

Conference

**Social housing in contemporary Europe:  
Extending the scope of comparative research and addressing most recent changes**



Hosted by the Faculty of Economics and Management  
Free University of Bozen-Bolzano  
Bozen-Bolzano, Italy - 19-21 April 2017  
Piazza Università 1 – Room D101  
(registered participants only)

**Program and Abstracts**

as of 18 April 2017

**More information:** <http://www.socialhousing.eu>



# PROGRAM

**19 April 2017**

	RESHAPE business meeting (project partners)	9:00	10:15
	<i>Registration / welcome coffee</i>	10:00	10:30
	<b>Opening and welcome</b> Prof. Paolo Lugli, Rector of the Free University of Bozen-Bolzano Prof. Oswin Maurer, Dean of the Faculty of Economics and Management	10:30	10:50
<b>KEYNOTE:</b>	<b>Prof. CHRISTINE WHITEHEAD</b> Emeritus Professor, London School of Economics <b>Social Housing models: past and future</b>	10:50	11:30
	<i>Short break</i>	11:30	11:40
<b>Session 1:</b>	<b>Social housing after the global financial crisis (I)</b> Chair: Montserrat Pareja Eastaway, University of Barcelona  MARTA CORDINI (Polytechnic of Milan) and ALICE BONI (Eupolis Lombardia) <b>Social housing and indebtedness. The expansion of vulnerability among social housing dwellers.</b>  KATHLEEN SCANLON (London School of Economics) <b>Social housing after the global financial crisis in England</b>	11:40	12:35
<b>In focus:</b>	ALICE PITTINI (Research Coordinator at Housing Europe) <b>Monitoring trends in social housing across Europe: the role of Housing Europe Observatory</b>	12:35	13:00
	<i>Lunch break</i>	13:00	14:00

<b>Session 2:</b>	<b>Social / affordable housing by other means</b> Chair: József Hegedüs, Metropolitan Research Institute, Budapest	14:00	15:20
	GIULIANA COSTA (Politecnico di Milano) <b>Large-Scale Landlords as Welfare Actors and Social Housing Providers in Milan</b>		
	FEDERICA VIGANÓ and LILIANA DOZZA (Free University of Bozen-Bolzano) <b>Cooperative housing and social neighbourhood: building inter-generational and intra-generational relations and generating a social return on investment (SROI).</b>		
	<i>Coffee break</i>	15:20	15:40
<b>KEYNOTE:</b>	<b>Dr. LUIGI CUNA</b> Evaluator, Council of Europe Development Bank <b>International financing and evaluation of housing operations: challenges and lessons learned</b>	15:40	16:20
<b>Session 3:</b>	<b>Social housing in countries under-represented in international literature</b> Chair: Christine Whitehead, London School of Economics	16:20	17:15
	HONGSEOK RYU (SOAS, University of London) <b>Increase of social housing supply in the era of neoliberalism in South Korea - How can we understand the 'brave' policy on social housing?</b>		
	ROSE SMITH (University of Lincoln) <b>Social Housing across Europe: Exploring the links between social housing and attitudes to wider social welfare.</b>		

**20 April 2017**

<b>Session 4:</b>	<b>Social housing: Sustainability issues</b>	9:00	10:40
	Chair: Joris Hoekstra, Delft University of Technology		
	SASHA TSENKOVA (University of Calgary) and DORIS ANDONI ( Agency for Legalization, Urbanization and Integration of Informal Settlements and Buildings, Tirana)		
	<b>A partnership model for low-income housing: The experience of Albanian Cities</b>		
	GLORIA GHENO (Free University of Bozen-Bolzano)		
	<b>Conflictual issues between social housing and residential areas</b>		
	GEORGE DE KAM (University of Groningen)		
	<b>Challenges and opportunities for social housing in an earthquake struck area in the Netherlands: the need for institutional re-design</b>		
	ANDREAS SAVVIDES (University of Cyprus)		
	<b>Places of appropriation and socialization in refugee housing in Cyprus</b>		
	<i>Coffee break</i>	10:40	11:00
<b>KEYNOTE:</b>	<b>Prof. MICHAEL OXLEY</b>	11:00	11:40
	Director, University of Cambridge Centre for Housing and Planning research		
	<b>Private Finance for Social housing: the merits of tax incentives</b>		
<b>Session 5:</b>	<b>Social housing after the global financial crisis (II)</b>	11:40	12:35
	Chair: Teresa Costa Pinto, Instituto Universitário de Lisboa (ISCTE-IUL), DINAMIA'CET-IUL		
	JÓZSEF HEGEDÜS (Metropolitan Research Institute, Budapest)		
	<b>Housing the poor in housing regimes of New Member States: the case of Hungary</b>		
	JORIS HOEKSTRA (Delft University of Technology)		
	<b>Reregulation and Residualization in Dutch social Housing: a critical Evaluation of new Policies</b>		

<b>In focus:</b>	DORIS ANDONI (Local Organizing Committee, Tirana) <b>Affordable Housing for All ! Redefining the Roles of Public and Private Sectors.</b> Looking forward the ENHR Annual Conference 2017: Tirana 4-6 September	12:35	13:00
	<i>Lunch</i>	13:00	14:00
<b>KEYNOTE:</b>	<b>Dr. LARS GULBRANDSEN</b> Researcher, NOVA - Norwegian Social Research, Oslo and Akershus University College of Applied Science <b>Social housing through homeownership: Origin, growth and decline. The case of Norway</b>	14:00	14:40
<b>Session 6:</b>	<b>Roundtable: Policies towards home ownership in Southern Europe: are they really social ?</b> Chair: Juan Antonio Módenes Cabrerizo (Universitat Autònoma Barcelona )  TERESA COSTA PINTO (Instituto Universitário de Lisboa (ISCTE-IUL), DINAMIA'CET-IUL), MONSERRAT PAREJA EASTWAY (University of Barcelona) and TERESIO POGGIO (Free University of Bozen-Bolzano)	14:40	15:40
	<i>Coffee break</i>	15:40	16:00
<b>KEYNOTE:</b>	<b>Prof. MARK STEPHENS</b> Director, The Urban Institute, Heriot-Watt University <b>How housing systems are changing and why</b>	16:00	16:40
<b>Session 7</b>	<b>Social housing after the global financial crisis (III)</b> Chair: Kathleen Scanlon, London School of Economics  OZDEN SUNGUR (Huron University College at Western) <b>Housing Demand by Immigrants and Its Implications for Social Housing Policy</b>  MARTIN LUX (Academy of Sciences of the Czech Republic) <b>Social housing in the Czech Republic: change of trend?</b>	16:40	17:35

## 21 April 2017

### **Greetings from the RESHAPE institutional partners**

9:00

9:20

#### **Assessora Violetta Plotegher**

Member of the Government of the Autonomous Region Trentino-South Tyrol,  
Department of Welfare and Legislation on public care and assistance homes

#### **Assessore Christian Tommasini**

Vice President of the Autonomous Province Bozen-Bolzano; Councillor for  
Italian Culture, Education and Professional Training, Public buildings and  
Social housing, Cadastres, Cooperatives and Public assets

### **Session 8      The future of social housing in Italy (I)**

9:20

10:15

Chair: Teresio Poggio (Free University of Bozen-Bolzano)

DMITRI BOREIKO and TERESIO POGGIO (Free University of Bozen-Bolzano)

#### **Social housing in Italy: prospects and open questions**

MASSIMO BRICCOLI (Politecnico di Milano), ELEONORA GNAN (University of  
Milano Bicocca) and BENEDETTA MARANI (Politecnico di Milano)

#### **Twenty years later. Renewal and relocation of tenants in a public housing estate: an insight on public action and the challenges of social housing in Italy**

*Coffee break*

10:15

10:35

<b>Session 9</b>	<b>The future of social housing in Italy (II)</b>	10:35	12:00
	Chair: Dmitri Boreiko (Free University of Bozen-Bolzano)		
	MICOL BRONZINI (Polytechnic University of Marche) <b>Aided self-building in Italy: strengths and limits</b>		
	SILVIA SITTON (University of Modena and Reggio Emilia) <b>Institutional and informal social housing in Italy: a comparison of different models</b>		
	CRISTIAN CAMPAGNARO (Politecnico di Torino), VALENTINA PORCELLANA (Università degli Studi di Torino), SARA CERAOLO (Politecnico di Torino) and ALICE STEFANIZZI (Università degli Studi di Torino) <b>“May I come in?” domestic spaces and everyday objects in a Housing First project</b>		
	Concluding comments	12:00	12:15
	Farewell drink and buffet	12:15	13:30





## KEYNOTE SPEAKERS

### **Dr. Luigi Cuna**

*Evaluator at the Council of Europe Development Bank*

Dr. Luigi Cuna has a doctorate degree in Law and Economics from the University of Bologna. He worked for a number of years in the monitoring and evaluation of agricultural and rural development programmes. Since 2011, he has been working at the Evaluation Department of the Council of Europe Development Bank, based in Paris, where he has managed a multi-year evaluation cycle dealing with housing programs targeted to highly vulnerable population groups (migrants, Roma and refugees) across various countries.

