

**30 Aug – 02 Sep, 2021**  
**ONLINE**



**Unsettled Settlements:  
Housing in Unstable Contexts**

## **Content** *(Please click on each title to view the section)*

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[About ENHR](#)

[Welcoming message from Chair Local Organizing Committee](#)

[Keynote Speakers](#)

[Programme](#)

[Workshop](#)

## ABOUT ENHR

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The European Network for Housing Research (ENHR) was established in 1988 to provide an organizational platform for institutions and individuals in (and outside) Europe, who are actively engaged in housing research. The network now has about 700 members representing almost every country in Europe and a fair number of non-European countries.

Professor of Housing Systems Peter Boelhouwer (Delft University of Technology, the Netherlands) is Chair of ENHR. He will welcome you all during the opening ceremony of the conference. The ENHR Secretariat is located at Delft University of Technology.

ENHR is where housing specialists from North and South, East and West should feel they are not in an isolated position but part of a housing research network that can bring their research efforts on a higher level.

ENHR is the platform for young as well as experienced housing researchers and housing sector specialists to meet and discuss research approaches and outcome, compare housing policies in European countries, join forces in finding research funding and publication options in magazines and books. For this, about twenty-five Working Groups, ranging from Collaborative Housing to Welfare policy are active.

The New Housing Researchers Colloquium, taking place during ENHR conferences, offers PhDs their own platform and network opportunities. The conference in Nicosia will once again provide an opportunity for young researchers to present and discuss their work with their counterparts, exchange ideas and experiences and receive valuable feedback from ENHR mentors.

As a member, you enjoy a discount for ENHR conferences as well as a substantial discount for the annual conference of the Urban Affairs Association (UAA) based in the United States.



# Welcoming message from **Nadia Charalambous,** Chair Local Organizing Committee of ENHR 2021

Dear colleagues, dear friends,

Welcome to Nicosia, welcome to ENHR2021!

It is with great pleasure that we welcome you to this year's conference, hosted by the University of Cyprus.


This year's theme addresses concerns that many of us, involved in housing studies, share. It is exactly these shared research interests of a number of Cypriot researchers emanating from earlier education at schools of housing studies abroad, that were channelled into research, teaching and practice in the local context of the island; such a background, brought an invaluable perspective for analyzing and describing the built environment with rigor and anchored our research from then on, in a long tradition of housing studies in Europe and beyond, aspiring in creating a platform for knowledge exchange and networking among researchers in the field of housing studies who have a specific interest in Cyprus and the wider Eastern Mediterranean region.

The location of Cyprus in the Eastern Mediterranean offers a unique venue at the confluence of three continents and a multitude of cultures that face unique housing challenges. Many of these challenges are the result of not only long-standing local housing issues but also of issues that have emanated from recent conflicts in the surrounding region. In a region of intense conflict, Cyprus offers a common ground for bringing people together in a neutral venue and it has acted thus numerous times in its past.

The island country is dealing with current housing issues derived from the movement of refugees and other transient populations in the region to the island on one hand, to the influx of such populations as Russian and Chinese investors seeking luxury housing in its coastal cities and other groups of varying means seeking secondary housing and EU residency, on the other. In the past it had dealt with issues of its own refugee crisis and settlements that came out of it, to aspects of providing housing as a result of increasing urbanization and abandonment of traditional settlements in the rural areas, to the need for providing social housing to house an increasing number of people facing serious housing challenges as a result of the recent economic crisis. Housing rehabilitation, neighbourhood infrastructure and related services have thus been central in the local and national agendas, providing a unique opportunity for research and scientific knowledge to contribute towards this end.

Nicosia, the last divided capital of Europe, with a prolonged history of conflict, internal refugees' displacements, migration and tourists' flows, economic fluctuations and rapid, often abrupt urban transformations serves as an ideal laboratory to explore, unravel, and question housing development in unstable and contested contexts. It is a city of contrasts in terms of its spatial, social, cultural and economic composition. The city provides a valuable case study for housing researchers and can unveil the complexity of all the factors which condition the various forms of dwelling in contemporary contested, continuously transformed contexts.

Having as a starting point the complexity of the factors that have shaped Nicosia



though time, the conference seeks to understand conditions of the unsettled and the respective challenges posed to housing. Contemporary everyday life is characterized by diverse manifestations of instability, including urban conflicts and contestations, revolutions in political life, terrorism, migration, displacements and mobility, which continuously challenge and redefine cities' infrastructures. The involuntary removal of individuals or communities from their houses, lands, localities, rights or belongings, experienced in many parts of our contemporary world, creates new urban instabilities and conflicts. The experience of urban life in such contexts—transient, fragmented, changeable and unpredictable—contrasts to concepts of dwelling based on stability, permanence, locality and a sense of belonging.

Such unsettling practices simultaneously challenge the production of housing environments and dwellings which many times takes place against a backdrop painted by uncertainty and change. The proposed conference topic aims to explore and understand uncertainties and instabilities which shape contemporary urban living, to unveil critical concerns on the impact of such unsettling practices on the production of housing environments and to foster an inquiry into potential responses in the form of policies, governance, social innovation, community initiatives and planners' investments.

The conference within the framework of ENHR aims to provide a discussion platform for researchers, policy makers and practitioners concerned with housing issues. Researchers at the University of Cyprus, recognize the importance of strengthening even further the bridge between research, practice and policymaking to create opportunities to inform local, national and international agendas. UCY established in 1989, is a vigorous community of scholars engaged in the generation and diffusion of knowledge, it comprises eight Faculties and 22 Departments offering a wide range of undergraduate, postgraduate and research study programs and is a member of the international network of universities and an active participant in the research community worldwide (<http://www.ucy.ac.cy/en/>). A significant local critical mass in housing research and allied fields at UCY pursue research themes aligned with the conference's themes, offering the opportunity of deliberation in a multidisciplinary approach.

Speakers in the plenary sessions will cover topics such as displaceability and the effects of urban renewal on households, housing policy transformations and urban governance, the (changing) role of housing in the production of inequalities, housing as a financial asset, housing as a commodity and the right to housing is the right to health as well as housing measures, effects and impact due to the Covid epidemic.

On behalf of the Local Organizing Committee, I warmly welcome you to this year's conference.

**Nadia Charalambous** *Chair,*  
Local Organizing Committee,

ENHR 2021



# Keynote Speakers

## Plenary I

Settlements and the unsettled

Housing challenges and opportunities in the Cypriot context



### Charalambos Iacovou

**Bio:**

Charalambos Iacovou is currently holding the position of Technical Department Coordinator at the Cyprus Land Development Corporation. He is a qualified Architect, with more than twenty years of professional experience in the Design, Supervision and Coordination of projects both in the public and private sectors. After working for several years in the private sector as a Design Consultant and Director, in 2009 he was given the opportunity to work as an Architect at the Cyprus Land Development Corporation. For more than ten years he has been involved in the design and implementation of large-scale residential projects and has been active in environmental and social sustainability initiatives. He has engaged in community networking, transformative actions, task implementation and proposal preparation.

**Abstract:**

**Cyprus Land Development Corporation: Challenges and Opportunities for the provision of affordable housing in Cyprus.**

Following a brief description of Cyprus Land Development Corporation's activities, the presentation analyzes current challenges and Organization's future plans. Additionally, it explores opportunities for collaborations regarding developments based on sustainability and affordability, taking into consideration current and future needs.

## Plenary I

### Settlements and the unsettled

### Housing challenges and opportunities in the Cypriot context



## Thomas Dimopoulos

### Bio:

Dr. Thomas Dimopoulos is the Director and founder of AXIA CHARTERED SURVEYORS. He was appointed at the European Board of IVSC (International Valuation Standards Council) on January 2020. He is also Lecturer in Real Estate at Neapolis University and Visiting Lecturer at Cyprus University of Technology. He holds a PhD from Cyprus University of Technology, a M.Eng. in Rural and Surveying Engineering from Aristotle University of Thessalonica, and a MSc in Real Estate from Oxford Brookes University. He is chairman of RICS Cyprus (Royal Institution of Chartered Surveyors) since 2017 and member of the board of the Association of Property Valuers in Cyprus. Before AXIA he worked in several companies in Cyprus and abroad. He has also published several articles in accredited international journals. His research and publications focus on property valuation methodologies, property taxation, geospatial data analysis and Mass Appraisals with the use of Artificial Intelligence and Machine Learning techniques.

### Abstract:

#### **An analysis of today's challenges in the Cypriot housing market**

The presentation aims to analyze today's challenges in the housing market. The key issues could be synopsized on values of residential properties, the construction cost, land values and vacant land in central urban areas, loan criteria and the phenomenon of property cycles.



## Plenary I

### Settlements and the unsettled

### Housing challenges and opportunities in the Cypriot context



#### **Agni Petridou** *Architect*

##### **Bio:**

Agni Petridou has been trained as an architect and has served as a Director of the Technical Services of the Nicosia Municipality and a Team Leader of the Nicosia Master Plan Team, a bi-communal project concerned with the present and future physical development of the divided city of Nicosia. Since 2017 she has been appointed as the Project coordinator of the redesign of Eleftheria square, a project of Zaha Hadid Architects. Her work has focused on: definition of the preservation policies for the revitalization of the historic areas Design and implementation of large scale Residential Revitalization Program; Pedestrianisation Schemes; Redesign of Public Open Spaces in conservation areas; Restoration and adaptation of Historic buildings to accommodate contemporary public function; Elaboration of restoration guidelines referring to architectural typology, Traditional Building Techniques and reuse of Traditional Building Materials; Elaboration of new mechanisms and tools for the implementation of rehabilitation programs. She has been awarded with the The Aga Khan Award for Architecture for the contribution to the rehabilitation of the walled city of Nicosia (2007).

##### **Abstract:**

#### **A growing need for affordable housing: development potential for entrepreneurial municipalities**

The presentation explores the adoption of planning strategies that are aiming to provide affordable housing for young, low income people back to the city centers. This can be achieved through policies, planning and economic incentives based on the principle to reuse available building stock, rather than to expand towards the outskirts. This is a more sustainable patterns of development and can achieve multiple objectives; the reuse of listed buildings for housing

## Plenary II

### Unsettled Settlements: Housing The Displaced



**Oren Yiftachel**, *Professor of political and legal geography, urban studies and urban planning*

**Bio:**

Oren Yiftachel teaches political and legal geography, urban and regional planning and public policy at Ben-Gurion University of the Negev. He is one of the main critical geographers and social scientists working in Israel/Palestine and has studied in Australian and Israeli universities, and previously taught in urban planning, geography, political science and Middle East departments, at a range of institutions, including: Curtin University, Australia; the Technion, Israel; the University of Pennsylvania, Columbia, and UC Berkeley, in the US; University of Cape Town, South Africa and the University of Venice, Italy. He was a research fellow at RMIT, Melbourne; the US Institute of Peace, Washington DC; and the Van Leer Institute, Jerusalem. Prof. Yiftachel is the founding editor of the journal *Hagar: Studies in Culture, Politics and Place*, and serves on the editorial board of *Planning Theory* (essay editor), *Society and Space*, *IJMES*, *MERIP*, *Urban Studies*, *Journal of Planning Literature*, and *Social and Cultural Geography*. He has worked on critical theories of space and power; minorities and public policy; 'ethnocratic' societies and land regimes; He is currently working on three main research projects: the spatial transformation of Israel/Palestine; the geography of ethnocratic power structures; and the various shades of the 'grey city' using a comparative international perspective.

**Abstract:**

**Displacement by demolition – effects of urban renewal on households that are forced to leave**

Following the work of Rowland Atkinson, this keynote will conceive displacement as a process of un-homing. Therefore, it is necessary to bring the element of temporality into the analysis. Un-homing already starts years before the actual forced displacement when residents have to grapple with the changes in their neighbourhood (displacement pressure in Marcuse's classic typology) and the anxieties and uncertainties that arise from possible displacement. Despite the fact that the period prior to actual relocation may have been experienced as stressful, many residents have a positive view afterwards, as the forced move has enabled them to move into better-quality housing. However, the costs and benefits of relocation are not equally distributed. Categories that are most likely to experience negative effects of displacements are older people, poor people, minority ethnic groups and people with complex needs. Perhaps informal tenants (a neglected group in the displacement literature) form the most vulnerable category, as they are usually not entitled to compensation.

## Plenary II

### Unsettled Settlements: Housing The Displaced



#### **Gideon Bolt, *Urban Geographer***

**Bio:**

Gideon Bolt is an urban geographer at the Department of Human Geography and Planning in Utrecht (The Netherlands). He focuses his research on social cohesion, residential segregation, social mix & diversity and the effects of urban renewal. Bolt is one of the coordinators of the ENHR working group Housing and Minority Ethnic Groups. He is an editor of the Journal of Housing and the Built Environment and has guest-edited special issues in six other peer reviewed journals: Housing Studies (2010); Journal of Ethnic and Migration Studies (2010); Cities (2013); Urban Geography (2016); Tijdschrift voor Sociale en Economische Geografie (2018); Social & Cultural Geography (2019).

**Abstract:**

**From displacement to displaceability: Reshaping urban citizenship**

Urban displacement has become a central topic in the social sciences, particularly in urban and housing studies. This welcome development, however, appears to focus on the act of displacement rather than the condition of displaceability. The literature on the subject is dominated by a 'traditional-critical' approach, concentrating almost solely on the impact of capitalism, neoliberalism and gentrification in the global 'northwest'.

The lecture argues that displacement and displaceability denote wider phenomena, often stemming from conflicting logics of spatial power, which spawn the rise of 'unsettled settlement'. The lecture highlights the need to use 'southeastern' approaches, which focus on urban dynamics and concepts emerging from non-western societies or populations. These 'views from the periphery' highlight a pluriversal nature of the urbanization process during which several structural logics, such as (but not limited to) nationalism, statism, identity regimes and struggles for human and urban rights, interact with the exigencies of globalizing capitalism to generate new types urban coloniality and stratified citizenship.

Within these settings, a shift to a prevailing condition of displaceability and to new assemblages of urban coloniality typifies the rapidly expanding southeastern metropolis. This implies a reduced right to accessibility to housing and urban rights, and a growing level of urban mobilisations and (often latent) conflicts. The lecture draws on comparative urban example from the global south and east, with special focus on Israel/Palestine, in order to map a continuum of 'displaceabilities'. This is used as an important analytical tool for the understanding of the changing nature of contemporary urban citizenship in the majority of world's regions.

## Plenary III

### (Changing) Role Of Housing In The Production Of Inequalities



#### **Howayda Al- Harithy**, *Professor of Architecture and Urban Design*

##### **Bio:**

Howayda Al-Harithy is Professor of Architecture and Urban Design at the American University of Beirut (AUB), where she is currently serving as Founding Director of the School of Design. She holds a Bachelor of Architecture from the Oregon School of Design, a Master of Science in Architecture from MIT, and a PhD in History of Art and Architecture from Harvard University. She is also a Research Director at the Beirut Urban Lab. Her research focuses on urban heritage with emphasis on the theoretical debate on heritage construction and consumption related to identity building and post-war reconstruction in the Arab world. Her current work conceptualizes urban recovery in relation to processes of historical editing, urban trauma, and protracted displacement. She is widely published with over 50 articles, book chapters, and reports in leading journals and refereed books. She is the editor of and contributor to *Lessons in Post-War Reconstruction: Case Studies from Lebanon in the Aftermath of the 2006 War* (Routledge, 2010) and a forthcoming book entitled *Urban Recovery: Intersecting Displacement with Reconstruction* (Routledge 2021)

##### **Abstract:**

#### **Towards a People-Centered Recovery of Post blast Karantina in Beirut, Lebanon**

On the 4th of August 2020, the huge explosion that detonated in the Port of Beirut killed more than 200 people and wounded 6,000, and left dozens missing. 300,000 homes and livelihoods were affected in several neighborhoods adjacent to the Port. The Beirut Urban Lab at the American University of Beirut mobilized in response to the blast to support efforts on the ground and to initiate its own work upon site visits and early assessment of the situation.

During early observation in the field, it was possible to identify some of the typical patterns associated with earlier post-disaster responses. The state institutions played at best a subdued role and failed to position themselves as the custodians of a common good. The challenge of coordinating a people-centered recovery was therefore massive. Many actors operate in absence of coordination, shared vision or framework. The de-facto reconstruction approach was generally based on quantitative and physical assessment of damages, in which buildings are the focus. It falls short from understanding urban recovery as a holistic and multilayered process, one that goes beyond the physical and the humanitarian to include an actual reconciliation of people with place. It further fails to locate the blast within historical urban processes that have shaped the production of the severely affected neighborhoods, addressing it, instead, as a momentary rupture.

Building on its experiences in urban policy advocacy, mapping, and post-war reconstruction studies, the Beirut Urban Lab initiated multiple interventions that challenge the dominant framework of post-blast reconstruction and redefine it along the lines of a holistic and inclusive recovery. The Lab worked on three tracks, in coordination with multiple partners: The Observatory of the Reconstruction, Neighborhood-Scale Recovery Interventions, and Visioning the City in the Post-Blast Period. The Neighborhood-Scale Recovery focused on Karantina, which serves as a first case study for the initiation of a bottom-up, inclusive and people-centered recovery. This work therefore adopted the participatory CDS model and combined it with the training of Citizen Scientist to maximize the community engagement aspect. The keynote lecture will share the work related to the strategic framework of recovery for Karantina and will reflect on the experience with community engagement towards a people centered recovery.

## Plenary III

### (Changing) Role Of Housing In The Production Of Inequalities



**Thomas Maloutas**, *Professor Emeritus of Social Geography, Department of Geography, Harokopio University*

**Bio:**

Howayda Al-Harithy is Professor of Architecture and Urban Design at the American University of Beirut (AUB), where she is currently serving as Founding Director of the School of Design. She holds a Bachelor of Architecture from the Oregon School of Design, a Master of Science in Architecture from MIT, and a PhD in History of Art and Architecture from Harvard University. She is also a Research Director at the Beirut Urban Lab. Her research focuses on urban heritage with emphasis on the theoretical debate on heritage construction and consumption related to identity building and post-war reconstruction in the Arab world. Her current work conceptualizes urban recovery in relation to processes of historical editing, urban trauma, and protracted displacement. She is widely published with over 50 articles, book chapters, and reports in leading journals and refereed books. She is the editor of and contributor to *Lessons in Post-War Reconstruction: Case Studies from Lebanon in the Aftermath of the 2006 War* (Routledge, 2010) and a forthcoming book entitled *Urban Recovery: Intersecting Displacement with Reconstruction* (Routledge 2021)

**Abstract:**

**Micro-segregation and its neglected importance in the debate on social mix**

## Plenary IV

### Housing Policy Transformations And Urban Governance



**Mike Raco**, *Professor of Urban Governance and Development in the Bartlett School of Planning, University College London.*

**Bio:**

Mike Raco has published widely on the topics of urban governance and regeneration, urban sustainability, social diversity, and the politics of urban and regional economic development. He is currently leading a team that is working on a collaborative ORA-ESRC funded project on investment flows and residential development in London, Paris and Amsterdam named WHIG: What is Governed in Cities: Residential Investment Landscapes and the Governance and Regulation of Housing Production, with Patrick Le Galès (Sciences-Po, Paris) and Tuna Tasan-Kok (University of Amsterdam).

**Abstract:**

**Liquid Planning, Private Law and the Production of Urban Housing**

The presentation draws on recent writings in political studies on liquid regulation and the growing power of private law and governance arrangements in shaping the production of housing in cities. It argues that planning systems have become increasingly liquid in character and that too much research in housing studies still draws on an out-dated separation between public and private sectors, notably planners/policy-makers on the one hand and the real estate sector on the other. Drawing on in-depth research on housing market investment and regulation in major European cities, the presentation critically assesses the form and character of contemporary modes of housing production. It argues that a stronger focus on liquid planning and private law sheds light on the growing importance of softer modes of regulation, organisational legitimation and authority-making in shaping policy practices and outcomes. The presentation concludes by highlighting directions for future research and conceptual-methodological approaches in housing studies.

## Plenary IV

### Housing Policy Transformations And Urban Governance



**Rikke Skovgaard Nielsen**, *Senior researcher, Department of the Built Environment, Aalborg University, Denmark.*

**Bio:**

Rikke Skovgaard's work focuses on residential segregation and deprived social housing areas, including regeneration of such areas and the consequences of forced relocation for residents forced to leave due to regeneration initiatives. The latter has come to be relevant in a Danish context after the passing of the so-called ghetto legislation in 2018, which involves, amongst other things, demolition of social housing units. Furthermore, through the FP7-project DIVERCITIES and the H2020-project COHSMO she was worked with and published on diversity, social cohesion, social mobility and inequality.

**Abstract:**

**The Danish ghetto legislation: Social engineering in radical neighbourhood regeneration**

The presentation focuses on a specific and radical example of housing policy, namely the Danish legislation on parallel societies. Since 2009, a so-called ghetto list has been published yearly in Denmark; identifying areas that are, based on certain criteria, defined as ghettos. Previously, being on the list had limited consequences apart from the potentially grave consequences of negative stigma. However, legislation passed in November 2018 changed this. Three area types were introduced and with them a range of measures to be undertaken by municipalities with areas on the list. In particular for the category of so-called hard ghettos, measures will have grave consequences for residents as the share of social family housing will have to be brought down to 40% (being in all areas currently 100% or close to this). One way of doing this, which will be necessary in most areas, is to tear down housing and thus force residents to leave the area. This is a radical measure in Danish as well as European housing policy.

The presentation will present and discuss the Danish legislation on parallel societies and the consequences of this policy for the 'hard ghetto' areas, the residents of the areas and the areas receiving the residents forced to relocate. While the long-term results remains to be seen, existing literature offers us some clues as to what to expect. The presentation raises some major points of critique of the overall plan, but also points to more positive aspects of the legislation. The underlying question of the presentation is: can we, as the Danish parliament seems to expect, socially engineer our cities to reach the official political goal of no ghettos by 2030?

## Plenary V

### Housing As A Financial Asset, Housing As A Commodity



**Kath Scanlon**, *Distinguished Policy Fellow, London School of Economics, London*

**Bio:**

Kath Scanlon has a wide range of research interests including comparative housing policy (across all tenures—social and private rented housing as well as owner-occupation), comparative mortgage finance, and migration. Her research is grounded in economics but also draws on techniques and perspectives from other disciplines including geography and sociology, and aims at improving the evidence base for policy decisions at national or local level. Since 2015 she has focused on ways of accelerating new housing development in London, looking at a range of solutions from cohousing and other collaborative approaches to the potential of large-scale private rented schemes. She recently edited an authoritative book on Social Housing in Europe (Wiley, 2014). Kath has worked with a number of national and international institutions including the Council of Europe Development Bank, the Inter-American Development Bank and Denmark's Realdania foundation. She has lived and worked in the USA, Spain, Denmark, Yugoslavia, Kuwait and Peru, and speaks Spanish, Italian, Serbian, Danish and a bit of French.

**Abstract:**

**Keeping it in the family: developments in the use of housing wealth**

The term 'financialisation of housing' has spread in the last few years from academia into wider policy and media discourse. Former UN special rapporteur on adequate housing Leilani Farha, who addressed our 2017 conference in Tirana, has described the financialisation of the housing market as a threat to quality of life and democratic decision-making across the world. The term refers broadly to financial actions, and actors, that prioritise the exchange value of housing at the expense of their use value as homes. The phenomenon is seen to contribute to decoupling house prices and rents from local incomes. However, there is currently little consensus across countries and cities about exactly which activities are problematic; about the role of particular market actors (eg wealthy private individuals, foreign buyers, institutional investors); or about how policy-makers might best respond. Our various academic disciplines look at these issues through different lenses. How can we combine evidence from international experience with the insights of economics and finance, law and sociology to understand financialisation in the round?



## Plenary V

### Housing As A Financial Asset, Housing As A Commodity



**Sergio Nasarre-Aznar**, *Civil Law Professor, Director of the UNESCO Housing Chair, University Rovira i Virgili, Tarragona, Spain*

**Bio:**

Prof Dr Sergio Nasarre-Aznar (Tarragona, Spain, 1974) is Full Professor of Civil Law and Director of the UNESCO Housing Chair at the University Rovira i Virgili (Spain). He is a European Doctor in Law and holds an M.Phil. in land economy from the University of Cambridge. Since 2008, he has been a corresponding member of the Spanish Royal Academy of Jurisprudence and Legislation. He held an ICREA Fellowship for the excellence of research 2016-20. Consultant of the EU Commission, the Catalan Parliament and Government, Amnesty International, FAO and the Association of German Pfandbrief Banks. Since 2018, he has been an advisor to the German Ministry of the Interior, Construction and Community for the implementation of housing policies in Europe during its European presidency in 2020. Since 2020, he has been an advisor of the project 'Spain 2050' of the Spanish presidency. He was Deputy Judge in the Court of Appeal of Tarragona for 15 years (2004-18). He is the author of five books on housing, the mortgage market and the law of torts; the most recent is 'Los años de la crisis de la vivienda' (Tirant lo Blanch, 2020). He has edited nine books and published 110 research papers and book chapters in 12 countries. He has delivered over 200 invited speeches in 21 countries. He has taken part in drafting five laws related to housing. He has been the main researcher or taken part in more than 40 national and international research projects, among which some have been with the EU Commission and the European Parliament about tenancies, evictions and homelessness, cross-border acquisition of land, mortgage consumers and collaborative economy.

**Abstract:**

**From subprime mortgages to proptech: a return ticket to the housing crisis?**

The 2007 financial crisis started due to the consideration of housing as a financial asset, as a commodity. Its devastating consequences in form of evictions, housing exclusion and unaffordability in many EU countries have favored understanding it also as a human right which is necessary to fulfill fundamental rights such as full freedom, equality and self-development. This change of conception is being favored by reforms in the legal framework related to housing tenures and increased consumers' protection at EU level as much as by new initiatives arising in the field of collaborative housing and new technologies. Thus, collaborative housing, blockchain and proptech represent new opportunities (faster, cheaper and disintermediated transactions and more flexible and innovative grassroots initiatives) but also new challenges: touristification of home, new forms of "collaborative" speculation and the substitution of homeownership by a simple right to "access" to a dwelling. Thus, have we learnt any lessons from the housing crisis? Are we buying a return ticket?

## Plenary VI

### The Right To Housing Is The Right To Health



**Haim Yacobi**, *Professor of Development Planning, Programme Leader MSc Health in Urban Development, The Bartlett Development Planning Unit, London*

**Bio:**

Haim Yacobi is a Professor of Development Planning and a Programme Leader MSc Health in Urban Development at The Bartlett Development Planning Unit UCL. As an architect he specialises in critical urban studies and urban health. His research focuses on (post)colonial architecture, planning and development in Israel\Palestine, the Middle East and Africa. Spatial justice and urban health, contested urbanism and informality are in the core of his research, publication, teaching and activism. Yacobi's approach to urban health is based on understanding how history, power and structural inequalities (class, gender, race, age) interact to produce urban health disparities. In his current project supported by the the Wellcome Trust, 'Gaza: The spatio-politics of health, death and life' he examines how power, violence and health are entangled in conflicts zone in general and in Gaza in particular.

**Abstract:**

**Beyond "causes of causes": Notes on Housing and Health Justice**

In this presentation I will discuss the necessity to understand the connections between housing and health within a wider context, where freedom of movement, access to public services and education, as well as freedom from pollution and environmental degradation, are central. Most rights have a spatial dimension, and the ways in which housing environments are (un)planned, controlled and organized, affect the protection\violation of human rights in general and health in particular. Hence, the fact that premature death, diseases and suffering are disproportionately concentrated within poor communities and ethnic minorities located in specific housing environments, stresses the necessity to consider housing as a central determinant of population health.

Based on my current research in progress (Israel\Palestine, Tanzania, Sierra Leone) I will argue that ideological forces, policies, spatial arrangements and housing typologies have a significant impact on the reproduction of power relations and inequality; the fact that premature death or diseases are disproportionately concentrated within marginalised communities' points to the necessity to take housing seriously when discussing health.

## Plenary VI

### The Right To Housing Is The Right To Health



**Anne Power**, *Professor of Social Policy at the London School of Economics and Head of LSE Housing and Communities*

**Bio:**

Anne Power has been involved in European and American housing and urban problems since 1965. She is Professor of Social Policy at the London School of Economics and Head of LSE Housing and Communities, a research group based within the Centre for Analysis of Social Exclusion. She is author of many books, reports and articles on housing, cities, low-income communities, and sustainability in the built environment.

**Abstract:**

**The challenge of climate change for housing providers: why we must focus on the existing stock**

Demand for new homes rises steeply as households multiply, life expectancy rises, immigration continues, and as we grow richer and want more space. But housing has a very high environmental impact. The embodied energy present in each new home is a major driver of climate change. If we make better use of the existing stock, housing can contribute significantly towards the zero carbon targets and the need for major reductions in energy use by 2050. It can also house more people, as we currently have over 30 million surplus bedrooms in the UK.

We can halve energy use in existing buildings by adopting a “whole house” retrofit approach. This is far cheaper than new build. We can make better use of space by giving incentives to large numbers of under-occupying households to move into smaller dwellings. A chain of moves can be unleashed which will help reduce both overcrowding and under-occupation, while only requiring a limited number of new, additional smaller units.

In this talk, Anne Power will explore how we can upgrade the existing stock to save energy, avoid new construction, protect land, use the homes we have got better, and avert climate change.

**Programme**

## Monday, 30 Aug 2021

9:45 - 11:30 **New Housing Researchers Colloquium / Session 1**

11:30 - 12:00 **Coffee Break**

12:00 - 13:30 **New Housing Researchers Colloquium / Session 2**

13:30 - 14:30 **Lunch Break**

14:30 - 16:00 **ENHR CC MEETING**

## Tuesday, 31 Aug 2021

10:00 - 11:30 **Welcome Plenary**

11:30 - 12:00 **Coffee Break**

12:00 - 13:30 **Plenary I - Settlements And The Unsettled – Housing Challenges And Opportunities In The Cypriot Context**

13:30 - 14:30 **Lunch Break**

14:30 - 16:00 **WORKSHOPS SESSION I**

14:30 - 16:00 **WG 1** Collaborative Housing

**WG 2** Disadvantaged Urban Neighborhoods and Communities

**WG 6** Housing Law

**WG 8** Minority Ethnic Groups and Housing

**WG 9** Policy and Research

**WG 12** Residential Context of Health

**WG 13** Residential Environments and People

**WG 14** Social Housing: Institutions, Organisations and Governance

**WG 15** Southern European Housing

**WG 17** Housing and Social Theory

16:00 - 16:30 **Coffee Break**

16:30 - 18:00 **WORKSHOPS SESSION 2**

## Tuesday, 31 Aug 2021

16:30 - 18:00	<b>WG 1</b>	Collaborative Housing
	<b>WG 2</b>	Disadvantaged Urban Neighborhoods and Communities
	<b>WG 6</b>	Housing Law
	<b>WG 7</b>	Joint workshop: Governing metropolis – land and housing
	<b>WG 8</b>	Minority Ethnic Groups and Housing
	<b>WG 12</b>	Residential Context of Health
	<b>WG 13</b>	Residential Environments and People
	<b>WG 14</b>	Social Housing: Institutions, Organisations and Governance
	<b>WG 17</b>	Housing and Social Theory
18:00 - 19:30	<b>Plenary II - Unsettled Settlements: Housing The Displaced</b>	

## Wednesday, 01 Sep 2021

10:00 - 11:30	<b>Plenary III - (Changing) Role Of Housing In The Production Of Inequalities</b>	
11:30 - 12:00	<b>Coffee Break</b>	
12:00 - 13:30	<b>WORKSHOPS SESSION 3</b>	
12:00 - 13:30	<b>WG 1</b>	Collaborative Housing
	<b>WG 2</b>	Disadvantaged Urban Neighborhoods and Communities
	<b>WG 4</b>	Housing Finance
	<b>WG 6</b>	Housing Law
	<b>WG 7</b>	Joint workshop: Governing metropolis – land and housing
	<b>WG 9</b>	Policy and Research
	<b>WG 11</b>	Residential Buildings and Architectural Design
	<b>WG 12</b>	Residential Context of Health
	<b>WG 13</b>	Residential Environments and People
	<b>WG 14</b>	Social Housing: Institutions, Organisations and Governance

## Wednesday, 01 Sep 2021

**13:30 - 14:30 Lunch Break**

**14:30 - 16:00 WORKSHOPS SESSION 4**

**14:30 - 16:00 WG 1** Collaborative Housing

**WG 2** Disadvantaged Urban Neighborhoods and Communities

**WG 4** Housing Finance

**WG 9** Policy and Research

**WG 10** Private Rented Markets

**WG 11** Residential Buildings and Architectural Design

**WG 12** Residential Context of Health

**WG 14** Social Housing: Institutions, Organisations and Governance

**16:00 - 16:30 Coffee Break**

**16:30 - 18:00 Plenary IV - Housing Policy Transformations And Urban Governance**

**18:00 - 19:30 Slide Competition**

## Thursday, 02 Sep 2021

**10:00 - 11:30 Plenary V - Housing As A Financial Asset, Housing As A Commodity**

**10:00 - 11:30 Plenary VI - The Right To Housing Is The Right To Health**

**11:30 - 12:00 Coffee Break**

**12:00 - 13:30 WORKSHOPS SESSION 5**

**12:00 - 13:30 WG 1** WG 1 - Collaborative Housing

**WG 3** Housing and Living Conditions of Ageing Populations

**WG 10** Private Rented Markets

**WG 12** Residential Context of Health

**WG 16** Energy Efficiency, Environmental Sustainability, Sustainable Communities and housing

**WG 18** Housing Market Dynamics

**13:30 - 14:30 Lunch Break**

**14:30 - 16:00 WORKSHOPS SESSION 6**

## Thursday, 02 Sep 2021

14:30 - 16:00	<b>WG 1</b>	Collaborative Housing
	<b>WG 3</b>	Housing and Living Conditions of Ageing Populations
	<b>WG 5</b>	Housing in Developing Countries
	<b>WG 16</b>	Energy Efficiency, Environmental Sustainability, Sustainable Communities and housing
	<b>WG 18</b>	Housing Market Dynamics

### **16:00 - 16:30 Coffee Break**

### **16:30 - 18:00 WORKSHOPS SESSION 7**

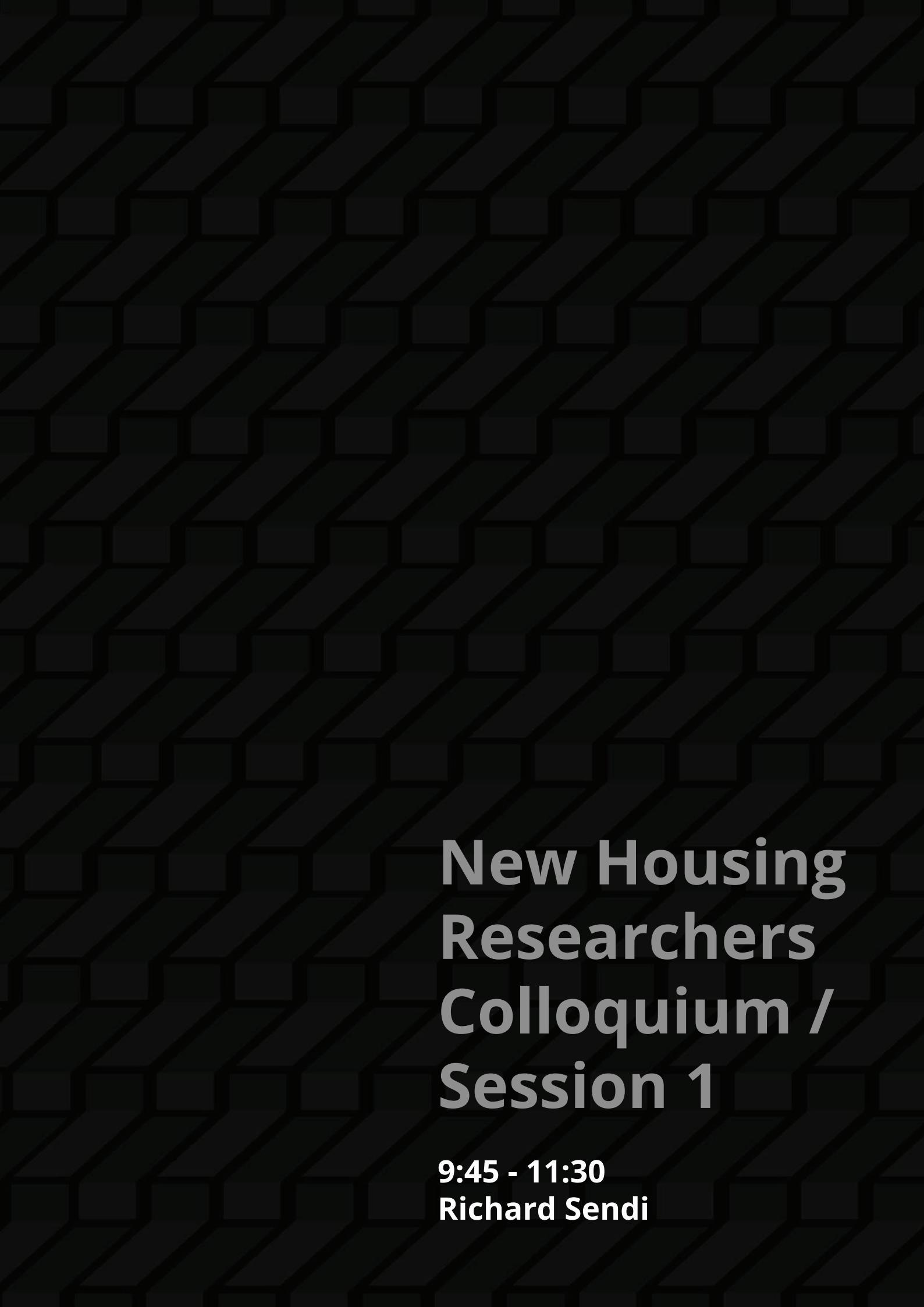
16:30 - 18:00	<b>WG 1</b>	Collaborative Housing
	<b>WG 3</b>	Housing and Living Conditions of Ageing Populations
	<b>WG 18</b>	Housing Market Dynamics
	<b>WG 19</b>	Housing and New Technologies

### **18:00 - 19:30 General Assembly**

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**Monday,  
30 Aug 2021**



**New Housing  
Researchers  
Colloquium /  
Session 1**

**9:45 - 11:30**

**Richard Sendi**

©10:00 - 10:30

## **Beyond (dys) functional: what does success look like in Irish housing policy?**

P. Umfreville<sup>1</sup>

<sup>1</sup>TU Dublin, Ireland

The European Network of Housing Researchers annual conference aims to explore and understand uncertainties and instabilities which shape contemporary urban living, and to foster an inquiry into potential policy and governance responses. This paper ties into these themes by exploring questions which get to the heart of providing effective housing responses, offering some predictability within an often fragmented and changeable environment. What dysfunctional? What differentiates a housing system that is optimal from one which is purely adequate? What is success?

