

At home on the housing market: RC43 conference book of proceedings

Richard Ronald

Centre for Urban Studies
University of Amsterdam

RC43 Conference – July 10-12, 2013

Research Committee on Housing and the Built Environment
of the International Sociological Association

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Welcome to the University of Amsterdam

It is my great pleasure to welcome you all to the 2013 ISA Research Committee 43 conference. On behalf of the University of Amsterdam and the Centre of Urban Studies may I wish you a very pleasant and productive stay in our fair city. You arrive in a year of celebrations and anniversaries, not least of which is the 400 anniversary of the canal district. The Royal Concert Hall is also celebrating 125 years, the Artis Zoo 175 years, the Frans Hals Museum 100 years and the Van Gogh Museum 40 years. A few months ago the National Museum (Rijksmuseum) was also reopened after 10 years for renovation work. While not quite as auspicious, we are hoping the RC43 conference will also make its mark among this year's events.

It is no accident that the theme of 'at home in the housing market' was chosen for a conference in Amsterdam. This is a particularly fascinating location for the study of housing and the built environment, and in particular the privatization of the home and the neoliberalization of the housing sector. Historically, in addition to the imposing canal houses dating back the 17th century, Amsterdam is the home of its own school of brick expressionist architecture, which thrived in the early twentieth century along with a remarkable extension of neighborhood housing. The majority of housing built then was social rental housing, designed and constructed for both low- and often middle-income households. Indeed, as recently as the mid-1990s almost three in five Amsterdam homes were being rented out by non-profit social housing corporations. Recent decades however have seen some significant transformations in norms, practices and regulations surrounding housing, and since 2000 the intensified privatization of the national housing stock has been a government priority. In Amsterdam the owner-occupied sector increased from less than 10 per cent of all housing in 1980 to 31 per cent by 2010. Since the Global Financial Crisis the housing market has suffered, helping justify further retrenchment in social forms of housing and far-reaching plans to sell off large parts of the social sector. Housing in Amsterdam is increasingly being privatized and

marketized, which is having an irrevocable effect on households, housing careers, the built environment and patterns of socioeconomic and neighborhood inequality.

This three day conference will cover a broad range of topics related to housing and transformations in the built environment, with countries and cases represented from as far afield as Brazil, Australia, Nigeria and Japan. It constitutes a special moment at which to engage with issues surrounding the financialization of home, the globalization of mortgage markets and the retrenchment of social housing policy. These processes have been at the driving edge of broader social, economic, and political changes that led us to the brink of global economic collapse in 2008 and have facilitated the deep restructuring of housing, market and welfare regimes since. Our week of events at the Centre of Urban Studies kicks off with a PhD Pre-conference workshop on the Monday, followed by an Urban China Seminar on the Tuesday. After a brief respite at the conference Drinks Reception on Tuesday evening (sponsored by the International Journal of Housing Policy), on Wednesday morning we welcome our Keynote Speakers as well as the Rector Magnificus of the University of Amsterdam. The rest of the week is filled with some fascinating workshop meetings and plenary sessions.

Our conference follows on from recent successful RC43 meetings in Glasgow in 2009, Gothenburg in 2010 and Buenos Aires in 2012. Next year we pass the baton on to Yokohama, which will be hosting the World Congress for the ISA. I look forward to meeting you all at the conference this week and hearing the impressive lineup of papers we have in the programme. My thanks go out to the dedicated team at the University of Amsterdam who has made this week of events possible.

Richard Ronald
Centre for Urban Studies
University of Amsterdam



Call for papers

‘At home in the housing market’

In contemporary societies, the meaning and function of the built environment has been transformed by the intensification and growing volatility of capital accumulation in housing and real estate. With sustained housing commodification in context of declining economic stability, most households have become ever more sensitive to the status of their homes as exchange goods and consider their respective housing market positions as central to their chances of security or future prosperity.

This conference explores the dynamic interaction between homes and (housing) markets over time and across different socio-economic contexts. There are various ways of thinking about the idea of ‘being at home’ in this regard. First are the connections between homes as places, spaces and objects of family and social life, as well as housing commodities that circulate on, and are subject to, fickle and dispassionate markets. Second is the significance of the shift from pre- to post-crisis conditions and how the housing market has been experienced in different cities, regions and countries. In Europe and North America, for example, there is a distinction that not only marks out a fundamental economic reorientation but also cultural, socio-political and even family and generational transitions. In Latin America and East Asia by contrast, housing has not been so interwoven with recent global economic crises, albeit with housing commodification still deeply embedded with social change.

Conference schedule at a glance

Tuesday July 9th

Conference Registration

M-Lobby (Amsterdam Business School Bldg.)
16:30-18:00

IJHP Conference Drinks Reception at CREA

18:00-20:30

Wednesday July 10th

Conference Registration

M-Lobby
09:00-11:00

Opening and Keynotes

Dymph van der Boom (Rector Magnificus UvA)
Richard Ronald (Conference Chair)
Ken Gibb (RC43 President)
IJHP Handover
Raquel Rolnik and Ray Forrest
(Chair: Jan Nijman)
M101 (Streamed in M102)
11:00-12:30

Lunch (M-Building)

12:30-13:30

Workshop Session One

Rooms: M101, M103, M001, M002, MS01, MS02
13:30-15:30

Coffee Break

Lobby Areas (M-Building)
15:30-16:00

Workshop Session Two

Rooms: M101, M103, M001, M002, MS01, MS02
16:00-18:00

Thursday July 11th

Workshop Session Three

Rooms: M101, M103, M001, M002, MS01, MS02
09:00-11:00

Coffee Break

Lobby Areas (M-Building)
11:00-11:30

Round Table Sessions

Roundtable One: M101

Roundtable Two: M103

11:30-12:30

Lunch (M-Building)

12:30-13:30

Plenary Session One

Manuel Aalbers, Susan Smith and Fulong Wu
(Chair: Janet Smith)
M101 (Streamed in M102)
13:30-15:00

Coffee Break

Lobby Areas (M-Building)
15:00-15:30

Workshop Session Four

Rooms: M101, M103, M001, M002, MS01, MS02
15:30-17:30

RC43 Committee Meeting

M101
17:45-18:30

Conference Dinner De Waag

19:00

Friday July 12th

Workshop Session Five

Rooms: M101, M103, M001, M002, MS01, MS02
09:00-11:00

Coffee Break

Lobby Areas (M-Building)
11:00-11:30

Plenary Session Two

Beng Huat Chua, Ed Goetz, Seong Kyu Ha
(Chair: Ronald)
M101 (Streamed in M102)
RC43 Handover (Ken Gibb and Janet Smith)
11:30-13:00

Lunch

13:00-14:00

Workshop Session Six

Rooms: M101, M103, M001, M002, MS01, MS02
14:00-16:00

END OF CONFERENCE

Location

The Conference will be held at:
University of Amsterdam - Roeterseiland
M – Building (Amsterdam Business School)
Plantage Muidergracht 12
1018 TV Amsterdam



From Amsterdam Centraal:

From the south side of the station, the tram or the metro lines listed below can be taken to reach the conference location at the University of Amsterdam.

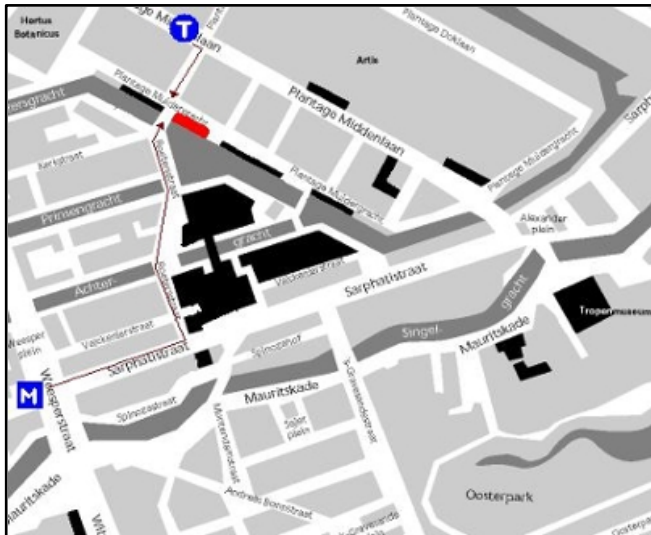
Tram 9: stop Plantage Kerklaan

Tram 14: stop Plantage Kerklaan

Metro 51 : stop Weesperplein

Metro 53: stop Weesperplein

Metro 54 : stop Weesperplein



Keynotes

Wednesday, July 10th - 11:00-12:30. Location: M1.01 (Live stream: M1.02)

Welcoming Address

Dymph van der Boom
(Rector Magnificus UvA)
Richard Ronald
(Conference Chair)

Ken Gibb
(RC43 President)
IJHP Handover

Keynote One - Late-Neoliberalism, Homeownership and the Financialization of Housing Rights

Raquel Rolnik



Raquel Rolnik is a housing policy, urban planning and urban land management expert, university professor and

researcher with over 30 years of experience in the fields of planning, management, implementation and evaluation of housing and urban policies. She is currently professor at the University of São Paulo. Mrs. Rolnik is the author of books and articles on planning, urban management and legislation. She directed the São Paulo City Department of Planning (1989-1992), and was the National Secretary for Urban Programs of the Ministry of Cities - Brazil (2003-2007). In 2008 she was appointed UN Special Rapporteur for the Right to Adequate Housing.

In the last decades we have witnessed a global U-turn in prevalent housing and urban policies agendas which spread thorough the world under the driving force of globalization and neoliberalism. The new paradigm was

mainly based in the withdrawal of states from the housing sector and the implementation of policies designed to create stronger and larger housing financial markets. The commodification of housing as well as the increased use of housing as an investment asset, within a globalized financial market, has deeply impacted the enjoyment of the right to adequate housing. Taking the 1990's World Bank manifesto as a starting point and the subprime crisis its first great international burst, this article traces some key elements of neoliberal approach to housing and its impact on the enjoyment on the right to housing in different contexts and times. The reform of housing policies – with all its components of homeownership, private property and financial nets – has been central to the political and ideological strategies through which the dominance of neoliberalism is being maintained. On other hand the crisis, and its origins in the housing market, reflects the inability of market mechanisms to provide adequate and affordable housing for all.

Keynote Two - The Financialization of the Social Project: Embedded Liberalism, Neoliberalism and Home Ownership

Ray Forrest



Ray Forrest is Chair Professor of Housing and Urban Studies and Head of the Department of Public Policy, City

University of Hong Kong. He is also Professor Emeritus of Urban Studies, University of Bristol. He is a founding member of the Asia-Pacific Network of Housing Researchers and co-editor of research on neighbourhood change in Vietnam, on the post-80s generation in Hong Kong and on urbanization and conflict in Mainland China. His most recent book, co-edited with Ngai-ming Yip, is *Young People and Housing: Transitions, Trajectories and Generational Fractures*, Routledge

This paper will argue that the relentless logic of neoliberal commodification has served to undermine a key element of the social cement of post war capitalism, home ownership. Home ownership has been the centerpiece of the spread of middle class lifestyles across many societies. The American Dream, the Australian

Dream, British Property Owning Democracy and various other versions contain similar ingredients of stability, security and belonging, albeit with their distinct economic, institutional and cultural elements. Home ownership, or at least the promise of access to the tenure, was an important stabilizing ingredient of the social contract of 'embedded liberalism' It promised membership of an expanding middle class in societies traumatized by war and its aftermath. In many societies, the promotion of home ownership has been a central objective of housing policy for several decades. But how to sustain the promise of home ownership-the social project- in circumstances where its ideological and economic foundations have been severely shaken? The compromised promise of home ownership is evident in the falling rates of home ownership and rising levels of private renting among younger households in many countries reversing a post war trend of increasing recruitment over the generations.

Plenary Session One

Plenary One: The Financialization of Housing

Thursday, July 11th - 13:30-15:00. Location: M1.01 (Live stream: M1.02)

At Home with the Housing Market! A Spatial, Financial Paradox

Susan Smith



Susan J Smith FBA, FRSE, AcSS, MA, DPhil, is the Mistress of Girton College, Cambridge, Honorary

Professor of Geography at Cambridge University and Adjunct Professor in the School of Global Studies at RMIT University, Melbourne. In a series of projects spanning two decades and three continents, Professor Smith has used questions about the cost, character and meaning of homes to address the problem of inequality and advance the pursuit of justice. In addition to writing for a general readership she has published more than 100 scholarly articles and several books on these themes. Her current research focusses on the housing economy, and is concerned in particular with the uneven integration of housing, mortgage and financial markets. She has recently co-edited the Blackwell Companion to the Economics of Housing (Wiley-Blackwell 2010), and is Editor-in-Chief of the International Encyclopaedia of Housing and Home (Elsevier 2012).

This presentation is concerned with the structure of housing systems in the more developed world, where questions of housing, finance and home are increasingly and inextricably linked. Such entanglements have turned residential space into a hybrid of money and materials that is paradoxical in many ways. For example: the spatial paradox which must hold together if housing services are to deliver investment returns; the financial paradox that pulls the rabbit of fiscal wellbeing from the hat of indivisible assets; the uncanny character of housing's supposed security; and the ill-fated anticipation that home ownership might conjure something out of nothing. Enlarging on these themes, and drawing examples from Australia and the UK, this presentation charts the origins and effects of a spatial financial paradox which has unsettled the stability of dwelling, permeates the interface of public and private affairs, and is challenging the character of domestic life.

Plenary Session One

Commodification, the Global Financial Crisis and Housing Market Cycles in Chinese Cities

Fulong Wu



Fulong Wu is Bartlett Professor of Planning at University College London. His research includes China's urban

development and planning and its social and sustainable challenges. He is co-editor of *Restructuring the Chinese City* (Routledge, 2005), *Marginalization in China* (Palgrave Macmillan, 2010), *International Perspectives on Suburbanization* (Palgrave Macmillan, 2011), and *Rural Migrants in Urban China* (Routledge, 2013), editor of *Globalization and the Chinese City* (Routledge, 2006), *China's Emerging Cities* (Routledge, 2007), and co-author of *Urban Development in Post-Reform China: State, Market, and Space* (Routledge, 2007), and *China's Urban Poverty* (Edward Elgar, 2010).

The paper assesses how the commodification of housing in China has been used to cope with the crisis of capital accumulation. In particular, in the aftermath of the global financial crisis, the injection of capital has led to a new cycle of housing market. We explain the major cycles of housing market in history and suggest their underlying linkage with the macroeconomic measures to make housing more 'liquid' assets. Further, the regime of local development is examined, revealing the role of local government in promoting housing markets, while the central government has concerns over the property bubble and financial risk and hence adopt a more regulated approach to restrict housing sales. The richer households use the second home as an investment strategy. We argue that the housing market cycles should be understood by seeing how property development occupies the centrality of urban development in China.

Plenary Session One

The First Global Housing Crisis

Manuel Aalbers



Manuel B. Aalbers is associate professor of Human Geography at the University of Leuven (Belgium). His main research interest is in the intersection of housing and finance. He has published on redlining, social and financial exclusion, urban policy, gentrification, the privatization of social housing, financialization, and the Anglophone hegemony in academic research and writing. He is the author of *Place, Exclusion, and Mortgage Markets* (Wiley-Blackwell, 2011) and the editor of *Subprime Cities: The Political Economy of Mortgage Markets* (Wiley-Blackwell, 2012). He is also the associate editor of the *Encyclopedia of Urban Studies* (2010) and of geography journal *TESG*.

Until a few years ago the promotion of homeownership was ubiquitous in most of Northern America, Europe, Australia and parts of Asia. The foreclosure crisis in the US that was at the root of the global financial crisis has had clear repercussions for housing markets in many countries. Indeed, this may not be the first global financial crisis, but it does seem to be the first global housing crisis – albeit with uneven global impact, but that is the ‘natural’ state of any global crisis. Where housing used to be something ‘local’ or ‘national’, the two-way coupling of housing to finance has been one crucial element in the current crisis. This ‘financialization of home’ should therefore be problematized. The financial/housing crisis should be a wake-up call to reconsider not only the promotion of homeownership, but also the construction of the idea of homeownership and the coupling of housing to finance.

Plenary Session Two

Plenary Two: At Home in the Market

Friday, July 12th – 11:30-13:00. Location: M1.01 (Live stream: M1.02)

Market and the Undoing of Home in Singapore Beng Huat Chua



Chua Beng Huat is concurrently, Provost Chair Professor, Head, the Department of Sociology, Faculty of Arts and Social

Science and Research Leader, Cultural Studies in Asia Research Cluster, Asia Research Institute, and, National University of Singapore. He was formerly the Director, Social Research Unit, Housing and Development Board, Singapore. On housing, his publications include the book, *Political Legitimacy and Housing: Stakeholding in Singapore*, essays in *Housing Studies* and *International Journal of Urban and Regional Research*. He is founding co-executive editor of the journal, *Inter-Asia Cultural Studies*.

Singaporeans are among the best housed citizens in the world. Provision of public housing to 85% of the resident households contributes greatly to the monopoly of parliamentary power enjoyed by the ruling government. However, in recent years, rising housing cost has shaken its political legitimacy. The problems are systemically generated by the embedded market factors. First, residents of public housing who

hold a 99-year lease on the flat has the rights to sell the lease to another eligible family at 'market' value, pocketing the profit. Second, the state as landowner can, with appropriate financial compensation, legally uproot and resettle the residents on account of the constantly need to intensify land use on the small island. Third, the remaining affluent 15% of residents are frequently owners of more than one flat/house in the expensive private sector and are thus able and willing to move from sitting home, if the price is right. Finally, private condominiums can be sold en-bloc for intensified redevelopment, if 80% of the residents agreed to the sale. All the administrative rules are thus geared towards removing obstacles for intensification of land-use over time, towards constant redevelopment. Under such circumstances, in spite of the dominance of public housing provision, housing is a matter of market forces. Sentiments towards the idea of 'home' have radically atrophied, transforming it into nostalgia for the citizens and the government's slogan of 'Singapore our best home' into an empty sign.

Plenary Session Two

Housing and Marginality in the American City: At Home and on the Move in the Sub-Market.

Edward G. Goetz



Edward G. Goetz is director of the Center for Urban and Regional Affairs, and professor of urban

planning at the Humphrey School of Public Affairs, University of Minnesota. He specializes in housing and local community development, and how issues of race and poverty affect housing policy planning and development. His most recent books are *New Deal Ruins: Race, Economic Justice and Public Housing Policy* (2013, Cornell University Press), and *Clearing the Way: Deconcentrating the Poor in Urban America* (2003, Urban Institute Press), which won the Paul Davidoff Award from the Association of Collegiate Schools of Planning in 2005.

For many the distinction between home as a place for family and social life on the one hand, and home as commodity and market artifact are apparent enough. Market values are captured in rents paid or purchase prices, while use values, though harder to quantify, are apparent enough in the satisfaction and personal utility that people ascribe to their living quarters. Mobility decisions are a complex mix of use and exchange value considerations, the specific mix being highly variable from case to case. For very low-income people, however, it can be said somewhat paradoxically, that housing and mobility decisions are both more heavily dependent on market (affordability) considerations while being more heavily determined by interpersonal and social factors. In this paper I examine the housing and mobility outcomes for very low-income households who operate at the margins of the housing market. Constantly pressured by affordability concerns, very low-income households develop a range of coping strategies for navigating housing markets that emphasize interpersonal and informal solutions. The implications of these outcomes for public policies are considered.

Plenary Session Two

The Social and Cultural Implications of Housing in the Context of Korean Housing Sub-markets.

Seong-Kyu Ha



Seong-Kyu Ha is Emeritus Professor of Urban Planning and Housing Policy in the Department of Urban Planning and Real

Estate at Chung-Ang University, Korea. He received his master in City and Regional Planning from London School of Economics, and a doctorate in Urban Planning from the University College London, U.K. Prof. Ha is now Chairman of the Board of Directors of the Korea Center for City and Environment Research. He has written extensively on the housing and urban issues in Korea and elsewhere in Asia. He also has served a member of advisory committee of the International Journal of Housing Policy.

This paper examines the social and cultural aspects of housing in relation to Korean housing sub-markets. Housing is a central component of our daily life, and intimately interrelated with its socioeconomic, cultural, and political environment. The Korean housing market appears tempered by pervasive government intervention. Housing policy has focused on promoting home ownership among middle-income groups, although in recent years, greater attention has been directed to address housing problems of lower income households. The promotion of home-ownership has had a positive impact, but has generated inequality and speculation. Of most importance in understanding how Korean housing markets work is the question of sub-markets and an indigenous 'spatial collectivistic culture'. The sub-market issue is relevant to housing policy direction and helps determine policy successes or failures. If independent sub-markets and a spatial collectivistic culture do exist, policy initiatives must be directed to particular segments of the stock and to specific areas of the city if they are to be most effective.

Round Table Sessions

ROUNDTABLE ONE: Generational gaps and intergenerational solidarity in the housing market?

Thursday, July 11th - 11:30-12:30. Location: M1.01

Convener: Richard Ronald

Discussants: Ray Forrest, Bettina Isengard, Karen Rowlingson, Beverley Searle, Willem Boterman

Since the Financial Crisis, but starting well before, significant gaps have emerged in housing market conditions and opportunities. These have been increasingly based on cohort, age and timing of entry into the housing market. The divides between those who have managed to get into home ownership and accrue housing equity based on historic booms, and those who joined later, or not at all, have become a feature in many societies. Many younger people are no longer flowing through a housing career, and many are not even forming new households or families at all. Meanwhile, older, housing richer

households have been able to draw on, or even tap into their homes as source of personal or collective security. In some cases this gap between generations is reaffirming kinship interdependencies, often built on collective property portfolios, making family housing conditions more central to life chances. Key questions for this roundtable discussion include:

- How are housing market features reflecting and reinforcing broader socio-demographic developments?
- What are the policy implications of a future featuring smaller pensions and housing careers based on renting?
- How are families reacting and coping to the 'failure to launch' among younger people?
- What are the housing alternatives for younger people who no longer expect to buy?

Round Table Sessions

ROUNDTABLE TWO: Can we, should we, de-residualise social housing?

Thursday, July 11th - 11:30-12:30. Location: M1.03

Convener: Ken Gibb

Discussants: Rachel Bratt, Ed Goetz, Alex Marsh, Mike Darcy

In an age of mass home ownership, but one also characterized by an ageing society, public austerity, sovereign financial crises and other sources of anxiety and uncertainty, it may seem counter-intuitive to assert a case for a broader and stronger non-market housing sector. But on the other hand, these risks and uncertainties need to be insured against and one important way to do this is to provide adequate, secure affordable housing suitably embedded in the wider community, economy and housing system. The demand for and opportunities arising from 'smart' social housing may be substantial and enduring. After a brief introduction from the chair

followed by three five minute contributions from the international round table, we will debate the future of social housing via a directed discussion from the chair involving the full participation of the audience (and not just the speakers). Key questions include:

- What are the standard scenarios about the future of social housing in your country? How plausible are these scenarios?
- What are the principal political, economic and social drivers shaping the scale, limits and ambition of social housing?
- Is the present crisis a threat and/or an opportunity for social housing?
- Do we see the sector playing a long term role in future mixed housing systems? If so, what will its key characteristics be? What risks must be overcome (and can they be dealt with)?

Workshops & workshop papers

Workshops are listed alphabetically

Citizenship and Access to Housing (M S.02)

Chair: Fulong Wu

Bo Bengtsson & Suzanne Fitzpatrick
(Uppsala University, Sweden/Heriot-Watt University, UK)

[Rights, citizenship and housing – is there a third way between a natural and constructed right to housing?](#)

Enrico Gargiulo, Michele Manocchi & Magda Bolzoni
(University of Turin, Italy)
[The long way home – access to housing, rights and social inclusion of asylum seekers and refugees in Turin, Italy](#)

Michael Darcy & Dallas Rogers
(University of Western Sydney, Australia)
[Global city aspirations, graduated citizenship and public housing: Understanding the consumer citizenships of new liberalism](#)

Nicole Harb, Keith Miller & Anna M. Ziersch
[Opportunities and Challenges for Sector Collaboration in the Private Rental Sector of Humanitarian Settlers](#)

Xiaoqing Zhang
(University College London, UK)
[Remaking of Urban Citizenship in China: The Inclusion of Landless Villagers in Urban Villages](#)

Community Building & Participation I (M 1.01)

Chair: Ed Goetz

David Varady & Andrew Badinghaus
(University of Cincinnati, USA) [Shrinking cities and city-wide community economic development corporations: a case study of Dayton, Ohio](#)

Konrad Miciukiewicz
(Newcastle University, UK)
Relational spaces of post-crisis housing innovation: community-led networks and collective policy-shaping in Newcastle upon Tyne

Eric Burnstein & Diana Belci
(Michigan University, USA/ University of Bucharest, Romania)
[What's in a PUG? A comparative study of the development of General Urban Plans in Romania](#)

J. Correia de Freitas & M. Amado
(Universidade Nova de Lisboa, Portugal)
[Crowdfunding in Urban Planning: Opportunities and Obstacles](#)

Tingting Lu
(University College London, UK)
The Development and Governance of Master Planned Estates in China: the Case Study of Wenzhou

Community Building & Participation II - Resident Participation in Urban Transformation Processes (M 1.01)

Chair: David Varady

Dominic Aitken
(Sheffield Hallam University, UK)

[Trust and Participation in Urban Regeneration](#)

Marina Carreiras, Bárbara Ferreira & Jorge Malheiros & Anselmo Amilcar
(University of Lisbon, Portugal)
E-participation in social housing: E-real?

Robert Chaskin, Amy Khare & Mark Joseph
(University of Chicago/ Case Western Reserve University, USA)
[Participation, Deliberation, and Decision Making: The Dynamics of Inclusion and Exclusion in Mixed-Income Developments](#)

Zvi Weinstein
(Ministry of Construction & Housing, Israel)
Citizen Participation: The Case of Israel Project Renewal

Discourses on Home-ownership (M 0.01)

Chair: Manuel Aalbers

Dennis Keating
(Cleveland State University,
USA)
The Future of Home
Ownership in the United
States

Dorit Garfunkel & Rachelle
Alterman
(Israel Institute of Technology,
Israel)
Multi Owned High-Rise
Housing: New Challenges for
Property Law

Samuel Thomas Jaenisch,
Flávia de Souza Araújo &
Adaauto Lucio Cardoso
(Federal University of Rio de
Janeiro, Brazil)
[The social imaginary of home
ownership and its effects:
reflections about real state in
Brazil](#)

Stéfanie André & Caroline
Dewilde
(Tilburg University,
Netherlands)
[Home-ownership and support
for redistribution](#)

María Alejandra Núñez
(University of Guadalajara,
Mexico)
[The home: heritage,
investment and cohesive
element of the family](#)

Stephen Boatright
(City University of New York,
USA)
Prospective Homeownership
and Discourses of Domesticity
in the United States

Dynamic Housing Markets I (M S.02)

Chair: Janet Smith

Afolabi Aribigbola & Afolabi
Francis Fatusin
(Adekunle Ajasin University,
Nigeria)
[Socio-Cultural Implications of
Unfettered Housing Markets in
Nigeria](#)

Emmanuel Midheme & Cornal
Akach
(University of Leuven,
Belgium/ Maseno University,
Kenya)
[Socio-cultural Implications of
Land Tenure and Housing
Market Dynamics in Peri-
urban Kisumu, Kenya](#)

Eric J. Heikkila & Michael C.Y.
Lin
(University of Southern
California, USA)
[An Integrated Model of Formal
and Informal Housing Sectors](#)

Michael Manlangit
(University College London,
UK)
Housebuilding in the UK:
applying a business model
that creates value and wealth
from land, not houses

Dynamic Housing Markets II - Risks and Volatility (M S.02)

Chair: Michael Oxley

Dinara O. Saliyeva
(Gumilyov Eurasian National
University, Kazakhstan)
[The Housing Market Volatility
and Policy in Comparative
Perspective](#)

Floris van Slijpe
(University of Amsterdam,
Netherlands)
Housing market risks in a new
town: Dynamics and spatial
patterns of gains and losses in
housing transactions in
Almere, The Netherlands

Raffael Beier
(Ruhr-University of Bochum,
Germany)
[Impact of the Eurozone Crisis
on Local Housing Market and
Urban Development](#)

Ethnic Minorities - At Home in the Housing Market? (M S.02)

Chair: Mike Darcy

Eric Fong & Feng Hou
(University of Toronto, Canada
/ Statistics Canada)
Social Bonding in
Neighbourhoods: The effect of
the co-ethnic proportion and
residency duration

Jamie Halsall & Tasleem
Shakur
(University of Huddersfield,
UK/Edge Hill University, UK)
Urban re-structuring, Social
Cohesion and the Physical
Environment: Impact of 20
years of Regeneration in
Bijlmermeer, Amsterdam

Paola Bonizzoni
(University of Milan, Italy)
[Home and migration: exploring
Latin American women's
housing pathways in Italy](#)

Paolo Boccagni
(University of Trento, Italy)
Feeling at home, while
working in another's house?
Representations and practices
of home-making among
immigrant domestic workers in
Italy

Dominic Teodorescu (Uppsala
University, Sweden)
Ferentari: A Modern Mahala

**Experiences of home and
belonging in changing
neighbourhoods I (M 1.01)**
Chair: Fenne Pinkster

Jana Temelova, Anneli Kährik,
Kati Kadarik & Jakub Novak
(Tartu University, Estonia)
Understanding neighbourhood
change through the
perceptions of long-term and
new residents in post-socialist
inner cities

Lidia Manzo
(Trento University, Italy/CUNY,
USA)
Rolling around with yoga mats
and oversized luxury baby
strollers. Experiences of
super-gentrification in
Brooklyn's Park Slope

Lisa K. Bates
(Portland State University,
USA)
"How it slips through your
hands": African-American
Portlanders, homeownership
and neighbourhood claims

Miriam van der Kamp
(Leiden University,
Netherlands)
Becoming another
neighbourhood. How urban
renewal processes affect
residents' experiences of
home and neighbourhood life

Yunpeng Zhang
(University of Edinburgh, UK)
Fish or Bear Paw? The moral
dilemmas for Chinese families
in residential displacement

**Experiences of home and
belonging in changing
neighbourhoods II (M 1.01)**
**Chair: Jan-Willem
Duyvendak**

Andre Ouwehand
(TU Delft, Netherlands)
Feeling at home in a Changing
Neighbourhood: the Impact of
Intervention and Inflow of New
Residents for Neighbourhood
Appreciation and Reputation

Bruno Meeus, Pascal De
Decker & Nick Schuermans
(University of Leuven,
Belgium/University of Ghent,
Belgium)
Suburban and urban diversity
and the experience of
neighbourhood change in the
context of the individual
housing career

Carol Atkinson-Palombo
(University of Connecticut,
USA)
How Race, Ethnicity,
Citizenship, and Poverty
combine to produce
'Supervulnerability' in the
Housing Market

Lynne C. Manzo
(University of Seattle, USA)
Place Attachments in the
Context of Public Housing
Redevelopment

**Experiences of home and
belonging in changing
neighbourhoods III (M 1.01)**
Chair: Lynne Manzo

Bahar Sakizlioglu
(Utrecht University,
Netherlands)
Living Under the Threat of
Displacement: The Case of
Tarlabasi/ Istanbul

Fenne Pinkster
(University of Amsterdam,
Netherlands)
"It all used to be better": loss
of belonging and narratives of
change in a working class
neighbourhood

Jo Richardson
(De Montfort University, UK)
The emotionomics of planning
for homes

Zara Bergsten & Emma
Holmqvist
(Uppsala University, Sweden)
Residents view on
neighbourhood restructuring
from mono-tenure to tenure
mix

**Gentrification
Processes I (M 0.02)**

**Chair: Wouter van Gent &
Lia Karsten**

João Queirós
(Porto University, Portugal)
[Social housing demolition as
state-led gentrification in
Porto's city centre](#)

Brian Doucet
(Utrecht University,
Netherlands)
[What is contemporary
gentrification, actually?](#)

Lia Karsten
(University of Amsterdam,
Netherlands)
Families at home in the city?
Family gentrifiers and lower
class family households about
their dreams and realities on
living urban with young
children

Azat Z Gundogan
(University of Michigan-Flint,
USA)
Diversities and Adaptive
Strategies: Comparing Two
Urban Transformation Projects
in Istanbul's Peripheries

Willem R. Boterman &
Cody Hochstenbach
(University of Amsterdam,
Netherlands)
Marginal Gentrification and
Starters on the Housing
Market: migration dynamics
and real estate values

**Gentrification
Processes II (M 0.02)**

Chair: Brian Doucet

Barend Wind
(University of Amsterdam,
Netherlands)
Opposite effects of the sale of
social housing: How the sale
of social housing influences
the neighbourhood capital
from different neighbourhood
types in 31 medium- and large
sized cities in the Netherlands
between 1998 and 2010.