### **Dr. Lars Gulbrandsen**

*Researcher, NOVA - Norwegian Social Research, Oslo and Akershus University College of Applied Science*

Dr. Lars Gulbrandsen is Researcher at NOVA - Norwegian Social Research. He served as a member of ENHR Coordination Committee in the period 2002 - 2012 and he was in charge of organizing the ENHR-conference in Lillehammer, Norway, in 2012. He has primarily published on wealth accumulation and intergenerational transfers within the housing sector and on how individual ownership has developed within the cooperative (shared ownership) sector.

### **Prof. Michael Oxley**

*Director, University of Cambridge Centre for Housing and Planning research, UK*

Prof. Michael Oxley is Director of the University of Cambridge Centre for Housing Planning Research (CCHPR). He was previously Professor of Housing at De Montfort University and a visiting Research Fellow at Delft University of Technology. He has published widely in the field of social rental housing and housing finance. This has included work on investment in social housing in the UK and internationally.

### **Prof. Mark Stephens**

*Director, The Urban Institute, Heriot-Watt University, Scotland*

Prof. Mark Stephens is Professor of Public Policy and Director of The Urban Institute at Heriot-Watt University. He was previously Professor in Urban Economics at the University of Glasgow. He has a long-standing interest in comparing housing systems, and led the EU Study on Housing and Exclusion. He is a co-ordinator of the European Network for Housing Research Working Group on Comparative Housing Policy. He was founding editor of the European (now International) Journal of Housing Policy and has been an editor of Urban Studies since 2009, and of Critical Housing Analysis since 2014.

### **Prof. Christine Whitehead**

*Emeritus Professor in Housing Economics at the London School of Economics*

Prof. Christine Whitehead is Emeritus Professor in Housing Economics at the London School of Economics. She is an internationally respected applied economist concentrating mainly in the fields of housing economics, finance and policy. She has worked with a wide range of international agencies as well as regularly for the UK government and Parliament.

She was Director of the Cambridge Centre for Housing and Planning Research from 1990 to 2010 as well as Professor at LSE. Major themes in her recent research have included analysis of the relationship between planning and housing; regulation and rented housing; the role of private renting in European housing systems; financing social housing in the UK and Europe; and more broadly the application of economic concepts and evaluation techniques to questions of public resource allocation with respect to housing, education, policing and urban regeneration.

# KEYNOTES

WEDNESDAY 19 APRIL

**Prof. Christine Whitehead**

Emeritus Professor in Housing Economics at the London School of Economics

**Social Housing models: past and future**

In most countries with a long history of providing social housing the rationale for such provision has continuously changed. A century or more ago the main reasons were to do with both public and individual health; now it is far more likely to be addressing issues of affordability through a much wider range of providers including public; social (non-profit); and market approaches as well as an increasingly complex mix of tenures.

In this presentation I will look to set the scene for the conference by first tracking the rationale for these changes across a number of European countries with different approaches to providing 'a decent home for every household at a price within their means' - a phrase found in many introductory paragraphs to government housing policy but with different meanings dependent on time; history and voters expectations. I will then discuss how the range of instruments has changed in time and place before suggesting some future scenarios.

**Dr. Luigi Cuna**

Evaluator at the Council of Europe Development Bank

**International financing and evaluation of housing operations: challenges and lessons learned**

The Evaluation Department of the Council of Europe Development Bank has accumulated over the past years an extensive basis of knowledge on the social performance of projects and programmes in the housing sector that target vulnerable groups, including Roma and migrants. The presentation will shed light on the methodological fundamentals employed by development evaluation to assess the performance of such operations. This includes the application of internationally-recognized evaluation criteria and the elaboration of "intervention logics". Subsequently, the key lessons emerging from recently-completed evaluations are presented. These are summarized around three main pillars: complexity, sustainability and accountability. In closing, the prospective roles of both independent evaluation and international financiers are discussed.

THURSDAY 20 APRIL

**Prof. Michael Oxley**

Director, University of Cambridge Centre for Housing and Planning research, UK

**Private Finance for Social housing: the merits of tax incentives**

The presentation will ask whether private finance can support social housing without some form of state subsidy. It will go on to consider the principles behind the subsidy options available to governments. Particular attention will be given to conditional object subsidies in the form of tax incentives. The operation of American low income housing tax credits (LIHTCs) will be examined as an example of this approach. It will be shown that LIHTCs offer a very different method of supporting affordable housing than the policy approaches used in most countries. The method is distinctive as a form of subsidy that combines production and investment incentives with conditions that promote minimum quality standards, sub market rents and social allocation criteria. The pros and cons of a tax incentives approach will be examined and the following question will be addressed: Could a tax credit approach offer a significant way of stimulating private finance for social housing in Europe?

**Dr. Lars Gulbrandsen**

Researcher, NOVA - Norwegian Social Research, Oslo and Akershus University College of Applied Science

**Social housing through homeownership: Origin, growth and decline. The case of Norway**

Housing was one of the pillars under the Norwegian welfare state, since 1945. Its main element was the new production of one-family houses, in the countryside, and of collectively owned multiple dwellings in the cities. Two state banks provided the main part of the financing and supported households to become homeowners. Market regulation strongly limited homeowners' property rights. However, since the new dwellings had a much higher quality than their previous ones - and many had not even enjoyed their own dwelling at all - very few felt regulation as a restriction. They did not have any plans or needs to move house.

During a 20-years period, from the late 1960s until the late 1980s, the price regulations were phased-out. Some segments of the housing stock continued to be regulated, while other segments were liberalized. This situation created problems, especially for people moving between the regulated and the non-regulated market segments. Both the legitimacy and the intended effects of regulation have gradually disappeared.

Since 1993, the Norwegian housing prices have increased very much. One consequence has been that housing wealth has become strongly correlated with age, albeit if close to 95% of Norwegians become homeowner sooner or later during their life course. Almost all middle aged and elderly Norwegian have positive net housing wealth, and vested interest in the tenure system. Almost all young Norwegians have relatives with considerable housing capital. Elderly people have both the capacity and the willingness to assist their offspring. Even if the housing prices have increased tremendously and normally should result in increasing establishment problems among young people, the homeownership rate amongst young people has increased significantly in the same period, thanks to family support.

Initially, this homeownership system could undoubtedly be classified as social housing. In Norway, housing has really been the most solid pillar under welfare and prosperity. However, a system based on homeownership will now have the potential for both increasing economic inequality and renewing the impact of family transmission. Today social housing is reduced to a rather marginal segment, helping people with special and severe problems and without home-owning relatives. Since the solution is often in the rental sector, there is a rather small possibility for social tenants to leave a problematic situation and become part of the homeowners' majority.

**Prof. Mark Stephens**

Director, The Urban Institute, Heriot-Watt University, Scotland

**How housing systems are changing and why**

Many attempts to understand how different housing systems operate examine them through the adaptation the welfare regime frameworks derived from Esping-Andersen and the housing regimes developed by Kemeny. In this paper I argue that wider welfare regimes create the superstructure around which housing regimes can be created because they have distinct distributional outcomes. I further argue that the process of financialisation since the 1980s has ended the ability of cost rental systems to define the rest of the housing system, whilst the changing superstructure is also shifting, so narrowing the choices open to housing policy makers.

# PRESENTATION ABSTRACTS

WEDNESDAY 19 APRIL: SESSION 1

Social housing after the global financial crisis (I)

MARTA CORDINI (Polytechnic of Milan, [marta.cordini@polimi.it](mailto:marta.cordini@polimi.it))

ALICE BONI (Eupolis Lombardia, [marta.cordini@polimi.it](mailto:marta.cordini@polimi.it))

## **Social housing and indebtedness. The expansion of vulnerability among social housing dwellers.**

*Background of the study:* Social housing in Italy is going through a crisis: the public housing provider (Aler) is seriously suffering from a shortage in terms of financial resources and is failing to provide adequate answers to the increasing social needs of dwellers. The increasing indebtedness of the social dwellers is one of the most visible features of this crisis, as well as the incapability to manage it is a signal of the deterioration of the social housing sector.