Reviewing the literature identifies a significant body of work around the outcomes of dysfunction, including the impacts of reduced affordability, security, availability and accessibility. The literature also identifies a broad range of suggested policy responses to address these concerns. However, the body of literature is more limited on what a successful housing system would do, what such a system would produce, and beyond this, what an optimal housing system provides.

A thematic analysis of the literature brings some rigour into identifying what a housing system would, or should, provide. From considering definitions of housing system function, though broadening to consider the wider elements of functionality, the paper considers whether definitions continue to provide a useful template with which to analyse wider housing system effectiveness.

The dysfunctional Irish housing system provides the case-study within which to develop the distinction between a functioning and an optimal housing system. The paper aims to begin a discussion on this distinction, and to provide a working definition of success as a means of assisting the development of certainty and stability into this changeable research environment. Although focused on the Irish housing system, the novelty of this research and the issues arising has a much wider international relevance.

10:30 - 11:00

## **Ireland's Housing Crisis: How A Tenure Mixing Policy Orthodoxy Is Contributing To The Socio-Spatial Segregation It Seeks to Address.**

E. Mc Mahon<sup>1</sup>

<sup>1</sup>University College Dublin (UCD), Ireland

Instead of understanding urban concentrations of poverty and disadvantage as spatial manifestations of inequality (Cheshire, 2006), housing policy in Ireland since the 1990s has viewed socio-spatial segregation as exacerbating existing social problems in mono-tenure estates, attributing a direct causal link to extremes of deprivation. As a result, tenure mixing has dominated Irish housing policy to the detriment of alternative or complementary solutions to address urban poverty and disadvantage. Analysis of Irish housing policy since the 1990s shows that it falls foul of a number of criticisms in the tenure mixing literature, in particular, tenure mixing policy treats the symptom and not the cause of poverty, there is a lack of evidence of causation to support the policy, a tenure mixing orthodoxy limits the consideration of alternatives, and the importance of 'place-making' and local context have not been sufficiently incorporated into spatial planning. It is argued that mono-tenure estates have been unfairly problematised and that the promotion of homeownership and the subsequent residualisation of social housing, and insufficient funding, poor design and management of social housing estates, mean that the problem is not with the tenure per se. Furthermore, the political nature of spatial planning, and the marketisation of social housing provision (Byrne and Norris, 2018), exacerbate socio-spatial segregation and work against tenure mixing policy objectives. The paper concludes by arguing that housing policy has been formed in isolation because of the separation of social and housing functions within government departments (Lewis, 2019) and, more profoundly, because housing has not been given sufficient attention by macroeconomics and political-economy (Stockhammer and Wolf, 2019). Until the factors which are contributing to Ireland's affordability crisis are acknowledged and incorporated into housing policy, the tenure mixing orthodoxy will continue to fall short of meeting housing need.

11:00 - 11:30

## **Informal housing through financialization: a Dublin case study**

A. O'Brien<sup>1</sup>

<sup>1</sup>Trinity College Dublin, Ireland

The long-term impacts of the global financial crash of 2008 on Dublin, Ireland has been the creation of a new housing crisis, marred by increasing neoliberal practices, financialization, and austerity measures. The crisis has centered around the private rental sector, which has become increasingly important as both a housing tenure and an investment opportunity. In response to ever rising rents, a range of formal and informal solutions are being rolled out. In this paper, I focus on a comparison of two emerging housing types: new co-living developments and informal “over-crowded” rental accommodation. Co-living has been introduced into Dublin as a means to “unclog the system”, manage a new era of renters and give alternative forms of living to younger people. While co-living is celebrated in some sectors of the market as an “innovative” solution to rental demand, running parallel to this has been the rise of overcrowded accommodation, facilitated by weak rental laws and “rogue” landlords. Both co-living and overcrowding emerged from the housing crisis as ‘solutions’, but there has been little research that explores the production and consumption factors involved in their growth in Dublin. Using a frame combining housing financialization with informality, and drawing on analysis of policy and market trends, in this paper I offer a critical comparison of the factors that have contributed to the emergence of these two tenure forms in Dublin.

**New Housing  
Researchers  
Colloquium /  
Session 2**

**12:00 - 13:30  
Richard Sendi**

12:00 - 12:30

## **More attractive but less affordable. Housing affordability dynamics and governance at the metropolitan scale in Milan**

M. Peverini<sup>1</sup>

<sup>1</sup>Politecnico di Milano, Italy

Milan is the Italian city with the most accentuated metropolitan dynamics. The central municipality has relatively small dimensions in comparison to the so-called 'hinterland'. Between core and hinterland there is a mutual and strong dependence, particularly regarding housing localisation, jobs, and commuting, that was increased in the 80s/90s when many residents of central Milan moved out of the core.

Recently, Milan has showed a renewed attractiveness of (national and international) people and capital, with skyrocketing housing prices and rents and an increasing affordability crisis. This has been causing filtering down of population and increasing displacement of lower- and middle-income households. Moreover, while increasing the interdependence of the metropolis to its hinterland, this has produced a set of externalities (such as land consumption, dormitory neighbourhoods, etc.) that weak metropolitan governance instruments have not been able to tackle.

The article qualitatively explores these phenomena in the Milan metropolitan region, building on a mixed methodology of academic and grey literature review, data analysis and visualisation, policy analysis and interviews to policymakers and stakeholders. Key questions, regarding the metro-scale in Milan and on a longitudinal perspective, are: (i) what are the main housing affordability dynamics, (ii) which institutions, governance instruments and actors are in place to tackle them, and (iii) how effective and with which social and spatial implications?

Results show how weak metropolitan instruments in Milan is unable to govern the multiscale dimensions of the dynamics connected to housing affordability, creating paradoxical situations. Housing (and housing-related) policies are conceived and implemented mostly within the municipal borders, disregarding challenges and opportunities of the metropolitan dimensions of housing affordability, while actors in the housing market move freely over the borders and are very keen on exploiting differential advantages and lack of strategic governance.

**Tuesday,  
31 Aug 2021**



**WG 1 -  
Collaborative  
Housing**

**14:30 - 16:00**

**Jardar Sørvoll**

14:30 - 15:00

## **Growth and Diffusion Strategies in Cooperative Housing in Austria: A Historical Analysis**

R. Lang<sup>1</sup>

<sup>1</sup>Johannes Kepler University Linz, Austria

This contribution applies a historical perspective to explore the growth and diffusion strategies in the cooperative housing sector in Austria. In particular, the paper aims to develop a better understanding of organizational and structural factors that influenced particular types of facilitation of cooperative housing development over time. With this aim, the paper addresses the call for more historical analysis in the research field of cooperative housing in light of the current discussion about the emergence of new cooperative models in various countries (Sørvoll and Bengtsson 2016).

While cooperative housing in Austria has roots in a strong community self-help movement that was active in the inter-war period, the sector only grew substantially after WWII. This growth was mainly driven by external promotion through public housing institutions which granted preferred access to financial subsidies and affordable land (Lawson 2010). External public promotion helped Austrian housing cooperatives to address their members' interests in terms of affordable and good quality living conditions. However, as a consequence, many cooperative providers also developed into large-scale organisations with strong hierarchical governance which considerably weakened democratic member participation and control (Lang and Novy 2014). Interestingly, and in contrast to other countries with longstanding cooperative traditions, such as in the UK and Scandinavian countries, the Austrian cooperative movement has never established so called 'mother-daughter models' as a sector-internal promotion strategy. This two-level model means that secondary service providers ('mothers') support the development of independent, resident-led cooperatives ('daughters') (Clapham and Kintrea 1987; Thompson 2020). Only recently, a new resident-led cooperative movement has started to experiment with the idea of a secondary provider model (Lang and Stoeger 2018). Against this backdrop, the paper will analyse what lessons can be learned from the past for the current wave of cooperative housing in Austria and also in other countries.

15:00 - 15:30

## **Rethinking Shared Places for Affordable Housing: Evaluating Turkish housing of 1923-1945 in the context of Utopian Communal Housing Characteristics**

u. kucukyazici<sup>1,2</sup>, y. alkıřer bregger<sup>3</sup>

<sup>1</sup>Istanbul Kültür University, Turkey

<sup>2</sup>Istanbul Technical University, Turkey

<sup>3</sup>Kırklareli University, Turkey

In the early decades of the Turkish Republic, the government played an important role in promoting urbanization and affordable housing production for the development of the country. However, finding suitable housing at affordable prices was especially problematic for low-income groups, and during this period, the authorities were aware of their dwelling problems and architects were encouraged to develop affordable housing projects. The archive of the Turkish architectural journal *Arkitekt* is examined between 1923 and 1945 in terms of low-income housing to identify housing projects of this period. In this period, architects attempted to reduce the square meters of housing units to make them more affordable, but on the other hand, they designed common facilities and shared places for community life, which allowed the emergence of semi-public and semi-private uses. Utopian communal housing examples have similar public and private space hierarchy to provide qualified living conditions for the communities. The housing projects of this era showed that shared places in neighborhoods had potentials for developing economically and socially sustainable housing for low-income groups. Therefore, the housing projects are evaluated according to the utopian communal housing characteristics.

This paper is developed into two parts to discuss the potential uses of public and private space hierarchy in residential areas. The first part addresses utopian communal housing characteristics and the potentials of shared places in residential areas for affordable alternatives and provides the conceptual background for identifying the concepts to evaluate the Early Turkish Republican housing projects. In the second part, Turkish housing projects of the 1923-1945 period are analyzed spatially in three scales, unit-building-neighborhood, according to the communal housing characteristic and semi-public/semi-private uses. The spatial analysis of shared places in residential areas is evaluated in three categories: historical, socio-economic and spatial changes in relation to four concepts: participation, collective action, collaboration, and commons.

15:30 - 16:00

## **A tale of two forms of housing cooperatives**

H.G. Larsen<sup>1</sup>

<sup>1</sup>Lund University, Sweden

Danish housing cooperatives (andelsboliger) emerged during the late nineteenth century as a particular way to address the housing crisis at a time when the hegemony of liberalist politics was challenged by socialist forces. While initially met with some scepticism on the Left, the labour movement and the Social Democratic Party soon embraced cooperatives as a pragmatic praxis for the provision of affordable housing. This model of housing developed and run independently of the state, but increasingly supported by legislation and financial provisions, developed into the model of common housing (almennyttige boliger, now almene boliger) and became a backbone of welfare state housing policy. From the post-war era till today, this model has in important ways structured Danish housing and the social geographies of cities. However, while formally housing cooperatives, the model of common housing organised in often large non-profit housing associations lost the immediate sense of collective property rights and direct involvement of inhabitants often associated with housing cooperativism. This was revived in the mid-1970s, when legislation gave tenants a first option to buy existing rental housing with state-guaranteed loans and form a housing cooperative. Subsequently, for a period, it also became possible to form housing cooperatives with state-guaranteed loans to produce new housing. This revival of housing cooperativism radically changed the housing structure of particularly Copenhagen. It also facilitated a notable development of co-housing during the 1980s. Since the turn of the century, however, housing cooperatives have increasingly been commodified. The paper investigates this history of two forms of housing cooperatives in Denmark. Special emphasis is placed on property relations and the historical roles of state, market and civil society actors to identify possibilities and pitfalls for housing cooperatives to contribute affordable housing.

**WG 2 -  
Disadvantaged  
Urban  
Neighborhoods  
and Communities**

**14:30 - 16:00  
Eva Andersson**

14:30 - 15:00

## **Neighbourhood trajectories in Stockholm: Investigating the role of mobility and in situ change**

L. Vogiazides<sup>1</sup>, H. Mondani<sup>1</sup>

<sup>1</sup>Stockholm University, Sweden

Neighbourhoods are dynamic entities that can change due to selective mobility and transformations in the demographic and socioeconomic situation of their non-moving residents. Although there is a large literature discussing processes of neighbourhood change and neighbourhood stability, studies that systematically identify and characterize typical neighbourhood trajectories are relatively rare, especially in the European context. The aim of this study is to describe and explain the long-term dynamics of neighbourhoods in Sweden's capital city—Stockholm—over a twenty-five-year period, from 1990-2015. We investigate to what extent and how the characteristics of neighbourhoods change over time, and the factors driving those changes. We use Swedish register data and a two-step methodology to answer these questions. In the first step, we apply k-means clustering to a set of socioeconomic, housing and demographic characteristics at the neighbourhood level, and identify a typology of neighbourhood states. A neighbourhood trajectory is the sequence of states a neighbourhood goes through over time. In the second step, we use sequence analysis to obtain ideal-typical neighbourhood trajectories. Finally, we examine the determinants of neighbourhood change by decomposing the change in selective mobility and of in situ changes in the characteristics of non-moving residents. Our results show that neighbourhood trajectories in Stockholm are characterized by stability: around 80 percent of the neighbourhoods stay in the same type for the whole period, and this applies to vulnerable, middle-class and elite areas. The remaining trajectories comprise the emergence of newly-built elite areas, ageing and downward trajectories, with no trajectory type exhibiting upgrading from a vulnerable area to a socioeconomically stronger area. Our decomposition analysis shows that neighbourhood ageing is mainly driven by the ageing of non-moving residents, while neighbourhood downgrading is more driven by selective mobility.

15:00 - 15:30

## **Related residential careers of parents and children in Tallinn metropolitan area, 1989-2020**

E.M. Suitso<sup>1</sup>, K. Leetmaa<sup>1</sup>, K. Kalm<sup>1</sup>, T. Tammaru<sup>1</sup>

<sup>1</sup>University of Tartu, Estonia

The focus of this research is on the impact of intergenerational transmission of inequality on the person's residential outcomes. More specifically, we observe how the residential environment of parental home is related to a person's residential environment in the adulthood and how the residential careers of parents and children are related throughout their lives. We also connect people with their partner and partner's parents, and the respective residential careers. The study is set in Tallinn metropolitan area, Estonia. We are using individual level data of the longitudinal database of three Estonian censuses (1989, 2000, 2011), 2020 registry data, and EUROMOD 2019 data. We are able to track a person, their parents, partners and partners parents' life courses and residential outcomes throughout three decades. We are observing the residential outcomes of people aged 35-44 (as of the year 2020) when they have mostly formed their independent households and have generally made more stable residential choices for their households/families, while the starting point in the timeline is the year 1989 when they were still living in their parental home (between ages 4-13 and their parents were in a similar age as they are today). Residential outcomes are measured as the neighbourhood's socio-economic status (proportion of occupational groups in the neighbourhood) at different timepoints (1989, 2000, 2011, 2020). With different variables we can measure both for persons under study and their (and their partners') parents type of household, marital status, mother tongue (differences between Estonian- and Russian-speakers), socio-economic status, education, dwelling type, age of housing, and other characteristics that may influence the outcomes. The study also considers the dynamics of post-socialist urban change and related change in the socioeconomic status of neighbourhoods.

15:30 - 16:00

## **Various housing estates' trajectories in post-socialist cities: does the socialist legacy still matter?**

K. Kalm<sup>1,2</sup>, P. Špačková<sup>2</sup>, J. Sýkora<sup>3</sup>, O. Špaček<sup>2</sup>

<sup>1</sup>University of Tartu, Estonia

<sup>2</sup>Charles University, Faculty of Science, Czech Republic

<sup>3</sup>Charles University, Czech Republic

Large housing estates are often perceived as uniform and monotonous neighbourhoods facing social problems and decline. Although housing estates in different places share many common features and these neighbourhoods are often associated with problematic image and processes, large variations among housing estates exist. Several studies have showed that different housing estates have followed divergent trajectories (Temelová et al. 2011, Leetmaa et al. 2018). Some housing estate areas are suffering from serious social decline, whereas others have retained their status relatively well. Although there are many studies that have focused on these divergent trajectories of housing estate areas, these are mostly done on case studies of particular cities and there is a lack of studies which have tried more systematic analysis of different housing estates over the settlement system. This paper aims to fill this gap and explores the various housing estates' trajectories from 1989 to 2011 through a systematic investigation of neighbourhood transitions in the cities (50 000+ inhabitants) of Estonia and the Czech Republic. More specifically, we want to know what are the dominant trajectories of housing estate neighbourhoods in Estonian and Czech cities and how has the post-socialist transformation affected these trajectories. We use data from Estonian and Czech Population Censuses (1989/1991, 2000/2001, 2011). As a methodological approach we apply a k-means clustering procedure to create cross-sectional typologies of housing estate neighbourhoods which is then followed by a sequential pattern mining algorithm to determine the similarity of sequences. We classify neighbourhoods according to their socioeconomic and demographic characteristics. Our results show that socio-demographic development trajectories of housing estates vary between different parts of the countries and also neighbourhoods within cities. There are also high shares of housing estate neighbourhoods described by trajectories of stability, with neighbourhoods largely staying in the same social status group over the decades.



# **WG 6 - Housing Law**

**14:30 - 16:00**

**Padraic Kenna**

14:30 - 14:50

## **The real estate agent profession in europe**

G. Caballé Fabra<sup>1</sup>

<sup>1</sup>UNESCO Housing Chair of Rovira i Virgili University, Spain

The real estate brokerage profession in Spain was liberalized or deregulated in year 2000. Since then, anyone can become real estate agent in Spain without having any academic qualification neither joining any professional body. The main reason for the liberalization was to promote the economic growth. However, seven years after this deregulation, in 2007, started the economic crisis which had a deep impact to the housing sector in Spain.

In fact, liberalization of certain professions was promoted by the European Commission. For example, through the Directive 2006/123/CE in order to facilitate the free movement of professionals among state members and to ease the economic growth. But not all European countries have the real estate agents' profession deregulated as Spain.

We consider that a greater regulation of real estate agents that intermediate with homes would increase the protection of consumers (art. 51 of Spanish Constitution, hereinafter, SC), improve the right to housing (art. 47 SC) as well as providing legal certainty in private real estate and housing transactions from the first negotiations or from the precontractual phase (art. 9.3 SC). However, it is important to study how this profession is regulated in other European countries and if it affects to the great functioning of the housing market. For that reason, in this article we study how this profession is regulated in 13 European countries and what improvements could be made in the Spanish legal framework regarding this profession.

14:50 - 15:10

## **The Homelessness Reduction Act 2017: Promising so much but delivering too little**

C. Bevan<sup>1</sup>

<sup>1</sup>Durham Law School, United Kingdom

The Homelessness Reduction Act 2017 represents the most significant change to the rights of the homeless in England for decades. Through an analysis of the 2017 Act, this paper seeks to explore how the homeless are represented and 'constructed' in homelessness law and policy in England and what the 2017 legislation has to tell us about the place of the homeless in our society more broadly through a lens of marginalisation and social exclusion. This paper will examine the extent to which the new law, rather than solving the homelessness crisis in England is, in fact, repeating the same legal missteps of the past and paradoxically contributing to rather than challenging the pathologisation and exclusion of the homeless. Drawing on lessons and good practice from during the Covid-19 pandemic, the paper will argue that radical new thinking is required if the scourge of homelessness is to be tackled.

15:10 - 15:30

## **Non-discrimination in Housing**

D. Lopes<sup>1</sup>

<sup>1</sup>University Coimbra Legal Research Institute, Portugal

Housing provision has traditionally been distanced from fundamental rights theory including non-discrimination concerns.

Either it was a "public decision", that was somewhat discretionary as long as it abided by reasonable criteria; or it was a "private matter" that was within the autonomy realm of the parties. Even when law introduced limitations to housing rentals (for instance by freezing rents or regulating the contract term) the main "tension" was between public powers and policies and property rights of the owners.

This situation has been changing rapidly. Housing has been gaining over the years a greater relevance in the international, regional and local arenas and its link to fundamental rights, mainly with the dignity of the human person, has been reinforced.

Non-discrimination in housing access and conditions (affordability, quality, etc.) are now part of the political and legal reasoning. Therefore it is necessary to establish crossing lines between non-discrimination in all its forms (direct and indirect discrimination, instructions to discriminate, harassment, but also positive actions and protection of certain segments of the population such as minorities and vulnerable persons) and housing provision (both public and private). A comparative research and analysis between Countries EU and non-EU will be conducted in order to ascertain the so far achieved level of correlation between non-discrimination and housing.

This will help to establish a more stable framework in what regards the demands of non-discrimination when linked to an area, such as housing, that is very dependent upon physical conditions and availabilities. And also to define better public policies in the Housing field, policies that are still lacking or insufficient in many countries.

15:30 - 15:50

## **Human Rights Under Threat in the Alternative War on Drugs**

M. Bruijn<sup>1</sup>

<sup>1</sup>University of Groningen, Netherlands

The limitations of the criminal justice system have led several jurisdictions to use the instrument of eviction to fight drug-related crime. Especially in the Netherlands and the United States, eviction (the removal of persons from premises against their will, based on either administrative or civil law) is seen as a quick fix for curbing drug-related crime, as opposed to the (perceived to be) slow and cumbersome criminal law procedures. In both countries, local authorities and (semi-public) landlords are encouraged and even pressured to rid premises of drugs and related crime by using the instrument of eviction. Yet, evicting households because of their involvement in drug-related activities affects the protection of the human right to housing and the right to a fair trial. My research first reveals that criminal law is no longer the predominant area of law for controlling drugs and related crime. Second, my research shows how Garland's culture of control-theory and the third party policing-theory provide an explanation for the use of the instrument of eviction to fight the war on drugs. Third, my research reveals the weak level of protection offered to evictees in the Netherlands and the United States. Fourth, it particularly shows that the current reliance on eviction to curb drug-related crime induces concerns about the legal protection of the human right to housing and the right to a fair trial. Altogether, my research reveals that the Netherlands and the United States have adapted their fight against drug-related crime to the limitations of criminal law, but that that legal protection offered by human rights has not (yet) adapted to this alternative war on drugs.

# **WG 8 - Minority Ethnic Groups and Housing**

**14:30 - 16:00**

**Rikke Skovgaard Nielsen**

14:30 - 14:50

## **Minorities moving out from minority-rich neighborhoods: Does school ethnic context matter?**

K. Kalm<sup>1</sup>, D.L. Knapp<sup>1</sup>, A. Kährik<sup>1</sup>, T. Tammaru<sup>1</sup>, K. Leetmaa<sup>1</sup>

<sup>1</sup>University of Tartu, Estonia

School ethnic context can play an important role in shaping further educational as well as labour market opportunities, but it can also affect residential neighbourhood choices. It is argued that school segregation is highly entwined with ethnic composition of neighbourhoods. However, knowledge about the exact relationship between these two domains is still limited. It is important to focus more on the interconnections between segregation in schools and residential neighbourhoods as it helps to understand how socio-economic and spatial inequalities between different groups are produced and reproduced. The general aim of this paper is to fill this gap in knowledge about the relationship between these two important domains. More specifically, we want to investigate to what extent is the exposure to majority population in schools associated with minority population living in ethnically less segregated neighbourhoods later in life. The study is set in Estonia, a country with a relatively homogeneous minority population (mainly Russian-speakers) and where high levels of ethnic residential segregation have been very persistent for many decades (inherited from the Soviet past). We used data from the Estonian Education Information System &#40;2005-2006&#41; and from Estonian Population Register (2019). It was possible to link these two databases which helped us to follow individuals over time and see which school they attended (Estonian or Russian school) and where they lived later in life. In the analysis we focus on those young people for whom Russian language is a mother tongue, and who grew up in minority-rich neighbourhoods (more than 50% of Russian-speakers). The main results show that Russian speakers who went to Estonian schools moved much more likely into neighbourhoods with relatively more Estonians later in life.

14:50 - 15:10

## **Struggling for ordinary housing. Limits and perspectives of post-reception housing solutions in Italy**

M. Peverini<sup>1</sup>, A. Tagliaferri<sup>1</sup>, M. Bovo<sup>1</sup>, B. Marani<sup>1</sup>

<sup>1</sup>Politecnico di Milano, Italy

Drawing from two research projects on welfare services and housing pathways of migrant newcomers in Italy, the contribution investigates the condition of access to 'ordinary' housing for refugees and asylum seekers exiting the institutional reception system.

In Italy, affordable housing represents a scarce resource due to the lack of structural policies and funding, formal requirements of the public stock and the still scarce involvement of third sector and private actors in affordable dwellings' provision; the private rental sector, mostly unaffordable and residual, is nevertheless the only available path. The access to affordable housing is often subjected to binding parameters, linked to families' structures, income thresholds, job positions, and residence. Within a weak housing welfare system, refugees and asylum seekers after reception projects struggle finding stable and autonomous housing solutions. They are often exposed to discrimination dynamics, leading to informal accommodations within a "secondary housing market", with the risk of exclusion from fundamental rights –related to formal residency–, of overcrowding and lack of basic housing quality.

The paper analyses housing exclusion as a structural issue, that requires specialized yet ordinary interventions, and it assumes post-reception housing pathways as a timely and representative field of observation. Starting from insights drawn from interviews to local actors and the investigation of housing pathways, the contribution highlights how access to housing often depends on personal skills, pre-existing support networks, and the ability of local actors and institutions in activating resources and vouching for households in the intermediations with landlords. In this sense, the paper insists on the need of intermediate tools between reception and full autonomy, and it discusses the role of social rental agencies as means to increase the accessibility of local private rental markets and foster inclusion and integration.



15:10 - 15:30

## **Hogar dulce hogar: The experiences of low-income Latino homeowners in Denver**

A.M. Santiago<sup>1</sup>, J. Leroux<sup>1</sup>

<sup>1</sup>Michigan State University, United States

This study examines the extent to which completion of a pre-purchase homeownership education and counseling program was associated with: (1) the terms and conditions of original mortgage loans; (2) housing and neighborhood quality; (3) subsequent mortgage refinancing; (4) the sustainability of homeownership; and (5) foreclosures and short sales. The sample consists of 306 Latinx former Denver Housing Authority (DHA) residents who purchased homes during the period from 1995 and 2010; 95 of whom completed DHA's HomeOwnership Program (HOP). Propensity score matching techniques were employed to create a comparison group from the remaining 211 homeowners who purchased homes without assistance from HOP. Latino homeowners in the study purchased their homes with little to no down payment. However, Latino HOP homeowners were more likely to hold 30-year fixed-rate mortgages at lower interest rates than non-HOP homeowners. Latino HOP homeowners resided in homes that were larger and had fewer upkeep issues and lived in residential neighborhoods with few abandoned homes or properties in disrepair. By 2018, Latino HOP homeowners had resided in their homes, on average, for 12 years -- about two years longer than non-HOP homeowners. Average home value in 2018 was nearly \$322,000 -- about \$59,000 higher than that of non-HOP homeowners. One out of five Latinx homeowners in the study had experienced a foreclosure by 2019. However, foreclosures and short sales were 25 percentage points higher among non-HOP Latino homeowners than for HOP homeowners.

15:30 - 15:50

## **Spatial Practices of Care. A gendered view on housing precarity in Portugal.**

J. Lages<sup>1</sup>

<sup>1</sup>IUL- DINÂMIA-CET, Portugal

COVID-19 made visible a carelessness world. Care work and practices, 'unproductive' tasks largely associated with the feminine, proved its value as people clapped hands to support essential care workers. Care includes everything we do to maintain, continue, and repair our world so that we may live in it as well as possible. The spatialization of this concept may lead, as this paper proposes, to better housing proposals. This paper will address the concept of spatial care — covering the concepts of spatial justice, participation, situated knowledge and solidarity.

Starting from the research project "How to stay home? Immediate interventions to fight COVID-19 in precarious neighbourhoods in Lisbon Metropolitan Area", this paper will discuss the urgency to address how Architecture, as a discipline, can rethink and integrate the idea of care of/in the built environment, contributing to the construction of better and urgent answers to the current housing precarity, with a gender lens.

Gender was not addressed yet, as an analytic category in relation to housing precarity, under the Portuguese context.

In 'How to stay home?' different situations were categorized within this broad universe: women who live in precarious neighbourhoods (unable to fulfil the social distance and conditions required during the pandemic), but also women who squatted, evicted tenants, refugees, Roma women and migrants. Using a mixed methodology, including in-depth interviews and ethnographic work centered on the recently formed MuDHa (Movement of Women for the Right of Housing), it is aimed to deepen the comprehension of socio-spatial practices of care, while discussing housing design possibilities and scenarios, valuing different modes of production space (out of the scope of the normative, neoliberal, consumer-driven. As result, it indicates a possible framework for the production of social housing addressing a gender perspective, giving visibility and recognition to spatial practices of care.

# **WG 9 - Policy and Research**

**14:30 - 16:00**

14:30 - 15:00

## **Service rationing and the impact of private sector provision on the administration of homeless services in Ireland**

N. Murphy<sup>1,2</sup>

<sup>1</sup>University College Cork, Ireland

<sup>2</sup>Irish Research Council Scholar, Ireland

Service rationing plays a key role in the administration of social services as demand tends to outstrip supply. Scrivens (1979, p. 54) describes rationing as 'essentially that process by which a limited resource is divided between various competing bodies'. Particular policy contexts and decisions around policy priorities shape the way that services are rationed at a given time. Traditionally in Ireland, the main providers of social housing has been local authorities and Approved Housing Bodies (AHBs). However, since the great recession which began in 2008, social housing output has decreased dramatically. This, along with other factors including the significant increase in rents in the private rental market, has contributed to the large increase in the numbers of people presenting to local authorities as homeless over the last number of years. Coinciding with this was a significant increase in the use of private providers for homeless accommodation, most notably hotel and bed and breakfast accommodation. Issues related to these developments, as well as the initial findings from PhD research examining the assessment and placement process of people presenting to Irish local authorities as homeless, will be discussed in this paper. The initial findings indicate that the rationing strategy of 'selection' is playing an important role in service allocation due to the need to maintain relationships with private providers. This leads to frontline workers making judgements around who they feel are most suitable for this type of accommodation based on their perceived likelihood to cause problems. The frontline workers justify this approach on the utilitarian grounds that it will ensure provision for the greatest number of people as it avoids jeopardising relationships with the private providers.