Márcia Couto Mello, Gabriella
Faria, Ariadne Moraes Silva &
Liliane Mariano da Silva
(Universidade Salvador/ Uni.
Bahia/ Univ. Estadual da
Bahia, Brazil)
[Commodified Paradise: the
territorial dynamics of Bahia's
north shore controlled by the
real estate market](#)

Savas Zafer Sahin
(University of Ankara, Turkey)
A Vicious cycle of Rescaling
Urban Renewal and
Regeneration in Turkish
Housing Market: Dynamics
and Consequences

Wouter Van Gent & Willem R.
Boterman
(University of Amsterdam,
Netherlands)
The Variegated effect of the
sale of rental dwellings across
Amsterdam

Housing Inequality (M S.01)

Chair: Caroline DeWilde

Adriana Mihaela Soaita
(University of St Andrews, UK)
[Overcrowding and 'under-
occupancy' in Romania: a
case study of housing
inequality](#)

Gregory D. Squires, Antwan
Jones & Cynthia Ronzio
(George Washington
University, USA)
[Foreclosures, Inequality, and
Health: identifying and
Ameliorating Foreclosure-
Health Hotspots](#)

Marietta Haffner, Kees Dol &
Kristof Heylen
(TU Delft, Netherlands/
University of Leuven, Belgium)
[Tenants in poverty risk based
on residual income – analyses
with EU-SILC](#)

Philipp Lersch
(Tilburg University,
Netherlands)
The effects of home
ownership on disposable
incomes in Europe

Rebecca Tunstall
(University of York, UK)
[The impact of housing on
concepts of poverty, poverty
counts and their policy
implications](#)

Housing Affordability I - Marginalization in Developing countries (M S.01)

Chair: Seong-Kyu Ha

Ajay Kumar Katuri & Raja Ganapathi

(CEPT University, India)
Housing Policies – Constraints in Housing Affordability in Urban Land Market

Eva Dick & Thorsten Heitkamp (TU Dortmund, Germany)
You can't build your way out of the crisis – the situation of affordable housing provision in South Africa

Okey Ndubueze (Den Haag, Netherlands)
Urban Housing Affordability of Households of Various Socio-economic Groups in Nigeria

Youqin Huang (State University of New York, USA)
An Invisible Slum – the Production of an Underground City in Beijing

Housing Affordability II - New challenges in the rental sector (M S.01)

Chair: Christian Lennartz

Arend Jonkman & Leonie Janssen-Jansen (University of Amsterdam, Netherlands)

[Spatial distribution of access to affordable housing in the Netherlands: where is the 'squeezed middle'?](#)

Bárbara Ferreira, Marina Carreiras, Anselmo Amilcar & Rita Raposo (University of Lisbon, Portugal)
"Portuguese housing policies at a crossroads: a step forward or a leap backwards?"

Carla Huisman (Soweto Housing Association Amsterdam, Netherlands)
[A silent shift? The precarisation of the Dutch rental housing market](#)

Harry Boumeester & Marietta Haffner (TU Delft, Netherlands)
[Housing affordability. It is about more than rent](#)

Sung-Jin Lee & Kathleen Parrott (North Carolina A&T State University/Virginia Tech, USA)
[Housing Challenges of Renters in the Southern United States: Evidence from the 2011 American Housing Survey](#)

Housing Policy and Low-income Homeownership (M 1.03)

Chair: Marja Elsinga

Elena Mirgorodskaya & Svetlana Sheina (Rostov State Civil Engineering University, Russia)
Failures in Implementation of Russian Housing Policy: Institutional-Financial Aspect

George Galster & Anna Santiago (Wayne State University, USA/Case Western Reserve University, USA)
[Benefit – Cost Analysis of an Innovative Asset-Building / Homeownership Program for Low-Income Households](#)

Rosa Donoso-Gomez (TU Delft, The Netherlands)
[The Condominium Regime of Affordable Housing Policies in Colombia and Ecuador](#)

Susan Saegert (City University of New York, USA)
[Inequality of Forms of Capital: Crisis and Opportunity in Low Income Housing Policy](#)

Housing Institutions and Regime Shifts I (M 1.03)

Chair: Dallas Rogers

Alex Marsh, Demi Patsios & Marsha Wood (Bristol University, UK)
Back into the mainstream: The revival of private renting in Great Britain

Kenneth Gibb (University of Glasgow, UK)
Speculation, sub-division, banking fraud and enlightened self-interest: an alternative account of the making of the contemporary Glasgow housing system

Higor Carvalho (University of Sao Paulo, Brazil)
Housing under finance influence: the case of São Paulo, Brazil

Thêmis Amorim Aragão & Filipe Souza Corrêa
(University of Rio de Janeiro, Brazil/Federal University of Minas Gerais, Brazil)

[Social housing through the market? An analysis of the Brazilian case](#)

Narman Aiubov & Irina Novoselova
(Rostov State Civil Engineering University, Russia)
Comparative Analysis of Mechanisms of Implementation of Housing Policy in Russia and Europe

Housing Institutions and Regime Shifts II (M 1.03)

Chair: Susan Saegert

Bo Bengtsson & Lotte Jensen
(Uppsala University, Sweden/Copenhagen Business School, Denmark)
Unitary housing regimes in transition – comparing Denmark and Sweden in a perspective of path dependence and change

Justin Kadi
(Vienna University of Technology, Austria)
[Rescaling Comparative Housing Research](#)

Liviu Chelcea
(University of Bukarest, Romania)
[Housing in central Bucharest after 1990: privatization, commodification and Gentrification](#)

Toon Dirckx
(University of Leuven, Belgium)
Power shifts in the housing production system in Flanders

Min Wang
(RENMIN University of China)
[Social and Economic Implications of China's Housing Provident Fund System and Its Policy Transfer Failure](#)

Housing Preferences and Residential Choice (M S.01)

Chair: Ken Gibb

Katrin B. Anacker & Yanmei Li
(George Mason University, USA/Florida Atlantic University, USA)
Analyzing Households' Decisions to Invest in Home Maintenance and Improvements with AHS Data

Marco Bontje
(University of Amsterdam)
At home in Shenzhen?
Housing opportunities and housing preferences of creative workers in a wannabe creative city

Ren Thomas
(University of Amsterdam)
[Flexibility in housing choice: implications for community resiliency](#)

Tam Nguyen Van & Frank De Troyer
(University of Leuven, Belgium)
[Deriving Housing Preferences from advertising on the web for improving decision making by Economic and Social actors](#)

Informal Ways of Residing (M S.02)

Chair: Caroline Newton & Pascal De Decker

Barbara Van Dyck & Els Vervoesem
(University of Leuven, Belgium)
Formalizing the Informal? The case of campsite dwelling in Boortmeerbeek

Emily Kelling, Caroline Newton, William Hunter & Camillo Boano
(University College London, UK)
London's backyard informality

Paula Caballero
(University of Leuven, Belgium)
[Woningen 123 Logements: An alternative project of local development The right to housing and the right to the city in Brussels 2012](#)

Fernanda Lonardonni & Jean-Claude Bolay
(Swiss Institute of Technology Lausanne, Switzerland)
[Informal rental markets and livelihoods: housing as a productive asset for landlords in Brazilian favelas](#)

Wafa Al-Daily, Kathleen Parrott & Max Stephenson
(Virginia Tech, USA)
[An Analytical Case Study of Informal Settlements in Sana'a, Yemen](#)

Intergenerational Relations - Housing Wealth and Resource Transfers (M 0.01)
Chair: Beverley Searle

Bettina Isengard & Marc Szydlak
(University of Zurich, Switzerland)
Coresidence Patterns between Elderly Parents and their Adult Children: A European Perspective

Rowan Arundel & Christian Lennartz
(University of Amsterdam, Netherlands)
The Role of Intergenerational Wealth Transfers and Family Support in Shaping Housing Positions

Karen Rowlingson, Ricky Joseph & Louise Overton
(Birmingham University, UK)
[The generation game: financial transfers within families in the UK](#)

Duncan Maclennan & Stephan Köppe
(University of St. Andrews, UK)
[Are Housing Pathways an Adequate Metaphor? More Complex Life Courses with more Diverse Tenure Choices.](#)

Lorna Fox O'Mahony & Louise Overton
(Durham University, UK)
['Two nations in old age': Consumer risk and the regulation of equity release transactions](#)

Life Course Perspectives on Housing I - Trajectories of Younger Households (M 0.01)
Chair: Ray Forrest

Christian Lennartz & Rowan Arundel
(University of Amsterdam, Netherlands)
Changing Housing Positions of Younger Households in Europe?

Marijn Sleurink & Richard Ronald
(University of Amsterdam, Netherlands)
The 'Modernisation' of the Amsterdam Housing Market and Declining Access Among Younger People

Michael Oxley
(De Montfort University, UK)
[Starters in urban housing markets: evidence from Europe](#)

Stefania Sabatinelli & Massimo Bricocoli
(Politecnico di Milano, Italy)
Making ends meet in Milan with a low and discontinuous income. Low-budget housing and living solutions of young people

Life Course Perspectives on Housing II - Housing in an Ageing Society (M 0.01)
Chair: Karen Rowlingson

Eunju Hwang & Andrew Sixsmith
(Virginia Tech, USA/Simon Fraser University, Canada)
Age-Friendly Cities in the United States and Canada

Jun-Hyung Kim & Jung Hoon Han
(Myongji University, South Korea/University of New South Wales, Australia)
Aging population and the housing market in Australia

Marilyn J. Bruin, Becky L. Yust & Laura L. Lien
(University of Minnesota, USA/Oregon State University, USA)
Planning for Housing and Aging from the Perspective of Baby Boomers

Sylvain De Bleecckere & Sebastian Gerards
(University of Hasselt, Belgium)
[Multigenerational dwelling and its conceptual roots](#)

Shrinking Suburbs and New Urban Development (M 0.02)
Chair: Tomoko Kubo & Yoshimichi Yui

Maren Godzik & Richard Ronald
(DIJ Tokyo, Japan/University of Amsterdam, Netherlands)
How changing family norms are reshaping homes and households in urban Japan

Tomoko Kubo & Yoshimichi Yui
(Hiroshima University, Japan)
[Changes in housing purchase behaviour and condominium market in central Tokyo](#)

Yoshimichi Yui & Tomoko Kubo
(Hiroshima University, Japan)
[Aging problems of suburban neighbourhoods in Tokyo](#)

Mohammad Mehdi Azizi
(University of Tehran, Iran)
[Urban Life in New Neighbourhoods](#)

Guido Anselmi & Sofia Pagliarin
(Bicocca University Milan, Italy)
[Local Government does matter: How local taxation increases urban sprawl: the case of Groane Regional Park](#)

Social Housing Organizations and the Crisis (M 1.03)

Chair: Rachel Bratt

David Mullins
(Birmingham University, UK)
Benefits of and Limits to Hybrid models of Housing and Community Investment

Dennis Keating
(Cleveland State University, USA)
[Community Development Corporations and the Cleveland Housing Network Response to the Foreclosure Crisis](#)

Julie Lawson
(RMIT University, Australia)
Reforming Housing Finance Systems to Deliver Investment Where Needed – Intermediaries, Instruments and Working Illustrations

Marja Elsinga
(TU Delft, Netherlands)
Dutch social housing model at a critical juncture

Naomi Carmon
(Israel Institute of Technology, Israel)
Deliberate Social Mix in Residential Areas

Social Housing Policies (M 1.03)

Chair: Dennis Keating

Andrew J. Greenlee
(University of Illinois, USA)
[Contextualizing the Discourse on Opportunity within U.S. Low-Income Mobility Policy](#)

Dick Schuiling & Jeroen van der Veer
(University of Amsterdam/Amsterdam Federation of Housing Associations, Netherlands)
[Changes in the welfare state, local housing policy and the role of housing associations: The case of Amsterdam](#)

Janet L. Smith
(University of Illinois at Chicago, USA)
The End of US Public Housing As We Knew It

Anaid Yerena (University of California, Irvine, USA)
Determinants of Municipal Support for Affordable Housing

Matthew F. Gebhardt
(Portland State University, USA)
[Through a Local Lens: Comparative Analysis of Local Interpretations and Adaptations of National Public Housing Policies in Chicago and Glasgow](#)

Sustainable Housing and the Urban Poor I & II (M S.01)

Chair: Peer Smets & Paul van Lindert

Ahmed Soliman
(Alexandria University, Egypt)
[Accelerating Land delivery system for the urban poor in Egypt: A Community Driven Process](#)

Eva Dick & Thorsten Heitkamp
(TU Dortmund, Germany)
When home is elsewhere: Housing policy challenges in the context of transit migration in Ghana and South Africa

Haeyeon Yoo
(Soongsil University, Seoul, South Korea)
A study on affordable housing types for urban housing blocks in declined cities

Jan Bredenoord
(Utrecht University, NL)
Affordable housing for the urban poor in developing countries and the options for sustainable house construction

Kyohee Kim
(Korea Research Institute for
Human Settlements Anyang,
South Korea)
[Slum Dwellers' Living
Conditions and Upgrading
Strategies in Kandy, Sri Lanka:
Analyses of Mahaiyawa and
Nittawella Villages](#)

Peter Ward & Noah Durst
(University of Texas at Austin,
USA)
[Assessing Ten Years of
Informal Self-Help Home
Improvements in Texas
Colonias](#)

Rachid El Ansari
(Morocco)
[Social housing environment
and fight against shanty towns
in Morocco](#)

Sharadbala Joshi & M. Sohail
(Loughborough University, UK)
[Affordable Housing in
Ahmedabad](#)

Sheela Patel, Joel Bolnick,
Diana Mitlin & Nico Kiezer
(SDI, Netherlands)
A View from Below: What SDI
has learnt from its Urban Poor
Fund International

Esther Sullivan & Carlos
Olmedo
(University of Texas, USA)
[Informal Development in Low-
income Communities: Housing
Conditions and Self-help
Strategies in Informal
Subdivisions in Texas](#)

**The Development and
Redevelopment of Social
Housing: A Comparative
Perspective (M 0.02)**
Chair: Lawrence Vale

April Jackson
(University of Illinois at
Chicago, USA)
[Plan Implementation of New
Urbanism and Income Mixing
Strategies in Three HOPE VI
Developments](#)

Ferdinando Fava
(Padua University, Italy)
At the Margins of the Housing
Market Crisis: Palermo's ZEN
and the Hermeneutics of
Place and People

Florian Urban
(Glasgow School of Art, UK)
[The Battle over the
Märkisches Viertel in West
Berlin](#)

Lawrence J. Vale
(MIT, USA)
Developing and Redeveloping
Chicago's Cabrini-Green:
From the "Little Hell" Slum to
"Park Side of Old Town"

Sandra Parvu
(ENSA Paris, France)
Construction of Narratives in
the Development and
Redevelopment of Public
Housing in France: the case of
La Courneuve

**Urban Housing Markets and
Planning Policy (M 0.02)**
Chair: Ben Huat Chua

William Kutz
(Clark University, USA)
Finance at Home: The
Geopolitics of Changing
Urban-Architectural Forms

Afolabi Aribigbola & Afolabi
Francis Fatusin
(Adekunle Ajasin University,
Nigeria)
[Housing Policies and Urban
Housing markets in Nigeria: Is
there a link in Nigerian Urban
Centre?](#)

Leke Oduwaye
(University of Lagos, Nigeria)
[Rezoning of Residential Areas
as a Strategy for Increasing
Housing Supply In
Metropolitan Lagos, Nigeria](#)

Maria Francesca Piazzoni
(Venice University of
Architecture, IT)
The Role of Themed
Environments in the
Construction of Urban
Marginalization

Rumiati Rosaline Tobing
(Universitas Katolik
Parahyangan, Indonesia)
[Management Pattern Based
on Users Participation Toward
the Condition of Physical
Environment and Building
Qualities In Low Cost Flat](#)

Conference Schedule

	Monday July 8th	Tuesday July 9th	Wednesday July 10th	Thursday July 11th	Friday July 12th	
	PhD Pre-Conference	Urban China Seminar	RC43	RC43	RC43	
09:00						
09:30	Registration		RC43 Registration M Building	Workshop Session 3	Workshop Session 5	
10:00	PhD Workshop One	Registration				
10:30						
11:00				Break	Break	
11:30		China Workshop One	Opening Address and Keynotes <i>Jan Nijman</i>	Round Table Sessions <i>Ken Gibb/Richard Ronald</i>	Plenary Session Two <i>Richard Ronald</i>	
12:00	Lunch					
12:30		Lunch	Lunch	Lunch		
13:00					Lunch	
13:30	PhD Workshop Two	China Workshop Two	Workshop Session 1	Plenary Session One <i>Janet Smith</i>	Workshop Session 6	
14:00						
14:30						
15:00	Break	Break		Break		
15:30	PhD Workshop Three	China Workshop Three	Break	Workshop Session 4		
16:00						
16:30				Workshop Session 2		
17:00		RC43 Registration M Building				
17:30	Meet the Editors					
18:00			RC43 Committee Meeting			
18:30	Dinner at Pizza Bakkers	RC43 Welcome Drinks Reception: CREA Sponsored by the IJHP				
19:00					Conference Dinner	
19:30						
20:00						

Preliminary Workshop Schedule – to be confirmed

Please note that there might be some changes concerning the timing and location of the various sessions. For the most recent schedule, please check our announcement screen in the main hall or the schedule that is uploaded on the conference USB sticks.

	Room M 1.01	Room M 1.03	Room M 0.01	Room M 0.02	Room M S.01	Room M S.02
Workshop session 1 10 July, 13:30-15:30	Experience of Home I	Social Housing Organizations and the Crisis	Life Course Perspectives on Housing I	/	Housing Preferences and Residential Choice	Citizenship and Access to Housing
Workshop session 2 10 July, 16:00-18:00	Experience of Home II	Social Housing Policies	Life Course Perspectives on Housing II	Urban Housing Markets and Planning Policy I	Housing Affordability I	Ethnic Minorities - At Home in the Housing Market?
Workshop session 3 11 July, 9:00-11:00	Experience of Home III	Housing Policy and Low-income Homeownership	/	Shrinking Suburbs and New Urban Development	Housing Affordability II	/
Workshop session 4 11 July, 15:30-17:30	Community Building & Participation I	/	Intergenerational Relations - Housing Wealth and Resource Transfers	The Development and Redevelopment of Social Housing	Sustainable Housing and the Urban Poor I	Informal Ways of Residing I
Workshop session 3 12 July, 9:00-11:00	Community Building & Participation II	Housing Institutions and Regime Shifts I	Discourses on Homeownership	Gentrification Processes I	Sustainable Housing and the Urban Poor II	Dynamic Housing Markets I
Workshop session 6 12 July, 14:00-16:00	/	Housing Institutions and Regime Shifts II	/	Gentrification Processes II	Housing Inequality	Dynamic Housing Markets II

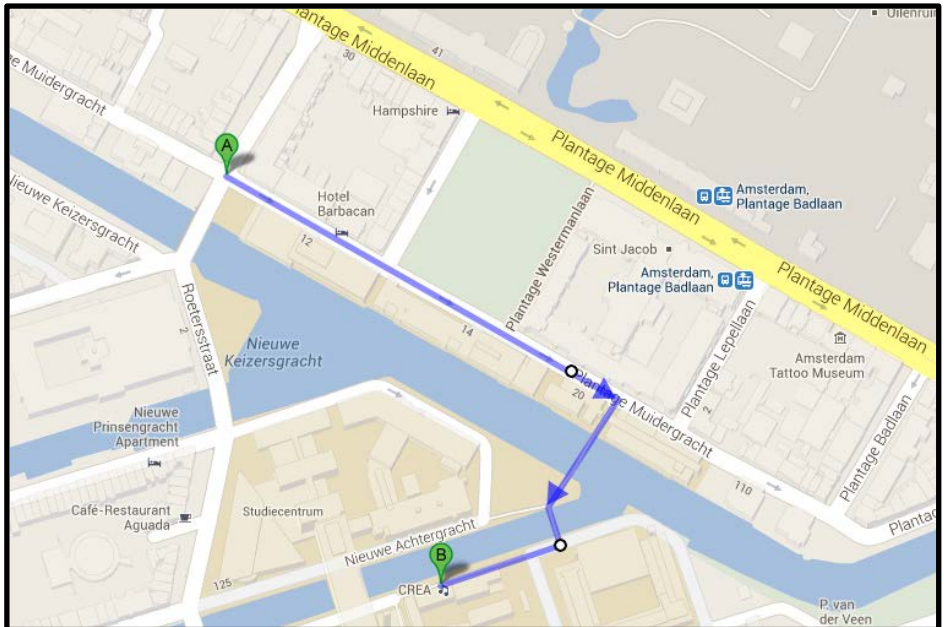
IJHP Conference Drinks Reception

Tuesday, July 9th - 18:00-20:30. Location: CREA Café
(Nieuwe Achtergracht 170, 1018 WV Amsterdam)

Conference Drinks Reception, Sponsored by the International Journal of Housing Policy.



Route description



Conference Dinner

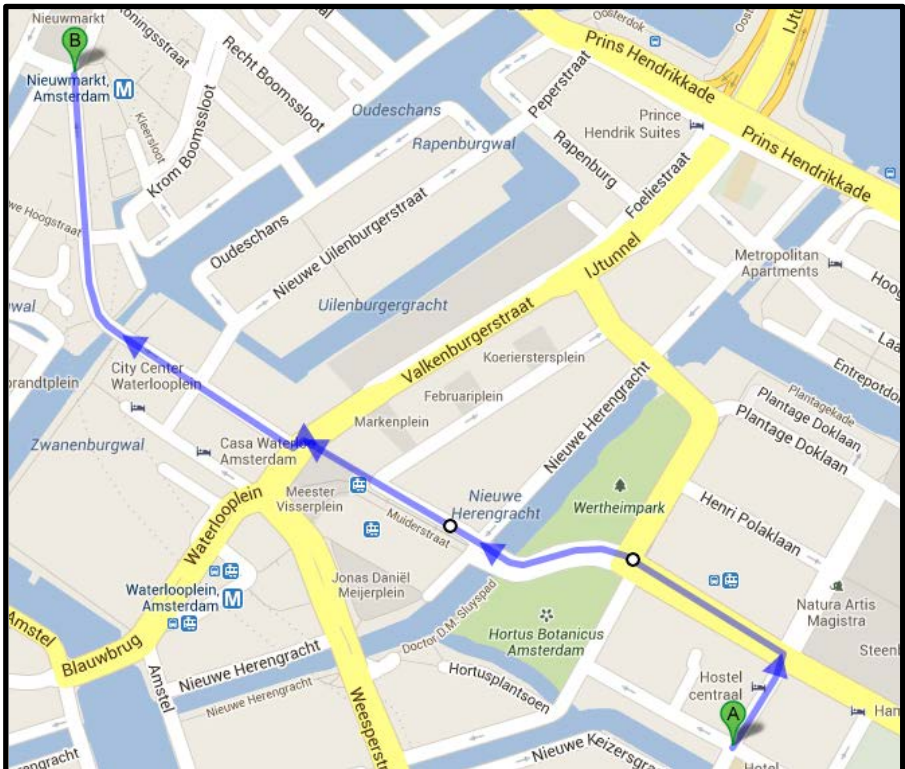
Thursday, July 11th - 19:00. Location: Restaurant In De Waag (Nieuwmarkt 4, 1012 CR Amsterdam)

The conference dinner will be held on Thursday, July 11th, for those that have signed up through the registration system.



The venue for the conference dinner will be Restaurant *In De Waag* on the Nieuwmarkt Square in the heart of the city. The restaurant is housed in a beautiful historic building, which was the former city gate to Amsterdam, dating from the early 15th century and built during the construction of Amsterdam's stone wall fortifications.

Route description



Citizenship and Access to Housing

Rights, citizenship and housing – is there a third way between a natural and constructed right to housing?

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Suzanne Fitzpatrick

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Due to the specificity of housing as a welfare good, debates on housing, citizenship and rights are complex and often confusing. This article examines rights-based approaches in the field of housing, shelter and homelessness. It focuses on the distinction between ‘natural’ and ‘socially constructed’ rights, and suggests that a third way may be found by using Martha Nussbaum’s ‘central human capabilities’ approach as a foundation for universal human rights. ‘Citizenship’ is proposed as a conceptual bridge between the philosophical discourse on rights and its practical application at national or international level. For this purpose, T.H. Marshall’s classic division between ‘civil’ and ‘social’ citizenship rights can be translated into a distinction between ‘legal rights’ to housing (individuals’ formal rights to a dwelling of certain standard) and ‘programmatic rights to housing’ (what general housing standard members of certain society can legitimately expect). The paper tries to demonstrate that it is possible to object to natural and/or human rights in the housing field, and still be in favour of clearly delimited ‘positive’ legal rights to housing for homeless people. Conversely, one may be in sympathy with the discourse of universal moral rights, but be

sceptical about individually enforceable legal rights, particularly with respect to the potential for such selective rights to stigmatise their 'beneficiaries'.

Keywords: right to housing, natural vs. constructed rights, citizenship, capabilities

The long way home – access to housing, rights and social inclusion of asylum seekers and refugees in Turin, Italy

Enrico Gargiulo, Michele Manocchi & Magda Bolzoni

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The long way home – access to housing, rights and social inclusion of asylum seekers and refugees in Turin, Italy. This paper deals with the relationship between access to housing and social inclusion through the case of asylum seekers and refugees in Turin, Italy. The absence of formal pattern of spatial segregation i.e. refugee camps in the Western countries should facilitate the process of social inclusion of asylum seekers and refugees. However, other obstacles and more subtle forms of exclusion make their path far from being granted.

In most of the European countries, the access to housing is a central step in the process of social inclusion. It is in fact a precondition for the actual exercise of the social rights they are entitled to by law. The paper argues that this system leads to indirect forms of socio-spatial exclusion, especially in absence of adequate policies of access to housing.

To develop this argument, the paper analyses the case of asylum seekers and refugees in Turin, Italy. Notwithstanding the current regulation, they meet strong difficulties in the access to adequate housing. Precarious forms of accommodation, such as in public shelters and squats, are experienced even for years. The resulting impossibility of registering with the municipality prevents them from accessing the other rights they are entitled to.

Mainly using qualitative data collected in the last 5 years on asylum seekers, refugees, representatives of public institutions and social organizations, this paper thus discusses the sensitive relationship between access to housing,

social inclusion and refugees' rights. It unveils narratives and logics embedded in national and local policies and it examines actions and practices of claim, empowerment and alternative re-appropriation of the idea of being at home.

Key words: urban refugees, housing, socio-spatial inclusion, social rights

Global city aspirations, graduated citizenship and public housing: Understanding the consumer citizenships of new liberalism

Michael Darcy & Dallas Rogers

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Much has been written about the way in which global city discourses rearticulate the relationships between the state, urban space and the global economy. Less analysis has been undertaken about how this reconfiguration stamps the mark of a global economic order onto local citizenship practices. Public housing is a legacy of specific national welfare states where citizenship rights arose from territorially bound constitutional discourses, and is incompatible in its current form with the consumer-based rights and responsibilities of a global economic order. At the same time property markets in high value areas of cities like Sydney see not only increasing presence of international investment but fundamental changes in planning and governance processes in order to facilitate it.