This critical situation has developed in a climate characterized by the global financial crisis, affecting financial capabilities of families, and by retrenchment measures and austerity policies. Two main factors have also contributed to create the indebtedness issue. National policies have promoted a general reduction of the housing stock and regional regulations have pushed towards a more targeted system, narrowing the audience of beneficiaries to the most vulnerable households, who are more at risk of indebtedness.

*Purpose of the study:* The paper's goal is to show how the global financial crisis, housing policies and regional regulations have contributed to expanding the number of seriously in-need dwellers and to worsening the socio-economic fragility. This has led to a concentration of socio-economic disadvantage that the social housing provider is not able to address with the current resources and instruments. Social housing policies seem enhancing a shift towards a residual model, characterized by few and targeted measures rather than a universal approach.

*Design/methodology/approach:* The approach adopted in is a mixed method composed by data analysis, secondary analysis of regulations and k-informants interviews. Quantitative data provided by the regional agencies for social housing allows a description of the social dwellers in term of their ability or non-ability to pay the rent. This description permits a comprehension of the expansion of the socio-economic disadvantage through the diverse territorial districts. Through the secondary analysis of regulations, the paper recalls the normative steps, highlighting those measures contributing, along with the financial crisis and retrenchment policies, to target the most vulnerable and risky segments of the population as the major beneficiaries of social housing. Finally k-informant interviews provides a privileged window on the management of the indebtedness issues by the social housing providers.

*Results and conclusions:* A major change in Aler occurred in the beginning of 2000s, when the potential beneficiaries of the public housing were no more only low-income workers, but also the most vulnerable members of the population (such as long-term unemployed, people affected by physical and/or psychical disability, households with multiple social and health disadvantages, people with addiction issues). This situation have been furtherly exacerbated by the global financial crisis in 2008, that have furtherly reduced the financial capacities of households. The share of social housing dwellers accumulating social, economic and health disadvantages has seriously increased over the last 10 years, giving rise to a considerable demand for diverse social services. In fact, indebtedness is not only connected to a financial lack of resources due to employment issues, but it also linked to a shortage in cultural and social capitals.

Public housing providers and Municipalities were unprepared to this housing emergency and unable to answer these arising needs. Municipalities, given a serious lack of resources, have not been able to provide punctual and targeted aids to all the new people in-need. By consequence Aler, despite being a real-estate agent who does not have a social mission, has put in practice informal strategies and procedures to face this social emergency. From 2014, a wide process to align and standardize procedures has been implemented by the 13 agencies on the territory, under suggestion of the regional authority. This process came along with an increasing awareness from the Region of the need of including social management into Aler's practices.

This turn has highlighted the territorial divide and different approaches, it has also underlined the necessity of a structural changing in the functioning of public housing providers, not only in terms of debit management, but also in terms social functions.

*Research limitations/implications:* This research represents a unique and original contribution to the comprehension of the social housing in Italy. Although is a local research, based on regional data, it underlines global issues, such as the meaning of public housing, housing as an integrated need and the demand for new housing policies. It also tries to discuss the position of Italian welfare policies for social housing provision, suggesting that a shifting in the model has been occurred in the last decade.

#### References

- Caruso N. (2017) Policies and Practices in Italian Welfare Housing, SpringerBriefs in Geography.
- Clapham D. (2002) Housing Pathways: a post-modern analytical framework, in *Housing, Theory and Society*, 19(2):57-68.
- Norris M., Hearne R. (2016) Privatizing public housing redevelopment: Grassroots resistance, cooperation and devastation in three Dublin Neighbourhoods, *Cities*
- Poggio T. (2005) La casa come area di welfare, *Polis*, 5:279-308.
- Tosi A. (2006) Poverty and the Social Demand for a House: the New Housing Question and Policy Categories, *Rivista delle Politiche Sociali*, 3.

#### KEYWORDS:

Social housing, Public housing, Housing policies, Housing and social needs, Public housing providers

KATHLEEN SCANLON (London School of Economics, K.J.Scanlon@lse.ac.uk)

#### **Social housing after the global financial crisis in England**

England's increasing housing affordability problem, widely described as a 'housing crisis', has become a major public and political concern in recent years. The proportion of social housing has been shrinking for 40 years but there is no political appetite—at least under the current government—to reverse this. Policies are instead addressed at making some private housing more affordable and at increasing access to owner occupation by allowing more social tenants to buy their homes. The government has increased its control over the financial affairs of social landlords, who are responding by concentrating on those areas of activity where control is less stringent.

#### KEYWORDS:

Housing crisis, Social housing, England

### WEDNESDAY 19 APRIL: SESSION 2 Social /affordable housing by other means

GIULIANA COSTA (Politecnico di Milano, giuliana.costa@polimi.it)

#### **Large-Scale Landlords as Welfare Actors and Social Housing Providers in Milan**

Milan is classified as a “high tension municipality concerning housing”. Like other Italian cities, it is subject to specific national and regional policy interventions, such as tax benefits for landlords that agree to rent at prices lower than market ones or to postpone/suspend the eviction of tenants. For more than two decades, affordability problems in the housing sector have been disregarded by the local administration. In the past ten years, prices have continued to increase with a pause only in 2008-2009, which was very limited if compared with other cities and trends in international housing markets. Housing issues have entered the public agenda because of the severe tensions in the market. Whilst the centre-right local governments (1997/2011) intervened in development to attract the affluent

to the inner city, broader areas of the already-settled population – low and medium-income households – have been made more vulnerable by the lack of affordable housing.

Here I present the findings of a research (part of a largest study) that is being conducted in Milan by a multidisciplinary group on the transformations of the local affordable rental market, analysing which kinds of planning, economic and social formulas are being used to cope with new housing needs, characterized by temporality (expressed by mobile groups) and economic vulnerability (due mainly to the economic crisis and to the functioning of the labour market).

The focus of the article is on the role performed by large-scale landlords in the rental market of the city. These landlords are defined by owning at least 100 residential units within the Municipal border and are very diverse, from socio-assistance old institutions, to banks, foundations, private families and entrepreneurial groups, cooperatives, real estate funds and so on. They are represented by organizations that were (in the past) obliged by regulations to invest in real estate to protect their wealth (for example pensions funds) or are different agencies that own large numbers of dwellings because of other processes like donations or functional investment to finance core activities (in the health or social assistance sectors). These large-scale landlords (be they private for profit or no profit or public ones) traditionally produced good housing occasions to citizens or to specific groups by letting at modest costs and so doing, performing as welfare actors in the poorly publicly funded Milanese (and Italian in general) housing sector. Our hypothesis is that even if they are more and more market oriented because they use their real estate stock to maximise revenues to finance core activities -and so doing losing their capacity to rent at considerable low prices- they still maintain a role in the local housing market as a “social security cushion”. Dilemmas in these trade-off between being social renters and being efficient social entrepreneurs are in place as we shall illustrate and discuss, but these actors are in any case fundamental in a context that nowadays is very poor in terms of resources dedicated to social housing.

The research which first findings are presented here is very innovative in methods and contents, as large real estates have not being studied as “welfare actors” since the last century. It tries to fill the gap in Italian housing studies and paves the way to further research on large-scale landlords and their strategies in Milan and other cities.

**KEYWORDS:**

Large-scale landlords, Welfare actors, Affordable housing, Social housing

CHRISTIANE DROSTE (UrbanPlus, Berlin, Droste@urban-plus.eu)

**‘Policy over Market ? New Forms of Regulation in Social and Public Housing in Berlin’**

Berlin’s new red-red-green city government engages in a participative form of regulating publicly owned housing companies on the basis of an all-inclusive body to turn its public housing companies into more socially aware and customer oriented organisations. It is a first, in this form, to engage an inclusive policy advisory body on state level in overseeing the adherence of the public housing companies to policy decisions. The advisory committee of the ‘Institute for Housing Provision’ – a public law facility – (‘Wohnraum-versorgung Berlin – Anstalt öffentlichen Rechts’) not only includes the association of public(ly owned) and cooperative housing companies as well as tenant organisations, trade-unions and social actors. Amongst its members are also left wing housing-political activists and anti-discrimination organisations.

Berlin’s access and regulated housing covers some 300.000 dwellings out of 1.9 million managed by six large municipal housing companies; about 15 percent of the overall housing market. While it was a success of former governments to turn the notorious loss-makers into feasible cash-cows for the indebted city government, the companies’ neo-liberal course of success distanced them from the more critical parts of their customers. As the new senate tries to strengthen renters’ rights, it tests the potential of an inclusive discourse for building up a culture of responsiveness to resident’s problems.

A research question is, whether such instruments can help open up large housing companies’ economic focus to the demands of a city, which is characterised by relatively low incomes and rising rents on the market and in social housing. Are the companies immune to criticism? And can left-wing alternative initiatives play a constructive role without losing their grass-roots’ sensibility?