15:00 - 15:30

## **Housing the poor? Accessibility and exclusion in the local housing systems of Vienna and Milan**

C. Wolfgring<sup>1</sup>, M. Peverini<sup>1</sup>

<sup>1</sup>Politecnico di Milano, Italy

Vienna and Milan are cities that display a number of similarities: both play a leading economic role within their countries and are internationally oriented cities with a high level of cultural diversity and place a strong emphasis on social inclusion. However, in both cities there exists a number of people (ever growing since the aftermath of the global financial crisis and the current pandemic) who struggle with accessing public or private affordable and decent housing and to which the unregulated and often unaffordable housing market is the only alternative to housing exclusion.

Building upon Antonio Tosi's arguments and referring to the historical roots of housing research, which addressed urban poverty (beginning with Engels), we center our analysis on the "poor" - a term that has almost disappeared from the debate in both cities with a shift in the target group of policies towards less disadvantaged groups - and critically analyze how local housing systems create the conditions for their inclusion/exclusion.

Despite the differences, we argue that both housing systems generate exclusive conditions that affect the poor. Moreover, a strict separation between housing and social policies prevailing in both cities leads to a situation in which housing solutions addressing those most in need of housing support are often temporary and inappropriate (Tosi, 2017), economically inefficient and perpetuating precariousness.

In the framework of comparative housing analysis, as applied to local housing regimes (Hoekstra, 2020), and of policy integration (Clapham et al., 1990; Tosun, Lang, 2017), we analyse and discuss, adopting a mixed methodology (data, grey literature, interviews), (i) how both the Viennese and the Milanese housing regimes (in the broader multilevel system) generate exclusion and who are the ones excluded; (ii) which local policies address the poor and how appropriate they are; and (iv) the implications for those excluded.

15:30 - 16:00

## **The political determinants of housing benefits**

K. Nelson<sup>1</sup>, I. Borg<sup>1</sup>, S. Alm<sup>1</sup>, R. Nieuwenhuis<sup>1</sup>

<sup>1</sup>Stockholm University, Sweden

Housing benefits differ substantially across countries. In this paper we apply power resource theory, developed primarily in relation to the emergence and subsequent expansion of social citizenship, to housing policy. The purpose is to analyze the political determinants of housing benefits, and particularly the role of left parties and the mobilization of labor. The empirical analyses are based on new housing benefit data for 31 affluent democracies for the period 2001-2018. The results of a series of fixed effects pooled time-series regressions show that the strength of left government is positively associated with the size of housing benefits. However, the positive influence of left cabinets is conditional on the relative size of rental housing and the fractionalization of the party system. Our findings highlight the need to combine actor-oriented explanations of the welfare state with theories about the corporatist power structures of society.

# **WG 12 - Residential Context of Health**

**14:30 - 16:00**

**Terry Hartig and Emma Baker**

14:40 - 15:20

## **Overcrowding as a dimension of housing inequality: Patterns, manifestations and consequences of crowded housing in Sweden**

M. Sandberg<sup>1</sup>, M. Grander<sup>1</sup>

<sup>1</sup>Malmö University, Sweden

After having among the worst housing conditions in Europe at the beginning of the last century, the term “good housing” gained a central place as the Swedish housing policy and welfare state settled after the second world war. Today, the housing standards are comparatively good and Sweden ranks high in terms of average housing space per person in Europe. Still, the access to a home of good quality is not to be taken for granted. Inequalities related to access to housing is regarded as a matter of increasing concern in research and the public debate. However, the question of what quality that is available for whom is an obscured part of the discussion about access to housing.

This paper takes its point of departure in overcrowding as an aspect of housing quality and an indicator of housing inequality. Based on material from a study on overcrowding and lived experiences thereof in Malmö, Sweden, the paper analyzes the distinctly prominent inequality connected to overcrowding and shows how it affects individuals. Using data on overcrowding linked to living conditions and forms of housing tenure, the paper shows how inequality in overcrowding follows both socio-economic and geographical patterns. While many households live spaciouly, also in the inner cities, a significant proportion of households live in cramped and / or poor conditions. Drawing on narratives from overcrowded households, the consequences in terms of both physical and social well-being are highlighted. Based on these findings the paper argues that the diverging outcomes regarding overcrowding are increasingly eroding the welfare state’s ambitions of good housing for all; and that the discussion about (un)equal access to housing needs to be supplemented with a renewed debate about housing quality, including overcrowding.



15:20 - 16:00

## **Mapping 21st Century housing tenure trajectories: An analysis of 'success' and volatility**

E. Baker<sup>1</sup>, R. Ronald<sup>2</sup>, A. Pham<sup>1</sup>, L. Lester<sup>1</sup>, R. Bentley<sup>3</sup>

<sup>1</sup>The University of Adelaide, Australia

<sup>2</sup>The University of Amsterdam, Netherlands

<sup>3</sup>The University of Melbourne, Australia

A great majority of our population undertake traditionally expected housing trajectories (from leaving the family home, perhaps through rental, to eventual home purchase and outright ownership), but this dominant story (and much of our averaged analysis) hides a diversity of housing trajectories. This paper provides a national picture of tenure trajectories in the Australian population. Utilizing 18 years of longitudinal data from the Household, Income and Labour Dynamics in Australia (HILDA) survey (2001-2018), the paper maps the tenure trajectories of a representative sample of 6,306 Australians and their households. We identify distinct 'stable', 'upward', 'downward', and 'volatile' trajectory cohorts, and investigate the role of age, health, disability, and socioeconomic characteristics in predisposing individuals to these trajectories. Overall, our analysis highlights a surprising volatility in 21st Century housing trajectories. Importantly though, it also suggests that much of this volatility may be intentional. Rather than reflecting household instability in the housing market, apparent volatility may also reflect the ability of some households to adjust their tenure for benefit.

**WG 13 -  
Residential  
Environments  
and People**

**14:30 - 16:00**

**Jana Zdrahalova**

14:30 - 15:00

## **Residential Satisfaction in A Social-Mix Disadvantaged Neighbourhood: The Case of Arabayatađı, Bursa / Turkey**

E. KAMACI KARAHAN<sup>1</sup>, Ö. BİLEN<sup>1</sup>, E. KOÇ<sup>1</sup>, S. KEMEÇ<sup>2</sup>

<sup>1</sup>BTU, Turkey

<sup>2</sup>YYÜ, Turkey

Residential satisfaction determines the ways of interact with social and physical environments, directly. The degree to which peoples' needs and aspirations are met by their social and physical environment increase, the level of residential satisfaction increases. This argument provides a background and context for the current study. Thus, this study aims to highlight the determinates as well as diversifications of residential satisfaction in the context of a disadvantaged neighbourhood, namely Arabayatađı, characterized by a large share of low-income Turkish residents with different ethnic identities and Syrian residents. To achieve the goal of the research, we conducted a questionnaire survey with a representative sample of neighbourhood residents (n=503). The key finding of the analysis is that Syrian women express relatively strong residential satisfaction and willingness to stay here. The findings also highlight that the tendency to live nearby like played a major role. In this case, what is meant by "to live nearby like" is that not just living together with people of the same ethnic, cultural, religious and/or national identity but living with the same lifestyle dominated by economic profile.

15:00 - 15:30

## **Social interaction and social cohesion in high-rise residents. The impact of building and living environment.**

P. van den Berg<sup>1</sup>, S. Verhage<sup>1</sup>, O. Druta<sup>1</sup>, A. Kemperman<sup>1</sup>

<sup>1</sup>Eindhoven University of Technology, Netherlands

Cities are growing all over the world. In order to deal with spatial limitations, cities are increasingly opting for vertical building policies to accommodate their growing number of citizens. While effective, high-rise living can lead to an unhealthy social environment. High-rise residential buildings often lack social spaces, with designs focused on efficient routing rather than social contact. These environments may lead to low levels of social interaction and social cohesion. High levels of social cohesion can make an area a better place to live. People living in areas with higher social cohesion feel less lonely and are happier. For high-rise residential buildings, social studies have emphasized the importance of social interaction in the building, among residents of the building. However, still little is known about the relation between social cohesion on building level and neighborhood level, and the role of the physical environment in this relation. The primary objective of this research is to find out what aspects of the physical environment contribute to the perceived level of social cohesion on both building and neighborhood level. This is studied using survey data collected among 197 residents of high-rise buildings in two medium-sized cities in the Netherlands. The data are analyzed using regression and structural equation models. The paper will present the results of these models and practical implications of the relations between characteristics of neighborhood and building, and social interaction and cohesion.

15:30 - 16:00

## **Between Constraints Management and Daily Comfort: Domestic Daily Life Changes and New Uses in Times of Confinement in France and Quebec**

H. Bélanger<sup>1</sup>, N. Roudil<sup>2</sup>

<sup>1</sup>Université du Québec à Montréal, Canada

<sup>2</sup>Université Paris Val de Seine, France

The actual pandemic situation has highlighted (new) uncertainties and instabilities in residential environments. The confinement measures adopted in France and in the province of Québec (Canada), in response to the sanitary situation, was an exceptional moment of constraints' adaptation for households, where the dwelling was brought back at the center of the way of living. While taking into account the diversity of living environments and household composition, this paper examines how confinement measures in France and in the province of Québec (Canada), have been both an unprecedented moment of constraint management (institutional; domestic with sometimes conflicting relations between spouses, parents/children, or other members of the household; transformation in the uses and of domestic spaces; imposition of teleworking and homeschooling; etc.), but also an opportunity to develop forms of domestic comfort (unhindered consumption; transformation of inhabited space; new forms of sociability; reduction of professional and travel constraints; redistribution of domestic time between spouses; time for oneself, etc.).

This paper presents the results of the "Living in Confinement" exploratory research, based on a mixed methods approach including a quantitative study (web-based questionnaire) and a qualitative study (30 semi-structured interviews per geography) carried out between March and May 2020 in France and in Quebec. Both cases used the same protocol in order to identify the effects of confinement measures on households' domestic practices, from an individual perspective, in France and in Quebec.

**WG 14 - Social  
Housing:  
Institutions,  
Organisations and  
Governance**

**14:30 - 16:00**

**Gerard van Bortel**

14:50 - 15:10

## **State-led residualization of social housing and Amsterdam's housing regime.**

J. Van der Veer<sup>1</sup>, B. Wind<sup>2</sup>

<sup>1</sup>Amsterdam Federation of Housing Associations, Netherlands

<sup>2</sup>University of Groningen, Netherlands

Social housing, provided by independent non-profit housing associations, has for almost a century been a cornerstone of Amsterdam's housing regime. Since the 1990s the central government has promoted homeownership. This has caused a growth of the owner occupied sector and a decline of the social housing sector in relative terms. On the one hand, the central government has actively pushed the residualization of social housing by striving for a smaller social housing sector, restricting the target group of social housing and by imposing a landlord levy on social housing.

On the other hand, the City of Amsterdam and the housing associations continue to play a role in solving the housing crisis for vulnerable groups and low-income households. How did the changing institutional environment impact upon the allocation and provision of social housing? In other words: is Amsterdam's housing regime resilient to state-led residualization?

This paper investigates two measures of residualization: the spatial distribution of social homes in the Amsterdam Metropolitan Region and the income of the social tenants between 2001 and 2019. Furthermore, it maps the role of several policy strategies employed by housing associations in reinforcing or countering residualization, such as creating mixed income neighbourhoods, new construction and allocation towards specific target groups (such as youngsters). The empirical findings are based on a stock measure of residualization (a survey among 18.000 residents of the City of Amsterdam in 2001 and 2019), and a flow measure of residualization (register data on housing allocations).

15:10 - 15:30

## **Renoviction in the Netherlands? The socio-spatial consequences of the privatization of social housing to international investors.**

S. van Lanen<sup>1</sup>, B. Wind<sup>1</sup>

<sup>1</sup>University of Groningen, Netherlands

Dutch cities experience a severe shortage of affordable housing. In the last decade, prices on the private rental and owner-occupancy markets continuously increased. Simultaneously, the historically large social housing sector has residualized as a consequence of hostile government policies. These developments mirror broader trends of the neoliberalisation and financialisation of housing provision. However, the path-dependent nature of these processes shapes their materialisation within national and regional contexts. In the Netherlands, the strong role of housing associations has prevented the introduction of right to buy schemes. However, the central government has introduced financial incentives for housing associations to privatize part of their stock. In the early 2000s, the central government established an investment fund (Woning Investerings Fonds [WIF]) to purchase social housing estates, to generate liquidity for local housing associations. Rather than the initial plan of selling these homes to existing tenants, the WIF sold all its assets to commercial international real estate investor Round Hill Capital in 2015. At the time, the expectation was that these residences would remain in the social rental sector. Our analyses show that a majority of the housing units that are bought by Round Hill are liberalized afterwards. Using a mixed-methods approach, we evaluate the developments in affordability, maintenance, estate management, liveability and residential satisfaction in three housing estates. In doing so, we assess how international investors adjust their operations to local regulatory frameworks and illuminate path-dependencies and ruptures in the Dutch housing regime.



# **WG 15 - Southern European Housing**

**14:30 - 16:00**

**Sandra Marques Pereira,  
Héctor Simón Moreno**

14:30 - 14:50

## **Challenges of Housing as a Demographic Renewal Factor in City of Zagreb**

G. Bežovan<sup>1</sup>, D. Jakovčević<sup>1</sup>

<sup>1</sup>University of Zagreb, Croatia

Paper explores the correlation between housing problems and demographic renewal issues in the City of Zagreb. Housing problems in the city of Zagreb marked by rising housing prices, as well as rising rents, mainly in the uncontrolled market, what Zagreb differ from other parts of the country. In the context of the challenges of developing housing policies in transition countries and their Europeanization, the standard of housing, housing needs and housing demand in the City of Zagreb is analysed. Crisis from 2008, in fact, the collapse of housing market still has negative impacts on housing options of young families. Regarding the research methodology, the paper is based on a survey, analysis of statistics and other, relatively scarce material when it comes to this area of development. An analysis of the housing market and the market of private rental sector answer the key question of housing affordability. Social rental housing and public rental housing are residential housing programs, as well as a program of housing allowance.

Important contribution of the work is a housing survey of the population aged 18-39, sample of 1.300 persons. Empirical evidence shows that poorly educated migrants who come to Zagreb looking for jobs, earning in average less, cannot afford decent housing. Also, they can count less on family support. The unsustainable status of tenants in an uncontrolled private rental market makes this population socially excluded. There is clear evidence how affordability of decent housing affects the birth of children. In addition, such forms of social deprivation can be triggers for moving out of the country. Some methodological innovations are proposed for future research in this area.

The paper provides an empirical evidence of the negative impact of the housing crisis on demographic reconstruction in city of Zagreb and thus on social and economic development.

14:50 - 15:10

## **The “Spain 2050” long-term national initiative and the first Spanish housing law: a step in the right direction towards a sustainable territorial model?**

H. Simón Moreno<sup>1</sup>

<sup>1</sup>University Rovira i Virgili. UNESCO Housing Chair, Spain

On 20 May 2020, the initiative “Spain 2050” (España 2050) was presented, the country’s long-term strategy towards its consolidation as one of the most advanced countries in Europe. According to this initiative, in which a hundred of recognised researchers from diverse academic disciplines and institutions have been involved, there are several challenges to be addressed related to productivity, education, climate change, welfare state and longer life expectancy, poverty and inequality, and especially to a balanced, fair, and sustainable territorial model. The implications of the territorial imbalance of Spain causes difficulties in several areas, such as the access to decent and adequate housing, environmental deterioration, quality of public space, urban health, poverty, inequality, and social segregation. This initiative, together with the long-awaited first Spanish housing law (as the responsibility for regional planning and housing has been assumed by the Spanish Autonomous Communities), which is expected to be approved in the coming months, will set the priorities as far as housing is concerned for the coming years and decades. This paper addresses whether both initiatives, which may inspire housing policies from other Southern European countries, are appropriate in achieving the policy objectives set.

15:10 - 15:30

## **The reinvention of Lisbon's image: beyond conjunctural explanations**

S. Marques Pereira<sup>1</sup>, T. Lemos<sup>2</sup>

<sup>1</sup>ISCTE- Instituto Universitário de Lisboa, Portugal

<sup>2</sup>ISCTE-IUL, Portugal

The city of Lisbon remained relatively distant from the urban globalisation dynamics until the beginning of the second decade of the 21st century. But in the middle of that decade the explosion of tourism, the heating up of the real estate market and inner-city rehabilitation (with a special investment in the recovery of the relation with the river and central public spaces) transformed the city abruptly. The dominant literature explains this process, in a generic way, by financialization, neo-liberal urbanism and the crisis (2011-13) that created the opportunity for this situation. However, the urban reinvention of Lisbon started to be defined much earlier and through strategies and actions defined locally and in articulation with the central state. In this paper, we will make an exploratory reflection on the previous path of construction of a new image of the city, identifying the main moments, actors, contents and strategies. This analysis aims to discuss the specificities of the case of Lisbon in the literature of the political economy of cities.

15:30 - 15:50

## **No one to host. Greek Airbnb hosts' responses during the pandemic**

M. Dagkouli-Kyriakoglou<sup>1</sup>

<sup>1</sup>IUR Malmo University, Sweden

COVID-19 crisis is shaping already the 21st century and creates a 'before' and 'after' to observe. The crisis has already strong humanitarian and economic implications and tourism is one of the economic activities that is affected the most. Short-term rentals (STR) as part of tourism and globalization is also facing challenges. Greek hosts, some heavily indebted to be active in touristic activities, are experiencing already a total or partial loss of their revenues during summer 2020 and deal with uncertain predictions for the touristic activity in the future as well. The aim is to initiate a discussion about the future in tourism for both tourists and the communities engaged in it in connection to Short-term rentals. This work investigates through the early responses of amateur STR hosts in Greece the doubt of tourism monoculture sustainability challenges and conflicts that STR hosts in Greece are facing as well as their response and strategies for the future based on 15 online in-depth interviews with Airbnb hosts from Greece from March to September 2020 as well as passive analysis on related Facebook communities. The hosts seem to implement passive coping practices and demand policies but at the same time offer solidarity with their means and escaping STRs during this emerging crisis.

# **WG 17 - Housing and Social Theory**

**14:30 - 16:00**

14:30 - 14:50

## **Reviewing the systematic reviews on homelessness**

V. Niemi<sup>1</sup>

<sup>1</sup>University of Turku, Finland

A systematic review is a scientific analytical method which aims at collating empirical evidence on a pre-specified research question. It uses previous published empirical studies (dominantly peer-reviewed journal articles) as data, and analyses it in a systematic method assigned to minimize bias. Number of these systematic reviews overall and on homelessness has been rising rapidly since the millennium. The method is an important part of evidence-based practice in health sciences, and it is becoming increasingly important also in social sciences. The reviews are much read by both scientists and practitioners, hence it is expectable that they shape the picture of homelessness (research) among wide audience.

I present my analysis of all 121 systematic reviews on homelessness published up to date (2002-2021). I discuss their topics, fields of the journals in which they are published, their used inclusion and exclusion criteria in search designs, and the spectrum of data, methods and geographical contexts in their included primary studies. My analysis shows how the picture the reviews present on homelessness is in many ways biased, and that a social (and structural) perspective of this fundamentally social phenomenon is nearly absent in the reviews. I discuss the mechanisms behind this bias and question if social sciences could join and broaden the body of systematic reviews on homelessness or focus on other forms of synthesizing existing knowledge.

14:50 - 15:10

## **Private Tenants Demand the Right to Home**

A.M. Soaita<sup>1,2</sup>

<sup>1</sup>University of Glasgow, United Kingdom

<sup>2</sup>UK Collaborative Centre for Housing Evidence, United Kingdom

In order to explore why private tenants engage in activism and what they demand from the government, I use the idea of 'everyday activism' (Chatterton and Pickerill, 2010), which includes a range of everyday actions besides militant activism. Everyday tenant activism includes signing a petition, making a complaint to the landlord/letting agent or a third party, becoming a member of a tenant union/organization, participating in a local meeting or taking to the streets with the belief that one's action may improve not only one's own situation but also help other tenants, ultimately improving the sector for all. Data was collected via an online questionnaire of many mandatory open-boxes, which can be better described as a 'written interview'. Findings show that tenant activism is rooted in poor experiences of renting (e.g., poor housing quality and abusive tenant/landlord relationships, which were magnified by the Stay-Home policy), a desire to belong to a 'collective body', expectations of a more favourable policy context, and aspirations to a fairer society. Tenant demands follow a German vision of the regulatory system, being centred around the right to home. Furthermore, the Right to Home in a private tenancy is justified through five key equivalences, two stemming from consumer rights (similar to any market service or to a commercial tenancy), a further two from the right of peaceful occupation (similar to social housing and owner-occupation) and one challenging 'hardcore capitalism' in finding ways to build a fairer society.



15:10 - 15:30

## **Social housing allocation policy in Bucharest**

A. Iacob<sup>1</sup>

<sup>1</sup>National University of Political Studies and Public Administration, Romania

The transition between a centrally planned economy and a market economy has had a major impact on Romania's housing system. During the post-communist years, the housing stock has endured constant commodification through public housing privatization and through the state's withdraw from housing subvention and building. As a result, the social housing stock represents under 2% of the total national housing stock which is obviously insufficient as opposed to social housing demand. Seeing how citizens' requests for social housing numerously outweigh the number of available social houses, the allocation of these dwellings (together with its implications in regards to access rules, criteria etc.) has become a genuine point of interest. In this context, the purpose of this article is to analyze the allocation policy of social housing in Bucharest from a perspective based on theories of distributive justice. The paper focuses on answering the following research questions: what are the implications of distributive justice theories in social housing policy? What kind of distributive pattern is just? How can the allocation process of Bucharest's social housing be evaluated against distributive standards? What are the local authorities' justifications for the current allocation rules? What is needed in order to make the allocation system more just? The proposed case study is based on the analysis of the prioritization criteria established by local governments (Bucharest's districts and municipality city halls) and on 15 interviews with employees of local authorities who are involved in the criteria formulating process. I argue that lacking normative standards in social housing allocation process, the bureaucrats will apply inherently subjective distributive principles, introducing new eligibility criteria or prioritizing categories of persons other than the worst off, as a result enforcing various institutional exclusion mechanisms.

# **WG 1 - Collaborative Housing**

**16:30 - 18:00  
Richard Lang**

16:30 - 17:00

## **Why have housing cooperatives not thrived in the Netherlands? A historical interpretation**

D. Bossuyt<sup>1</sup>, D. Czischke<sup>2</sup>, C. Huisman<sup>3</sup>

<sup>1</sup>University of Amsterdam, Netherlands

<sup>2</sup>TU Delft, Netherlands

<sup>3</sup>TU Delft- Faculty of Architecture, Netherlands

This paper analyses the Dutch cooperative housing movement through an institutionalist lens. Housing cooperatives are understood as collective organizations based on common property, self-governance, and with aspirations regarding housing provision. Unlike other social democratic welfare regimes, the Netherlands has failed to develop a sizable cooperative housing sector. Instead, social rental housing has been provided by housing associations since the 1901 Housing Act. The paper charts three key moments in the development of cooperative housing in the Netherlands; first, the emergence of housing cooperatives towards the late 19th century and their subsequent decline in favor of housing associations; second, a modest revival in the 1970s, as part of wider emancipatory social movements; and third, the legal recognition of housing cooperatives in the 2015 Housing Act and (nascent) attempts to support their formation at municipal level. The Dutch cooperative movement has historically been split between radical and moderate conceptions, each of which has tended to align with a different political faction. On the left, cooperatives have been understood as a radical decommodification of housing. On the right, they can be seen as stepping-stones to full homeownership. Our analysis shows that the renewed political instrumentalization of cooperative housing in the Netherlands does not necessarily speak to their capacity to decommodify housing through collectivizing and restricting income rights. We offer two possible explanations: first, the (re)emergence of housing cooperatives in the Netherlands runs up against a neoliberal planning system that privileges revenue from land development, impeding access to necessary material conditions. Second, in contrast to the early 20th century, and to the current situation in other European countries like France or Spain, there is no broad social mobilization pressuring for cooperative housing. Consequently, the Dutch cooperative housing faces a double struggle, internally negotiating their own identity and externally lobbying for material and legal support.

17:00 - 17:30

## **The history of housing cooperatives in Uruguay – International lessons to be learned from a Global South success story ?**

A. Boanada-Fuchs<sup>1</sup>, F. Carrizo<sup>2</sup>

<sup>1</sup>University of St.Gallen, Switzerland

<sup>2</sup>Federación Uruguaya de Cooperativas de Vivienda por Ayuda Mutua,, Uruguay

The Uruguayan housing cooperatives are an international reference for the social production and management of affordable housing since the 1970s (Solanas 2014). The first housing cooperatives in the country were created in 1966 from a pilot program of the Uruguayan Cooperative Center and soon replicated in other parts of the country by the Federación Uruguaya de Cooperativas de Vivienda por Ayuda Mutua (FUCVAM, founded in 1970) enabled by a National Housing Law. From the early 2000s, FUCVAM spearheaded a South-South learning program (Supported by “We Effect”) to implement comparable models in other Latin American countries, including Paraguay, Bolivia, Guatemala, El Salvador, Honduras and Nicaragua. While its efforts to improve the access to and quality of affordable housing on the continent were recognized by international organizations (e.g. World Habitat Award in 2012) this did not directly translate into more academic attention outside Uruguay and the Spanish-speaking world (notable exceptions: Centro Cooperativista Uruguayo 1988, Nahoum 2013, Ganapati 2014, see also Nahoum 2014, Solanas 2014, Oliveira Filho et.al. 2017).

This article aims to contribute to the “Special session of history of housing cooperatives” this highly interesting case study by retracing the main development path of the mutual aid cooperative movement in Uruguay, the specific way it was implemented, the reasons for its success (e.g. self-management, direct democracy, collective property, mutual aid, the Institutes of Technical Assistance, the role of national government facilitating specific loans and in some cases access to affordable land) as well as the hurdles it had to overcome (e.g. military regime, economic recession, lack of opportunities to create news cooperatives). Interviews with key actors are combined with a structural research methodology developed in previous research (Boanada-Fuchs 2015), that provides a process-oriented, resource-based actor-network framework and allow to embed institutional process within wider political, regulatory, economic and cultural changes.

17:30 - 18:00

## **A Socio-spatial Approach to Hallenwohnen in Zurich, Switzerland**

M. Khatibi<sup>1</sup>

<sup>1</sup>Politecnico di Milano, Italy

The study explores Hallenwohnen (hall dwelling) as a part of the Zollhaus settlement, which is built as a follow-up project by Kalkbreite cooperative and has been in function from January 2021 in Zurich, Switzerland. In order to support an innovative form of communal habitation, the housing cooperative Kalkbreite for the first time in Switzerland has provided the legal form for collective housing and working in a large hall known as Hallenwohnen in the center of Zurich. Hall dwelling, however, has been previously tested in the former semi-legal projects on the Labitzke and hohlzke sites in Zurich. Hallenwohnen is a large open hall with a basic structure and mobile residential towers (Roll spaces) as the core concept, which offers an affordable, self-managed/self-build, collective co-living and co-working arrangement. The modest private living spaces per person benefit from generous communal spaces such as a central courtyard, a workshop, a guest house, a Café, common rooms, and roof terraces.

As the tradition of housing cooperatives is rejuvenated by another innovative housing estate in the center of Zurich, the objective of the study, therefore, has been to initiate a research on this pioneer hall cohousing project through available literature, site visits, and face to face semi-structured interviews with some of the residents. In this manner, the essay has endeavored to shed light on the intentions and challenges of the Hallenwohnen's residents, to investigate the potentials for the social innovation and to touch the spatial configuration of the project. The argumentations, as the result, portray Hallenwohnen as an urban laboratory in which a cohousing community has planted not only a communal living/working setting, but also a self-build housing practice. Notably, new forms of collaboration, triggered by the button-up approaches have been recalibrated by the top-down incentives of the housing cooperative in Zurich.

# **WG 2 - Disadvantaged Urban Neighborhoods and Communities**

**16:30 - 18:00**

**Mark Livingston**

16:30 - 17:00

## **In and Out of Privileged and Disadvantaged Neighborhoods in Sweden – on the Importance of Country of Birth**

B. Gustafsson<sup>1,2</sup>, T. Österberg<sup>1</sup>

<sup>1</sup>University of Gothenburg, Sweden

<sup>2</sup>Institute for the Study of Labor (IZA), Bonn, Germany

Moves into and out of privileged neighbourhoods respectively into and out of disadvantaged neighbourhoods in metropolitan Sweden are studied. We use register-data to investigate all moves by adults that took place between 2004 and 2006 in order to detect differences between natives and eight categories of foreign-born. Estimated models illustrate that the probability to move is related to many factors. Conditioned on circumstances are most categories foreign-born less likely than natives to move into a privileged neighbourhood and more likely to move out of a privileged neighbourhood. Being foreign-born increases the probability to move into a disadvantaged neighbourhood, decreases the probability to move out of such a neighbourhood and reduces the probability to move out of the metropolitan regions. Among foreign-born those originating from high income countries move similarly to native born.

17:00 - 17:30

## **'It is natural': life course as a key element of long-term residents' place attachment in a gentrifying Prague neighbourhood**

J. Sýkora<sup>1</sup>, M. Horňáková<sup>1</sup>, K. Visser<sup>2</sup>, G. Bolt<sup>2</sup>

<sup>1</sup>Charles University, Czech Republic

<sup>2</sup>Utrecht University, Netherlands

Recently, post-socialist inner cities have been transforming through various processes of revitalization and gentrification. However, the selective nature of these processes emphasizes physical and social contrasts of neighbouring localities leading to the spatial fragmentation of inner-city areas that may produce variegated effects for the everyday life of local residents. This paper examines how long-term residents of an inner-city neighbourhood in Prague undergoing residential and commercial gentrification have experienced, perceived, and lived through its change. Specifically, it reveals how the ongoing changes influence residents' place attachment, building on the relationship between place attachment and the construction of personal identity. The paper relies upon qualitative methodology using semi-structured in-depth interviews with long-term inhabitants. Empirical findings point to a strong and stable place attachment, despite ambivalent attitudes towards recent changes related to gentrification. The effect of gentrification on place attachment appears to be relatively limited. Many residents acknowledge that gentrification has reversed the process of deterioration that characterised the neighbourhood in the past. Moreover, negatively perceived changes to the neighbourhood are often not attributed primarily to the gentrification process but understood as a natural part of residents' own ageing and wider societal changes.



17:30 - 18:00

## **The challenges of transforming public spaces in vulnerable neighbourhoods in co-creation with residents: the case of Neighbourhood Park Cromvliet, The Hague NL**

G. van Bortel<sup>1</sup>

<sup>1</sup>Delft University of Technology, Netherlands

The Molenwijk neighbourhood in The Hague, the Netherlands, is a hyper-diverse area housing many vulnerable low-income households. Social housing is the dominant housing tenure in the area, which faces low levels of social cohesion. To address this situation, the municipality of The Hague wanted to increase the local community's sense of pride and ownership by collaboratively improving public spaces and neighbourhood facilities. This included the transformation of the Cromvliet Neighbourhood Park, a multi-functional green area in the centre of the Molenwijk neighbourhood. This innovative participatory transformation initiative also aimed to create employment opportunities for local enterprises and residents.

The municipality commissioned the TU Delft to longitudinally monitor resident participation, municipal decision-making and public commission processes. The study applied, among others, network governance theories, participatory observations methods, document analysis and interviews with stakeholders. This paper presents the preliminary results and reflects on the challenges the municipality faced to connect the live world of residents and the system world of municipal decision-making processes and procedures. The paper concludes with recommendations to support future participatory transformation processes in hyper-diverse low-income neighbourhoods.

# **WG 6 - Housing Law**

**16:30 - 18:00**  
**Michel Vols**

16:30 - 16:50

## **Neither unpredictable nor damaging: The human rights case for a proportionality assessment of evictions in the private rental sector in England**

K. Casla<sup>1</sup>

<sup>1</sup>University of Essex, United Kingdom

In *FJM v UK* (2018), the European Court of Human Rights concluded that England's Section 21 evictions do not infringe the right to home of Article 8 ECHR. Section 21 of the Housing Act 1988 allows landlords in England to evict tenants with a two-month notice with no fault on the part of tenants and with no need for a reason. Compared with other countries with stronger private rental sectors, Section 21 does not strike a fair balance between security of tenure and the legitimate aim of vindicating landlords' right to private property. Bearing in mind the social function of housing and homeownership, and in line with case law of the European Court of Human Rights in relation to evictions from public housing, this paper makes the case for a proportionality assessment of evictions in the private rental sector. The paper argues that the European Court of Human Rights should reconsider the position expressed in *FJM v UK*, and establish that Section 21 evictions are contrary to the right to home of Article 8 ECHR. The European Court could reach this conclusion within the limits of its own case law, interpreting the Convention in light of common practice among European States, having due regard to other international obligations in relation to the right to adequate housing, and bearing in mind the social function of housing and homeownership.

16:50 - 17:10

## **In Covid Times: Regulating the Private Rented Sector in England**

T. Amodu<sup>1</sup>

<sup>1</sup>University of East Anglia, United Kingdom

Currently it is estimated that there are in excess of 8m unfit homes in England and that one in five excess deaths are attributable to poor housing conditions, costing the NHS some 1.4bn per year. While the policy focus tends to be about housing supply, it remains the case that it is the private rented sector (PRS) that is the vehicle for provision. The pandemic has given rise to some unexpected outcomes, not least in regulating that sector. This paper will consider how the event of COVID-19 has generated new modes of regulation in the sector, which may have important longer-term effects for the relation between tenant and landlord. Using the frame of vulnerability theory as a starting position, this work in progress will critique the role of law in the allocation of rights and responsibilities and the implications of moving towards an appreciation of the relational, as opposed to physical aspects of housing provision.

17:10 - 17:30

## **Tenant participation and the realisation of the human right to housing**

M. Jordan<sup>1</sup>

<sup>1</sup>University of Southampton, United Kingdom

In recent years, a leading criticism of human rights is that they have, at best, failed to adequately challenge or, at worst, easily accompanied the rise of neoliberalism and growing material inequality. Leading scholars, including Samuel Moyn, have argued that socio-economic human rights, in particular, are “not enough” because they are concerned with conditions of sufficiency rather than material equality. While acknowledging the weight of these critiques, this article considers the remarkable diversity of human rights approaches. The paper outlines how tenants movements in Ireland are employing the human right to housing as part of their campaign for tenant participation that seeks greater collective tenant influence over management of social housing and the development of law and policy. The paper argues that such approaches demonstrate the capacity of the human right to housing, when wielded by those who are denied their rights, to both challenge systems that entrench material inequality and to develop alternatives to those systems.