Global market oriented discourses of urban governance promote consumer 'performances of citizenship' and an approach to distribution and rights, including the right to housing, which reflects Wacquant's characterization of a "Centaur-state that practises liberalism at the top of the class structure and punitive paternalism at the bottom" Wacquant, 2012: 66.

In this paper we explore what is new about neo-liberal approaches to public and social housing policy, and how tenants respond to and negotiate it. Using emerging theories of 'urban' citizenship including concepts of 'consumer and corporate citizenship' Paton et al., 2012, 'urban citizenship' Varsanyi, 2006, 'the right to the city' Lefebvre, 1996, 'shifting citizenship' Lepofsky and Fraser, 2003, 'cosmopolitan citizenship' Nussbaum, 1994 and

'graduated and flexible citizenship' Ong, 2006, we argue that in Australia tenants' right to participate in local-level democracy, and in housing management, must be reconsidered in light of the broader discourses of consumer citizenship that are now enforced on tenants as a set of 'responsibilities' to the market and state.

Equity and access for resettled refugees in the Australian PRS

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Australia's humanitarian program relies heavily on the private rental sector to house resettled refugees. However the strict commodification of housing in the sector has left little room to accommodate the economic, linguistic, familial and cultural characteristics of this population. The present study examines how localised integration of government, non-profit, and commercial sectors can address cultural and ideological diversity to promote the housing inclusion of resettled refugees. Central objectives of the research are to identify practices that foster access and equity for refugees, as well as to identify how the policies and practices of key governmental and industry bodies can best aid collaborative efforts to support their sustainable housing. The research takes an interpretive phenomenological approach to capture the perspectives and experiences of property managers, landlords, service providers, and resettled refugees. A place-based study of two local government areas is employed to illuminate the local manifestations of cross-sector integration. To date, interviews have revealed the frequently mismatched and culturally embedded expectations of what constitutes satisfactory housing and adequate home maintenance. Encouragingly, relationships between service providers and property managers, based on trust and reciprocity, have emerged as significant contributors to meeting the housing needs of resettled refugees.

Keywords: refugee, private rental, sector collaboration, Australia

Remaking of Urban Citizenship in China: The Inclusion of Landless Villagers in Urban Villages

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The massive, high-speed urbanisation in China over the past twenty years has produced a large number of deprived and excluded. As the majority of Chinese population will be living in cities in the next several decades, Chinese cities have become the important places for the disenfranchised to claim their “right to the city”. Urban villages literally mean villages encircled by the expansion of urban areas. They emerge as an intriguing spatial dimension of urbanisation and represent places where the villagers are deprived of citizenship rights. In recent years many cities take strategy of large-scaled clearance to cope with the exclusion problem, demolishing and redeveloping most of urban villages. This strategy has stimulated a broad debate about its controversial impacts on the change of villagers’ social status and rights conditions. Some highlight its positive function as promoting urban citizenship and “the right to the city”. Some question the actual rights that can be acquired by the excluded during redevelopments. This paper explores the remaking of urban citizenship in contemporary China through the lens of urban village redevelopment. By comparing three projects in Xi’an China and using empirically-derived data, it examines the correlation between the change of citizenship status and the effect of inclusion before and after redevelopments, identifying the problems of redevelopment policy framework currently taken by the Government.

Keywords: Chinese citizenship, urban village, redevelopment strategy, inclusion

Community Building & Participation I

Shrinking cities and city-wide community economic development corporations: a case study of Dayton, Ohio

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This paper is a case study of CityWide Development Corporation (CityWide), a community development corporation (CDC) in Dayton, Ohio. CityWide is distinctive in the world of CDCs because: (1) working closely with the city government, it provides economic and neighborhood development throughout the entire city of Dayton – but at the same time provides intensive help for particular areas – whereas most other CDCs are based in a particular neighborhood (2) it uses a consensus organizing approach to community organizing, emphasizing a shared vision with the community and key stakeholders (e.g. hospitals), and (3) CityWide’s model flows from Dayton’s emerging “Green and Gold Strategy,” a response to the city’s declining population and economic base. Drawing from the second author’s experience working at CityWide, interviews with key informants, and published information, we will first look at the evolution of CityWide in the context of a shrinking “rustbelt” city then we will assess the success of a particular neighborhood planning/development project at CityWide (e.g. the DaVinci Project in Old North Dayton and McCook Field neighborhoods). We will argue that CityWide represents a “third way” to promote community economic development – one that stands in contrast with Porter’s business led model (Porter 2000) and Stoecker’s high capacity multilocal CDC strategy (Stoecker 1997). Implications for community development efforts in the US and Europe will be presented.

Keywords: community development corporations, economic development, shrinking cities, Dayton, Ohio.

Relational spaces of post-crisis housing innovation: community-led networks and collective policy-shaping in Newcastle upon Tyne

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The global economic financial crisis has deepened fundamental weaknesses of the polarised English housing system, whose both market-based and social housing supply models have recently proven inefficient in delivering new homes. The paper investigates into the relational embeddedness of housing innovation under post-crisis policies of the Coalition Government.

The author argues that the deepening housing delivery and affordability crises alongside unclear, vague and predominantly austerity-driven housing policy framework for England offer an opportunity for creative thinking about housing. The paper looks at the formation of new housing networks around the community-led agenda that involve housing cooperatives, representatives of the Homes and Communities Agency and Newcastle City Council, as well as planning and design professionals from the private sector. The case study of Canvas Works live & work development in the Newcastle's Ouseburn Valley is mobilised to inquire into the dynamics of a collective search for innovative and affordable housing. Through the lens of one live & work development the paper looks at the relationality of community formation, housing design, and participatory policy-shaping. Local and national housing policy-making is analysed as a field of communicative action and creative experimentation.

Keywords: housing policy; social innovation; community-led housing; Newcastle upon Tyne

What's in a PUG? A comparative study of the development of General Urban Plans in Romania

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In the 23 years since the 1989 revolution, urban planning practice in Romania has evolved with influences from a variety of sources including European Union accession requirements, pre-communist and communist-era practices, and international "best practices" for economic development. While most planning research in the region has focused on the form of the post-socialist city, this article seeks to understand the planning process, as it exists in a number of Romanian cities, and in doing so, to begin connecting the policy context to the built environment through institutional structures and norms.

In order to provide a comparative perspective, this study focuses on the creation and content of five cities' Urban General Plans PUGs, which state the cities' planning problems and goals. Each city is required to renew their PUG every five years, making its creation an easily comparable process. The study uses the cities of Iasi, Constanta, Cluj-Napoca, and Timisoara due to their comparable populations—each has approximately 300,000 people—and the fact that each of them functions as the economic and cultural center for its respective region of the country.

By engaging in this broad analysis, this study seeks to highlight opportunities for developing stronger local institutions, more responsive to local needs and preferences, and more able to process the various influences on their urban environment.

Keywords: planning policy, institutional analysis, post-socialism, public participation

Crowdfunding in Urban Planning: Opportunities and Obstacles

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The Real Estate and Construction sectors, still reeling from the 2007 housing crash have understood the need to find both new ways of raising capital and worthwhile projects to invest in. The emerging paradigms of urban regeneration, rehabilitation or retrofitting have been accepted, in political and academic circles, as solutions compatible with the goals of sustainable development. To achieve these goals, local and regional institutions have increasingly looked towards planning as a way to integrate them with the desires of their communities. Today, most local governments are facing considerable economic headwinds but the needs of the people they represent have not subsided, derelict neighborhoods and neglected urban spaces still permeate our cities. Finding new ways to raise capital becomes an important task to continue the improvement of the urban environment. Crowdfunding, still in its infancy, has been touted by some as a revolutionary form of raising capital, using social networking, from large pools of unsophisticated investors committing low sums. By adjusting this method to urban planning it may become possible to better intertwine the fate of urban projects and developments with the desires of the community

as they now have “skin in the game”. This may bring a sense of greater public participation but many obstacles remain. The aim of this paper is to kickstart the discussion on the ways this new concept of public.

Keywords: Urban Planning, Crowdfunding, Public Participation, Real Estate

The Development and Governance of Master Planned Estates in China: the Case Study of Wenzhou

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Master planned estates have been recognized as one of the important family members of gated communities, which emphasize on the delivery of private governance and the lifestyle living. This article explores the development and governance of master planned estates in post-reform China. During the processes of suburbanization, master planned estates gain specific characteristics due to the state’s control over land and development strategies, as well as the adoption of market economy. The way in which suburban places are turned into new residential greatly demonstrates the political economic circumstances of housing development in post-reform China. This article is based on a large-scale survey held in Wenzhou, China. Local actors, regular activities, and everyday life within master planned estates are investigated. This article argues that residents with different demographic status do not have same preference for master planned estates; their attitudes towards privacy, security, and sense of community vary depending on the characteristics of communities, and the governance mechanisms employed in communities.

Keywords: Master planned estates, gated communities, post-reform China, community governance.

Community Building & Participation II - Resident Participation in Urban Transformation Processes

Trust and Participation in Urban Regeneration(Citizenship, ex/inclusion and participation theme)

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The development of trust is a much sought social phenomenon. Academics and policy-makers working across a number of fields have suggested that trust may encourage public participation in governance. Some have stressed the need to establish intra-community trust, whilst others have focussed on building trust in local officers. However, this hypothesis has often been proposed carelessly in research, without detailed clarification of trust's meaning in such a context. There appears to be very little empirical research which critically investigates the hypothesis and establishes trust as a factor which predicts citizen participation. Furthermore, some academics have argued the inverse to be true, claiming that trusting individuals may actually be more willing to defer to local officials, whilst their less trusting neighbours remain vigilant by participating. Very few researchers have considered this topic in relation to urban regeneration policy, a field in which residents' lack of trust is casually identified as a barrier to participation which deters citizens from engaging.

This research attempts to explore the concept of trust in relation to resident participation in urban regeneration. What makes a regeneration officer trustworthy in the eyes of residents? Is resident trust in officers a precursor to involvement or does a lack of trust actually stimulate public participation? This research considers these pertinent questions and presents findings from a mixed methods approach using housing-focussed regeneration projects in Gateshead and London, UK. It concludes with recommendations for future research and policy.

Keywords: trust; participation; urban regeneration; governance

E-participation in social housing: E-real?

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E-participation acquires special relevance in the current context of valuing public participation and incentivizing it with the purpose of legitimating public policies. In addition, the increasing opportunities offered by ICT in terms of cost reduction, time gains, etc... justify investments in this domain and lead public authorities to stimulate this form of participation that is also increasingly used by several groups of citizens, namely young adults and young.

In concrete terms, this paper has the goal of identifying the forms and the intensity of e-participation in the fields of neighbourhood management and daily life activities in social housing quarters where exclusion indicators are high, comparing it with the situation registered in neighbourhoods with a different socio-urban profile. We intend to reflect on the limitations and opportunities of citizen participation in general and e-participation in particular in the context of network society, with the purpose of discussing if this new form of participation is contributing to strengthen the inclusion or, on the contrary, to intensify the exclusion of the aforementioned deprived neighbourhoods.

This analysis will focus particularly in three social housing neighbourhoods located in the Lisbon Metropolitan Area, which will be framed in the district system of this space. This will allow the identification of the e-participation forms that actually exist and also the development of a cross-comparative analysis of the citizens' strategies, intensities of use and effective achievements.

Keywords: E-participation; participation; social housing neighbourhoods; inclusion

Participation, Deliberation, and Decision Making: The Dynamics of Inclusion and Exclusion in Mixed-Income Developments

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This paper explores the mechanisms, processes, and dynamics of participation and deliberation in three newly created, mixed-income communities being built on the footprint of former public housing developments in Chicago. Drawing on field observations and the perspectives of both stakeholders and the range of residents relocated public housing residents, low-income renters, and higher-income renters and owners living in the mixed-income developments and engaged in the surrounding neighborhoods, we explore how participatory mechanisms in these contexts work, focusing in particular on the differential roles and ultimately influence these arrangements provide

Our findings reflect enduring dilemmas about the challenge of democratic participation and representation for low-income citizens in the context of urban revitalization efforts. In the current case, a fundamental tension exists between two orientations to organizing participation, one dominant orientation that privileges “mainstreaming” public housing resident participation into collaborative governance structures and existing market and civil society mechanisms, and another that suggests the continuing need for dedicated mechanisms that maximize public housing representation. In this paper, we frame the theoretical debates over the potential for establishing effective mechanisms to promote deliberative democracy at a neighborhood-level. We then provide an overview of the participatory landscape in these communities, explore how key stakeholders view participation, and examine how the organization of opportunities for deliberation and emerging patterns of participation shape dynamics of inclusion and exclusion in these contexts. Based on these findings, we suggest implications for policy and practice.

Keywords: Public housing, mixed-income development, neighborhood governance, democratic participation

Citizen Participation: The Case of Israel Project Renewal

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Project Renewal made citizen participation in decision making its central principle, the core of all the activities performed at the neighborhood level. The paper describes the concept of citizen participation in disadvantaged areas, how it developed in practice, its organizational changes and its new form in Project Renewal neighborhoods in Israel. In addition, it considers which factors contribute to or impede the development of citizen participation and the lessons learned during its 35 years of existence.

The citizen participation concept as implemented in Project Renewal describes significant transformation changes in neighborhood rehabilitation: from the absence of both formal and informal channels of influence to the present stage when it is an integral part of a decision-making process. The implementation of a resident participation policy enabled inhabitants in disadvantaged neighborhoods in Israel to have their voices heard and to be part of an influential neighborhood body of stakeholders working together to build and manage a sustainable community. It has resulted in bottom-up policy.

We have divided the issue of resident participation in PR into three periods: The first, from 1979 to 1988 represents the climax of resident participation - the establishment of local steering committees; The second from 1989 to 1998 represents the sharp decline of resident participation in approximately two third of the total neighborhoods; The third period began in 1999 and is still on-going, represents the creation of a new type of resident participation namely, leading interest groups.

The paper's originality lies in the establishment of leading groups in each neighborhood to become the leading leadership and responsible to establish self- governance and to manage the delivery of services to the residents.

Keywords: citizen participation; democracy shock; leading groups; decentralization; democratization

Discourses on Homeownership

The Future of Home Ownership in the United States

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The subprime mortgage crisis and foreclosures over the past decade have affected millions of homeowners in the United States, with millions losing their homes due to predatory lending and the economic recession and millions more "underwater" with the mortgage debt exceeding the value of their home. So far, the responses of the federal government under the Bush and Obama administrations have failed to successfully address this crisis. In 2008, the federal government was forced to take control and bail out the two government sponsored enterprises GSEs:

The Federal National Mortgage Association FNMA and the Federal Home Loan Mortgage Corporation FHLMC. The bailout has cost \$188 billion to the U.S. Treasury. Created to provide a secondary mortgage loan market, these two GSEs, together with the Federal Housing Administration FHA, finance 90 percent of the residential mortgage market. Treasury Secretary Geithner has stated that the government cannot continue to own the GSEs and there are numerous proposals for their reform but no action has yet been taken. And now the FHA is also having financial problems.

Amidst the federal fiscal crisis, the long standing provision of tax incentives for homeowners has become a politically debatable issue despite the opposition of the real estate industry. In addition to its cost over \$100 billion annually, critics have pointed to the inequity in its benefits favoring wealthier homeowners.

This paper will review the crisis and governmental responses and the proposals for reforms in the structure for financing home ownership in the United States.

Keywords: mortgage crisis, federal control and bailout of GSEs, Tax incentives for homeowners, financing home ownership

Multi Owned High-Rise Housing: New Challenges for Property Law

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At its incipience in the 18th century, the main task of property laws was to protect private property. The main ownership context at that time consisted of private homes. Since then, however, multi-owned housing became common. The need to manage common property has posed new challenges to property law. These challenges are intensifying as multi-owned housing goes beyond 3-5 floors and the number tower housing increase worldwide.

The proposed paper sheds light on the major role property law plays in determining consequences of multi-owned high-rise housing. It set the basis for new legislation suited for current-days issues, trends of privatization, capital accumulation and the quest for a just city.

The shared aspects of multi owned housing shares some attributes with the concept of “the commons”. Although the academic interest in the commons has expanded, it is rarely linked with multi-owned housing. Questions regarding the meanings of common property and the degree of its affinity to multi-owned housing have hardly been addressed. These include Hardin’s “tragedy of the commons” and Ostrom’s critique of this concept.

The proposed paper tackles some of the deficiencies in property law in addressing issues posed by multi-owned housing. To ground this analysis, the paper reports on research that analyzes the provisions about multiple owned housing in 5 countries: Hong Kong, Australia, the UK, one of the USA states, and Israel. Such systematic comparative analysis has not yet been reported, and constitutes a contribution in its own rights.

Keywords: property rights, multi-owned housing, the commons

The Social Imaginary of Home Ownership and its Effects: Reflections about Real Estate in Brazil

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In 2009 the Brazilian government released a new social housing program called Minha Casa Minha Vida My Life My Home which involved a financing policy for one million new houses directed to low income families. Like the previous social housing programs, the main objective was to create a possibility to buy a house, showing the evidence of the “dream of home ownership” in the imaginary of those who live in big Brazilian cities. Our aim in this paper is to understand what is the meaning of home ownership for low income people in a urban context historically characterized by the informality of housing markets, unsatisfactory housing conditions, high unemployment risks, and limited access to social welfare policies. For that we made a qualitative oriented case study in a small gated community financed by Minha Casa Minha Vida and built in the edge of the city of Rio de Janeiro. From the interviews with the local inhabitants – and their life stories – we tried to understand how they conceive the importance of being the legal owner of their houses and how they qualify the place where they live.

Keywords: Brazil, Social Housing, Home Ownership, Poverty.

Home-ownership and support for redistribution

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Kemeny argued that there are distinct roles of housing in countries that have developed over time in modern welfare states. These housing regimes have different implications for and relationships with other areas of welfare provision or economic well-being. Since housing is part of the welfare state and linked to the wider social structure, it is often assumed that tenure has

an influence on welfare state attitudes. Kemeny 1981 argued that homeowners will be less willing to accept high taxation in order to finance extensive welfare spending, since the financial burden related to entering homeownership is high and concentrated at younger ages. Another mechanism is that home-ownership leads to urban sprawl and segregation, which makes that people become less interested in each other and thus less supportive or redistribution. The question here is: how does tenure influence support for redistribution in a cross-section of European nations in 2004? And, how does the role of housing influence this relationship between tenure and support for redistribution? Results will be based the second round of the European Social Survey, with a special emphasis on different relations in different contexts. The relationships will be modeled in a hierarchical multilevel model.

Keywords: home-ownership, support for redistribution, European Social Survey, cross-national analysis

The home: heritage, investment and cohesive element of the family

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The housing in the context of Latin America, especially in Mexico, plays a role beyond economic aspects have been granted. While the heritage of families and exchange agent in the housing market, the house is, also a cohesive element of people, through it, the individual appropriates their primary socialization as it can interact with their peers in a given community.

Thus, the analysis of housing only as an exchange value ignores sociological and psychological aspects that must be taken into account in the development of public housing policy. Housing in Mexico is a right guaranteed in Article 4 of the Constitución Política de los Estados Unidos Mexicanos since 1983, and which has undergone significant changes, especially with the implementation of the neoliberal model. Therefore, this study aims to show the impact that has had the transformation of public housing policy in Mexico in the new social housing prototype that the Mexican State and developers have been building.

This prototype house, even though housing has provided many workers, has transformed its use value and exchange, however, the direct impact is to the families who have chosen to reside in public housing, whose surface is not exceeds 60 m².

Keywords: housing, public policy, family, heritage.

Prospective Homeownership and Discourses of Domesticity in the United States

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Although it possesses great affective power in American society, the discourse of homeownership has no universally held meaning or set of meanings. Rather, it is complex, heterogeneous, and intractably linked with a host of discourses with similarly nebulous cultural meaning, e.g. those of maturity, independence, marriage, parenthood, risk, responsibility. This discursive openness renders the technically demanding process of home buying supersaturated with oft-conflicting cultural norms. In this paper I examine interview data collected from prospective and recent homebuyers in New York City to explore the meanings and values associated with homeownership. I reflect on how discursive heterogeneity at the social level is refracted in the individual, particularly regarding issues of domesticity, maturity, marriage, and children, and ask if this cultural cacophony undermines belief in and desire for the positive affordances of ownership? For example, how are the feelings of 'Achievement' typically attributed to ownership affected if there is parental help with down payments? What significance does homeownership have in the absence of children or a life partner? My primary concern lies with understanding the potential for confusion that contradictory cultural norms have for prospective homebuyers. What difficulties does this pose? What pressures does it cause? Understanding the state of mind people are in when they make housing decisions is necessary for developing approaches to housing that adequately address their financial, spatio-temporal, and emotional realities. With this paper I hope to make a small but hopefully enlightening contribution to addressing this problem.

Keywords: Homeownership, Discourse Analysis, Geography, United States

Dynamic Housing Markets I

Socio-Cultural Implications of Unfettered Housing Markets in Nigeria

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This paper explores the unregulated and unfettered urban housing markets in Nigeria using Akure, the Ondo capital as a case study with a view to determine its socio-cultural implications on poor residents of the city that are in the majority. This paper therefore discusses the effects of public policies on housing market, agents active in housing market as well as identify constraints to effective and efficient functioning of urban housing markets mechanism in the area. The scope of this study requires a comprehensive data set containing variables on the economic, social, and demographic characteristics of households and indicators of housing condition and characteristics as well as agents active in housing provision and delivery in the city. The basic data set for the paper was collected using a structured questionnaire administered on selected residents of Akure. In-depth interviews were also conducted on key officials of agencies and organizations active in the housing market in the city. Besides, other relevant materials and data were obtained from published sources including government departments among others. The paper revealed that the present housing market operations is deficient in making adequate and affordable housing available to majority of households in the city. The study is indicative of the need for social housing that is currently lacking in the city.

Socio-cultural Implications of Land Tenure and Housing Market Dynamics in Peri-Urban Kisumu, Kenya

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While the primary purpose of housing development is to meet shelter needs, the process of realizing that goal often comes with environmental, political, socio-cultural and economic externalities which, unmitigated, eventually undermine the goals of social cohesion in the urban development process. In the Kenyan city of Kisumu, demand for urban housing has seen a steady conversion of peri-urban agricultural land into urban land for housing development. One distinctive outcome of this transformation has been the gradual 'lumpenization' of the autochthonous population, as locals become increasingly subdued by the new power structures that emerge as immigrants buy land and settle among the host population. The goal of this paper is to explore the process of urban land value formation and housing market dynamics in Kisumu. It specifically seeks to understand the socio-cultural impacts of land tenure and housing market dynamics on the indigenous population. Using interviews and ethnographic fieldwork, the study reveals a picture of uneasy co-existence, featuring class divide, social cleavages and perceptions of alienation among the locals, as characterizing interactions between immigrants and host populations. For example, as immigrants continue to build and fence off their new homes, there is little land left for cultivation and livestock grazing, severely compromising livelihood opportunities of host communities. Thus, while land values appreciate following rural-urban conversion, this does not translate into gains for the locals who instead become disenfranchised, ending up as watchmen, housemaids and gardeners within the homes of wealthier immigrants. The study addresses vital questions of structural power relations embedded in the production of urban space and the internal contradictions that typify the process. By tackling the socio-political inequalities engendered by land tenure and housing market dynamics in Kisumu, the paper contributes to contemporary debates on informal urbanism, social cohesion and sustainable urban development, particularly as they relate to planning practice and scholarship on rapidly-urbanizing cities of Africa.

Keywords: land tenure, housing markets, social cohesion, Kisumu

An Integrated Model of Formal and Informal Housing Sectors

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Many cities in developing countries are characterized by a striking juxtaposition of formal and informal housing, where these sectors co-exist in close proximity. This paper develops a model of urban land markets where both the formal and informal sectors are endogenously and mutually determined. More specifically, the informal market arises as a kind of residual effect of decisions made in the formal sector. The model posits a fixed number of rich and of poor households, all of whom are competing in the marketplace for a place to live. Rich households enact formal land use regulations in the form of minimum lot size requirements that directly reflect their preferences. The impacts of these regulations on the informal sector depend upon relative incomes and populations of poor and rich households, as well as on housing preferences. In order to assess these impacts empirically, the paper formulates a set of stylized case studies. The model results illustrate that the formal and informal sectors do not exist independently from one another but are instead dual aspects of a single market phenomenon. In particular, an insufficient absorptive capacity of the formal sector results directly in informality.

Housebuilding in the UK: applying a business model that creates value and wealth from land, not houses

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Despite average house prices in the UK having doubled during the past 10 years, annual housing output only increased by 25 per cent. From the perspective of supply and demand, this outcome is unexpected. Major UK housebuilders blame restrictive planning laws and a shortage of land. However, these housebuilders maintain land stockpiles that are able to accommodate several years of housing production. Most UK research assumes that the housebuilding business model is based upon maximising production to maximise owners' profits. In the UK, the top five housebuilders

by output and turnover are publicly-listed companies and almost 40 per cent of their shares are owned by large institutional investors such as pension funds and hedge funds. For these shareholders, wealth is realised through dividends and rising share prices and, due to the housebuilders' sizeable land assets, is highly dependent upon land prices as well as housing output. This study will use financial analysis to compare value generation between UK housebuilders' construction-focused and land-focused activities. Also, qualitative methods will be used to explore how housebuilders produce value from land through the planning system. This study hopes to reveal that UK housebuilders create more value and wealth from land-focused activities and behave accordingly.

Dynamic Housing Markets II - Risks and Volatility

The Housing Market Volatility and Policy in Comparative Perspective

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Housing market volatility is a complicated issue in terms of its interrelated aspects such as nature, cause, cure or impact. Moreover, its boom-and-bust cyclical character has kept it in the limelight for centuries. Whether volatility has greater magnitude in house prices or construction depends on the extent and speed of its supply. This paper sets out to examine why housing market volatility is a problem and the role that policy plays in it in international comparison. To this end, it presents the examples of negative externalities of housing market instability to show that it is a huge problem not only in economic, but also social, psychological and political sense. The causes of housing market volatility are categorized in the same four groups as its externalities. To get a comprehensive answer to the research questions the paper reviews the academic works that consider policy both as cause and cure of housing market volatility. The theoretical aspects are illustrated with the examples of the UK, the US and Kazakh housing markets.

Keywords: housing policy, housing market volatility, supply inelasticity, negative equity

Housing market risks in a new town: dynamics and spatial patterns of gains and losses in housing transactions in Almere, The Netherlands

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Over most of the post-war period home ownership in the Netherlands has been perceived as a relatively riskless undertaking. This has been one reason for the continuing popularity of owner-occupation among politicians, policy makers and households. Since the national housing market downturn following the global financial crisis, housing market risks have become an issue in the Netherlands. Based on data for the Dutch new town Almere, this paper addresses the dynamics and spatial patterns of one of those risks; housing gains and losses in transactions on the owner occupied housing market. It tentatively explains the distribution of housing gains and losses among socioeconomic categories and stresses the role of place in the dynamics of housing gains and losses. The paper uses micro-level data on housing sales in the Dutch new town Almere over the period of 2002-2012, covering both the housing boom and its downturn.

Keywords: housing market, risk, household, new town

Impact of the Eurozone Crisis on Local Housing Market and Urban Development

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In consequence of the Eurozone Crisis and the International Financial Crisis a run on stable real estate markets in Germany has taken place. In this context the German housing market has benefitted from a huge number of private investors, whose fear of a Euro inflation has raised the attractiveness of real capital. Together with historically low loan costs and the recently good economic perspective, the housing market of bigger cities and prosperous metropolitan areas has come into motion. Not only private investors, also institutional investors have rediscovered the housing market in default of alternatives for secure investments. In contrast to this, new push on demand

the supply was strongly restricted in many cities over the last years. The consequences are high jumps of rental and purchase prices e.g. in Düsseldorf. This has been an impact on urban development of Düsseldorf: Supported by the reurbanisation of big parts of the wealthy society, the building of new housing seems to satisfy the demand in the more profitable high-end sector, while the stressed situation at the bottom of the market has aggravated. More and more former quarters of the working population near the CBD are undergoing a gentrification. On the other side the suburban area with its new housing estates is profiting from a high number of new inhabitants, often families, who are no more willed or able to pay high prices for housing in Düsseldorf. Concluding, the Eurozone Crisis seems to push effects of spatial polarisation in the region of Düsseldorf.

Keywords: Eurozone Crisis – Housing Market – Suburbanisation – Reurbanisation

Ethnic Minorities - At Home in the Housing Market?

Social Bonding in Neighbourhoods: The effect of the co-ethnic proportion and residency duration

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Since the beginning of sociological inquiry into urban housings, social bonding in neighborhoods has been one of the key topics of interest. Two hypotheses have been dominated the discussion: co-ethnic proportion and integration hypotheses. The co-ethnic proportion hypothesis postulates that social bonding in neighborhoods is related to the co-ethnic composition of the neighborhood. The integration hypothesis, on the other hand, suggests that the duration of residency is positively related to the social bonding in neighborhoods. In spite of the growth of immigrants in many countries and the increase in racial and ethnic diversity in cities, few studies have explored the degree to which these hypotheses are related to the racial and ethnic groups. In this study, we merged the 2008 General Social Survey with the 2006 Canadian census to explore how co-ethnic composition and the duration of residence are related to the community bonding. Our findings

show that, even after controlling for various socioeconomic and demographic background factors, the proportion of co-ethnic members in a community among visible minority and European groups is not related to the level of social bonding in the community. This pattern also applies to the immigrant population and those individuals who recently experienced major life events and may need social support from co-ethnic members. However, the level of social bonding in communities is consistently related to the duration of residency for those groups and individuals that experienced major events. These findings cast doubt on our conventional understanding of the relationship between the sharing in communities with co-ethnic members and social bonding in communities.