**KEYWORDS:**

Social housing policy, Berlin, Regulation, Housing Companies

FEDERICA VIGANÓ (Free University of Bozen-Bolzano, federica.vigano@unibz.it)

LILIANA DOZZA (Free University of Bozen-Bolzano, liliana.dozza@unibz.it)

### **Cooperative housing and social neighbourhood: building inter-generational and intra-generational relations and generating a social return on investment (SROI).**

Building on the results of an in depth case study conducted in a big housing cooperative based in Munich (Germany), through focus groups and interviews with the residents and the management of the cooperative, the paper analyses the social neighborhood system and its effects generated within the community of the cooperative. The big housing cooperative inspired to the "Bielefeld Model" founded in 1990 in Germany, based on the principle of "self-determined living" in the different ages and particularly for elderlies, has developed an internal management system, which is able to create a generative internal climate between individuals. According to the internal policy, which aims to ensure people of different ages and different needs (disabilities, high number of children, intercultural and ethnicity issues etc.) a sustainable life in a good climate, the housing cooperative has established an association in charge for the management of a number of issues, ranging from administrative and building maintenance to individual services (help to elderlies, common kitchen, self-managed Kidspace, free bikes to move around the area, a social service help desk) to the organization of different initiatives (Courses, trips and excursions, gym activities, social activities etc.), to the coordination of a mixed staff of volunteers and paid workers. The paper has a double focus: firstly we analyzed the partially spontaneous- partially driven system of relations between residents of different ages supported by the precious work of the association. The internal good climate and the concrete activities leads families, individuals, young and elderlies living in the same building block or quarter, to develop an attitude towards a mutual help, which translates into inter-generational and intra-generational relationships between residents of different ages and ethnicity.

Secondly, whenever data were available, we have analyzed the Social Return on Investment (SROI) generated by the internal system of governance of the cooperative. This last acts as facilitator of the internal activities and services offered to the residents and actively contributes to the development of the good internal social climate. The internal housing policy is based on offering affordable housing prices, which are currently the half of the current prices in the city of Munich, but the value added of the cooperative is given by the internal services, which are provided by the residents themselves or by professionals in exchange for a small payment. The SROI technique allows us to identify the significant impacts of a given investment (the cost of the association and the tangible and intangible services offered), and makes every attempt to credibly value them in monetary terms. Saving measures and policies can be developed from the case at stake and generalized for the housing cooperative sector.

#### **KEYWORDS:**

Intergenerational and intragenerational relations, Social return on investment, Cooperative housing

#### **WEDNESDAY 19 APRIL: SESSION 3**

#### **Social housing in countries under-represented in international literature**

HONGSEOK RYU (SOAS, University of London, whatdonenow@gmail.com)

### **Increase of social housing supply in the era of neoliberalism in South Korea - How can we understand the 'brave' policy on social housing?**

This article deals with social housing in a reproductive scheme for socioeconomic system by governments. In South Korea, social housing supply has increased from 1998 at the same time of the introduction of neoliberalism due to the impending national moratorium in the late 1997, Asian Economic Crisis. IMF conditionality imposed the South Korean government a strong fiscal austerity, but the government established a new plan to supply 1.12 million public rental housing by 2015. It was extended by the next government to 2.5 million units and was accomplished before 2015. Not to mention, neoliberalism has deepened during the same period. The rise of social housing supply seems contradictory to neoliberal economic trends, such policies as the austerity as mentioned. The article aims to



explain the seemingly contradictory phenomenon of social housing in terms of government's role to sustain the socioeconomic system. We research it in two aspects: (1) economic causes of the social housing plan, and (2) political buffer for activating neoliberal scheme. Moreover, the article emphasizes the interrelationship between economic and political arrangement on the public. The article suggests that: (1) the Asian Economic Crisis led bankruptcies of housing developers but construction industry took a large share of GDP and influenced on national employment. Therefore, government wanted to boost the industry up by the grand plan of social housing supply. It was favourable to the developers as well as government for softening the impacts on national economy by the crisis. (2) The crisis weakened social movements to enrich social welfare of the public. Neoliberalism was strengthened successfully. However, the more successfully it performed, the worse the conditions of working people became. It would have harmed the proper reproduction of working people's family and caused a radicalization of the lowest public. Therefore, the government had to supplement basic welfare of social housing. Too much successful neoliberalism made the government act the seemingly contradictory policy on social housing. South Korean governments have not only promoted economic development but also sustained the reproductive form of socioeconomic system through the large scale of social housing supply.

**KEYWORDS:**

Social housing, South Korea, Neoliberalism, Reproduction of capitalist system, State's role in capitalism, Dialectical movements in neoliberalism

ROSE SMITH (University of Lincoln, [rsmith@lincoln.ac.uk](mailto:rsmith@lincoln.ac.uk))

**Social Housing across Europe: Exploring the links between social housing and attitudes to wider social welfare.**

*Background:* This paper is borne out of my previous analysis of the link between housing and attitudes to benefits in the UK. It conceptualised housing as a key aspect of a person's welfare and sought to understand how tenure influences attitudes to monetary welfare benefits. It found that social housing tenants held the most punitive attitudes towards benefits claimants. This followed studies by Saunders (1990) and Shildrick and MacDonald (2013) who found people in Council housing and receiving benefits viewed others in similar situations to themselves negatively. This paper seeks to conduct analysis into the views of social housing tenants towards social security benefits in a comparative study of 24 European Countries by using data from the European Social Survey and Eurostat.

*Purpose of the study:* The broad purpose of this study is to add to knowledge surrounding the relationship between housing tenure and attitudes to welfare benefits. More specifically the purpose of this paper is to gain an understanding of the relationship between social housing tenants and their attitudes to social security benefits and how this differs between European countries.

*Approach:* This paper asks the following research questions:

How do attitudes of social housing tenants around Europe differ in relation to welfare benefits?

How do the attitudes of social housing tenants differ from other tenure groups?

How is social housing and the status of those living in social housing perceived in different countries?

Are people's attitudes linked to social housing tenure status or other factors?

I undertake a quantitative analysis. I conduct cross-country comparative research of 24 European countries, using standardised data from countries' official data collection sources (such as the European Social Survey and Eurostat). This allows me to explore social housing in different European countries and compare their levels of trust, engagement with politics and attitudes to welfare.

*Findings:* This study highlights the methodological barriers to comparative studies of social housing in Europe. The classification of tenure as 'social housing' differs greatly between countries. This leads to discrepancies such as Eurostat (2010) reporting that Denmark and Sweden have 0% of people living in social housing (defined as 'tenant: subsidised or free'), while other sources place the figure at around 20%. Eurostat statistics are compiled from the official data sources of each country, but can be interpreted differently and exclude forms of housing that do not fit into the specified definition.

Official statistics also mask a multitude of social housing systems and circumstances. I believe this to be the key link between people's housing situation and their attitudes to wider welfare benefits. The findings of my research

challenge previous studies surrounding housing tenure and attitudes (such as Kemeny (1981, 2001, 2004) and Ansell (2014)), which claim that countries with higher levels of home ownership have less public support for generous welfare systems.

I find that across Europe social tenants are no more likely to hold punitive views towards benefits claimants than people living in other types of housing. However, in some countries differences between tenure groups are more pronounced than others. Instead, I argue that the relationship between tenure and attitudes to welfare is based on ability to access good quality, culturally approved housing, where the 'benefits' of owning your own home, renting social housing or renting at market rate are more equally balanced.

*Research Limitations:* The limitations of this paper mirror its strengths. A quantitative approach allows for analysis of many European countries, but limits the depths to which it is able to fully understand the reasoning behind people's attitudes. In adopting a quantitative approach, I have been able to study a large number of countries, including countries in southern and eastern Europe. However, this has also limited the extent to which I have been able to study their specific social housing systems or practices.

#### References

- Ansell, B (2014). *The Political Economy of Ownership: Housing Markets and the Welfare State*. American Political Science Review, 108(2).
- Kemeny, J. (1981). *The Myth of Home Ownership*, London, Routledge and Kegan Paul.
- Kemeny, J. (2001). Comparative Housing and Welfare: Theorising the Relationship. *Journal of Housing and the Built Environment*, 16, 53-70.
- Kemeny, J. (2005). "The Really Big Trade-Off" between Home Ownership and Welfare: Castles' Evaluation of the 1980 Thesis, and a Reformulation 25 Years on. *Housing, Theory and Society*, 22(2), 59-75.
- Saunders, P. (1990). *A Nation of Home Owners*, London, Unwin Hyman.
- Shildrick, T. and MacDonald, R. (2013). Poverty Talk: How People Experiencing Poverty Deny Their Poverty and Why They Blame "the Poor", *The Sociological Review*, 61(2).

