant. While some policy makers take the view that the current number of homeless people represents a peak that will inevitably decline in the coming years, this study indicates that the number of people in categories at risk of homelessness at the time of the study was almost ten times higher than the number actually homeless, and that therefore there is little basis for an assumption that the worst has necessarily already happened. This is the first time that any assessment has been made of the extent of *risk* of homelessness in Ireland. As a result of this lack of analysis, there has been inadequate capacity to plan and respond at a community level to manage the risk and incidence of homelessness.

This study takes a community level bottom up approach and examines the range of paths to homelessness that can be observed in a geographically distinct area of Dublin, using micro level data and extensive interviews with front line support personnel as well as people experiencing homelessness or the risk of homelessness. The study confirms the role of insecurity within the PRS as the most important cause of homelessness in the Ballyfermot/Chapelizod area. The findings reveal the scope for prevention and community engagement in ensuring that organisations at every level can support tenants in maintaining their rented home.

Key words

Private Rented Sector, Insecurity, homelessness, economic eviction, prevention of homelessness, tenancy support.

How has the growth of the private rented sector impacted on low income households in England?
19. Private Rented Markets

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The proportion of households in the private rented sector (PRS) in England has been rising steadily since the early 1990s, and this has been combined with a decline in the social housing sector. Recent research suggests that, far from being a residual source of accommodation for low income households, the private rented sector plays an important role as an alternative to social housing. However the relative lack of regulation of this sector raises concerns that it may ultimately be a more expensive and lower quality alternative tenure, with implications for the welfare of low income households.

This paper aims to assess how the PRS performs as an alternative to social housing for low income households, focusing in particular on the years since the financial crisis. We use household-level data for England, covering the period following the financial crisis, to analyse the demographic, socio-economic and housing characteristics of low income households in the PRS and in the social housing sector. We explore the implications of these different tenure types for equivalised household income (before and after housing costs), household finances, housing quality, and the probability of moving into homeownership and geographic mobility. Understanding how this shift from social to private renting impacts on low income households has important policy implications, particularly in light of cuts to housing and other benefits in the UK in recent years.

Inhibiting resilience? Regulating the private rented sector
19. Private Rented Markets

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Housing law in its location at the intersection of public and private law, manifests many of the themes identified historically by political theorists when considering the nature or essence of property. In particular, it illustrates the dichotomy between property as a right and property as occupation identified by Prudhon, amongst others. In this space landowners having superior claims to interests in land, grant rights to others to occupy. And it is this particular activity that, in the domestic context, is currently being subjected to scrutiny. It is known that the scarcity of housing (euphemistically called the 'housing crisis'), has in England and Wales resulted in a greater reliance upon private sector landlords to compensate for the deficiencies in public provision and housing affordability.

Given the dependency of central government upon the private sector, it is hardly surprising that one primary accent has been on regulating the sector to ensure both efficiency and effectiveness in delivery, particularly tenant protection. The result has been, however to potentially promote regulation that serves to inhibit the resilience of both landlord and tenant, thus creating further vulnerability for all. This paper will consider, as an illustration, Part 3 of the Immigration Act 2014 which establishes the 'right to rent' regime where private landlords are at risk of incurring penalties if they allow those disqualified, by reason of immigration status, to reside in a property as their only or main home. The provisions mark a 'sea change' in regulatory strategies at odds, arguably with the landlord and tenant relation as previously understood by invoking a strong role for landlords as state proxies and so corrupting the landowner/ tenant binary with potentially perverse and counterproductive consequences. The provisions of 2014 fracture the possibility of institutional interdependence by creating a propensity for, rather than a resilience to, harm and in doing so highlight to the point of pathology a site of vulnerability in the exclusion of access to privately rented properties. This has arguably shifted the relationship between the state (which requires such checks are carried out by the landlord) and the individual by pitting groups against one another leading to the experience of a higher level of discrimination based upon race or national origin and so an added barrier to access rented accommodation. The end result, it is argued, may be to inhibit private sector provision.

Investor returns and the persistence of the small landlord: evidence from the English private rented sector

19. Private Rented Markets

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The results of a cash-flow modelling exercise related to small investor returns in the English private rented sector since 1996 are reported. They suggest that since the early 2000s total returns have been modest and have become worse over time. Once risks are taken into account, landlords on average have hardly earned a positive real return and prospects for any improvement seem low. The relevance for an understanding why the private rented sector appeals to many small investors is then considered. Behavioural theories about the special status of rental housing as a long-term investment for many investors seem vindicated by such evidence.

Role of private rented sector and the potential for a new affordable rented tenure in delivering successful mixed tenure communities in Ireland

19. Private Rented Markets

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Current Irish housing policy, as set out in the Government's national action plan on housing and homelessness *Rebuilding Ireland* (2016), supports the development of successful mixed tenure communities. This is based on a view that mixed communities are an essential part of the fabric of a successful, inclusive society. The Government favours the use of publicly owned lands to ensure the delivery of a mix of tenures, including owner occupied housing, social housing, affordable purchase and affordable rental units. This paper looks at the role currently played by the private rented sector in mixed tenure in Ireland and the importance of expanding the scope of the sector by introducing a new affordable rental tenure for households that do not qualify for traditional social housing but who cannot afford market housing.

The research is based on interviews conducted by the authors with senior government officials, local authority executives, private developers, people with significant experience of regenerating communities, and bodies engaged with the delivery of mixed tenure housing such as Approved Housing Bodies (i.e. housing associations) and those involved in financing housing developments. The paper analyses the policy challenges and approaches that can be used to deliver affordable rental housing to bridge a considerable gap in the Irish housing system. It also seeks to determine how this can be achieved in a way that ensures that mixed tenure communities are sustainable into the future.

The Bedroom Boom: The transfer of rented homes to Airbnb
19. Private Rented Markets

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The Private Rented Sector (PRS) in the UK has undergone significant change in the past 3 years and is increasingly important in providing homes for millions of households. The UK Government has implemented a myriad of policy changes from finance and tax to immigration. At the same time, there has been a significant increase in the number of short-term lets facilitated by the growth of platforms such as Airbnb. This has led to concerns that properties are being taken off the long-term rental market and being used for short-term lets instead. The primary aim of this research was to examine the growth of short-term lets and identify whether landlords were moving properties from the long-term market to the short-term market. To answer our research questions, we analysed secondary data on Airbnb listings and utilised a cross-sectional survey design to collect data on landlord experiences and behaviours (to which 1,463 landlords responded). From our analysis of the secondary data, we identified that in London alone there was a 60% increase in the number of listings available in just over 12 months to 53,000 listings. The analysis of the survey data identified two key findings, firstly, 7% of the landlords reported they were starting to move properties over to the short-term let market, with over 1-in-3 reporting this was due to the government changes to finance interest relief. Secondly, 7% of landlords also reported that they had found out their tenant had been sub-letting the property on Airbnb or a similar platform. This indicates it is not just landlords that are putting homes into this sector, but tenants as well. There are a number of policy and practice implications from this research, from changing government taxation policy that is more favourable to short-term holiday lets over longer-term residential lets, to ensuring landlords are protected when tenants illegally sub-let their properties. Overall, this research demonstrates that homes are being lost to the short-term let market, potentially restricting the supply of homes and exacerbating the UK housing crisis.

The Mirage of Law: Licensees in the Private Rented Sector in the Republic of Ireland
19. Private Rented Markets

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This paper will present findings from an exploratory study conducted in 2017 into the conditions and impacts of rental precarity for licensees in Cork and Dublin.

Licensees are largely undocumented, invisible and insecure occupants within the private rental sector in the Republic of Ireland. They are exempt from a range of statutory protections granted to those with formal tenancy status - from security of tenure provisions to access to dispute resolution processes. The research findings, based on interviews with a small sample of respondents, show that licensees are vulnerable not only to the challenges faced widely by renters such as rent inflation and the limited supply of rental dwellings,but may be additionally exposed to greater risks of sub-standard accommodation, exploitation and eviction, in some cases leading to homelessness. The research also found that some interviewees were not aware that they were renting on a different legal basis to renters with formal tenancy status.

More broadly, this research documenting the precarious position of a small sample of licensees undercuts the official policy position that the situation of 'all' private renters, e.g. in relation to security of tenure and dispute resolution, has improved in Ireland since the introduction of the Residential Tenancies Act 2004. The research findings also qualify the widely-held view that, in comparative terms, Irish policy on private renting has moved in an unambiguously progressive direction (by contrast with e.g. the erosion of the security of tenure of private renters in England and Wales). Making visible the precarious position of licensees also remedies the neglect of this sub-sector of private renting households in academic treatments of the topic.

The revival of Amsterdam's private rental sector under regulated marketization
19. Private Rented Markets

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While private rental sectors were already in ascendance among market liberal economies leading up to the Global FInancial Crisis, they have advanced considerably across most developed economies since. So far, more liberal contexts such as the UK and USA have experienced most intensive growth and have consequently been the centre of analyses. However, more regulated contexts such as the Netherlands, where the private rental sector has been in a prolonged decline, have also recently seen a small but palpable revival. Amsterdam, in particular, has seen sector decline reversed since 2008 and remarkably intense reinvestment in private rental lettings since 2011. What is more unusual in the Dutch case has been the role of the state in bringing about this shift, and in particular how it has attempted to both re-regulate very tight, pre-existing tenancy rights and rent controls, and coordinate institutional investment as a means to develop the sector. Our analysis of the revival of private renting in Amsterdam in this paper explores how policies supportive of private rent may take shape, what goals and rationales such policies may reflect, and enhances understanding of how such policies fit within broader urban, social and economic logics.

20. Residential Buildings and Architectural Design

Ageing homes: visual anthropology and the architecture of elderly care

20. Residential Buildings and Architectural Design

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An ageing society has severe implications for the organization of care and residential housing. Existing housing designs as well as public spaces generally are not well equipped for accommodating growing numbers of elderly. Social care programs also are confronted with problems of segregation and inequality in the accessibility and affordability of housing and services. The demographic transition to an ageing society runs parallel with transitions in the policy and practice of elderly care, which moves away from institutional buildings and arrangements towards informal support networks of friends, neighbours and family. Despite these transitions in elderly care policy, research on the perception and use of home spaces among older people as well as how to incorporate this knowledge in the design and redevelopment of residential space, is still scarce. There is a need to rethink the architecture of home and living environments for elderly people, as, for example, in how elderly care might be embedded in urban settings or how more inclusive environments might take shape.

This paper addresses these issues by reporting first findings of an ongoing anthropological and architectural research on the everyday life of elderly in care centres, located in two Dutch cities. The research is a visual anthropology of architectural space. It focuses on the practices of the everyday life, on small acts and concrete actions. The research aims to document and visualize the needs and living conditions of elderly today, as well as translate fieldwork into architectural design, which is understood as the organisation and materialization of elements and forms of space. The main questions that will be addressed in this paper concern the everyday life of residents, professionals and visitors of elderly care centres. How do older people make home? How do they move around and share spaces? How do (sub)communities work in residential care settings? How do private spaces relate to public and parochial spaces? And how do personal worlds relate to the outside world of the city and the neighbourhood?

The paper contains three sections. The first section discusses current paradigms in the management, housing policies and architecture of elderly care. The second section formulates a method of researching these care institutions by combining visual anthropology and architecture. Fieldwork is related to pictorial techniques of studying everyday life (observational drawing, sequential photography, soft mapping) and using architectural representations (sections, floorplans, axonometric drawings, diagrams) to analyse fieldwork material. The third section then presents preliminary findings of a fieldwork study in two elderly care homes, organized as part of a design studio with a group of fourteen students in Architecture.

Changed Territorial Behaviors in Open Spaces of Social Housing

20. Residential Buildings and Architectural Design

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Open spaces, as an essential part of our built environment, have important effects in the development of the social structure of neighborhood and community. Unlikely rural area, the open spaces in urban pattern reveal a notable meaning for residents. Not only the altering articulation forms of physical units, but also the differentiated social characteristics of the community reveal the fact.

In a developing country, the rural areas as periphery of the cities are regarded as development areas rather than a "neighborhood" or "home" of the citizens. Due to migrated user density in the metropolis, the transformation of these kinds of places/prairies is legitimated. The lands in these zones are expropriated and local people are made to reside in newly-built social housing buildings. In this context, changing condition of territorial ownerships of citizens easily affect the social structure of community.

In this scope, the paper will focus on reaction of territorial behaviors of users' through open spaces of housing settlements in a development area which is transformed in last decade. The process of treatment in a changing physical and social environment and correlation of these phenomena with the density and physical configuration patterns of settlements will be researched.

A transformation "suburban" area in northwest of Istanbul "Kayabasi" has selected for case study. Besides the intense dynamics of field as an experimental area for architects and high density, the opportunity of examining users' behavioral reaction to various open space strategies in settlements from the linear blocks to the point block typology in contemporary aspect simultaneously affect the selection of the district. The course of the study will be present through the physical layout and behavioral analyze in open spaces of field; and with the systematical mapping and survey techniques in public areas.

Keywords: housing, open spaces, density, behavioral pattern.

Function Replacement Provides A Way for Traditional Residence Area (Hutong) to Survive in High-density Urban Development

20. Residential Buildings and Architectural Design

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In recent years, urbanization has witnessed an explosive growth in China and the number of high-rise residential buildings has increased sharply. But for historic cities, this development has brought great pressure to the survival of traditional residence (e.g. Beijing quadrangles, Shanghai Linong, etc.). For they are the symbol of the times, the demolition and reconstruction of traditional residence is rude and disrespectful to the history. However, we have to admit the bad situation does make the traditional residence unlivable.

The Hutong itself should be a truly comfortable environment in the old days. The quadrangles provide enough space for residents and play a positive role in strengthening neighborhoods. However, due to historical reasons, multi-tenant pattern led to overcrowded and the perceived density surged. With the development of city, the infrastructure of quadrangle is rather backward. Under the present situation, in order to save the Hutong area, function replacement is one of the most effective ways to create a similar atmosphere like the original quadrangle, for it provides more space for neighborhood which is occupied now.

This paper mainly discusses several effective ways of function replacement and how they make sense, based on field investigation of the present situation and completed projects.

Gated communities as an ambiguous defense

20. Residential Buildings and Architectural Design

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Polarizations of cities are commonly described in terms of spatial separation of poor and rich parts and a growing fragmentation. The linkages between this situation and cities struggling with postindustrial conditions are also well documented as well as the imprints all these aspects have on the city. Yet another aspect of these wider developments equally described in depth, is the growth of global elites and how these are materialized locally in the form of excluding groupings. One concrete expression of this is the existence of gated communities, often connected to efforts to increase safety by various forms of fences and enclosures. These measures serve to distance some privileged strata of the population from growing inequalities, poverty, crime and abuse in various forms.

The development in Malmö, Sweden, mirrors to a certain extent this picture painted with a broad brush. Jobs have been lost in industry since the 1970's and the city has received more migrants than most other Swedish cities. There are also growing gaps between different housing areas. What is unique is a geography characterized by a high population density in a compact city with short distances and few resourceful areas. The city has instead many financially poor estates with a high concentration of inhabitants born outside Scandinavia and Sweden. These social-spatial conditions create specific conditions for studying enclosures of housing estates, something done in the present study through mapping, observations and interviews with residents in co-op housing associations where gating has been undertaken.

Such research of gating and enclosures in Malmö gives a contrasting picture of gated communities from what has been described in the literature on the super-rich and their fences. Most gating measures in Malmö have been made by co-op housing societies in poor areas, where a large part of the population is born outside Sweden. The aim of the measures has been to create a safer environment for the members in the society, as they perceive the surroundings are becoming increasingly problematic. The trust to the police and authorities is low, and the problems they experience are linked to a small group of individuals, "risk people". The interviewed regard the measures they have taken with gates and fences as a necessary evil and as something they have enforced in a situation where other involved remain passive. The members of the co-op housing societies discuss the fences at the background of a societal development they find worrying, and to some extent what to keep out of their estate. On the other hand, they realize the limitations of their efforts as they are unsure about the actual effects.

The study hereby gives a contrasting picture of the phenomena "gated communities". Whereas gates and fences have been connected to a rich part of the population isolating themselves from the growing inequalities of the city, the gating measures in the co-op housing in poorer parts of Malmö can instead be seen as an ambiguous defense.

Innovative Social Housing Concepts to Facilitate Social Mix: Three Conceptual Models in Copenhagen

20. Residential Buildings and Architectural Design

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Copenhagen has been attracting many new residents both from abroad and other regions of Denmark as a result of its boosting economy particularly since 1990s. The period has been marked by a strict embracement of urban planning and a visible rise in the quality of built environment. Moreover, the demography of its population is under change: average age of its residents falls, households become more crowded, more people tend to have children, and more people live together with other people. Housing stock of the city has also been changing in line with the evolving social mix of the city and consequent new demands of the urban society. More dwellings are constructed, more apartments are renovated, more housing settlements are regenerated. In such a context, where people are seeking cheaper and flexible alternatives of living, rental non-profit housing (*almen bolig*) constitutes an affordable option with reasonable qualities for the diversity of people living in the Danish capital. This paper focuses on three innovative building concepts developed by different non-profit housing associations cooperated with the municipality of Copenhagen in form of partnerships. All three concepts attempt to provide alternative dwelling models for a variety of households with vaying demands as a result of the changing demography and economic conditions of the city. Each concept has been developed around a distinct motto. Briefly, first one targets to build up "neighbourhood across generations", another one to provide "opportunity of transition across ownership types", and the last one to create a "flexible/plastic system to answer varying and changing demographical structure". The study provides an analysis of the three concepts made in a comparative manner particularly concentrating on architectural approaches. In doing that it gets use of a literature review on international spatial approaches for "social mix", written and visual media describing the concepts, and interviews conducted by representatives of the associations and responsible municipal officers.