Key words: neighborhood, immigration, ethnic, bonding

Urban re-structuring, Social Cohesion and the Physical Environment: Impact of 20 years of Regeneration in Bijlmermeer, Amsterdam

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This paper is based on fifteen years of longitudinal study of the development of Bijlmermeer 1997-2012. Our previous research suggests that residents who lived in Bijlmermeer were sceptical about the regeneration plan that has taken place since 1992. While undertaking interviews with the residents of the community in 2007, some felt that there was 'no sense of community' among the ethnic minority groups Shakur and Halsall, 2007. Earlier work carried out by Leeming and Shakur 2005 argued that within a relatively short space of time it became clear that the housing regeneration scheme suffered major problems in terms of maintenance as a both community leisure site. Consequently, rather than becoming an exemplary satellite model town, Bijlmermeer became a place where those with multiple social and economic disadvantages and few options were encouraged to locate Leeming, and Shakur, p. 179, 2005. This paper intends to provide a critical understanding of the changed physical setting of Bijlmermeer through a 20 year period of regeneration schemes and its implications to ethnic minority dispersal, arrival of new residents from outside and the present social cohesion.

Keywords: Bijlmermeer, Community, Ethnic Minority Groups, Social Cohesion

Home and migration: exploring Latin American women's housing pathways in Italy

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In this article we'll take advantage of the concept of "housing pathways" Clapham, 2002 to explore how the experience of housing, in terms of "patterns of interaction, meanings and practices concerning house and home" change over time and space during the course of the migration process. Coherently with the theoretical approach chosen, the analysis was carried out through the collection of 40 semi-structured, qualitative interviews with Latin American Ecuadorean and Peruvian women, all of whom have left to look for a job abroad alone or together with their partners, which is often found in Italy in the domestic and care sector.

Migration often implies a profound reconfiguration of the family's living arrangements, through the formation of transnational families and non-family households, shifting – albeit rather unevenly – from a short-term, "save-and-remitt" strategy directed at the home countries to a medium/long-term migratory project which also involves the settlement of their relatives in the host country.

This shift is rooted in – and strictly depends on – profound changes in housing arrangements, choices and strategies, since it implies turning from the condition of uneven tenure, impermanence, and limited control and investment on their living spaces which typically characterizes the first housing experiences to enhanced efforts to re-build a new "family house" abroad.

While the housing condition in the host country proves critical to manage this transition, home making remains, however, rooted both in the host and in the home country, requiring a pluri-local perspective in interpreting immigrant's housing pathways. The ownership of a house back home provides in fact not just a sort of "emergency exit" in case of failure of the migratory process, but also the material basis for a never-ending postponement of the return back home, which, for these mothers, is now expected to happen when their children will have reached adulthood and they will be freed of both caring and economic responsibilities towards them.

Feeling at home, while working in another's house? Representations and practices of home-making among immigrant domestic workers in Italy

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My paper interrogates the notion of home-making, as relevant to the life experience of labour migrants, through a case study of immigrant domestic workers in Italy. It builds on an archive of 470 in-depth interviews to domestic workers - most of them East European women, half of them in live-in jobs - collected all over the country between 2005 and 2007. Immigrant domestic work, especially if live-in, provides a strategic site to study migrants' ambivalent attempts at reconstituting a domestic space of their own. Co-residential domestic work allows for a cheap, if temporary accommodation. It also results, though, in a scarcely "homelike" setting – one marked by strong segregation, lack of private spaces and a tacit expectation, from the employer side, of a strong and asymmetric domesticity. Against this background, drawing on the category of home-making, I will explore if and how domestic workers negotiate a distinctive sense and space of home. A variety of micro-indicators is relevant in this optic: the organization and distribution of the housing space immigrants live in; the mutual regulation of their social distance from employees; their utilization of material objects or symbols with some potential to recreate home. Likewise, I will wonder if and how their social networks, ethnic or otherwise, can in turn provide a sense of home that alleviates the strangeness associated to a domestic place which is primarily a work milieu. How can home-making – as a range of significant representations, feelings and practices aimed at restoring domestic intimacy – be differentially enacted in and out of housing spaces, within immigrant domestic workers' everyday lives?

Keywords: Home-making – Immigration – Domestic work – Domesticity

Experiences of home and belonging in changing neighbourhoods I

Understanding neighbourhood change through the perceptions of long-term and new residents in post-socialist inner cities

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Substantial social and physical transformations are taking place in the inner city neighbourhoods of European post-socialist cities since the end of the 1990s, after the introduction of political and institutional reforms leading to social and spatial restructuring. We know some about the macro factors that have been underlying such urban transformations. Little is also known about the micro-scale consumer demands and preferences related to inner city living. But almost absent from the current scholarly debate is the insight view of neighbourhood change, especially how the long-term residents of existing neighbourhood communities, as well as newcomers perceive the multifaceted phenomenon of inner city change. How are the existing communities affected by this kind of urban restructuring, and what are the variations in perceptions when comparing different types of neighbourhoods? The study is based on in-depth semi-structured qualitative interviews carried out in the second-tier cities of Estonia and the Czech Republic in 2011.

Rolling around with Yoga Mats and Oversized Luxury Baby Strollers: Experiences of super-gentrification in Brooklyn's Park Slope

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The relationships between a changing neighborhood and its inhabitants can be studied as a set of contextual, moral attitudes that define socio-cultural boundaries. I will emphasize the politics of community institutions and the dynamic of social interactions pointing out the combination of power in the housing class privilege that characterizes the gentrification process in Brooklyn's Park Slope. By lobbying bankers to limit redlining, raising money and agitation for preservation, the 1960s "pioneer gentrifiers" were idealistic and anti-corporate liberal progressive people. Nowadays, the super gentrifiers may be observed lolling around with yoga mats or oversized luxury baby strollers.

Over time this neighborhood has become almost a caricature of affluent, Yuppie-hood with entitled parents and kids wearing punk t-shirts. It's ridiculous. You can't blame the children, they're just children. It's the obnoxious parents, or some of them, are just jerks. I'm sure of course, there's all those stories of the Food Coop, which I'll never go near, but some people do have that sense of community to be doing that. But, for me, it's just not my thing. I'm not crunchy in that way. I don't need to eat organic food, I'll eat anything. I'm not a coffee snob; I'll buy a Dunkin' Donut coffee sometimes. Shoot me, I don't care. Some people feel like they have to have the best of the best all the time. I'm like: "Give me a break! I'm from Brooklyn, We're not fancy!" Stephanie, age 53, long-term resident, Photo Editor. May 2012

Keywords: neighborhood change, supergentrification, socio-cultural boundaries, ethnography, Brooklyn

“How it slips through your hands”: African-American Portlanders, homeownership and neighbourhood claims

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McKittrick and Woods 2007 argue that “we live in and through social systems that rewards us for consuming, claiming, and owning things”—greatly complicating the citizenship of African-Americans who have been denied access to property ownership. In Portland, Oregon US, the small African-American community has struggled to claim space in the city through homeownership, as historical Black neighborhoods have shifted from redlined to gentrified. This research examines how participants in an African-American culturally-specific course in financial and homebuyer education elucidate their sense of a claim to neighborhood space and to the “American Dream” of homeownership. Findings emerge from transcripts of the course, interviews with instructors, surveys and focus groups. African-American identity formation relates to intertwined family histories in the Albina district. African-Americans in Portland have viewed their neighborhoods as countering invisibility in the white-dominant city. The loss of residence in these neighborhoods weighs heavily on participants who internalize oppressive stereotypes and express guilt about failing to hold the space due to financial instability. One implication of this research is that financial education that is grounded in African-American history can include moving towards reconstituting community identity. As participants reflect on the Black experience in Portland, they consider how new relationships with financial institutions and property ownership relate to their rights to the city.

Becoming another neighbourhood. How urban renewal processes affect residents’ experiences of home and neighbourhood life.

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During the last decades national and local policies have been designed to tackle physical decay and social and economic problems in the most

problematic urban areas. The demolishing of old public accommodations and the construction of new and primarily owner-occupied houses is a popular strategy. The number of rented accommodations in the social sector will consequently drop, while a new type of residents, wealthier and often higher educated, will settle in the area. Some scholars stress downsides of such mixed neighbourhoods. According to them, the variation in housing and residents rather results in different groups of like-minded people than in social contacts e.g. Bolt & Kempen 2009; Uitermark et al. 2007.

In this paper, I will investigate how current residents perceive the renewal of their neighbourhood. In particular, how it affects the extent to which they feel at home and their contact with others living in the area. Two neighbourhoods in two different Dutch cities, Utrecht and Nijmegen, that both underwent an urban renewal process will serve as cases. The analysis is based on interviews with residents and municipal, housing and welfare officials living or working in these two areas. This paper shows that most residents initially feel uncomfortable with the sudden influx of residents with another lifestyle, more financial means and less local ties. However, the two neighbourhoods show different results in the long term. In one case most new and old residents go on easily with each other, while in the other case they still rather form separate groups with their own activities.

Keywords: urban renewal, residents, community, contrasts

Fish or Bear Paw? The moral dilemmas for Chinese families in residential displacement

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Similar to the English proverb 'you cannot sell the cow and drink the milk'; the Mencius idiomatic 'fish or bear paw' expression astutely depicts the difficulty in negotiating and compromising between two mutually exclusive objectives. This idiom summarizes well the moral dilemmas many Chinese families are confronted with in residential displacement in late socialist China where the intimacy encounters economy. On the one hand, their conditioned access to the commercial housing market reinforces the rareness of the opportunity of private housing ownership and monetary benefits brought by residential displacement, rendering the Machiavellian calculation and pursuit

of compensation maximization rational, realistic and pragmatic. On the other hand, family members inevitably need re-negotiate and resolve family disputes over inter-generational and intra-generational distribution of housing assets, rights and obligations and conjugal intimacy through different moral languages. The issue is further complicated by the fuzzy property rights and the 'bulldozer politics' that allowed the 'miraculous' transformation of many Chinese cities. The paper is organised into two major parts. In the first part, I shall carve out the circumstances under which decisions about fish/bear paw are made, the diverse logics of negotiation and contestation in decision-making, and the immoralities in this process . The second part problematizes the seeming 'either/or' dichotomy and questions the logic of neoliberal urban space production in China which violently tolerates and exacerbates the tensions and crisis within displaced families, and in some cases leads to family breakdown. The empirical evidence of this paper is from my ethnographic study in 22 resettlement blocks in Shanghai in 2012.

Keywords: Displacement, housing disputes, family relations, moralities

Experiences of home and belonging in changing neighbourhoods II

Feeling at home in a Changing Neighbourhood: the Impact of Intervention and Inflow of New Residents for Neighbourhood Appreciation and Reputation

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Urban renewal of the post-war housing estates is a long and complicated process, almost always preceded and accompanied by major changes in the population of these areas, thanks to and in spite of the urban renewal process. One of the goals of urban renewal is to strengthen the position of the neighbourhood on the housing market and to improve the neighbourhood reputation. During the process new inhabitants come to the neighbourhood as buyers of new homes, but also as households that rent an

existing old house in parts of the neighbourhood that are not yet involved in the renewal. Changes in the population influence the appreciation of the neighbourhood, the reputation of the neighbourhood and the way residents feel at home. The impact of the changing neighbourhood may vary for residents with a diverse way of life. The paper shows results of research in a neighbourhood that has gone through long renewal processes and where the population has become much more diverse in recent decades. The paper focuses on the influence of renewal and the changes in the population on neighbourhood appreciation, neighbourhood reputation and feelings of home as seen by residents with a diverse way of life.

Suburban and urban diversity and the experience of neighbourhood change in the context of the individual housing career

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The Flemish housing market, a century based on a robust model of individual ownership in a suburban environment has not been threatened a lot by neoliberal principles or by the current international mortgage crisis yet. External change did occur however. First, the disinvested Flemish urban dystopias started to grow again as a consequence first of (poor) immigrant inflow resulting in an ever greater social and ethnic-cultural 'superdiverse' urban population living in low-quality housing and second of an increased middle-class interest in urban living resulting in a rising pressure on the urban housing market. Second, diverse practical, environmental and electoral problems in combination with decreasing urban fiscal strength, have given rise to a Flemish spatial policy that supports densification of the residential environment.

This paper reports on the results of a qualitative research in which 74 respondents currently living in urban, suburban and rural neighbourhoods in and around the city of Ghent in Flanders were asked about their housing ideals and housing careers and the influence of change in their neighbourhoods on both. The results reveal first, that some suburban areas developed as 'melting pots' in which different social strata (farmers, lower and upper middle classes and urban bourgeois) melted into a new Flemish white suburban identity that merged urban and rural housing ideals. These

suburban residents currently generally feel secure in their neighbourhoods as a result of the economic exclusivity of the area but fear the evolution in the direction of more ethno-cultural diversity in certain parts of the suburbs. Secondly, the middle class interest in urban living first developed around a discourse of 'emancipation' from the Flemish suburban identity. This discourse still exists but has merged with a recent discourse on 'urban upgrading'. In order to secure their personal investment, urban middle classes do support the changes in their neighbourhood that lead to further gentrification.

Key words: suburban, gentrification, superdiversity, homeownership, Flanders

How Race, Ethnicity, Citizenship, and Poverty combine to produce 'Supervulnerability' in the Housing Market

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Theoretically, participatory planning encourages open dialogue with community residents about alternative futures. Many studies have illustrated how communities of various income levels have engaged in this process to shape outcomes. This paper focuses on a trailer park in Tempe, Arizona, that is home to approximately 80 primarily undocumented Mexican families. For many years, the community has provided an oasis for families in a part of town with high rates of crime and drug abuse. Families welcomed the city's efforts to clean up the area after years of neglect. However, a detailed land-use plan associated with the construction of a light-rail system envisioned a future that emphasized mixed-use developments and urban amenities, but specifically prohibited trailer parks. While notices of planning meetings adorned nearby thoroughfares, none of the undocumented households considered engaging with the authorities. Instead, the landlord made tentative arrangements with the community to pay each household \$500 to vacate the site so that he could sell it to developers. Plans were abruptly altered in the wake of the housing market crisis that unfolded in Arizona in 2007, and the community still calls the trailer park home. Nevertheless, the study highlights the way in which race, ethnicity, citizenship, and poverty intersect to produce a set of conditions that leave

part of society with conceptualizations of home and belonging that are 'supervulnerable' to institutional forces.

Place Attachments in the Context of Public Housing Redevelopment

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Place attachments are the emotional bonds or relationships that people have with places in their lives. While typically understood and researched as positive affective bonds, in reality they are multi-valenced, complex and dynamic. Place attachments in the context of public/social housing are particularly complex. Research on the lived experience of place in these sites suggests that place attachments are complicated by poverty, power dynamics, ambivalence and stigma. Place attachments here are further complicated by urban redevelopment programs that label these housing communities as severely distressed, demolishing them and requiring residents to relocate. Yet these are sites where the common project of living with limited resources unfold. This paper looks at place attachments through a lens of poverty and limited power to examine complexities of place attachments in public housing and the negative impacts of forced displacement of poor people. In doing so, the paper explores how attachments are formed through socio-political processes – i.e. the interplay of policy and rhetoric with the active processes of meaning making among residents who are required to relocate – revealing how place attachment can challenge the normative socio-spatial order put forward by contemporary urban restructuring programs.

Keywords: social housing, place attachments, urban restructuring

Experiences of home and belonging in changing neighbourhoods III

Living Under the Threat of Displacement: The Case of Tarlabasi/Istanbul

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In the contemporary neoliberal context, gentrification is embraced as a competitive urban strategy by the policy makers. Expanding geography of state-led gentrification brings about the displacement of especially low-incomes from their houses and neighborhoods. Even though there is a growing literature on the scale and impacts of displacement, there are few studies that approach and investigate displacement as a process and we indeed know very little about how the displaced experience the process of displacement. How is it to live in a neighborhood/housing block that is to be renovated or demolished? How do the displaced go through this process? How are they affected? What are the difficulties they face and worries they have? How do they experience displacement pressure? How do they respond to these pressures? This paper addresses these gaps in the literature and investigates displacement experiences of residents living under the threat of displacement. With a qualitative methodology, it has a specific focus on the displacement pressures and threats as experienced by the residents during the process of displacement with a case study of the urban renewal process in Tarlabasi/Istanbul.

Keywords: displacement, state-Led gentrification, displacement pressure, Istanbul

"It all used to be better": loss of belonging and narratives of change in a working class neighborhood

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A central theme in geography is how people relate to the places in which they live. The literature on place attachment focuses on residents' everyday ties to the neighborhood as well as their sense of belonging and feeling at home. Few of these studies, however, take into account the fact that places

change over time due economic, social and political processes at much higher scales. As neighborhoods change, so may residents' relationship to them. Through a qualitative case study I explore how long-term residents in a former working class neighborhood in Amsterdam experience neighborhood change and how this affects their sense of belonging. These residents describe a growing sense of estrangement from their surroundings and mourn the loss of 'their' garden village neighborhood. In the interviews I identify three different narratives about changes in the neighborhoods, which may explain this sense of estrangement. These relate to changing housing policies, shifting paradigms in local government and the urbanization of the 'village' through the influx of crime.

Keywords: place attachment, estrangement, neighborhood change, neoliberal housing policies, low-income neighborhood

The emotionomics of planning for homes

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There are emotional and psychological connections between people and 'home'. In the debate on planning, emotions are perhaps not considered in sufficient depth when countering objections to new development. This paper will review the literature on the meaning of home and the pathways people take in housing King, Clapham as well as on the role of emotions in decision making Hill and the emergence of a new political focus in the UK on 'nudge' Thaler and Sunstein and how responses and behaviours can be changed with effective social marketing. It will then examine some examples of objection from existing home occupiers against new development in their neighbourhood and will drill down into some detail to the specific objections faced when Gypsy and Traveller sites are proposed. The paper will link to previous research for the Joseph Rowntree Foundation which looked at conflict mapping to aid delivery of sites, and it will turn to emerging ideas coming out of an ongoing ESRC seminar series examining this issue further. The aim of the paper is to show that there is an 'emotionomics' aspect of planning for 'home' that must not be ignored if community conflict is to be resolved.

Key words: Home, emotion, conflict, planning

Residents view on neighbourhood restructuring from mono-tenure to tenure mix

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Policies for integration in Europe have for a long time included different forms of neighbourhood restructuring, as new additions of complementary tenures in establish areas. The Swedish policy for social mix is unique in an international perspective, since it targets all types of neighbourhoods, i.e. also attractive home ownership areas. The broad approach makes it a particularly interesting case to analyse. It provides an opportunity to study the effects of an increased tenure mix in different neighbourhood contexts. The ability to achieve social integration is in the end dependent on the residents' view of and the willingness to live in mixed environments. Residents in regenerated neighbourhoods are thus central to understand the outcomes and potential in mixing policies. The overall aim of this paper is to study how an increased tenure mix in previous homogenous neighbourhoods is perceived by residents. Do residents in different neighbourhood types perceive this form of neighbourhood restructuring differently? What role does residents' demographic, socioeconomic and ethnic background play for their view on tenure and social mixing? The analyses in this paper are based on a large-scaled survey directed towards long term residents in neighbourhoods that have recently undergone neighbourhood restructuring. Our hypothesis is that the outcome of mixing policies is highly context dependent, that the acceptance of mixing policies is greater in rental dominated areas than in home ownership areas, e.g. due to the potential changes of the neighbourhood's status.

Keywords: Social mix policy, tenure mix, neighbourhood restructuring, residents' perceptions

Gentrification Processes I

Social housing demolition as state-led gentrification in Porto's city centre

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Drawing on the results of one of the eight case studies of a large scale research project on the urban and social consequences of the housing policies put forward by the state in the city of Porto, Portugal, throughout the past half century, this paper wishes to discuss the case of a strongly stigmatised and disadvantaged working class social housing neighbourhood whose demolition was recently announced by the local authorities.

Built in a riverside location just outside the city centre in the mid-1970s to accommodate 320 families displaced from the city's ancient core as a result of the urban renewal of that area, Bairro do Aleixo has become the most demonised public housing neighbourhood in Porto, especially since it started to be publically presented as an irreparable «drug supermarket» and «urban cancer». By highlighting the ways through which state inaction contributed to the degradation and stigmatisation of this neighbourhood – once a proudly publicised social housing «pilot project» – and, eventually, to the presentation of its demolition as in a «self-fulfilling prophecy» as the «inevitable» remedy to an otherwise «unsolvable» problem, this paper will try to reveal how the current trends in social housing management in Porto – which entail the demolition of the most stigmatised neighbourhoods and the displacement and scattering of their inhabitants – are part and parcel of a state-led strategy favouring urban redevelopment through the real estate and private housing markets' appropriation of public land in the city centre.

Keywords: Social housing demolition; state-led gentrification; displacement; Porto.

What is contemporary gentrification, actually?

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It has largely been agreed that gentrification has moved beyond its original observations made by Ruth Glass in 1960s London. She described a process where middle-class households moved into old, working-class neighbourhoods in the inner-city. Today, gentrification is used to describe a multitude of different transformations in different locations within the city and beyond. Gentrification is a term now associated with many different forms of housing and neighbourhoods: inner-city working-class areas, new-build luxury residential developments, mixed-use flagships, loft conversions, small-scale marginal 'punctures' of middle-class footholds, the complete restructuring of social housing estates, social mixing policies and others. With such a diverse range of locations and spatial and physical manifestations, it begs the question: what is contemporary gentrification, actually? Has the term been stretched too far? What characteristics of these different housing forms lead them to be called gentrification? This paper will address two points. The first will be to analyse and assess these different forms of contemporary gentrification to understand how they fit into the term. While their spatial forms differ, it is a process of upward class transformation – an element also central to Glass' initial observations – which primarily binds them together. The second point will examine where these different forms of gentrification are seen in contemporary cities. It will do this by building a spatial model of the industrial and the post-industrial city, stressing the similarities and differences between cities such as Glasgow, Detroit and Rotterdam on the one hand, and Amsterdam, London and Toronto on the other.

Keywords: gentrification, housing, class, spatial form, industrial cities, post-industrial cities

Families at home in the city? Family gentrifiers and lower class family households about their dreams and realities on living urban with young children

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Families have always lived in cities, but after the massive suburbanization processes in the 20th century family households became a minority in the large cities of the global North, although never completely. New families, migrated from less economically advanced countries, settled down in old inner city neighbourhoods. And over the last decades, we see a new trend of upper middle class families opting for the inner city as a family place to live. Today, in many western cities the number of family households is on the rise again and consists roughly of two categories: a large group of lower class, mainly migrant families and a smaller but fast growing group of family gentrifiers. In this paper I will compare the motives of both categories of families to live urban, their differing parental views on raising children in highly urban environments and the different levels of pleasures and complaints. Empirical evidence comes from children's space-time diaries and interviews with 42 parents living in inner city neighbourhoods in Amsterdam and Rotterdam, the Netherlands.

Marginal Gentrification and Starters on the Housing Market: migration dynamics and real estate values

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Gentrification is often described as a process of gradual neighbourhood change in which various phases can be discerned. According to classical stage-models of gentrification, early gentrifiers are often young single households that move into the area because of housing affordability and potential high investment returns. These starter households are hence seen as the pioneers that 'scout' the area and pave the way for successive waves of gentrifiers and other investors. For a process that is clearly linked to migration surpassingly few studies have tried to measure the effect of the in

and out migration on the upgrading of gentrifying neighbourhoods. Some studies have established that in relatively static housing markets with relatively little moving dynamic such as the Amsterdam housing market, the role of incumbent upgrading is much bigger. Nonetheless, also, or maybe even more so, in static housing markets starting households in search for relatively cheap, centrally located housing may play a key role in starting gentrification processes, sometimes due to their own exclusion from already-gentrified areas. This paper will investigate the relationship between migration of specific types of households and the development of housing prices in Amsterdam. More specifically it addresses the question:

What is the correlation between influx of starters households and development of housing prices in different neighbourhoods in Amsterdam and to what extent could this be seen as gentrification?

Diversities and Adaptive Strategies: Comparing Two Urban Transformation Projects in Istanbul's Peripheries

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In my paper, I focus on two neighborhoods of Gebze, a peripheral city located on the southeast border of Istanbul. The Gebze area has become a primary node of industrialization since state's decentralization of Istanbul-based industry in the 1960s. Gebze's location to Istanbul has always been the reason of the skyrocketing land prices in the area. I will present an ethnographic and comparative account of two neighborhoods in Gebze that have recently become the targets of recent housing projects under the title, Urban Transformation Projects UTPs. Apart from the only commonality being their super-valuable and extremely high differential rents of lands on the outskirts of Istanbul, these neighborhoods have fundamental differences in ownership patterns, housing types, topography, socio-economic status, and ethnic and religious backgrounds of its dwellers. These differences not only affect the ways in which state officials approach each community and define the "real value" of each neighborhood but also shape the means and ways of mobilization of these communities against the UTPs. I argue that distinct elements of Turkish state's neoliberal and conservative ideology i.e. Sunni-Islam values, Turkish nationalism, neo- Ottomanism, and neoliberalism a la

Turca operate in flexible and adaptive ways on local level. These context-specific differences and diversities determine community and state actors' positioning in the field of housing and UTPs, and shape the future of urban low-income communities in the cities of Turkey.

Keywords: Housing, Urban Transformation Projects, Istanbul, Gebze

Gentrification Processes II

Impact of the sale of social housing on neighborhood capital of neighborhoods in 31 medium- and large sized cities in the Netherlands between 1998 and 2010.

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Since the second half of the '90's, a considerable share of the social housing stock is been sold by housing corporations. The Dutch government stimulated the sale of social housing, backed by the idea that homeownership would empower residents and would make them behave more responsible. This axiom seems to be an ideological base for most housing policies, however it is never empirically tested on a wide scale. In this article I will investigate the relation between the size of the sale of social housing and the development of the neighborhood capital. The latter concept consists of neighborhood attachment, social control and the social status of a neighborhood.

Using data of 500 neighborhoods in 31 medium- and large sized cities in Netherlands, it is possible to investigate the relationship between the sale of social housing and the development of the neighborhood capital. This analysis will be the instrument for the selection of four critical cases. By focusing on these four neighborhoods in a qualitative way, I will investigate the effects of the sale on the residents' feelings of home and of their experiences of the neighborhood. In the selected neighborhoods, I will map how different categories of residents sitting-tenant-buyers, new buyers, sitting tenants, sitting homeowners deal with the changing nature of their

neighborhood. Did it change their sense of belonging? Or do they have the idea that their chances in life are affected? In the article I will investigate which factors contribute to different reactions on the sale of social housing.

Keywords: Privatization of social housing, place attachment, neighborhood reputations, residualisation

Commodified Paradise: the territorial dynamics of Bahia's north shore controlled by the real estate market

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The transformation processes of the territories which took place at the end of the 20th century have been marked by fast-paced ways of globalization and internationalization, thus fostering a type of cultural standardization. In some locations, the real estate market has brokered modifications, creating other spatial, social, environmental and cultural dynamics. Through this prism, this essay has the objective to propose a reflection on the implications of this real estate onslaught in the territorial dynamics of the Northern Shore of the State of Bahia, Brazil. It is a region that has been through a vertiginous transformation in the last decade due to the real state and land hypervalorization, which threatens natural elements of rare beauty and extreme ecological frailty, not to mention the historical and cultural heritage. Large hotel and residential developments have been installed there, facilitated by public policies for the interests of the hegemonic classes, creating a new functional logic that has allowed a spatial configuration in networks both integrating and segregating, characterized by spaces and heterogeneous flows as processes that recur throughout history and reflect on the production of spaces, resulting in a shift in cultural values and emphasizing socioeconomic inequalities.

Keywords: state market; territoriality; commodified paradise; globalized culture.

A Vicious cycle of Rescaling Urban Renewal and Regeneration in Turkish Housing Market: Dynamics and Consequences

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For the last three decades, housing policy has been an integral part of the macroeconomic stability and economic growth in Turkey. Housing sector has been used as a leverage to foster economic growth in various manufacturing and service industries. Throughout 90's this has been realized through decentralization and deregulation of the housing market. Whereas, for the last decade, state became the largest housing producer through a complex network of subcontractors, strengthening domestic construction firms. In early stages, vacant public land was developed by the Turkish State itself or via subcontractors. Yet, in the last decade, renewal and regeneration of squatter neighbourhoods, earthquake stricken or risky housing stock, historical city centres, deindustrialized sites, central business districts, educational and health buildings etc. became an integral part of housing policy. Furthermore, urban renewal and regeneration became synonymous with upper income level housing stock, new life styles and promotion of exchange value of housing in relation to global finance. For this purpose, state structure has been rescaled several times in horizontal and vertical terms in search for success. Rescaling became a never-ending quest, provoking disarray within dynamics of development policy, macroeconomic stability, urban social movements and housing sector itself. This paper provides a critical evaluation of the process in relation to rescaling of the Turkish State to provide insights of the possible trajectory of Turkish housing market.

The Variegated effect of the sale of rental dwellings across Amsterdam

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Privatization and liberalization of the housing market are often used as governmental strategies for engineering the social composition of urban neighbourhoods. Drawing on longitudinal register data from the Social

Statistical Database SSB this study reports findings from the highly-regulated housing context of Amsterdam, the Netherlands. By making use of regression modelling and GIS analyses, it is demonstrated that tenure conversions from rent to owner occupancy are not just bringing about changes in social class composition, but also affect the ethnic and demographic composition of the population. Moreover, it is shown that conversions from rent to owner occupancy have effects that are highly spatially specific. Our evidence suggests that tenure conversions may contribute to processes of gentrification in the inner city of Amsterdam, while tenure conversions in post-war neighbourhoods do not lead to a social upgrading and may even facilitate downgrading. In addition, trends in the converted section of the housing market are not just mirroring income developments but also seem to reflect trends in ethnic segregation, as well as demographic trends such as a renewed interest among families to live in the inner city.

Housing Inequality

Overcrowding and ‘under-occupancy’ in Romania: a case study of housing inequality

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This paper examines aspects of space consumption in two symbolically and environmentally very different housing types, the communist mid-rise estates and post-communist suburban self-built housing. Examining residents’ perceptions in order to categorize space as overcrowded or under-occupied, the paper engages critically with the issue of the inefficient distribution of Romanian housing, that is a considerable mismatch between dwelling and household size. The analysis documents the continued salience of overcrowding in the communist estates and conversely, self-builders’ satisfaction with the generous size of their new homes. Market forces permit various modes of residential mobility within and between these housing types but their likely outcome is growing housing inequality while any

redistributive impact will remain insignificant unless policy incentives could facilitate conversion of under-occupied space into social renting housing. However, only a sustained delivery of larger and affordable new dwellings could alleviate overcrowding in the communist estates.