#### KEYWORDS:

Social housing, Welfare, Social Security, Attitudes

### THURSDAY 20 APRIL: SESSION 4 Social housing: Sustainability issues

SASHA TSENKOVA (University of Calgary, [tsenkova@ucalgary.ca](mailto:tsenkova@ucalgary.ca))

DORIS ANDONI ( Agency for Legalization, Urbanization and Integration of Informal Settlements and Buildings, Tirana, [doan\\_lund@yahoo.com](mailto:doan_lund@yahoo.com))

#### **A partnership model for low-income housing: The experience of Albanian Cities**

The problem: Albania, like most of the other post-socialist countries, has experienced rapid privatization of state-owned housing, rapid growth of deregulated house prices in high growth urban markets and shortages of affordable housing for low income families. In the absence of government support to address housing problems, over 500,000 urban migrants are housing themselves in the informal settlements of large cities.

The solution: A new project, based on partnerships between central and local government, launched in 2009 presents an innovative model for new social housing provision. The project aims to address the housing shortage affecting low and mid-income households in Albania through the construction of 1,200 rental apartments for 5,000 people in seven cities. The Government of Albania is financing the project by a State loan of €15 million from the Council of Europe Development Bank (CEB), representing half of the housing development costs. Participating municipalities contribute with land, infrastructure and take on responsibilities to repay the loan. The outcomes: The new social housing is fiscally sustainable, but also acts as a catalyst of community life through provision of social facilities, small scale retail and business premises. The tenants are vulnerable persons with low income, victims of violence, people with disabilities, and orphans that do not have access to the formal housing market.

The project has an important learning and innovative role for the future provision of social housing in Albania as

well as in other post-socialist countries in South East Europe facing similar challenges. It has created a clear partnership between central and local governments, and has enhanced the capacity of participating municipalities to provide rental housing for socially vulnerable groups.

**KEYWORDS:**

Social housing, South-Eastern Europe, Decentralization, Financing social housing, Partnership

GLORIA GHENO (Free University of Bozen-Bolzano, gloriagheno@libero.it)

**Conflictual issues between social housing and residential areas**

*Background:* Social housing identifies a particular type of real estate and urban interventions aimed by the way at ensuring housing goodness and social integration. For this reason, in Paris municipality, social houses have been included either in poor arrondissements and in those considered wealthy. A concern about inserting social houses in areas considered residential however, can be represented by the increase of crimes or social problems and conflicts.

*Purpose of the study:* In this study I try to show how the inclusion of social houses in residential reality can affect social issues and in particular crime.

*Design/methodology/approach:* In this study I use causal model log-linear (Vermunt, 1996) and the causal theory proposed by Gheno (2016). I split the 20 arrondissements considering the poverty rate, getting two datasets which contain the data of the 10 richest arrondissements and the data of the 10 poorest.

*Results and conclusions:* It analyzes how the presence of social houses can affect the living standard in Paris. The results of my study show that in the poorest arrondissements the joint presence of many facilities and many social houses causes an increase of social problems, such as burglaries. In the wealthiest arrondissements, however, only the facilities increase social problems. I analyze, also, what factors may influence people's participation in social decisions. From this analysis, I find that the people participate few in the poor arrondissements with many public housing, while the joint presence of many facilities and many social houses increases participation. These examples joined to my other studies prove that the inclusion of social houses in residential areas mitigates social problems rather than increasing them.

*Research limitations/implications:* Further analysis may be made by comparing the data used in this work with the future ones in order to see the temporal evolution of the phenomenon.

*References*

- Gheno, G (2016). Mediation in causal log-linear models, International journal of Economic Sciences, V(3), pp33-49
- Kleinhans (2004). Social implications of housing diversification in urban renewal: A review of recent literature, Journal of Housing and the Built Environment, 19(4), pp 367-390
- Lollvier S, Soulez C. (2016). La criminalité en France, Rapport de l'observatoire national de la délinquance et des réformes pénales, ONDPR
- Vermunt, J. K. (1996). Causal log-linear modeling with latent variables and missing data. In U. Engel and J. Reinecke ed. Analysis of Change: Advanced Techniques in Panel Data Analysis, Berlin/New York: Walter de Gruyter, pp. 35–60.
- Weinhardt, F. (2014), Social housing neighborhood and student performance, Journal of Urban Economics, 82, pp 12-31

**KEYWORDS:**

Crime, Integration, Residential areas, Social housing, Social problems

GEORGE DE KAM (University of Groningen, g.r.w.de.kam@rug.nl)

## **Challenges and opportunities for social housing in an earthquake struck area in the Netherlands: the need for institutional re-design**

*Background:* The extraction of large volumes of natural gas in the province of Groningen has caused seismic activity and wide spread damage to real estate in the area (Koster & van Ommeren, 2015; van der Voort & Vanclay, 2014). About 35% of the 180.000 houses in the area are social rented, managed by 14 housing associations. The situation asks for innovations in the management of social housing.

*Purpose of the study:* The study assesses the impact of induced earthquakes on the social housing stock and its management. Following up on that, it explores the potential for new ways for housing associations to support tenants and home owners in the area in mitigating the negative effects of earthquakes and secure and sustainable housing conditions, as well as the institutional constraints that stand in the way of this kind of innovations.

*Design:* The study has a mixed method design. Quantitatively, it consists of a full survey of earthquake impacts (both in terms of damage, lost property value and risk (perception) of all social rented properties in the area. Qualitatively, it is based upon a review of literature and policy documents, evaluation of current initiatives and interviews with stakeholders, and (participating) observations by the researcher.

*Results and conclusions:* The results (so far) show that assessment of the damage and lost property value, and getting financial compensation for the repairs from the company that extracts the gas is a tremendous job in itself. On top of that, several issues of a more comprehensive nature urgently need to be addressed as well. For example: which houses should be reinforced/refurbished to resist future earthquakes while at the same time population is declining in the more peripheral part of the area? To what extent should structural reinforcement of the houses be combined with measures to reduce energy consumption? How should tenant involvement be organized in this particular situation? On the other hand, the risk of future earthquakes may also offer new opportunities for (social) rented housing (Aldrich, 2012). Several homeowners would be glad to escape from the risk of ownership by moving to rented accommodation, or would consider transferring their property rights (perhaps only temporarily) to a public or social entrepreneurial housing management body. Housing association might consider participating in such arrangements, reinventing their basic role as intermediary institutions between people in need of decent housing and the vicissitudes of this specific regional market. However, we will demonstrate that recent changes in the Dutch Housing Law have curbed the opportunities of housing associations to play a leading and innovative role in alleviating the burden of earthquake impacts in the housing market. Some suggestions for institutional re-design will be put forward.

*Research limitations/implications:* To my present knowledge, the literature on the role of social housing (providers) in post/preventive disaster management is scarce. This could be a new topic for comparative research. At the same time, in an urgency like the case of Groningen stakeholders cater for academic partners in institutional design rather than fundamental research. It's quite a challenge to make the best of both.

### *References*

- Aldrich, D. P. (2012). *Building Resilience: Social Capital in Post-disaster Recovery*. Chicago: University of Chicago Press.
- Koster, H., & van Ommeren, J. (2015). A Shaky Business: Natural Gas Extraction, Earthquakes and House Prices. *European Economic Review*, 80, 120-139.
- van der Voort, N., & Vanclay, F. (2014). Social impacts of earthquakes caused by gas extraction in the Province of Groningen, The Netherlands. *Environmental Impact Assessment Review*(50), 1-14.

### **KEYWORDS:**

Social housing, Induced earthquakes, Institutional design, Netherlands

ANDREAS SAVVIDES (University of Cyprus, als@ucy.ac.cy)

## **Places of appropriation and socialization in refugee housing in Cyprus**

This study addresses architectural and urban design challenges in the creation of social spaces and spaces for collective activities in the context of spatial milieus in refugee housing in Cyprus. These spaces have been shown to act as the backbone of public life for the community and the appropriation and socialization efforts for these

spaces contribute towards increases community resilience. The background relates directly to challenges faced currently by the Republic of Cyprus, the character of which may resemble that of challenges faced by neighboring nations in the eastern Mediterranean and some of which may be perhaps unique to the island culture of Cyprus. Cyprus has certainly acted and still lends itself as both a stepping stone to Europe as well as being a final destination to waves of immigrants seeking safer and healthier living conditions for themselves and their families. The purpose of the study is to examine through a number of case studies the public milieu, in the form of the internal spatial network for socialization, around which many of these transitional living quarters are organized, so as to understand how it is that they become the center point of social public life fostering a sense of community around which the residents rally.