Keywords: Social mix, innovation, social housing, architecture

Le droit la ville Recent Social Housing Policies in Porto

20. Residential Buildings and Architectural Design

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This paper focuses the recent social housing policies of Porto (at the north of Portugal) city hall, using a specific intervention in Tomás Gonzaga Street as a case study.

Considering the huge development of the tourist sector in the last few years, Porto municipality decided that social housing investments should be done in the center of the city as a way to control gentrification and maintain the popular atmosphere of Porto historical areas considered by UNESCO as Humanity Heritage since 1996.

In Portugal, the social housing policies have been produced mainly for needy people with low financial recourses. Despite the efforts, over occupied houses in the city center are recurrent. Besides this situation, there is another common typology knew as 'islands' which, occupy a wide area of the urban fabric. This typology corresponds to the occupation of bourgeois houses backyards with small housing plots. The majority of those 'islands' were built at the beginning of the 20th century, during the industrialization process of the city. Although 'islands' impact on the urban morphology is high, they are almost inviable from the streets point of view, due to their location in the core of the blocks.

The former Mayer Machado Vaz (1903-1973), launched the 'Improvement Master Plan' (Plano de Melhoramentos) for the city in 1956, aiming at rehousing people in new neighborhoods in the outskirt of Porto. The inversion of this process would happen after the Carnation Revolution (1974) through the Ambulatory Support to Local Residents program (knew as SAAL), available from 1974 to 1976. Siza Vieira (b. 1933), together with other architects in charge of housing projects, collaborated in the resolution of the situation, proposing projects that avoided people displacement from the center to the periphery. The right to the city, corresponded to the concern of the revolutionary society, following the Henri Lefébvre thoughts in his book *Le droit à la ville* (1968).

Between 2005 and 2015 intensive investments were done in the renovation of the social housing neighborhoods of the peripheral crown of Porto. The recent increase of real-estate valorization, motivated by the strong development of the tourist sector, has potentiated a huge change of the urban environment. Many buildings were intervened, in order to include short-term residence programs (hotels or local residence). In order to control this process, seventeen plots were selected, by the City Hall, for a housing intervention plan in the center of the city, aiming at controlling the loss of identity and the social problems associated to displacement of families from their traditional residential area.

Tomás Gonzaga street is one of those plots. The project foresees providing eight dwellings, of one single room. The plot is located close to the borders of UNESCO delimitation, in the parish of Miragaia, close to Saint Peter's Church considered National Monument, and the Customs House designed by the French architect Jean-François Colson in 1859.

Sense of Home and the Aftermath of Dispersal - Case of Housing Estate in Leicester UK

20. Residential Buildings and Architectural Design

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The shortage of housing in the UK, especially in London, has led to the adoption of policies that emanate from the spiralling cost of real estate in the capital. The measures to alleviate the housing shortage include the redevelopment of existing housing estates and the decanting of current tenants in order to make way for new and higher density developments. The majority of new developments in the capital, in recent years, are dominated by 'for-sale' units, with an ever-shrinking proportion provided for 'affordable' rent, meaning that access to such developments is put out of the reach of the majority, if not all, low income people. In the meantime, the existing social housing is increasingly residualised. Initiatives such as Help-to-Buy introduced by the government have only entrenched the problems, and helped the extended commodification and marketization of housing. This commodification has changed the significance of a dwelling from its use value to exchange value.

The author's research is concerned with the effects of commodification and how the resultant social dynamics affect our relationship with our home. It concerns itself with alienation experienced partly through the fissure of local and societal connections and an inability to mediate in our environment, among others. This paper is part of a broader research that seeks to find out what factors affect our sense of alienation in our home environment, and how the connections and networks that relate individuals to one another are important in our sense of contentment. The break with these networks is thought to lead to an individualized and disconnected existence, one that is becoming more common with housing policies that are based on demolitions of existing housing and building new, more commercial housing, and moving large numbers of people away from their communities.

This paper is based on a pilot study, which set out to test the significance of the sense of self-agency, as a counter-point to alienation, in the home and the communal and social connections for the well-being of inhabitants of domestic dwellings. The study was carried out in early 2018 and targeted the residents of a newly completed housing estate in the city of Leicester, UK. Based on a brief questionnaire and interviews that cover the design and layout of the dwellings and their surroundings, the study's findings are tentative due to the small size of the sample. The initial review of the material suggests that tenants who retained connections with the community had a more positive sense of their home, whereas those who had been moved from nearby towns were more conscious of risks and were more sensitive towards outsiders' reactions to them. The content of the interviews are analysed using quantitative data supported by Interpretative Phenomenological Analysis (IPA) in order to establish the key issues of significance to the tenants. The study is intended as an initial stage of a larger study that potentially may inform policy in this area.

The Value of Design in Housing and Neighbourhoods
20. Residential Buildings and Architectural Design

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The impact of housing and neighbourhood design quality on wellbeing is achieving increasing recognition (Klienert and Horton, 2016), but there is little evidence to back up these claims in a format that is useful to decision makers (Samuel et al., 2014). Currently, decision makers suffer from an absence of coherent evidence to enable built environment professionals in the public and the private sector to make decisions about new housing and neighbourhood on anything other than economic grounds (Fujiwara, 2014). Creating an evidence base on the value of urban design covering various types of value including social, economic and cultural values is crucial for bridging this gap in the urban design field. This paper presents initial results of an evidence review on the value of urban design. It examines existing evidence on what is known about design value from an interdisciplinary perspective and discusses existing definitions of design value, different methodologies for defining design value, the value of design in relation to housing and neighbourhoods, and the contribution of good urban design to users' experience of urban space. Through this discussion, this evidence review is expected to contribute to the development of a shared working definition of the design value.

Transitional Spaces as Lever for Social Sustainability in Dense Housing Projects - A Case-Specific Exploration of Promising Perspectives in Flanders

20. Residential Buildings and Architectural Design

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Within the quest for sustainability, Flanders (region in Belgium) is in search of new housing typologies to address demographic changes and land scarcity. Living in higher densities is often perceived as a step back in comfort level as it easily gets connoted with disadvantages or poor living conditions. This perception is dominant in building and housing cultures such as Flanders where housing was reduced to an individualistic affair over the course of the twentieth century due to sociopolitical incentives, leading to a focus on individual and low density planning programmes. To convince people to live closer to each other, pleasant spaces ('places') to live in are crucial. These 'places' enhance the social sustainability of the dense housing project. As today this idea is not yet established in the regular Flemish residential building sector, most dense housing projects lack social sustainability, often resulting in conflicts. However, communal housing projects throughout Europe seem to have integrated this aspect in a very effective way, especially focused on transitional spaces (spaces between the private and the public such as: courtyards, galleries, etc.). In regular Flemish dense housing projects, these transitional spaces are mostly being designed as solely a passageway, not exploiting there potential to enhance the social sustainability of the overall project.

This paper investigates and identifies the role of the transitional space regarding social sustainability in dense housing projects in Flanders, and specifically how these spaces can act as a lever for social sustainability. The methodology used consists of a literature review and an empirical research. For the empirical research part, a real-life dense housing project was selected as case. Based on the outcomes of interviews with residents and research by design leading to new design proposals, promising perspectives for transitional spaces enhancing social sustainability are developed and synthesized in design principles for architect-designers. Finally, the newly developed design principles are tested within a new project.

This case-specific exploration draws attention to the potential of transitional spaces to address and enhance social sustainability. Moreover, developed design principles for architect-designers can lead to inspiring, contributing and even reconciling 'places' in dense housing projects in Flanders.

21. Residential Context of Health

A Framework for the Role of Residential Contexts for the Production of Inequalities in Healthy Child Development

21. Residential Context of Health

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Significant socio-economic inequalities in healthy child development exist in the affluent countries of the world – inequalities that become more severe as children age. In many disciplines, the unequal distribution of healthy child development is under-recognized and the antecedents of healthy child development highly individualized. This paper develops a framework that sees the unequal distribution of healthy child development as a matter of differential exposure to positive and negative developmental stimuli within everyday, routine environments, at multiple scales – from the residential to the national scale. The development of the framework leans on insights from epidemiologist Geoffrey Rose's foundational work on the so-called population health approach to the determinants of health and disease. The paper describes how Rose's approach directs attention to the ways in which routine environments of everyday life should be conceptualized as potential targets for policy intervention to reduce inequalities in healthy child development. It argues that the everyday, routine environments of children affect their ability to develop foundational psychological capabilities, such as self-regulation and secure attachment. If further argues that public policies designed to expose children to positive developmental stimuli can be an important complement to programs that 'screen and treat', which are always limited by their reach. The framework has implications for decisions about targeted vs. universal policies and understanding how to direct public policy towards reducing inequalities in healthy child development.

Can Housing Price be an Alternative to Census-based Deprivation Index? : An Evaluation based on Multilevel Modeling

21. Residential Context of Health

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We conducted this research to examine how well regional levels of housing price can be used as an alternative to conventional census based regional deprivation indices in health and medical geography studies. To live in costly housing, one or his/her family must have substantial income or wealth to support that living. Conventional census-based deprivation index usually includes income, housing quality, educational attainment, occupational classes, and socially disadvantaged people related sub-indicators which usually come from census. Thus, as long as there exist strong correlations between housing price and some of the sub-indicators, housing price summarized in aerial units can be used as an alternative to census based aerial deprivation index. When compared with the conventional deprivation indices based census variables, summarized housing price has two advantages. First, it can be defined in any aerial units from individual unit to any sized sub-national units when sales price or assessed value of a house available with location information. Second, the information about sales price or assessed value of housing is usually generated in the time of transaction or yearly basis while census variables are generated in every 10 or 5-year interval. In this vein, if some aerial units experienced rapid socio-demographic changes, there exists a possibility that census-based deprivation index cannot effectively reflect that change while housing price can.

To examine the relative performance of mean regional housing price compared to conventional census-based regional deprivation indices, we compared several multi-level logistic regression models where the first level is individuals and the second level is health districts in SMA(Seoul Metropolitan Area) of Korea for adjusting regional clustering tendency of unknown factors. In these models, we intended to predict two dichotomous variables which represent individual's after lunch tooth brushing behavior and use of dental floss by individual characteristics and regional indices. The data about dental health behavior and individual characteristics came from Korea Community Health Survey 2011. We used 2010 Korea census to measure five types of conventional regional deprivation indices and information about geocoded apartment sales transactions occurred in 2011 to calculate mean regional housing price per sq. meter of each health district. We estimated 6 models which include one model with regional mean housing price and five models with different types of census based deprivation indices. Then, we compared the relative predictive performance of the models using AIC(Akaike Information Criterion) and BIC(Bayesian Information Criterion).

The results from the estimations show that the mean regional housing price and census-based deprivation indices are correlated to the two types of dental health behaviors in statistical sense. The results also reveal that the model with mean regional housing price shows smaller AIC and BIC compared with other models with conventional census-based deprivation indices. These results show a possibility that housing price summarized in aerial unit can be used as an alternative to conventional census based deprivation index when census variables employed cannot properly reflect the characteristics of aerial units.

Exploring intergenerational inequalities in housing and health

21. Residential Context of Health

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Internationally, we have experienced an exceptional period of economic volatility bridging a post-crisis economic dislocation and partial recovery – the Global Financial Crisis (GFC). The life chances and opportunities of a typical 25 year old in this period, and the role and relevance of housing in shaping these opportunities, reflects not just householders' youth, but also, and crucially, the wider mix of factors operating *when* they were young. Being 25 in the year 2000 positioned someone very differently in the political economy of housing than being 25 in 2010. The way housing operates to amplify or ameliorate inequality, and to magnify its effects (on health, wellbeing, and on other life chances) may vary from cohort to cohort quite independently of age or other life-course factors. These cohort effects are largely unexplored. In this paper, we use longitudinal data from Australia and the United Kingdom to describe these cohort effects. Specifically, for each of the four major generational cohorts since WWII (commonly known as Boomer, X, Y and Millennial), we will quantify the effects of housing cost, tenure, condition and location on mental health and wellbeing to explore the contribution of intergenerational factors related to housing to the generation of health inequalities.

Green Cleaning Education in the Community: Reducing Indoor Pollutants and Creating Healthier Homes One Workshop at a Time

21. Residential Context of Health

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The author has chosen not to publicise the abstract.

High-density Living and Residential Satisfaction: How Juveniles in Hong Kong Experience Their Residential Environments

21. Residential Context of Health

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Being one the world's densest cities and the most expensive to buy a home, Hong Kong is infamous for inadequate housing and small living spaces. Living under such crowded conditions is often accused of aggravating stress and social problems. However, the effect of high living density on juveniles remain ambiguous. Using a 2017 survey of secondary school students in Hong Kong, this paper examines residential crowding and satisfaction experienced by the juveniles with respect to the objective densities of their homes measured by number of persons per room. The results suggest for juveniles in Hong Kong high living densities do not necessarily lead to the perception of crowding. Moreover, residential crowding, if perceived by the juveniles, is not directly translated into dissatisfaction. The variables which explain the residential (dis)satisfaction of juveniles are the composition and ethnic and socioeconomic backgrounds of their families. We argue that family composition and ethnic and socioeconomic backgrounds contribute to juveniles' varying degrees of tolerance to high living density, which lead to different levels of perceived crowding. The effect of perceived crowding on residential satisfaction is further mediated by the interactions of family members and the overall quality of family life.

Housing and Health: New Evidence Using Biomarker Data

21. Residential Context of Health

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The link between housing and health is well-established and longstanding. In the UK, responsibility for housing was at one time held by the Ministry of Health, and there was support for improving housing as a Public Health initiative. There is an abundance of evidence linking housing with health, however much of this evidence relies on self-reported health measures. While these are useful, the availability of biomarker data allows us to add to this evidence using objective indicators of health. In this paper we use an inflammatory marker, C-reactive protein (CRP), which is an indicator of infection and stress, to assess the association between housing and health. This information is taken from Understanding Society, a representative household panel survey covering the United Kingdom. Biomarker data were collected from adult Understanding Society respondents living in Great Britain in the years 2010-2011. This biomarker data was used in conjunction with a range of other information, including housing details, demographic characteristics and health behaviours, taken from the main survey and additional information collected during the nurse visit. Housing characteristics were chosen based on existing research evidence, as well as availability in the data, and included tenure, heating, indicators of payment difficulties, dwelling type, overcrowding, and expectation of or desire to move home in the future. Results indicate that housing tenure and dwelling type are associated with CRP levels, with private renters having statistically significantly higher (worse) levels of CRP than owners with a mortgage, indicating higher levels of stress and/or infection. In terms of housing type, respondents living in detached homes had lower levels of CRP than those in semi-detached or terraces houses, or those living in flats. We briefly compare the results for CRP to those for self-reported health, re-running our analysis with self-reported health as the outcome variable. This comparison finds that CRP levels appear to be related to different elements of housing than self-reported health. For example, self-reported health was negatively associated with not being able to keep the home warm enough, as well as an anticipated forced move (wanting to stay in current home but expecting to move), no significant relationship was found for these indicators when using CRP as an outcome. These results indicate that both biomarker and self-report health information are valuable when trying to understand the link between housing and health, at least in the British context, and further study should explore the causes and consequences of the different relationships between alternative measures of health and housing influences.

Housing as a social determinant of health: Exploring the impacts on tenants of different models of housing provision and support

21. Residential Context of Health

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Housing is known to be a major social determinant of health and health inequalities, with an established literature around the health effects of physical housing quality, such as damp and mould, toxins, cold indoor temperatures and overcrowding. However, there are significant gaps in the research evidence regarding the potential health impacts of less tangible elements of housing, such as the quality of service provided by housing organisations and landlords. This paper examines three different housing organisations, operating across the social and private rented sectors, to elucidate their potential impacts on tenants' housing situations, health and wellbeing. Using a mixed methods approach, combining Theories of Change and Realist Evaluation techniques, the project has followed a cohort of new tenants from each housing organisation over the first year of their tenancy, collecting data on their housing situation and history, health and wellbeing, and financial circumstances. The research suggests that different approaches to tenancy support, affordability, housing quality and neighbourhood can have significant impacts on the health and wellbeing of tenants. Such outcomes can be generated not only through improvements in housing situation, but also through other less obvious processes arising indirectly from housing services. These findings are particularly timely in the context of contemporary debates around the role of housing in public health and will have considerable relevance for both local delivery of housing services and for wider housing policy.

More than just climate: socio-economic determinants of cold houses

21. Residential Context of Health

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While climate is an important factor in the problem of cold housing, the high prevalence of indoor cold across Australia's largely mild climates suggests that social and economic processes may present far more of a challenge for households in accessing good quality, warm housing. This paper will apply a 'risk perspective' to the problem of cold housing, arguing that rapid changes to the traditional role of housing as a welfare safety-net has pushed some households into circumstances where they do not have the legal, financial, or personal capacity to improve their housing conditions and keep warm in winter. The paper will begin with a review of the international literature on indoor cold and its causes, with a particular focus on housing and financial markets comparable to Australia's. Using longitudinal household panel data, the Housing, Income and Labour Dynamics in Australia (HILDA) Survey dataset, the paper will present an examination of cold-affected households, their socio-demographic and housing characteristics, and how the nature of this problem has changed over the last decade in comparison to changing economic performance, policy settings, and climatic extremes. The paper will conclude with a reflection on means by which social welfare and housing policy might develop and target solutions to address people's cold housing.