Keywords: Overcrowding, housing inequality, Eastern Europe, Romania.

Foreclosures, Inequality, and Health: identifying and Ameliorating Foreclosure-Health Hotspots

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A recent New York Times headline, "Foreclosures are Killing Us", typifies recent news stories, scholarly research, and policy debates on the severity of the financial crisis that started in 2006. In addition to the well-known economic costs of the current foreclosure crisis, recent research has established that foreclosures lead to a range of mental and physical health challenges among adults, with the highest costs emerging in Black and Latino neighborhoods. Research has also established dramatic increases in inequality which likely fuel disparities in several health indicators. This research will explore the effect of several dimensions of inequality i.e., income inequality, concentration of poverty and racial segregation on the impact of foreclosure on similar health indicators for the largest metropolitan areas in the United States, and at each stage of the life cycle i.e., children, adults and seniors. Utilizing foreclosure data from RealtyTrac the nation's largest provider of foreclosure listings, health indicators from the Healthcare Cost and Utilization Project a federal database on healthcare utilization, and census data from the 2000s, multivariate statistical analyses will be conducted to examine whether, and the extent to which, these trajectories of inequality affect the impact of foreclosure on several indices of health in metropolitan America. In addition to examining the role of inequality on the foreclosure-health nexus for the total population of the nation's largest metropolitan areas, we will explore how children, working-age and elderly populations may experience foreclosure differently depending on the metropolitan area in which they reside. This research will complement longstanding research on the social costs of inequality on a range of social problems, the economic costs to individual households and communities as

well as the nation of the ongoing foreclosure crisis, and recent research on the health costs of foreclosure by exploring how various measure of inequality affect the killing effects graphically reported by the New York Times. This study will also suggest policy implications for the development, expansion, and allocation of a range of health care services e.g. educational programs, clinics, and full service hospitals as well as related financial services e.g. mortgage counseling, credit management particularly in underserved communities. Specifically it will identify the types of communities and specific populations i.e. children or seniors who would benefit from selected services designed to minimize the health consequences of foreclosures. The findings will be disseminated among academic audiences, policy makers and the popular press.

Tenants in poverty risk based on residual income – analyses with EU-SILC

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Within the European Union EU the fight against poverty and social exclusion has become a core topic. The European Union Statistics on Income and Living Conditions EU-SILC database has been designed to provide data to be able to compare the extent of poverty and social exclusion of the population across the European Union EU. With it the share of households 'at-risk-of-poverty' in a country can be determined. This is achieved by applying the poverty-risk line which is set at 60% of median equivalent household income in a country. Any household with an income less than this norm is thought to be at-risk-of-poverty.

As ongoing housing expenses form a large and relatively inflexible share of household income, with a well-known concept as residual income – disposable income after the deduction of housing expenses – it is possible to determine which households are at-risk-of-poverty. It can then be determined which households are found in the situation of at-risk-of-poverty as a direct result of their housing expenses. This implies that they are at risk of poverty because their housing consumption in terms of the income available for non-housing consumption – the residual income – will be unaffordable. In other words, the poverty line indicates that because residual

income will be lower than 60% of the median equivalent household residual income, housing consumption must be considered unaffordable.

The aim of the paper, therefore, is to discuss the usefulness of making these types of calculations which set a relative instead of an absolute norm for determining whether consumption is affordable and to analyze the possibilities of using the EU-SILC to make these types of calculations.

Keywords: Affordability, At-risk of poverty, Housing, Residual income, Tenants

The effects of home ownership on disposable incomes in Europe

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Home ownership is subsidised in many European countries, e.g. through tax breaks and transfers. At the same time, countries differ in their property tax regimes and relative costs of renting. Little is known about the average effects of transitions into ownership on disposable, net incomes after taxes and welfare transfers. Differences between gross and net incomes for owners and tenants can be expected to diverge across countries and the gap between owners and tenants depends on national housing policies, e.g. mortgage interest can be deducted from taxes in the Netherlands but not in Germany. Furthermore, different types of owners may be divergently affected by policies, e.g. German housing policies especially support ownership for families with children. The potential net income gains of different types of owners may contribute to economic inequalities within the group of owners and between owners and tenants, which makes a comparative study of the income gains important to better understand the moderating effect of housing market contexts on the social consequences of home ownership. This paper aims to quantify the net income gains or losses of owners in 14 European countries using data from the EU-SILC 2005-2010. In addition, the imputed rent as an additional income source of owners is considered. The data are analysed with longitudinal change models to control for selection into ownership. Additional analyses are conducted to investigate cross-country differences. The analyses shed light on a potential causal mechanism between home ownership and income dynamics at the

individual level within divergent institutional contexts. Keywords: Home ownership; Income; Housing policies; Cross-national comparison

The impact of housing on concepts of poverty, poverty counts and their policy implications

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Consider two households both defined as 'living in poverty' because they have the same low incomes. One has a high quality, secure home which is economical to run, in a convenient location, with costs which leave enough for other expenses. The other doesn't. It is clearly worse off in terms of living conditions, overall standard of living, and, probably, life chances too.

People's experience of poverty and material deprivation and their housing circumstances are intertwined. Housing acts both as a charge on income and as a source of income-like flows of benefits, as well as, potentially, a source of money income itself. Housing constitutes an important part of people's material living conditions and makes a contribution to life chances. Households are where individuals pool incomes and costs. Thus most of the numerous concepts and measures of poverty and material deprivation cannot be entirely separated from housing circumstances.

It is widely recognised that various concepts and measures have their strengths and weaknesses. However, the significance of the links between housing and poverty and material deprivation deserves greater recognition, both from those interested in housing and from those interested in poverty. Conventional measures of income and poverty provide only one of the possible ways of interpreting the links. This paper explores the concepts, and the impact that views of housing costs, imputed rents, household equivalisation and other factors have on the numbers defined as 'living in poverty' and material deprivation, the individuals affected, and the implications for policy.

Keywords: Housing, poverty, material deprivation

Housing Affordability I -Marginalization in Developing countries

Housing Policies – Constraints in Housing Affordability in Urban Land Market

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The social, cultural and economic conditions that shape the Indian housing market are many a time, beyond the imagination of the housing policies. Though Indian housing and poverty alleviation schemes date more than 60 years, the achievements of these policies can be counted on fingers. There are about 15 million homeless households in India in spite of an army of policies and disbursements. One of the major components of cost of a shelter being that of land, whose supply is very scarce, some generations may just pass on shelter-less. With 93 million people making less than 1US\$ a day, the affordability of a basic unit of 30sqmt at a cost of approximately US\$3000 is highly questionable. Set in 7th largest city of India, Ahmedabad, this study will explore the relationship between the policies, budget allocation and housing affordability. Ahmedabad city has about 35% homeless population and population below poverty line BPL is about 167,000. It is of interest to understand a total of 87,960 slum/homeless households Census 2001 with an income less than INR400* per day, how they behave in a contracting housing market in a developing liberal economy.

* 1US\$ = INR 50

Keywords: slum population, housing affordability, urban land market, poverty alleviation

You can't build your way out of the crisis – the situation of affordable housing provision in South Africa

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Since the fall of South Africa's Apartheid regime in 1994 a massive public housing program, the so called RDP (Reconstruction and Development Program), has been installed. Since then about 2.7 million RDP housing units of about 40 m² each have been provided at no cost for the beneficiary,

being this one of the biggest housing programs worldwide. Nevertheless the increase of informal settlements could never be stopped; in fact the number of informal settlements grew from 300 in 1994 to 2.700 in 2010, and the backlog of housing units from 1.5 million in 1994 to 2.1 million in 2010.

The paper wants to explore on the reasons for this mismatch. Is it a mere question of demographic development (natural development, migration dynamics) or rather of a badly implemented national housing policy? What went well, what went wrong? Who really decides on how and where the housing policy is implemented, what is the role of the municipalities? And, against the background of massive internal and international migration flows with their inherent dynamics, can the Reconstruction and Development Program serve adequately the housing needs of the South African people?

Drawing upon primary and secondary data collected during two short field visits to South Africa in 2013 our paper wants to find some answers to the above questions and outline possible solutions to detected hindrances in the system of housing provision of South Africa.

Keywords: RDP housing, affordable housing, migration, South Africa

Urban Housing Affordability of Households of Various Socio-economic Groups in Nigeria

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It is the recognition of the fundamental human right to adequate housing and the need to create a more egalitarian society that informed the current Nigerian national housing policy goal of ensuring adequate housing for all. In the light of such a policy goal, it is crucial to examine the housing differences of various socio-economic groups in Nigerian cities.

Thus, this study tested the hypothesis that 'there is no significant difference in the residential housing affordability of different socio-economic groups, including when controlling for such factors as household income, non-housing expenditure and housing expenditure in the study area.'

The bulk of the data used in the study were based a detailed Nigerian household survey database the Nigeria Living Standards Survey 2003-2004. Of the overall sample size to 21,900 households contained in the database, urban households which consist of 4,662 households of 19,679 persons were isolated and used in the study analyses. Six socio-economic group classification employed in this study was based on appropriate adaptation of the National Statistics Socio-economic Classification NS-SEC blueprint that is currently in use in the UK which, was based on the widely acceptable Goldthorpe's social classification schema.

Results tend to suggest that there is a significant difference between the socioeconomic groups. Generally, despite the identified differences all the socio-economic groups have very substantial housing affordability problems. There was no significant difference in aggregate housing affordability between the socio-economic groups when household income was controlled in the model, which tends to suggest that whatever difference in aggregate housing affordability between the groups is largely attributable to the differentiation in their household income. Further findings also showed that while non-housing expenditure tends to increase along with household income, which in itself is associated with higher levels of aggregate housing affordability, housing expenditure tends to be higher within the lower income groups.

The paper finally examined the policy implications of findings within the context of the current National Nigerian Housing Policy.

An Invisible Slum → the Production of an Underground City in Beijing

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China is experiencing the urban revolution, with hundreds of millions of rural-to-urban migrants. Faced with institutionalized discrimination in the housing market and the lack of housing affordability, migrants have turned to inhabitable spaces such as basements and civil air defense shelters for housing. With millions of people living in crowded and dark basements, an invisible slum is formed under the modern city of Beijing. This paper

examines why and how this invisible slum is created and what are the implications. We argue that the production of the underground residential space is shaped by and re-shapes the complex social and economic relations between the government, owners and managers of basements, basements tenants and homeowners. We also argue that housing has become a mechanism to exclude and marginalize migrants in Chinese cities, and the production and recent destruction of basement rental has reinforced migrants' inferior status in the two-class urban society. We call for changes in policies and further reforms to ensure decent and affordable housing for migrants.

Housing Affordability II - New challenges in the rental sector

Spatial distribution of access to affordable housing in the Netherlands: where is the 'squeezed middle'?

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After a state-support complaint by institutional investors to the European Commission, new EU-regulations on the allocation of social housing units came into effect in the Netherlands in 2011. From now on, social housing corporations have to allocate 90 percent of the social housing to households with a yearly income of at most 34k euro. Together with the increasing financial constraints on the provision of mortgages and changing fiscal treatment of home equity, this has caused concerns about the availability of affordable housing for middle-income households. Their access to social housing has now been limited, while their income is often insufficient to enter the owner-occupied market. The private rental sector is relatively small in the Netherlands, and rather expensive in relation to the middle-income household's budgets. Yet, regional differences exist as some regional housing markets are tighter than others.

This study substantiates the 'squeezed middle' problem by empirical data for the regional housing markets in the Netherlands. It will be assessed how this

problem varies over the country, as the regional housing markets and regional income levels are quite differentiated. The adopted spatial analysis method indicates that in some regions there indeed is a group of middle-income households that is squeezed between social housing and owner occupancy, yet the study also reveals that the problem might be more qualitative than quantitative in nature: households may not want to compromise on location.

Keywords: Housing affordability, squeezed middle, housing supply, EU-regulation

"Portuguese housing policies at a crossroads: a step forward or a leap backwards?"

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This paper aims to analyze the major policy developments regarding housing tenures in Portugal in the context of the current economic crisis. At the 1974 democratic Revolution, housing scarcity and slums were a major social problem, mainly addressed by the public production of housing. Soon after, public efforts to secure the recent constitutional right of "housing for all citizens" shifted towards the private sector under the auspices of the home-ownership model. Meanwhile, the residualist approach to public housing was definitely assumed. The private rental market would experience a decline and attain an ambiguous position: on the one hand, strict conditions on landlords namely rent control for old contracts and legal constraints on evictions, on the other hand, the market remained largely deregulated and prone to speculative motivations.

Over 2012, with rising unemployment and sustained contraction of bank lending, a couple of policy measures have been taken to boost the private rental market: new legislation facilitating the legal and financial burden on landlords and the introduction of an alternative rental market targeting the growing population segment which cannot access the free market nor be eligible for the public housing sector. These two measures will be scrutinized in this paper, in the light of their political, economical and social implications

and foreseeable outcomes. Other possible solutions will also be discussed for the sake of a sustainable and just housing policy.

Keywords: Housing policies; Housing tenure; Rental Market; Public Housing

A silent shift? The precarisation of the Dutch rental housing market

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The traditional Dutch renting contract is permanent i.e. time-unlimited but there are indications that in recent years the number of temporary renting contracts has increased considerably Buchholtz 2009, Van der Molen 2011. Dutch housing policy appears to be responding to this by pursuing deregulation of the conditions under which temporary rent is permitted. It is in this regard startling that there is no reliable data available about the size or character of the temporary sector, and it has thus far not attracted any scholarly attention. Given that temporary rent can be viewed as a form of precarisation; a transfer of risk to citizens, with corresponding negative effects on the lives of those involved, it is imperative to close this knowledge gap. This paper is a first attempt to do this. Firstly I will systematically review the scarce evidence that currently is available, and secondly I will explore why the rise of temporary rent has thus far failed to stimulate any social debate; it appears to constitute a silent precarisation that contrasts with the politically sensitive issue of labour precarisation. In doing so I will identify the research questions that must be answered if the significance of this process for both tenants and for wider welfare-state restructuring is to be fully understood.

Keywords: housing – Netherlands – temporary rent – precarisation

Housing affordability. It is about more than rent

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In recent years energy costs have been rising more than rents in the Netherlands and elsewhere. This implies that not only rents may be unaffordable to households but also energy costs. These situations are commonly described with terms as housing poverty and fuel or energy poverty. Both types of situations specify the situation where a product/service is unaffordable to a household. In other words, expenses in relation to the dwelling may be unaffordable because of two counts: rents which are 'too high' or energy costs which are 'too high' in relation to income.

The aim of this paper is to measure housing affordability of social tenants in the Netherlands, distinguishing the components of rent and fuel, and to give insight in the ways this ongoing commitment to housing costs can be calculated. The analyses will start with the expenditure-to-income approach which is usually used in the Netherlands to present the affordability of housing consumption. Its components – rents and fuel costs – will be separated out. The analyses will be performed with the newest data which are for 1 January 2012.

The fact that a societal benchmark is not available in order to determine 'affordable' versus 'unaffordable' housing, and the fact that households with a lower income are confronted with relatively higher housing expenses than those with a higher income consumption law of Engel, calls for an alternative method to measure affordability. It will be shown, that the residual income approach will be a useful way in designating households with housing and energy affordability problems, if societal norms for the relationship between income and housing expenses have been designed, as well as norms for minimum housing quality.

Keywords: Affordability, Energy costs, Residual income, Social renting, The Netherlands

Housing Challenges of Renters in the Southern United States: Evidence from the 2011 American Housing Survey

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The recent United States recession has affected renter households. In general, renters have higher cost burdens than homeowners Joint Center for Housing Studies of Harvard University, 2011. Southern U.S. renters face more housing challenges due to relatively lower median incomes and greater minority populations.

This study examines housing challenges of Southern U.S. renters, focusing on housing affordability levels, life cycle stage, and housing and demographic characteristics. A secondary dataset, the biennial 2011 American Housing Survey AHS of the U.S. Department of Housing and Urban Development and the U.S. Census Bureau, was employed. Detailed profiles of 14,286 renters were presented, utilizing descriptive statistics. A hypothesized relationship between housing affordability and their profiles was tested, using a binary logistic regression.

Results showed that 56% of renters spent more than 30% of their incomes for housing and 82% earned less than the 2011 U.S. median income \$50,502. The renters, who: were not married; did not complete high schools; were Blacks or Hispanics; were females; lived in urban areas; had larger households or larger structure size; or did not receive rental assistance, were less likely to afford their housing. Renters' characteristics e.g., housing cost burdens can be constraints interfering with the ability to live in normative housing conditions Morris & Winter, 1998. The analysis of newly-released 2011 AHS data of this study is especially important for its post-housing-crisis perspective on the housing affordability issues of renters in the Southern U.S., especially beneficial to researchers, policy makers, and community developers.

Keywords: Renters; Housing affordability; Southern United States; Housing challenges

Housing Policy and Low-income Homeownership

Failures in Implementation of Russian Housing Policy: Institutional-Financial Aspect

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Solving housing problem in Russia is not systematic by nature as neither state budget funds nor citizens' personal savings is enough to achieve the stated objectives of housing policy. With low welfare rates and insufficient pace in housing construction a contradiction is arising between social objectives and economic mechanism of their implementation. Although, there is a great variety of housing financing in Russia, only few are based on mechanism of mortgage. At the same time, most of the territories are directed to other instruments through the use of budget funds.

In this paper, the authors estimate the inefficiency of mortgage as a priority way to solve housing problem for citizens with low and medium level of income in the context of a doctrine of housing acquisition and analyse other factors which can arise from at least two omissions of housing policy – firstly, the construction of affordable and comfortable rental housing although, today this segment of real estate market is completely ignored by both, the state and the developers; secondly, the intensive development of infrastructural facilities of the territories.

Keywords: affordable housing, mortgage, rental housing.

Benefit – Cost Analysis of an Innovative Asset-Building / Homeownership Program for Low-Income Households

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Our research comprehensively accounts for monetized estimates of benefits and costs associated with an innovative program designed to build financial, human and social assets of low-income renters, eventually encouraging them to become first-time homebuyers: the Denver Colorado, USA Housing Authority's Home Ownership Program HOP. Our research question is:

To what degree did participation in HOP yield net benefits to participants, non-participants, and society as a whole [compared to if they had received rental housing subsidies during the same period]?

Our paper is the first comprehensive benefit-cost analysis of a public program for low-income asset-building and homeownership. In assessing benefits we rely upon parameter estimates from a recent set of sophisticated statistical studies some of which we have produced employing quasi-experimental methodologies that permit one to draw causal inferences with substantial confidence. We employ administrative and survey data we have collected regarding the 2001-2004 cohort of HOP participants whom we have tracked longitudinally for a decade. We draw upon administrative records to assess costs. We employ a comprehensive accounting framework, distinguishing benefits and costs accruing to program participants, non-participants other citizens, taxpayers and governments, and their aggregation: society as a whole. We use Monte Carlo simulation techniques to approximate distributions of benefit and cost parameters, thereby allowing us to assess the precision with which we can answer our research question.

Keywords: homeownership, asset-building, benefit-cost analysis, policy evaluation

The Condominium Regime of Affordable Housing Policies in Colombia and Ecuador

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In Latin American housing policy the concept of home ownership is central, and governments invest in housing for low-income people by facilitating ownership in newly-produced affordable dwellings. It is evident that the buildings and housing complexes constructed with subsidy incentives over the previous decades are now on a serious path of deterioration. To study the phenomena of deterioration of low-income condominium housing, I selected the two cities of Bogotá, Colombia and Quito, Ecuador as cases with different governance networks and formal institutions such as the property law, but with similar housing policy structures.

In this paper I describe the characteristics of the network showing how in both Bogota and Quito network players recognize the problem of deterioration by inviting new players into the governance game. I highlight two general findings: The first is the insight that a comparative network perspective is a useful framework for studying problems of maintenance in collective owner occupied housing. The second finding is that both in Bogota and Quito new actors (social entrepreneurs) were introduced in the external network to deal to a limited extent with the deterioration. This supports my initial hypothesis that some deterioration problems are an outcome of governance at the external level during the provision of housing.

Keywords: Low-income ownership; Affordable condominiums; Network governance; condominium tenure, Latin America.

Inequality of Forms of Capital: Crisis and Opportunity in Low Income Housing Policy

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Rhetorically U.S. low-income housing policy mobilizes theories of capital accumulation to make claims about improving the lives of poor people. They are used to justify dismantling public housing while privatizing other

subsidies on the argument that segregation of low-income households isolates them from valuable social capital and rental subsidies preclude ownership thus reducing intergenerational accumulation of wealth. On these grounds, low income housing policy has been dominated by two ideas: 1 deconcentration of poverty and 2 asset accumulation through homeownership. The first approach has largely failed to increase any of the forms of capital for low-income households. The foreclosure crisis, as well as other evidence, calls into question the viability of the second. This paper will consider Shared Equity Housing SEH as an alternative, with an emphasis on Community Land Trusts CLTs. SEH shares the costs and profits of housing investment between the homebuyer and a sponsoring organization to assure permanent affordability of the stock. Community Land Trusts steward both community forms of capital and those of homeowners. Following Bourdieu's conception of forms of capital, I theoretically and empirically contrast CLTs potential to increase the social, cultural and economic capital of low-income residents with deconcentration programs and traditional homeownership. Evidence from my research on low-income households' experiences of the foreclosure crisis and interviews and focus groups with low-income renters, would-be homeowners, and mortgage delinquent households support the desirability of SEH. My preliminary analysis of data from low-income CLT homeowners confirms improvements in economic, social and cultural capital.

Housing Institutions and Regime Shifts I

Back into the mainstream: The revival of private renting in Great Britain

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The most striking development in the British housing market over the last decade is the revival of the private rented sector. The revival started before 2007, but following the Global Financial Crisis increased labour market insecurity, household indebtedness, and difficulties in accessing mortgage finance mean many more households have found themselves shut out of

owner occupation and seeking private rented accommodation. When private renting housed primarily poor, single and transient households it was politically rather marginal. It is now increasingly providing long-term accommodation for families. This heightens its political salience.

This paper draws on a newly harmonised dataset encompassing the English regions and the devolved nations of Wales and Scotland. It examines the composition of private renting and the circumstances of households living in the sector. It contributes to the development of a more nuanced understanding of sub-sectors within the tenure and the different roles the tenure plays in local housing markets. While this debate has focused upon the varied segments of the population the sector accommodates, spatial variation in its role has been less frequently explored.

The paper also considers the way in which housing policy towards the private rented sector is developing under the current UK Coalition Government. In particular, initiatives to foster more building for private rent and new financial instruments to facilitate institutional investment in rental property – which are relatively novel in the UK context - are examined. We consider whether such initiatives are likely to contribute significantly to the continued growth of the sector.

Keywords: “Private renting” “Great Britain” “market sub-sectors” “tenure growth”

Speculation, sub-division, banking fraud and enlightened self-interest: an alternative account of the making of the contemporary Glasgow housing system

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This paper is a case study emerging from a programme of inter-disciplinary research on how the economic analysis broadly conceived of urban history can help explain contemporary urban housing. The research involves economists, urban historians, archaeologists, geographers and economic historians and is led by Geoff Meen at the University of Reading. In this paper we look at the inherently private sector origins of the distinctive 20th

century municipal approach to council housing in Glasgow. We argue that this arose from long term economic and demographic growth pressures, exacerbated by economic volatility and speculative behaviour e.g. sub-division of tenements by builders and landlords, culminating in 'altruistic' redevelopment of major parts of the city centre by city leaders operating through a charitable improvement trust. The failure of the private market, made worse by specific disastrous episodes such as the collapse of the city of Glasgow bank in 1878, paved the way for a more radical approach to housing which casts a legacy, both positive and negative, to the present day in shaping the built form and characteristic neighbourhoods found across the city. The paper draws on a number of historical sources, previous research in the field and from the applied literature. The paper's methodology and conclusions are set out in relation to the wider research programme.

Keywords: Glasgow; housing; history; economics

Housing under finance influence: the case of São Paulo, Brazil

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Following an international trend, structural changes have happened in Brazilian real estate markets. In the context of globalization of capital, Brazilian major homebuilders have gone through financial markets for less than a decade and, not by chance, they are those who concentrate a significant part of the private housing production in the country.

In these terms, there is an approximation of the financial stock market to housing production, with demands for management and production adaptations of a sphere over the other. Thus, an important part of new homes is being built in accordance with the economic strategies of this group of actors, increasingly subject to the interests of its shareholders, not rarely foreign speculators, who seek to multiply their capital in the abstract and speculative sphere of the financial world.

The State plays a vital role in this context, acting to ensure the valorization of the developers` and investors` private capital, both national and international.

Comparing the financial performance and housing production of three of the main residential real estate groups in Brazil, regarding the experience of São Paulo with more attention, the paper aims to map how the new economic strategies of the major real estate developers in Brazil emerge and materialize, questioning the effects on market output of that which is, at least legally, a citizen's right and a State duty.

Keywords: housing, finance, São Paulo, housing commodification.

Comparative Analysis of Mechanisms of Implementation of Housing Policy in Russia and Europe

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The objectives of state housing policy requires the formation of the corresponding economic mechanism of implementation. This includes an interconnected system of institutions, subjects and instruments. In different national economic systems for the implementation of housing policy the economic system is created and is inherent to the objective function of housing policy. On the basis of studying mechanisms of European housing markets development, the authors research the features of implementation of housing policy in Russia.

This paper outlines the conception and the main objective of contemporary housing policy in Russia and shows imbalances and contradictions of the implemented concept in relation to national social and economic policy. The subjects, institutes and instruments of contemporary housing policy in Russia have been defined, and also the inter-country comparative analysis has been carried out for the improvement of organisational-instrument basis.

Keywords: housing policy; comparative analysis, institutions and instruments of housing policy.

Social housing through the market? An analysis of the Brazilian case

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In March 2009, the Brazilian Government, in response to the international crisis, launched a program of mortgage financing for both the production and consumption of housing. The target set for the period 2009 to 2012 was the construction of 2 million residences in the country.

The discourse used to implement such strategy involved the ability of multiplier effects on the economy and highlights the "social" impacts in reducing the housing deficit. However, the effects of a housing policy based on a market strategy were perverse, especially in a context where the need for housing in the country exceeds the range of 5 million housing units. This article will evaluate the results of the program taking into account the dispersion of regional units in the country versus the demand for housing, well as an analysis of the impacts in the urban structure of Rio de Janeiro city by the implementation of the program. The paper will show the rising of social inequalities in a urban context already marked by differences. Another highlight is the association of the advent of the World Cup 2014 and 2016 Olympics in the process of exacerbating social inequalities fostered by real estate speculation.

Keywords: housing policy, social inequalities, real state, urban planning

Housing Institutions and Regime Shifts II

Unitary housing regimes in transition – comparing Denmark and Sweden in a perspective of path dependence and change

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Path dependence is strong in housing institutions and policy. In both Denmark and Sweden, today's universal and 'unitary' (Kemeny) housing regimes can be traced back to institutions that were introduced fifty years back in history or more. Recently, universal and unitary housing systems in Scandinavia, and elsewhere, are under challenge from strong political and economic forces. These challenges can be summarized as economic cutbacks, privatization and Europeanization.

Although both the Danish and the Swedish housing system are universal and unitary in character, they differ considerably in institutional detail. Both systems have corporatist features, however in Denmark public housing is based on local tenant democracy and control, and in Sweden on companies owned and controlled by the municipalities, combined with a centralized system of rent negotiations.

In the paper the present challenges to the Danish and Swedish housing regimes are analysed and the responses and outcomes in terms of policy change and/or institutional continuity (path dependence) are compared. Overall, the more decentralized Danish housing regime seems to have resisted pressures for change and retrenchment better so far than the more centralized Swedish regime.

Keywords: housing institutions, unitary housing regimes, path dependence, retrenchment

Rescaling Comparative Housing Research

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The field of comparative housing studies is dominated by a focus on the national level as basic unit of analysis. Taking a comparative perspective in housing means, it seems, to compare housing markets across countries. This paper makes a case for an urban perspective in comparative housing research. More specifically, we argue that politico-economic reconfigurations since the 1970s have altered the context of housing markets in ways that call for an 'urbanization' of comparative housing research. However, the full potential of an urban perspective can only be exploited through an adequate integration of the national and the supra-national scale into the analysis. In this sense, the paper suggests an analytical shift from national towards multi-scalar urban comparative housing research. The benefits of such an approach are illustrated with a comparative analysis of market-based housing market transformations in New York and Amsterdam.

Housing in Central Bucharest after 1990: Privatization, Commodification and Gentrification

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During the last 20 years, the housing stock of downtown Bucharest underwent substantial transformations. I argue that one may identify two distinct periods of transformation. The first was a wave of post-socialist transformations in the 1990s, during which small time entrepreneurs, former pre-socialist time owners who gained housing restitution trials, politically or economically powerful tenants, and families who take quasi-kinship roles toward their elderly neighbors acted as gentrifiers. Mortgage was non-existent and capital scarce and expensive. Rent control for ex-state housing restituted or privatized to the sitting tenants, prevented significant commodification. The second period began in 2003 and lasted until the arrival of the international financial crisis in 2009. The local housing market boomed through the massive presence of international financial capital, both

before and after the 2007 EU accession. The ban on evictions of rent-controlled restituted housing ended, a large number of modest tenants left the downtown, the vacancy rate grew, older low rise housing was replaced by higher structures 3-10 levels targeting mainly people who are able to attract mortgage. Densification of central areas through the construction of new buildings inside the existing lots was another trend. The historical center underwent cultural and entertainment oriented gentrification, through the evictions and the upgrading of water infrastructure. The research relies on 1992 and 2002 downtown census tract data, building permits statistics for 1997-1999 and 2007-2009, and real estate investment reports. These data enhance our comparative understating of the old, centrally located housing stock, but also the peculiarities of post-socialist housing ownership patterns.