**KEYWORDS:**

Social housing, Refugee housing, Social spaces, Collective activities, Architectural design, Urban design

**THURSDAY 20 APRIL: SESSION 5**  
**Social housing after the global financial crisis (II)**

JÓZSEF HEGEDÜS (Metropolitan Research Institute, Budapest, hegedus@mri.hu)

**Housing the poor in housing regimes of New Member States: the case of Hungary**

Hungary stepped on a very specific path two years into the Global Financial Crisis and the recession in its wake, on which it replaced 'traditional' austerity programs with 'unorthodox' economic policy. This policy paradigm shift affected the emerging social housing policy in two respects. First, the mainstream approach to social problems related to worsening housing affordability (due to increased loan repayments and other cost items together with decreasing incomes) provided strong support for the middle class. Second, intervention toward low income households remained minimal, and served only to pacify political tensions. This dual approach characterized the policy of the government, and resulting shift in the social structure did not necessarily follow the direction policy makers intended. Programs aimed at the middle class were poorly targeted, and often helped the upper middle class the most, who again did not behave the way policy makers expected (which would have been increased consumption to stimulate economic growth). Programs aimed at low income groups rendered the social structure more rigid, decreased the chance of low income persons to escape from extreme poverty, and cemented the opportunity discrepancies between the rich and the poor. The most recent housing policy measures suggest that the mistakes committed in the 2000s will likely be repeated, and there are not measures in place which could correct their course.

**KEYWORDS:**

Housing policy, Hungary

THOMAS KNORR-SIEDOW (UrbanPlus, Berlin; Brandenburg University of Technology Cottbus-Senftenberg, knorr-siedow@outlook.com)

**Challenges of Re-Invention of Social Housing in Berlin**

Berlin has a contradictory history of social housing. Currently the city is at a critical juncture between a return to statist social housing solutions (with an often bureaucratic format) and a multitude of integrative and inclusive experiments thought suitable for a city with paradigmatic liquid social structures (Bauman). This paper deals with the challenges of real-time planning for an integrated social housing system, including participation by state and private actors and the residents to produce benefit for a fast changing and diverse city and its society. After unification and a short flare-up of new social housing after 1990, social housing in Berlin had lost both credibility and financial viability. It was seen more as a complex urban problem than as a solution. In the over-indebted city with a shrinking population, all new efforts towards social housing came to a grinding halt towards the end of the century. As a consequence in this early 2000s situation of stalemate, a wave of self-organised

experimental housing projects started developing alternative solutions. Based on joint intellectual (and financial) capital, shared action and intellectual became the basis of a new housing sector 'making city'. However, these projects, often integrating interesting solutions to social problems, never made it into the mainstream. Some were affordable, some not really.

The challenge of a new social housing policy is neither to fall back on the social housing of the past, which has proved unsuitable for a society as characterised by Bauman, nor to leave housing to a profit-driven market or idealism about the potential of those struggling to muddle through in the German capital of precariousness. The paper reports on work in progress on a new social housing strategy which is open to cross institutional collaboration that allows difference of solutions and participation with the political support of the government of the growing city.

**KEYWORDS:**

Liquid Society, New social housing, Housing Policy

JORIS HOEKSTRA (Delft University of Technology, J.S.C.M.Hoekstra@tudelft.nl)

## **Reregulation and Residualization in Dutch social Housing:**

### **A critical Evaluation of new Policies**

The Dutch social rental sector often serves as an example for other countries as a result of its large share and good quality housing. However, many things have changed in the sector in recent years. After 2011, the central government has regained its control over the housing associations. This was needed after the unacceptable amount of scandals that characterized Dutch social housing after 2000. Unfortunately, some of the new housing policies direct the sector into the direction of a residualization (the sector becomes smaller and there is a larger concentration of lower income groups). This is undesirable because the challenges that housing associations have to face are bigger than ever. Housing shortages are increasing, housing affordability is under pressure and spatial segregation is growing.

**KEYWORDS:**

Social rental housing, the Netherlands, Housing policy, Residualization

## **THURSDAY 20 APRIL: SESSION 6**

### **Roundtable**

## **Policies towards home ownership in Southern Europe:**

### **Are they really social ?**

TERESA COSTA PINTO (Instituto Universitário de Lisboa (ISCTE-IUL), DINAMIA'CET-IUL, teresa.pinto@iscte.pt)

JUAN ANTONIO MÓDENES CABRERIZO (Universitat Autònoma Barcelona, juanantonio.modenes@uab.cat), Chair

MONSERRAT PAREJA EASTWAY (University of Barcelona, mpareja@ub.edu)

TERESIO POGGIO (Free University of Bozen-Bolzano, contact@teresio.net)

In Southern European countries, the high homeownership rate and the set of policy tools deployed for supporting access to this tenure are sometimes presented as a rationale for a small social rented housing sector. The claim is that having supported all households in becoming homeowners, there is a limited need for large investments in the social rented sector.

The roundtable will offer a critical discussion of this claim, discussing policies towards homeownership in Italy, Spain and Portugal, their distributive outcomes and their main criticalities. The rationale for increasing social housing as a means to provide affordable and secure housing will also be discussed.

THURSDAY 20 APRIL: SESSION 7  
Social housing after the global financial crisis (III)

OZDEN SUNGUR (Huron University College at Western, [osungur@uwo.ca](mailto:osungur@uwo.ca))

### **Housing Demand by Immigrants and Its Implications for Social Housing Policy**

*Background:* Home ownership represents an important financial goal as evidenced by its relatively large share in household portfolios. For immigrants, in addition to accumulating wealth, home ownership serves as a mechanism that facilitates social integration. However, achieving this goal presents its own set of challenges for households who, by virtue of being an immigrant, have little or no credit history, experience relatively higher employment uncertainty and usually face higher interest rates. Data from Income and Living Conditions survey study conducted by Istat in 2008 show that home ownership is much more prevalent among Italians (at 71%) compared to both the EU (31%) and extra-EU (28%) immigrants. Immigrants also have a higher incidence of mortgages for purchasing or renovation purposes. Higher and variable interest rates are more common leading more immigrants to consider the cost of a mortgage a heavy financial burden. In addition, their home purchases dropped significantly between 2008 -2009.

*Purpose of the study:* The main goal of the study is to understand demand for housing by immigrants in Italy and its implications for social housing. A significant shift in demand happened between 2008 -2009 causing a 24% decrease in home purchases by immigrants. This is in sharp contrast to the 23% increase between 2004-2007 potentially highlighting the effect of the global crisis on the housing market. The analysis uses demographic factors as well as time effects to study demand for various housing options.

*Design/methodology/approach:* The empirical analysis utilizes a dataset collected by the ISMU Foundation (Fondazione Iniziative e Studi Sulla Multietnicità) in Milan, Italy that covers the period 2001-2015. The data includes a variety of demographic factors for immigrants in Italy as well as detailed information on their housing situation. A probit/logit model is used to estimate the contribution of various factors such as age, education, marital status, employment, household composition and neighborhood characteristics to housing choice. The time dimension of the sample is explored to study the effect of global crisis in 2008 on housing choice, in particular the relative changes in homeownership versus social housing.

*Results and conclusions:* Currently estimation results are being updated to include the latest release of the survey for 2015 in the sample. The results are expected to concur with earlier findings and the related literature on homeownership choice. More specifically, the well documented negative effect of higher income uncertainty on home ownership is expected to be strong for the immigrant population as their employment status tends to be more uncertain. Another factor that is expected to be significant for housing demand especially among the younger households is marriage. Homeownership is expected to be an important financial priority as family reunification becomes a immigration. Household composition is intricately linked to this effect as having children can strain family budgets and can shift the demand to social housing as an affordable alternative. Statistics on declining home ownership among immigrants between 2008-2009 could be further explained by time effects. Global financial crisis might have affected housing demand not only its impact on the labour market but also by limiting access to credit. Both effects might be amplified for the immigrant population due to their employment status and financial exclusion.

*Research limitations/implications:* One limitation of the analysis is due to lack of panel component. Having panel households would allow us to study transitions between different housing choices over time. In particular, it would be interesting to study how likely immigrants are to transition from social housing to homeownership and what factors facilitate this transition. Such an analysis would be useful to inform policy especially at a time when demands on social housing increase and resources dedicated to it are in short supply.

#### *References:*

- Cesareo, V. (Ed.). (2012). The seventeenth Italian report on migrations 2011. Milano: McGraw-Hill. ISMU Foundation.
- Haurin, D. R. (1991) Income variability, homeownership, and housing demand. *Journal of Housing Economics*, 1, 60-74.
- Haurin, D. R., Hendershott, P.H., Ling, D. (1988) Home ownership rates of married couples: An econometric investigation, *Housing Finance Review*, 7, 85-108.
- Fisher J.D.M., Gervais, M. (2011). Why has home ownership fallen among the young? *International Economic Review* 52(3), 883-912.