The impact of earthquakes on residential wellbeing: The relationship between place attachment, risk perception, psychological distress and relocation
21. Residential Context of Health

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In the province of Groningen, the Netherlands, the extraction of natural gas from the ground has led to soil subsidence and the occurrence of earthquakes. These earthquakes cause physical damage to buildings and the infrastructure and also lead to psychological problems and decreased housing satisfaction of residents in the area. Some residents even intend to move out of the area as a way of coping with this threat. Previous research in this area has shown that the intention to move is influenced by the level of psychological distress, the attachment to the region and residential satisfaction. Perceived risk seemed to play a less important role for these residents.

Research on the impact of natural hazards has shown that there is a complicated relationship between perceived risk, place attachment and coping behaviour. For example, some studies have shown a positive relationship between place attachment and risk perception whereas others found a negative relationship. This latter result was explained by an optimism bias: people think that the disaster "will not happen to them". Research has also provided indications that strongly attached individuals do perceive the risk of a natural hazard but are unwilling to relocate (a way of coping with the problem). The current study provides further insight into the complicated relationship between attachment to the region, the intention to move, perceived risk and psychological distress. The research questions are the following:

- Is there a relationship between place attachment and risk perception?
- Is there a relationship between risk perception and the intention to move?
- Is the relationship between risk perception and the intention to move influenced by the level of attachment? In other words, are strongly attached residents less inclined to move, irrespective of their perceived risk level?
- What is the role of psychological distress in the interaction between place attachment, risk perception and the intention to move?

The results show that, in general, (1) residents with a higher level of attachment more frequently expect future damage to their dwelling (risk perception) as a consequence of the earthquakes. Furthermore, (2) residents with a higher expectation of future damage more frequently indicate that they intend to move. The results show (3) an interaction between the level of attachment, perceived risk and the intention to move. Strongly attached residents do perceive the risk of damage to their dwelling but at the same time are less willing to move. Finally, (4) this finding cannot be explained by a decreased level of psychological distress in strongly attached residents as their level of psychological distress is relatively high.

22. Residential Environments and People

Drivers of Residential Satisfaction and Aspirations in Ireland

22. Residential Environments and People

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This paper presents the findings from exploratory focus groups carried out to explore the main themes emerging from a review of the literature on residential satisfaction and housing aspirations to inform the questionnaire design for the quantitative element. This is part of a wider study aiming to understand firstly current housing experiences and attitudes in Ireland and how different factors; tenure, family size, age, housing type, housing quality, income, education impact on satisfaction levels. Secondly the research is looking at future aspirations. The research will be used to provide data on trends in residential satisfaction over time.A review of the literature was undertaken and main themes emerging informed the development of a framework to explore the factors impacting residential satisfaction and aspirations in Ireland. Eight participants took part in each focus group and the sample design divided the groups by tenure into renters and homeowners. The renters were a mixture of short and long-term renters, with and without government housing supports, with and without families and renters with mortgage approval. Homeowners were a mix of a recent first-time buyer, families with children and families where children have grown-up and left the home (empty nesters).

One of the key issues emerging from the focus groups was the importance of 'family'. Location was more important in terms of satisfaction than the physical dwelling, and access to amenities, services, proximity to family and security were viewed as critical drivers of quality of life. Neighbourhoods were viewed as a social construct, formed by relationships and community. Homeowners more than renters were more likely to feel a strong sense of neighbourhood and attachment to it. Homeowners were more satisfied with their current tenure; displaying a sense of security and personal achievement.

Irish housing aspirations are anchored by childhood experiences 'where they grew up' and prompted a desire by renters to purchase a property as close to home as they could. Homeowners aspired to maintain and increase the comfort of their home. The 'forever home' was an aspiration of the renters more than the homeowners. Homeowners were more open to downsizing in the future as their life stage changed than has been seen in previous studies by the Housing Agency. Apartment living was not viewed as an aspiration, or a long-term option for raising a family. The traditional house; 3 bedrooms semi-detached with front and back garden, still defines the Irish view of a 'home'.

Though much has been written on the impact of differences between tenure, life stage and socio-demographic factors on residential satisfaction and aspirations, the strength of the influence of family as a strong influence had not been noted in the literature review.

Keywords: Residential Satisfaction, Housing Aspirations, Neighbourhood Satisfaction, Housing Satisfaction

Exclusion and Exclusivity: Declining Egalitarianism and the Battle for Affordable Housing in New Zealand

22. Residential Environments and People

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New Zealanders have traditionally viewed their society as being classless and egalitarian. Equality, fairness and the right of all citizens to fully participate in society have been held up as values integral to the "kiwi' way of life. Central to this has been the belief that everyone is entitled to decent housing, an aspiration supported by successive governments until the late 1980's when a neoliberal agenda was adopted.

Over the last thirty years, New Zealand has become an increasingly unequal society, now with one of the highest rates of inequality in the OECD. Access to adequate housing, particularly homeownership, but increasingly in the rental market, has become unachievable for large segments of the population. An estimated 574,000 households were renting and an estimated one in one hundred people were homeless in 2017. Furthermore, there appears to be not only a growing acceptance of this situation, but a growing support for policies that entrench housing inequality. This is evident in the considerable resistance to affordable housing development mounted by homeowners, and adoption of a moral underclass discourse by mainstream commentators, politicians and the wider public.

This paper examines public expressions of exclusion and exclusivity in response to the proposed development of Special Housing Areas (SHAs) in the Western Bay of Plenty sub-region through the thematic analysis of 603 submissions and a review of New Zealand literature. It seeks to explore the shift in cultural attitudes, identify the groups subject to discrimination and exclusion and the rationale behind exclusion. The submissions reveal a deeply held contradiction between professed support for universal access to housing and the desire for it to be accessed elsewhere. Respondents expressed a sense of injustice, that the prestige of their community was being threatened by 'lesser value families,' as well as fears that the value of their assets, safety, and morality of their community were at risk from 'other' groups. Community aesthetics, individual preference and the opportunity for capital appreciation were, overall, viewed as more important than the provision of housing for vulnerable groups. Housing in New Zealand is no longer seen as a basic right, but as the province of the most deserving.

Experimental Housing. Beyond the House for the Nuclear Family and the Needs of Individuals

22. Residential Environments and People

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The paper focuses on the renewal of the conception of the dwellings, mainly through the lens of the temporary living conditions of migrants and young people in Europe. The empirical observations starts from the case study of Turin, Italy, in which some successfull experiences concerning the sharing of living spaces between different kinds of actors (dwellings owners, foreign students, recent immigrants,...) started under the direction of public policies and financial local entities oriented to social changes. In this framework the first experiences analyzed are the "AlloggiAMI" project for the Mirafiori quartier in Turin, in which the shutdown of the great fordist factory (FIAT cars, later FCA) let a huge void in the land uses, and in the future of the flats of the workers. The project started in 2012 with the aim to put in touch aged individuals or couples with foreign students coming in town in order to attend universitary or professional courses for a two or three years period. It envolves two hundred housing units presently. The second case study in Turin is named StessoPiano (in italian it sounds like "the same floor" or "at the same level"): it started in 2008 by the Yalda (Young Local Development Association) and since 2012 it was supported by the Compagnia di San Paolo, the first financial brand in town and one of the main bank foundations in Northern Italy. The project promotes facilities for young people and workers (usually 18-35 years old) who wish live together in medium or large size flats. The target is to foster the possibility for the young generations to live together, to support the living mobility and independence, to promote the lawfullness of the temporary house sharing. These experiences are seen as the signs of a more general innovation concerning housing conception and design. The research extends the Turin case studies by the further examination of the medium and large size italian cities and metropolitan cities (200.000/2.000.000 inhabitants approximately). They are conceived as special observatories by which to analyze relevant parts of Italian and European territories, urban systems, towns, and to investigate general trends in the contemporary urbanization dynamics. A special attention is devoted to the social composition of the users. The hypothesis is to go beyond the traditional correspondance between the house and the inviduals, seen as the subject of needs and rights, as well as the corrispondance between the house and the nuclear family, seen as a dispositive of social inclusion of further members or hosts. The relevance of this research could be also seen from an urban point of view: how neiborhoods invested by conflicts or peripherical conditions could be transformed by new housing experiments, conceived under the attention of public authorities and social engaged private institutions.

From children in the city to the city made by children: A review on children's spatiality in the age of civic spatial engagement

22. Residential Environments and People

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The paper takes its offspring in the rise of new participatory methods with concepts like "spatial citizenship" (Patterson 2007, Gryl&Jekel 2010, Jekel et al, 2015) and "critical spatial learning" (Goodchild&Janelle2010, Gorden et al, 2017) as a specific dimension of *citizenship education* (Bitch, 1995). With its origin in Critical Cartography and GISscience, the research on civic spatial engagement has primary focused on geotechnical uses and competences, while broader reflections of spatiality, place attachment, spatial production etc., has been largely ignored or understudied (Gordon et al, 2015). In a review on spatiality and youth, the paper shows how concepts of space/place, empirical focus and the role of the child/youngster have changed historical and led the way to the contemporary interest in spatial citizenship. On that, the paper gives suggestions to how research on civic spatial learning and youth should be broadened in order to fulfill the potentials for engaging young people in our spatial societies.

Gating large housing estates in Sweden and France: Diversification with fragmentation

22. Residential Environments and People

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Gated communities and gated housing enclaves have primarily been identified as elite spaces of privilege, supportive of 'self-imposed disaffiliation, spatial and social withdrawal of the affluent'. However, this last decade, European countries have seen an increase in gated housing in social/vulnerable housing areas. Based on previous research and a comparative case study, that includes interviews, documentation and cartography, this article analyses policies and practices of gating implemented to 'up-grade' housing estates in Sweden/Malmö and France/Paris. In France 'residentialisation' have since 1995 resulted in gates around the buildings in deprived housing estates, and in Sweden the so-called vulnerable housing areas have seen an increase in gates and fences since the 2010s. In spite of differences in housing and gating, the article identifies three common policy arguments; the discourse of defensible space, criticism of modernist architecture and planning, and policies of diversification. The article argues, first, that gating leads to a devaluation of the modernist urban form, resulting in restricting accessibility to previously public land, and imposing new standards in the use of public spaces to the working class groups. Secondly, gating restricts mobility through and between residential spaces, of importance especially for children and the elderly. Nevertheless, these impacts could vary depending on the local participation of the inhabitants in this process of change. The article concludes that the positive consequences of upgrading – leading to housing diversification – has simultaneously resulted in fragmentation through the increased use of gates and fences.

Knowing neighbours and using shared spaces: relationship development in large apartment complexes and their local areas in Sydney, Australia.
22. Residential Environments and People

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Increasing numbers of people will live in apartments in the future, however evidence on the social sustainability of this shift is mixed, especially in cities where low density has historically been the standard. In cosmopolitan cities such as Sydney, Australia, apartment residents are likely to move more often, have fewer children, and live in areas with high cultural and language diversity. They may therefore find it more difficult to form relationships with other people in the area, due to having less time, fewer opportunities to develop relationships, and encountering cultural and language barriers. Apartment households are also largely single- or dual-person, meaning that residents may have few people to call on for immediate aid or local social interaction.

This poses difficulties for both individual and collective well-being of residents living in apartments. Not only are local relationships beneficial for aid, daily social interaction and a sense of belonging, but management and maintenance issues for the wider complex can be more-smoothly solved if resident-owners and tenants have existing relationships. Recent Australian policy focuses on supporting resident relationships and sense of community at high density, however there has been little work on how this may be achieved.
The present research contributes to this gap through investigating the presence, development and maintenance of local 'casual social tie' relationships in three large apartment complexes in Sydney, using an assemblage approach (with input from affordance theory and behaviour setting theory) to consider the range of material and human actants involved in the production of these relationships. The contribution of casual social ties to the experience of living in a large apartment complex was also assessed in turn. Process and actants were examined through a mixed-methods research design comprising a survey of residents, interviews with residents and management, and analysis of shared spaces within the complexes and their local areas in terms of affordances and standing patterns of behaviour.

Having children, owning dogs, longterm residence and perceived similarities between people were among the human actants contributing to casual social tie development. Circulation spaces such as elevators, corridors, foyers and carparks were largely associated with standing patterns of behaviour consisting of brief acknowledgments and superficial small talk. While this interaction was valued to some extent, the casual social ties developed and maintained only in these spaces rarely developed into more comprehensive ties without additional catalysts such as maintenance issues or emergencies. Relationships also developed further through extended interaction in more 'lingerable' spaces within the complex and the local area including shops, roof terraces and local parks, which were associated with standing patterns of behaviour consisting of both small talk and more extended discussions, as well as shared activities. Many participants did not use these spaces, however, due to reasons including lack of visibility or accessibility, lack of facilities, or competition with spaces outside the area or residents' own apartments. This has implications both for relationship development and for the efficiency of space use in large apartment complexes.

Living in Micro-dwellings: New Housing Qualities in a New Housing Type?

22. Residential Environments and People

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Housing shortage is an increasing problem in larger Danish cities. Urban areas are becoming more and more popular places to live, and that creates high-pressure and high-price housing markets on an unprecedented level. One possible solution may be densification of the urban population in the form of smaller housing units. However, small dwellings are traditionally considered unattractive by the general public and associated with disadvantaged population groups or with student accommodation. Nevertheless, a new tendency has been emerging recently amongst socio-economically resourceful population groups in larger urban areas to live in what could be termed 'micro-dwellings'. Firstly, of course, because they make it possible to live in the city, but secondly because 'living small' is found to be liberating – personally and socially as well as materially and economically. In this way, living in a micro-dwelling becomes a way of 'downsizing', that is, to cut down on the consumption of material goods, of energy, of money, and of space. By contrast, Denmark's average living space per person has soared over the last century. Housing research has underlined how 'a home' cannot be seen solely as a practical physical object; rather, it is both an expression and a manifestation of the identity of its occupants, it is both a social and a private space, and its occupants are often firmly entrenched in it. The pressing question then is: How can a micro-dwelling possibly fill all these functions?

If micro-dwellings are to be developed as a new housing type that offers high-quality living rather than just being a pared emergency solution, important questions need to be answered: Which new forms of everyday life do micro-dwellings give rise to? Which implications does that have for the occupants? And which demands does it make for the configuration of micro-dwellings and their urban surroundings? These are the research questions of a recently commenced industrial PhD project.

In aiming to examine how life is lived by 'micro-dwellers' a qualitative ethnographical methodological approach is taken: The main element will be in-depth case study analyses of selected micro-dwellings in larger Danish cities consisting of occupant interviews, registrations of daily life activities and movements of the occupants in and around the dwellings, and registrations of the design and layout of dwellings and surroundings. To supplement and put a perspective on the data collected from the Danish cases, 4-5 international cases from different countries will be examined. These supplementary analyses will be less comprehensive and build primarily on already existing data.

To the relevant extent, the project will build on existing housing research, e.g. on settlement patterns, housing conditions, concepts of 'home', 'everyday life', 'space' etc. Existing literature on micro-dwellings as such focusses primarily on architectural innovation and aesthetics and will consequently function as an inspirational backdrop rather than a theoretical framework. Additionally, the project will build on practical knowledge from affordable housing construction and on concrete experiments with micro-dwellings, downsizing, etc. in Denmark and internationally.

Revitalization of residential environments: the case of Colonia Roma Norte and Colonia Doctores, Mexico City

22. Residential Environments and People

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In 2015 the local government in Mexico City announced the revitalization of Pushkin Garden located in Colonia Roma Norte, a gentrifying area at the edge of a working-class neighborhood called Colonia Doctores. Pushkin Garden was originally a traditional Mexican green space that was being transformed into a modern park with international place-making design standards and programmed activities. It is expected that this transformation might trigger the development of more luxurious private housing, attract commercial activities and more in general accelerate the regeneration process sought by the local administration.

This type of physical revitalization of residential environments involves the construction, modification and destruction of affordances for both long-time residents and prospective new inhabitants. These physical transformations may trigger other processes such as economic transformations and socio-cultural dynamics. All these processes involve actors and outcomes at different levels (individual, household, organizational, institutional). In this paper we study revitalization processes from the perspective of individual-environment relations. These relations are considered holistically from a Developmental Systems perspective. A developmental system is an individual and its developmentally relevant environments (social, cultural, ecological, economic, political). Such a system will generally exist at multiple scales of space and time. It considers the individual life cycle to be embedded in a broader developmental context. So, revitalization of residential environments involves multileveled and interdependent processes which are dependent on the rest of the system and whose outcomes affect both current and new residents of these environments.

In the paper the case of Colonia Roma Norte and Colonia Doctores will be studied in terms of Developmental Systems Theory. Since the transformations involved may attract new inhabitants with different lifestyles than those of the long-time residents, these lifestyles may affect the long-time residents' experiences of their living environment. These environmental experiences are the focus of the empirical material presented in the paper.