17:30 - 17:50

## **Towards a Reconceptualised Right to Housing**

M. Vols<sup>1</sup>

<sup>1</sup>University of Groningen, Netherlands

Ensuring tenure security and providing protection against (forced) evictions are key elements of the international right to housing, as codified in and implied into various treaties. The right to housing is an important instrument to achieve the goal of inclusive cities, in which not only affluent people have the right to stay put. As a result, the right to housing is (conceptually) closely connected to 'spatial justice' and the famous, but still non-codified 'Right to City'.

In this paper, I will first address the theoretical differences and similarities between the right to housing, spatial justice and the right to housing. After that, I will discuss whether and how the right to housing does improve the inclusiveness of cities, and in which ways. In the paper, I propose to reconceptualise the right to housing by taking into account various legal sources from both public and private law. These sources include the International Covenant on Economic, Social and Cultural Rights, the Convention on the Rights of the Child and various other (European) Treaties.

Lastly, the European findings will be compared with recent case law of the Constitutional Court of South Africa. It is well acknowledged that the South African Constitution offers ample protection against the involuntary loss of one's home. In a series of ground-breaking rulings, the South African Constitutional Court managed to halt evictions of the power- and propertyless living in the innercity of Johannesburg. Yet, this powerful stance of the South African judiciary has severe consequences for the positions of other rights holders such as property owners, and serious financial consequences for local authorities.

**WG 7 - Joint  
workshop: Governing  
metropolis - land  
and housing**

**16:30 - 18:00**

**Berit Irene Nordahl**

16:30 - 16:50

## **Post-covid metropolitan housing markets**

I. Tosics<sup>1,2</sup>

<sup>1</sup>Metropolitan Research Institute/Városkutatás Kft, Hungary

<sup>2</sup>URBACT Thematic Programme Expert, Hungary

According to theory, well organized metropolitan coordination is not only important to better approach the economy of scale for urban development and services but also to better handle the externalities of economic, environmental and social interventions. Housing markets, one of the most important aspects of integrated and balanced urban development, can also best be organized over the territory of the metropolitan/functional urban area, in such a way that the rules of compact urban development can be kept.

The COVID shock seems to challenge this theoretical statement. During the pandemic housing conditions became ever more important and it became a widely shared view that the higher density of housing is one of the risk factors to get infected. Parallel to the new trends in working relations, the emerging opportunities to work from home, a growing share of households considered to move out from the densely built up urban areas to the suburbs or even further out, to rural areas.

The aim of the paper is to explore the possible futures of metropolitan housing markets: what kind of new metropolitan-scale urban and housing development models can be imagined and what role the public sector can play to avoid those outcomes which lead to the worst consequences from the perspective of sustainable urban development.



16:50 - 17:10

## **Moving from the city in the year of Covid - will they return after the pandemic?**

M. Tønnessen<sup>1</sup>

<sup>1</sup>Oslo Met, Norway

Cities across the world have been severely affected by the Covid-19 pandemic, and out-migration from many cities was exceptionally high in 2020. Some moved to other parts of the same country, others moved abroad.

Using Oslo in Norway as a case, and using rich Norwegian register data, this study examines the characteristics of those moving from the city in 2020 in order to uncover reasons for leaving in the (first) year of Covid. Based on these findings I discuss whether the leavers will return when the pandemic is over.

Preliminary results show that those moving from Oslo in 2020 were older compared to those who moved out in 2019. To a larger extent than in 2019, the 2020-movers had jobs where home office was possible, they were not born in Oslo, and they were homeowners when living in Oslo. This may indicate that a large part of those who left Oslo in 2020, will not move back to the city after the pandemic.

17:10 - 17:30

## **Is the impact of COVID 19 on housing construction activity in and out of a large city evident? An example of Lodz (Poland)**

M. Zaleczna<sup>1</sup>, A. Antczak-Stepniak<sup>1</sup>

<sup>1</sup>University of Lodz, Poland

The coronavirus pandemic has become a common phenomenon in 2020; as a result of the pandemic and lockdown, some negative socio-economic processes have been created. The main negative effects were high mortality, economic losses, social and religious disruption, domestic violence and anomalies, fear, and trauma (Musa 2020, Tisdell 2020). It should be highlighted that COVID-19 has influenced cities' shape and future. Telecommuting, teleconferencing, telelearning, and e-commerce create a new environment of human life. With the closure of restaurants, theaters, and other recreational and leisure venues, cities lose their inherent value: placemaking (Cohen 2020). After months of living, studying, and working in small apartments, people felt the desire for more space that together with the combination of very low interest rates can produce new trends in local housing markets, especially suburbanization. The authors of the paper decided to examine the intensity and spatial distribution of residential construction activity and residential real estate trade in one of the biggest Polish cities - Lodz and neighboring municipalities to find an answer to the question of whether a pandemic has affected housing decisions taken by developers and buyers. Analysis was conducted in the national and local socio-economic context. Based on statistical data, attempts were made to observe new signs confirming the intensification or weakening of past trends. The authors confronted their results with observations in other cities, trying to establish common patterns. The research was based on critical literature analysis and statistical analysis.

17:30 - 17:50

## **Multi-disciplinary Approach as an Effective Toolkit for Community Participation**

J. Manoochehri<sup>1,2</sup>, N. Stacey<sup>1,2</sup>

<sup>1</sup>De Montfort University, United Kingdom

<sup>2</sup>Leicester School of Architecture, United Kingdom

Community Participatory design and community engagement methods have changed since their early days. The community office set up for Byker Wall housing led by Ralph Erskine in late 1960s and 1970s is a far cry from the current tick-box methods of public consultation. Too many community consultation processes are little more than artificial gestures, done to the community rather than for them.

The challenge to a successful consultation is most visible in the complex nature of facilitating a multi-disciplinary process in order to bring together in-depth knowledge of the city and place, with the lived experience and expectations of the community with its own complexities.

Ideas on Participatory Action Research (Chevalier & Buckels, 2013), and concerns that it should not become a means at the service of the elite (Howard and Wheeler, 2015) can inform the development of a toolkit of methods to develop a shared vision for the region, through engaging a broad range of actors from the city, academia and the community.

This paper reviews the potential of different approaches in the urban design and decision-making, as well as the communication and interpretation of ideas with and from the community. It draws on research and interviews carried out in Leicester, as well as architectural design consultation, touching on ideas of spatial agency (Awan, Schneider, Till, 2011), design research, and emergent ideas of community-owned consultation and data. It focuses on the work of Leicester Urban Observatory (a collaborative project between Leicester City Council, De Montfort University, Loughborough University and the University of Leicester), and outlines its potential as a vehicle for dialogue between the key networks in the region, the city, the university and the community.

# **WG 8 - Minority Ethnic Groups and Housing**

**16:30 - 18:00  
Gideon Bolt**

16:30 - 16:50

## **Local housing policy for immigrants – Liberal or restrictive policy stances among Swedish municipalities after the European migrant crisis**

E. Holmqvist<sup>1</sup>, K. Jutvik<sup>1</sup>, G. Lidén<sup>2</sup>

<sup>1</sup>IBF/Uppsala university, Sweden

<sup>2</sup>Mittuniversitetet, Sweden

The European migrant crisis entailed changes in migration policies. Substantial amendments were hastily made to a policy field in which already tense state-local relations struggled to manage coordination, responsibilities and funding. Sweden was no exception to this. For local governments, autonomy became circumvented as immigrants since 2016 are dispersed to them through a new law with no room for municipal ambitions. Municipalities' remaining discretion is above all concentrated to one of the most crucial spheres of immigrant integration, that of the outline of local housing policies. While some municipalities grant permanent housing contracts, a majority of municipalities do uphold a more restrictive policy through different forms of temporary housing solutions. In general, the latter alternative entails that immigrants assigned to these municipalities cannot be certain to have an accommodation in the municipality after their Swedish introduction program are completed. In this paper we, in addition to descriptive analyses of the distribution among Swedish municipalities according stances of local housing policy, conduct a theoretically grounded analysis. This analysis applies the dimension of either a liberal or a restrictive housing policy and relate it to theoretical notions of immigration policy as characterized by either a rights-based or a more restrictive approach, the latter emphasizing duties as a precondition for inclusion. We can thereby complement descriptions over Swedish municipalities' liberal or restrictive housing policies for immigrants with a typology that distinguish between whether such policy stances are conditional on duties or characteristics among immigrants or without such requirements. Preliminary findings disclose that different motives are used among municipalities when housing policies are made conditional, it is not all about available housing. There is a tradeoff between finding housing and finding a job. The theoretically performed analysis can be valuable for future studies examining variation in local governments ambitions of immigrant integration.

16:50 - 17:10

## **Fair allocation policies for migrants in the context of housing shortage? Allocation policies and socio-spatial integration of institutional housing providers in Germany"**

C. Droste<sup>1</sup>, C. Droste<sup>1</sup>

<sup>1</sup>UP19 Stadtforschung + Beratung GmbH, Germany

Housing supply for and socio-spatial integration of migrants have become a big challenge for German municipalities and institutional housing providers since 2015. The immigration of refugees coincided with an increasing lack of social housing. 'Social engineering' on the neighbourhood level has - despite critical research about the effects of such policies - re-gained relevance in public and housing providers' strategies. While several studies revealed that having a migration background exacerbates access to housing, only a few studies analyze the allocation- and diversity management strategies of municipalities and institutional housing providers to respond to the housing demand of increasingly diverse immigrant populations. The results of the study „Housing supply and socio-spatial integration of migrants – allocation policies of institutional housing providers“, presented by ILS Dortmund and UrbanPlus Berlin in 2019, contribute to fill this gap.

The research addressed allocation practice of municipal, housing and civil society actors across Germany, focusing on case-studies in Berlin, Hamburg, Düsseldorf. It reveals the leading role of municipal housing companies in housing supply for immigrant populations, explains barriers hindering other institutional actors to contribute in this field and introduces to more inclusive allocation strategies of institutional housing providers. Concluding that an opening up of local governance structures gains importance for the housing and social integration of all immigration generations, it also shows that public anti-discrimination-policy requires more effective instruments and that inclusion requires active diversity management by all actors. In this context, structures developed by local civil society for (small scale) housing acquisition for refugees bear a potential for institutional change. Governance structures established in this context may serve as critical 'reflection space' for future integration strategies and to transfer innovative approaches into standard procedures for housing the diversifying socially disadvantaged populations. Complementary to the study, the paper explores up-to-date positions on antidiscrimination-policy in public housing.

17:10 - 17:30

## **Housing practices of refugees in the Flemish nebular city**

B. Wyckaert<sup>1</sup>, H. Leinfelder<sup>1</sup>, P. De Decker<sup>1</sup>

<sup>1</sup>KU Leuven, Faculty of Architecture, Campus Sint-Lucas, Brussels / Ghent, Belgium, Belgium

It is known that migration is primarily an urban phenomenon and so is the settlement of refugees in their host country. However, as more and more European countries are implementing dispersal policies for asylum seekers and refugees, small and medium-sized cities and towns are becoming increasingly important gateways. In Belgium, unlike neighbouring countries like France and the Netherlands, there are no specific dispersal policies underlying this changing geography of arrival. However, various studies have shown how migrants increasingly expand their housing search towards more remote small and medium-sized towns. This evolution results from a combination of factors like urban housing shortages, changing local policy conditions and other specific housing preferences and needs of migrants. This study aims to identify these needs and preferences of refugees as push-factors for large metropolitan areas.

This paper starts from a dispersed geography of arrival in Flanders (Belgium) where this dispersion can be linked to the unique spatial structure of the territory. Flanders is characterized by a sprawl of middle- and small-sized cities and towns rather than metropolitan areas. However, in this atypical spatial context, referred to as the Flemish nebular city, cities but even smaller towns function as nodes inside networks (spatial/urban, social, economic, mobility).

Preliminary findings of this ongoing qualitative research demonstrate that despite their preferences to live in these more scattered areas, refugees are somehow (economic, social, cultural, ...) connected to metropolitan areas. Besides, results show the constraints (social, economic, cultural, ...) to refugees' housing practices affiliated with the residential location in terms of facilities and accessibility. This paper therefore elaborates on a method, including time-space diagrams, to study the housing practices of refugees. Here we look for the extent to which refugees use the Flemish nebular city as a network and the role of the local living environment in this network.

17:30 - 17:50

## **Socio-spatial strategies of Syrians in the housing area in Turkey**

M. Akdemir Kurfali<sup>1,2</sup>

<sup>1</sup>Uppsala University, Sweden

<sup>2</sup>Bilkent University, Turkey

Turkey has experienced an unprecedented migration flow from Syria since 2011. Currently, almost 3.6 million Syrians are living in Turkey and more than 98% is residing outside of the camps. This sudden and huge migration flow - mostly towards to urban areas- highly affected the cities and the housing market. This paper focuses on the socio-spatial strategies of Syrians in recent years in the housing area of Turkey where the housing sector is both highly formalized compared to other global south countries and the private rental sector is dominant. In this context, Syrians can neither attend occupation movement like Europe nor access informal houses like in the middle eastern countries to solve their unforeseen prolonged stay in Turkey. Therefore, they, unintentionally, adopt certain novel socio-spatial strategies to be able to enter and stay in the formal housing area -which is a crucial step to access many public services. These strategies help them to compensate their fragile protracted temporariness situation stemming from blurry legislations and homeowners' unwarranted demands due to the housing shortage. In order to investigate the situation, I conducted semi- structured interviews with Syrians, local people, and local experts in Gaziantep, a Syrian border city of Turkey during March and from June to September 2020. The field study indicates that Syrians' socio-spatial strategies can be formed under two categories: using informal networks to access housing and to circumvent restrictive legislation. The findings are important in the sense that they provide insight regarding migrants' strategies in a housing market with unique conditions that exist neither in European nor in Middle eastern context.



# **WG 9 - Policy and Research**

**16:30 - 18:00**

16:30 - 17:00

## **Affordable housing and sustainable neighbourhoods – lessons from the European Quality of Life Survey for policy practice**

G. Koessler<sup>1</sup>

<sup>1</sup>Austrian Federation of Limited-Profit Housing Associations, Austria

The provision of affordable housing has become one of the key challenges for cities across Europe. Growing housing costs have meant not only increased pressures on household budgets but have also impacted on the socio-economic composition of neighbourhoods. These processes are well-researched and conceptualised in debates around gentrification or displacement. Housing affordability however also plays a crucial role for the social fabric of sustainable and successful urban areas, including access to social and cultural infrastructure or the social capital and resilience of neighbourhoods. Put simply, the area where someone can afford to live impacts not only how accessible good quality infrastructure or green spaces are but also on the nature of communal relationships and the social cohesion of neighbourhoods.

This paper draws on the European Quality of Life Survey to explore the quality, sustainability, and accessibility of European cities at the level of people's experiences with and attitudes to their neighbourhoods. The paper will explore the links between socio-economic characteristics of households, the place they live, and the way in which they engage and relate to their neighbourhoods. Amongst others, the research will explore questions such as: How is the quality of neighbourhoods and the built environment linked to the affordability and quality of housing? How does this relate to the social capital and the development of social support networks in communities? What is the sense of people's belonging and trust to others in their area?

The research aims to expand the affordability debate by thinking about the role of affordable housing in creating sustainable urban neighbourhoods. In addition to the analysis of European-wide data, the research will discuss the role of affordable housing providers in Europe (with a focus on Austria) in the creation not just of affordable housing but of affordable and sustainable neighbourhoods.

17:00 - 17:30

## **Role of municipalities to promote housing affordability: comparison of three major cities in Finland**

S. Elina<sup>1</sup>

<sup>1</sup>University of Turku, Finland

Housing affordability is a widespread problem and policy concern in urban areas. As housing and land use are major areas that municipalities have a considerable power over, actions of local governments are a subject of interest. Cities may take different directions supporting affordability, which is why comparing the local responses is a most meaningful study topic. However, comparative housing research has mostly concerned national differences, while subnational or local variations of urban housing policies have got less attention.

In this article, I compare local responses and the role of municipalities in supporting housing affordability within the same national context. I focus on three major cities in Finland: Helsinki, Tampere and Turku. My research question is how the role of the municipality varies in supporting housing affordability and where do the differences between the municipalities stem from. Local policy measures are identified and compared based on the extent they leave housing as commodity or seek to decommodify it, within a generally market-orientated housing system. The analysis is based on semi-structured interviews with housing and land use policy officials (n=23) and housing, land use and planning documents, such as the local housing policy programs. City statistics complement the data.

The preliminary results show that there are considerable differences between the three cities, especially in promoting subsidised housing. Helsinki and Tampere show active and systematic efforts to get a grasp of the local housing market to both increase the housing stock while also attempting to promote a share of subsidised housing ranging between 30—50 percent. While the political objectives are quite similar in Turku, in practice the city leaves the housing question more up to the markets. I will discuss, how local histories, political decisions and city's commitment to allocate resources to housing policy management have contributed to the differences.

17:30 - 18:00

## **Housing affordability and the city. Disentangling the urban and spatial dimensions of housing affordability**

M. Peverini<sup>1</sup>, R. Cavicchia<sup>2</sup>

<sup>1</sup>Politecnico di Milano, Italy

<sup>2</sup>Norwegian University of Life Sciences, Italy

This article deals with the multidimensional and contested notion of housing affordability (HA). With the purpose of disentangling the spatial dimension and implications of HA, we primarily explore the concept at the local (urban) level.

In the past century, scholars have widely debated on definitions, measurements and problems related to HA. The result is an extensive, complex, and often controversial body of literature with increasingly multidimensional frameworks to analyze HA at various levels. The attention on the urban - rather than on the national - scale of housing problems is relatively recent and remarkably growing. Recent research has discussed the so-called “global urban affordability crisis” (Wetzstein, 2017), which is increasingly affecting especially (even if not only) attractive and growing global cities. While studies have analyzed HA in connection to a variety of different issues, ranging from poverty and social policies to financialization and socio-spatial inequalities, its spatial and urban dimensions and implications have not been dealt with enough in research (Haffner, Hulse, 2021). The paper contributes to expanding this knowledge by focusing on the spatial implications of urban housing affordability, in terms, among other themes, of spatial filtering, suburbanization of poverty, spatial mismatch and accessibility to various urban opportunities.

Specific aims of the article are: (i) providing orientation between the different themes and issues connected to the multifaceted concept of HA from an urban and spatial perspective; (ii) highlighting advancements, unresolved issues, and possible pathways for future research; (iii) breaking new conceptual ground for the analysis of HA (and HA policies) at the local level, especially aiming at scrutinizing its spatial dimension and outcomes. We base our discussion on a review of the literature and on the contents of a series of seminars “Housing affordability and the city” that was organized during spring 2021.

# **WG 12 - Residential Context of Health**

**16:30 - 18:00**

**Terry Hartig and Emma Baker**

16:30 - 17:15

## **Living with a disability in Flanders (Belgium). Has the introduction of a cash-for-care scheme changed the housing situation of persons with a disability?**

S. Winters<sup>1</sup>, W. Schepers<sup>1</sup>, K. Van den Broeck<sup>1</sup>

<sup>1</sup>KU Leuven, Belgium

On December 13, 2006, the United Nations signed the Convention on the Rights of Persons with Disabilities, which aims to give persons with disabilities the full enjoyment of their rights and place them on an equal footing with others. Belgium ratified the Convention in 2009. The implementation of the Convention in Belgium lies with the regions, which are competent for welfare policy. In 2010, the Flemish government translated the Convention into a new vision of care for persons with disabilities and started preparing the largest reform in the finance of the care system for persons with disabilities, replacing supply side subsidies with demand side subsidies. Since 2016, subsidies for care are no longer allocated to healthcare providers, but directly to persons with disabilities. And in 2018, brick-and-mortar subsidies for care infrastructure were replaced with subject-related investment subsidies. In this paper, we examine what impact this change has had so far on the housing situation of persons with disabilities. To do so, we use survey data of persons with disabilities, of social housing companies and of licensed care providers.

17:15 - 18:00

## **Institutional solutions in the field of housing for people with disabilities in Poland after the political transformation**

A. Miklaszewska<sup>1</sup>, D. Kobus -Ostrowska<sup>1</sup>

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The right to housing is one of the fundamental human rights. People with disabilities experience a difficult material and living situation, and residential real estate is an expensive and capital-intensive good for this category. Living in uncomfortable conditions or in a toxic atmosphere leads to a lack of security and control over one's life.

The implementation of effective institutional solutions in the field of housing for people with disabilities is of fundamental importance for improving the conditions of their daily functioning. The aim of the article is to answer two main problem questions: 1st / What is the scope of coherence of the main institutional solutions aimed at satisfying the housing needs of people with disabilities within the housing policy implemented in Poland, both at the local and central level after the political transformation? and 2nd / What is the level and scope of effectiveness of the adopted institutional solutions in relation to the housing needs of this social group? The solution to the outlined research problems will be carried out on the basis of the literature on the subject, including in particular the analysis of strategies, legal acts, reports and existing data.

Preliminary analysis shows that the degree of coherence of the housing policy at the national and local levels is low. Institutional solutions are to a small extent compatible with the needs of disabled people. The level of income is adopted as a criterion for selecting the beneficiaries rather than the degree or condition related to their disability. In recent years, numerous documents indicate the need to improve living conditions of people with disabilities and underline their housing problems. Unfortunately, these documents are largely declarative.

# **WG 13 - Residential Environments and People**

**16:30 - 18:00  
Jana Zdrahalova**



16:30 - 17:00

## **Everyday public spaces in residential neighborhoods: bringing together what society divides**

N. Charalambous<sup>1</sup>

<sup>1</sup>University of Cyprus, Cyprus

Central public spaces in cities have always played an important role in urban experience, and continue to have a city-wide significance. Neighbourhood public spaces, where the everyday life of citizens unfolds, rarely enjoy any of this significance and may not receive the attention needed from the main stakeholders involved. Many researchers have highlighted the significance of these public spaces in cities, pointing out that the patterns of everyday life in residential neighbourhoods – whether it is the chance encounters in the local market or conversations in the local square– are the essential material of society and may well have integrative social functions.

Drawing on the theoretical framework of relational theories, this paper sets out to explore the links between the physical sphere and the social sphere of three different residential public spaces in the city of Limassol critically exploring the ways in which the boundaries of public space are challenged. Both spatial analysis and social sciences methods are employed to unveil the essential role residential public spaces play, in bringing together what society divides in contemporary, multicultural cities, where multiplicities of identities, languages, religions and cultures may naturally give rise to tensions and even hostilities and where uncertainties and instabilities through exclusion, segregation, gentrification may be experienced.

The potential for interaction and meetings between people from different areas, ages, social and ethnic backgrounds in the public realm is shown to be a crucial prerequisite for shaping encounters within and between the different ethnic and social groups during their everyday life in their residential environment, encouraging tolerance and a feeling of belonging. Neighbourhood public space is suggested to be an important and necessary platform for the groups socialization through social and economic 'exchanges', building of group identity and negotiations of relations among the groups themselves as well as between them.

17:00 - 17:30

## **The new lifestyle and privacy demands in post-capitalist families houses**

J. Husaini<sup>1</sup>, A.P.D.A. Coşkun<sup>1</sup>

<sup>1</sup>Eastern Mediterranean University, Turkey

Throughout history, transformations in social, political, economic, and health situations have influenced the reformations in family structures that follow the changes in work positions of women and men, and have also determined each era's expected gender roles. Accordingly, this qualitative exploratory study will examine the issue of gendered privacy within family houses starting from the 1930s and until 2020, in order to trace the marks of social changes in family structures and the embedded gender roles that were reflected upon the spatial arrangement of house functions. The major expected outcome is to provoke a discussion and to open new lines of thoughts about home, by speculating about the "Post-capitalist" family house for this time; a house that might ease the coming life challenges following the expected shift in the global economic system as a consequence of the current health crisis situation (COVID-19).

To investigate changes in the gendered privacy arrangement of functions within family houses, a documentary survey will be used together with a case study analysis of detached house plans from the first half of the twentieth-century and beyond in the U.S.A., since it is one of the biggest industrial countries. The results are expected to reveal a significant change throughout the years from the traditional "masculine-dominance" –at the public zone, to a more democratic spatial arrangement that merges masculinity and femininity in harmony within the house. In addition, the outcomes are expected to define the new "life-from-home" lifestyle. This new situation is assumed to demand more privacy between adults as a new productive way of living. Houses should start to be designed in new ways that adapt to the ongoing uncertainties by creating partially-segregated and multiple-use master bedrooms, for instance, as well as additional work/study (production) rooms, etc.

17:30 - 18:00

## **Temporal and layered meanings of home: the case of households journey between different context**

Z. Yılmaz Kılıç<sup>1</sup>, H. Turgut<sup>2,3</sup>

<sup>1</sup>Ozyegin university, faculty of architecture and design, Turkey

<sup>2</sup>Ozyegin University, Faculty of Architecture and Design, Turkey

<sup>3</sup>OZU, Urban and Housing Lab, Turkey

Home is a variable and original place where different layers grow to create a new layer by overlapping as well as remaining side by side. Not stabilized in a certain place and at a certain time, and rediscovered, explained and interpreted in different times and places, this phenomenon is both composed and interpreted by both place and time, especially given the mobility, constant relocation, and migrations of this age. The changes in the meaning of home can be read through the concepts of identity, belonging and memory that form some of the layers of meaning of home.

Therefore, this paper based on ongoing research mainly aims to reveal how the meaning of home changes over time and the role of time in the process of reinventing home's meaning. Within the scope of conceptual framework, 20 households who have migrated from rural to urban areas in Turkey, have homes in both contexts and have lived in these houses for three generations at different times of the year are selected as cases. To reflect the home experiences of three generations, in-depth interviews, which are also supported by observations, questionnaires and photographs have been conducted.

In the paper, the continuity and discontinuity of the houses established by the first generations of families in the rural context and the houses established by the the second and third generations in the urban context are discussed in terms of space, time, identity, belonging and memory. These concepts enable an understanding of the change in home's meaning, and that these changes of meaning actually represent the time itself. Home will continue to shape these concepts in the future, and it will be redefined repeatedly through the dynamics of time.

# **WG 14 - Social Housing: Institutions, Organisations and Governance**

**16:30 - 18:00  
Anita Blessing**

16:30 - 16:50

## **Missing hybridity? Trajectory, role, and opportunities of housing cooperatives in providing affordable housing in Italy and Milan**

M. Peverini<sup>1</sup>

<sup>1</sup>Politecnico di Milano, Italy

Housing cooperatives (HCs) represent a “third way” between state and market for providing affordable housing. HCs operate according to the mutualism principle: based on social need by their members (and not on speculative expectations) they provide housing at prices or rents corresponding to the mere costs and with good qualitative standards. Considering the importance of providing affordable housing as a societal challenge, the article explores the trajectory of HCs in Italy and Milan, linking it causally to the (national and local) policy and market framework.

Italy, and especially Milan, has a longstanding tradition of HCs. Born around 1870, upscaled by the first public housing law in 1903 and later supported by planning instruments, locally founded HCs have been important in providing affordable housing either for rent (“undivided” HCs) or in homeownership (“divided” HCs) in growing Italian cities. However, the trajectory and role of HCs in Italy and Milan have changed significantly by the time, with divergence between stagnating/declining undivided HCs and more dynamic but increasingly marketized divided HCs. This, I argue, is linked to political choices of market deregulation, homeownership promotion, and to the weakening of national housing policies and local planning/land use instruments, leading to a “missed hybridization”: i.e. the missed opportunity of integrating HCs action in public policies for providing affordable housing.

Applying process tracing (Trampusch, Palier, 2016) and the concept of “state-directed hybridity” (Mullins et al., 2017), and analysing in depth two enduring Milanese HCs through grey literature and interviews, the article aims to contribute to the literature on HCs by: (i) tracing their trajectory and role in Italy and Milan; (ii) relating it to the national and local housing policies and culture, identifying different hybridity mechanisms, causalities and implications with in their trajectory; and (iii) identifying present challenges and opportunities for HCs to provide affordable housing.

16:50 - 17:10

## **On understanding success, failure and the grey zone in-between: The case of (evaluating) area-oriented policies in Sweden**

N. Hertting<sup>1</sup>

<sup>1</sup>Uppsala University, Sweden

In public policy debates, evaluative statements in terms of success or failures are important input. Sometimes the proofs are easy and straightforward. Often, however, not only empirical inferences about outcomes are uncertain but also the most relevant standards disputed. Against this background, this paper will scrutinize how aims, strategies and outcomes are described in policy documents on deprived areas dominated by public housing estates in Sweden. More specifically, we show how such area-oriented strategies have been crucial components of national policies for more than three decades, despite repeated criticism in national and local evaluations. While some argue this paradox of repeated failure is solved by interpreting area-oriented policies as symbolic strategies to spread political responsibility for the effects of an increasingly neo-liberal housing policy, others refer to lack of learning among decision-makers in order to explain the recurrence of a policy without success. In this paper, we launch theoretical and empirical objections to such interpretations and present a third: Despite its continuous emphasis on inter-sectoral collaboration, Swedish area-oriented policies should be seen as a support for the implementation of specific sector goals, including public housing, within the deprived neighbourhoods. An implication of our argument is that area-based policies have often been judged on standards that do not reflect their intentions and underlying intervention logic. Such an interpretation does not present Swedish area-oriented policy as an evident success. However, it gives more nuances to the grey zone between success and failure and thus a better understanding of the continuous return and repetition of area-oriented strategies within Swedish policy towards deprived public housing dominated neighbourhoods.

17:10 - 17:30

## **Affordable Housing in Canadian Cities: Policy-Design Nexus**

S. Tsenkova<sup>1</sup>

<sup>1</sup>University of Calgary, Canada

A growing affordability problem in Canadian cities has prompted a renewed commitment of the federal government, complemented with provincial and municipal programs, to increase the supply of affordable rental housing. Consensus has been building across Canada that an effective response requires multi-sectoral partnerships to meet growing local needs within limited resources and capacity. Recently large Canadian cities have joined their efforts with non-profit and private organisations to provide affordable rental housing in mixed-income experimental projects. In this context, the research addresses a significant gap in the evaluation of partnerships, focusing on the nature of multi-agency collaborations in the provision process (design, build, finance, operate). Partnerships capitalise on the effective role of the public sector in the mobilization of resources, the efficiencies of private agencies in the development process (design, build) and the hybridity of the non-profit institutions (management, service delivery).

The research develops a conceptual framework, based on the political market model to explain adoption of planning and housing policies by municipalities. The alignment of policy instruments—regulatory, fiscal and financial—is an important determinant of the ability of partnerships to deliver adequate, affordable and sustainable housing. The framework presents a typology of affordable housing partnerships using highlights from case studies in large Canadian cities—Toronto, Vancouver and Montreal. The methodology is based on review of the literature and analysis of innovative developments of mixed-income affordable rental housing projects. Findings suggest that economies of scale and sustained funding are critical for efficient partnerships (design, build and operate). However, their effectiveness often depends on institutional capacity, coalition building/inclusive governance and neighbourhood integration. We argue that a shift from the traditional ‘public-private’ model to multi-sectoral partnerships is required to address the housing crisis in Canadian cities.

# **WG 17 - Housing and Social Theory**

**16:30 - 18:00**



16:30 - 16:50

## **Conservative housing policy: conditions of its emergence and its long-term path dependence in Hungary**

B. Kováts<sup>1,2</sup>

<sup>1</sup>Centre for Economic and Regional Studies, Hungary

<sup>2</sup>Corvinus University of Budapest, Hungary

While the influence of liberalism and the labour movement on the development of housing systems has been widely discussed in the housing literature, conservative ideology is rarely mentioned to have an important influence on housing. The presentation argues that the lack of attention on conservatism stems from the fact it rarely played a significant role in the development of housing systems of highest-income countries that most theoretical works focus on. Drawing on works discussing the concept of familialism in housing (Bohle & Seabrooke, 2020; Norris, 2016), the paper suggests that conservatism has manifested itself most conspicuously in the housing policy of countries where housing got in the focus of policy-making in a relatively early phase of capitalist transformation. In these countries conservatism strongly influenced housing system formation with the aim of inhibiting the rise of social problems associated with urbanisation and industrialisation by supporting rural self-sustaining home-owning families to improve their housing conditions rather than addressing urban housing problems.

The paper presents the traits of Hungary's conservative housing policy and its path-dependent development since the beginning of the 20th century. Surprisingly many elements of the conservative housing agenda, consisting of pronatalism, the support of rural home ownership rather than the (de-)commodification of urban housing, facilitation of the involvement of homeowners' labour in housing provision and the discouragement of housing mobility, survived multiple regime changes in the past century and remained important elements of the Hungarian housing system. At the same time, conservative housing policies have not been completely resistant to change, but have been constantly adapting to different political regimes through incremental changes and continue to do so today.

16:50 - 17:10

## **Residing at the margins of precarious density: International students, housing and the city**

E. Martino<sup>1</sup>, R. Bentley<sup>1</sup>

<sup>1</sup>University of Melbourne, Australia

International education forms a key part of Australia's economy and social fabric. The sector supports economic stimulus, partly through the construction of purpose-built student accommodation (PBSA). While this accommodation is centrally located with great access to transport and services, it has been criticized for being poorly designed, insecure and unaffordable for students. This is often compounded by casualised employment in low paying jobs, discrimination, cultural and language barriers, smaller social support networks and inexperience navigating the housing market. The COVID-19 pandemic further compounded these pressures. Many international students lost employment and were left out of government support packages that placed students at risk of losing their home. This had serious implications for their wellbeing and more importantly highlighted serious policy failures that warrant greater research and policy attention.

This article will draw on the emerging body of literature on international students' experience of COVID-19 to highlight that they are a marginalised cohort faced with a triple precarity of insecure employment, housing and citizenship status. Expanding on Pitter's (2020) conceptualisation of "dominant" and "forgotten" densities, this article will position international students as residing at the margins of a "precarious" density manifest through PSBAs vacancies and "vertical studentification" (Garmendia et al. 2012). The paper will posit that such density reflects student's vulnerability as consumer-(non)-citizens and inequalities around community, access, quality and sense of place. Specifically, it will posit that the COVID-19 lockdown measures dissipated many of the traditional "dominant" density selling points of PBSAs, raising questions about the role of precarious density in amplifying "collective urban density bias". Lastly, this article will suggest some key social and housing policy reforms that might be considered to better leverage vacant housing stock and more equitable social and health outcomes for international students in Australia.