Power shifts in the housing production system in Flanders

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Affordability of housing might be one of the main discussions in housing provision; this paper discusses what happens after the housing-budget for a middle class family has been determined. Once developers know what the middle class families who are eligible for a mortgage can afford, they will try to extract as much value from a household budget within this price framework. Yet, there are five actor-classes who likewise try to draw their fare share of the middle class housing budget towards their part of the housing market: landlords, promoters the ones who start a project, builders, governmental- and financial-actors. Over the last twenty years, the land share in a housing project in Flanders has risen from less than 25% to almost 50%. Through institutionalism, the paper further looks into the origin of changing power –relations in the housing production system and the quality effects it has on housing in Flanders. The final remarks is a discussion on how to evade a decrease of housing quality and redistribute power among all the housing actors. The aim is to reach a maximum price quality level for the middle class housing in a market where offer determines the kind of housing that comes on the market.

Keywords: Affordability, land-rent, housing production systems, institutionalism

Social and Economic Implications of China's Housing Provident Fund System and Its Policy Transfer Failure

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Within the three decades of China's housing reform, China's housing supply system shifted from a planned public housing system to a market oriented system. Within the process of commodification and housing privatization, the Chinese government encourages the majority of urban households to purchase housing from the market. In order to accumulate the initial capital for the workers to purchase a home, the Chinese government has established a Housing Provident Fund HPF system based on Singapore's CPF system Central Provident Fund system. Research into Singapore's CPF system indicates that Singapore's HDB Housing and Development Board system is an important reason for the success of the CPF system. This housing policy in Singapore has alleged positive social and economic effects, and makes it possible for the resident from different income groups and ethnic backgrounds interact and integrate with each other. Has the China's HPF system achieved the same policy objectives and consequences? Or might this be a case of policy transfer failure and how would we know? This paper addresses this question by examining the evidence on the social and economic consequence of China's HPF system. It begins with a discussion of the operational mechanism of CPF and the interaction between the CPF and HDB flats. It is argued that HDB flats are sold to Singaporeans at a competitive price, and since HDB practically controls more than 80% of the housing market, it is affordable for the account holders of CPF system to get a HDB flat. However, China's HPF system still suffers from a strong vertical inequity not only in terms of policy design but also in its practice. In addition, China faces a different housing market structure, at least from the aspect of account holders, as they often confront high housing prices as a result of what might be termed excessive housing commercialization. Therefore, the Policy transplant leads to different, unintended effects and did not achieve the same outcome as the Singapore system.

Keywords: Housing Provident Fund; Central Provident Fund; HDB flats; Singapore

Housing Preferences and Residential Choice

Analyzing Households' Decisions to Invest in Home Maintenance and Improvements with AHS Data

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This study identifies how losses in the home value estimated by the homeowner are affecting households' decisions to invest in home maintenance and improvements. In the United States, house prices are now 30 percent lower, on average, than they were at the peak of the market. In some markets, prices have declined by more than 50 percent. The household wealth losses are staggering, amounting to an estimated \$7 trillion (Ellen and Dastrup 2011; Raskin 2012). This dramatic decline in housing wealth may have a ripple effect throughout the economy, as households adjust their housing decisions in response.

Remodeling decisions by homeowners are an important factor in the evolution of housing supply in the United States, playing a significant role in determining the evolution of house prices. To the authors' knowledge, not many recent studies have analyzed the connection between investment decisions in home maintenance and improvements and house prices (Leventis, 2007; Downing and Wallace, 2001; Plaut and Plaut, 2010; Fisher and Williams, 2011). Our paper spans the housing boom and bust in the U.S., based on bi-annual national American Housing Survey data sets from 2001 at the beginning of the national house price bubble, over 2005 just before the national house price bubble peaked, over 2007 just after the national house price bubble crashed to 2011 when the national house price crash might have hit bottom. We ask the following research questions: 1. How has inflation-adjusted home value estimated by the homeowner changed from 2001 to 2011? 2. How have inflation-adjusted investments in home maintenance and improvements changed from 2001 to 2011? 3. What factors affect inflation-adjusted investments in home maintenance and improvements from 2001 to 2011?

Very preliminary results indicate that factors affecting remodeling investments vary by the change in housing value and the estimated return if the unit were remodeled. The effect also varies geographically. Results will be refined and discussed in the public policy context.

Keywords: homeowner investment, home maintenance, American Housing Survey AHS, United States

At home in Shenzhen? Housing opportunities and housing preferences of creative workers in a wannabe creative city

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After developing in only three decades from a fishing and agricultural backwater into a megacity of mass industrial production, the city of Shenzhen, China, is trying to modernize and diversify its economic base. Part of this economic transformation programme is Shenzhen's ambition to become a 'creative city'. The efforts of the city government to make Shenzhen a more creative city so far mainly seem to focus on city branding and transforming former factory sites and office parks into 'creative parks'. Becoming a creative city, however, is not only about attracting creative companies, but also about attracting and retaining a creative workforce. This also requires attention for an attractive living environment.

To what extent do creative workers consider Shenzhen an attractive place to live? Is it easy for them to find an affordable home that meets their needs and preferences? What would their 'ideal home' and their ideal neighbourhood' look like? To what extent can we speak of a good match between supply and demand for creative workers on the Shenzhen housing market? In this paper, the answers to these questions are explored in two ways. First, recent data on housing prices and average incomes of creative professions, combined with recent information on public housing programmes, should give a rough idea about the extent to which there may be a mismatch between housing supply and creative workers' demands and opportunities. Second, 35 interviews held in November and December 2012 with creative workers in Shenzhen give more insight in the current housing situation, housing satisfaction and housing preferences of different categories of creative workers in this wannabe creative city.

Flexibility in housing choice: implications for community resiliency

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Immigrants are a major demographic group in Canadian cities. At the heart of immigrants' integration is their ability to choose housing and neighbourhoods that will enable them to live, work, and engage in Canadian cities Daswani et al, 2011. While research has shown a wide variety in housing trajectories and choices of immigrant groups, a few common findings have arisen. Immigrants are very reliant upon rental housing, but Canadian housing policy has resulted in decreased funding and programs supporting affordable and rental housing. At the same time, labour market shifts have led to lower incomes and lower labour market integration among immigrants, which may affect housing choices. In this context, immigrants' choices may be tempered by community resiliency strategies that have helped them adapt: one such strategy is the retention of values and behaviours from the home country Hall and Lamont forthcoming. This strategy can be seen among the Filipino community in Toronto, who have strong histories of renting and living in mixed-use communities in the Philippines. A case study of Filipino immigrants in Toronto revealed that they retained this flexibility in housing choice and decision-making even after many years of living in Toronto. Examples include returning to rental housing after changes in family or employment status, seeking a larger apartment to accommodate relatives, and choosing an urban condominium over a suburban house. The study suggests that Filipino immigrants' self-described "practical choices" have enabled them to remain flexible in the context of decreasing housing options and labour market constraints.

Keywords: immigrants, renting, neighbourhoods, housing choice, Canada

Deriving Housing Preferences from advertising on the web for improving decision making by Economic and Social Actors

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In the region mass production approaches have been used for large housing projects. A large number of housing units have been built and are not occupied. Insight in housing preference is crucial information for designers and developers. Many studies have analyzed housing preferences but they are not used, moreover, most data sources are from questionnaires and historical documents elaborated with high cost and outdated. To understand housing preference and to select characteristics of housing plots, we propose a method to derive preferences from selected internet websites, and include them in a model to make decisions at the early investment stage. How to derive a non-linear utility function via regression analysis and include this in a decision model elaborated in the text. There are two clear conclusions: First, housing preference is better described with a non-linear utility function than linear one. Second, visual summary of the model can facilitate for stakeholders the selection process for housing layout in planning phase. In conclusion, the model can stimulate the housing market by linking the “willingness to pay of customers” and “profit expectations of economic actors”. The model is also useful for policy formulations and social interventions in the market. The model can be further elaborated by including more design variables and can be applied to other contexts.

Keywords: Housing preference, Decision- Making, Multi-Objective optimization, web based data collection

Informal Ways of Residing

Formalizing the informal? The case of campsite dwelling in Boortmeerbeek Belgium

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Permanent dwelling on campsites is not a new phenomenon in Belgium. This informal way of residing started to manifest itself from the 1960s onwards, almost simultaneously with the development of recreational campsites. Yet, due to the current economic crisis, combined with the shortage and low quality of social housing, the expectation is that the need for campsite dwelling will only increase in the coming years. Amongst policy makers, there seems to be little consensus about how to deal with this future challenge. Within Flanders, every province or municipality is following its own often ad hoc rules and legislations with regards to campsite dwelling: ranging from simply ignoring or tolerating, over attempts to regularisation in Flemish Brabant to its complete erasure in Antwerp. In the European context, there has been a growing interest in the research on informal housing practices. Recently, researchers like Aalbers 2006; Engbersen et al. 2001; Leerkes et al. 2007, De Martino et al. 2012 and Vervloesem 2009 have been studying informal practices, occurring in the regular or formal housing supply: such as redlining; bottom-up appropriation of social housing blocks; the production of alternative, informal housing markets among immigrants in the city, and so on. In addition, interesting research has been carried out in the past in which the reversal process has been studied: namely the potential impact of the formalisation of the informal housing stock a.o. Pétonnet, 1968; Meert, 2000. For example, more than ten years ago, Henk Meert 2000 already warned for the risks of the regulation of permanent campsite housing, referring to the creation of cheap, substandard, inferior housing, hereby denying some people in society the right to a decent house. In today's context, these types of questions, formulated by earlier researchers remain more relevant than ever. This paper seeks to contribute to the field of knowledge on informal dwelling practices in the European context by building on, contextualizing and updating previous insights on the topic, and by taking the campsites in Boortmeerbeek as an emblematic casestudy. An

interdisciplinary approach is adopted in which ethnographic fieldwork will be supplemented with social innovation theories and a critical understanding of the socio---spatial environment.

Keywords: informal housing, campsite dwelling, regularisation policies, bottom---up spatial quality

London's backyard informality

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The City of London relates to London's East End like the United States to Mexico at their border. This recent comparison by Doreen Massey in the film 'Secret City' exceeds the dimension of immense wealth divide in both cases and can arguably be expanded to the condition of informal housing at the poor end. In a time of tent cities in the US after the sub---prime mortgage crisis --- with 9.3 million foreclosed homes Sassen, 2012 --- this research endeavour explores the applicability of the knowledge gained from informal housing in the Global South to metropolitan London, which is widely acknowledged for having an affordability crisis resulting from decade---long and continued market---oriented policy---making. As a consequence, local councils currently resort to considering the displacement of their poorest population to other cities, and local landlords explore possibilities of illegal subdivisions and conversion of garages and sheds, leading to a pattern of backyard informality in London. Against the expectation that the land and housing regulation system is sophisticated enough to prevent this evolution taking place in a city like London, it is hypothesised that the same logic of capital accumulation through discriminatory practices of spatial regulation is also leading to the inaccessibility of formal housing for a growing section of the population. The land and housing market is thereby seen as mechanism of extraction and exclusion through which gaps in society become multiplied on various scales. The paper illustrates the preliminary findings of the exploratory research on the spatial mechanisms of inequality in London's

east end. In a first part the theoretical framework, using insights from previous research in the global South, is elaborated upon. A socio---spatial analysis of the Newham region and a better understanding of the policy rationale are followed by first hypotheses for further research.

Keywords: informal housing, London, post---colonial theory

Woningen 123 Logements: An alternative project of local development. The right to housing and the right to the city in Brussels 2012

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In the light of the reshaped economical climate and the altered relationship between state and civil society, rethinking housing strategies and the use of urban space became an acute necessity. The local project Woningen 123 Logements W123L is a bottom up initiative located in Brussels that includes marginalized people in local development through collective housing and coproduction of space. Despite the large welfare production and international attractiveness of Brussels, the city also experienced serious socio-economic problems. The problem of housing access for the neediest people still exists and even worsened in recent years. The public offer of social housing is insufficient, while a high percentage of properties in the city remain in disuse because of administrative delays or due to the speculative logic that prevails in the housing market. W123L provides a less exclusive relation to space, based on solidarity and social economy and attempts to find alternative solutions for those experiencing difficult access to housing as well as providing a space to develop community and neighborhood life. The use of empty space is both the W123L project's purpose as well as the basic tool of its action strategy. Through practical experimentation in the transformation of space, residents and members of W123L appropriate empty buildings of the city and adapt them to cover basic needs while empowering citizens through collective coproduction of space. Self-managed collective living of a diverse group allows the exchange of resources, knowledge, skills and support.

Key words: Social innovation, empowerment, collective housing, coproduction of space.

Informal rental markets and livelihoods: housing as a productive asset for landlords in Brazilian favelas

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The growth of capitalist relationships in informal settlements is increasingly revealed by the consolidation of informal housing markets. Current conceptual and theoretical frameworks about informal markets have moved from a power-relation and class-oriented analysis to more actor-oriented approaches that consider the role of agency and the different agendas and strategies of informal actors. In this body of scholarship, attempts to understand the consolidation of informal housing markets are conceptualized in terms of the resources individuals and households can mobilize against hardship and deprivation. Housing commodification is at the core of such strategies. The paper focuses on the production and consumption of rental housing in low-income informal settlements in Brazil. The questions raised seek to understand what are the social structures or domestic political economy behind the consolidation of informal rental housing markets. Drawing on primary data from a group of informal settlements in the city of Florianopolis, south Brazil, the study is attentive to the action of landlords and tenants and aims to scrutinize the context in which rental housing production and consumption takes place; whether circumstances in which landlords and tenants choose from their opportunity settings are enabling or restrictive; and what subletting or renting a house enable landholders and tenants to be capable of. Findings should contribute to understand how informal rental has shaped new practices of informal housing reproduction in which commodification is a response produced by actors to enable the improvement of living conditions; albeit reproducing informal practices

Keywords: informal rental markets, livelihood strategies, favelas, Brazil.

An Analytical Case Study of Informal Settlements in Sana'a, Yemen

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Analysts first documented informal squatter settlements in Yemen in the 1980s El-Shorbagi, 2007. The World Bank 2010; 2008 and Al-Waraq 2009 emphasized increasing population, rapid urbanization, rural-to-urban migration, and poverty contributing to swift growth of informal settlements in Yemen's cities, particularly, Sana'a, the nation's capital. To date, the Yemeni government paid limited attention to informal settlements. No specific planning policies addressed their needs, partly due to lacking resources and professional capacities, and conflicting needs World Bank, 2010. Yemen relies significantly on international community support and donors have not viewed informal settlements in Yemen as a priority.

Sana'a has an estimated 35 informal settlements housing one-third of its population El-Shorbagi, 2007, which are densely populated with precarious structures Madbouli, 2009. Rapid growth has occasioned service and infrastructure, land management, social, environmental, and security challenges, including: absence of coordination among government agencies and public programs; lack of government capacity; lack of land tenure security; ineffective urban planning Sims et al., 2008; caste and ethnic minority discrimination; and political upheaval from terrorist organizations and insurgents.

Through analysis of: 1 research and planning documents; 2 interviews with government officials and representatives of non-governmental organizations within and outside of Yemen; and 3 interviews with residents, this paper presents a case study detailing the roles of stakeholders in Yemeni governance of Mahwa Aser, the largest informal settlement in Sana'a. We employ criteria advanced by good governance theorists to gauge the relative efficacy of the governance efforts we examine and suggest strategies to improve existing efforts.

Coreidence Patterns between Elderly Parents and their Adult Children: A European Perspective

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Coreidence of parents and adult children is a special form of intergenerational relationship that is not uncommon in European societies. Although coreidence is one of the most basic prerequisites for many forms of solidarity, little is yet known about the individual, familial and especially societal determinants of this phenomenon. The paper investigates 1 the occurrence of intergenerational coreidence in a European perspective. More specifically, it analyses 2 why some parents and their grown-up children live together and others do not. 3 What are the relative influences of individuals, families, and societies at large, and 4 how can they be explained? Using the Survey of Health, Ageing and Retirement in Europe SHARE coreidence in 14 countries from Sweden to Italy, from Ireland to Poland is investigated. On the basis of multilevel multinomial regression models, we pay special attention to cultural-contextual structures, focusing on different welfare state transfers and services. The analyses indicate the importance of individual needs and opportunities of children and parents as well as the relevance of family structures. Country comparisons show that welfare-state arrangements have a substantial effect. In familialistic and lowlevel service countries such as Poland, Italy, Spain and Greece, parents predominantly support their adult children by providing living space, whereas in less familialistic and more generous welfare states such as the Netherlands, Denmark or Sweden, parents and their grown-up children hardly live together. It appears that coreidence is a response to economic insecurities not only on the individual but also on the societal level.

Keywords: Intergenerational solidarity, Coreidence, Europe, Welfare state

The Role of Intergenerational Wealth Transfers and Family Support in Shaping Housing Positions

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In the past few decades, there has been a strong shift towards increasing home ownership rates across many developed countries and housing has taken on a more prominent role through trends towards a privatized asset-based welfare model where housing property is seen as a key investment and a central component of household economic security. Decreasing support for other housing tenures, high house prices, increased mortgage indebtedness, volatile markets, and unstable labour conditions have contributed to socio-economic inequalities between those able to gain purchase in the housing market and those who are not, as well as differences among those that 'bought at the right time' and those that face high risks on their housing investments. Generational divides have been noted between relatively 'housing wealthy' older cohorts and younger generations that face difficulty in accessing favourable housing positions. Within these contexts, it would appear that family support and intergenerational wealth transfers have become more important in enabling, especially younger, households at gaining better housing positions. Through an analysis of micro-data on households across several European countries, the research attempts to gain an understanding on what extent intergenerational transfers are important in securing favourable housing positions and how these dynamics are mediated by the specific welfare regime and housing system contexts.

Keywords: intergenerational transfers, homeownership, welfare regimes, coresidence

Are Housing Pathways an Adequate Metaphor? More Complex Life Courses with more Diverse Tenure Choices.

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Housing careers can be seen in two ways: as an unarguable ex post history of the housing choices of a household; or as an ex ante description of likely choices over the life course. This paper argues the potentially decreasing relevance of the ex ante 'career' or 'life course' metaphor. Two strands of evidence are introduced. First, an analysis is presented of tenure transitions that UK households make. Previous work of choices at different 'career' stages has often been studied utilising cross-sectional research designs. This paper uses the British Household Panel Study to apply sequence analysis to illustrate tenure choices since 1992. This allows us to draw a complex picture of housing pathways that is missing in current research papers. Much present debate focuses upon younger generations 'struggling' to get on the housing ladder. This paper observes successful transitions from mortgaging into outright ownership but also identifies that housing wealth is not sustained by all. The second analytical strand in the paper challenges idealised forecasts of housing tenure trajectories based on the usual suspects such as socio-economic context. By comparing different cohorts, we investigate how the predictability of tenure choices has changed over time. The analysis suggests that the model fit has decreased for younger generations, which blurs our ability to see into the future. Moreover, it shows that individual choices become increasingly complex and past evidence may no longer serve as a good guide to the future. The paper concludes with wider implications for housing policy and social inequality.

Keywords: Housing pathways, housing careers, tenure choice, longitudinal analysis

The generation game: financial transfers within families in the UK

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The baby boom generation have very high levels of wealth in the UK, including housing wealth. Younger generations are now struggling to get their feet on the housing ladder without support from family members. To what extent is this fuelling re-familialisation, and with what consequences? This paper will explore the extent of financial transfers across generations. It will also consider why, how and when people finance such transfers and the implications for the future. And it will analyse broader attitudes towards supporting or being supported by family members. In so doing, we will draw on sociological perspectives on inter-generational relationships eg notions of solidarity, reciprocity, conflict and ambivalence alongside discussions of duties/obligations versus norms of care and love. While there are inequalities across generations, there are also great inequalities within generations and so some families are better placed to help each other than others. These socio-economic inequalities will be a key focus of the paper which will be based on secondary analysis of the 2005 Attitudes to Inheritance survey as well as new qualitative data from in-depth case studies of 20 families, interviewing members of three generations in each family. The case studies include a mix of families by socio-economic background and we will briefly discuss methodological issues as well as substantive findings.

Keywords: Inequality, Wealth, Re-familialisation, Generation

'Two nations in old age': Consumer risk and the regulation of equity release transactions

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In a policy context which encourages the liquidation of housing assets to meet a range of financial needs after retirement, it is anticipated that the use of equity release products will become increasingly prevalent. Older owners who use targeted products lifetime mortgage, home reversion plans to release equity have a wide range of needs, objectives and circumstances Overton 2010. This reflects the diverse socio-economic profiles of older owners in the UK, described by the Department for Communities and Local Government as '...two nations in old age...' DCLG, 2008: [11]. This paper reflects on the implications of using private, market-based property transactions to liquidate housing equity in light of the regulatory norms of autonomous consumerism. Drawing on new qualitative data from a study of 100 consumers it explores the factors that shape transactional decision-making for consumers in different financial circumstances. The paper locates these findings within the regulatory discourse of financial services to consider the impact of differentiated 'consumer risk' within the equity release population, and the relationships between contextualised vulnerabilities and 'appropriate' regulation for the equity release population.

Keywords: Inequality, housing wealth, equity release, regulation

Life Course Perspectives on Housing I - Trajectories of Younger Households

Starters in urban housing markets; evidence from Europe

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The paper reviews the economic and social context of the formation of newly formed households across Europe. It considers the determination of the volumes of new young households entering housing markets across Europe and the role of policy in influencing household formation and housing market entry.

Probing experience throughout Europe suggests that there are common sets of factors that influence the journey from potential to actual new independent young households. These factors are set out, with the aid of information from across Europe. The role of policy interventions in effecting this process is then examined and conclusions are drawn about what policy makers might do to increase the volume of new young entrants to the housing market.

It is shown that the volume of new young households is declining in many European cities. This is a consequence of broad demographic, economic, and social trends and narrower household, housing market and mortgage market factors.

It is argued that if policy makers wish to influence the numbers of new young households occupying suitable accommodation in a given location they can act to influence (a) relationship, education and employment decisions (b) the availability of accommodation, through influencing turnover in the stock, new building and the characteristics of the available dwellings and (c) the accessibility of accommodation, including its affordability and allocation criteria.

Keywords: Household formation, home ownership, rental households, housing policy

First-Time Buyers and Shifting Access to Homeownership across Europe

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Over the past several decades, advanced economies have seen a dramatic shift towards homeownership. Alongside a shift in preferences, government policy in many countries has heavily promoted homeownership. With housing property being the most important source of individual wealth and in the face of diminishing state support, homeownership is seen as key towards securing future household welfare. Nonetheless, housing wealth and access to home purchase remains uneven. A roll-back in certain homeownership subsidies, relatively high prices, restricted credit access, unstable labour markets, and changed career and education paths have all contributed to difficulties in accessing homeownership. Although broad trends point to a decreasing access to homeownership in recent years across many European countries and especially among younger generations, the specific housing system and welfare regime context remains important for variations in access to alternative tenure choices, assistance in home purchase and the perceived need to build up property assets. Using cross-national Eurostat datasets, the research looks at the current situation of homeownership across Europe regarding who is and isn't being excluded, while longitudinal data provides an indication of the shifting trends for homeownership access across Europe. Beyond this, the study examines variations across countries and welfare regime typologies.

Keywords: homeownership access, welfare regimes, first-time buyers, Europe, household formation

The 'Modernisation' of the Amsterdam Housing Market and Declining Access Among Younger People

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Housing research in liberal welfare regimes has increasingly illustrated that housing systems transformations involving shifts towards deregulation and

more market oriented systems, in combination with economic downturn, whereby young adults face job insecurity and reduced access to financial services, can stimulate housing access and affordability gaps between different cohorts of households. Indeed, home ownership rates are now rapidly falling in countries such as the UK and USA, driven by increasing numbers of new households staying or stuck in private rental housing. Meanwhile, the ratio of multigenerational households are growing again as adult children and often their families move back in with parents, if they have managed to leave the nest at all. It has been historically assumed that young adults living in the Netherlands would be relatively immune from such turbulence, since the Dutch housing system is backed up by redistributive government interventions such as social housing provision and housing allowances for renters as well as a Mortgage Interest Tax Deductibility Scheme MITDS and a National Mortgage Guarantee program NMG for homeowners. However, recently younger adults in the Netherlands have experienced increasing difficulties in beginning independent housing careers, in particularly in the Amsterdam housing context. This paper explores how the Amsterdam housing system has been changed by processes of reregulation, privatization and 'modernisation'; shifting housing household patterns and the current economic downturn. It furthermore tries to understand how these housing system transformations influence the housing careers of younger households and how it will affect the socio-economic balance of the city in the longer-term. This paper will not only focus on policy shifts but also draw upon secondary data analyses, a number of interviews with stakeholders active in the restructuring of the Amsterdam housing market and twenty in depth interviews with young adults living in Amsterdam.

Keywords: generations, young people, housing system, modernisation, privatisation

Making ends meet in Milan with a low and discontinuous income. Low-budget housing and living solutions of young people

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The current financial and economic crisis and its consequences on the labour market and on the real estate market question well-established

priorities in terms of housing solutions. While in the public as well as in the policy discourse homeownership is still considered to be the primary option, the increasing mobility required by the labour market and the spread of low-salary and/or discontinuous-contract jobs would recommend to reconsider the strategic value of more affordable and flexible housing solutions. On the one hand a policy issue concerns the regulation of the private housing stock which could be available for rent. On the other hand, the current economic and social constraints call for a reorientation of the role of the public actors towards the coordination and guidance of the provision of affordable housing, also or mainly by other actors. Moreover, the various ways in which the people organise and re-organise their living in the city in order to be able to afford housing costs despite the scant public support bring along significant changes in terms of housing cultures, patterns of cohabitation and socio-spatial organisation. Based on empirical research and combining different sources of data, the paper asks the following questions: how do individuals and families – and particularly the young – with small and uncertain salaries organise their living in an expensive city like Milan? Which are the living conditions of those who can hardly afford their living space? How can we support the organisation of low- budget housing solutions?

Keywords: Low budget housing Housing solutions Housing cultures Youth

Life Course Perspectives on Housing II - Housing in an Ageing Society

Age-Friendly Cities in the United States and Canada

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In addressing the issues with population aging, the WHO identified the following eight age-friendly city AFC features in 2006: housing; outdoor spaces and buildings; transportation; social participation; respect and social inclusion; civic participation and employment; communication and information; community support and health services. To see how these are practiced in housing policy, we did literature review and interviewed policy makers, housing practitioners and seniors.

The AFC in the US has emphasized creating supportive environments and enhancing community capacity. In the US, the term ³livable community² is used to improve community infrastructure, accessibility of buildings and transportation, and to produce home modification guidelines for seniors aging in place. The US¹'s AFC can be identified with three classic models of community change: community planning top-down; locality development horizontal; social action bottom-up

Canada has also practiced the AFC. For example, total 30 British Columbia communities have participated in the Age Friendly BC AFBC. The AFBC can be identified in three generations. The first generation is characterized by ³community planning table² encouraging to network between local policy makers, various stakeholders, community organizations and seniors. This stage particularly emphasizes seniors¹ active involvement from the planning stage. The second generation of AFBC does community surveys to prioritize their community needs. A third generation of AFBC is to reflect the results of the first and second generation activities in community's official planning and to implement existing zoning regulations. The WHO's AFC has guided many local communities to propose more age-friendly actions around the world.

Keywords: Age-friendly; housing policy; planning

Aging population and the housing market in Australia

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Australian cities are aging. Aging population may affect housing market. However, the effects of aging population on the housing market are not easy to be generalized. Some people believe it can result in the long recession of housing market, due to the downsizing of the housing area and of the housing investment among the elderly. Others argue that aging population will not stifle, but restructure housing market, making the leisure and medical functions more salient. Based on the HILDA Household, Income and Labour Dynamics in Australia data, we try to find out empirical evidences for the effects of aging population on Australian housing markets.

Planning for Housing and Aging from the Perspective of Baby Boomers

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With recent declines in home equity and retirement savings, many Baby Boomers may lack the finances to change their housing or purchase services to accommodate aging. This abstract summarizes focus group interviews with 42 Boomers. The analysis identified “big ideas” without overlooking themes related to demographic subgroups. Participants’ mean age was 57 years; twenty-nine 69% were female and 52% were of color. Concerns included finances, inability to predict health problems, and lack of unbiased housing information. Participants in stable relationships or stable housing assumed that everything would remain stable. Most expected to age in their current home, although several talked about moving to warmer climates or smaller affordable rural communities. Singles, especially individuals who had cared for an elder, were more likely to mention senior housing. Several identified benefits to living in townhouses, condominiums, or apartments; concerns included losing access to gardens, space for hobbies, space for family gatherings, and needing to sort and discard possessions. Participants wanted quiet, they did not want to hear neighbors or worry about bothering their neighbors. Participants described senior housing as dense, small, isolated, expensive, and a concentration of older, frail individuals. Alternatively, several described age-segregated communities with specialized services, activities, and a supportive culture.