23. Social Housing and Globalisation

Cultural diversity and sensitivity in public estate renewals: Evidence from a longitudinal study

23. Social Housing and Globalisation

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Social mixing has been part of social housing policies, particularly in relation to estate renewals, in many countries in recent decades. Social mixing is most commonly achieved by diversification of tenures, such as through the introduction of privately owned and privately rented dwellings to reduce the overall concentration of social housing within an estate. As these areas are generally more affordable neighbourhoods, buyers and renters moving into these areas are often of lower socio-economic status, and include recently arrived migrants who are yet to establish a strong economic base in their new home country. Concurrently, in many residualised social housing sectors, larger shares of residents now have high and complex needs, including recently settled refugees. Consequently, a non-tenure-related form of social mixing, primarily one of cultural difference, occurs. This paper considers cultural diversity in the context of public estate renewal. Using evidence from a recent longitudinal study in Australia, it reflects on the experiences of residents living on estates that are currently undergoing renewal in suburban Adelaide, South Australia. Specifically, it reports on tensions that sometimes emerge between long-established and more recently-settled residents as well as efforts made – by managing authorities, support services as well as the residents themselves – to foster cross-cultural engagement and cultural sensitivity on these estates.

European Housing Provision - A Comparison between the political systems in Germany and Switzerland

23. Social Housing and Globalisation

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The United Nations define in 'Human Rights. The Right to Adequate Housing (Fact Sheet No. 21)' an adequate housing standards as a fundamental human right. Although this doesn't mean governments are forced to provide their residents with accommodations, nations have a certain responsibility in terms of providing affordable housing. In Europe, the requirement of residential construction increased in recent years. In almost every European country the demand exceeds the supply of subsidized residential properties. Especially, in agglomeration areas it is becoming difficult to provide affordable housing to households with low incomes. Although there is a high demand for housing with rent control, this housing stock has declined in recent years.

All over Europe, a variety exist in the political systems concerning housing provision. Each system has to be regarded in the context of the respective country and region. Within this investigation, the social housing systems of Germany and Switzerland are analyzed and compared. The paper is designed as a binational comparative study. The aim is to examine the relationship between the regional conditions and the political aims and offers. Thus, political objectives, strengths, weaknesses and potentials of the specific systems of the countries are emphasized.

The investigation is dedicated to the political instruments and their respective impact in Germany and in Switzerland. The main focus of this investigation is on the alignment and the realization of the German and Swiss social housing system.

First, the specific laws, conditions and offers in each country are analyzed. Subsequently, these results are compared and relevant, efficient components are identified. This examination is supplemented by interviews with actors of the regional housing market as well as by case studies.

Housing policy in Europe: Comparative perspectives
23. Social Housing and Globalisation

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Housing absorbs the lion's share of most households' income. Housing policies, i.e. the policies that directly shape the availability, accessibility, and affordability of housing, thus play a major role in determining individual welfare. Against this background, it is surprising that comparative welfare state research and studies in comparative public policy have paid only very limited attention to housing policies. In fact, housing policies differ markedly across countries and have developed their own regulatory profiles relating to varying housing stocks and needs. However, we lack systematic comparative knowledge about the goals, instruments and actors of national housing policy.

Addressing these shortcomings, this paper deals with the role of housing policy within current efforts to restructure welfare states in response to current challenges like the European refugee crisis and high levels of migration, but also as an independent phenomenon in the sense of path dependency. For this purpose, we develop an extensive research framework for comparing national housing policies, actors, institutional frameworks and potential outcomes of housing policy. The broader aim is to reconstruct general approaches towards housing from the national perspectives (general models of what 'housing' is about in the national context) as well as the analysis of country clusters within the EU. Within this frame, we discuss different concepts of housing from both state and market perspective and different regimes of housing provision and market regulations.

We will show how the regulation of housing markets with traditionally high private-sector involvement generates important (changing) welfare functions. Our analysis aims at shedding new light on varying patterns and ideas of regulatory governance and welfare provisions performed by housing policies which are not well understood from a comparative perspective.

Housing vulnerabilities unravelled: impact of housing policy changes on Dutch households that have difficulties making ends meet

23. Social Housing and Globalisation

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The Dutch recessions of 2009, 2012 and 2013 kicked off a series of spending cuts in the social welfare mix. In housing, government had started its retreat about the same time by more strictly defining the tasks for social rental housing providers and by creating a less strict rent control system to provide more attractive investment opportunities for non-social investors. At the same time, government started promoting the participation society, intending to shift responsibilities for personal initiatives to citizens by moving in the direction of a safety net welfare mix for those that cannot take part in the new society.

The right to an adequate standard of housing in combination with more bureaucratic access to housing allowance was being compromised for the Rotterdam citizens, according to our participants in the discussion groups (2017) who had difficulty making ends meet. Based on the observation that housing in the city is becoming a luxury good, they observed a shift in the right to housing from a universal one to a residual one (Benggtsson, 2001). The more difficult access to decent housing, therefore, is curtailing participants' freedoms to choose the life they value in terms of their capability set (Sen, 1999).

The participative case study of the RE-InVEST project in the Netherlands aimed to unravel the housing vulnerabilities based on an anthropological conception of the capability approach developed by Bonvin & Laruffa (2007). The participants indicated in which roles they had become more vulnerable and in which roles they identified opportunity to reduce their housing vulnerabilities: what they themselves could do to increase their freedoms to choose their housing (the doer), how they could voice their concerns (the evaluator) and to what extent they are recipient of support (the receiver) by other actors, such as local or national government or social landlords.

The study concludes that developments on the Dutch housing market have left relatively untouched the position of sitting tenants and owner-occupiers. However, outsiders increasingly can no longer move into central urban areas because of a lack of affordable and adequate housing. The participants considered this gap between insiders and outsiders also as one between the past/present resulting in a reduction of resources and their future position in which this reduction has to be compensated by collective action and voice in order to strengthen their freedoms to choose.

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Acknowledgement

Privileged but challenged: The State of Social Housing in Austria in 2018

23. Social Housing and Globalisation

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On the one hand, Austrian social housing is stronger than ever due to the growing importance that social rental apartments play on the housing market. Volumes, price levels and quality standards are competitive and the sector helped to attenuate the effects of the Global Financial Crisis (GFC). On the other hand, pressure on the rental housing market has increased because demand for cheap housing has grown more strongly than supply. In this contribution, I recap recent contributions and data sources to argue that the sector, in spite of its strong position, is facing some challenges similar to other countries with a long history of social housing, particularly a trend to residualisation, a stronger market-orientation, and increased state-level discordance. The social housing sector has to address the vital question how to increase targeting on low-income households and vulnerable groups and at the same time maintain social mix and public support. Likewise, the sector is overburdened if expected to solve many problems that have arisen due to non-housing issues.

Rethinking Partnerships for Affordable Rental Housing

23. Social Housing and Globalisation

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A growing affordability problem in Canadian cities has prompted a renewed commitment of the federal government, complemented with provincial and municipal programs, to end homelessness and increase the supply of affordable rental housing. Given the devolution of government involvement in housing, consensus has been building across Canada that an effective response requires a multi-sectoral approach, including all levels of government, the private for-profit and non-profit sectors, as well as local communities. This is perceived as the most effective way of producing affordable housing to meet growing local needs within limited resources and capacity. The last few years have seen large Canadian cities join their efforts with non-profit and private organisations to provide affordable rental housing in mixed-income, mixed-tenure projects. While these projects are experimental and relatively limited in scope, they have demonstrated a viable alternative to address vulnerabilities in the housing market as well as to increase the supply of socially-owned housing.

In this context, the development, funding and regulations of market and non-market agents set the stage for a different approach to the management and allocation to target groups to maintain long-term affordability. While a range of public-private models have emerged in Canadian cities, significant gaps exist in their systematic evaluation. This research presents a framework for comparative analysis focusing on the nature of multi-agency collaborations in the provision process (design, build, finance, operate). Partnerships capitalise on the effective role of the public sector in the mobilization of resources, the efficiencies of private agencies in the development process (design, build) and the hybridity of the non-profit institutions (management, service delivery). The alignment of policy instruments—regulatory, fiscal and financial—is an important determinant of the ability of partnerships to deliver adequate, affordable and sustainable housing. The framework presents a typology of affordable housing partnerships using highlights from different case studies in the large Canadian cities-Toronto, Vancouver and Calgary.

State, Housing Market and Society: The Rise of Social Housing in South Korea and Taiwan

23. Social Housing and Globalisation

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While neoliberalism affects many western countries and caused their supply of social rental housing to decrease, East Asia regimes have inversely increased their numbers since the 1990s even though the neoliberal ideology did travel to Asia later on. In order to explain why social housing rose in East Asia, this paper focuses on South Korea and Taiwan to explore their path-dependent structural changes.

Being the Asian developmental states, South Korea and Taiwan have many similarities. Both were Japanese colonies and subsequently had close ties with the American government after World War II. Both countries' economies took off in the 1960s, and both highly relied on export-oriented industry. In the late 1980s, both started undergoing democratization. Democratization in Taiwan and South Korea has made bottom-up social forces—besides the state and market—the important actors for initiating new housing policies (Shin, 2009). The pressure of political competition also drives both governments to offer more social policies (Wong, 2004; Ramesh, 2003).

Nevertheless, these two countries were divergent in the beginning on their approaches to housing policy. The South Korean government started playing a strong role by constructing a large amount of social housing, while Taiwan's government relied on the housing market by offering more low-interest mortgages for people to buy a home. In 2010, the amount of social rental housing in Korea increased rapidly and reached to 6.3 per cent of all housing stock, but the number was only 0.08 per cent in Taiwan (Kim, 2014; Social Housing Advocacy Consortium, 2010).

Recently, their housing policies have begun to gradually converge. Taiwan's housing policy reached a turning point in 2010 after a strong social rented housing movement pushed the state to play a bigger role in the housing system. In South Korea, the leading role of the state now faces several challenges in finances and management, so the government is seeking ways to incorporate the private sector into the provision of social housing.

This paper is going to analyze the dynamic relationship among the state, housing market, and the society to explain the development of social housing in Taiwan and South Korea after democratization in the late 1980s. It will challenge existing works on Asian housing for their neglect on the increasing social forces forming these housing policies.

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The examination of household preferences towards gated communities and residential mobility case study: Atakoy district

23. Social Housing and Globalisation

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Recently, the phenomenon of housing has gained a social symbolic character with the influence of neo-liberal policies and globalization that became widespread in the 1980s while affecting human life, the way of behaviours and social balances socio-economically from being an interior space until reaching to the urban scale throughout the history. The house showing the life style of the society has recently gained a meaning beyond a shelter and become a part of consumer culture as it has been modernized. It is the most common situation seen in the housing market in recent years that the new residential settlements under structuring due to the population growth in rapidly developing cities have aimed certain social classes. Cities growing and changing by the effects of neo-liberal policies and consumption ideologies are in a transformation of globalization and facing gated communities as a most notable sign. Current residential communities in metropolitan cities are increasingly urbanized as walled and gated districts segregated from its immediate surrounding which has being controlled through entrances. The development of gated communities turned into a main subject of literature with the new life-style and the new way of living by an increasing element of segregation on space. The neo-liberal urbanism, which goes together with the neo-liberal economic reformation, looks for the growth of market forces in the real estate and housing sectors to privatize of the social and urban services for the elite groups. Gated communities started to develop in the 1980s in Turkey by the changing of political and economic progressions under the influence of neo-liberal agenda. This new social class willing to live in residential areas where they could show their social status due to the increase in their incomes, started to abandon and change their housing areas. This created new lifestyles among different income groups living in the same city and differentiated the urbanization experience of households. Intra-urban residential mobility has reshaped the city, created some social-spatial changes within the city and has brought social segregation and spatial polarization. Currently, it is possible to see the effects of this transformation almost in every metropolis including stanbul. This study examines the residential mobility and household preferences towards gated communities through a case study in stanbul, Ataköy district. It investigates the intra-urban residential mobility, housing preferences in Ataköy region starting with the sales of the flats in Ataköy Konaklar in terms of residential and neighbourhood satisfaction reveals housing experiences together with demographic structure of households. Initially dealing with the case of housing, this study is based on literature review and fieldwork study. It is a qualitative based research study. Field method contains survey and in-depth interviews, which are mostly constructed on open-ended questions with tenants, also includes participant-observation.

Transformations in the social housing stock of EU countries in the long-term perspective

23. Social Housing and Globalisation

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The principles of creation and distribution of the social housing are an individual matter of each country. As an important element of housing policy, they are subject to changes, as well as the entire housing policy. Economic and social factors that trigger changes are not only of a national character, but also occur in the form of global processes. The authors put a research question about the direction and strength of changes in the field of the social housing in EU countries. Being aware of the differences in the size of the social stock and the different rules for making it available in individual EU countries, they decided to analyze the direction and power of changes in the long term, assuming that they will be similar at the EU level. They assessed transformations in social housing taking into account changes in housing market in EU countries. In their study, they took into account such indicators as the size of the social stock against the background of the entire housing stock, the dynamics and direction of changes in the size of the stock, changes in the level of demand for social housing in individual EU coutries. Critical analysis of literature, examination of documents and statistical data were used.

24. Social Housing: Institutions, Organisations and Governance

A New Institution to Provide Affordable Housing through Urban Renewal in Post-reform Shenzhen, China

24. Social Housing: Institutions, Organisations and Governance

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Along with the government's withdrawal from the provision of public facilities under the economic transition from post-war Keynesianism to neoliberalism in western countries, the relationship between public sector and the private ones in affordable housing provision has long been a hot topic among western studies on housing study. In China, however, even new system of affordable housing provision had been established in the late 1990s, along with the market-oriented housing reform, the main obstacles to deliver affordable housing is complicated land, planning and land institutions.

As a pioneer of institutional reform and innovation among Chinese large cities, Shenzhen municipal government has also begun to set up a new institution to provide affordable apartments through urban renewal by launching a serious of institutional reforms and innovations since 2010. This paper tries to illustrate the new institution to provide affordable housing in Shenzhen, its mechanisms and potential implications. Based on fieldworks conducted in Shenzhen from January to March, 2018, and case studies (*yi cheng zhong xin and Jian ye xiao qu bei*, two affordable housing projects built through urban renewal project), we found that there are two dimensional factors which make Shenzhen model successful, compared with great emphasis on public-private relationship in affordable housing provision in western countries: (1) the mechanism of interests balance through development density control, which gives enough (relative) profit opportunities to private developers to participate in affordable housing provision according to regulations. (2) institutional reforms within governments: a) decentralization from municipality to district government, which promotes municipality putting their emphasis from the direct provision to rule making; b) adjustments of power and responsibility between governmental sectors.Along with these lateral and vertical adjustments of power and responsibility, the affordable housing provision has been successfully embedded into the urban renewal institution.

While securing the adequate provision of affordable apartments through urban renewal is of course a great success, its apparent or potential impacts exists : Firstly, high density development in inner urban areas has brought a great management pressure for local communities. Secondly, adjustments of power and responsibility between vertical and lateral governmental sectors are core factors which make the new model successful, however, there are (potential) negative outcomes. In conclusion, efficient interests balance between public sectors and the private ones, and innovative institutional reforms are key factors which make it successful in post-reform Shenzhen. However, it may not be applicable to other Chinese large cities because of the unique urban development context and the innovative urban regime in Shenzhen.

Affordable Housing Strategies in Amsterdam

24. Social Housing: Institutions, Organisations and Governance

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While neoliberal welfare-state restructuring in many Western countries has seen public and social renting decline, and tougher means-testing introduced, Dutch social housing has until recently served a broad range of income groups. Social-rented housing, mostly owned by not-for-profit housing associations, still comprises 30% of housing stock, with higher proportions in major cities. Since 2011, however, national policy reforms have prompted scholars to liken the Dutch system to 'residualised' models, typically associated with the Anglophone 'homespaces' of neoliberalism (see Harloe, 1995, Kemeny, 1995). Ostensibly to ensure a level playing-field in the housing market, and to better target social rentals to need, national reforms have confined housing associations to their 'core task' of housing low-income tenants. A maximum income-limit for new social lettings has been imposed.

Yet in the globalizing rental markets of Amsterdam, policy developments appear to diverge from the 'residualised' model. Rising rents and house prices have made it increasingly difficult for middle-income households to find an affordable home. A new initiative using land-leasing powers to incentivise 25-year rental affordability commitments is courting institutional investors as 'middle-segment' landlords. An agreement between the municipality, housing associations and tenants aims to stop the decrease of social housing. This paper focuses on local housing strategies in Amsterdam, exploring both the policies and the politics shaping the city's path forward. We ask to what extent this path fits dominant academic typologies of (neoliberalised) rental housing. Findings highlight the specificities of neoliberal reforms as they progress in high-demand urban settings, and reveal implications for still-dominant academic models. They also speak to the power of urban politics to contest national agendas and forge unique paths forward.

Chinese social housing governance: the secret of multi-level government and the voiceless community

24. Social Housing: Institutions, Organisations and Governance

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As one of the most cited works in social housing governance field drawing upon 'actors', Pestoff's (1992) welfare mix has omitted the precise hybridity zones of state, market and community, on the one hand, and the interaction among actors involved in the governance, on the other. By linking to another prominent work, Billis' (2010) organizational hybridity, and adding the dimension 'interrelationships', we develop a conceptual framework of social housing governance allowing to take into account the Chinese zones of hybridity. Empirical data collected in two Chinese cities, Chongqing and Fuzhou, help to verify the applicability of the framework.

This study argues that although multi-actor governance based on western theories, and the intent to include the 'market' and 'civil society' in the provision of social housing has been discussed vividly, the current Chinese social housing governance still shows the dominant government as before, but in a different way. Within this way, many conflicts and interests exist at different layers of government in China. More specifically, the central government has tried to promote inclusiveness of the private sector and civil society in the governance, while the municipal-level government has regulated the market sector tightly, and the street-level government has restrained the community from active participation.