Scenari Immobiliari. Gli immigranti e la casa, vari anni. Retrieved from [www.scenari-immobiliari.it](http://www.scenari-immobiliari.it).

**KEYWORDS:**

Housing demand, Home ownership, Social housing, Global financial crisis

MARTIN LUX (Academy of Sciences of the Czech Republic, [martin.lux@soc.cas.cz](mailto:martin.lux@soc.cas.cz))

**Social housing in the Czech Republic: change of trend?**

The goal of this paper is (1) to describe the history and the most recent development of social housing system in the Czech Republic and (2) critically assess earlier and recent attempts to solve missing social housing strategy in this country. In general, the paper intends to contribute to literature on housing policy formulation in countries in transition from planning to market economy and thus provide insight into main factors that may explain unsustainability and weakness of housing strategies in post-socialist environment. Lack of competence, constrained discussion during programme/strategy preparation and the dominance of ideology over rational argument are found to be critical factors for the past and possibly future social housing policy failures in the Czech Republic.

**KEYWORDS:**

Housing policy, Social housing, Czech Republic

**FRIDAY 21 APRIL: SESSION 8**  
**The future of social housing in Italy (I)**

MASSIMO BRICOCOLI (Politecnico di Milano, [massimo.bricocoli@polimi.it](mailto:massimo.bricocoli@polimi.it))

ELEONORA GNAN (University of Milano Bicocca, [e.gnan1@campus.unimib.it](mailto:e.gnan1@campus.unimib.it))

BENEDETTA MARANI (Politecnico di Milano, [benedetta.marani@polimi.it](mailto:benedetta.marani@polimi.it))

**Twenty years later. Renewal and relocation of tenants in a public housing estate: an insight on public action and the challenges of social housing in Italy**

Deep processes of social, demographical and economic change have shaped over time the social and the housing needs all over Europe. Architectural solutions and sociological believes on the housing issues that characterized the debate of the seventies, have already showed their limits in the past years, and many initiatives have been undertaken to overcome old shapes and meanings of housing.

These phenomena have concerned, and still concern, both the private and the public housing stock, where dwellings were often conceived and designed to host large families.

Italy represents a valid example of this trends. Migrations from the south of the country to the north since the sixties, led to the production of many public housing estates planned to host large families, especially in the peripheral areas of the cities. The processes of industrialization and tertiarization, represented valid drivers also for those migrants coming from the rural areas to the cities in search of new job opportunities.

Different economical processes and new kinds of internal and external migrations have been evolving over years, accompanied and caused by consistent social changes, new families' compositions and new social needs. The production of new public housing since the mid seventies has been dramatically low while the existing public housing stock has been unable to promptly respond to the new needs, requiring larger degrees of flexibility, smaller apartments' sizes different housing services.

This inadequacy between the housing demand and the housing supply has been one of the challenges for the local administrations in the past decades and still represents one of the major issue to be tackled in the case of neighbourhood rehabilitation programs. The "Contratti di Quartiere" ("Neighbourhood contracts") program was launched by the National Ministry in 1998 to finance – on a competitive basis – the regeneration of decaying public housing estates. The paper presents the outcomes of empirical research developed in the case of the Sant'Eusebio



Neighbourhood, located in Cinisello Balsamo, one of the Municipalities in the Metropolitan Area of Milan. The paper investigates the results of this program twenty years after its implementation, focusing on a main action of the project: the subdivision of large dwellings and the consequent relocation of its tenants. The close and long-lasting analysis in the Sant'Eusebio estate offers a valuable insight on the multiple meanings of dwelling and raises critical issues that concern the complexity of public action when dealing with the renewal of inhabited housing stock.

*References:*

- Baldini, M. (2010). *La casa degli italiani*. Bologna, IT: il Mulino.
- Bifulco, L. (2015). *Il welfare locale. Processi e prospettive*. Roma, IT: Carocci.
- Briata, P., Bricocoli, M., Tedesco, C. (2009). *Città in periferia. Politiche urbane e progetti locali in Francia, Gran Bretagna e Italia*. Roma, IT: Carocci.
- Bricocoli M., Cucca R. (2016), "Social mix and housing policy: local effects of a misleading rhetoric. The case of Milan", *Urban Studies*, Vol. 53(1) 77–91.
- de Leonardis, O. et al. (2016). *L'ambiguità dell'innovazione sociale nel welfare e la centralità della questione abitativa*, in *Urban@it*, Secondo rapporto sulle città, Bologna, il Mulino.

**KEYWORDS:**

Housing policies, Neighbourhood contracts, Public housing, Citizens Participation

DMITRI BOREIKO (Free University of Bozen-Bolzano, [Dmitri.Boreiko@unibz.it](mailto:Dmitri.Boreiko@unibz.it))

TERESIO POGGIO (Free University of Bozen-Bolzano, [contact@teresio.net](mailto:contact@teresio.net))

**Social housing in Italy: prospects and open questions**

Social housing in Italy, its historical and recent developments, and its criticalities are discussed considering both the pre- and the post-crisis period. The main effects of the crisis on Italian households and the exacerbating of housing problems are also analysed. A critical review of the main policy instruments implemented before and after the crisis is provided, with a special focus on new models of intervention.

It is not clear how the housing needs of low income households will be addressed in the near future. Traditional public-managed social housing has been left with insufficient resources while the newly-built affordable housing sector is mainly targeting mid-income households.

Several new policy instruments have been deployed and billions of euros invested. Nevertheless, it is still difficult to observe a consistent strategy oriented to increasing the level of social protection in the housing domain, beyond the conventional management of "emergencies".

**KEYWORDS:**

Economic crisis, Housing policy, Italy, Social housing

**FRIDAY 21 APRIL: SESSION 9**  
**The future of social housing in Italy (II)**

MICOL BRONZINI (Polytechnic University of Marche, [m.bronzini@univpm.it](mailto:m.bronzini@univpm.it))

**Aided self-building in Italy: strengths and limits**

*Background:* The pattern of housing tenure in Italy has traditionally been characterised by the high percentage of homeowners (73% of the population according to Eurostat, 2014). The publicly owned social sector has always been small and affected by clientelism and current cutbacks in public expenditure have further reduced both public rented housing and housing allowances, that are barely provided to the less well off. The combined effect of the unhindered development of the profit-driven private rental market and the small scale of social housing resulted in a forced preference for homeownership. Given this scenario, social homeownership and cooperative housing have

long been sustained. In particular, public policies towards self-building have been occasionally a way to make homeownership accessible even to low income groups. Recent schemes followed a similar pattern, providing grants for the project management and/or for self-builders and access to public land at affordable prices. *Purpose of the study:* The paper aims at critically discussing the potentiality of collective self-building as a feasible policy option to the growing demand for affordable housing, resting on the international debate. Organisational feasibility conditions and hindrances, as well as the 'micro' level dynamics with regards to access, motivation, social and psychological outcomes will be considered. Lastly, the paper tackles some of the contested theoretical issues, drawing on the tension between the dimensions of 'responsibility', 'participation' and 'choice' (Newman and Tonkens, 2011).

*Design and methodology:* The paper initially outlines the difference between various forms of self-provided housing and presents an overview on its development in Italy. Then, it critically discusses one recent publicly-driven project of collective self-building, addressed to both Italian and non-EU citizens, which has been developed in Senigallia (Italy). We present a qualitative research based on a single-case design, with a descriptive and illustrative approach. The fieldwork period, albeit not continuous, lasted from January 2011 to March 2013, covering the central stages of the project. Data were gathered through in-depth face-to-face interviews with the self-builders, the staff of the managing body and the institutional players as well as through one site visit and direct observation in the formal meetings.

*Results and conclusions:* Two main enabling structural factors can be outlined in the Senigallia case study: the political and cultural environment and the governance. Self-building was strongly supported by left-leaning local governments on the grounds of encouraging responsible, cooperative and inclusive housing. The case study also highlights the relevance of effective governance as the balance between the need of top-down guidance and self-builders' proper aspiration for more autonomy is difficult to be maintained. On the other hand, both the structural and the individual barriers foreshadowed in the international literature are in many cases confirmed. With regard to the former, one of the reasons why these projects have failed to get off the ground in Italy, is the lack of a common institutional framework explicitly supporting them. As regards the intrinsic weaknesses, the very nature of collective self-building is time consuming and risky. The dearth of adequate technical and organisational competences, the lengthening of the building process, the uncertainty of mortgage finance and the emotional costs due to stress, anxiety and interpersonal conflicts are all potential threats.