**Wednesday,  
01 Sep 2021**

# **WG 1 - Collaborative Housing**

**12:00 - 13:30  
Claire Carriou**

12:00 - 12:30

## **Constructing the public-cooperative nexus for housing commons**

L. Vidal<sup>1</sup>, M. Ferreri<sup>2</sup>

<sup>1</sup>Institute for Government and Public Policy, Autonomous University of Barcelona, Spain

<sup>2</sup>Department of Geography and Environmental Sciences, Northumbria University, United Kingdom

In and between the 2007-8 and Covid-19 crisis, cooperative housing has been experiencing a worldwide resurgence of interest. As a subset form of collaborative housing and an often more democratic and affordable alternative to dominant housing provision, it is frequently heralded as a blueprint for “housing commons”. Despite its long history, however, cooperative housing has rarely gone beyond a “niche” in the housing market. Recent critical housing scholarship is beginning to address this marginalisation and understand how a more widespread development of the sector can be supported. In times and places where cooperative housing has expanded beyond a “niche” solution, the role of the State, through policy making at national, regional and municipal scale, stands out as an important enabling factor. Drawing on ten international cases, this study presents a framework for a rigorous and politically meaningful comparative approach to public-cooperative policy mechanisms for ‘housing commons’. Three key phases in the housing process (production, access and management, and maintenance of the model in time) are identified and discussed through concrete examples of policy areas and mechanisms. The study, originally commissioned by a non-profit foundation dedicated to the promotion of cooperative housing in Catalonia, is intended as a resource for grassroots and right-to-housing organisations in their push for a more favourable legal and policy environment for cooperative housing. In the wake of the pandemic, a better understanding of the public-cooperative nexus is key to incorporating alternative housing strategies into recovery and reconstruction plans.

12:30 - 13:00

## **Negotiating space for cooperative housing in post-conflict Colombia**

J. Duyne Barenstein<sup>1</sup>, D. Sanjines<sup>2</sup>

<sup>1</sup>ETH Centre for Research on Architecture, Society and the Built Environment, Switzerland

<sup>2</sup>ETH, Switzerland

In a global context characterised by the governmental withdrawal from the housing sector and the inability of the private sector to cater to the needs of low-income people, housing cooperatives are being rediscovered as a third way in the provision of affordable housing. However, questions related to the transferability of housing cooperative models across countries have thus far hardly been researched. This paper focuses on ongoing endeavours of a community of former combatants to establish a housing cooperative in the north-east of Colombia based on the Uruguayan model. Uruguay is internationally known for the important role housing cooperatives play in the provision of affordable housing; its Federation of Mutual Aid Housing Cooperatives FUCVAM has been committed for over two decades to share knowledge and experience in other Latin American countries, and most recently in post-conflict Colombia. Whereas housing cooperatives played a crucial role in post-world war reconstruction in Europe, there is hardly any evidence on their role in the aftermath of more recent conflicts. This paper focuses on the regional influence and replicability of the Uruguayan housing cooperative model by focusing on the emergence of a bottom-up housing cooperative in the north-east of Colombia. This project was initiated following the peace agreement of 2016 by former combatants, not only to address their urgent housing needs and aspirations, but explicitly to facilitate their reintegration into civil society after more than fifty years of violent conflict. The paper analyses former combatants' efforts to establish a housing cooperative in a context characterised by a fragile peace process and contradictory housing policies. It focuses on the interlinkages between the micro-level visions, aspirations and strategies of the communities involved in the establishment of housing cooperatives and the macro-level political and institutional factors enabling or constraining their emergence in post-conflict Colombia

13:00 - 13:30

## **Coercion, Cooperation, or Co-option?: A Case Study on an Emerging Co-operative Social Housing Sector in Finland**

D. Charlesworth<sup>1,2</sup>

<sup>1</sup>Lund University, Sweden

<sup>2</sup>University of New South Wales, Australia

This study investigates the emerging state-led co-operative social housing sector in Finland through the analytical lens of Kenneth Boulding's Triangle and his "three faces of power." Boulding differentiated between three interconnected dimensions of power, namely threat, economic, and integrative capacity. These dimensions are empirically investigated respectively in terms of capacities for coercion, cooption, and cooperation. Prior research on collaborative housing (CH) has called for more studies that critically question the ways which CH alternatives may compensate for the retreat of welfare institutions that have traditionally provided support and security in housing. Answering such calls, this study situates Finland's state-supported co-operative pilot project within its wider socio-political and institutional context. Particular attention is paid to institutional frameworks, such as policy, planning, and narratives on the rights and responsibilities of residents in state-supported co-operatives. Analytically guided by Boulding's "three faces of power", it is split across three sections. Firstly, it explores the 'coercive capacity' of the state through an empirical investigation into the ways that inadequate, contradictory, and restrictive land and housing policies create barriers for Finnish co-operatives aspiring for long-term affordability. Secondly, it investigates capacities of different actors to forge 'cooperation-opposition', drawing on Boulding's concept of integrative power to explore how questions of trust and legitimacy of housing institutions are interconnected with interpretations of 'value'. Finally, the topic of legitimacy, or (manufactured) consent, is analysed in terms of capacities to 'co-opt social compliance'. This means exploring the power of discursive institutions and narratives of self-sufficiency and 'active' welfare in Finland's housing system. As such, this study contributes to critical scholarship exploring the hybridity of housing co-operatives as both acts of resistance and responsabilization. It also shows the usefulness of Boulding's Triangle as an analytical tool for situating and investigating CH projects within their broader socio-political and institutional contexts.

**WG 2 -  
Disadvantaged  
Urban  
Neighborhoods  
and Communities**

**12:00 - 13:30  
Eva Andersson**



12:00 - 12:30

## **The significance of unequal housing quality and micro-segregation for social outcomes. Exploring the impact of vertical segregation in Athens on educational performance**

T. Maloutas<sup>1</sup>, H. Botton<sup>2</sup>

<sup>1</sup>Harokopio University, Greece

<sup>2</sup>Ecole Nationale Supérieure-Saclay, France

Is segregation at a scale much smaller than the neighborhood—the scale of individual apartment buildings—having effects on social outcomes and is it possible to identify and measure them? This presentation investigates the effect of vertical social hierarchies within Athenian apartment blocks on educational performance and concludes that such effects exist and are statistically significant. Young residents of disadvantaged lower floor apartments have a much larger probability to be among early school leavers even after controlling their personal, household and neighborhood differences. The findings of this paper suggest the need to discuss the importance of segregation effects at the micro scale and their relationship with neighborhood effects. Segregation at the micro scale has not been a central item of urban research, but gentrification processes have contributed lately to increase interest about hierarchies in spatial proximity and their potential effects.

12:30 - 13:00

## **Municipalities for social inclusion. Anti-segregation policies in Finland**

H. Ruonavaara<sup>1</sup>, J. Rasinkangas<sup>2</sup>, K. Rosengren<sup>2</sup>, E. Sutela<sup>2</sup>

<sup>1</sup>University of Turku and IBF/Uppsala universitet, Finland

<sup>2</sup>University of Turku, FINLAND, Finland

One aspect of social inclusion is the low level or even absence of residential segregation polarizing the urban area into pockets of advantage and disadvantage. The level and nature of residential segregation varies depending on the urban context. In this paper the context is a small Nordic welfare state, Finland. The levels of residential segregation are in Finland relatively low in international comparison. There are not disadvantaged residential neighbourhoods to the same extent as, for example, in the neighbouring Sweden, nor the kind of urban unrest caused by marginalization of population in these neighbourhoods. This has probably to do with the root causes of segregation. The level of income and wealth inequality is relatively low in Finland, and immigrant populations, vulnerable to disadvantage, are relatively small. However, as elsewhere in Europe, income and wealth differences have been on the rise and unanticipated rise in immigration has created an economically and socially disadvantaged group of newcomers in cities. The level of residential segregation is expected to be rising, and combating this is defined as one of the goals of sustainable urban development by the government. Many municipalities in Finland have also set combating residential segregation as a goal of their urban policies. In this paper, we analyze the anti-segregation policies in the core cities of three largest urban areas in Finland with the help of a typology of anti-segregation policies. As research material, we use interviews of representatives of municipalities as well as municipal policy documents.

13:00 - 13:30

## **Neighbourhood effects on educational attainment. What matters more: exposure to poverty or exposure to affluence?**

A. Troost<sup>1</sup>, M. van Ham<sup>1</sup>, D. Manley<sup>2</sup>

<sup>1</sup>TU Delft, Netherlands

<sup>2</sup>University of Bristol, United Kingdom

Studies of neighbourhood effects typically investigate the (negative) effects on individual outcomes of living in areas with concentrated poverty. The literature pays little attention to the potential beneficial effects of living in areas with concentrated affluence. This poverty paradigm might hinder our understanding of spatial context effects. This paper uses data from the Netherlands to compare the effects of exposure to neighbourhood affluence and poverty on educational attainment within the same statistical models.

Based on bespoke neighbourhoods, we create individual neighbourhood histories which allows us to distinguish exposure effects from early childhood and adolescence. We follow the entire cohort born in 1995 and we measure their educational level in 2018. The results show that in the Netherlands, neighbourhood affluence has a stronger effect on educational attainment than neighbourhood poverty in all the studied time periods. Additionally, interactions with parental education indicate that children of higher educated parents are not affected by neighbourhood poverty. These results highlight the need for more studies on the effects of concentrated affluence, and they can inspire policies focused on the segregation of richer households.

# **WG 4 - Housing Finance**

**12:00 - 13:30**

**Michael Voigtländer**

12:00 - 12:45

## **Housing finance beyond individual mortgages – how to finance housing cooperatives in Eastern Europe?**

Z. Pósfai<sup>1,2</sup>

<sup>1</sup>GEOFIN Research, Department of Geography, Trinity College Dublin, Ireland

<sup>2</sup>Periféria Policy and Research Center, Hungary

Crisis periods shed light on the vulnerability of conventional forms of housing finance; especially in (semi)peripheral economies such as Hungary and Eastern Europe more generally. The 2008 crisis led to dramatic housing instability in the region, especially through mortgages denominated in foreign currencies. The housing market effects of the current, Covid-19 induced economic crisis are yet to unfold, but it will surely bring a reorganization in the field of housing finance. As the pool of individuals eligible for a mortgage decreases due to income uncertainties, financial institutions may become more interested in experimenting with new forms of financing organizations engaged in the development of sustainable and affordable housing.

In my paper I will explore the potential of cooperative and collaborative housing to even out the volatility and risk of conventional forms of housing finance, and thus become a way of responding to uncertainty and displacement in urban housing markets. In the meantime, cooperative housing also allows new social groups – previously excluded from homeownership – to access stable, long-term housing through limited capital contributions. Beyond social aspects, the financial strengthening of new housing organizations will also facilitate the environmental sustainability of residential buildings.

The establishment of such forms of housing requires pioneering financial actors. I will explore under what conditions these innovative forms of housing finance can develop, and what is needed for them to scale up beyond a few pilot projects. Beyond academic evidence, I will base my discussion on experience I have gained in negotiating such innovative financial mechanisms for housing cooperatives in Hungary, as well as on the work done in MOBA Housing Network, which aspires to become a financial intermediary for new cooperative housing initiatives in the Eastern and South-Eastern European region.

12:45 - 13:30

## **Short-term effects of the Berlin rent cap**

V. Michael<sup>1</sup>, P. Sagner<sup>1</sup>

<sup>1</sup>German Economic Institute, Germany

On 23 February 2020, the Berlin Senate introduced the Berlin rent freeze ('Mietendeckel'). The Berlin rent freeze is an unprecedented market intervention in the German housing market. We analyze how the rent cap part of the new legislation which fixes rents at below market levels affects the supply side. We document rent decreases accompanied by decreases in supply five times as large. We further investigate spillover effects on the purchase market, regionally heterogeneous effects as well as different effects by property characteristics. We make use of a rich dataset of real estate advertisements and employ hedonic difference-in-difference and triple-difference estimation strategies.

# **WG 6 - Housing Law**

**12:00 - 13:30  
Michel Vols**

12:00 - 12:20

## **Integration Versus Intrusion: Housing Our Ex-Offenders While Ensuring Neighbourhood Safety**

S. van Tongeren<sup>1</sup>

<sup>1</sup>University of Groningen, Netherlands

According to the World Prison Brief online database at least 10.86 million people are currently detained in penal institutions throughout the world. Most of these offenders will eventually have to find their way back into society. One of the prerequisites to a successful reintegration is having access to decent and stable housing. However, finding a suitable place to live is perhaps the most immediate and crucial challenge ex-offenders have to face upon leaving detention. In addition to existing housing shortages, released prisoners usually lack sufficient financial means and are moreover confronted with (strong) stigmatisation from, among others, housing providers.

It is not surprising, then, that ex-offenders' limited access to housing has received increased attention from prison officers, legal practitioners, policy makers and scholars alike. There is a growing body of research that contributes to our knowledge and understanding of ex-offenders' precarious housing situation and that aims to make their re-entry more effective and successful. Yet while most studies primarily focus on the existing problems from the perspective of the returning ex-offender, the interests of those who ultimately have to live next-door to the released prisoner receive less attention. This is problematic, seeing that the arrival or presence of individuals with a criminal record can have a significant impact on the local community, in some cases even culminating in social unrest or moral panic. This presentation focuses on the Dutch response to (potential) social unrest that may follow the arrival or presence of an ex-offender in the neighbourhood. Presenting collected survey data and complementary qualitative information, the role of local authorities and other parties involved will be analysed in light of cross-agency collaboration theories.



12:20 - 12:40

## **Patching the leaks in the social housing stock. Challenges and possibilities for the Housing Associations in Spain**

A. Quintiá-Pastrana<sup>1</sup>

<sup>1</sup>University of Santiago de Compostela, Spain

The Spanish housing paradigm is characterised by the marginal role of social housing. Public spending has traditionally been oriented towards the promotion of home ownership . The legal regime of social housing has also historically pointed to this direction by facilitating the privatisation of sheltered dwelling. However, the recent housing affordability crisis has brought to the fore some of the flaws associated to this system. Following the real estate crisis of 2007, access to credit has been tightened and the rental market has become the only alternative for those with less accumulated wealth . This would pose a major risk to the most vulnerable citizens, especially in a context of rising prices.

Budgetary constraints and the lack of sufficient public stock have led policy makers to look for solutions beyond the public-private divide. Recalling the "Housing Associations" of other European countries, collaboration with social actors on a limited-profit basis has been proposed. Barcelona City Council, for example, has recently signed an agreement with an association of cooperatives for ceding the use of municipal land and buildings for ninety-nine years to develop affordable housing.

While this initiative may speed up the processes for the development of social housing, it also raises some legal issues. This paper explores the conflicts arising in regard to public assets and public procurement regulations, as well as the risks emerging from the withdrawal of public administration in the provision of the service. It concludes that this new form of affordable housing provision requires an appropriate legal framework in order to reap its benefits while minimising the costs involved. Housing associations in Spain present a substantial challenge, which demands a careful analysis of its legal ramifications.

12:40 - 13:00

## **Factors behind the regionalisation of housing regulations in Spain**

A. Quintiá-Pastrana<sup>1</sup>, N. Paleo-Mosquera<sup>1</sup>

<sup>1</sup>University of Santiago de Compostela, Spain

The 2007 crisis led to a serious housing emergency in Spain, which drew attention to the inability of the system to facilitate universal access to housing. Until then, housing policies had been developed based on a home-ownership model oriented towards the purchase and construction of housing. Due to the multilevel nature of Spain, with a highly decentralised welfare state, the different levels of government have competences to regulate the housing sector. However, until the late 2000s, the Autonomous Communities (ACs) had generally underestimated their competences and did not develop alternative housing policies. However, after the economic crisis, this scenario has changed. Eleven of the seventeen Autonomous Communities that make up the Spanish State have passed legislative reforms aimed at enforcing the right to housing, defying the hegemonic model.

This paper provides an empirical analysis of this process of housing policy territorialisation, focusing on the new leadership of the ACs. Firstly, the different regulations are classified, identifying the extent to which some of them were not consistent to the hegemonic model. Subsequently, drawing on a case study analysis of six ACs, the factors underlying these normative drives are also examined. It finds that the position of regional political parties along centre-periphery and left-right cleavages may have had substantial influence. It concludes that political decentralisation in Spain can favour innovation in social policy and strengthen areas of welfare that have been neglected, including housing rights.

13:00 - 13:20

## **Social Housing as a Public Service: A Comparative Analysis of Italian and English Housing Systems**

C. Prevete<sup>1</sup>

<sup>1</sup>University of La Sapienza of Rome, Italy

The themes discussed here aim to explore the modern state role in Italy and England's public housing legal system. Since the beginning of the twentieth century, public housing has represented the primary response to guarantee housing for those who cannot access the private real estate market. Across Europe, due to extensive privatisation of housing in the eighties and nineties, the financial market crisis in 2008 and now COVID-19, the state role has changed massively. The significant difference between Italy and England's systems is the presence of a solid social housing system in England. Even though, in EU law, the expression of social housing describes a set of housing activities, it does not define the role of social bodies. To understand the differences between public and social housing, it is necessary to dive deeply into their structure, as well as the services and management of both housing systems. England was forced to create the 'third arm' of housing (i.e. social housing) because of the enormous amount of house-selling after the implementation of the Right to Buy policy. Italy abandoned the management of the public housing system to implement homeownership and general subsidies for rent. Regarding England's system, this comparison shows how dangerous it is to outsource housing provision to the housing associations, even though, in theory, the associations are non-profit bodies. In the last decade, Italian policies have tried to implement a new social housing system provided by non-profit bodies and socially finance them through public funds. But, are we sure that 'social' is better than 'public'? Social institutions could be a remedy for mass privatisation. However, states would have to reinvent their role in those new partnerships. To do so, they will need to reform the old public institution and recognise new bodies, without losing coordination, control and accountability.

13:10 - 13:30

## **The Greenlanders housing tradition, and their identity - the change of the land law and its influence on the traditional housing system in Greenland**

M. Butrymowicz<sup>1</sup>

<sup>1</sup>Pontifical University of John Paul II in Krakow, Poland

Peter Hoeg in his novel *Smilla's Sense of Snow* describe Greenlanders as the powerless victim of the Western culture, in the suicidal and self-destructive mode. He was refereeing to the changes which took place in the Greenlandic society in the middle of the XX century. However, everything started in the beginning of the XX century when the Greenlanders were mostly leaving in the small villages, and the ownership of the land were the mostly communal. The land belong to the community and was not private owned. The estate of the deceased person was dividing on spot as the circumstance require. The other problem was the land registry, which not existed in Greenland, land boundaries and the land ownership title. Traditional approach was that the land was inherited and the title was transfer in the virtue of the law, without any other documentation. In the middle of the XX century the Danish government implemented the new land law and introduce the registry system of land titles, and boundaries the property. This law were the first step of Greenland modernization and social changes. It was looking like Greenland was leaving its colonial past behind, however in this same time was loosing its past identity. There is the narrow line and war line position between tradition and. Development. The scope of this presentation is present this war and outcome which occurs. Ethnic group v. state.

**WG 7 - Joint  
workshop: Governing  
metropolis - land  
and housing**

**12:00 - 13:30  
Iván Tosics**

12:00 - 12:20

## **Airport noise as public bads: challenges in resolving the neighbor conflict and protecting homeowners .**

M. Habdas<sup>1</sup>, M. Habdas<sup>1</sup>

<sup>1</sup>University of Silesia, Poland

Incompatible uses of land create neighbor conflicts connected with the notions of civil law immissions (non trespassory invasions) or common law nuisance. These traditional instruments of resolving the neighbor conflict have their limitations when interference with use and enjoyment of land is caused by pollution (such as noise pollution produced by aviation) that affects numerous landowners. Additionally, although planning law has always aimed to protect the welfare of the public from negative externalities caused by industrialization and rapid urbanization, the past century has shown that the efficacy of zoning often leaves a lot to be desired. In such circumstances lawmakers seek to resolve the neighbor conflict with the use of public intervention. Instead of relying on market, the state allocates entitlements, indicates how parties must behave and prescribes the conditions under which they should conclude an agreement. This should allow to balance the interests of conflicted parties, particularly when negative externalities are created by the provision of public goods, such as air transport.

Interestingly, despite the fact that nuisance caused by airport noise has the same characteristics all over the world, there are no uniform solutions applied. The object of this paper is to provide a comparative overview of how lawmakers seek to protect homeowners and to establish whether this protection is effective. In order to make such an assessment the object of protection and protective mechanisms (injunction and compensation) will be considered. This will allow to conclude, whether the lawmaker has in fact been successful in protecting homeowners, or whether he has created undesirable residential areas, inhabited by economic captives who are forced to live subjected to public bads. Inconsistencies in policies as compared to the applied economic and legal instruments will be identified in an attempt to indicate good practices in resolving this particular neighbor conflict.

12:20 - 12:40

## **Geographies of Local Housing Policies From Comparison to Policy Mobilities between German Cities**

C. Fricke<sup>1</sup>

<sup>1</sup>University of Freiburg, Germany

In recent years, German cities developed a mix of policy and planning instruments in order to respond to the continuous 'housing question' due to population dynamics, market developments, and increasing financialization. Municipalities in many places are facing similar challenges, such as the need for developing affordable housing in particular and increasing the housing supply for a growing population in general through new housing developments or the efficient development of existing housing stocks. Comparative approaches thereby often focus on the local variation of municipal housing policies, for instance, along cleavages between the market and the state or through tracing paradigmatic shifts. Meanwhile, international housing research recognizes the inter-urban mobility of housing policies. This contribution proposes a geographical perspective on the mobility of policy instruments for understanding shifts in local housing policies. The contribution addresses the question of how learning and inter-urban exchange influences the renewal and innovation of housing policies. Building on the geographical debate on Comparative Urbanism, the contribution develops a comparative methodology for exploring moments of learning from elsewhere in local housing policies. The overall aim of this contribution is to give an overview of comparative approaches to urban housing policies in Germany and to develop a comparative methodology for understanding the inter-urban mobility of housing policy instruments and approaches. Starting point is an understanding of the local policy making process not as static or isolated, but as linked to inter-urban and national policy networks, and characterized by learning processes through knowledge acquisition, funding programs and best practices.

12:40 - 13:00

## Lost in transformation

B.I. Nordahl<sup>1</sup>

<sup>1</sup>Urban and regional research institute, Oslo Metropolitan University, Norway

In response to sustainability requirements, many European countries advocate the reuse of urban land over urban sprawl when cities are growing. The turn toward a more compact growth model, however, often team up with with rising house prices and apprehension of supply shortages. Scholars, experts and politicians tend to point at public planning when scrutinizing excessive rise in house prices and low supply response in growing cities.

The compact city model is the dominating growth strategy also in Norway and is accompanied by price rise and supply challenges. This paper illuminates the roles of public planning in supply new homes through transformative densification. It present two case studies from the city of Bergen. Bergen brought the compact growth model to excess when the city council signed an agreement with the Ministry of Transport: The city's compliance is to develop all new houses through densification and redevelopment, and to do so in ways that ensure developer contribution to out-door area upgrading. In return the city receives substantial state support to public transport infrastructure. The paper shows how the process of intensive densification and redevelopment unfold in two specific areas, under two different implementing models. It shows how both models challenge existing residents, businesses, landowners and commercial housebuilders - with postponed and belated development projects as a result.

In the discussion we ascribe these findings to incoherency within the planning system. We find that that pubic planning systems are constituted by bundles of policies and interlink, among others, growth strategies, land use regulations and property right policies. We also find that the efficiency of the planning system in facilitating new houses under new growth models attributes to the degree of coherence between these diverse policy fields. We conclude that Norwegian system need calibration in order to find its way through urban transformation.



13:00 - 13:20

## **More attractive but less affordable. Housing affordability dynamics and governance at the metropolitan scale in Milan**

M. Peverini<sup>1</sup>

<sup>1</sup>Politecnico di Milano, Italy

Milan is the Italian city with the most accentuated metropolitan dynamics. The central municipality has relatively small dimensions in comparison to the so-called 'hinterland'. Between core and hinterland there is a mutual and strong dependence, particularly regarding housing localisation, jobs, and commuting, that was increased in the 80s/90s when many residents of central Milan moved out of the core.

Recently, Milan has showed a renewed attractiveness of (national and international) people and capital, with skyrocketing housing prices and rents and an increasing affordability crisis. This has been causing filtering down of population and increasing displacement of lower- and middle-income households. Moreover, while increasing the interdependence of the metropolis to its hinterland, this has produced a set of externalities (such as land consumption, dormitory neighbourhoods, etc.) that weak metropolitan governance instruments have not been able to tackle.

The article qualitatively explores these phenomena in the Milan metropolitan region, building on a mixed methodology of academic and grey literature review, data analysis and visualisation, policy analysis and interviews to policymakers and stakeholders. Key questions, regarding the metro-scale in Milan and on a longitudinal perspective, are: (i) what are the main housing affordability dynamics, (ii) which institutions, governance instruments and actors are in place to tackle them, and (iii) how effective and with which social and spatial implications?

Results show how weak metropolitan instruments in Milan is unable to govern the multiscale dimensions of the dynamics connected to housing affordability, creating paradoxical situations. Housing (and housing-related) policies are conceived and implemented mostly within the municipal borders, disregarding challenges and opportunities of the metropolitan dimensions of housing affordability, while actors in the housing market move freely over the borders and are very keen on exploiting differential advantages and lack of strategic governance.

# **WG 9 - Policy and Research**

**12:00 - 13:30**

12:00 - 12:30

## **Evaluation of housing projects in the context of the UN 2030 Agenda**

L. Cuna<sup>1</sup>, K. Scanlon<sup>2</sup>

<sup>1</sup>Council of Europe Development Bank, France

<sup>2</sup>London School of Economics, United Kingdom

Our notions of what constitutes good housing have evolved. Nineteenth-century reformers sought to improve homes that damaged residents' health; in the sixties, the physical features of dwellings were primary considerations. Nowadays, we are increasingly aware of the wider effects of housing on residents' accessibility, security and social ties. We recognise its impact on local neighbourhoods and communities, urban areas, and society and on the economy as a whole. We are getting better at understanding these effects, but housing interventions almost always have unanticipated outcomes – either positive or negative. This is inevitable because housing systems and urban settlements are both complex adaptive systems. Such systems are characterised by unpredictability, interconnectivity and feedback loops – which means that significant and often unforeseen effects can occur.

Recognising that housing systems are complex and that unintended effects (positive or negative) may materialise, comprehensive ex-post evaluations need to be systematically undertaken. At this stage, a holistic approach needs to be employed to correctly ascertain the worth, merit and social significance of housing projects. This paper proposes an evaluation approach on three levels: a first-level assessment of the basic technical features of the evaluated project; a second-level assessment of the changes incurred at the level of the direct beneficiaries; and a third-level assessment in which broader social, human, governance, environmental and economic changes can be captured. Albeit challenging, this approach is particularly relevant in the context of the United Nations 2030 Agenda and the Sustainable Development Goals (SDGs); whilst housing is identified as a core element of SDG 11, access to housing has linkages with a much broader range of development goals. Assessment of sustainability should depart from the sole assessment of technical or economic dimensions and move to capture the complex interaction among human, social, environmental and governance factors.

12:30 - 13:00

## **Is there Convergence in Housing Policy in the EU?**

B. Egner<sup>1</sup>, M. Krapp<sup>2</sup>, K. Schulze<sup>1</sup>, M. Vaché<sup>2</sup>

<sup>1</sup>Technical University of Darmstadt, Institute for Political Science, Germany

<sup>2</sup>Institute for Housing and Environment, Germany

Housing systems across Europe have come under pressure. Many trends such as urbanisation, increasing labour mobility, migration, and ageing societies can be witnessed all over Europe increasing the demand for adequate housing and presenting national housing provision systems with unprecedented challenges. But how are European housing systems responding to these often very similar challenges? Can we witness convergence in national housing policy or even divergence? To answer these questions, the paper uses novel data from a two-stage expert survey administered in all EU member states between 2018 and 2019 as well as publicly available cross-national data. The data provide a comprehensive overview of the national governance approaches, tenure structures, and policies in the EU and how national housing markets interact with their regulatory environments. The results reveal substantial differences and very little signs of convergence. National tenures systems have developed along very different paths considering the diversification and functional aspects of housing provision. While subject- and object-oriented housing policy instruments are widely used among EU member states, rent regulation is mainly used in western member states. However, the scope and intensity of the housing policy instruments varies considerably across countries, so that the same instruments may play very different roles in different national contexts. Some smaller converging trends can be assumed with regards to tenures in respect of a rising importance of rental markets in some EU member states. The results have important implications for the comparative study of national housing systems and policy and with regards to assessing the prospects for EU-led housing policy initiatives.

13:00 - 13:30

## **Tools to tame financialization**

J. Lawson<sup>1</sup>, M. Norris<sup>2</sup>

<sup>1</sup>RMIT University, Australia

<sup>2</sup>University College Dublin, Ireland

Beyond the established body of research on the variety of financialization mechanisms affecting investment in housing and its acceleration by government and finance industry regulations (Fernandez & Aalbers 2017), a growing number of studies also provide evidence of its harmful impact on housing outcomes, such as increased housing costs for low to moderate income households, weakened tenure security for existing and prospective tenants and the displacement or hollowing out of existing established communities (García-Lamarca & Kaika 2016; Waldron & Redmond 2017; Adelino, Schoar & Severino 2018; Adkins, Cooper & Konings 2021; Wijburg & Waldron 2020). Some research has also raised socio-economic concerns relating to financializations impact on urban competitiveness, intergenerational equality and social cohesion, as well as the erosion of public finances.

These concerns have catalysed several researchers to propose measures aiming to diminish the impact of financialization: reshaping investment flows to deliver more socially and economically beneficial investment outcomes, often motivated by United Nations Sustainable Development Goal 11 and advice from the UN Rapporteur on the Right to Adequate Housing (Wetzein, 2021, Ryan-Collins n.d.; Wijburg & Waldron 2020; Nethercote n.d.; 'OHCHR | Financialization of housing' n.d.). Their suggestions include reintroducing credit guidance, moderating volume of securitised funds, re-balancing taxation treatment of real estate investment, including trusts and off-shore structures, as well as measures to prevent risky lending and over indebtedness, regulating of rent and service costs, and overall shifting the burden of taxation from sustainable and stable economic activity to discourage unproductive and extractive forms of real estate investment. These recommendations, while important, remain fragmented and undeveloped and require further elaboration for wider discussion and investigation towards their practical and feasible application. This paper outlines a proposal to foster research and policy interaction, building on the authors' previous involvement with the UN's Housing2030 initiative, to inform international policy progress.

# **WG 11 - Residential Buildings and Architectural Design**

**12:00 - 13:30**

**Ahsen Özsoy, Birgit Jurgenhake**

12:00 - 12:30

## **Complexity and Contradiction in Affordable Housing. Diffuse Dwelling in times of uncertainty**

D. Hernández Falagán<sup>1</sup>

<sup>1</sup>Universitat Politècnica de Catalunya, Spain

Conditions of uncertainty in contemporary world, clearly reflected in economic instability, political and ideological polarization, technological acceleration, environmental unrest, or social virtualization, have an immediate effect on housing affordability, habitat models and characteristics of domesticity. This paper aims to demonstrate the complexity, contradictions and paradoxes involved in the production of affordable collective housing under these conditions.

Design of residential architecture and affordable housing policies currently contemplate the need to incorporate conditions of scarcity and instability to produce contingent and flexible spaces, capable of reacting to the variable needs of inhabitants. The time factor becomes the determining condition when defining a new diffuse collective habitat. The observation of Barcelona (Spain) as a case study demonstrates the scope of the paradoxes that the incorporation of this factor entails. First, faced with the urgent need to increase the affordable housing offer, the importance of considering the renovation of existing housing stock is demonstrated. Second, faced with the need to stabilize vulnerable communities and population groups in consolidated neighborhoods, the capacity of emergency strategies to preserve the stability of a context is observed. Finally, faced with the appearance of permanence granted by public ownership of a property, the need to incorporate private and collective stakeholders in the production and management of affordable housing is demonstrated.

It is a complex moment in which design mechanisms for diffuse dwelling (attentive to time as a design condition) become necessary.

12:30 - 13:00

## **Resilience of Modern Housing Estates in Present Time – Case-Study of Alto da Barra in the Lisbon Metropolitan Area**

S. Marques Pereira<sup>1</sup>, M. Corte-Real<sup>1</sup>

<sup>1</sup>DINÂMIA'CET/ ISCTE-IUL, Instituto Universitário de Lisboa, Portugal

This article analyses, from a sociological perspective, a housing estate in the Lisbon Metropolitan Area conceived in the 60s in the context of the consolidation of the peripheries. It is in a municipality next to the capital, in a privileged location along the riverside, developed by the private sector and targeted to a higher middle class. The research is part of a larger interdisciplinary project entitled Middle Class Mass Housing in Europe, Africa and Asia that aims to understand how residential houses of modern affiliation have adapted to current (urban and social) conditions.

For this paper the goal is to apprehend the resilience of the case study in Portugal regarding different dimensions and to identify particular distinguishable assets. A brief characterization of the residential development in the country, and of the contextualization of the political and territorial specificities at the time of its conception will be made, followed by a socio-spatial description of the housing estate referring to its development, the morphology and the population's profile. Based on their statements it will assess the population's perception of the dwelling and housing estate to evaluate what makes it more or less attractive.

It uses a multi-method approach that started in February 2020, through documental analysis, visits to the territory, conversations with local actors as well as in-depth interviews and a survey to residents.

Results indicate that although the emergence of more contemporary real estate offer in the adjacent areas, in particular condominiums with different amenities, this housing estate presents relatively high levels of satisfaction and attraction in the panorama of the surrounding housing supply.



13:00 - 13:30

## **Flexibility in Use: Theoretical and Practical Approaches to Flexibility in Austrian Social Housing (1968-present)**

M. Lorbek<sup>1</sup>

<sup>1</sup>TU Wien, Austria

Drawing on the document and qualitative content analysis, this paper explores theoretical concepts and practical applications of flexibility in Austrian social housing from the late 1960s to the present.