Exploring innovative management strategies of socially mixed communities in changing social housing contexts

24. Social Housing: Institutions, Organisations and Governance

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Research suggest that social housing management, which from a professionals viewpoint is defined as those activities aimed at improving the quality of social living environment, is particularly susceptible to transformations in the broader social housing sector, particularly on the demand side. Currently, in several Western EU countries residualisation is bringing a growing number of low-income and other vulnerable groups into this sector, while middle-income groups are decreasing. This twofold trend risks resulting in increasing concentration of vulnerable groups within the poorest parts of social housing stock. From a management viewpoint, such concentration is perceived as undesirable since it arises concerns for anti-social behaviours, less care for the built environment, conflicts etc. Making residents more responsible for their communities is often seen as a coping strategy to avoid potential negative externalities. Likewise, new forms of self-organised housing are on the rise. This paper deals with recent social housing projects in Milan and Amsterdam mixing vulnerable groups - refugees and low-income - and young locals. The relevance of these initiatives lies in the specific approaches to housing management developed by housing managers: the self-management in Amsterdam and the Social Management in Milan, which are illustrated in this essay. By means of analysis of case studies and interviews transcriptions, the paper discusses the main differences in the two research settings showing how such innovative management practices are connected to broader developments in housing and welfare systems. This study contributes to better understand the role of management practices within social mix housing developments.

Financing Affordable Housing Under Localism: Reinvestment Strategies for London

24. Social Housing: Institutions, Organisations and Governance

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A paradox, characteristic of leading global urban cultural and financial centres, is heightened in London. Residential property; transformed into a liquid asset, is providing a repository for global wealth. This has intensified pressures in the city's high-demand rental markets, displacing low and middle-income households. Amidst cuts to state support for affordable rental housing, state policy has promoted 'localism', asking local communities to take greater responsibility for housing problems that derive from global market pressures. We address this spatial paradox by examining funding strategies to enable local savings, land, and development revenues to be 'reinvested back' into London neighbourhoods, both to provide new affordable rental housing and to preserve existing opportunities. A range of local housing projects provide sites for us to explore the reinvestment of city pension fund savings, reinvestment of surpluses by large London housing associations, and reinvestment enabled by a community land trust model for rental housing. We give attention to both housing outcomes and to the balance of state, market and community drivers within these projects.

How mechanisms of conditionality and tenants responsibilization are shaping the governance of affordable housing. Evidences from Utrecht and Milan

24. Social Housing: Institutions, Organisations and Governance

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Governments attempt to link the provision of welfare services to the responsible self-conduct of citizens is seen by many scholars as a distinctive feature of the post-welfare state. Post-welfarist concepts like politics of behaviour, technologies of governance at a distance and ethopower have been applied to housing governance research mainly in Anglo Saxon-based studies. Little is known about how specific governance tools of post-welfare regimes are applied to housing field in other national settings. To fill this gap, this paper examines new rationalities of housing governance in the context of two different configurations of welfare regimes: the Netherlands, a cross-over between conservative and democratic regime, and Italy, a typical Mediterranean regime. Our aim is to unfold how governmental strategies based on tenants responsibilization are shaping social housing governance in the two contexts. Our empirical evidence has been collected through a set of qualitative techniques including semi-structured interviews with policy-makers and housing practitioners, focus groups with tenants as well as case study analysis in Utrecht and Milan. We argue that new rationalities based on shaping tenants' behaviours in a proactive way are emerging. These are functional to the achievement of broader policy aims and align with dominant public policy discourses, respectively 'participation society' in the Netherlands and 'community welfare' in Italy. Common to both approaches is the element of conditionality regulating the access to certain social housing opportunities. Conditionality suggests a shift from need-based to discretionary approach in the allocation of social housing, reflecting the transition from traditional to post-welfarist regime.

Innovative strategic alliances and inter-organisational hybridity: A means to scale up affordable housing delivery

24. Social Housing: Institutions, Organisations and Governance

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Local municipal authorities and not-for-profit housing providers across England are keen to strengthen collaborations to deliver affordable homes, in response to a lack of private sector housing delivery and a desire to be freed of government restrictions. Making use of organisational hybridity theory, this paper develops the notion that these strategic alliances could result in inter-organisational hybridity becoming more of a common practice. Moreover, this alternative organisational form has the potential to challenge the need for mergers and intra-organisational hybridity taking place in England's largest housing associations: a trend causing concern among policy makers and academics alike. The paper first considers how the UK Government latest policy stance has encouraged strategic alliances of this kind, and effectively brought about a new form of state-directed inter-organisational hybridity. Presenting the case of Brighton & Hove Council's joint venture with the housing association, Hyde Group Limited, the paper explains how this pioneering collaboration has led the way, with others keen to follow. It focuses in particular on how the innovation relates to finance, allowing both partners to pool resources and equally share in the risks, costs and financial rewards. It also highlights a key feature of this innovative case study in which the partners are committed to setting rents at National Living Wages, guaranteeing the housing to be genuinely affordable for low-income households, and thus challenging the UK government's restrictive definitions of affordability. The paper concludes, suggesting ways in which these strategic alliances have transferable relevance across Europe. In facing an era of minimal government subsidy, low security and high risk, inter-organisational hybridity enables different partners to work together in addressing housing needs and scaling up affordable housing delivery. Moreover, it also allows affordable housing provision to become less predicated on individual organisation's strategic priorities and practices nor driven by state rules, regulation and the vagaries of housing market.

Organizational Adaptations of Nonprofit Housing Organizations in the U.S.: Insights from the Boston and San Francisco Bay Areas

24. Social Housing: Institutions, Organisations and Governance

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Nonprofit housing development organizations in the U.S. have played a central role in affordable housing provision for decades, but are now encountering a number of challenges. The most serious of these challenges are arising from the scarcity of public resources at the national, state, and local levels and from the highly competitive and expensive housing markets in which they are operating. This paper highlights the organizational adaptations by nonprofit housing providers to address these challenges. Several of the adaptations have involved the development of new and innovative financial models and collaborative strategies, while others have required some fundamental shifts in the organization's structure and approach to affordable housing development. Our study focuses on two metropolitan regions: the Boston and San Francisco Bay Areas and constitutes the U.S component of a four-country study of current and future challenges, and opportunities, facing the nonprofit housing sector.

Social housing in Poland's housing policy - analysis of the practice

24. Social Housing: Institutions, Organisations and Governance

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In Poland, social housing is granted when the applicant meets the conditions defined independently by each municipality. Accessibility criteria relate most often to income and difficult life situation. In practice, in the absence of a sufficient number of social housing, municipalities do not fulfill their statutory obligations, they often limit their activity only to providing housing for persons whom the court has granted the right to social housing in eviction proceedings. An owner who can not regain the freedom to dispose of his own apartment, because the municipality does not provide social housing to a person with an eviction order has the right to compensation. In some of the largest Polish cities, millions of zlotys are paid annually.

The very difficult situation of Polish municipalities in terms of the implementation of direct housing aids results from historical problems with quality of housing stock, the lack of reform of the municipal lease rules and insufficient financial resources. Despite acting in the same institutional framework and having similar problems, some municipalities are able step by step, using various instruments to improve the housing situation of citizens in need of assistance. The author focused on building a ranking of leaders who can be a model to follow. The survey covered the voivodship cities of Poland. Critical analysis of literature, documents and analysis of statistical data were used.

Social housing in the French suburban: from history to contemporary dynamics

24. Social Housing: Institutions, Organisations and Governance

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Today the suburban is considered to be a territory of homeowners, a land of private property, the individual private plot providing the dominant scale of reasoning, of design and development. The *pavilion*, meaning the single-family suburban home, has become the archetypical symbol of homeownership. However, historically in France the pavilion was used by factory owners as a model for the housing of the working classes as early as the mid-19th century. Furthermore, in the early 20th century, the pavilion home also served as a model for state housing, being diffused through social housing schemes of the time. What of the social housing past, can we trace in this contemporary territory of private homeownership that is the French suburban?

Drawing from this historical context, this article will be focusing on alternative actors of contemporary suburban dynamics in France, and more specifically actors implicated in social housing production within the context of pavilion dominated neighborhoods. Such actors remain marginal to the overall debate on residential subdivisions, however, they constitute an interesting counter-example to the private sector (real-estate and construction professionals, homeowners, etc.). Traditional state housing bodies (known as *social landlords*) that are interested in alternative, small scale and/or diffused social housing schemes are such alternative actors. Various citizen associations, recognized by French legislation as eligible *social micro-landlords,* are others. *Real-estate agents of social purpose* (AIVS), identified as such by law, also mobilize the private housing sector for the housing of underprivileged populations. A number of these alternative actors are part of the *Federation of Associations and Actors for Promotion and Insertion through Housing* (FAPIL), whose annual reports provide an important information source for analysis.

These small scale social housing projects challenge the prevailing owner-occupied housing model of the suburban, therefore opening the possibilities for new uses and dynamics in these neighborhoods. Through researching and analyzing the actions of these actors, and the innovations they propose, new prospects are revealed in the debate concerning residential subdivisions. This article specifically looks into statistics of social housing production and draws from interviews with representatives from three such actors (one social landlord, one citizen association, one real-estate agent), from through-out the French territory. This data is completed by field research (resident interviews on density and social housing) in a suburban neighborhood in the peri-urban region of the city of Aix-en-Provence, in the south of France. By presenting the strengths and innovations of these social housing bodies, and most importantly by interrogating the difficulties of their operations, the limitations and constraints posed by various actors (such as autochthonous populations), the reasons such social housing projects remain marginal in the suburban context are examined. This article hopes to provide fertile ground for the debate on the future of diffused social housing within the suburban context in France and Europe.

Social housing tenures in Spain: does more vulnerability imply less stability?
24. Social Housing: Institutions, Organisations and Governance

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Despite the variety on means and mechanisms of implementation, most current Spanish housing policies aim to increase the 2% of social rental housing stock (one of the lowest in Europe), principally by bringing private housing to the social sector. This creates an interplay scenario between owners, housing managers and social tenants/users that adds more complexity to an already complex social housing field (i.e. variety of providers, regulations and ways of access to housing).

Precisely, there is a broad range on ways of access to social housing: full homeownership, intermediate tenures, tenancies, and even the most precarious types of tenures, such as a right of room, a right of use or a licence. According to our research, quite surprisingly, in general terms, less vulnerability implies more secure tenancies, while social housing programmes for the most vulnerable people often include a mere right of use or other fragile tenures. This paper will address the reality of this situation and the causes for it.

Security in tenure is contemplated in the General Comment no 4 on the right to adequate housing of the OHCHR as a key element in order to talk about "adequate housing" (precisely, living in insecure housing is considered as a form of homelessness by the European Typology on Homelessness and Housing Exclusion). However, European Commission has also stated that social housing needs to focus on "disadvantaged citizens or socially less advantaged groups, which due to solvability constraints are unable to obtain housing at market conditions" (Decision 2005/842/EC), therefore, it needs to follow an element of need (which might be temporary).

Thus, this paper aims to discuss the dichotomy between tenure security and the element of need (as well as other elements such as legal, contractual and financial limitations), and their reflection in the ways of access to social housing in Spain. The idea of adjusting social rental regulation as much as possible to the nature of the relationship between lessor and lessee will be also raised, as it is important to achieve legal certainty for the stakeholders as well as to avoid lessors from looking for a less protective way of access to housing.

Keywords: social housing tenures, security, housing need, housing providers, urban leases

Social Rented Housing in Oslo (1930-2017). The path dependence of a weak link in the welfare state

24. Social Housing: Institutions, Organisations and Governance

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In this paper, I examine the history of the social rented housing sector in Oslo between 1930 and 2017, with an emphasis on the long postwar years (1945-1990). The Norwegian capital is an intriguing and enlightening empirical case for at least two reasons. First, social rented housing in the metropolitan Oslo-area is central to current debates about the crisis of the "social rented sector" centered on questions such as ethnic and socio-economic segregation, child poverty and sub-standard housing standards (cf. Brattbakk et. al. 2017). Second, the contemporary social rented sector in Oslo is one of the most residual and market oriented in the OECD. Thus, the case of Oslo is highly relevant for an international audience interested in the causes and effects of important trends in European social housing. Drawing on the scholarly literature on social housing in Europe, we suggested that targeted and market oriented public rented housing has the following characteristics to a lesser or higher extent (cf. Harloe 1995; van der Hejden 2002; Czischke 2009; Sørvoll and Aarset 2015; Grander 2017): 1. Limited size relative to private rental- and owner-occupied housing, 2. Means-tested housing allocation to disadvantaged low-income households, 3. Low security of tenure (short contracts for tenants), 4. Market determined rents and means-tested housing allowances to tenants, 5. Business-like administration. While virtually all public rented housing sectors in large European cities satisfy some or all of these criteria, it is striking that Oslo provides almost the perfect example of residual and market oriented social housing. This is at odds with the picture of Norway as an universal and social democratic welfare state (Esping-Andersen 1990), and the development of public rented housing in neighboring countries.

In this paper, I map the historical development of social housing in Oslo with the aid of the five criteria mentionded above. I emphasis that residualisation and marketisation was a gradual historical development with several stages. The paper's theoretical point of departure is the weak, non-deterministic theoretical conception of path dependence put forward by Bengtsson and Ruonavaara (2010). Building on Bengtsson (2013ed.), I regard 1930 as a critical juncture where the path of social rented housing in Oslo was established. Since the 1930s, social rented housing developed in the shadow of homeownership: power, legitimacy and the perceptions of efficiency in housing policy shifted in favor of co-operative and single-family ownership. My hypothesis is that the weak legitimacy and power of the defenders of social rented housing, made this housing sector a weak link in the welfare state. In turn this made it relatively easy prey for political and bureaucratic elites calling for increased targeting, privatization and market-orientation.

Spatial, Financial and Ideological Reconstructions of Public Housing in Malmö, Sweden

24. Social Housing: Institutions, Organisations and Governance

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It is widely recognized by scholars that the housing regime in Sweden has been undergoing a transformation from a Social Democratic welfare regime to a neoliberal housing regime. In this shift, the role of public housing within the Swedish housing system is emphasized as one of its important constituting components. While scholars often point to national legislative changes during the 1990's (e.g. Clark & Johnson, 2009) and recently in 2011 (Grander 2017), argues this paper that public housing in Sweden before that underwent changes which reconstituted the role of public housing. These changes, entailing reconstruction of the housing stock, introduced business-like principles, financialization and ideological reformulation, played out locally but were intertwined with economic and financial changes on a national level. In the 1990's did national changes enforce a deepening of these processes, as well as they became intertwined with the emergence of a municipal urban entrepreneurialism, including a strive to attract a stronger tax base through investments in exclusive housing production. These processes are still today formative for the role of public housing locally, deepening its neoliberal hybridization, as I will illustrate. The empirical contribution of this paper is to fill the knowledge gap concerning firstly the role of the changes within local housing politics during the 1980's as an important pre-configuration of the neoliberal politics manifested during the 1990's. Secondly, it will attend to the interrelations between housing politics and municipal urban governance through an in-depth analysis of local configurations of a changing housing politics and the urban. The empirics are generated through a case study of the public housing company MKB, and its interrelations with the municipality of Malmö, Sweden, in regard to financial, political and spatial politics from the 1980's up to today. The theoretical contribution of the paper is to replace a conjunctural analysis in the context of housing. I trace, through an in-depth situated single-city case study, the historical-geographical, multiscalar and uneven development of housing and the city. Followingly, the aim of the paper is to provide with an empirical understanding of the historical-geographical and institutional change of public housing in Sweden and its interrelations with urban governance, conceptualized through an understanding of conjunctural neoliberalism (cf. Hall & Massey 2010; Peck 2016).

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The institutionalization problem of neighborhood participatory governance: An alternative analytical narrative

24. Social Housing: Institutions, Organisations and Governance

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Throughout Europe, government-initiated attempts at directly engaging citizens and residents in the revitalization and integration of neighborhoods dominated by public landlords are frequent. Such participatory neighborhood governance may take many forms regarding the type of interaction and communication between participants *within* the specific participatory arrangement, regarding the *relation* and *link* between the specific arrangement and the more traditional representative structures, and regarding which phase of the local regeneration process the participatory arrangements are linked to.

In this paper, the conditions for *institutionalizing participatory neighborhood governance* are put into focus. Following Fung (2015), Skelcher et al. (2013), Torfing et al. (2012), establishing stability and shared understanding of the roles and rules among residents, local landlords and public officials is assumed to be critical to desired outcomes. The empirical literature, however, point to ambiguous mandates, obscure accountability relations, role confusion, selective listening, lack of transparency, weak and obscure links to influence, etc.

Against this background, the aim of the paper is to contribute to a better understanding of the drivers of and conditions for institutionalized participatory governance in neighborhoods dominated by public housing. More precisely the paper aims to consider, discuss, and reconsider comparatively three theoretical arguments found in the literature: That participatory governance is easier to institutionalize in (1) consensual democracies, (2) decentralized political systems, and (3) societies with high levels of trust and social capital.

Drawing on recent primary and secondary data on participatory neighborhood governance in France, the Netherlands, and Sweden the paper suggests that even in "most likely cases" according to theory, we find severe institutionalization difficulties. Instead the paper outlines an alternative and empirically informed analytical narrative (Bates et al. 2000) on the institutionalization game of participatory neighborhood governance in public housing. In short, the arguments suggest that high levels of trust in the local political system, a decentralized system of governance, and a strong civil society may not promote the institutionalization of participatory neighborhood governance (Hertting & Klijn 2017). Perhaps somewhat paradoxically, these contextual conditions may actually render politicians, public agencies, housing organizations and citizens incentives and opportunities that make institutionalized forms of participatory arrangements in neighborhoods dominated by public controlled housing more unlikely.