Topic Category: Housing, Neighborhoods, Community Development

Multigenerational dwelling and its conceptual roots

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Driven by recent social and demographic shifts multigenerational dwelling gains more and more attention. The implications for the issue of housing can hardly be underestimated. The paper focusses on the need for an underlying vision on the phenomenon multigenerational dwelling in order to understand and develop concrete architectural realisations. More specifically the paper questions how the phenomenological approach of dwelling

Heidegger/Bollnow can be related to the rhizomatic Deleuze and spherical Sloterdijk thinking seen from the perspective of multigenerational dwelling. Combining the phenomenological essence of dwelling with those two postmodern, dynamic and complex concepts rhizome, sphere helps to articulate the concept of interweaving private and communal spaces within communal housing projects as one of the parameters for intergenerational cohabitation. Inside intergenerational housing projects the attainments of the phenomenological concern for the essence of dwelling can be described as in symbiosis with the rhizomatic and spherical nature of multigenerational dwelling. In this way the paper develops an underlying vision that can be of use in the current debate on changing housing conditions in postmodern society. Additionally, with this vision the debate on multigenerational housing can transcend the current arguments for multigenerational housing, which are mostly of an economic 'housing market' and sociologic 'demographical statistics' nature. Keywords: Multigenerational – dwelling – phenomenology – complexity

Shrinking Suburbs and New Urban Development

How changing family norms are reshaping homes and households in urban Japan

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Social and economic rebuilding in postwar Japan was characterized by outstanding economic growth, urbanization and migration to the cities. Housing and economic policies served these processes with a focus on the provision of rental housing for workers and low interest loans for middle-class home buyers. Striving for one's own detached home in the suburbs became an important part of standardized life courses during a period of rapid economic growth. This was accompanied by extremely high marriage rates and stable education and labour structures. Recently, however, following prolonged economic stagnation and an era of policy restructuring, standardized life courses have started losing their hold. Changes in family

formation in Japan have not manifested in simple increases in divorce rates, unmarried couples living together or the number of children born outside of marriage, but rather by people not forming conjugal partnerships at all and very low fertility. Transformations have thus not only undermined multigenerational households, but also nuclear family units. The overall number of single households has been increasing sharply and is now close to fifty per cent in Tokyo. This paper explores changes in individual, household and family practices and how much they are reshaping Japanese cities, both socially and materially. Japanese modernity appears to be continuing down a specific pathway reflecting economic and demographic developments common to advanced societies as well as more particular sociocultural features and socio-spatial practices.

Keywords: Japan, Home, Households, Family Norms

Changes in housing purchase behavior and condominium market in central Tokyo

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Changes from suburbanization to population recovery in central Tokyo caused dramatic transformation of not only urban land use but also life style of people. People moved into central Tokyo to enjoy cultural lifestyle which central Tokyo can offer to residents.

Condominium supply contributed to the dramatic changes in central Tokyo Yabe 2003, Tomita 2004. This led to homeownership by small households such as single person, dual career couples, and elderly people. The diversity of the housing market in central Tokyo contributed to the residential segregation in the central area; the residential structure has been transformed since the late 1990s Miyazawa and Abe 2005. This study aims to show how condominiums market has changed since the late 1990s, and then examine the relationship between changes of housing market and diversification of household structures in Tokyo.

In order to clarify above-mentioned issues, first, we try to describe the growth of condominium market since the 1990s. In this part, the transition of

images on condominiums from temporary housing to important types of owner-occupation will be described. Second, we try to explain new housing preferences by recent homeowners. Finally, the features of the supply strategies of condominium developers, which reflect the diversification of household structures and increasing need for condominiums in the central Tokyo, are examined.

Keywords: condominiums, housing preferences, central Tokyo, homeownership

Aging problems of suburban neighborhoods in Tokyo

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Since the 1960s, suburban housing estates have developed because high housing prices caused a lack of affordable housing in the city centers. Detached houses in the suburbs have welcomed the increasingly large middle-class. Householders who did not own real properties in metropolitan areas and who moved from the countryside rushed to the suburbs, and suburbanization spread rapidly in Japan. Soaring land prices in the 1980s and the so-called myth of real property strengthened the preference for detached houses in suburbs. Since the late 1990s onwards, however, housing market has drastically changed in Tokyo.

Suburban housing estates have rapidly lost their appeal; whereas, potential homeowners are showing preferences for condominiums in city centers. Suburbanization was gone, and the city started to shrink due to changes in socioeconomic conditions, the housing market, and lifestyles. Now, suburban neighborhoods have become less popular as residential areas and are facing serious social problems, such as the aging of residents. The aging population phenomenon has also highlighted unique characteristics of the housing market in Japan. In Japan, people had strong preferences for newly-built houses. The used-housing market is weak in Japan as a whole. Therefore, once people have had purchased their houses, they tended to remain in the same house for decades. After a few decades, as the existing residents' age, the aging rate of a housing district naturally increases. This

study aims to examine how suburban neighborhoods have changed in Japanese metropolitan regions, and deal with conditions of vacant houses in suburbs.

Keywords: Aging problems, suburban neighborhoods, vacant houses, housing market

Urban Life in New Neighbourhoods

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Lack of urban life in many new towns can be a major challenge in the process of urban development. New towns are usually concentrated on physical elements, neglecting socio cultural aspects. Several factors can affect succeed or failure of new towns in the context of urban life. In this regard, mass housing production, as one of the initial stages of new towns developments, may have both positive and negative impacts. Positive impacts, perhaps, are economic efficiency and technical control. However, the lack of urban life in many mass housing projects can be a negative impact, causing failure in people attraction and lack of vitality. Iran has experienced a national policy regarding establishment of over 20 new towns in the last 25 years. Iranian experience shows various problems. In many new towns, it might be considered that enough land is supplied; efficient and sufficient infrastructure and public facilities are provided, such as educational, health, sports, green spaces, recreations and other social needs. Nevertheless, lack of urban life in new towns may be seen as the most important neglecting factor in planning and designing of these towns. This paper examines the issue of urban life in new towns, at the neighborhood scale, using Iranian experience.

Local Government does matter: How local taxation increases urban sprawl: the case Of Groane Regional Park

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The analysis of territorial phenomena usually bypasses the role of local political entities as crucial decision-makers and market regulators, focusing instead on the role of developers and housing preferences of home-buyers. In contrast, this article suggests that local administrative units are crucial agents in defining and shaping the processes of urban development at a larger scale. In this article It is argued that, when a given local government is allowed to subsist mainly on local taxation, a fiscal crisis of local government units is a determinant factor of urban growth, as each administration tries to fuel up urban expansion, in the hopes of boosting the local tax base. By employing a multi-method approach, we have ascertained that other characteristics traditionally associated with urban sprawling were not present in the area of Milan, so it has been identified as a least likely case to experience urban dispersion. In this context, we concentrate mainly on the Groane Regional Park. The aim of article is to re--focus on the local administrations as powerful agents that shape metropolitan scale urban development.

Keywords: fiscal crisis, local political entities, local taxation, urban sprawl

Urban Life at the Scale of New Neighbourhoods

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Lack of urban life in many newly developed neighborhoods can be a major challenge in the process of urban development. New neighborhoods projects

are usually concentrated on physical elements, neglecting socio cultural aspects. Several factors can affect succeed or failure of new neighborhoods in the context of urban life. The main purpose of this research is recognition of sustainability principles and criteria in human-constructed neighborhoods. It is an effort towards examining sustainable neighborhood development aspects, using two neighborhoods cases in Iran, one is a planned neighborhood in Tehran, namely Narmak, and the second is a neighborhood in a new town, Hashtgerd. In many new towns, it might be considered that enough land is supplied; sufficient infrastructure and public facilities are provided, such as educational, health, sports, green spaces, recreations and other social needs. Nevertheless, lack of urban life in many new towns may be seen as the most important neglecting factor in planning and designing of these towns. The findings show that urban planning strategies must be fully integrated into the community development process. A sustainable neighborhood plan should highlight the need to make it an inclusive community for all ages, and a place to live, work and play. Several principles and criteria can be considered in neighborhood scale, such as liveliness, identification, symbolization, diversity, accessibility and conveniences can be stated. Carrying capacity concept and its threshold is one of the most important factors affecting quality of life in the scales of a neighborhood.

Social Housing Organizations and the Crisis

Adapting to Crisis: Benefits of and Limits to Hybrid models of Housing and Community Investment

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Social housing organizations in several countries have developed increasingly hybrid models in which commercial and social goals are combined to deliver social and affordable housing and a range of community investment services Mullins et al 2012. A global economic crisis, a sustained recession, and public expenditure reductions have posed several significant challenges to these organizations.

Governments have encouraged the development of hybridity as a way of managing public expenditure reductions, taking housing and community investment 'off-balance sheet', transferring risk, and stimulating 'social innovation'. However, the opportunity to cross-subsidise housing and community investment from commercial surpluses and asset appreciation has been drastically reduced. Meanwhile, the need for social and affordable housing, and for interventions to tackle unemployment, poverty, debt, insecurity and exposure to 'loan sharks' among social housing tenants, has increased.

This presentation will assess responses by hybrid social housing providers to these multiple challenges to their business model and social purposes. It will draw upon ongoing work by the author on community investment in the English housing sector Mullins 2011 and review international evidence of organizational responses such as that provided by Delphi panel studies in the Netherlands and Australia Milligan et al 2012. These experiences will be used to assess the benefits of and limits to hybrid models of housing and community investment. In doing so, it will begin to address the underlying question of whether hybrid organizations outside of direct state control can provide long term solutions to what appears to be an increasingly 'permanent crisis'.

Keywords: social housing organizations, hybrid models

Community Development Corporations and the Cleveland Housing Network Response to the Foreclosure Crisis

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Created in 1981, the Cleveland Ohio Housing Network CHN has been cited as a model for a local community development intermediary. It began as a collaborative of six community development corporations CDCs and currently represents 19 CDCs which provide affordable housing to low- and moderate-income residents. Through 2011, CHN and its member CDCs developed 5,181 housing units, both newly constructed and rehabilitated. Beginning in 1987, CHN pioneered a lease-purchase program; low-income tenants can become homeowners after 15 years, with supporting social

services through CHN. As of 2011, 2,175 tenant household have achieved homeownership.

Despite these successes, CHN's ability to provide affordable housing was deeply affected by the mortgage foreclosure and housing abandonment crisis that has affected the area for more than a decade. More than 60,000 homeowners have lost their homes through foreclosure, either because of predatory lending practices or financial problems e.g., job loss. Currently, the city of Cleveland has about 16,000 vacant, abandoned homes. Due to the blighted condition of many of these buildings, many have been demolished by the city or by a countywide land bank. Deteriorated conditions in many many neighborhoods, along with tighter lending standards, have brought CHN housing development programs to a virtual halt.

Keywords: foreclosure; redevelopment; community development corporations

Reforming Housing Finance Systems to Deliver Investment Where Needed – Intermediaries, Instruments and Working Illustrations

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To varying degrees and employing different strategies, governments have tended to withdraw from direct funding and provision of social housing. Non-profit housing providers remain, and some have absorbed and adapted formerly public provider roles. In Australia, despite their small and emerging status, non-profit organisations are expected to play a key role in social rental provision for low income tenants. However, large scale lower cost institutional investment has eluded them, despite a national tax credit scheme, limited stock transfers and variable public grants.

This presentation will review recently published and ongoing research examining how housing finance systems can be reformed to channel investment towards needed housing outcomes and reduce market volatility. Drawing on international and local experiences, a suite of housing supply bonds has been proposed for Australian conditions, matching the tax regime and yield requirements of public, private, retail and wholesale investors, in

order to channel larger volume and lower cost funds towards the non-profit sector Lawson et al, 2012. The presentation will also report on progress towards an appropriate social housing guarantee for Australian conditions Lawson et al, 2013, again drawing on international experience. The work is supported by the Australian Housing and Urban Research Institute.

Keywords: non-profit landlords; institutional investment; housing supply bonds; guarantee

Dutch social housing model at a critical juncture

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The social housing sector in the Netherlands is large--almost one-third of the housing market—and financially independent. The sector functions as a revolving fund without any subsidies from the government. The sector has played an important role in providing affordable housing, in housing production, and in creating mixed neighbourhoods. It has functioned as what Kemeny 1995 calls a unitary rental market.

Currently, the Dutch housing market is seriously hit by the Global Financial Crisis. The crisis has led to stagnation of the owner-occupied market and an increasing demand for rental dwellings. This could have implied a key role for housing associations in solving the problems of the crisis: addressing the increased need for rental housing. However, the new Dutch government chose to reform social housing and to put a new tax on housing associations. This new tax contributes to the housing market crises, since housing associations are severely reducing their production and are not able to address the increased need. Apart from the new tax, there also are reduced opportunities for cross-subsidization.

The Dutch social housing model is under discussion. The new government emphasizes market rents, a focus on the lowest income groups, and an important role for local governments. However, there is no clear vision about how these should be combined. This presentation will describe recent

developments and elaborate on possible future options for the Dutch housing sector, in the context of a housing market in crisis.

Keywords: social housing; the Netherlands; unitary model; housing market crisis

Deliberate Social Mix in Residential Areas

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Many polices, in a variety of countries, have attempted to influence residential patterns, in order to reduce segregation among various racial, ethnic, and low-income groups. Thus, many affordable housing policies, including plans for new social housing and regeneration of old social housing, have been accompanied by pro-social-mix plans. Social mix is differently defined in different countries: in Britain it is usually understood in terms of 'tenure mix;' in the US – in terms of 'mixed income;' and in Israel it used to be 'ethnic mix,' while more recently the term is 'size-of-apartment mix.'

Focusing on experiences in several countries, this presentation will discuss:

- The rationale of the social mix policy;
- Some discouraging findings from socially mixed housing projects; and
- Two evidencebased lessons regarding deliberate social mix of residential areas, one 'to do' and one 'not to do,' that may be useful to social housing organizations and to housing authorities.

Keywords: affordable housing; social housing; mixed-income housing; mixed-tenure housing; evidence-based practice

Social Housing Policies

Contextualizing the Discourse on Opportunity within U.S. Low-Income Mobility Policy

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This paper examines the discourse on the concept of opportunity as it relates to low-income housing policy within the United States. Amidst multiple mobility-driven Federal housing demonstration programs, and a shift towards tenant-based housing assistance, residential mobility and the notion of opportunity have become conflated. This paper examines scholarly, programmatic, and public discourse on the concept of opportunity within Housing Choice Voucher Program, which is currently the largest low-income housing program in the United States. This paper contends that as the program has evolved, so too has the notion of opportunity, particularly as the residential mobility component of the program has been leveraged to accomplish multiple social and political projects. What does the notion of “moving to opportunity” mean in the wake of political projects including public housing transformation, poverty deconcentration, and neighborhood renewal policy? This paper finds that rhetoric opportunity within the program has become fragmented and leveraged in ways that transcend the initial intent of the concept in regards to low-income mobility policy. I examine this fragmentation and question whether the opportunity concept can or should be reconciled, particularly in light of recent program evaluations that question the types of opportunity that the program has been able to provide. Findings from this work are particularly relevant to housing scholars, policymakers, and program evaluators.

Changes in the welfare state, local housing policy and the role of housing associations: The case of Amsterdam

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In several European countries, the restructuring of the welfare state led to a rapid decline of the social-rented housing sector and a change from a broadly accessible system to a means-tested system. The Dutch social-rented housing sector has always been intended to serve a broad segment of the population. Roughly one third of the Dutch housing stock is social housing. The vast majority of social-rented housing in the Netherlands is owned by independent housing associations HAs. In the large cities the percentage of social housing is even higher. Middle income groups also inhabit social housing. In the city of Amsterdam 47 percent of the housing stock is owned by the HAs. Accessibility of the city for all income groups has always been an important policy goal. However we seem to be in a new era now as a result of the economic crisis, continuous restructuring of the welfare state and new European guidelines.

In the paper we will distinguish three periods marked by regime shifts:

1. Before 1989, subsidized social housing
2. 1989 - 2009 housing associations as revolving fund, financial independency, increasing responsibilities, differentiation of the housing stock
3. after 2009 - crisis and policy change, HAs in turmoil

As a result of the economic crisis the HAs are faced with financial problems. In addition as a result of new European guidelines the 'target group' of social housing is limited to households earning less than € 34.000 per year. Social housing in The Netherlands will become more 'means tested' after all. In the meantime the new national government of conservatives and social-democrats proposes a tax on Housing Associations increasing to € 2 billion per year in 2017.

Keywords: Housing Policy, Social Housing, Housing Associations, Amsterdam

The End of US Public Housing As We Knew It

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US public housing policy changed significantly in the 1990s in order to transform primarily high-rise developments into low density mixed-income communities. While the goal of better quality housing for low-income people is good, the means to this end has raised concerns about the future of public housing in the US. To date, about 20 percent of the stock has been demolished and not replaced. In cities like Baltimore, Philadelphia, Seattle, Cleveland, Los Angeles, New Orleans, Pittsburgh, New York and Chicago, the redevelopment of much of the public housing has been completed with some form of mixed finance where the private sector developer then owns the development and leases back units to the public housing authority with a guarantee of 40 years affordability in exchange for rent subsidy. This change in policy has had significant effects on cities but importantly on the extremely low income families who lived in public housing, many who have not returned to reap the benefits. This paper examines the outcomes from the past 15 years, focusing on demolition and redevelopment, which has not only produced fewer public housing units overall but, more importantly, entangled public housing in the market crisis. Now the same speculative hands that it was supposed to be protected from when first conceived drive its development. Examples from Chicago illustrate this point.

Keywords: public housing, mixed income, mixed finance, Chicago

Determinants of Municipal Support for Affordable Housing

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The research draws on theories of urban politics theory to test hypotheses about the housing policy-making process in U.S. cities. The primary research question is: "Why does support for affordable housing vary across cities?" The research parses out the effect AOs have on city affordable housing policy decisions with the following central hypothesis: "As local

affordable housing advocacy organizations' capacity increases, cities are more likely to budget resources for affordable housing." This hypothesis will be tested using a synthetic model that accounts for competing explanations of city budget decisions for affordable housing. Data will be collected through an online survey of housing staff in all U.S. cities with a population of 100,000 or more N=275 combined with data from secondary sources.

The results from this research will have theoretical and practical implications. I propose a broader theoretical understanding of what accounts for the variation in affordable housing support across cities. The research improves our understanding of the multiple actors that contribute to shape affordable housing policy decisions. The results will also be directly translatable to stakeholders involved in the production and consumption of affordable housing i.e., policy makers, AO leaders, and people in need of affordable housing. Understanding the dynamics of public decision making, and particularly the actions and influence of AOs on city decisions about affordable housing, provides knowledge that can be used by burgeoning AOs and social movements to strengthen their efforts in support of affordable housing.

Keywords: affordable housing, municipal budgeting, advocacy organizations, housing policy

Through a Local Lens: Comparative Analysis of Local Interpretations and Adaptations of National Public Housing Policies in Chicago and Glasgow

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Using comparative case studies of Chicago in the US and Glasgow in the UK this paper explores the implementation and adaptation of HOPE VI and stock transfer by local actors. Interviews, media and plan analysis and literature are used to explore how and to what extent local priorities are reflected in the implementation of these two programs. This meso-level analysis is important for understanding why the goals of policy makers are or are not being met and how certain specific outcomes arise as well as the role of local political-economy in shaping key social housing programs. It contrasts with the existing research on social housing policies in the US and

UK which has largely been macro-level analyses of a program as an evolution of overall national housing policy or micro-level examinations of specific outcomes of a policy in a particular location.

This research illustrates that, despite obvious differences between the two cases, local interpretation and adaptation was pivotal to operation and outcomes. In both cases, a national level program was configured to reflect previous successes and priorities. This research contributes to understanding of the implementation of national housing policies as well as furthering knowledge of the nature of HOPE VI in Chicago and stock transfer in Glasgow. It has implications for the design, application and assessment of new housing policies as well as issues associated with the rescaling of the state and the respective roles of national and local government in shaping outcomes.

Keywords: social housing, HOPE VI, stock transfer, implementation

Sustainable Housing and the Urban Poor I & II

Accelerating Land delivery system for the urban poor in Egypt: A Community Driven Process

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In Egypt, with the beginning of 2006, the General Organization for Physical Planning (GOPP) in collaboration with UN-HABITAT introduced a participatory approach for setting up the General Strategic Urban Plan (GSUP) for the city of Kotor. Within the scope of the GSUP, a new Hayze (boundary) with an area of 482.8 feddan for the city of Kotor, has been drawn up, adding 151.4 feddan to the city's current built-up area, in order to meet the future requirements of its citizens until the year 2027. The process of the Detailed Plan for New Extension Areas (DPNEA) of the city of Kotor, as a main outcome of the GSUP, is critically reviewed to test whether it anticipates to be implemented on the ground for preparing concrete Action

Plans (i.e. facilitating land delivery system for the urban poor, land subdivision, and tenure security). This paper examines two arguments, firstly, it explores the process of the DPNEA of the city of Kotor and improves the understanding of community driven process in facilitating land delivery system. Secondly, it shows how the conditions of the DPNEA can be formulated at the local level with 'technical enablement' that facilitates land delivery system for the urban poor. Understanding the built environment of the new extension areas to the city boundary would enable state and housing professionals to integrate informal housing development within formal planning zones. It concludes that community driven process in the DPNEA should be enriched to promote development and alleviate poverty, and the role of the government should be changed from lock-in into lock-out the citizens' resources to accelerate housing development.

Key words: new extension areas, land delivery system, informal housing, the urban poor.

When home is elsewhere: Housing policy challenges in the context of transit migration in Ghana and South Africa

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In the last years the relevance of temporary or transient forms of migration was corroborated for many African countries. Oftentimes, transit migration is related to urban migrants' subsisting linkages to their areas of origin. On the one hand, these may be driven by economic or political constraints: For instance in South Africa, until well into the 1980s the Apartheid regime forcibly imposed a seasonal migration system by forestalling the settlement of mine workers (of mostly rural origin) in urban areas. On the other hand, migrants' linkages may be related to opportunities for income accumulation or perceptions of socio-cultural belonging: In Ghana, cultural ties to ancestral lands as much as economic motivations have provided fertile grounds for transitional urban stays.

Based on a current research and field studies, this paper examines the consequences of transit migration for the urban housing market and policies in Ghana and South Africa. While in Ghana governmental housing hardly

considers the urban poor, in South Africa a massive housing subsidy system through the post-Apartheid's Reconstruction and Development Programme, RDP, explicitly targets the lowest income population. Notwithstanding this important difference, neither country explicitly addresses transitory housing requirements related to rural-urban and intra-urban mobility. These are primarily provided for informally, e.g. through the out-rental of backyard shacks, house-sharing or peri-urban caretaking and through the establishment of new informal settlements. While thus the informal sector offers instances of a housing ladder for (transit) migrants a sustainable and poor-led growth also requires urban governments to enhance options in this sector.

Key words: Transit migration, housing policies, Ghana, South Africa

Informal Development in Low-income Communities: Housing Conditions and Self-help Strategies in Informal Subdivisions in Texas

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Based on revised definitions of what is considered “urban” this paper looks at the important peri-urban phenomena of self-help and self-managed low-income housing. Within U.S. cities, many low-income residents make use of peri-urban lands to secure owner-occupied housing that is otherwise unavailable to them within high-value metropolitan areas. As yet, little systematic research investigates how low-income populations attempt to participate in homeownership through self-built and self-managed housing in the urban periphery in the United States. Although these alternative community forms are increasingly being uncovered, housing conditions and needs within peri-urban, informally developed areas are little studied and largely unknown. The data analyzed in this paper were collected through a two-part mail and in-person survey on behalf of some 630 households in two low-income self-help settlements in central Texas. Using the findings of this original survey, this paper seeks to document and analyze housing conditions and needs for the growing number of people that live in such communities where do-it-yourself housing practices are more common. Through an analysis of survey results we prioritize areas of intervention that suggest future policy directions for informal housing initiatives. Specifically

we identify lines of action related to 1 self-help home construction, 2 sustainable upgrades such as weatherization and other cost/labor-effective interventions, and 3 links between chronic illness and poor dwelling conditions.

Keywords: informal housing, self-help, sustainable upgrading, peri-urban housing

A study on affordable housing types for urban housing blocks in declined cities

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There is a growing tendency within old towns to analyze spatial characteristics to initiate various sustainable development programs to make high-quality small-medium local cities. Professional research institutions in Korea are looking for new guidance into making housing regeneration policies and for trying to merge different functions in South Korea.

A variety of affordable housing types have been attempted to be developed for urban housing regeneration. Particularly, Government and Local Government have been making new alternatives such as 'the Small-Block type Housing', 'Happy House', 'Human Town in Seoul' and 'Housing for Urban Life style policies' through building codes and municipal ordinances in Seoul. The purpose of this study will suggest the small-sized affordable housing types for declined residential blocks in urban. This should increase the rate of the resettlement of existing residents. First, the conditions and limitations of the Planning Act, and building codes and systems are analyzed. Secondly, Korea's legal affordable housing types are investigated and analyzed. Finally, the temporary housing for the low-income groups are analyzed to derive the characteristics of the plan, for example, the container housing types and studio-type housing, such as 'Onerooms', 'Gosiwon', and 'Offistels'. The subjects are unit types less than 60m² for 1-2 households in the declined city and the metropolitan area. As a result, this study will suggest housing types for the urban poor and methods of unit planning for affordable housing. It will bring more sustainable communities for residents.

Keywords : affordable housing, social housing, regeneration, urban poor, declined residential blocks

Affordable housing for the urban poor in developing countries and the options for sustainable house construction

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Because populations in many developing countries are growing, and growth will be concentrated mainly in cities, it is apparent that solving housing shortages, cannot be done without focusing on affordable and sustainable low-cost housing. The limited access to affordable housing is a difficulty for millions. Consequently, many households chose for incremental self-construction; herewith sustainability does not have the highest priority. Main question is whether 'affordable housing for the urban poor' and the 'need for sustainable housing and urban development' can be combined. Transference of knowledge to (self)builders is a key factor herewith, and so is the role of assisted self-help housing. It is argued in this paper that simple sustainable measures for low-cost housing and applications are achievable. Housing products can be: shelters, small houses, starter- or core houses, or apartments in high-rise. When sustainable applications are added to the house, it has positive consequences: e.g.: thermal insulation of houses lowers costs of heating in cold climates, and lowers costs of cooling in the tropics and is convenient to residents. Measures concerning physical planning of neighbourhoods (e.g. 'density' is an item), infrastructures and utilities are important too. Actions within the house are of importance and so are measures concerning the orientation of houses. Affordability is a matter of construction costs, and maintenance cost after completion. Applications that lead to more internal comfort and quality of houses in developing countries are described in this paper. Furthermore: use of sustainable building materials, and adequate urban planning are preconditions for sustainable housing.

Keywords: affordable housing, sustainable housing, low-cost housing, sustainable applications.

Slum Dwellers' Living Conditions and Upgrading Strategies in Kandy, Sri Lanka

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Housing is the foundation of life, which brings a settled life with education and health care. Housing as commercial goods has the characteristic of being produced and supplied according to preferences and being traded by price, on the other hand, housing is also can be seen as social goods because it forms a minimum unit as a community. Housing conditions are very serious in developing countries along with poverty. Slums in which half of the world population is living have comprehensive problems contrary to the basic functions for housing.

The purposes of study are: First, this study tried to analyze living conditions of slum dwellers in Kandy, Sri Lanka. Slums are not homogeneous, but most of slum dwellers are living in poverty and poor living conditions. Second, this study tried to analyze the process of slumisation in research area. Slums outbreak by various reasons and it has own context. Third, this study tried to find upgrading strategies for two slum villages.

This study is based on both qualitative and quantitative research methodologies. I had lived in Kandy in Sri Lanka for 24 months, talked with slum dwellers and observe their lives seriously. The resources of this study have been accumulated during two years. The major research of this study includes (1) Comparative studies on housing and community layout of two villages, (2) Housing satisfaction surveys of Kandy citizens and slum dwellers, (3) Policy and detailed program recommendations for two villages. They are short term housing conversion, and assisted self-help housing.

Key words: Slum, housing satisfaction, self-help housing, slum layout

Assessing Ten Years of Informal Self-Help Home Improvements in Texas Colonias

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This paper builds upon an earlier (2002) natural experiment survey to gauge of the impact of a title regularization program in ten colonias in Rio Grande City, Texas. In 2011 the research team returned to those same low-income households and oversampled more than half of them in order to compare findings from the two time horizon findings and assess: the extent of housing improvement; levels of overcrowding and access to home amenities; the methods of financing for home improvement and extension; the knowledge and use of sustainable (“green”) applications; and the ways in which the self-help and self-managed dwelling environment is adapted to the family and household dynamics over the life course. Significant improvements and investments are observed totaling an average of almost \$9,000, mostly financed out of income and savings, although there is an increasing trend to seek loans from the formal market. Most owners have occupied their homes for twenty years or more and the paper speculates about how these relatively valuable housing assets will be transferred post mortem to future generations in a context where most owners will die without a will. Innovative use of an “interesting” case study methodology provides for a more full understanding about how self-help housing processes provide for flexibility of economic, architectonic, and lot organization as families adjust to evolving household structures over time, albeit with considerable hardship and social costs.

Key words: Self-help; upgrading; colonias; sustainability

Social housing environment and fight against shanty towns in Morocco

Rachid El Ansari

Morocco

Following the example of developing countries, Morocco knows a process of fast urbanization. Of hardly 7 in 8 % at the beginning of the twentieth century, the part of the urban population in the total population passed in 29.3 % in 1960 then in 55.1 % in 2004. In absolute figures, the urban population was

multiplied by 35 in century passing as 450 000 inhabitants by 1900 in 15.8 millions in 2000. On the horizon 2030, it is planned that the urban population reaches (affects) about 27 million inhabitants, bringing the rate of urbanization to 70 % of the total population. The sector of the housing environment knows a deficit in housing of 840 000 units, with a high demand which is of the order of 170 000 housing a year. The unhealthy housing environment takes several forms: not statutory housing environment, threatening housing environment ruins and shanty towns. The Moroccan State threw (launched) in 2004 a national program of reduction of shanty towns, based on the contractualization with the partners and the adaptation of the interventions according to the local specificities (restructuring, rehousing and recasement). It allowed to reduce the demographic weight of the households (houseworks) living in the shanty towns from 8.2 % to 3.9 % between 2004 and 2010, and the statement (declaration) of 45 cities without shanty towns with the improvement of the living conditions of more than a million inhabitants.

This article suggests presenting the difficulties met for the realization of this program, and the reserved teachings of the Moroccan experience regarding fight (wrestling) against the unhealthy housing environment.

Keywords: Morocco, urbanization, social housing environment, fights against shanty towns.

Affordable Housing in Ahmedabad

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The estimated housing shortage in India in 2012 was 18.78 million units. 88% of this shortage pertains to households with annual incomes of about Rs100,000 and another 11% for those with annual incomes of less than Rs200,000. Government of India has played a supporting role for housing for the poor through special programmes, targeted subsidy, and creation of an enabling environment for private sector initiatives. Post 1990, several reforms were introduced, and there was a gradual shift in the role of the Government from a 'provider' to a 'facilitator'. The facilitating approach aims at fostering strong public-private partnerships with the provision of

appropriate incentives to the private sector, promotion of housing finance institutions, propagation of alternate building materials and technologies and extension of support to NGOs, CBOs, cooperatives and the private sector.