In 1968, the federal Housing Subsidy Promotion Act was adopted. In addition to state loans for housing production, a research programme was launched, dedicated to optimising construction, urban regeneration and democratisation of housing, and initiating pilot projects (Demonstrativbauten). From the late 1960s, Austrian architects and sociologists started to examine the potential of flexibility and participant design in mass housing. When pilot housing projects were built, researchers evaluated their approach before and after the planning and construction process. Unlike the well-known concept of flexibility, such as Habraken's open building concept, which uses construction and installation nodes to enable adaptability and more intangible philosophies of flexibility inscribed in the notion of polyvalence and loose-fit, the Austrians approach to adaptable housing is hands-on and pragmatic. In the early 1970s, technologies for flexible design and constructions were already available. However, tenure and ownership rights cannot be extended beyond the dwelling unit and thus inhibit future modification. The realistic Austrian approach positioned the dwelling unit as the core element for flexibility. Despite the hands-on approach, participant design and flexible construction were not introduced on a large scale in social housing. However, pilot projects were widely discussed and have contributed to the recent revival of user participation and adaptable modes of construction. Interviews with architects who currently specialise in modular construction and user participation have shown that flexible layout of dwelling units and adaptable modes of construction during the design phase remains crucial. In contrast, transformation during the use phase is not deemed as important. The architects' approach to the design process remains pragmatic, while their influence is diminishing.

# **WG 12 - Residential Context of Health**

**12:00 - 13:30**

**Terry Hartig and Emma Baker**

12:00 - 12:30

## **The impact of exposure to environmental noise on mental health: an analysis of a longitudinal survey of Australian households**

R. Bentley<sup>1</sup>, A. Li<sup>2</sup>, E. Baker<sup>3</sup>

<sup>1</sup>The University of Melbourne, Australia

<sup>2</sup>University of Melbourne, Australia

<sup>3</sup>Uni Melbourne, Australia

Persistent exposure to environmental noise in people's homes has been associated with cardiovascular disease and poor mental health. Many studies conducted on noise and health are based on observational studies and the extent to which findings reflect residual confounding by factors related to socio-economic position are not known. Using the Household, Income and Labour Dynamics survey in Australia, we examine the impact of environmental noise (road traffic, airplanes, train, industry) on self-reported mental health measured by the Short Form 36 Health Survey. Fixed effects longitudinal regression analyses are used to account for differences between people over time, reducing confounding from time invariant factors and reporting bias of the exposure and outcome (assuming this is constant within people over time). Time-varying factors were adjusted for in the models including age, education, equivalised income, employment, household structure, chronic condition, government payment status and tenure type. Results show a significant decrease in average mental health as the level of self-reported noise increased. We found that exposure to loud traffic noise 'fairly commonly' or 'very commonly' negatively impacted mental health (Beta -1.18; 95%CI -1.56, -0.81 and Beta -1.33; 95%CI -1.77, -0.89 respectively) and exposure to noise from airplanes, trains or industry 'fairly commonly' or 'very commonly' negatively impacted mental health (Beta -1.57; 95%CI -1.88, -1.27 and Beta -1.48; 95%CI -1.89, -1.08 respectively). This provides robust evidence of a short run mental health effect of noise exposure within people's homes. More research could be done to explore this over a longer-time frame to assess if people adjust to, or remain impacted by, the exposure over time. In any case, with increasing numbers of people living in urban areas, reducing environmental noise near people's homes or improving the capacity of homes to reduce external sources of noise (e.g. double glazing) may have some public health benefit.

12:30 - 13:00

## **Is private rental instability bad for mental health?**

E. Martino <sup>1</sup>, Y. Li <sup>2</sup>, R. Bentley <sup>3</sup>

<sup>1</sup>The University of Melbourne, Australia

<sup>2</sup>The University of Adelaide, Australia

<sup>3</sup>Uni Melbourne, Australia

With high costs of home ownership in Australia, more people are spending more of their lives renting homes from private landlords. Yet rental tenure is regarded as unstable, with residents moving more often than owners or social housing tenants, and this instability known to negatively affect mental health. We are the first to use a nationally representative longitudinal survey of Australians (2000-2018) to causally examine mental health effects of residential instability for a low income working aged cohort of private renters. Self-reported tenure was categorised as private rental, homeowner, or social housing. Mental health was measured using two validated scales, the SF-36 (MH) and Kessler Psychological Distress scale (K10). We examined effects of 1) cumulative time spent in private rental compared with other sectors, 2) total numbers of transitions, and 3) numbers of transitions made within 5 years, using marginal structural models to account for complex confounding of tenure, socio-economic position, and mental health over time. While the mental health of private renters and homeowners was similar at initial occupancy, the mental health of rental tenants became worse after one to five years. The more moves private renters made, the worse their mental health, with people who had more than five moves in total reporting a -3.77-point (95%CI -6.79; -0.75) difference on MH and -3.84-point (95%CI -7.61; -0.07) difference on K10 (rescaled). If numbers of moves were small, the mental health of private rental tenants was better than social housing tenants. When there were frequent moves (4-5 transitions within 5 years), however, their mental health scores became similar. Residential instability negatively affects mental health. Frequent moves in the private rental sector worsen private renter's mental health compared to owners. Reducing housing instability in lower-income households in the private rental sector with greater protection from forced moves will increase residents' wellbeing.

13:00 - 13:30

## **The effect of precarious housing on the mental health of humanitarian migrants to Australia**

Y. Li<sup>1</sup>, E. Martino<sup>1</sup>, R. Bentley<sup>1</sup>

<sup>1</sup>University of Melbourne, Australia

### **Background**

Humanitarian migrants who come to Australia face a range of challenges during the resettlement process. Foremost amongst these is finding suitable housing. Having experienced a sometimes traumatic journey to Australia, little is known of how much housing related factors affect their mental health during settlement.

### **Methods**

In this study we use two longitudinal surveys, one of humanitarian migrants (Building a New Life in Australia) and one of the Australian population (Household, Income and Labour Dynamics in Australia), to estimate the relationship between unaffordable, unsuitable or insecure housing and migrants' mental health using fixed effects regression models. These models account for changes within people over time. In this way, we adjust for the past history of the participants and isolate, as much as possible, the causal effect of precarious housing on the mental health of the focus population.

### **Results**

Humanitarian migrants have much worse mental health than the Australian population, with 15% reporting mental health scores above the cut-off for depression/anxiety compared to 5% in the national population on average. Fixed effects regression models suggest there is a large, negative mental health effect of unaffordable housing, with 85% increased odds of reporting poor mental health compared with their counterparts in affordable housing (OR 1.85, 95%CI 1.26 to 2.71). We found no evidence of an equivalent mental health effect for unsuitable or insecure housing.

### **Conclusions**

Unaffordable housing has a substantial negative effect on the mental health of humanitarian migrants. Future policies aimed at improving resettlement experiences should address affordability of housing by providing more immediate access to social housing or assistance with finding affordable accommodation in the private rental market.

# **WG 13 - Residential Environments and People**

**12:00 - 13:30**  
**Hélène Bélanger**

12:00 - 12:30

## **Daily life of historic cities**

J. Zdrahalova<sup>1</sup>

<sup>1</sup>Faculty of Architecture, Czech Technical University, Czech Republic

Around 1 million people in the Czech Republic live in towns with areal heritage protection. The most valuable part of the towns is usually the historic centre dating to the 13th- 14th century. Since its foundation, the towns have grown and surrounded the centre with additional development. Today most people live outside the city core in individual houses or housing estates. The city centres provide the settlement with public services, shops and cultural amenities like theatres, museum or galleries.

We analyze how the urban pattern has changed during history, including the distribution of housing, services and public space. Correspondingly, we look at how people use the historic city, their attitudes toward heritage protection, and how they make use of the city centre in their everyday lives.

We combine the quantitative approach for the urban form analysis and the change in housing distribution and the qualitative approach to investigate peoples feelings and attitudes toward the historic centre.

12:30 - 13:00

## **The collaged and layered nature of settlements: the case of Mammari village**

C. Chadjichristou<sup>1</sup>

<sup>1</sup>University of Cyprus, Cyprus

The core of Mammari village in the Nicosia district of Cyprus lies in the Buffer zone which was created due to the Turkish invasion of 1974. Before those events, the settlement seemed to naturally grow towards the northeast valley and thus towards the capital, but after the events, it literally redirected its growth towards the plateau in the south and away from the occupied area in the north. This shift was basically caused by a state housing scheme which, in an effort to keep the younger generation in the area, offered young couples from the village who were afraid to build on the plots they already owned in the valley, free plots on the state-owned plateau. The shift was further reinforced by the creation of another settlement on the plateau for families of lower income who could purchase a house built and delivered by a state agency in quite favorable prices. The resulting settlement is a collaged spatial configuration with a dying vernacular nucleus in the valley and an increased building activity on the plateau. The paper discusses the collage-like patchwork created by these policies or interventions, and the naturally layered nature of each of the units making up this mosaic. The former is discussed using a map showing the stages of growth of the settlement through time while the latter is analyzed by looking at specific families and how these were housed in each scene of the story.



13:00 - 13:30

## **Transformations of mass housing; reading the Cultural Identity of 'displaced' populations**

L. Nicolaou<sup>1</sup>, C. Sarra<sup>1</sup>, B. Ioannou<sup>1</sup>

<sup>1</sup>Frederick University, Nicosia, Cyprus

Theoretical literature on mass housing very rarely refers to concepts of memory and identity in relation to time and space. Concerns on associated issues are 'larger', strategic, and often focus on the urgent need of transforming failed housing into liveable space for a continuously shifting clientele. Tenure, ownership and often management mechanisms, (even when housing is privatised) does not allow for positive personalisation of space and its expression as a cultural product.

The paper begins to investigate this issue of cultural identity in mass housing through the examination of the experience of populations with a coherent cultural background, when relocated at a particular point in time in a new environment. The singular cultural context of both the original place and the new one allows for the interpretation of patterns of change observed, and makes clearer their cross referencing to anthropological data, by limiting to an extend the diversity of associations useful to an empirical research methodology.

Oral histories of inhabitants in parallel to spatial observations of place, investigate the spatial modifications of comprehensively designed housing, which aimed at 'correlating' the experiential discontinuities between the past and the present. Interestingly the degree to which the place-identity was alternated over time - to accommodate activity and social interactions that function as memoirs of lifestyles that belong to the past - varies; other cultural expressions seem to emerge in response perhaps of deficiencies in the infrastructure of new environment and its inability to evolve.

Understanding 'cultural imprints', can very well begin to inform guidelines for the comprehensive or piecemeal transformation of 'mass housing' in a way that does not only avail new lifestyles but also hold emotive and cultural aspirations for distinctiveness of as a cultural expression.

# **WG 14 - Social Housing: Institutions, Organisations and Governance**

**12:00 - 13:30**

**Marco Peverini**

12:00 - 12:20

## **Challenging issues of social housing transformation: UK case**

s. gharanfoli<sup>1</sup>, Y. Dülgeroğlu Yüksel<sup>2</sup>

<sup>1</sup>Istanbul technical university, Turkey

<sup>2</sup>Istanbul Technical University, Turkey

Social housing has transformed into a problematic issue in recent decades due to uncertainty and increasingly complex challenges such as the lack of affordable housing, overcrowding, resident dislocation, gentrification, and socio-spatial problems. During the historical development of social housing, these transformations lead to different architectural, urban planning, and policy challenges. The research aims to compare the architectural transformations of social housing that began in the twenty century and continues to these days. The evolution of European social housing is not static. It continues to evolve and is changing to adapt to changing circumstances. The aim is a descriptive and analytical study of the trajectory of design principles transformations during different periods within which the main ideas about social housing developed. To this end, this research has examined the transformation of social housing through case studies. large-scale social housings projects from the UK are examined in four different historical periods. Besides the analysis of social housing as a whole, analysis of case studies in different periods shows how social housing responds to different challenges and constant changes. Analyzing projects, in different historical periods, allowed us to identify the transformation of design quality, Concepts, and practices during the historical development of social housing. The purpose is to investigate the changing nature of social housing under the influence of architectural design principles and its impact on housing quality. Reviewing past design principles can provide ideas for creating future successful social housing. Increasing demand for housing and new forms of cohabitation requires new strategies to implement affordable housing in a high-quality structure. Creative architectural strategies that have adapted to the variety of urban circumstances lead to initiating a new era in social housing. These strategies should lead to long-term sustainable developments.

12:20 - 12:40

## **Inclusionary Housing in Polish housing policy**

M. Zaleczna<sup>1</sup>, A. Antczak-Stepniak<sup>1</sup>, K. Olbinska<sup>1</sup>

<sup>1</sup>University of Lodz, Poland

In Poland, according to the latest available and official data, the number of vulnerable households awaiting direct housing assistance was 150.6 thousand (130 thousand in cities) (Housing economy 2019). It is estimated that at least 500 thousand affordable flats are needed, and only 3.5 thousand such flats are built each year (Habitat for Humanity Poland 2020). Since 2016, attempts have been made to introduce new housing policy instruments, but they do not bring the expected by government outcome. As a result, the rulers reach for new solutions. One of the recently chosen directions is the improvement of housing affordability, which is to consist in stimulating development activity aimed at creating an affordable housing stock. This instrument seems to be modeled on the concept of Inclusionary Housing. The authors of the paper examine the reasons for applying this idea in countries that use this solution of housing policy and the results obtained on local housing markets. Against this background, they try to investigate whether Polish municipalities see the need to provide housing stock for less affluent citizens, the problem of concentration of housing poverty, and are interested in introducing new instruments in their area. The authors also collect and analyze opinions of developers whose involvement is necessary to implement new ideas. The aim of the article is an attempt to assess the possibility of applying the concept of Inclusionary Housing in Poland including an assessment of the adjustment of new legal solutions to Polish conditions. The research was based on critical literature analysis, qualitative research, and case studies.

12:40 - 13:00

## **Local Housing Support Instruments in Poland and the Czech Republic. A comparative analysis of housing allowances in Lodz, Cracow, Brno and Ostrava**

A. Parys<sup>1</sup>

<sup>1</sup>THE FACULTY OF ECONOMICS AND SOCIOLOGY, UL, Poland

The aim of this article is to present and evaluate the results of local housing support programs in Poland and Czech Republic on the example of four cities: Lodz, Cracow, Brno, and Ostrava. Increasing housing affordability and stimulating the overall supply of (affordable) housing is identified as a major housing policy objective and socio-economical challenge in many OECD countries. The problem of increasing the supply of (affordable) housing is common to the studied countries, despite differences in local housing policies. These differences relate to the degree to which housing needs are met and the solutions adopted at local government levels in the studied cities. The main purpose of this article is to estimate the effectiveness of local housing policy instruments, considering the complexity and variety of their tools used to solve local housing problems. The formulated research problem is as follows: what are the results of used instruments regarding the conditions of local housing stocks and needs expressed by households in chosen cities; are the chosen instruments of housing support adjusted to local conditions? The comparative analysis is made starting with a framework of national housing policies in Poland and Czech Republic and then going to local instruments used in analysed cities and their outcomes.

The research methods used in the text are the analysis of the subject literature, legal acts, and the analysis of data of the public statistics. To obtain statistical data, the following sources were used: Statistics Poland, Český statistický úřad, Koncepcie sociálního bydlení v Brně, Magistrát města Ostravy, Úřad práce ČR - krajská pobočka v Ostravě.

# **WG 1 - Collaborative Housing**

**14:30 - 16:00**

**Darinka Czischke**

14:30 - 15:00

## **Swarm intelligence Mietshäuser Syndikat – grass roots housing assemblages as motor for expanding commoning?**

C. Hölzl<sup>1</sup>

<sup>1</sup>Humboldt Universität zu Berlin, Germany

In the context of collaborative housing research there seems to be a lack of studies referring to the potential of long-term housing commoning practices, e.g. to influence local housing policy. Correspondingly, the paper addresses the following research question: In how far do housing commons associations produce spatial innovations and to which mechanisms, e.g. spatial learning and networking processes, can this be attributed?

Empirically, the study refers to the “syndicate model”, an international housing network, whose roots date back to the German squatters’ movement in the 1980s. A voluntary advisory system for new initiatives – the key component of solidarity of the model – supports the ongoing implementation of new projects. Today the Mietshäuser Syndikat (Tenements’ Syndicate) comprises some 160 permanently decommodified houses in Germany. In addition, as a reaction to new windows of opportunity and needs, key members constantly invent new formats and institutions (e.g. coordinated advisory and lobbying entities, foundations, new syndicates).

Conceptually, the study uses the McFarlane’s (2011) approach of urban learning assemblages. 50, partly network-graph assisted interviews with key actors of the Mietshäuser Syndikat and initiators of international projects in the sense of a “studying through” (Ward and McCann 2012) represent the central methods of the study (survey period 12/2017-2/2019). In addition, around 20 participant observations were conducted at urban policy events as well as at membership meetings and consultations.

First findings show that the decentralized, autonomous structure of the syndicate model implies the ongoing creation of local experts (e.g. for project management, housing policy, finance, law, consulting, sociocracy). Key actors are often involved in activist networks and in exchange with political decision makers etc. In different ways these experts try to support the creation of expanding commoning. In the paper, I will demonstrate related spatial mechanisms and outcomes by means of three local examples from Germany.

15:00 - 15:30

## **Scaling collaborative housing policies. Barcelona's pathway to a Community Land Trust.**

E. González de Molina Soler<sup>1,2</sup>, E. Cabré Romans<sup>2</sup>, J. Burón Cuadrado<sup>2</sup>

<sup>1</sup>Pompeu Fabra University, Spain

<sup>2</sup>Barcelona City Council, Spain

To contribute to tackle the global affordability crisis, cities and communities are developing alternative tools for the provision of affordable housing. In the last decade, among western cities, Community Land Trusts (CLT) have emerged as an innovative solution to provide permanent community-led affordable housing for low- and middle-income households. However, diverse approaches to CLT have been developed according to different historical, political, social and legal contexts. In the case of Barcelona, the City has developed its own strategy as a result of a series of policies based on public-cooperative partnerships. This paper explains the main similarities and differences between the traditional CLT model and the case of Barcelona as a new and unique way of building a CLT, based on a key partnership between the City Council, social housing providers and not-for profit organizations, namely housing cooperatives and foundations. Using a case study approach, the paper focuses on the policy development process starting with pilot projects, their evolution towards public land tenders and then the establishment of a strategic alliance with the city's social developers. The end goal being the launch of their own CLT. Taking into account any possible and potential limitations of Barcelona's CLT model, this paper sheds light on an interesting precedent that can potentially be replicable for other cities and countries with similar contexts.



15:30 - 16:00

## **Limitations in the diffusion of collaborative housing. Evidence from Poland**

Z. Rataj<sup>1</sup>, P. Lis<sup>1</sup>, K. Suszyńska<sup>1</sup>

<sup>1</sup>Poznań University of Economics and Business, Poland

Positive effects of collaborative housing on urban living, vivid social networks and environmental sustainability have been previously reported. The question arises as to why collaborative housing is still the exception in some countries, while it is developing very rapidly in others. This study aims to elucidate the limitations of the diffusion of collaborative housing.

Three diffusion conditions are included in the designed framework, i.e. awareness of collaborative housing, willingness to use it and its relative advantages over other forms of living. Our concept is associated with the (Rogers, 1962, 2003) characteristics of innovations i.e. observability, complexity, compatibility, trialability and relative advantage. A web-based questionnaire survey was conducted in Poland. Ordinal logistic regression analysis was used. As the survey took place at the time of Covid-19 lockdown, the students were in their settled places of residence throughout Poland, so the survey was highly informative.

Our analysis reveals limitations in the form of ignorance and insufficient understanding of the idea of collaborative housing, low propensity to share common spaces, low trialability and very high attachment to ownership. Due to the strong attachment to property, the respondents are closer to the idea of ownership-based collaborative housing than rental-based cohousing. We identified a very strong relation of the beliefs in 'borrow – don't buy equipment that you will use only a few times' and in 'mutual trust and working together to achieve a common goal' with the respondents' preference towards collaborative housing. Furthermore, the long-term process of investment implementation, the need to resolve conflicts during the construction of apartments, as well as the need to participate in the investment and management process strongly reduce the respondents' tendency to participate in collaborative housing. Besides, additional barriers for this form of living is the lack of sufficient knowledge of the local authorities and other institutional actors.

# **WG 2 - Disadvantaged Urban Neighborhoods and Communities**

**14:30 - 16:00  
Mark Livingston**

14:30 - 15:00

## **Exploring Life-Course Trajectories in Local Spatial Contexts Across Sweden**

E. Andersson<sup>1</sup>, B. Malmberg<sup>1</sup>

<sup>1</sup>Stockholm University, Sweden

Longitudinal register data makes it possible to analyse how life-course trajectories are formed in local contexts, and also how trajectories are linked to individual spatial mobility. This paper focus on young adults and on how their lives are structured in terms of life-course trajectories with respect to education, employment and establishing a family. We use latent class analysis, and identify seven different trajectories that capture the different life-courses experienced from age 15 to age 30 by individuals born in 1986: Two trajectory types include post-secondary education. Three trajectory types include the establishment of a family. One trajectory type only include employment, and one trajectory type includes neither employment, education, nor the establishment of a family, signalling social vulnerability. The trajectories identified here correspond well with trajectories identified in earlier qualitative studies and are closely related to different geographical context. Individuals from metropolitan areas follow post-secondary education trajectories. Trajectories encompassing the establishment of a family are more frequent for individuals from non-metropolitan areas. In addition, the trajectories followed influence where individuals live at age 30. Thus, there is more trajectory-based segregation at age 30 than at age 15. Another finding is that individuals from non-metropolitan areas tend to follow more gender-polarized trajectories. In metropolitan areas there is instead more social polarization: on the one hand trajectories involving post-secondary education, on the other an overrepresentation of the vulnerability-trajectory. These geographical patterns to some extent overlap with country background. Individuals with a Swedish background are over-represented in gender-polarized trajectories. Individuals with a non-European background are over-represented in socially polarized trajectories. Theoretically, our study gives support to the idea that places are structured on the basis of life-course trajectories. Local context influences how individuals are linked into different trajectories and, at the same time, the spatial sorting of trajectories will shape local contexts.

15:00 - 15:30

## **Mobility myths: exploring geographical mobility amongst people experiencing, or at risk of, homelessness in Australia**

D. Batterham<sup>1,2</sup>

<sup>1</sup>Swinburne University of Technology, Australia

<sup>2</sup>Launch Housing, Australia

Homelessness is part of urban life in the twenty first century but much research into homelessness is strangely aspatial. It is often assumed that people experiencing homelessness gravitate to large cities and central city areas because of the abundant specialist homelessness services available – a so-called honeypot or magnet effect. Yet little is actually known about the geography of this mobility. This paper addresses this gap in the empirical literature. It draws on two Australian panel surveys: Journeys Home and the Household, Income and Labour Dynamics in Australia (HILDA) to compare the mobility of those experiencing homelessness, those 'at-risk', and those renting privately in Australia. It finds that although people experiencing homelessness do move more frequently than the other two groups, they move shorter average distances and there is little evidence to support the contention that they move to central urban areas well-resourced with homelessness services. While some evidence of sorting is detected amongst those at-risk, and those renting privately, this is not the case for those experiencing homelessness. Those experiencing homelessness or at-risk are overwhelmingly located in disadvantaged neighborhoods and communities. The findings have implications for urban policy makers who fear homelessness services will act as a magnet to attract homeless people to urban centres and suggests that urban policy must confront homelessness across suburban locations.

15:30 - 16:00

## **Housing affordability and poverty in Europe**

R. Hick<sup>1</sup>, M. Pomati<sup>1</sup>, M. Stephens<sup>2</sup>

<sup>1</sup>Cardiff University, United Kingdom

<sup>2</sup>University of Glasgow, United Kingdom

There is growing concern about the affordability of housing in many European nations, as reflected, for example, in a recent OECD report (2021) which claimed that affordability has deteriorated during the last decade. This paper will present findings from an ESRC-funded study examining the association between housing and poverty in a comparative European context. It is widely recognised that there are a number of ways that housing affordability can be operationalised and understood (Bramley, 2012). Drawing on data from the EU Statistics on Income and Living Conditions survey for the period 2007 to 2018 for the 27 EU Member States and the UK, we explore variations in both objective measures of housing affordability – that is, ratio and residual income measures – as well as a subjective measure capturing the burden of housing costs.

We show that aggregate-level affordability has not deteriorated in this period across a series of main measures, but that this aggregate-level trend obscures growing inequalities in affordability between groups – most notably, between owners and renters. We explore the extent to which these trends in housing affordability are being driven by housing costs, incomes, compositional effects, or some balance of the three, and whether this varies across countries. Subsequently, we conduct micro-level analysis, examining whether these differences between groups remain after controlling for other characteristics in a regression-based model.

Finally, we explore macro-level characteristics and the extent to which these help to explain variation in housing affordability at the country-level. In particular, we draw on recent scholarship on the financialisation of housing, which suggests that this is a key process that explains how housing systems are changing (e.g. Schwartz and Seabrooke, 2008). We conclude by reflecting on what trends in, and determinants of, housing affordability mean – in particular, for people living in poverty.

# **WG 4 - Housing Finance**

**14:30 - 16:00**

**Michael Voigtländer**

14:30 - 15:15

## **International comparison of Rent-to-own schemes**

J. SCHAEFER<sup>1,2</sup>, C. Tutin<sup>3</sup>

<sup>1</sup>SOLIHA, France

<sup>2</sup>Réseau Habitat & Francophonie, France

<sup>3</sup>Lab'URBA Université Paris Est Marne la Vallée, France

Can rent-to-own schemes represent an interesting form of affordable home ownership in countries, such as those in Latin America, but also in Africa or Asia, where the supply of affordable housing, whether rental or home ownership, is low and where bank mortgages are not accessible to the most modest households?

At the request of the Agence Française de Développement (AFD), in the framework of a cooperation project with the Ecuadorian Ministry of Housing (MINUVI), a comparative study of fifteen rent-to-own schemes was conducted in 2020 in eleven developed economy (European Union) and intermediate or developing economy (Africa, Latin America) countries.

For each scheme, the price levels and incomes of the households concerned were studied, as well as the gap between the initial objectives and what was achieved. The cost in terms of public aid and the differences in institutional set-up show the great differences that can be found under the same name of the scheme., and successes have been very uneven.

The comparisons highlight the challenges to be faced : The economic challenge is to find an attractive set-up for both developers and households, the financial challenge is to balance out over the long term without over-indebtedness for households or structural deficit for developers. The guarantee mechanisms necessary for both households and developers can make the product expensive, unless it benefits from sometimes high levels of public aid. The social challenge is to target households excluded from other housing access schemes. The urban challenge is to develop these products in the existing urban fabric, with a quality of service comparable to other supply schemes.

With reference to these examples, of varying quality and importance, rent-to-own can be a complementary product in the housing supply, as part of comprehensive housing policies.

15:15 - 16:00

## Changing Determinants of Tenure Choice of Poles

A. Matel<sup>1</sup>, K. Olszewski<sup>2</sup>

<sup>1</sup>University of Bialystok, Poland

<sup>2</sup>SGH Warsaw School of Economics, Poland

Housing tenure decisions depend on individual preferences and the surrounding economic conditions, and change along economic changes and the development of the housing market. Poland is a post-socialist economy that has observed significant improvements in the housing market. The emergence of housing developers that increase the housing stock rather fast, a housing finance system and the still slow emergence of a private rental market allowed many people to make free tenure choices and to become independent. We analyse three tenure choice determinants of Poles for the years 2006, 2010, 2014 and 2018 on EU-SILC data, distinguishing between co-residence with the parents, renting at market rates and owning a house. The average marginal effects obtained from multinomial logistic regressions allows us to conclude that ownership is strongly connected to the family status, but this relationship weakens over time. Unmarried people without children but with better incomes become increasingly more likely to be homeowners. Thus, ownership is not anymore a main domain of conventional families. Moreover, renting becomes an option to become independent for those who cannot afford to buy a house. But it is rather a temporary solution, because renting is more costly than buying a house with a mortgage. We also find evidence of the gender gap in homeownership, as women are more likely to be owners, and less likely to co-reside with their parents than men. Along the evolution of the housing finance system, growing wages make ownership more likely. We observe that the choices are more free in densely populated regions, where the rental market develops.

We consider our research as a step towards an international cooperation to analyse this phenomenon across European countries. Hopefully other researchers at the ENHR would like to join us, in a similar fashion as Milestones in European Housing Finance was created.



# **WG 10 - Private Rented Markets**

**14:30 - 16:00**

14:30 - 14:50

## **Towards a More Tenant-Oriented Private Rented Sector – Lessons from Scotland**

K. McKee<sup>1</sup>, A.M. Soaita<sup>2</sup>

<sup>1</sup>University of Stirling, United Kingdom

<sup>2</sup>University of Glasgow, United Kingdom

Over the last decade the Scottish Government has introduced a suite of legislative reforms designed to create a more professional and tenant-oriented private rented sector. Private tenants in Scotland now have greater tenancy rights than their counterparts elsewhere in the UK. While regulation of the sector is now more advanced than in many other Anglo-Saxon and Eastern European countries, it still not as tenant-empowering as in the traditional 'renting societies' of some continental European countries, such as Germany, Netherland and Sweden.

Drawing on recent qualitative research with PRS tenants in Scotland and England, this paper highlights the benefits of these reforms, whilst also drawing attention to some of the challenges that remain. In doing so, it concludes that legislation is only the start and not the end point of a journey of reform. Moreover, it draws attention to the constraints within the devolution settlement, which hinders the Scottish Parliament's ability to tackle some of the pressing issues around affordability.

14:50 - 15:10

## **Subjective wellbeing in the private rented sector: enhancing capabilities**

J. Harris<sup>1,2</sup>, K. McKee<sup>3</sup>

<sup>1</sup>University of Bristol, United Kingdom

<sup>2</sup>UK Collaborative Centre for Housing Evidence (CaCHE), United Kingdom

<sup>3</sup>University of Stirling, United Kingdom

Poor property conditions and management practices in the private rented sector are among the most important housing issues facing the UK today. Compared to other tenures, private rented homes are more likely to have problems with damp or disrepair and to pose a high threat to health. Effective regulation and enforcement to improve the characteristics of the physical stock is key to ensuring that tenants can occupy safe and healthy homes. However, evidence on the importance of housing as home demonstrates that housing will affect wellbeing beyond merely providing shelter against the elements. Academics have increasingly argued that to create safe and healthy homes, policy should not only focus on the structural conditions of housing. Yet policy and practice generally focuses on eliminating physical health hazards.

The concept of wellbeing is relatively new to housing research and commonly used statistical indicators such as life satisfaction are limited. The capability approach provides a nuanced and multifaceted means of exploring housing both as a material space people inhabit, and as a psychosocial and relational experience. Drawing on findings from 63 in-depth qualitative interviews carried out with tenants and professionals from across England, Scotland, Wales and Northern Ireland, this paper explores the multiple ways in which living in the private rented sector both facilitates and constrains the capabilities needed to live life well. This study is the first of its kind to apply the capabilities approach to people's experiences of living in privately rented housing. The focus will be on exploring associations between people's lived experiences, structural constraints and power inequalities, and the central capabilities developed by Nussbaum. The presentation concludes with a discussion of what can be learnt from tenant's experiences that can be used to help shape decisions on regulating the private rented sector in changing and unstable housing contexts.

15:10 - 15:30

## **Growing together or apart-an examination of the changing regulatory frameworks governing the private rented sector in the north and south of ireland**

A.M. O Reilly<sup>1</sup>, A. Hayden<sup>2,3</sup>, P. Grey<sup>4</sup>, J. Frey<sup>5</sup>, M. McAuley<sup>6</sup>

<sup>1</sup>Threshold, Ireland

<sup>2</sup>Threshold Ireland, Ireland

<sup>3</sup>University College Dublin, Ireland

<sup>4</sup>University of Ulster, Northern Ireland, Ireland

<sup>5</sup>UK Collaborative Centre for Housing Evidence, United Kingdom

<sup>6</sup>Housing Rights Northern Ireland, United Kingdom

The North and South of Ireland have developed along different housing trajectories since the early twentieth century. While both housing systems are similarly rooted historically both systems have significant points of difference. The origins of difference be they philosophical or politically belie the fact that neither system is independent of the other.

This paper examines the private rented sector North and South within the context of the development of the regulatory frameworks in each jurisdiction. It examines the emergence of two increasingly distinct systems of legal protection and regulation and the factors behind that difference. The underlying drivers in both jurisdictions have been similar, a rapid increase in size of the sector, the emergence of the buy to let market in the early part of the 21st century and the increased role of the private rented market in quasi social housing provision growing in importance after the GFC. However, the strengthening of regulation in the South of Ireland over the last decades has been undermined in its effectiveness by a severe shortage of supply. In particular security of tenure and rental affordability measures have not had the effect legislators had hoped in making the PRS a tenure of choice. Whereas in the North, weaker regulatory protections have been offset by greater housing supply, lower rents and easier access to homeownership. This paper examines the differences which have emerged in both jurisdictions and seeks to clarify the way in which the different regulatory frameworks have impacted on the development of the PRS if at all. This paper builds on a previous analysis of the PRS carried out in 2010, and seeks to further examine the different 'paths' followed in both jurisdictions, the factors influencing that difference and the outcomes a decade later.

15:30 - 15:50

## **Capitalism is Broken- Maintenance and Infrastructure in the Context of Private Rental Financialization in Sweden**

I. Kellecioglu<sup>1</sup>, D. Kadioglu<sup>1</sup>

<sup>1</sup>Malmö University, Institute for Urban Research, Sweden

Studies on rental housing privatization and financialization have blossomed over the last few decades. There has been a pronounced focus on issues of gentrification, rent increase, eviction as well as physical and emotional displacement. In this paper we address the question how the materials of housing, the residential environment and the home are affected by financialized investment into renovation-needy, affordable, rental housing stock. Departing from the case of Husby, a working-class suburb in the Northwest of Stockholm, where tenants have experienced rapid and multiple changes of private ownership over the last 25 years, we find that housing privatization and financialization affect residents' experience of home and the neighborhood negatively, consequently deteriorating their emotional well-being. We utilize a Marxist political economy perspective to argue that the flow of transnational and financialized capital into Husby's housing stock produces new barriers for tenants who find themselves confronted with issues such as delayed and poor-quality maintenance and renovation, extended waiting times due to digitalization and centralization and general nuisances from renovation work in other apartments. More specifically, we use the concept of splintering urbanism coined by Graham and Marvin (2001) as a heuristic device, to suggest that the capital flow into previously highly regulated Swedish housing stock, which has been facilitated through market-friendly reforms, is matched by an interrupted "infrastructural flow" (Dalakoglou and Kallianos 2014) for tenants, and hence, results in a polarized experience of housing and home. The paper is based on a study conducted in Husby between April 2020-March 2021.