Waterfront redevelopment and modular housing: New institutional tools for affordable housing production

24. Social Housing: Institutions, Organisations and Governance

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The redevelopment of historical ports by giving residential function in sustainable development projects are practiced in Scandinavia, which usually offers high living standards since 2000. Housing for low income population is usually not considered or very few numbers of them are produced by port redevelopment. Sustainable development projects use socio-economic mix strategy to locate different tenure types. Rental housing production with affordable prices is one of the part of socio-economic mixed strategy. For example, locating affordable housing for low income people in high and middle-income areas by port redevelopment projects have been experienced in Gothenburg and Copenhagen. In addition, redevelopment of Malmö port has many awards for green transition to be a sustainable city and low-income housing areas are tried to be connected to sustainable development projects. In one of the part of Malmö, modular housing units are used as affordable housing to accommodate low income people. The aim of this study is to explain the strategies of socio-economic mix in urban planning and architecture by focusing on the usage of housing modules which are used as affordable housing units. To achieve this aim, ´Kombohus mini´ in Malmö and ´Billige Boliger´ in Copenhagen, which have different types of affordable housing production than traditional institutional production, are used as case examples. This study uses comparative case study method. Triangulation of data is provided from field work, development plans, planning policies and semi-structured interviews. The outcome of this research is an evaluation of development practices for the integration of low income population in sustainable development projects.

Key words: port redevelopment, Copenhagen, Malmö, modular housing, affordable housing.

'Social' housing within the Private Rented Sector? Examining tenant perspectives on the blurred boundaries between social and private rented housing

24. Social Housing: Institutions, Organisations and Governance

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Changes in government policy, combined with financial pressures, have led many social housing providers to enter into commercial arrangements which blur the boundaries between social and private rented housing. This has the potential to impact heavily on the experiences of vulnerable (and not so vulnerable) tenants remaining in or entering the social rented sector. Simultaneously in the UK, there has been substantial growth of the private rented sector, which has considerably increased the number of vulnerable and low-income households entering private renting. While the encroachment of market logics into social housing has been explored across different national contexts, particularly in terms of changes to organisational culture, behaviour and governance, limited attention has been paid to the perspectives of tenants and the extent to which systemic or organisational shifts impact on their experience of housing. Moreover, there is, as yet, little examination of the impacts of organisations operating in the private rented sector with a social mission on tenants and their housing conditions.

This paper reports findings from a study examining tenant outcomes within a housing association, operating in the social rented sector, and a socially-focused letting agency, operating in the private rented sector. Data collected from a cohort of tenants over the first year of their tenancy is used to examine the impacts of organisational strategies on housing, health and wellbeing outcomes for households. These findings, rooted in the perspectives of tenants, elucidate the impacts of the blurring of boundaries between social landlords and some parts of the private rented sector on tenants. In terms of tenant satisfaction and broader outcomes, the attitudes and behaviour of housing staff appear to be more important to tenants than the institutional status of their housing provider. The research suggests, therefore, that assessing the impacts of changes to policy or market conditions requires a multi-level analysis that goes beyond organisational shifts, to consider the pathways to and outcomes for tenants.

25. Southern European Housing

New Housing Developments in Southern Europe – an Overview
25. Southern European Housing

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In almost all countries housing provision, policies and governance are in constant change. In recent years, this was especially true in southern European countries such as Greece, Italy, Portugal or Spain, where, mainly in the 2000s, the boom and subsequent bust of the housing market has left important traces in society. Starting from this situation, the presentation aims to provide a first overview of the main consequences and resulting new developments in the housing policy and governance sector in Southern Europe. Since housing is a matter of polyrational dynamics in urban development, the presentation will focus on such diverse but related issues as the financial and housing crises, the decline of publicly funded housing estates, the "new poverty", migration dynamics, and the emergence of new social movements. And although the current state of housing in Southern Europe is highly complex, it is precisely this complexity that provides policymakers with a large number of opportunities. Nevertheless, the 'big question' is whether these opportunities will be used appropriately, for example, to create new affordable housing options. This aspect will also be briefly discussed.

The presentation is based on a new and recent book publication on "new developments in Southern European Housing", edited and published by the presenters.

An overview of multiple property ownership in Spain

25. Southern European Housing

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From a social viewpoint, one of the most relevant topics in housing studies is housing inequality. While some families struggle to pay the rent, other accumulate multiple properties, either to use them, or as an investment. Home ownership is the usual form of tenancy in Spain, and it is particularly widespread across social classes due to historic and cultural reasons. In this context, multiple property ownership is not limited to the affluent population: it adopts different forms, requiring different explanations. Statistics reveal the existence of millions of second homes, private rented properties and a vast number of private empty houses (for different reasons), and all of them draw a complex residential environment. Our paper is aimed to quantify and analyze the evolution of the types of extra property in Spain, using different quantitative data sources to approach the diverse situations. Our results show how multiple home ownership in Spain is linked to cultural variables (such as lifestyles and inheritance processes), to geographical factors (coast vs. inland; rural vs. urban) and to a generational gap between younger and older population.

Housing Policies During the Crisis: The Case of Catalonia (2008-2017)

25. Southern European Housing

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The aim of this paper is to examine the changes that have been introduced in the Catalan housing policy system by the Secretariat for Housing and Urban Improvement and the Catalan Housing Agency in response to the financial crisis.

After the housing bubble burst, unemployment grew in Catalonia from 7.5 per cent in mid-2007 up to 24.4 per cent in mid-2013. Many households, most of them were over-indebted, had extreme difficulties meeting housing costs and thousands of homes in Catalonia went into foreclosure and home evictions rose dramatically in a relatively short period of time. In this context, Catalan housing policy needed to be radically rethought. In short, this new approach is based on four complementary strategies:

- Adapting housing policy instruments to the new social context, prioritizing the support to those households most in need. The main measures developed in this regard are: housing subsidies for renters and homeowners, advice for mortgage debtors, mediation between said debtors and banks, and lower social housing rents. Expenditure on these measures has gained importance in the public budget on housing, reaching 57 per cent of the total in 2016.

- Reforming of the legal framework to increase the importance of the property's social function and the social responsibility of energy suppliers. The Act 24/2015, on urgent measures to address the housing and energy poverty emergency, and the Act 4/2016, on measures to protect the right to housing of persons at risk of residential exclusion, are the most relevant initiatives in this field. This new legislation established: (i) mechanisms to deal with situations of consumer over-indebtedness, specifically, an in-court and an out-of-court mechanism; (ii) measures to prevent evictions that could lead to situations of homelessness for people at risk of residential exclusion; (iii) and measures to compel under certain circumstances owners of empty dwellings to rent them at affordable prices.

- Reconsidering urban renewal interventions under the principle that the right to housing is not limited to private physical space but extends beyond including the urban environment in which the dwelling is located. This approach, contemplated in the conceptual framework included in the United Nations' New Urban Agenda as the 'right to the city', has been implemented through two programmes: in collaboration with municipalities within the development of the Catalan Neighbourhood Act; and directly by the Secretariat for Housing and Urban Improvement with actions addressed to preserving and improving heritage.

- Long-term planning of housing policies in the Catalan territory through the so-called Territorial Housing Plan (the draft Plan was presented in the 2017 ENHR Conference). The Plan considers major structural reforms in the Catalan housing system.

Improving our knowledge of housing conditions at EU-level

25. Southern European Housing

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There is a large diversity in housing problems across EU-member states. Sub-standard housing are more prevalent in Eastern and, partly, Southern Europe than in Western and Northern Member States. Indicators focus on issues such as overcrowding, housing deprivation including lack of basic amenities, leaking roof and dwelling too dark but also housing affordability. The aim of this paper is to study the variations between EU countries in these indicators and to examine to what extent these between-country differences can be explained by measurable factors, either at the individual level or at the country level. Using a multilevel framework, the explanatory power of both micro-level determinants (low income, household type, tenure status, education, joblessness etc.) or of macro-level factors, such as national income, structure of housing market, welfare system, etc. are tested. Our results confirm our main hypotheses: the household/individual factors related to permanent income, high costs/needs and household size/type influence the risk of facing each housing problems as expected. The only exception is the EU housing cost overburden measure for which some risk factors go in an unexpected direction. At the macro level, our results confirm our hypothesis that countries with higher share of outright owners suffer from more severe housing deprivation than other countries. Our results also shed new light on the impact of national wealth on housing deprivation. Despite a clear negative relationship between macro-economic affluence and housing deprivation, GDP or median income does not significantly impact on housing deprivation once differences in micro-drivers, notably household income are taken into account. Transfers in kind and adequacy of cash transfers play also a role at the macro-level.

Social segregation in southern European cities

25. Southern European Housing

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The segregation of social groups in urban spaces has been one of the most important topics in urban studies in the past. But in the last decades an increasing polarization of social structures, and the intensification of economic migration flows towards western countries, social segregation has become one of the main challenges for urban developers. However, both the scope of segregation and its effects in the short and long term are aspects that are still debated strongly within the European academic and political sphere. A consensus has been reached recognizing a trend towards a more marked social segregation in cities, but the characteristics and intensity of the segregation process vary according to the urban (and sociocultural) environment studied. The goal of this paper is to study the recent characteristics of urban segregation in southern European countries. We have conducted a meta-analysis based on published researches on segregation in three southern countries –Spain, Italy and Greece-, in order to discover Mediterranean patterns and features, which are different to those found in other European urban contexts (continental and northern Europe). Our results show common trends from the 1970's on, and also similar challenges for the future. However, the variety of methodological approaches and the cultural and historical local contexts, also create differences between them.

Keywords: social segregation; metropolitan areas; Southern European countries; meta-analysis

Southern European housing policies: a legislative regulation perspective

25. Southern European Housing

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Housing policy basically consists of two main areas of action: one is to plan and organize the territory and the other to promote housing, and this approach to housing provision is more focused. Governments are not the only actors in the area of economic policy but play decisive roles in the joint relationship of the efforts of the various organizations and other entities. As in other Southern European countries, Portugal is a legalistic and formalist country. This does not mean that this spirit is not necessary, but it would be more important to care less about laws and more with the analysis of their effects and impacts. The benefits of housing incorporate various quantitative and qualitative aspects, but the purchasers of this good transact the product in order to obtain the best possible return. The factors that determine the price of any capital asset and the income provided by its services are similar. The durability of housing capital implies the existence of an immense stock of supply. The quantity of housing services issued by this stock depends significantly on the owners' own investment decisions. Housing production lacks a set of inputs and its form of occupation provides a set of outputs to households. The price mechanism, as a mechanism of information transmission, is the contraposition between resources used in its relation with the outputs achieved. We intend to analyse within Portugal's housing policy its objectives and instruments and to advocate the economic and social rationality of housing policy as a strand of public policies and, at the same time, focus on housing as a sector of regulation and state intervention which is direct (State promoting) and indirect (Regulating State). The behaviour of simple creative actor and defender of the laws for the protection and development of private property is no longer the main principle characterizing its intervention in the various sectors of activity. The State may change the rules of operation of the economic activity and may even extend or reduce the scope of activity of the private sector in the various sectors. The consolidation of the State with regard to the organization of law and the exercise of power has given great importance to the rules of economic policy and the implementation of public policies. The existence of public policies is justified for several reasons, such as high levels of inefficiency in resource allocation, market structure and imperfect information. Public policies require a set of legal information designed to set the rules for public and private actors, with the aim of transferring or reallocating existing resources among the different strata of the population. With regard to the State, it is characterized by the legislative, executive and judicial powers, and in this study we are interested in its executive function as a promoter of material well-being. The sphere of this promotion results from the exchange between the legislature and the executive branch.

Key-words: Housing policy, Regulation, Role of State

Strengthening Cultural Diversity Awareness through Housing and Built Environment: A Pedagogical Tool for Higher Education

25. Southern European Housing

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One important outcome of globalization is the spread of multicultural educational contexts as a result of the growth of international mobility. Alongside with the development of 'intercultural communication competences (ICC)', one of the main challenges for multicultural pedagogical contexts is the strengthening of cultural diversity awareness.This paper presents an experimental pedagogical tool for multicultural contexts that pursues its aims through housing and built environment - the area of specialization of the students involved (architecture). The tool is a two-day workshop titled 'Cultural otherness and architecture: learning with and from diversity' that has three interdependent aims: 1) enrichment of the cultural background of the students; 2) stimulate creativity and openness to incorporate different/unknown solutions in the design process; 3) development of 'empathy' thought as a crucial relational skill and a device for analytical assertiveness.The workshop is composed by two exercises with a random sequence: 'House of Others' and 'Glocal Facades'. Through the first, students acquire knowledge on housing and domestic cultural diversity (structures of houses, uses, materials, meanings of home) through each other's houses. The second focuses on facades by exploring the local and global differences between 'vernacular' and contemporary buildings. It is also an opportunity to reflect on the effects of globalization – convergence versus divergence thesis.The paper will present the method used in the two phases of the WS: 1) preparation - collection of materials (mainly layouts and photographs) and construction of multicultural groups; 2) implementation - 'blind analysis' and its confrontation with the 'real situation'. Finally, it will discuss student's analysis and their ex-post evaluation of the WS. The cases presented were developed with students from Detmold School of Architecture and Interior Architecture in 2 years: 2016 and 2017 (10 and 25 students, respectively; 9 different countries in both years).

Tenant cooperatives and new public housing policies in Spain

25. Southern European Housing

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Very recently various cases of active promotion of the tenant housing cooperative formula by the Basque Government and Navarra were announced. These projects will be developed on public plots of land. Will tenant cooperatives, through this and other similar actions, acquire the rank of a new public housing policy in Spain?

The paper will present the emerging tenant cooperatives (and cohousing) experiences in Spain, both in the senior and intergenerational scopes, and the new public housing policies promoting this "new" model.

The demand side of a housing mismatch. Insight on housing problems and coping strategies of the Roman lower-middle class.

25. Southern European Housing

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The Italian middle class is struggling, and its lower end is facing increasing housing difficulties. Despite recent attempts for reform, housing policies in Italy have catered mainly for the weakest households, neglecting the intermediate groups that, without help, are currently facing a condition of housing poverty (Puccini, 2016). The cohort of people unable to afford market prices but not eligible for public housing is increasing. Although rent is significantly more problematic than ownership, both tenures hide affordability risks for the lower-middle class in a country with high job insecurity, a rigid housing market, and an underdeveloped mortgage market (Filandri, 2015). Family help is often the most important means to get on, and progress, on the housing ladder and, should this intergenerational net of support falter due to general impoverishment, lower-middle class households might find themselves unable to effectively navigate the housing market. The situation is particularly evident in Rome, where we see a precarious job market with shrinking salaries, an offer of new affordable dwellings held back by high land prices, a large stock of unused dwellings, and an insufficient and poorly regulated rental sector. In this context, categories such as young couples, precarious workers, and large households are struggling both to find suitable and affordable accommodation on the rental market, and to access homeownership.

After exploring the concept of struggling (lower) middle class, this paper aims at analysing what kind of residential offer is available in Rome and how it intersects with demand, in order to understand why the housing needs of this income segment go unmet. Through webscraping of online listings, an analysis of the type, location, and quality of the residential options for the lower-middle class – sorted by tenure – will be carried out. Moreover, a selected case study within the city of Rome will be analysed through qualitative in-depth interviews. Based on this empirical knowledge, the paper intends to provide insight into the housing needs of this specific group, and the strategies they put in place to cope with housing distress and limited housing options.

26. Towards Sustainable Communities and Housing

Activating methods for mapping social values and knowledge in planning processes

26. Towards Sustainable Communities and Housing

Ann Maudsley[1]

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To create more socially sustainable communities is a common aim of politicians, planners and developers in the renovation of existing and construction of new housing and neighbourhoods. Despite this, the focus of the current urban planning paradigm and housing policy is, "fast housing", that is, fast planning and construction processes, with superficial consultation with, and involvement of, local communities. There are few, if any, evaluations of how civil societies and/or inhabitants may concretely influence their housing environment, and how existing spatial and social values and knowledge can be mapped to ensure a more sustainable relationship between people and the built environment.

Related to new government directives and an extended research environment, ArkDes' assignment is to contribute to knowledge about the built environment for communities and built environment stakeholders.

The specific aim of this work is to test mapping methods for integrating knowledge and experiences of socio-spatial qualities in housing and planning processes in three urban areas in Sweden undergoing transformation. In the city development project, Fokus Skärholmen, an important focus is social sustainability. Skärholmen, Stockholm, is an area with socio-economic challenges and a high density of grassroots organisations and socially engaged groups, however, many feel excluded from the planning process and project. Sofielund, Malmö is being incorporated into the larger area of Amiralsstaden, another urban development project with a social sustainability profile where existing economic and social structures are under threat. The final case study area is Jordbro, Haninge, where the cultural house (a former school) for more than 25 different culture and art associations is under threat due to the reconstruction of Jordbro centre, with priority given to housing. After protests against the demolition of the cultural house, the municipality organised several citizen dialogues with no clear outcomes, leading to frustration among inhabitants. Furthermore, an architectural competition was organised for the centre and included plans for a smaller cultural house focused on consuming culture rather than producing it collectively as in the former school.