In this context, Ahmedabad - the largest city of Gujarat, which is amongst an early centre for low income housing projects, offers an interesting perspective on affordable housing. The private developers have reduced the number of 2 room units in their schemes because of the higher demand and bookings for one-room units, while housing finance institutions have come-up with new products and have identified alternative means for getting income proofs etc. The affordable housing initiatives in Ahmedabad provide an interesting perspective on how the 'facilitative approach' of the Government and the strategies, processes and tools that private developers have introduced are contributing to the increase in affordable housing.

Keywords: Affordability, Partnerships, Finance, Private-developers

A View from Below: What SDI has learnt from its Urban Poor Fund International

Sheela Patel, Joel Bolnick, Diana Mitlin & Nico Kiezer
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The poor in cities inevitably build and protect their homes against evictions because cities are planned to absorb their labour but never to accommodate their need to have homes neighbourhoods and identity. Cities remain hostile to the requirements of habitat of the poor demonstrated by their inability to design and plan land use or address their needs and accommodate their lives in city development. The informality that envelopes their habitat and livelihood produces a ceiling of what they can do, what they can access educationally, financially and in home improvements.

Yet in habitat terms, formal institutional arrangements assume that by just lowering the bar of what to lend and assuming the market can fulfill these needs have continued to ignore what the practices of the poor are saying about how improvements can come incrementally. SDI (Slum/Shack Dwellers International) seeks to build on what the poor know, do and facilitate their leadership to articulate these processes through dialogue and negotiations with professionals and practitioners in development linked to

cities at local national and international level. Through the experiences of UPFI its financing instrument, this paper will explore the range of possibilities that SDI affiliates in different countries have been undertaking, based on a combination of national policies space for exploration of alternatives and capacity of local organisations to negotiate and dialogue for change.

This paper seeks to remind the development community that unless solutions are co produced with the poor at scale, the MDG focus for secure habitat in an urbanised worl will continue to be denied to 50% of the residents of cities.

The Development and Redevelopment of Social Housing: A Comparative Perspective

Implementing New Urbanism and Income Mixing Strategies in Redeveloped Public Housing: A Conceptual Framework

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Abstract: The HOPE VI Program married subsidy policies with new urbanist design principles to guide the development of mixed income, mixed density communities. Attention has focused on the most successful cases where goals and outcomes aligned, however, evaluations of the level and scope of income and density mix across the United States finds that many mixed-income developments did not meet program expectations. I argue the reason for differences in outcomes in HOPE VI developments, is that initial ambitious plans for social and physical mixing changed during the implementation process. Changes in the level of commitment to social and physical mixing, by actors involved in the implementation process, have therefore impacted program outcomes.

Based on HOPE VI Program theory, this research seeks to understand how differences in implementation contribute to differences in outcome for HOPE VI developments. My research asks, "How much and how well do actor

decisions fit new urbanism norms and expectations?" To answer this question, this paper outlines a conceptual framework to study how stakeholders worked to accomplish the design and income mix across the implementation process for three planning efforts in Chicago, each representing a different degree of program outcome success: high, moderate, and low. I will pay attention to four key factors as I define critical decision points of the implementation process for each: consensus among stakeholders, financing, the condition of the local housing market, and political support. I will also consider the impact of each factor during critical decision points at each phase of development. This research will contribute to the policy literature and aims to provide valuable insight into whether a commitment to new urbanism contributes to program outcomes.

At the Margins of the Housing Market Crisis: Palermo's ZEN and the Hermeneutics of Place and People

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The ZEN, a project on the outskirts of Palermo whose model was on one hand exhibited in 1994 at the Guggenheim Museum, as a testament to Italian quality of design, has become on the other hand, a quintessential example of the failure of Italian public housing. Inscribed in Palermo's post-war urban history through its chronic illegal occupation, it has been at the centre of multiple projects of renewal that targeted Gregotti's buildings and its residents alike. At the margin of the housing market crisis, and the current dismissal of public interventions, the neighbourhood has been the epitome of an endemic structural local housing crisis. It is a paradigmatic case where it is possible to recognize via social policy analysis, urban renewal planning, and media communication how social institutional apparatus builds this space and strives to take into account the agency of its poor residents. Their bonds to the built environment and their forms of life reveal the limits of cultivated hermeneutics from urban professionals that fail to recognize autonomy and performative competence in meaningful spatial terms. At the centre of their hermeneutics of "place and people" there is a blindness to residents' agency. An epistemological reconceptualization of spatial practices is needed, one that recognizes that the first "renovators" are the

residents themselves, even though their interventions happen in an inchoate way, and are limited and fragmented. The case of ZEN foregrounds the impotence of architects and planners as well as that of policy makers and social workers to understand the social and spatial world of their recipients. Beyond individual good intentions, this impotence is worthy of analysis. What is the place of the poor resident in the epistemological structure built by urban planners and policy makers?

Keywords: Hermeneutics of place and people, public housing renewal, residents' agency, housing as form of life

The Battle over the Märkisches Viertel in West Berlin

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The Märkisches Viertel in West Berlin is a tower block estate that was built 1963- 1974 for 30,000 inhabitants. It was the most conspicuous results of Germany's short-lived love-match between architecture and social policy, and at the same time the most debated. The designers Georg Heinrichs, Oswald Mathias Ungers, Shadrach Woods, René Gagès, Chen-Kuen Lee and others belonged to the international architectural elite of the time and were at first widely commended. In 1968, the project's reputation changed from glory to shame over the course of only one year, sparked by a student exhibit at Berlin Technical University. This paper will show how a showcase development of the West German welfare state became a symbolic battleground in the struggle over the values of the modern city. It will also show that these debates had surprisingly little to do with the actual buildings, much more with the urban situation, and a lot with long-lasting cultural dispositions.

Keywords: Märkisches Viertel, West Berlin, urban renewal, social housing, modern architecture

Developing and Redeveloping Chicago's Cabrini-Green: From the "Little Hell" Slum to "Park Side of Old Town"

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In 1929 Harvey Zorbaugh's sociological treatise famously depicted Chicago's Near North Side as divided into The Gold Coast and the Slum. Chicago's Cabrini-Green public housing development, built in several stages between the early 1940s and the early 1960s replaced that slum in a double sense. Initially, the projects served as a clean and modern alternative to the horrific conditions of the "Little Hell" slum; but subsequently, after a protracted period of decline, Cabrini-Green itself came to symbolize the slum it was meant to cure. By the 1990s, therefore, city officials and local developers initiated a second cycle of renewal, as gentrification processes finally began to erase the harsh distinction between 'Slum' and 'Gold Coast,' even as low-income residents struggled to find a place for themselves in a transforming new urban order. This paper examines the fate of Cabrini-Green under HUD's HOPE VI program of public housing clearance and its highly contested redevelopment as part of the Chicago Housing Authority's larger Plan for Transformation. After twenty years of redevelopment proposals and protracted litigation, Starbucksfringed mixed-income communities such as North Town Village and Park Side of Old Town have gradually supplanted Cabrini. The paper assesses how the "success" of redevelopment has been measured, and how it has treated low-income residents. The paper compares the language used by housing authorities to describe the new and modern housing that was constructed to replace the mid-century slums with the marketing efforts now deployed to extol the new and anti-modern mixed-income communities of fin-de-siècle transformations under the HOPE VI program.

Keywords: Public housing, HOPE VI, gentrification, measurement of "success"

Construction of Narratives in the Development and Redevelopment of Public Housing in France: the case of La Courneuve

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Architects like to repeat that it is necessary to know the history of a place before proposing its transformation. However, this posture doesn't necessarily engage into critically thinking about the ways in which we reconstruct the past, and therefore account for the different scales, perspectives, and diverse perceptions that contribute to the making of a place and its history. What kind of stories do designers and politicians use to "make a project"? Are these narratives instrumentalized or, in turn, do they affect the interaction between the making of homes, housing policy, and markets? I will address these issues by examining the forms of history, and their inclusion in the process of construction, demolition, and renovation of a public housing estate north of Paris, the "Cité des 4000" in La Courneuve. The material presented is drawn from a research project entitled "Re-enchanting La Courneuve" in which architects and anthropologists of the LAA conducted interviews with residents, architects, and policy makers involved in the transformation of this neighbourhood over the past fifty years. The temporal structures that emerged from the consultation of these interviews and the assembled drawings, plans, newspaper articles, and media documents led to the following questions: how does the preference given to specific time spans participate to a process of temporal, as well as spatial, exclusion? What kind of interaction is created between a historiography of the suburbs, and the process of constant rebuilding and requalification of these territories? To what extent do these narratives contribute to widening the gap between the way the residents inhabit a space, and the public housing market?

Keywords: Temporal Structures, Forms of History, Public Housing Redevelopment, French Postwar Urban Planning

Urban Housing Markets and Planning Policy

Finance at Home: The Geopolitics of Changing Urban-Architectural Forms

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Scholarly research into the distinctly urban dynamics of the global economic crisis has pinpointed the influence of changing technologies and practices in mortgage finance in North America and the European Union. This study expands upon previous contributions by investigating the changing urban and architectural forms wrought by real estate financialization from a comparative North/South perspective. Taking the case of Tangier, Morocco, this study examines the southern Spanish housing industry's impact on urban development patterns in northern Morocco. Since 2004, real estate construction in the Tangier region has grown nearly 30 percent per year. However, these homes depart significantly from the city's long-standing urban and architectural typologies, which reflect established local cultural norms and practices. Instead, large-scale, Western-style housing projects are emerging throughout Tangier that unevenly exploit the region's geography to attract and maximize real estate investment from both Morocco and Western Europe. The projects are made possible by the confluence of national Moroccan socio-economic development policies, local modernized planning ordinances, and are financed by over-accumulated capital originating from the Spanish real estate market in crisis. Seizing lucrative fiscal incentives and cheap labor costs in the region, Spanish companies have found a new terrain to productively redeploy capital and reshape the Moroccan city in its image. The whittling away of residential alternatives under the prevalence of financialized urban development renders the city's social and cultural fabric increasingly insecure for the city's wider populace.

Keywords: crisis, comparative context, finance, political economy

Housing Policies and Urban Housing markets in Nigeria: Is there a link in Nigerian Urban Centre?

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Abstract: Extant literature in Nigeria reveals that analyses of urban housing markets shows a growing concern for policy and regulatory issues but lacks a robust framework capable of showing how housing markets functions, the major policy and regulatory constraints that affect efficient operation of the market. This paper examine the links between housing policy and urban housing markets dynamics in context of developing world drawing from the housing market situation in selected urban centres in Ondo state of Nigeria. The paper discusses housing policies that have been introduced in Nigeria and it consequences on the operations of housing markets in the study area.

The data utilized were derived from the study of housing situations in the selected urban centre. Thus, questionnaire were administered on selected households head and key officials of major agencies and organisations including government departments involved in housing provision and development in the area. The study revealed that housing policies introduced over the years has had little impact on housing production and by implication urban housing markets in the study cities.

Keywords: urban housing markets, housing policy, housing market dynamics, housing production.

Rezoning of Residential Areas as a Strategy for Increasing Housing Supply In Metropolitan Lagos, Nigeria

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Zoning is a technique through which physical development plans segregate parcels of land into specific uses such as residential, industrial, commercial,

educational, recreational amongst others. As cities grow, some of the existing areas outlive their usefulness and therefore a new plan is required to introduce factors that will replenish such city to fit into current needs of the city dwellers. Zoning allows for amendment of existing plan to suit current and future socio-economic needs. It is in respect to this new need that this study investigates the potential of rezoning some existing residential areas in Metropolitan Lagos with the aim of making them to supply more housing units at accessible locations within the city. A total of 215 residential neighborhoods were identified in Metropolitan Lagos, which the study classified into high, medium and low density areas. The study sampled the views of residents in selected 47 residential areas selected through stratified random sampling. The study sampled the views of residents on the convenience of their places of residence in relation to other land uses. It was discovered that while those residing in the inner city and old neighborhoods complained less about the proximity of other land uses to them, those in the urban periphery and fringe complained of severe inconveniences to economic resources used daily on journey to work, residential places and commercial centres. The study also discovered that many inner-city residential areas, such as Ebute-Metta, Surulere, Obalende, some parts of Ikeja, Akoka and Oshodi are built-up with high land use coverage per plot but with relatively low population densities. The study recommends that these areas should be rezoned to accommodate more housing units. This could be achieved through allowing more storey-heights and family units. Aside from advantages of bringing families nearer to other essential urban land uses, it will bring economic gains to landlords and housing property developers. It will also eliminate the problem of access to appropriate land for housing and title to land, which are serious constraints to housing supply in Lagos. For more meaningful success to be achieved, the private sector housing developers and financial institutions should be encouraged to liaise with families whose residential properties are in these areas. This will lead to efficiency, quality of construction, timely delivery of housing units and sound post-construction property management.

Keywords: land use, urban, economy, density, neighborhood, zoning

The Role of Themed Environments in the Construction of Urban Marginalization

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This paper aims to investigate the role of themed residential environments in the urban marginalization process of vulnerable populations. Specifically focusing on research collected on the British Thames Town village of Songjiang New Town Shanghai. Thematic built environments representing the otherness have prospered worldwide, offering place-full alternatives to contemporary city anonymity. A lively literary debate regarding this phenomenon shifted the concept of authenticity toward a relativist approach. I hypothesize that relative authenticity allows themed environments embedded in both housing markets and commodization practices become an urban marginalization tool. The unprecedented Chinese urban development makes either commercial or residential themed environments both relevant heterotopias and strong case studies of the phenomenon. This paper focuses on residential themed settlements every day uses including a review of the literature and field research. Surveys on diverse social groups related to Thames Town Shanghai demonstrate how wealthy users pursue thematic environments as deliberately consumed “living scenes” while low income workers are implicitly left out the community in spite of their essential role in its function. The paper concludes by assuming that relative authenticity of thematic environments becomes the ultimate tool of implicit marginalization in contemporary urban clustering.

Keywords: Authenticity, simulation, themed environments, urban marginalization

Management Pattern Based on Users Participation Toward the Condition of Physical Environment and Building Qualities In Low Cost Flat

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Urbanization, limited space and land, incapacibilities of low income society, and other problems in the city caused the emerging of slum settlements in the cities. One of the alternatives to rejuvenate these settlements is by developing flats. But in reality, this development has changed the face of city slums horizontally as well as vertically. The problems of building and environment management by government lead to the decreasing of physical environment qualities. Based on observation, the management done by third party (private sectors) showed better physical environment qualities. This research objective is to evaluate the best management practice in two different flats to find the way to preserve their physical environment qualities. From the evaluation results, it could be seen which factors caused the degradation of physical environment qualities, especially from the management system point of view. In this research, evaluation will be done toward management process and products in both of the flats, and it is hoped that the results from this research could be used for improving an optimal management concept. Management aspect is explored through inhabitant aspect, physical utilization aspect (including outdoor design, mechanical and electrical, housekeeping, interior design and building architecture), administration and financial aspect, organization and social utilization aspects. The optimalization and influence of these aspects will be analyzed toward physical environment and building qualities of the modest flats as the living quarter for low income society.

Key words: management, optimalization, inhabitant role, and physical qualities.

Conference Attendees

A

Aalbers, Manuel, *University of Leuven, Belgium*

Aitken, Dominic, *Sheffield Hallam University, UK*

Amílcar, Anselmo, *University of Lisbon, Portugal*

Anacker, Katrin B., *George Mason University, USA*

André, Stéfanie, *Tilburg University, Netherlands*

Anselmi, Guido, *Bicocca University Milan, USA*

Aragão, Thêmis, *Brazil*

Aribigbola, Afolabi, *Adekunle Ajasin University, Nigeria*

Arundel, Rowan, *University of Amsterdam, Netherlands*

Atkinson-Palombo, Carol, *University of Connecticut, USA*

Ayubo, Narman, *Rostov State Civil Engineering University, Russia*

Azizi, Mohammad Mehdi, *University of Tehran, Iran*

B

Bates, Lisa, *Portland State University, USA*

Beier, Raffael, *Ruhr-University of Bochum, Germany*

Belci, Diana, *Timisoara Polytechnic University, Romania*

Bengtsson, Bo, *Uppsala University, Sweden*

Bergsten, Zara, *Uppsala University, Sweden*

Boatright, Stephen, *City University of New York, USA*

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Bolzoni, Magda, *University of Turin, Italy*

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Bratt, Rachel, *Tufts University, USA*

Buedenbender, Mirjam, *University of Leuven, Belgium*

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C

Caballero, Paula, *University of Leuven, Belgium*

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Carvalho, Higor, *University of Sao Paulo, Brazil*

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Correia de Freitas, João, *Universidade Nova de Lisboa, Portugal*

D

Darcy, Michael, *University of Western Sydney, Australia*

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Dewilde, Caroline, *Tilburg University, Netherlands*

Dignum, Kees, *Municipality of Amsterdam, Netherlands*

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Hosting Institutions

Centre for Urban Studies at the University of Amsterdam

The Centre for Urban Studies is one of 15 designated Research Priority Areas of the University of Amsterdam. It brings together urban scholars in sociology, geography, planning, political science, economics, development studies and other disciplines in one multidisciplinary programme. The Centre is part of the Amsterdam Institute for Social Science Research (AISSR) of the University of Amsterdam.

Urban research

The Centre is directed by Prof. dr. Jan Nijman with the support of an Advisory Board consisting of the leaders of the constituent research groups and one external member (the director of the Netherlands' Planning Agency for Environmental Issues). Today the Centre includes 39 researchers and more than 60 PhD students. The Centre supports existing urban research programmes and stimulates interdisciplinary collaborative projects.

Key research themes include:

- the impact of globalization on urban societies;
- the role of diversity in the social and economic functioning of cities;
- the dynamics of stratification, citizenship, and identity in urban contexts;
- the links between global economic trends and individual urban economies;
- the spatial order of cities;
- comparative approaches in urban studies;
- the effects of the social and built environment and urban planning on life chances;
- management and governance of cities.
- Education

Furthermore, the Centre maintains curricular programmes at the undergraduate and graduate level and stimulates PhD research. The undergraduate Minor in Urban Studies is available to all students across the University; the Research Master in Urban Studies is a highly selective 2-year programme with the primary aim of preparing students for entry into PhD positions.

Cooperation

The Centre aims to work closely with academic and non-academic partners. It has developed a variety of institutional relations with other leading institutions and has been

successful in strengthening international networks through numerous visitorships. The visiting professors provide lecturers and master classes and work in close cooperation with the Urban Studies research staff on on-going and new research projects.

Amsterdam Institute for Social Science Research (AISSR)

The AISSR unites all social science research of the UvA. The research programme focuses on the functioning of contemporary societies and their interrelationships from historical, comparative and empirical perspectives.

The research programme is organised into thematically focused groups with an anchor in one or more of the represented disciplines: sociology, geography, planning & development studies, political science and anthropology.

Cooperation across these programme groups is institutionalised in five interdisciplinary centres: the Centre for Urban Studies (CUS), the Centre for Social Sciences and Global health (SSGH), the Centre for Inequality Studies (AMCIS), The Centre of Gender and Sexuality (ARC-GS) and the Centre for Migration and Ethnic Studies (IMES).

RC43: Research Committee of Housing and Built Environment

The Research Committee on Housing and the Built Environment is an international association founded in 1978 to provide a forum for promoting research and communication among housing researchers.

The Research Committee had its origins thirty years ago in sessions held at the Uppsala Congress in 1974 and has organized sessions on housing-related topics at each subsequent World Congress of Sociology. In addition, it conducts biennial international conferences and also has sponsored a number of smaller regional meetings. Past venues include Amsterdam, Paris, Hamburg, Prague, Montreal, Beijing, Nairobi, Budapest, and Alexandria (USA).

Members come from an array of disciplines including sociology, geography, political science, economics, planning and public policy. RC43 is not an association of sociologists but a multi-disciplinary group of researchers with a focus on housing and the built environment. The topics of housing and the built environment do not belong to any one discipline.

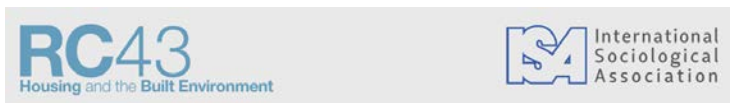
Membership in RC43 is global, covering every continent and more than 30 countries. Contacts between group members have led to mutual visits, guest lectures, and collaboration in research and practice.

Given its long history and excellent reputation, the International Sociological Association serves as an appropriate home for scholars focused on the many aspects of housing and the built environment.

The committee on Housing and the Built Environment became a formal Research Committee of the ISA in 1990.

The objectives of RC43 are

- To create an international community among scholars in the field of housing and the built environment;
- To promote the development of social science theory and research on housing and the built environment;
- To contribute to informed decisions regarding intervention in and invention of housing and the built environments supportive of human needs.



Official conference sponsor: International Journal of Housing Policy

The International Journal of Housing Policy aims to be the leading forum for the critical analysis of housing policy, systems and practice from a social science perspective. It is published quarterly. We welcome articles based on policy-relevant research and analysis focused on all parts of the world. We especially encourage papers that contribute to comparative housing analysis, but articles on national or sub-national housing systems are also welcome if they contain data, arguments or policy implications that are relevant to an international audience. The International Journal of Housing Policy particularly invites papers which link developments in housing with broader social, economic and political change and which place housing policies and practice in the context of other public policies.



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XVIII ISA WORLD CONGRESS OF SOCIOLOGY

横浜
YOKOHAMA

FACING AN UNEQUAL WORLD: CHALLENGES FOR GLOBAL SOCIOLOGY



13-19 July 2014

Programme for ISA 2014. Facing an Unequal World: Challenges for Global Sociology

The next ISA World Congress is in Yokohama, Japan, from the 13-19 July, under the general theme "Facing an Unequal World: Challenges for Global Sociology". RC43 (housing and the built environment) will be represented at the World Congress. We plan to run a series of parallel sessions, debates and other housing research events on the following themes:

- Social / public housing: What place does it have in society today?
- Where is home and why does it matter in our global society?
- Housing, diversity and identity
- Home-making practices and the domestic spaces of migrant and ethnic minorities
- Older people, housing and the city
- Housing wealth, intergenerational financial transfers and family solidarity
- Shrinking cities: implications for housing and the built environment
- Unequal cities and the political economy of housing

Further information on these themes, the World Congress and submitting an

abstract can be found at: <http://www.isa-sociology.org/congress2014/rc/rc.php?n=RC43>

You can also contact Janet L Smith, RC43 Programme Coordinator for RC43 at ISA 2014 at janets@uic.edu

About RC43: We have been hosting sessions at ISA since 1974. In addition, RC43 conducts biennial international conferences and has sponsored a number of smaller regional meetings. Past venues include Amsterdam, Paris, Hamburg, Prague, Montreal, Beijing, Nairobi, Budapest, and Alexandria (USA). Because the topics of housing and the built environment do not belong to any one discipline, we represent many including sociology, geography, political science, economics, planning and public policy. We also co-sponsor sessions with RC06 (Family Research) and RC21 (Regional and Urban Development).

Further information on ISA Research Group 43 can be found at: <http://rc43.org/>

Kenneth Gibb
RC43
University of Glasgow

ISA Research committee 43: Housing and the Built Environment

Yokohama, Japan

Programme Coordinator:

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10 sessions proposed; 9 paper sessions
and the RC meeting

1. Social / public housing: What place does it have in society today?

Social or public housing has been more or less a part of many countries policy agenda for decades. Since the end of the 20th Century, we have seen it transformed as many countries have shifted toward market-based strategies to either redevelop or produce new social housing. One concern has been the privatization of the public good through public-private partnerships and relying on private investment, because it raises questions about its long-term affordability but also how these methods can and do provide housing for those that market historically has not served. In some countries, social or public housing is part of a larger ghetto replacement strategy, raising questions about social exclusion, displacement and gentrification. Still in others, we see continued support of it as

a means to respond to particular housing needs and populations. This session seeks to explore what is happening in social/public housing policies today and how is affecting urban inequality.

Language: English
Organizer: Janet Smith
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2. Where is home and why does it matter in our global society?

Globalization has created opportunities for people to migrate both within regions and countries (e.g., rural to city) and to other countries for work resulting in rapid urbanization. While some urban areas are restructuring their housing markets to accommodate new urban dwellers, others are creating housing with the hopes that people will move there. As a result, we have uneven conditions that in most cases have not helped poor people have better housing or access to the same benefits as higher income people, and in some cases has increased inequality. This session will examine this problem using examples from different countries.

Language: English
Organizer: Janet Smith
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3. Housing, diversity and identity

Continuing migration and increasing diversity have very real place-based implications for urban and rural areas. Ethnic and racial groups are marginalized politically and socially, compounding problems for securing housing and also for interpreting the places where these groups settle. Sociology looks at these issues through the lens of the collective or the group, collapsing identity into categories, which limits our ability to understand the experiences of individuals or how, because housing is a scarce resource, these individuals come together in particular places.

Historically, racial and ethnic “enclaves” have been treated as sites of concern – places to study (e.g., “ghettos”) and intervene. Many argue that current sociological frameworks are not adequate for understanding these sites of housing and identity formation, and particularly the hybridity of experience in them. This session will look at these concerns and explore a range of questions such as: How through housing (location, usage, etc.) might different groups form identity, and how can we understand this relationship? How does looking at housing through race / ethnicity shape our understanding of ethnic and racial settlements? How can we document, analyze and theorize the hybridity of experiences in these housing settlements to document the increasing diversity but also types of inequalities.

Organizer: Janet Smith
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4. Home-making practices and the domestic spaces of migrant and ethnic minorities

In this session we focus on the creation and transformation of domestic spaces by migrant and minority groups. We invite contributors to consider a wide set of home-making practices relating to feeling ‘at home’. Ranging from mundane details such as furniture styles and the informal organization of living spaces, to large-scale trends such as the patterns of house ownership by migrant populations, we explore the implications of the everyday construction of domesticity ‘away from home’ and its imaginary signification.

Home-making is a multifaceted enterprise that shapes the meaning of dwelling and unfolds through various processes of spatial appropriation. Whether in search for short-term accommodation to foreign (often, hostile) settings, or in the attempt to symbolically assert migrants’ background and heritage, a veritable set of territory-making activities and adjustments revolves around domestic spaces. But we also urge to investigate how the boundaries between public, community and private spaces are established, affirmed and transformed in the everyday life of migrant and ethnic groups.

Some of the questions we are interested in discussing include yet are not limited to the following: How is the decoration of domestic space linked to emotion and nostalgia? How can domestic space be experienced as vehicles of intimacy and sociability or, on the contrary, as estranged, alienated spaces? Which

aspects of 'feeling at home' can be successfully recalled in the new life spaces abroad? How do the meanings attributed to the idea of home evolve over time and in relations to native populations? How does home-making affect interethnic relations?

We encourage contributions drawing from ethnographies of domestic, community and public spaces in urban multicultural contexts. We are also keen, though, on theoretical reflections about how migrant and ethnic minorities provide insights about contemporary spatiality. We welcome submissions from sociologists and, potentially, a variety of other disciplines - including urban planning, anthropology and human geography.

Language: English

Organizers:

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5. Older people, housing and the city

In the contemporary period, there is growing polarisation between households with the resources to choose their housing and lifestyle and those with minimal capacity to control their everyday lives and housing situations. This is particularly significant for older people. A greater proportion is finding themselves in housing and neighbourhood situations which are not conducive to a decent life. The session will examine the varying

circumstances of older people in the city both in terms of housing and neighbourhood.

Language: English

Organizer: Alan Morris

University of New South Wales (Australia)

a.morris@unsw.edu.au

6. Housing wealth, intergenerational financial transfers and family solidarity

This session will take a new perspective on intergenerational transfers in which the house stands central, including houses as bequests, money transfers for home purchases, patterns of co-residence, and how these shape (inter-)generational inequalities across countries. Papers can deal with the theoretical and/or practical aspects of the house in this process.

Language: English

Organizer: Christian Lennartz

University of Amsterdam (Netherlands)

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Joint Session with RC06

7. Shrinking cities: implications for housing and the built environment

Researchers are paying attention to a growing number of cities in developed countries that are shrinking due to deindustrialization and mobility. While many cities in developing countries continue to experience growth, a 2008/09 UN report brought attention to this as a potential issue in cities citing war, civil unrest, disease but also mobility as some people return to rural areas as possible

reasons. While attention from researchers and policy makers have focused on documenting the phenomena and what to do to offset and deal with population loss, relatively little attention has been given to the sociology of these kinds of cities in the current global state in terms of the housing and built environment. How do we study and interpret the relationship between the housing and built environment and who is currently there now and who is likely to be there in the future?

Organizer: Janet Smith
University of Illinois at Chicago (USA)
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8 and 9. Unequal cities and the political economy of housing (2 sessions)

Inequality in the housing market is not necessarily a result of inequality in other markets, e.g. the labour market, but forms of inequality are often related and have an important territorial expression. Inequality in cities is not only an expression of the socio-spatial patterns of housing markets, but is also, at least in part, a result of it. To understand unequal cities, one needs to understand the political economy of housing. The big question then is: How have state, market and civil society powers at different scales created nationally and locally variegated housing markets and how have the resulting structures contributed to in/equality? We also welcome papers that address the following related questions:

- How do housing policies, in their relationship with housing markets, contribute to or counter inequality in other markets?

- How do urban planning regulations and/or urban land management instruments have contributed to counter – or increase – inequality in housing markets?

- How has the financialization of housing (both owner-occupied and rental) restructured existing patterns of inequality?

- How is housing embedded in the wider political economy of a city?

- How do income inequality and housing inequality together re/produce different forms of segregation in the city?

- How do social movements respond to and contribute to the political economy of housing?

- How are 'crisis moments' used to further both neoliberal and counter-neoliberal agendas in housing?

Language: English

Organizers:

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Joint Session with RC21

10. RC43 Business Meeting

Notes

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