# **WG 11 - Residential Buildings and Architectural Design**

**14:30 - 16:00  
Maja Lorbek**

14:30 - 15:15

## **The Investigation of Intra-Urban Residential Mobility Towards Gated Communities and Housing Choices: Case of Ataköy Neighborhood**

G. Bodamyalı Nizam<sup>1</sup>, A. Özsoy<sup>2</sup>

<sup>1</sup>Istanbul Technical University, Turkey

<sup>2</sup>Isık University, Turkey

Housing is the most fundamental need of human being as it is providing the sheltering space, and sheltering has been the most fundamental human right throughout the evolution of humanity. Currently "home" has started to gain different meanings beyond a sheltering space. It has gained a social symbolic character with the influence of globalization and neo-liberal policies in metropolitan cities. Due to the increase in their incomes, the new social class began to live in residential areas where they could display their social status and they began to abandon their dwellings to settle in gated communities. As a result of the capitalist order, this created new lifestyles based on the socio-cultural values, political and economic aspects, varying with the differentiation of individuals' needs and expectations from life among different income groups, living in the same city which differentiated the urbanization experience of households. Intra-urban residential mobility has reshaped the city, causing various social-spatial shifts that have resulted in social segregation and spatial polarization over time. Recently the impact of this shift can be seen in İstanbul as it is in almost every metropolitan city. This study examines the residential mobility and household preferences towards gated communities through a case study in Istanbul, Ataköy neighborhood. It seeks to understand the intra-urban residential mobility, housing preferences in Ataköy starting with the sales of the flats in Ataköy Konaklar in terms of residential and neighborhood satisfaction revealing housing experiences together with demographic structure of households.

15:15 - 16:00

## **Discovering the paths of Modern Architecture through Middle-Class Mass Housing: from Lisbon to Luanda**

I. Rodrigues<sup>1</sup>

<sup>1</sup>ISCTE-IUL, Portugal

This paper aims to conduct a comparative analysis between two Middle-Class Mass Housing (MCMH) complexes located on the peripheries of Luanda and Lisbon. Designed in the 1960s, while Portugal struggled to find an architectural identity in line with the criticism of the Modern Movement widespread in Europe, Angola achieved a boom in modern architecture that naturally adapted to the territory. Built during the Estado Novo, these neighbourhoods have witnessed the profound changes brought about by the 25 April Revolution and the consequent process of independence in Angola and democracy in Portugal. Based on current researches, this article intends to analyse the transcontinental housing panorama from an urban and architectural perspective, describing the physical evolution of the dwelling, the building, and the neighbourhood; also integrating a sociological view by profiling its residents. CTT's neighbourhood in Luanda and Alto da Barra's neighbourhood in Lisbon is characterised by middle-high population density, building height (block and tower) and architectural expressions of modern affiliation. Unrelated to the built landscape by its unitary character, the CTT neighbourhood currently suggests 'ghettoisation'. In contrast, Alto da Barra' complex consolidated the oriental periphery of Lisbon, integrating the late housing development (70's and 80's) promoted by private initiative. Two visions on applying urban models inherited from the Modern Movement in different geographies, highlighting the specificities of architectural design in the formal and tectonic adaptation of modern architecture to the tropical climate, redefining the paths of modern architecture in Africa. The comparative analysis aims to assess the resilience of these complexes by identifying the existing housing and urban models, the functional organisation of the flats and the building systems. By mapping the changes after 50 years of use, it intends to understand how they adapted to the current conditions (urban and social) and to support future actions.



# **WG 12 - Residential Context of Health**

**14:30 - 16:30**

**Terry Hartig and Emma Baker**

14:30 - 15:15

## **What we know about mental health and wellbeing in the neighbourhood: a review of current evidence in housing**

C. Turcu<sup>1</sup>, M. Crane<sup>2</sup>

<sup>1</sup>University College London, United Kingdom

<sup>2</sup>University of Sydney/, Australia

Mental health and wellbeing have been acknowledged as playing an important role in achieving global development goals, as illustrated by their inclusion in the 2030 Agenda for Sustainable Development and the Sustainable Development Goals (SDGs) (UN, 2015). Hence, research on mental health and wellbeing outcomes in the context of the built environment has gained momentum in the last decade. However, less attention has been paid to how these outcomes are determined and distributed across different spatial scales. Recent research argues that a systematic understanding of mental health and wellbeing outcomes in the built environment is predominantly focused on factors attributed at the neighbourhood scale (Turcu et al, 2021). However often these factors are determined by factors at a larger built scale – i.e. local traffic impacts on mental health are determined by transport systems at the larger city scale. This paper takes an umbrella review of systematic reviews on the built environment and health between 2010-2020 which aims to synthesise published evidence about mental health and wellbeing outcomes at the neighbourhood level, with a particular focus on residential neighbourhoods and health inequalities. Drawing on 20 databases and following a three-step screening process, 35 papers were included in this paper to map out what is known about the neighbourhood 'determinants' of mental health and wellbeing, and identify directions for further research. The findings are then explored in terms of the wider built scale (i.e. city level) to provide recommendations for city planning.

15:15 - 16:00

## **Covid in The Neighbourhood: The Socio-Spatial Selectivity of Severe Covid Cases in Sweden, March 2020-April 2021**

J. Kawalerowicz<sup>1</sup>, E. Andersson<sup>1</sup>, B. Malmberg<sup>1</sup>, A. Cederström<sup>2</sup>

<sup>1</sup>Stockholm University, Sweden

<sup>2</sup>Centre for Health Equity Studies (CHESS), Stockholm University and Karolinska Institute, Sweden

In this paper we analyse neighbourhood level variation in the incidence of severe Covid-infections. In Sweden, select nationalities and individuals with short education have experienced strongly elevated risk of being admitted to intensive care units because of Covid-infection (apart from the very known age effect...). This motivates a study of how the extent to which the Covid epidemic also have been spatially selective. Has the risk of severe Covid been elevated in deprived neighbourhood and in neighbourhoods with high proportions of migrants from nationalities at risk? Also, has the Covid epidemic been less severe in more affluent neighbourhoods? The analysis is based on geocoded data from the Swedish Intensive Care Registry and on a classification of Swedish neighbourhoods using multi-scalar measures of education levels, income, poverty rates, employment, social allowances, and ethnic composition. An initial impression is that the Covid-epidemic has revealed stark patterns of spatial inequality in both metropolitan and non-metropolitan Sweden.

**Thursday,  
02 Sep 2021**

# **WG 1 - Collaborative Housing**

**12:00 - 13:30**

**Henrik Gutzon Larsen**

12:00 - 12:30

## **Abstract: Feminist housing futures: Exploring care and commoning in collaborative housing practices**

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Community-led housing (CLH) has been noted to play a positive role in securing the health and wellbeing of individuals and communities, including through its capacity to offer safe spaces and social alternatives to traditional gendered structures and relations. It has more recently been argued that CLH can be better equipped to manage and adapt to crises like the COVID-19 pandemic due to its in-built principles of autonomous governance and pre-existing practices of sharing and mutual aid. But how are these celebrated elements of community care arranged, managed and performed across diverse forms of CLH and over time? To what extent are they sustained and transformational? And do they help to reconceptualise CLH as a feminist housing commons (Tummers and MacGreggor 2019) with wider possibilities for sustainable social transformation?

Drawing directly from (a) a recently concluded pre and post-pandemic study of CLH communities in England as well as (b) longitudinal qualitative data from a single cohousing in pre-pandemic times, this paper will explore how CLH constellations of mutual aid and care practices are able to manage periods of acute instability, change and life transitions in ways that may offer lessons 'in and beyond' unstable contexts. It will bring together key feminist theories of social reproduction (Fraser 2016; Federici 2021) with critical geographies of housing commons (Arbell, Middlemiss and Chatterton 2020; Ferreri & Vidal, 2021; Noterman 2016) to question and examine the under-explored collisions of care-work and commoning in diverse CLH practices.

Our approach addresses at least two of the working group's themes: (a) Wider social, economic and technological trends underpinning contemporary collaborative housing initiatives and (b) Theoretical perspectives on collaborative housing research.

12:30 - 13:00

## **The Interplay Of Values In The Co-design Process Of Cooperative Housing: The Case Of La Borda, Barcelona**

S. Brysch<sup>1</sup>, A. Garcia i Mateu<sup>2</sup>, D. Czischke<sup>1</sup>

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Against the increasing financialisation and instability of the housing market, a new kind of resident-led housing cooperatives has emerged in Catalonia in the past decade. These cooperatives fall within the wider concept of collaborative housing (CH). In this paper, CH refers to projects that are collectively self-organised and based on a collaborative design (co-design) process, where residents collaborate among them and with professionals to realize their housing project. During this process, residents have to readjust their individual expectations and demands to reach a consensual set of values. Values are here at the core of the design negotiations and compromises among the residents and between residents and professionals. Collective design decisions are made to reach an acceptable balance between privacy and community living, quality and low costs or environmental sustainability and affordability. Moreover, the co-design process may also lead to the reshaping of certain values and notions, from housing quality and minimum standards to sharing and resident responsibility. The aim of this paper is to understand the interplay of values in the co-design process of a housing project. How are shared values translated into collective design decisions? What design trade-offs result from conflicting values in a co-design process? How can the process itself generate values? To answer these questions, we conduct a longitudinal single case-study to assess the evolution of the co-design process of the recently built resident-led cooperative La Borda, in Barcelona. Findings are expected to uncover the prevailing values when a group co-design their housing and the eventual design trade-offs when conflicting values emerge.

13:00 - 13:30

## **Abstract ENHR 2021, Collaborative Housing: Special workshop session “The history of housing cooperatives”: From the ‘dense-low’ model to new developer oriented collaborative housing concepts – the evolution of Danish co-housing**

A. Falkenstjerne Beck<sup>1,2</sup>, J.O. Jensen<sup>2</sup>, M. Stender<sup>2</sup>

<sup>1</sup>Consultancy company Falkenstjerne, Denmark

<sup>2</sup>Aalborg University, Institute of the Built Environment, Denmark

In contrast to many other European countries, which have developed collaborative housing as high-rise buildings in urban settings, the Danish co-housing model foremost evolved as low-rise and dense building projects (the so-called ‘dense-low’ model). Most ‘dense-low’ developments are located in suburban, semi-rural, or rural sites. The ‘dense-low’ model was promoted as an architectural type in the beginning of the 1970s, when the Danish Building Research Institute launched an ideas competition about new dense and low-rise housing and living forms. The ideas about this housing form was to connect residents to each other in a dense, social structure from horizontal self-organisation and concurrently to give residents the opportunity to connect to nature. Building further on the cooperative idea, which has been strong in Denmark, a number of co-housing projects developed from different tenure forms. The paper investigates the development from this point in the co-housing history and until today’s new collaborative housing experiments forming a diverse picture of both self-organised co-housing groups and new developer-oriented co-housing projects, which often have a conceptual interface but are organised from much more top-down rational and market-oriented building principles, including urban high-rise. The paper is based on a current research project aiming for the first time to map all Danish co-housing projects. This mapping shows that many co-housing schemes were built in suburban and semi-rural sites throughout the heydays of co-housing in the 1970s until 1990s. From around 2000 and onward a change has occurred in the picture of how co-housing is created and today co-housing have become mainstream, as several Danish developers build and promote co-housing. In this paper, we focus on how co-housing developed over the years, including the evolvement of the co-housing model and its societal implications as a ‘dense-low’ type becoming a self-organised commons and transforming into a mainstream developer-oriented model.



# **WG 3 - Housing and Living Conditions of Ageing Populations**

**12:00 - 13:30**

**Marianne Abramsson**

12:00 - 12:30

## **How covid-19 has affected older adults and their housing conditions**

B. Deusdad<sup>1</sup>

<sup>1</sup>Universitat Rovira i Virgili, Spain

COVID-19 has shown the precarious conditions in which many institutionalised older adults were living. Older adults across Europe have experienced an extremely high mortality rate, particularly during the first and second waves of the pandemic. The aim of this paper is to focus on how COVID-19 has affected older adults and the relationship between COVID-19 and housing conditions for ageing populations.

The paper offers a cross-cultural overview of housing conditions and how these have affected older adults during the pandemic. The webinar was divided in two sessions: one focused on New Zealand and Japan and a second on Europe, including Finland, Sweden and Spain.

COVID-19 has both highlighted housing deficiencies (e.g., lack of protection for tenants) and worsened living conditions of older adults (e.g., loneliness for some and crowding for others). At the same time, communities have shown solidarity and pointed to ways that we can face this crisis and future ones so as to foster social interest and engagement.

12:30 - 13:00

## **A Study on the Elderly's Willingness to Participate in Reverse Mortgage Loans**

C. Chen<sup>1</sup>

<sup>1</sup>National Open University, Taiwan

The homeownership rate in Taiwan is 80%, with an average housing price-income ratio of 8.64 in 2019. Taipei, the capital city of Taiwan, has a housing price-income ratio of 15 showing that the housing prices in Taipei are extremely high. Meanwhile, about 27.12%, homes are owned by the elderly aged from 60 to 69 in Taipei. The elderly tended to invest in real estate when they were young so as to maintain their quality of life later, and such an investment has been considered an important part of the design of social-economic security. This study investigates the willingness and preference of the elderly participating in reverse mortgage loans. Based on the characteristics of reverse mortgage loans, this study designates four alternatives, including participating in reverse mortgage loans at sixty-, seventy-, eighty-year-old, and no participation, to carry out a policy situation simulation. The attributes of the alternatives, and the level values of the attributes, are both designed to carry out the simulation through the stated preference method. Purposive sampling is used to survey the elderly over fifty-five years in Taipei and New Taipei city. A Multinomial Logit model is applied to conduct empirical analysis. The results show that: (I) the elderly with children, designated with a long-term receiving reverse mortgage loan, or supported with or a higher amount of reverse mortgage loans per month, are more willing to participate reverse mortgage loans; (II) the higher the total amount of reverse mortgage loans that the elderly can receive, the higher they are willing to participate in reverse mortgage loans.

13:00 - 13:30

## **Post-shelter income inequality and mortality: A housing tenure-stratified analysis of seniors in Canada**

G. Park<sup>1</sup>

<sup>1</sup>McMaster university, Canada

Shelter expenses, which account for shelter expenses that account for the largest proportion of the household budget, contribute to the levels of income distribution and poverty. Despite its strong rationale, less attention is paid to investigating how shelter expenses widen income inequalities, and they are connected with risks of mortality among seniors. This study examines the effects of shelter expenses on income distribution and the subsequent relationship with mortality for seniors in Canada (age 65+). Using the population-based linked dataset (Canadian Census Health and Environment Cohorts) of 881,220 seniors over during the six years of follow-up since 2011, we compared the level of the total/and post shelter income distributions. We also conducted a survival analysis to assess the association between total household/and post-shelter income and mortality among different housing tenure groups. As a result, a level of income inequality increased for post-shelter income, compared to total income, and its levels were pronounced among private renters. Also, the disparities in mortality by the level of post-shelter income remained pronounced in private renters. The findings indicate that shelter expenses may have disequalizing impacts on the income distribution, which have impacts on mortality for seniors. Social policies should be delicately implemented with an in-depth understanding of seniors' socio-economic conditions to reduce mortality inequalities.

# **WG 10 - Private Rented Markets**

**12:00 - 13:30**

12:00 - 12:30

## **Renting during the Covid-19 Pandemic in Great Britain: The Experiences of Private Tenants**

A.M. Soaita<sup>1,2</sup>

<sup>1</sup>University of Glasgow, United Kingdom

<sup>2</sup>UK Collaborative Centre for Housing Evidence, United Kingdom

The ongoing Covid-19 economic crisis continues to disproportionately affect historically disadvantaged groups, who are more likely to rent privately. The Covid-19 pandemic has also augmented the importance of a good neighbourhood and a comfortable home to peoples' health and wellbeing. The pandemic has also brought under the spotlight home's insecurities and vulnerabilities, which take a particular intensity in the private rental sector. To inform policymaking, it is timely and relevant to understand private tenants' renting experiences during the Covid-19 pandemic. Hence, this paper examines the experiences of private tenants in Great Britain by drawing on qualitative data collected through an 'online written interview' completed by 60 participants. First, to gain a broader picture of the conditions of the PRS, and how they are experienced longitudinally, the paper briefly looks at participants' renting histories rather than just at their current circumstances. This is followed by an in-depth examination of participants' renting experiences during the Covid-19 pandemic. Special attention is given to property suitability, sense of home, the raising issue of social isolation and new affordability stressors. Given that participants' financial situations span across the spectrum is argued that a more positive picture would have been expected. The paper concludes that the Covid-19 pandemic has augmented the PRS's multiple flaws, underscoring their implications for tenants' health and wellbeing. To address these issues and empower tenants to make their tenancies homes, this research calls for a general and radical PRS reform.

12:30 - 13:00

## **Does housing market segmentation ensure families a rental price benefit?**

A. Hartung<sup>1</sup>

<sup>1</sup>Institute for Housing and Environment, Germany

Rental housing market is characterised by a high degree of segmentation. Usually, dwellings' structural characteristics and their locations are used in order to identify market segments. In addition, the concept of demander-group-based submarkets accounts for economic consequences of unequal access to the housing market; According to this idea, matching processes between home seekers and landlords result in different rental prices even given comparable housing quality. I apply this theoretical approach in order to address the situation of families with underage children. Research in Germany shows that families experience lower housing quality. However, actual discrimination should result not only in poorer living conditions but in higher rental prices given same housing quality. In this respect, I argue that families have a rather better access to the rental housing market.

In order to empirically test this hypothesis, I use survey data collected for the calculation of the Frankfurt am Main rental housing rent index (Mietspiegel) 2018. This exceptionally rich data is a representative sample of tenancies that contains precise information on the rental prices and structural characteristics of the properties, as well as their exact geographic locations. The research design aimed at identifying highly comparable households in highly comparable dwellings in qualitative as well as in spatial terms. Therefore, an innovative approach for identifying and controlling for local rental prices has been applied.

Results suggest that families indeed pay significantly less rent under control of the dwelling's size, quality, and the local price level; A further clear result consists in the strong spatial dependency of this benefit. From the perspective of social inequality, findings suggest that although families have to face some difficulties on the rental housing market, they are rather benefited with respect to the rental costs.

13:00 - 13:30

## **Hierarchies within low-income housing provision – a comparative analysis of the private rented sector and social housing sector in Ireland**

A.M. O Reilly<sup>1</sup>, A. Hayden<sup>2,3</sup>

<sup>1</sup>Threshold, Ireland

<sup>2</sup>University College Dublin, Ireland

<sup>3</sup>Threshold Ireland, Ireland

This paper will analyse the various forms of social housing provision in Ireland. These are housing provided via the Housing Authorities or Approved Housing Bodies, the Rental Accommodation Scheme (RAS) and the Housing Assistance Payment (HAP) both a form of housing subsidy for people living in the Private Rented Sector (PRS) and Rent Supplement (RS), a more limited form of provision for those living in the PRS.

Since the late 1980s, Ireland has relied on the PRS for housing provision for lower income households. Starting with the introduction of RS, further measures have been layered alongside RS with differing features and levels of provision. Further schemes, which house social housing applicants in the PRS, have been officially deemed social housing supports, RAS in 2009 followed by HAP in 2014. Those in receipt of HAP or RAS are deemed to have their housing needs met. While they are entitled to transfer to the traditional social housing sector, there has been a limited increase in social housing stock since the Global Financial Crash, making this an unrealistic option for many.

This study examines the differing features and coherence of the available schemes, including traditional social housing. It also looks at the 'hierarchy' attached to the various supports in terms of the security and quality of housing provided, affordability, design, delivery, value for money and additional rights such as access to homeownership. It examines the evolution of each and contends that improvements to the various schemes have occurred at times of political or economic upheaval and not as a result of policy evolution. This has resulted in an incoherent outcome for recipients depending on the individual support which they have been awarded.



# **WG 12 - Residential Context of Health**

**12:00 - 13:30**

**Terry Hartig and Emma Baker**

12:00 - 12:30

## **Why do housing insults harm some people, but not others? The importance of distinguishing between risk and harm**

L. Daniel<sup>1</sup>, E. Baker<sup>1</sup>, A. Beer<sup>2</sup>

<sup>1</sup>The University of Adelaide, Australia

<sup>2</sup>University of South Australia, Australia

There is a substantial and growing evidence base examining housing factors and their direct and indirect effects on health outcomes. In combination, these negative factors have been referred to as housing insults. When conceptualising and measuring the effects of housing on housing on health and wellbeing (housing insults), we often conflate the possibility of exposure to insults with an individual's actual experience of insults. We propose, in this paper, that they are distinctly different things, and that the former may not necessarily lead to the latter. The aim of this paper is to develop a conceptual position that can enable us to understand and explain why and how housing insults harm some individuals but not others.

12:30 - 13:00

## **Insult, trigger or valve? Critical reflections on metaphors and causation in the residential contexts of health**

C. M. Gurney<sup>1</sup>

<sup>1</sup>Cardiff University, United Kingdom

Whilst there is a long established tradition of research which demonstrates the health consequences of housing disadvantage, the global Covid-19 pandemic provides a new impetus for housing and health researchers to offer clarity of thought in models which might support policy interventions to “build back fairer”. This coincides with an uncharacteristic period of critical reflection about the nature of causation within the field of housing and health, such that a number of recent papers have suggested new models to account for the ways in which housing is a social determinant of health or how it is implicated in accounting for Covid 19 excess mortality (Hu 2021, Gurney forthcoming).

This paper makes some critical remarks and reflections about two ways in which causation has recently been expressed; first, as the outcome of the accumulative inter-relationships between various bundles of housing attributes as an “insult to health” (Baker et al 2017); and second, as a series of (often hidden) causal mechanisms which may or may not be triggered by the interplay of underlying structural properties and surface level contexts (Rolfe et al 2020; Garnham et al 2021).

This fruitful discussion about causation is then further developed beyond debates which advocate either positivist or critical realist positions by considering alternative accounts in which housing might be metaphorically understood as a valve which controls, regulates or (re)directs accumulations of social harms or as a part of a circuit in which negative health outcomes can be attenuated, amplified or stored up as a result of policy flows.

Mindful of the significance of “The Science” narratives in the Covid-19 pandemic, the paper concludes with some general remarks about epistemology and methods in housing and health research and makes suggestions for further discussions about how causation is theorised, expressed and communicated.

13:00 - 13:30

## **Housing, Home and Health: A Conceptual Framework**

T. Hartig<sup>1</sup>

<sup>1</sup>Uppsala University, Sweden

Whether considering physical or spatial attributes of housing and its location, or psychological and social attributes of the experience of home, research commonly invokes basic processes of adaptation in the effort to understand how those attributes become associated with human health and well-being. These adaptational processes are often framed in terms of stress, coping and restoration. With this paper, I open for discussion of a general conceptual framework that organizes such processes (or pathways) into four broad domains. In brief, the four domains encompass processes that work to undermine adaptation (by causing harm) or that work to support adaptation (by helping people to build and restore adaptive capacities and by reducing harm). The framework severely simplifies a complex reality, but it can help to organize and guide research in various ways. It directs attention to the likelihood of relations among pathways within and across the different domains, and in doing so it points to ways in which multiple processes can run simultaneously, though possibly across widely varying spans of time, from the momentary to the total life course. The framework also directs attention to the ways in which relations between pathways may be competitive, as when some physical attributes of the housing constitute harmful exposures while aspects of the experience of home support ongoing adaptation, as when the housing affords a stable sense of security and valued identity. Further, the framework directs attention to the possibilities for pathways in the different domains to work in complementary ways, as when housing enables a person to escape harmful exposures and safely restore depleted capacities, thus reinforcing a sense of being at home.

**WG 16 - Energy  
Efficiency,  
Environmental  
Sustainability,  
Sustainable  
Communities  
and housing**

**12:00 - 13:30**

12:00 - 12:30

## **Sustainable community development: Integrating social and environmental sustainability for sustainable housing and communities**

N. Winston<sup>1</sup>

<sup>1</sup>UCD, Ireland

The concepts of sustainable development (SD) and sustainable communities (SC) are firmly on policy agendas. Conceptual clarity is essential for the selection of high-quality indicators to monitor progress in these important areas. However, there are mixed views about the nature of social sustainability (SS) and definitions of SC are limited. This paper addresses these deficiencies by presenting a new conceptualization of SS central to which is addressing basic human needs so that the criterion of sufficiency is met. Ensuring 'sufficiency' is crucial to ensure the provision of welfare within planetary boundaries, thereby firmly integrating the social and environmental in conceptualising and operationalising SS. The paper also presents a new definition and conceptualisation of SC in which social and environmental integration is critical. The paper proceeds with an illustration of how regeneration programmes targeting housing deprivation could simultaneously address many social and environmental problems and progress the implementation of the 'UNSDGs'.

12:30 - 13:00

## **Future Use Framework for Post-Disaster and Post-Conflict Temporary Accommodation Settlements and Units in Turkey**

N. Akdede<sup>1</sup>, B.Ö. Ay<sup>2</sup>, İ. Gürsel Dino<sup>2</sup>

<sup>1</sup>Atilim University, Turkey

<sup>2</sup>Middle East Technical University, Turkey

Providing temporary accommodation units following natural hazards and social conflicts is usually an urgent action for affected communities. Besides the significance of the configuration of temporary accommodation units in the 'preparedness' period, their future use is a crucial task to be emphasized on considering their lifespan. Despite the vast pre-planned and simultaneous future use techniques in the literature, thousands of temporary accommodation units with their infrastructure stand idle after their use. This paper mainly aims to present the future use framework for post-disaster and post-conflict (PD&PC) temporary accommodation settlements and units in Turkey from the perspective of experts in AFAD to establish a more sustainable approach for these settlements. In this study, a two-stepped methodology is adopted. First, a comprehensive literature review is conducted to determine the conceptual and applied approaches to the future use of these units and settlements. Then, in-depth interviews with the experts are conducted through the current situation, the concept of convertibility, and potential future uses. Results display the necessity of a sustainable future use roadmap proceeding step by step managed by the contributors of the process. Towards understanding Turkey's current future use framework for PD&PC temporary accommodation settlements and units, this study presents a sustainable and context-based future use roadmap that can be useful for scholars and policymakers.

13:00 - 13:30

## **Sustainable Communities and Housing in Contested Cities: The Case of Residents and Tourists in Barcelona**

D. Bishop<sup>1</sup>, M. Pareja-Eastaway<sup>1</sup>, M. Simó<sup>1</sup>

<sup>1</sup>University of Barcelona, Spain

At present, the constantly changing dynamics of cities present a challenge to their capacities for resilience and the accommodation of new uses, experiences, and relationships. In many locations where the city is shared by different collectives, who often have conflicting interests, housing has ceased to be a human right and instead has become a battlefield (Madden & Marcuse, 2016). Thus far, the relationship between sustainable communities and housing has largely been studied in the context of seeking a balance between aspects of affordability, well-being, and environmental concerns (Pareja-Eastaway & Winston, 2017).

Before the COVID-19 pandemic, Barcelona's housing affordability and sense of community were highly threatened by the emergence of short-term subletting platforms. These platforms' profitability led to the massive use of private rentals as short-term tourist accommodations. Tensions arose as residents blamed tourism for the lack of affordable long-term rental housing. This, coupled with further complaints surrounding the use of public space, led to a negative perception of tourism.

The pandemic presents a new window of opportunity for Barcelona to reinvent the city's relationship with tourism and to privilege the achievement of more sustainable communities where residents' and tourists' interests are better aligned. In this paper, we aim to provide several key policy considerations for the refashioning of Barcelona's relationship to tourism, with the overall goal of fostering a more comprehensive sustainability in both the housing system and the social community of the city. We will employ a mixed-methods approach featuring, on the one hand, a qualitative exploration of existing documentation and in-depth interviews with residents and local tourism and governmental actors; and on the other, quantitative analysis of the primary results of a survey carried out with local residents under the EU-H2020 SPOT project and analysis of secondary statistical data on tourism and the local economy.



# **WG 18 - Housing Market Dynamics**

**12:00 - 13:30**

12:00 - 12:30

## **Housing markets, urban dynamics and COVID-19: analysing impacts and change in Australia**

C.A. Nygaard<sup>1</sup>

<sup>1</sup>Swinburne University of Technology, Australia

Our way of life was rapidly changed in response to the 2020 COVID-19. In this paper we draw on insight from economic theory on urban growth and spatial dynamics, and adjustments to large shocks to assess the longer-term flow-on effects of COVID-19 on urban developments, and the role of housing markets in mitigating and distributing COVID-19 impacts. Urban dynamics in Australia are assessed at national, regional and intra-urban scales. Long-term and short-term urban dynamics are analysed against random growth, locational fundamentals and increasing returns theories of urban growth and adjustment.

A focus in Australia and elsewhere is the potential decentralising effect of COVID-19 on where people want to live, enabled in part by technological connectivity that releases some workers from proximity to work constraints when choosing a home. Our results suggests that at inter-regional level, Australia's largest urban system, Sydney, exhibits a considerable degree of mean reversion, which typically implies that shocks dissipate over time. That is, there is evidence of a long-run self-adjusting relationship between Sydney's house prices relative to the remainder of Australia and the flow of households leaving Sydney for other regions. Housing market dynamics, rather than temporary events thus conditions longer-term trends.

At finer spatial scales COVID-19 has a negative impact on the spatial dynamics house prices within Sydney, and may, for some micro-geographies lead to significant change. However, typically this effect on houses (not units) begins to dissipate after June 2020 amidst a general decentralisation trend that also reflects housing policy pre and post COVID-19, and the role of housing policy as an economic resilience tool.

12:30 - 13:00

## **Does the housing ladder exist in 21st Century Australia?**

E. Baker<sup>1</sup>, R. Bentley<sup>2</sup>, L. Daniel<sup>1</sup>, L. Lester<sup>1</sup>, A. Pham<sup>1</sup>

<sup>1</sup>The University of Adelaide, Australia

<sup>2</sup>The University of Melbourne, Australia

The housing careers of young people provide us with significant insight into the housing system that they enter – its opportunities and limitations. There is a strong history in housing research of work to understand the progress of early adults through the housing market, but the challenges of capturing and analyzing large, long term pathways in populations has limited our ability to produce quantitative analyses that capture the complexity and heterogeneity of housing pathways. Recent methodological advance and improved access to big longitudinal data allows us to progress our quantitative understanding, allowing us to follow whole population groups over extended lengths of time. This paper utilizes panel data from the Household, Income and Labour Dynamics Survey of Australia (HILDA) to provide a baseline understanding of the 21st century housing pathways of young Australians, as they move from the family home into and out of tenures over an 18-year period. Although about a quarter of young people in this study stepped from home, to renting, to home purchase, the analysis suggests the emergence of substantial volatility in modern housing careers, and a (perhaps unsurprising) rise of lifetime renting. The Australian housing ladder has almost certainly changed.

13:00 - 13:30

## **The nexus between fuel, income, and housing poverty: Evidence from Egypt**

F. Belaid<sup>1,2</sup>, V. Flambard<sup>1,2</sup>

<sup>1</sup>Lille Catholic University, France

<sup>2</sup>LEM (UMR CNRS 9221), France

We develop an empirical model to examine the linkage between fuel, income, and housing poverty in developing countries. Our analysis focuses on Egypt, a country that has undergone rapid development and significant energy reforms in recent years. Employing a probit and ordered multinomial framework to data from the Egyptian HIECS Survey, a nationally representative sample of both households and dwellings, we estimate the fuel, income, and housing poverty extent and their key determinants. Taking into account after housing and energy costs in the definition of income poverty allows greater flexibility in the model by allowing to take into account regional disparities of energy quality services, house insulations qualities and other aspects. This was overlooked in the previous contributions.

The results show the fuel poverty, the housing poverty, and the fuel-housing poverty represent about 7.44%, 10.51%, and 16.40% of the total Egyptian population, respectively. The econometric analysis reveals that fuel poverty affects mostly less educated households with a lower income of 10,765.59£ on average by comparison to 10,254.43£ for the income-induced-poverty; 13,699.05£ for non-energy-housing poverty and 17,069.15£ for housing poverty. Coaching or counseling made more readily available for those households could be experimented.

Housing and energy are merit goods which exhibit both positive and negative externalities of consumption. A better knowledge of the phenomenon allows identifying the needed actions (retrofitting for high energy cost or reforms of local housing markets to act on high land price or low construction rates).

Our findings on key factors of those LIHC poverty types have some interesting policy implications for poverty phenomenon understanding and inequality reduction in Egypt, not only for the LIHC definition, but for any indicator of (fuel) poverty involving the post-housing (energy cost) concept.

**WG 1 -  
Collaborative  
Housing**

**14:30 - 16:00**

**Claire Carriou / Darinka Czischke**

14:30 - 15:00

## **Mapping Collaborative Housing in Europe – Towards a Systematic Categorisation**

C. Huisman<sup>1</sup>, D. Czischke<sup>1</sup>, S. Brysch<sup>1</sup>, L.M. Vergara d'Alençon<sup>1</sup>, V.A. Cortés Urra<sup>2</sup>

<sup>1</sup>TU Delft- Faculty of Architecture, Netherlands

<sup>2</sup>Delft University of Technology, Netherlands

### **Abstract**

In the face of societal challenges such as decreasing housing affordability, population ageing, individualisation and climate change, Europe has seen a rise in collaborative housing. Such housing comprises a wide range of collectively self-organised residential projects, which have in common collaboration between groups of residents and professionals aiming at providing affordable and sustainable housing. Despite increasing research on these practices, existing data about collaborative housing are currently scattered across national and regional levels, preventing a comparative understanding of the challenges and opportunities that these new housing forms offer. Furthermore, comparative data are needed to facilitate mutual learning and communication amongst users across countries and regions. This leads to the following research question: how can we categorise different collaborative housing forms that exist across Europe, in a way that helps compare and analyse the most salient characteristics, and so bring current scientific and applied debates further? To help fill this knowledge gap, we develop a scientifically validated categorisation of collaborative housing. To do so, we applied a mixed-methods approach including the development of a Delphi study drawing on insights from academic and practitioner experts across Europe. We provide an overview of different collaborative housing forms in Europe on the basis of data collected from Belgium, Denmark, England and Wales, France, Germany, The Netherlands, Spain, Sweden and Switzerland. The resulting evidence-based and theoretically-informed categorisation aims to contribute to the debates about the role that collaborative housing can play in solving the above challenges. We find local differences combined with international similarities, and observe tensions between generalised meanings and regional understandings.