The objective of the project is to analyse historical and contemporary planning documents, and mapping of social values and knowledge, and examine the distance between local communities' and planners' perception of place in built environment processes, through production of new qualitative and quantitative mapping of social, economic and spatial resources. The target is to bridge the gap between socio-spatial experience and planning, and integrate results into planning processes. The results will also be transmitted through ArkDes research articles, debates and education programs, in collaboration with the community, and local and regional government.

Approaches and exemplary actions towards social integration in housing in Zurich

26. Towards Sustainable Communities and Housing

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In Switzerland the situation of housing provision and the housing quality in general is very good. However, social processes of inequality, discrimination and segregation can also be seen. Many socially and economically disadvantage people live in precarious circumstances in Switzerland. Access to suitable and affordable housing is also often difficult for disadvantaged groups in Switzerland. These often include people with few professional qualifications, various kinds of handicaps or few financial resources (Bochsler et al., 2015). Among them are migrants and refugees, elderly people who can no longer pay their rents after complete renovation of their apartment house and the "working poor" who live close to the poverty line but receive no social benefits and who all too often fall through the social safety-net. People who experience explicit or implicit discrimination due to their name, country of origin or skin colour also have great difficulty in finding a flat to rent without support (Althaus/Glaser/Schmidt, 2016). The tighter the housing market — as for example in Zurich — the smaller are their chances.

Our research contribution sets focus on the problems of social integration of those groups of the foreign residential population who are socially and economically disadvantaged and studies examples of successful approaches and social work actions to integration of vulnerable groups in non-profit housing in Zurich. Housing associations and cooperatives take on a key role in the process of integration (Brech/Feigelfeld, 2016). Their housing estates provide the everyday framework in which integration can happen. It is in fact here - still more than in the world of work - that everyday life brings people to meet each other.
Our qualitative study examines with the help of interviews and literature analysis the different professional non-governmental agencies and social services in the field of housing that support vulnerable and at-risk households in Zurich (Hugentobler/Glaser, 2017). These programs have one goal in common: to achieve social sustainable communities through helping finding a home and securing a long-term tenancy. These actions vary from coaching in (Swiss) housing regulations and culture, to prevention of conflicts and to specified social work on the estates. Forecasts for the future show that these trail-breaking projects are important. The integration of disadvantaged people will take on greater importance and urgency, especially in view of their dwindling chances of finding and keeping a flat on the tight housing market in urban settings.

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Energy use when working from home: Implications for housing, energy, and urban sustainability when we work 'more together, more apart'.
26. Towards Sustainable Communities and Housing

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Background:

Use of telework, particularly where informal arrangements between employers and staff to work part of the working week from home is an increasing social trend, in New Zealand and overseas. Whilst this is seen as a largely positive shift with emissions reductions, energy efficiency, and wellbeing commonly touted as benefits, more research is needed into the health, energy and equity implications of working from home.

For example, worker health is safeguarded in the office setting, yet the average New Zealand home temperature in winter is just 16°C. A survey of teleworkers in NZ and Australia found that 39% of respondents reported problems with the thermal environment. Cold home environments are linked with poorer health outcomes, including increased respiratory and cardiovascular risks. Traditional workplaces bear the cost of heating and cooling an office environment, but working from home can shift costs to the household budget.

Methods:

This study explores the energy-using practices of people regularly engaging in working from home, through a comparative interview study with participants living in North-East England and the Greater Wellington region of New Zealand.

Participants were recruited through snowball sampling and social media networks. Semi-structured interviews undertaken in 2017, were audio-recorded, fully transcribed, and analysed using content analysis and qualitative descriptive methods, drawing on practice theory.

Results:

Key findings of the research were that factors influencing energy use when working from home aligned with three broad themes: Spaces, Tasks, and Time. Negotiating spaces used for work at home influences use of energy services, particularly temperature control. Work duration and flexibility, household routines, and preferences influence energy services used and contribution to total household energy. Work tasks such as meetings, appointments, and 'desk work' interact with everyday living tasks to influence energy use and services required.

Discussion:

This research provides an alternative to the dominant discourses around remote working, including the potential for demand side management and energy savings with increasing numbers of people engaged in working from home. Instead, we find that while participants had already, or were open to changing energy use to achieve greater energy efficiency or to fit with Time of Use pricing during home-based working hours, the need for balancing family needs and highly organised time is an important caveat. Further research to assess

energy use changes when working from home and required incentives to achieve these is planned.

Green Leases: A Framework for On-Campus Housing

26. Towards Sustainable Communities and Housing

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A fundamental goal of higher education institutions (HEI) is student exposure to innovative ideas. By using the university as a living laboratory, students can apply these novel ideas to relevant worldwide issues. Sustainable development, one such worldwide issue, has surged in response to environmental, economic, and social concerns. The HEI has an opportunity to flourish as a thought leader in integrating exemplary approaches to sustainable development throughout the campus. One fulfillment approach is by greening campus operations.

Campus operations, a vital segment of the HEI, provides a tremendous living laboratory opportunity for sustainable development concepts since students interface with the campus on a regular basis. When considering the portion of students who live on-campus, the residence hall can be an ideal living laboratory to introduce innovative sustainable development ideas because students are in this environment on a daily basis. Green leases, an agreement between the building owner and resident, incorporate sustainable clauses which dictate how the building space will be occupied and managed in a more environmentally friendly manner. Gaining traction in the commercial sector of real estate, green leases foster resource conservation and subsequently lower building operating costs. Therefore, green leases complement objectives such as efficiency and profit while taking into account the environment.

In this manuscript, the evolution of green leases as well as the current prevalence of this phenomenon will be reviewed both domestically and internationally. Strengths and impediments of green leases will also be examined from a commercial real estate perspective as well as unique barriers and assets from the HEI perspective. Next, a framework will be developed for adapting green leases from the commercial sector to the residential sector, specifically on-campus housing. This framework will focus on the accountability of the student and HEI to act in more environmentally sensitive ways. Using the innovative idea of green leases at HEIs can create sustainable living environments for on-campus students which in turn can help these students develop environmentally friendly habits. These sustainability-focused habits can be transitioned upon graduation into the live, work, play ethos of the former student translating into a more sustainable future.

Housing deprivation and social sustainability: a comparative perspective

26. Towards Sustainable Communities and Housing

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This paper examines the housing situation of households who may be considered to live in extreme poverty in the EU. As poverty is multidimensional, those living on inadequate incomes are likely to be deprived in a variety of ways relating to housing. Using the EU Survey on Income and Living Conditions, the first part of the paper assesses the extent to which such households experience housing problems such as overcrowding and sub-standard dwelling quality. It also explores some housing-related risks they face, specifically burdensome housing costs and rent/mortgage arrears. These risks significantly increase their probability of becoming homeless. In addition, people experiencing these problems are likely to have periodic and/or on-going challenges paying for other essential goods, such as food and energy. Given the limitations of household surveys in capturing information on certain groups living in 'extreme poverty', the paper also presents a case study of one group which experiences extreme housing exclusion in a relatively wealthy European society – the Roma in Ireland. The case study draws on data from a national needs assessment of Roma and highlights the specific challenges faced by this particularly vulnerable group. The paper concludes with a discussion of strategies to address housing deprivation in the EU.

Integrating environmental sustainability in regeneration processes: a comparative analysis between ABIs in Copenhagen and Barcelona.

26. Towards Sustainable Communities and Housing

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Literature and policies have dealt with the relevance of integrated approaches in urban regeneration combining thus both physical and social aspects in specific territorial contexts (e.g. The Leipzig charter). Considerable attention has been paid also to the need of including the different sustainability components (i.e social, economic, environmental and cultural) in urban developments. The balance among these three pillars has changed over time, emphasising one or another depending on the context, the period of time or the type of development. (Pareja-Eastaway and Winston, 2017).

In this paper we aim to pay attention to how environmental sustainability is managed in area-based interventions (ABI's) and how it relates to livability, place-making and social and economic performance. Studies (Gibbs, Longhurst &   Braithwaite, 2010; Turcu, 2013) indicate that in general, urban regeneration processes are primarily driven by economic and social needs, whereas the environmental perspective is sparse and denote more difficult conditions (Pearce and Cooper, 2013). To do this, we will compare two case studies: one in Copenhagen (Fuglekvarteret Områdefornyelse) and one in Barcelona (22@). Despite the context differences and the type of improvement addressed in the areas considered, some conclusions can be drawn. A common characteristic in both cases is that the local version of integrated sustainability has been developed as part of the urban regeneration, and that creative and cultural industries have played central roles. This raises questions on the governance of local sustainable development, and whether inspiration can be gained from the management of creative entrepreneurs.

In this paper we will argue the need of a shared understanding of how local approaches to integrated sustainability might be developed and managed in regeneration interventions. In particular, we will stress why a comprehensive approach towards the notion of environmental sustainability is needed and goes further than merely including the implementation of purely technical devices addressing the need to reducing energy waste or environmental pollution.

Involving residentials in the planning of energy efficient renewal of multi family blocks with architectural heritage details from 1920-1940

26. Towards Sustainable Communities and Housing

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In improving the energy efficiency of their housing stock, housing associations face several issues. For housing associations, obtaining return on investment of energy effecient measures energy efficient measures is complicated. This may be because rent levels are legally constrained, but also because the proposed measures include in-depth renewal works requiring tenant's commitment. For several reasons, tenants may be reluctant to agree with these measures, e.g. a potential increase in their rent, potential inconvenience that come along with renewal works, etc. To increase commitment amonst tenants and to improve user communication, it is important to better involve tenants in the decision making process of in-depth renewal works. Early involvement of tenants is important, and typically tenants are involved by means of focus groups. Focus groups are important to learn about the meaning tenants assign to energy efficient measures, and may provide important lessons to what hinder the in-depth renewal works may evoke. It is however very difficult to communicate potential energy efficient measures to tenants, and typically energy efficient measures are difficult to communicate because these measures may become too technological and tenants may find it very difficult to envision what the situation will be like. Communication with tenants may particularly improve by using visualisations instead of talking about such measures. Therefore, the aim of this research is to investigate the user preferences for energy efficient renovation of multi-story housing by addressing aesthetic, heritage, energy and cost attributes and to describe the trade-offs and relationships between the attributes, using 3D visualisations of configurations of energy efficient measures.

The configurations were constructed through a 3D virtual reality model and put together as a sequence in stop motion with a voice-over. This type of multifamily blocks was particularly built in Amsterdam and some more large cities and data collection currently takes places in close collaboration with two housing associations. We will report (preliminary) outcomes of tenant preferences for energy efficient design models of post war multi-family blocks built between 1920 and 1940 in the Netherlands.

Reflection on policies combining environmental sustainability and social justice in the housing domain: challenges and new models

26. Towards Sustainable Communities and Housing

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The author has chosen not to publicise the abstract.

Social embeddedness through participatory planning

26. Towards Sustainable Communities and Housing

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The ongoing urbanization trend is a global phenomenon which results in a lack of affordable and satisfying housing in major cities of industrialized nations worldwide. The reasons for this are complex and widespread. During the second half of the 20th century, Austria saw innovative and experimental housing concepts which were meant to develop solutions to a quantitive and qualitative shortage as well. They were realized by experimental approaches within the so-called program *Modell Steiermark*. This paper provides a historical view of this program as well as on its projects which were realized within the urban context. All 27 *Modell Steiermark* projects have in common that they created a higher density and new architecture concepts by participatory planning while were funded by the Styrian Government.

Beyond that, after an average use of 30 years, selected housing projects were evaluated by an empirical study that examined the current residential satisfaction. This was accomplished by comparing neighboring housing projects that were planned with and without future residents' participation in the planning process. The results show that projects with resident participation generate a higher residential satisfaction compared to those where residents were not involved. Thereby the residents' social embeddedness into their housing environment proved to be a major advantage. This paper contributes to the awareness of past successful experimental urban housing projects which points out factors that enable urban social sustainability.

Sustainability in the new neighbourhood concept Vallastaden

26. Towards Sustainable Communities and Housing

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Vallastaden is a new neighbourhood concept, planned and built in Linköping, Sweden, and host to a housing and built environment exhibition in 2017. This concept was supposed to show the future in city planning, construction and housing, with a specific focus on sustainability. The novelty in the concept consists of several ingredients, such as new designs, alternative planning procedures, communal spaces – Felles houses and Winter gardens - for interaction with immediate neighbours, planned green and blue infrastructures and an infra culvert for centralisation of energy and waste management. This research focus on spatial practices in relation to the concept Vallastaden and focus on questions about how space is shaped and used over time. Empirical data from the planning processes and early use phases show how historical values in the spatialisation, a theoretical concept for understanding socio-material spatial forms, are shaping Vallastaden. Ideas based on work by Henri Lefebvre and David Harvey further show how this concept is experienced, represented and becomes a symbolic space, with dialectic tensions between absolute, relative and relational space, as different socio-material worlds are formed. The political power of the local council both made the concept possible and hindered the realisation of some urgent local tasks, such as planning of homes for vulnerable groups of people. Other social issues, with other emotives and less controversies, were foregrounded, such as "meeting places", "variety" and "diversity". Building designs became a prominent symbol for variety and diversity in the concept, and designs of meetings places, either open air spaces or glass buildings, symbolised transparency and connection between people and place. From a social sustainability perspective, the concept failed to deliver affordable housing and make the neighbourhood diverse. Conclusions show that dialectical spatialisation is a relevant concept in understanding new developments on the neighbourhood level.

Urban Densification Through Roof Stacking: A Case Study

26. Towards Sustainable Communities and Housing

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Nowadays, major European cities witness one of their greatest challenges in history. Increasing migration from the suburbs, not to mention the massive migrations from the east, contributes in aggravating the challenge. Consequently, the phenomenon of urban sprawl started to appear, leaving behind the exponential demand to accommodate increasing population in the cities (EEA, 2006; Vasili, 2013). In the new urban agendas, it is evident that there is a huge tendency to promote for developing urban spatial frameworks based on appropriate compactness, polycentrism and mixed use, preventing urban sprawl and marginalization (United Nations, 2017). As a mean to achieve compactness and urban densification, several approaches could be implemented such as infill development and building on the rooftops.

However, there is a lack of applied systematic frameworks that identifies the best practices for urban densification, specifically by roof stacking. As a part of an ongoing research, this article aims to identify the potential of applying a regulated framework on identifying the expectancy of a city to accommodate increasing population through roof stacking using ArcGIS. The framework follows a systematic approach consisting of three consecutive levels of decision making: urban, architectural and social. The first two levels of this approach only work with existing database of the city. The database should include the heights, areas, ages, street widths, structure of the buildings and soil maps. In the first level, the potential to build on the rooftops is defined according to the urban regulations of the targeted city or neighbourhood using the first set of information. The second level estimated the structural capacity of existing buildings to hold more weight on its own using the second set of information. The third level requires onsite investigations and social interaction with the owners and neighbours.

The Brussels Capital Region in Belgium was chosen as a case study to experiment the developed methodology and validate the proposed approach. The results show the city's potential to accommodate 30% of the expected population increase by the year 2040 using only roof stacking. The results are given with the respect of the current urban regulations. However, under lest restricted regulations, the potential increases to 136% of the expected increase. Further applications to generalize the approach to fit other cities in Europe would help create additional opportunities to develop an automated tool for estimating such potentials on a wider scope.

What do tenants want? Energy efficient renovation of post-war multi-story buildings

26. Towards Sustainable Communities and Housing

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In Europe, the building sector consumes the most energy. Energy efficiency and renovation of the building stock have become an important issue to decrease the CO_2 emissions. Although, energy efficient renovation of housing predominantly takes place in row-housing, the more challenging multi-story apartment blocks have not been considered. Moreover, energy efficient measures are often applied as a technological addition or solution, while user preferences are not taken into account. This study investigates user preferences for energy efficient renovation of multi-story housing by addressing different energy attributes as well as aesthetic, heritage, and cost attributes to find relevant relationships and trade-offs between the attributes. To do this, we performed discrete choice experiments in a visual display by making stop motion videos. By visualising the measures, residents not only get information about the benefits and the cost implications, but also a rendering of the measures in the context of their apartment. We assume that the appearance of measures will affect the decision making of residents for an alternative choice in the experiment. Results showed that residents preferred access to the bathroom from the hallway instead of access from the kitchen. Furthermore, visible energy efficient measures, like PV panels, are preferred to invisible measures, like wall insulation. Energy efficient renewal of multifamily blocks may gain commitment among social tenants if measures not only affect the energy efficiency of the apartments, but particularly address the functionality of the floor plan. These results can help housing associations in choosing the preferred energy efficient measures for renovation of apartment buildings.

27. Welfare Policy, Homelessness, and Social Exclusion

A fundamental study on the housing risk in a life course for the preventative homeless policy.
27. Welfare Policy, Homelessness, and Social Exclusion

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This study aims to identify causes of housing risk influenced by the social change after the bubble burst economy in Japan.

Housing poverty is intensifying in the background of the change of population, economy and the policy in Japan. At first, the change of population structure means the decreasing of population and the reduction of household size such as increasing living alone and aging of population. The second is the change of industrial structure, a business structure, and an employment form accompanying with the economic globalization. The third is the change of government policy which becomes enablers from providers. The Japanese safety net for living has collapsed against the background of these factors.

The government has been developing the provisions lead the independence by working so that livelihood protection recipients may be decreasing. However, people who are trapped in a vicious circle of poverty cannot recover from a crisis. So, it is important to take measure against the accident before the lost accommodation.

This study aims to identify trigger factors which lead the housing poor. They are illness, relationship breakdown, divorced, DV, rent arrears, housing demolitions and with mental problems. And they are affected by aging population. The study also aims to identify how we can divert people away from a crisis or from homelessness before it happens. This study involved interviews with organizations such as the support center for vulnerable people, NPOs for housing or for the homeless. And it also analyzes the data from the telephone consultation service for 2016 financial year. The survey of this study has been carried out since October 2017.

Critical Realism, System Dynamics and Path Dependence: Understanding the problem of homelessness in Victoria

27. Welfare Policy, Homelessness, and Social Exclusion

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In seeking to understand homelessness, this paper argues that the use of the relatively new dynamic paradigm, the interaction between the individual and structural, should be extended to the broader systemic context. This includes the analysis of the social and material structures of the systems that intersect with the problem of homelessness. Examples are the criminal justice, mental and primary health, migration, education, employment and out-of-home care systems, and the interactions between them in the problem of homelessness.

This paper proposes the theoretical framework of Critical Realism within which the problem of homelessness can be examined using the methodology of System Dynamics.

It examines the concept of Path Dependence within the framework and methodology applied and asks if it has relevance for the study of homelessness. The paper uses homelessness data from the area, the State of Victoria in Australia, to describe the problem of homelessness, its scale and composition, and the existing debate around the causes of homelessness. It proposes that path dependent or increasing returns processes have operated in the development of these systems and have relevance to their current state and their poor performance in dealing with homelessness

The paper then turns to a historical analysis of the development of the Victorian systems. It finds that most systems were transplanted from Great Britain into the Victorian context and reproduced by migrants who themselves were part of the existing social structures of Great Britain. This has immediate consequences for the original inhabitants of the land who were rendered invisible by the falsehood of *'Terra Nullius'* and consequently became the first to experience homelessness. This provides the first clear evidence of a path dependent process.

Using the system dynamics tools of causal loop diagrams and stock and flow models, the paper shows that responses to this dispossession by the British colonial administrators continue to reverberate into the present. This is evidenced by disproportionately high rates of Aboriginal homelessness in Victoria and a systemic separatism that is a consequence of this early path taken.

The paper then demonstrates with the use of preliminary stock and flow models the system inefficiencies that exist in the interaction of the current Specialist Homelessness Service system and the Housing system. In doing so it points to the probable existence of multiple path dependent processes, including the persistence of exploitative low-quality housing forms servicing the homeless. It also indicates the existence of a system dynamic archetype, 'success to the successful' operating in the current Victorian housing market.

The paper concludes that the concept of Path Dependence and the method of System Dynamics has utility in the study of the causes of homelessness and in particular system interactions. It suggests further areas of study including the examination of increasing returns processes in individual experiences of homelessness.

Lift the class not the place: on housing, gentrification and the importance of class.
27. Welfare Policy, Homelessness, and Social Exclusion

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This paper investigates a well-established concern in housing and gentrification-research: can we improve housing conditions in poor areas without the dangers of gentrification and displacement? In order to discuss and answer this question, we need a better understanding of class as a complex and constituting process in relation to urban policy and gentrification. The paper mobilizes two analytical tools concerning class: one looking at clusters of causal relations (i.e. stratification approach, Weberian approach and a Marxian approach), the other being levels of abstraction. The paper draws upon a case of gentrification from Tøyen, Oslo, where most actors are fully aware of the dangers of gentrifications, but there seems to be little one can do about it. This paper argues that when poor places "are lifted" without considering class within a broader context, there is an immanent danger of gentrification. When we analyse and propose policy recommendations on improved housing and gentrification, we therefore need to see beyond the "urban sphere". Rather than "lifting the place", the paper concludes, we should be concern with "lifting the class".

Measuring Homelessness Risk in Asutralia: testing a new definition

27. Welfare Policy, Homelessness, and Social Exclusion

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The aim of prevention is to reduce overall homelessness, often by targeting interventions to those considered 'at-risk'. It follows then, that in order to successfully prevent homelessness we must first know who is at-risk and why. This work-in-progress paper builds on earlier work by the author to operationalise a new definition of at-risk of homelessness and test it empirically. The paper begins by describing the new definition and its conceptual foundations, including the five key mechanisms used to define homelessness risk: low income, vulnerability to discrimination, needing support to access or maintain a living situation (i.e. problematic drug or alcohol use, mental health issues, disability or ongoing significant physical health issues), limited social capital, and tight housing markets. Someone is argued to be at-risk of homelessness if two or more of the above factors are present.

The first four of these five mechanisms are operationalised using data gathered at the individual level in two Australian panel surveys: HILDA and Journeys Home. HILDA is a nationally representative household panel survey while Journeys Home follows a group of people who are argued to be either homeless or vulnerable to homelessness.

I present two key empirical findings. Using the four mechanisms operationalised in HILDA, I present population estimates and a basic demographic profile of those considered at-risk. Temporal or dynamic aspects of homelessness risk such as how long people remain at-risk and how people move in and out of risk are also described. Using Journeys Home, particular attention is paid to transitions from risk into homelessness as a means of examining which combinations of risk mechanisms may be most potent.

Housing markets may have a differential impact on subgroups in the at-risk population (Bramley and Fitzpatrick, 2017; Johnson et al, 2015b). As such, my second empirical findings assess how these four risk mechanisms interact with local housing markets to assess whether some groups are more vulnerable to " tight housing markets" than others.

The paper concludes with reflections and refinements for this definition of homelessness risk and, drawing on the framework used in constructing the definition of homelessness risk, suggests some preliminary options for addressing and reducing homelessness risk through preventative policy.

Shelter. The ultimate end of older single women's family breakup pathways?

27. Welfare Policy, Homelessness, and Social Exclusion

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This paper analyses the narratives collected from about 20 elderly women living in various shelters in the Podkarpackie province in Poland. Women aged 48-86 were asked to tell their story and how they found themselves in a homeless shelter. Many had ill health and various disabilities. Low education, low-skilled work, and work at the household made it impossible for them to secure stable housing or savings. Family breakup over the years however was the major cause that made most of them destitute and alone at old age. Majority of women have had experience of family violence, which nevertheless was not an immediate cause of their homelessness. Death of partner and migration of children were among reasons for living in shelter. More thorough analysis of the narratives discovers other structural circumstances that leave older women with very few options, like: very low retirement pensions for women, lack of supported housing and treatment facilities. These structural conditions fit into the gendered history of the Polish socio-economic transformation since 1990, but also into less visible transformation of families. These women were the first to be excluded from extended family's housing resources, as priority was given to their (ex-)husbands, brothers, and sons.

The impact of funding mix on homelessness support for Indigenous Australians
27. Welfare Policy, Homelessness, and Social Exclusion

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The Australian statistical definition of homelessness states that a person is considered homeless if their current living arrangement is in a dwelling that is; inadequate, or has no tenure, or if their initial tenure is short and not extendable; or if does not allow them to have control of, and access to space for social relations (ABS, 2012).

It therefore has both similarities and differences, to FEANTA's definition, which includes rooflessness, houselessness, living in insecure housing, and living in inadequate housing.

Indigenous Australians are 14 times more likely to become homeless than other Australians, and their homelessness situations are likely to be more severe. The overall number of Indigenous people experiencing homelessness in 2016 was 23,437. More than two out of three of these were living in 'severely' crowded dwellings.

This paper starts by discussing the impact of differing definitions and goes on to exemplify this by detailing research published in 2016 (Spinney et al, 2016) funded by the Australian Housing and Urban Research Institute (AHURI). The research examines the extent to which the needs of homeless and at risk Indigenous Australians are met.

The findings revealed that funding for organisations that provide services to Indigenous Australians primarily come through governments (94%). Only 2% comes from rent revenue, the next largest source of funds. However, no federal or state programmes specifically target supporting homeless Indigenous people, or those at risk of experiencing homelessness. Instead, services are overwhelmingly 'mainstreamed' and as a result, homeless Indigenous Australians may not be receiving the kinds of support best suited to them, and the support they receive may not be culturally appropriate.

The roles of poverty, adverse childhood experiences and teenage deviancy in the backgrounds of adults with complex needs.
27. Welfare Policy, Homelessness, and Social Exclusion

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This paper explores the roles of poverty, adverse childhood experiences (ACEs), and adversities in teenage and early adult years in contributing to the risks of experiencing severe and multiple disadvantage (SMD) in adult life, where SMD involves combinations of homelessness, offending, substance misuse, mental ill-health and/or domestic violence. After reviewing recent literature across several disciplines on possible interconnections, we undertake quantitative analysis of three British datasets, one from linked administrative records, one from a bespoke survey of adults with SMD, and one from a Birth Cohort Study. The analysis reveals a strong link between childhood poverty and ACEs, between both of these factors and educational disruption in teenage years, which go on to affect economic difficulties in early adulthood, with all of these affecting the risks of SMD in adulthood. While past poverty effects on SMD are largely mediated through these intervening factors, ACEs seem to impact directly, in line with certain expectations from attachment theory. While there is still much to understand about the individual-level factors associated with these relatively extreme outcomes, it is clear that structural economic disadvantage is part of the story, and also that there are clear opportunities for early intervention to prevent many of these pathways leading into more entrenched and complex disadvantage

ugliness generates ugliness. urban planing, architecture & buildings connected to disadvantaged people need MORE ... - not less!

27. Welfare Policy, Homelessness, and Social Exclusion

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MORE INVESTIGATIONS, MORE CARE, MORE ATTENTION, MORE MONEY, MORE DEDICATION, MORE ... for those who can´t afford there lifes because they need MORE of all that compared to "normal" people. in fact the opposit is practised. like a knee-jerk reflection everyones ideas about so called social projects immeadiatelly becomes smallish, poor, low level etc... about 15 years ago we sarted a paradigm change in our work i´d like to intorduce:

two years ago i started the new endowed professorship for social architecture (professur für soziales bauen) at the university of applied sciences carinthia. bevore i started in 2002 to think different about existing shelters given to those who can´t afford living and housing like almost the rest of society.
the concrete question: why do so many people in vienna - which ist doing quite much for poor people - still life in the streets, even in winter? i couldn´t let loose anymore. the idea, that it might be connected to the question of quality and not of the one of quantitiy of what is offered to people living at the edge of society, was the point of departure in our architecture office http://gaupenraub.net/profil/ to do unrequested work on this topic.

we failed 15 years in putting our at first designed project > Vinzidorf Wien (a kind of village for heavy homless persons with the possibility to stay until they die) into practice. but during this time we succeded in 2004 in the realisation of the alternative overnight shelter VinziRast Notschlafstelle https://www.vinzirast.at/projekte/vinzirast-notschlafstelle/ ; in 2009 the shared space project VinziRast WG https://www.vinzirast.at/projekte/vinzirast-wg/ , a place where homeless can try together to keep cleen after an alcohol withdrawal; in 2013 the VinziRast mittendrin http://www.gat.st/news/urban-living-award-fuer-vinzirast-mittendrin , the first place in the world students & homeless are living together; in 2016 VinziRast home https://www.vinzirast.at/projekte/vinzirast-home/ , a samall shared space for refugees and so on -> the firts mentioned project VinziDorf Wien we had roofing ceremony yesterday!

parallel i had the opportunity to bring our so grown knowledge first to the students of the technical university of vienna: during my 3 semester visiting professorship we could finaly with our students realise the HOME NOT SHELTER!- based community-project HAWI/traudi https://homenotshelter.com/portfolio/home-not-shelter-wien-traudi/ , where about 140 students & refugees life together in a formerly empty office building. meanwhile all those realisations have a high-quality-architecture with mostly additive functions in common.the fact that they had been build gives us the possibility for evaluation and the results out oft all our experiences we atcually put into the newest student-projects for poor people here in carinthia (for example https://www.5min.at/201712118806/wohnanlage-siebenhuegel-soll-saniert-werden/) as well as into international discussions how to do better architecture for outside positioned people.

so if heplful i can offer some "best practise examples" for disadvantaged people in austria to discuss the chance of the MORE instead of the up to now "so much loved seemingly forced saving" in this fields.

Welfare, poverty and the role of housing markets- a comparative study of housing policies in the scandinavian countries

27. Welfare Policy, Homelessness, and Social Exclusion

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The Nordic countries have quite similar institutional set up in term of welfare arrangements, which has given rise to the term „the Nordic model". As a result the Nordic countries have managed to produce fairly comparable welfare outcomes despite great dissimilarities in industrial structures and resource endowments.The Scandiancian countries provide a interesting case for compartive housing research that aims to exploit the simiilarties inhert in nordic model and the dissimilarities in housing, and thereby to mapoing out and isolating the welfare effects of the respective approaches. Concerning housing policyNorway has opted for a more market orientated approach than the other Nordic countries, which is more akin to the Anglo-Saxon housing model. In a housing market setting housing conditions(housing consumption) is largely determined by income space. Generally low income translates to correspondingly low consumption of the merit good of housing. Since the scandinavian countries aims at making decent housing available regardless of income level, the housing systems, or approaches, can be assessed to what extent the system inverts the relationship of income and housing consumption.. By means of an EU survey for the Nordic countries on income and living conditions (EU- SILC), the paper will employ a comparative approach in order to highlight the impact of housing policy on housing outcomes as well as labour market participation. The primary research question the paper will adress is therefor to what extent economic poverty will translate into "housing poverty" and how this is conditioned by the different housing systems typologies. Previous studies have approximated poverty using nation-based poverty lines extracted equivalent income measures relative to the median. The paper try to adress the limitations of the standard approach of relative income poverty by supplmenting it with a broader and more comprehesive approach to poverty based on the capability approach, devoloped by Amartya Send and Martha Nussbaum.

Working Together – assessing the contribution of inter-organisational working to supporting the re-integration of ex-Service personnel.

27. Welfare Policy, Homelessness, and Social Exclusion

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Research to date has called for more effective collaboration between those working with ex-Service personnel in order to intervene early to better meet their housing and support needs and so aid social and economic integration. When their Military Service ends, Armed forces personnel generally also have to give up their housing. Whilst most make a successful transition into civilian life, for some the transition can be difficult and Ex-Service personnel are recognized as being at risk of homelessness. Access to housing is fundamental to their health, well-being, employment, relationships and ability to participate in society. However, service provision has been characterised as fragmented and collaborative working as underdeveloped. This paper reports on the initial phase of a new mixed method research project to assess the potential for improved collaboration between public and third sector agencies to achieve better outcomes for ex-Service personnel. The discussion addresses how organisations could link more effectively to support reintegration and outlines approaches to identifying 'what works' in effective collaboration. The paper identifies key issues of how the transition process from military into civilian life may be better supported and discusses potential mechanisms for better evaluating the difference that collaborative working can make. Barriers to interaction between the Forces, ex-Service personnel, and non-military service providers may exist because of a lack of information and understanding of respective characteristics and roles. Organisations and practitioners may require a better understanding of the issues facing ex-Service personnel. The paper discusses how this research will explore the potential to enable this exchange, with a view to improving inter-agency collaboration and integration outcomes for ex-Service personnel. While the experience of homelessness remains a critical issue, making housing and support services more accessible may be equally important to supporting wider social and economic integration. Enabling organisations to work together more effectively may be a key facilitator in achieving integration for the ex-Services community.

Young Adults Homelessness and Social Integration from Architect's Perspective

27. Welfare Policy, Homelessness, and Social Exclusion

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Architecture mirrors the condition of the society and reacts (with a certain delay) to its changes. Human and space stand in the centre of architecture's interest. As Winston Churchill emphasised: *We give shape to our buildings, and they, in turn, shape us.*

The Velvet revolution in 1989 meant a big change in the Czech Republic: from a socialist society towards a democratic society. Even the topic of sustainability - *social*, ecological and economic - started to be discussed only after 1989. In social context, it is primarily important to make sure that resources are available and accessible (housing, education, employment, health and social care). The extent to which a society is developed can be easily seen on its relationship to the poorest people.

To solve a problem we first need to identify it:

1. There is no social housing system in the Czech Republic which would offer available housing to the poor and which would reflect differences in the society and react to them.
2. The social groups most endangered by social exclusion are seniors, incomplete families and *young adults* (*YAs*) coming from institutional care. Homelessness is a sign of extreme social exclusion.
3. There are about 10.500.000 inhabitants in the Czech Republic. Roughly 30.000 are homeless and about 100.000 people are in danger of becoming homeless. About one half of the homeless people are *YAs*. Majority of them have experienced institutional care during childhood.
4. Professional discussion about homelessness in the Czech society is fragmented. There is a lack of information and lack of common conception. It is a side-topic for architects, and on the other hand an architect is not seen by the society as a profession qualified to discuss homelessness.

The target group for this paper are *YAs* coming from institutional care. It is one of the social groups most endangered by homelessness (i.e. there still exists a possibility to change their future). Their situation is mainly caused by external circumstances like inadequate family background and erroneous social policy of the government (i.e. if we change the system, at least part of this group might not be in danger any more).

Halfway house is a type of a building which helps *YAs* coming from the institutional care to simplify their way to a (successful) life on their own. It is possible to see the role of halfway houses as a means of social integration of disadvantaged people into society.

The goal of the paper is to describe the current situation of Young Adult homelessness in the Czech Republic from the architect's point of view, to identify the role of an architect in this topic and to present examples of such good architecture which has played an important role in the integration of homeless people back into the society. The paper respects the opinion that built environment has a great impact on our lives and that architecture has the ability to improve the conditions that enable us to live a more content life.

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