15:00 - 15:30

## **The new together: Towards an analytical framework for comparative analysis of collaborative housing**

M. Lutz<sup>1</sup>

<sup>1</sup>Fachhochschule Potsdam, Germany

Across Europe the current conjuncture of housing insecurity propels new dynamics of living and producing housing together. Co-living emerges as new commercial housing product characterized by users sharing and self-organizing. The wide range from prestigious to precarious co-living arrangements poses a challenge for comparative analysis of collaborative housing (CH) as umbrella term (Czischke, Carriou & Lang 2020). Structural drivers for this “brave new world of shared living” (Space10 2020) are evident - lack of affordable and adequate housing – but they generate puzzling variations of collaboration from motives, organisational and physical forms, to the benefits or qualities of housing. Are, for instance, the new forms of facilitating or micro-managing self-organization in co-living a co-optation of co-housing ideals, or a mainstreaming? Similar changes in user-orientation are evident in housing cooperatives, too, which turn into homeowner associations, or increase service-orientation and limit participation in planning to become less exclusive and more cost-effective.

The paper proposes an analytical framework for comparative analysis of CH to address such important questions on what CH is and which role it can play in unstable contexts and for housing provision in Europe in general. For this, I argue, we need to understand CH as unstable form in itself that emerges and responds to housing insecurity but shows great variation according to context. CH is determined by a mix of motives and interests for doing housing together in relation to affordability, viability, and who the “we” of users includes. To analyse differences and similarities across different contexts, seven criteria for doing housing together are differentiated: finance, planning, construction, living, sharing, managing, ownership. To exemplify the analytical framework, the paper presents findings from research on cooperatives and private developers offering shared living (cluster apartments) and new research on sub/standards of shared living in Europe.

15:30 - 16:00

## **“Housing deficits from a multi-dimensional perspective: The potential of collaborative housing in the Chilean context”**

V.A. Cortés Urrea<sup>1</sup>, D. Czischke<sup>1</sup>

<sup>1</sup>Delft University of Technology, Netherlands

After decades of battling quantitative and qualitative housing deficits, countries in Latin America are seeing new types of challenges in housing and neighbourhoods, namely the weakening of social trust, solidarity between neighbours and networks of mutual help. The region has a long history of self-help approaches in housing, which have proved instrumental to provide housing and also to help build strong social ties between neighbours. However, decades of neoliberal policies favouring individual (low-cost) home-ownership, combined with land liberalisation and the ensuing socio-spatial segregation, have resulted in weakened self-organisation capacities amongst residents. A case in point is Chile, where families are located in peripheral areas of the city, as a consequence of the granting of subsidies and plans to eradicate informal housing. This has resulted in the loss of social capital, breakdown of the family and social networks and solidarity systems between neighbours. Recently, international research proposes a re-conceptualization of collective self-organised and self-managed housing alternatives, under the umbrella term “collaborative housing” (CH), where local communities collectively produce their housing in collaboration with a variety of stakeholders. This paper explores the opportunities and limitations of CH forms to address the housing deficits from a multi-dimensional perspective, with a special focus on what we term housing “social” deficits. We do so through a systematic literature review, in two parts: first, we focus on the definition of housing deficits in the literature, namely: urban, quantitative, qualitative, and social. Secondly, we look at the literature on the potential of various CH forms to address the housing deficits across these different dimensions. The article concludes by proposing a definition of social deficits in housing and puts forward a set of propositions on the potential of CH to tackle these deficits, with a focus on the Chilean housing context.



# **WG 3 - Housing and Living Conditions of Ageing Populations**

**14:30 - 16:00**

**Marianne Abramsson**

14:30 - 15:00

## **Gendering of old age life courses: A latent class approach**

B. Malmberg<sup>1</sup>, I. Borg<sup>1</sup>, E. Andersson<sup>1</sup>

<sup>1</sup>Stockholm University, Sweden

In this paper we explore the potential of latent class analysis as a tool for identifying gendered life courses among individuals aged 65 and above in longitudinal register data. The aim is to illustrate the diversity of life-course experiences in the old age population, and to demonstrate how structural factors such as working age income, survival rates, and marriage behaviour produce highly gendered trajectories. We analyse three partly overlapping cohorts, born 1905-1917, 1915-1927, and 1925-37, for 15 years between ages 65-79, 75-89, and 85-99, and assess life courses based on marital status, widowhood, income and at-risk of poverty. An important finding is that, for these cohorts, many men are able to maintain their status as family men, whereas many women in old age experience a phase of independence, often associated with a precarious economic situation. We argue life courses in old age is a partly neglected area of research in gender studies, and that gendered life-course patterns in old age should be acknowledged as a central aspect of a gendered society.

15:00 - 15:30

## **Residential Mobility Preferences among Older Homeowners in Ireland**

E. Corrigan<sup>1,2</sup>, G. McGuinness<sup>3</sup>, O. Joyce<sup>3</sup>

<sup>1</sup>Department of Housing, Ireland

<sup>2</sup>University College Dublin, Ireland

<sup>3</sup>Department of Finance, Ireland

Commentary concerning housing market circumstances in Ireland often addresses demand and new supply, however limited attention has been given to the influence and dynamics governing the use of the existing housing stock. The cohort of homeowners aged 55 and older inhabit a large proportion of the housing stock which is often characterised as under-occupied. Commentators have proposed a greater degree of downsizing among older homeowners. We examine the circumstances and housing mobility preferences of homeowners aged 55 and older using a unique and nationally representative survey. We find evidence of a considerable degree of under-occupation among older homeowners. We also find evidence of inertia. We examine those household characteristics which seem to influence a willingness to downsize, the results of which could be used to inform targeted policy measures to encourage mobility. We find that, among the 55 and older cohort, the younger sub-cohort and those with a lower duration in the current home have the greatest willingness to downsize. Households with two or more excess bedrooms also have a greater willingness to downsize. Gender, household composition, income source, proximity to adult children and the value and condition of the current home do not seem to exert a strong influence on willingness to downsize. However, potential mobility seems to be relatively concentrated among that sub-cohort which will soon, or has recently, retired.

# **WG 5 - Housing in Developing Countries**

**14:30 - 16:00**

**Kosta Mathey**

14:30 - 14:50

## **Unsettled Settlements in Island Cities: Büyükada, Istanbul**

M. SAFAEI<sup>1</sup>, P. Dülgeroğlu Yüksel<sup>1</sup>

<sup>1</sup>Istanbul Technical University, Turkey

The formation of the city configuration requires a set of activities and relationships among its buildings and environments. In this vein, a worthy and appropriate transportation system is essential for social variables, internal and external communication, and especially the formation of a network. Therefore, transportation network design is a matter of concern for inhabitants' comfortability. This anxiety is much evident in islands where there is much restriction to the lands. However, throughout history, the islands have behaved differently to solve transportation problems due to their specific conditions. How they have dealt with this issue to intensify a network of transportation and connection between different places has created a different image of each island. To some extent, the lack of network transportation and integration system has bothered the islanders is the point that needs special consideration. Their daily dynamic and population flow can designate their efficiency in keeping their local inhabitants. Thus, the investigation of their achievements and failures in developing their own transportation system in different contexts can contribute to future design decisions. Accordingly, the paper aims to study some examples in order to get touch upon some of the points that keep the islands' local inhabitants comfortable or the lack of issues that have disrupted it. It specifically focuses on the transportation concerns that Büyükada Island and its local people had faced during history. The study attempts to figure out the survival strategies of the islanders and also accentuate their present problems and restrictions. The consequences of the study can contribute to offering and developing future city configuration for a healthy settlement design in various cases. This research holds the historical and current documentation, and primary data as a methodology to measure the conditions.

14:50 - 15:10

## **Finding Space for Water and Informal Settlements: A Conflict of shared space in Dharavi and Dili**

A. Goyal<sup>1</sup>, J. de Mesquita Lima<sup>2</sup>

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Informal settlements are characterized by overcrowding and poor infrastructure. They form a significant element of the urban fabric in Asia, hosting major proportions of its urban population. According to UN-Habitat, 51.1 percent in 2020 with an estimated increase to 59.2 percent by 2035. Informal settlements are the product of failed policies, inappropriate or inexistent regulations and a fundamental lack of political will. Such settlements are most vulnerable to climate hazards with limited capability to prevent and absorb water, whilst the dwellers are additionally burdened with no security of land tenure and depend on the informal economy for their livelihood. They are underprivileged in many ways. As they expand with increasing population, coastal informal settlements are forced to occupy increasingly undesirable physical space, mostly environmentally vulnerable, on low-lying land and with marshy swamps along the river and water lines. Flooding is the most common hazard; with climate change this risk increases with extreme precipitation and sea level rise. The spatial distribution and physical location makes them at greater risk from water. Lack of formal government interventions and climate change has forced the dwellers to learn and live in harmony with water by adopting local coping strategies. The objective of the paper is to find space for water through spatial assessment of embedded shared space in informal settlements. The case of Dharavi in Mumbai – India, and of Dili, Timor-Leste, are analyzed in early formation over the years to delayer spatial characteristics based on use of space for livelihoods and relation with water. Spatial analysis is done by mapping the urban form in drawings and pictures with direct observations and interpretations. The results provide a proposal of a typology of public space, which may be of significant use for flood adaptation in informal settlements.

15:10 - 15:30

## **Unsettling and Uncertainty Issues in the Housing Environment of Syrian Refugees**

M. Kılıçbay<sup>1,2</sup>, Y. Dülgeroğlu Yüksel<sup>1</sup>

<sup>1</sup>Istanbul Technical University, Turkey

<sup>2</sup>Amasya University, Turkey

Throughout history, human mobility has triggered many spatial, cultural, economic, and political changes and transformations. Stephan Castles and Mark J. Miller describe the current era as the "age of migrations". Migrations have accelerated, differentiated, and globalized more than ever in history. Increasing unforeseen displacements that cannot be stereotyped also give the "age of migrations" the characteristic of uncertainty and openness. After the refugee crisis, 98% of the refugees in Turkey are living live in cities. Istanbul is the largest host of Syrian refugees of all of Turkey's cities. The places most affected by physical and social displacement and uncertainty are undoubtedly urban spaces and settlements. The architectural characteristics and quality of the settlements trigger encounters between different social groups while they on the other hand pave the way for the reproductions of the spaces. Examining the diversity of new settlements developed informally and formally, the spatial strategies and potentials created is considered important in terms of revealing the effect of migration on urban spaces and residential settlements.

This study aims to compare the spatial characteristics and strategies of designed (formal) settlements and self-generated (informal) settlements after the refugee crisis in İstanbul/ Turkey . The design of settlements in the "age of migration and uncertainties" will be discussed and presented with the help of social and physical themes.

15:30 - 15:50

## **Wartime residential landscapes The Portuguese colonial case (1961-1974) and its trace in the contemporary territory**

A. Vaz Milheiro<sup>1,2</sup>

<sup>1</sup>university of Lisbon, Portugal

<sup>2</sup>ISCTE-IUL, Portugal

What was the role of Architecture in supporting colonialism in war scenarios? Starting from the scarce bibliography that questions Architecture, Colonialism and War, the paper aims a first look on the production of Housing during the colonial war in the former Portuguese Continental Africa territories, Guinea-Bissau, Angola and Mozambique, by the military forces and their liaison with the Colonial Public Works departments, crossing archive data, architectural achievements and colonial policies. At a first level, it intends to establish a direct relationship between housing and colonial dominance, through architecture and territorial planning, as a counterinsurgency measure. On a deeper level, it aims to distinguish the military approach supported on an idea of pragmatism from the more idealistic values identified with architects and engineers. The paper continues previous research developed on infrastructural occupation of former colonial territories reinforcing the Housing process, reached during armed conflicts, as a control mechanism based on Architecture and Urbanism, giving also expression to the interaction between Violence and Colonialism. This "exploratory paper" is supported by the assessment of the military housing campaigns carried out in the last 14 years of Portuguese colonialism, through archival and documentary treatment, cartography, historical and architectural description. Critical assessment and architectural analysis of the settlements and villages promoted in a war context will enable the evaluation of how large-scale housing programs are still present in the built and social landscapes of former colonized countries. Some of the data recollected indicates that, in Guinea, about 100 military resettlements were built; in Angola, 730 villages were intervened; and in Mozambique the new settlements caused the displacement of one million peasants. Specific case studies will be addressed.



**WG 16 - Energy  
Efficiency,  
Environmental  
Sustainability,  
Sustainable  
Communities  
and housing**

**14:30 - 16:00**

14:30 - 15:00

## **Urban, social and community resilience: Understanding the concepts through the post- crisis, South European context**

A. Savvides<sup>1</sup>, A. Panagidis<sup>1</sup>

<sup>1</sup>University of Cyprus, Cyprus

The term “resilience” is beginning to replace “sustainable development” as the new term for responding to urban uncertainties, environmental, social and economic, which are increasingly being addressed as interrelated problems. Since the financial crisis of 2008, in an effort to potentially undo the processes of urban development that are linked to structural causes to urban vulnerabilities particularly related to an urban housing crisis, recent literature specifically advances the social domain of resilience, bringing issues of governance and social innovation to the fore. In this sense, resilience involves the “right to the city” as a major effort, while recovering from a sequence of recent urban crises. This paper develops the argument for planning within a community resilience framework on the one hand, through an understanding of the wider structural causes that particularly affect opportunities for affordable housing and on the other, examining local, community-led processes of urban governance that are drawn from South-European, post-crisis contexts. The concluding remarks aim to shed light on the integration of rights and justice within a progressive view of urban resilience that can shift urban planning discourses towards reducing housing inequalities linked to community/neighborhood-level vulnerabilities.

15:00 - 15:30

## **Critical Success Factors for Effective Resident Participation in Community Retrofit Decision-Making: A Systematic Review**

Y. Li<sup>1,2</sup>, Q.K. Qian<sup>2,3</sup>, E. Mlecnik<sup>2,3</sup>, H.J. Visscher<sup>2,3</sup>

<sup>1</sup>Faculty of Architecture and the Built Environment, Delft university of technology, Netherlands

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<sup>3</sup>Faculty of Architecture and the Built Environment, Delft Univ. of Technology, Netherlands

Community is the primary unit of Chinese urban housing stock. With 220,000 communities built before 2000 in China, two-thirds of them have reached a stage of functional failure and degradation that need retrofitting, which involve nearly 39 million households. Community residents often possess crucial information about existing conditions of the community and effective execution of retrofit methods. Therefore, their understanding, acceptance and cooperation pertaining to community retrofit determine the quality of decisions and ultimately the success of the project. Although the introduction of regulations and the notion of 'Co-Creation' has increased resident engagement in practices in China, the effectiveness of their participation is far from guaranteed. One of the main reasons for this is a failure to identify critical factors underlying. Through a systematic review of the existing literature and meta-analysis, this paper aims to map the research trends and summarize the critical success factors (CSFs) of resident participation in community retrofit decision-making. First, it explores the nature and status quo of resident participation in community retrofit in general, and in China in particular. Second, CSFs of resident participation in retrofit projects are collected and collated by a critical review of relevant English and Chinese articles and their reference lists in key seven academic databases (four English databases and three Chinese databases). Third, the findings of the collected articles are quantified by the subsequent meta-analysis. VOSviewer is adopted to visualize the final results. This review develops a theoretical framework that demonstrates the relationships among CSFs, resident participation and community retrofit. It provides reference for future studies in this field. Based on insights into the CSFs, political and managerial implications are proposed to improve the effectiveness of resident participation in community retrofit decision-making.

15:30 - 16:00

## **Will plans to ease energy poverty go up in smoke? A analysis of Hungarian energy transition policies and their impact of energy poor households.**

A.Z. Bajomi<sup>1</sup>

<sup>1</sup>Politecnico di Milano, Italy

The European Union aims to be carbon-neutral by 2050. To reach this ambitious goal, among other fields, the EU facilitates an energy transition with the Clean Energy Package. This transition has a significant social impact, both posing risks, and benefits to energy consumers. The Package also aims to tackle energy poverty through different policy instruments, such as energy-efficient retrofits in the worst-performing building stock or making accessible renewable energy communities for vulnerable groups. Most of the energy poverty-related elements of the Clean Energy Package are subject to a soft-governance procedure. Thus, the success of energy poverty alleviation policies highly depends on the commitment of Member States. Hungary is one of the EU members most affected by energy poverty. Nearly half of households in the lowest income quintile burn wood in inefficient stoves to keep their low-performing homes warm. Wood prices were left unaffected by recent energy price regulations and keep rising year after year. Wood burning causes severe air pollution, while it is the most significant item in yearly renewable energy source use accountings. This paper analyses the Hungarian policy framework of the energy transition by using the three tenets of energy justice, distribution, recognition, and processes, as an analytical framework. It aims to demonstrate the extent to which the issue of energy poor biomass users is recognized, how far planned policies are offering effective solutions for energy poverty and biomass usage demonstrating fairness in distribution and distribution. The analysis suggests that the Hungarian policy framework does not exploit the potentials of energy transition in tackling energy poverty and does not guarantee a just energy transition. The paper concludes that unless needs of biomass users are recognised and funding for energy efficient retrofits are made accessible for low income households, energy transition will not be fair.

# **WG 18 - Housing Market Dynamics**

**14:30 - 16:00**

14:30 - 15:00

## **Housing prices, tenancy and external shocks: the Portuguese evidence**

A. Duarte Santos<sup>1</sup>, H. Castro<sup>2</sup>

<sup>1</sup>Universidade Autonoma de Lisboa, Portugal

<sup>2</sup>High Institute of Engineering of Porto, Portugal

In the last decades, Portugal has witnessed an extraordinary transformation, both quantitative and qualitative, in housing provision. The pace of housing construction was so relevant that the contemporary real estate market is currently characterized by an excessive supply vis-à-vis the resident population. While the degradation of a large part of the housing stock, both social and private, continues to affect the most vulnerable segments of Portuguese society, at present, and the most serious problem concerns the indebtedness of families and sustainability in maintaining decent housing particularly due to the crises that have generated high levels of job insecurity in face of the widespread fall in disposable income. In this study, we argue that the impact of the financial process on the housing sector in comparison with tenancy, in which the State has legislative participation. Financing for property developers and final home buyers has been making more houses available according to the Housing Price Index (HPI), contributing to the relevance of the housing market in terms of housing provision. We consider transaction prices of the housing assignments, either through acquisition or through tenancy. The recent shock resulting from the pandemic situation did not slow down house prices but caused a slight drop in rents. The model used proposes to analyse the fluctuations in prices and rents in face of external shocks. In the residential market, the estimation is complex due to the many heterogeneous attributes of residential assets. Non-fluctuating variables such as size, location and external demand for homes explain a large part of the variation in price levels included in the multivariable model.

15:00 - 15:30

## **Forecasting housing prices: A BVECM approach**

R. van der Drift<sup>1</sup>

<sup>1</sup>TU Delft, Netherlands

This paper investigates the merits of incorporating long-run relationships in the application of a Bayesian model to predict Dutch housing prices. In particular, the pseudo out-of-sample forecasting power of a Bayesian vector error correction model (BVECM) (which includes long-run relationships) is compared with a Bayesian vector autoregression (BVAR) (which does not) and their non-Bayesian counterparts. From the results, it follows that the Bayesian models outperform their non-Bayesian equivalence. More importantly, in line with the existing theoretical literature, we find that the BVECM is more accurate than a BVAR when forecasting more than halve-a-year ahead. Thus, the results indicate that incorporating long-run relationships into a Bayesian model significantly improves its accuracy of housing price predictions over longer forecasting horizons.

# **WG 1 - Collaborative Housing**

**16:30 - 18:00  
Gutzon Larsen**



16:30 - 17:00

## Sharing Housing – a Driver for Housing Inequality?

K. Grundstrom<sup>1</sup>, M. Grander<sup>2</sup>, D. Lazoroska<sup>3</sup>, I. Molina<sup>4</sup>

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<sup>4</sup>Uppsala university, Sweden

Even though Sweden has one 38 to 42 per cent of single-persons households in the metropolitan regions – sharing housing has not been prominent. But the past decade has seen a rise in the interest and construction of shared forms of housing. Sharing housing is more often than not, seen through a positive lens of togetherness, de-growth, and, as a driver of the sharing economy. However, due to increasing costs and lack of housing, generations of singletons have no option but to share. While various forms of collaborative housing can contribute to well-being and a sense of community, sharing housing can also mean overcrowding and possibly restricted future life choices. Yet, little is known about the relation between sharing housing and socio-economic inequalities. In this article, we use Qgis to map overcrowding and socio-economic difference between 2012-2019 in Malmö and Stockholm in relation to the prevalence of housing specifically designed to be shared – co-housing, residential hotels and co-living. In addition, the analysis includes semi-structured interviews with real estate firms and operators that design and develop shared forms of housing. The analysis shows that while overcrowding increases in both wealthier and vulnerable neighbourhoods, the vulnerable neighbourhoods are hit harder with higher rates of overcrowding. Also, housing designed to be shared are not located in the vulnerable neighbourhoods but in the middle-income and wealthier areas. The interviews reveal how socio-economic inequalities materialize in the designs of shared forms of housing. While housing for middle-income and wealthier groups is designed with private facilities and located in neighbourhoods with urban assets – overcrowding and sharing take place in vulnerable neighbourhoods with less urban assets and less or no private facilities. We conclude that sharing housing is not solely an issue of collaboration and community but is also becoming a driver for housing inequality.

17:00 - 17:30

## **Mixed Housing for Status Holders: How the housing environment influences social interaction and cohesion**

K. Jaspers<sup>1</sup>, X. Meuwissen<sup>1</sup>, E. Schoonhoven<sup>1</sup>, B. Dorsman<sup>1</sup>, P. van den Berg<sup>2</sup>, O. Druta<sup>1</sup>

<sup>1</sup>Eindhoven University of Technology, Netherlands

<sup>2</sup>TU Eindhoven, Netherlands

The influx of status holders into European cities following the refugee crisis of 2014-2015 has posed challenges to housing provision and integration pathways. In the Netherlands, a new form of mixed housing, where status holders, usually young men, live in close proximity and share facilities and amenities with local Dutch residents, usually students, has been proposed as a solution to both housing and integration challenges. In this paper we build on the results of a quantitative survey of status holders and two in depth case studies utilizing space syntax and qualitative interviews with mixed housing residents, to investigate the relationships between the physical housing environment and social outcomes. We focus on social interaction between status holders and Dutch natives, the bonds and bridges as well as social cohesion that form within the context of this housing format. The results of the survey show that housing satisfaction is an important predictor of social cohesion for status holders, with the location and type of mixed housing mediating housing satisfaction. Smaller size mixed houses, in terms of number of units and residents, are associated with better outcomes for interaction and cohesion. Furthermore, different spatial layouts provide opportunities for engagement between residents with the social potential of space being framed by the visibility and depth of space, the provided functions, and atmosphere.

17:30 - 18:00

## **Missing hybridity? Trajectory, role, and opportunities of housing cooperatives in providing affordable housing in Italy and Milan**

M. Peverini<sup>1</sup>

<sup>1</sup>Politecnico di Milano, Italy

Housing cooperatives (HCs) represent a “third way” between state and market for providing affordable housing. HCs operate according to the mutualism principle: based on social need by their members (and not on speculative expectations) they provide housing at prices or rents corresponding to the mere costs and with good qualitative standards. Considering the importance of providing affordable housing as a societal challenge, the article explores the trajectory of HCs in Italy and Milan, linking it causally to the (national and local) policy and market framework.

Italy, and especially Milan, has a longstanding tradition of HCs. Born around 1870, upscaled by the first public housing law in 1903 and later supported by planning instruments, locally founded HCs have been important in providing affordable housing either for rent (“undivided” HCs) or in homeownership (“divided” HCs) in growing Italian cities. However, the trajectory and role of HCs in Italy and Milan have changed significantly by the time, with divergence between stagnating/declining undivided HCs and more dynamic but increasingly marketized divided HCs. This, I argue, is linked to political choices of market deregulation, homeownership promotion, and to the weakening of national housing policies and local planning/land use instruments, leading to a “missed hybridization”: i.e. the missed opportunity of integrating HCs action in public policies for providing affordable housing.

Applying process tracing (Trampusch, Palier, 2016) and the concept of “state-directed hybridity” (Mullins et al., 2017), and analysing in depth two enduring Milanese HCs through grey literature and interviews, the article aims to contribute to the literature on HCs by: (i) tracing their trajectory and role in Italy and Milan; (ii) relating it to the national and local housing policies and culture, identifying different hybridity mechanisms, causalities and implications within their trajectory; and (iii) identifying present challenges and opportunities for HCs to provide affordable housing.

# **WG 3 - Housing and Living Conditions of Ageing Populations**

**16:30 - 18:00 / Room: London  
Blanca Deusdad**

16:30 - 17:00

## **Spatial polarisation and differences among older populations in different types of housing areas**

M. Abramsson<sup>1</sup>

<sup>1</sup>Stockholm University, Sweden

Within the research program, The neighbourhood revisited: Spatial polarisation and social cohesion in contemporary Sweden, spatial polarisation is studied, that is, to what extent people in different geographical areas differ from one another as regard for example life-styles, behaviour and attitudes. If people who live similar types of lives and follow similar life trajectories also live close to each other and to a more limited extent meet other groups with other attitudes and life-styles there is a risk that solidarity between groups and common values will be more difficult to maintain and agree upon within a society. As part of this research program a survey that contained questions that focused on housing conditions, neighbourhood interaction and attitudes and values was conducted. The survey was distributed to people aged 18–80, in ten selected types of areas or clusters, with specific characteristics, such as Rural: Middle Sweden; Rural: Employed low-income earners and old EU migrants; Rural: recent EU-migration; Urban peripheral elites; Diversity coupled with disadvantage; Academically weak elites, etc. In total 4784 surveys were returned. This particular paper will look at the survey responses in regard to the housing situation among the segment of older adults, 55+, from the different clusters, the type of housing they prefer and how their interactions within their neighbourhood manifest themselves.

17:00 - 17:30

## **Renewing Muromi Danchi: Participation, Partnerships and Planning**

B. Judd<sup>1</sup>, K. Tanoue<sup>2</sup>, H. Easthope<sup>1</sup>

<sup>1</sup>City Futures Research Centre, University of New South Wales, Australia

<sup>2</sup>Faculty of Design, Kyushu University, Japan

This is the third of a series of papers presented at successive ENHR conferences on a participatory action research project on the resident-led renewal of a large, privately owned, early postwar housing estate (danchi) in Fukuoka, Japan with a high proportion of people aged 60+. The ageing, thirty-four, five-storey, stair access, reinforced concrete buildings with 862 apartments have outdated design, deteriorating fabric and services and if not redeveloped substantial future repair and maintenance costs. Some older residents have already been forced to relocate because of the inaccessibility of the housing. Since 2015 the Incorporated Management Association (IMA) has been exploring the possibility of renewing the estate to provide housing that is more age-friendly as well as more appealing to a younger market to address the over-representation of older people on the estate. Previous papers have focused on Cycles 1 (Information and Data Collection) and 2 (Problem Definition) at ENHR 2018 and 2019, including learnings from case studies of both public and private danchi redevelopment precedents. Since then, there has been a change in leadership of the HOA, a Reconstruction Committee formed and Cycle 3 (Partnerships and Planning) has commenced. This has involved forming a partnership with the development arm of two utilities companies and a real estate expert to support the resident-led approach in collaboration with the Kyushu/UNSW University research team, and the development of a two-year program to achieve the required 80% agreement of owners on a renewal strategy. This includes development of a preferred masterplan using a co-design process and financial feasibility analysis to enable a well-informed decision to be made by the owners whether to proceed or not. This paper discusses the circumstances leading to this cycle, the roles of the various partners, and the details of the two-year plan to reach agreement.

17:30 - 18:00

## **The importance of social and spatial neighborhood networks for ageing in the city**

M. Glaser<sup>1,2</sup>, L. Christensen<sup>1</sup>

<sup>1</sup>ETH Centre for Research on Architecture, Society & the Built Environment, Switzerland

<sup>2</sup>TU Vienna; Interdisciplinary Centre for Urban Culture and Public Space, Austria

For the widely recognized goal of "ageing in place" to succeed in an urban setting, some important conditions must be met: Access to housing and access to urban life.

The results of a Zurich case study conducted 2018-2020 as part of the international project "Geographies of Ageing: Older People's Access to Housing and to Urban Life" (ETH CASE with KTH Stockholm and Tu Vienna) reveal that access to housing can be a considerable hurdle for older people. In a city like Zurich, the tight housing market is characterized by low vacancy rates, high rents and digitized and rapid application processes. In addition, a growing trend towards replacement housing and renovations puts older tenants in particular at risk of losing their homes. Finding new housing can pose a major financial and emotional challenge. Our qualitative research has shown that the immediate living environment plays a crucial role as a center of life in old age. Informal unplanned intergenerational encounters in various public and semi-public spaces from the entrance area to the local pub are of great importance for sense of well-being and place attachment in late life. Taken on their own, the many encounters in the neighborhood may seem insignificant, but it is in the sum total that they unfold their potential. The opportunity to participate in social urban life should therefore be given high priority and ensured both through affordable and secure housing options and through inclusive urban spaces with barrier-free access in financial, physical and social terms. Our research shows that this is currently challenged by ongoing urban gentrification processes.

# **WG 18 - Housing Market Dynamics**

**16:30 - 18:00**



16:30 - 17:00

## **Rising home ownership among Chinese migrant workers in the Yangtze River delta urban region: determinants and differences between cities**

Q. Zhang<sup>1</sup>, J. Hoekstra<sup>2</sup>

<sup>1</sup>Southeast University, China

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Traditionally, Chinese migrant workers are housed in dormitories or in the private rental sector. In recent years, however, an increasing proportion of the migrant workers has managed to become home owners. This paper further analyzes this trend, which may signify a new phase in the Chinese urbanization process. After a review of the existing literature, we carry out a statistical analysis (binary regression modelling) on the China Migrants Dynamic Survey, thereby focusing on twenty cities in the Yangtze River delta urban region. For these cities, we determine the micro-level (characteristics of individual migrants) as well as of the city level (city size, local migration policies, housing market development) determinants of migrant home ownership, and we assess how these determinants have changed between 2012 and 2017. This will provide insight into changing housing pathways of Chinese migrant workers, and the interaction of these pathways with local policies.

17:00 - 17:30

## **Staying Afloat or Going Under – the Importance of Post-Purchase Financial Support to Sustaining Low-Income Homeownership**

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Expanding access to homeownership, especially among families at the lower end of the income distribution, has long been a cornerstone of housing policy in many countries. Yet the benefits from homeownership – most notably financial gains and those deriving from increased residential stability – are inextricably linked to a household's ability to sustain homeownership over time. For low-income households with limited financial resources, it may be especially challenging to keep up with mortgage payments. To examine sustainability of homeownership, we utilize a unique dataset of mortgage payment histories for nearly 9,000 households who participated in a nationwide starter mortgage program in Norway serving lower-income, financially constrained households. Since its inception in 2003, the program has reported low losses from its mortgage portfolio. However, because the program operates at the local level, municipalities have used their ability to draw on other social welfare programs to support struggling homeowners. In this paper, we assess whether post-purchase financial support might help resolve mortgage repayment problems. Specifically, we examine whether financial add-on resources such as emergency cash transfers, original and evolving mortgage terms and conditions, and receipt of homeownership grants for low-income homeownership influence the likelihood of homeownership sustainability over time. All three are discretionary instruments in limited supply, leaving it up to the municipality if and how to allocate them to support homeowners. We explore whether low mortgage program losses are mitigated by the extensive use of these add-on services at the municipal level, and whether the receipt of such services resolves homeowners' financial struggles permanently or only temporarily. This study has important implications for policies designed to support homeownership for low-income households, inasmuch as it will help to reveal whether financial vulnerable households can support a mortgage "on their own," or whether additional public financial support is needed.

# **WG 19 - Housing and New Technologies**

**16:30 - 17:30**

**Rosa M. Garcia-Teruel**

16:30 - 17:00

## **Sustainability and the smart home: the challenges of an interconnected environment**

F. Gennari<sup>1</sup>

<sup>1</sup>Mykolas Romeris University, Lithuania

Housing at the time of climate change can be unsettling. In this respect the interconnected smart house can provide help in reaching some of the SDG30 objectives. In this paper it will be argued that the paradigm of the 'ubiquitous' 'interconnected' 'IoT' smart house needs to change if it really wants to promote equality and, more importantly, a sustainable life style. Firstly, the structure and the functioning of the IoT paradigm, which underpins the smart house will be described. Secondly, the main critical points under a legal point of view will be outlined. Methodologically, the relevant legal framework concerning data protection in the EU will be taken as a reference but mentions to the relevant EU consumer law framework will be made when necessary. This will be done for two reasons: the first one is that the EU is a model that is adopted and adapted to 27 European States and the second one is because it is the first organic attempt to regulate new technologies and their relationship with human rights and risk management (especially as far as data protection law is concerned). Specifically, the issue of the user management of their personal and non-personal data will be analyzed. The thesis of this paper is that regulation, although essential in giving a framework for realizing a green smart home, is not sufficient on its own. In particular, it will be assessed whether Edge Computing and DLTs can provide any help in making legal compliance of interconnected objects easier. At the end, it is argued that a more sustainable smart home is indeed possible but if the technology does not adapt and comply with legal rules and ethical values the interconnected house can do more harm than good.

17:00 - 17:30

## **Housing use strategies in a digitally mediated world during the global pandemic:**

P. Garcia de Paredes<sup>1</sup>

<sup>1</sup>Université Laval, Canada

This multidisciplinary work explores the relationship between housing use, representations of home and digital communications. Confinement measures due to Covid-19 provided housing researchers with a unique opportunity for studying residential environments under intense digital invasion. We hypothesize that confinement measures have forced younger groups to develop new housing use strategies involving different digital skills, when compared to older generations. This is due to the coincidence of Covid-19 confinement measures and the transitional stage in their housing biographies. Most were leaving or had left their parents' house within the previous 5 years, leading to changes in their representations of house, home, and city in ways that make home a place for digital mediation, possibly affecting habitation strategies and the housing market in the future. Our hypothesis will be tested using data from 78 zoom interviews with 39 subjects living in different housing conditions and under different family arrangements. All subjects live in the Metropolitan Area of Quebec City and Montreal, province of Quebec, Canada. Preliminary mixed methods analysis shows that younger subjects experienced a higher increase of digital invasion of the household, positioning digital devices in public areas of the house, resulting in different skill sets for virtual and natural environment conciliation. Results will develop new knowledge about the way different age groups form representations of house and home in contact with digitally mediated interactions.