On a more theoretical ground, like other types of cooperative housing, collective self building is expected to 'engage residents in social entrepreneurship, civic engagement and democratic practices which form key aspects of sustainability in urban development' (Lang & Roessl, 2013, p. 8). This is consistent with the conception of public intervention as enabling and enhancing the active role of citizens. However, Critics have pointed the finger at the risk of burdening citizens with the failures of existing state and market models of housing provision (Berner & Phillips, 2005). What seems to matter is whether self-build ensues from a neo liberal-consumerist rationale or from the logic of responsabilisation and participation in 'community-building'. This depends on the political project more than on the model itself.

*Research limitations/implications:* The study presents many limitations, both at the empirical and the theoretical level. First of all, it was not concerned with macro level questions such as the reasons underpinning the re-emergence of self-building or the connection with housing regimes and welfare systems. Secondly, the paper provides only partial and preliminary findings from one case study, it doesn't evaluate any long-term impacts neither can allow generalisations. However, it may be of some interest in sorting out the strengths and constraints of these projects and the enabling conditions.

#### *References:*

- Bertoni, M., & Cantini, A. (2008). Autocostruzione associata e assistita in Italia. Progettazione e progetto edilizio di un modello di housing sociale [The associated and assisted self-build in Italy. The design of a model of social housing]. Roma: Dedalo.
- Berner, E., & Phillips, B. (2005). Left to their own devices? Community self-help between alternative development and neo-liberalism. *Community Development Journal*, 40(1), 17-29. doi: 10.1093/cdj/bsi003
- Dol, K., Lennartz, C., & De Decker, P. (2012). Self-Provided Housing in Developed Societies. In S.J. Smith, M. Elsinga, L. Fox O'Mahony, O. Seow Eng, S. Wachter, & R. Ronald International Encyclopaedia of Housing and Home. Volume 6 (pp. 310-315). Oxford: Elsevier.
- Duncan, S.S., & Rowe, A. (1993). Self-provided Housing: the First World's Hidden Housing Arm. *Urban Studies*, 30(8), 1331-1354.

Lloyd, M.G., Peel D, & Janssen-Jansen, L.B. (2015). Self-build in the UK and Netherlands: mainstreaming self development to address housing shortages? *Urban, Planning and Transport Research*, 31(1), 19-31. doi: 10.1080/21650020.2014.987403

**KEYWORDS:**

Self-building, Housing policy, Active citizens

SILVIA SITTON (University of Modena and Reggio Emilia)

**Institutional and informal social housing in Italy: a comparison of different models**

Although social housing projects have become increasingly popular in Italy (Cittalia, 2010), this term still refers to a blurred concept and identifies a wide range of diverse initiatives.

Recent legislative changes emphasize the integrated character of social housing system, whose intrinsic value lies in the interplay between the real estate project and the social project, developed together by public and private actors (Mello, 2014).

The role of people as active and central actors in the promotion of well-being and good housing conditions is the core of this vision, well described by Tosi as 'housing revolution' (Tosi, 1994): considering housing as a process driven by inhabitants (Turner, 1978) implies not only to produce decent and affordable housing, but also to focus on developing cohesive and constructive human relations, that are the basis of spreading on cooperative behaviours and sharing practices.

According to Cecodhas, we can define social housing as a category of housing policies implemented to help households with problems in gaining access to decent and affordable housing, in an adequate social and urban mix. Common features of social housing in all Europe are the existence of rules for allocating housing to benefiting households and the development of some different forms of partnership between public and private sector to carry out the projects.

Adopting this definition, the paper explores the diverse types of social housing developed in Italy, focusing in particular on the differences among institutional (temporary housing residences, community-oriented social housing projects, affordable renting solutions, public houses reuse projects) and informal solutions (self-refurbishment and housing squatting). The purpose is to show their characteristics in terms of social and functional mix, community management models, involved actors and implementation process, in order to bring out the common social value these housing models produce through the co-production processes of relational goods, such as trust, reciprocity, cooperation, social well-being, built through residents' engagement.

The experiences analyzed are extrapolated by the database of case studies collected during a two years field research on collaborative housing in Italy that, using the Commons theoretical framework (Ostrom 1990), has explored the production systems of collective relational goods run by self-managed communities (Sitton, 2017). Although the research should be deepened by investigating more cases and comparing the Italian situation with that of other European countries, the outcomes achieved underlie that social value is higher in those projects promoted through a bottom up approach and self-managed by residents, that usually are hidden, weak and informal experiences. This result gives wide scope to an alternative reading of social housing, that potentially can change the role of inhabitants, enterprises but also of public sector, public funding and housing policies.

*References*

- Cittalia (2010) *I comuni e la questione abitativa* - seconda edizione, Roma, ANCI
- Mello, D. (2014) *Social housing: a new home living model. The ongoing experimentation between integration of knowledge and practices*, Tecne, 08/2014, Università di Firenze
- Ostrom, E. (1990) *Governing the Commons*, Cambridge University Press [ed. Italiana 2006 *Governare i beni collettivi*, Marsilio, Venezia]
- Sitton, S. (2017) *Collaborative housing in Italy. Theoretical framework, practical experiences and development strategies*, PhD thesis
- Tosi, A. (1994) *Abitanti. Le nuove strategie dell'azione abitativa*, Bologna, Il Mulino
- Turner, J. (1978) *L'abitare autogestito*, Milano, Jaca Book

**KEYWORDS:** Housing squatting, Community-oriented social housing, Social value, Self-management, Commons

CRISTIAN CAMPAGNARO (Politecnico di Torino, cristian.campagnaro@polito.it)

VALENTINA PORCELLANA (Università degli Studi di Torino, valentina.porcellana@unito.it)

SARA CERAOLO (Politecnico di Torino, sara.ceraolo@polito.it)

ALICE STEFANIZZI (Università degli Studi di Torino, alice.stefanizzi@gmail.com)

### **“May I come in?” domestic spaces and everyday objects in a Housing First project**

*Background:* The presentation will cover the first outcomes of the qualitative research which we have been managing since 2014, as members of the Scientific Committee for the "Network Housing First Italia", in the framework of memorandum of understanding with the fio.PSD - Italian Federation of Organisations for the Homeless.

The "Network Housing First Italia" provided a mentoring, observation and assessment path. It involved 51 institutions from public administrations and Italian social private and it lasted two years (2014-2016). Compared to different housing strategies for homeless people, the "Housing First" program promotes instant access to a stable and permanent residence and the separation of the housing assistance from the treatment of any addictions and pathologies. The participants are offered the possibility of choosing the method of exercising control over their own living environment. So they are in the condition to be able to determine which are the most important characteristics of the dwelling, in relation to the implementation of their objectives, personal needs and self-representation.

*Purpose of the study:* The research looks into the way the items and domestic spaces are used to build, rebuild and reshape individual identity which is strongly marked by an economic insecurity and of living. Moreover, affective and relational difficulties, due to long periods spent without a home, mark the homeless people's life. The investigation reflects on the elements that characterize the process of the re-appropriation of domestic space linked to a new perception of oneself.

*Design/methodology/approach:* Anthropology and design adapt the methods and tools in order to grasp an individual's vision, both intimate and personal of home living, in a micro-analytic orientation that focuses on the symbolic elements of living, identity and self-re-appropriation through tangible elements, as spaces and items. The interaction between the transformative (design) experience and observational (anthropology) attitude has, today, its striking synthesis in the binomial of "design anthropology", in which tools, methods, sensitivity and language are shared in order to understand phenomena and processes and, if necessary, design the transformation itself. In particular, while the design captures the "biography of items", anthropology is able to penetrate the biographical paths of people and investigate the relationships in which the items are involved in various capacities. In this case, the gaze of anthropologists and designers in the homes and describes the complex link between spaces, items and people.

*Results and conclusions:* The Housing First program involves all three ETHOS domains (physical domain, social domain, legal domain) with a high level of customization. Within this model, the house is no longer the rewarding element at the end of a "journey" in steps (according to "staircase approach"), but becomes a fundamental right, the instrument and the context of well-being and planning one's life.

The house represents the "ecological niche", so to speak, where being comfortable and feeling safe, where the people can compose their own biography. There, behaviours and items contribute to better "modulate" individuals' existence and their recovery.

The homes we visited show how the individuals who enter them are free to express themselves through the appropriation of space and the use of items, so that they can redefine the boundaries of themselves and of what belongs to them. In the intimacy of the apartments, in the rooms and among domestic items, different disciplinary traditions meet, including those of anthropology and design.

The products of these experiences, therefore, turn out to be powerful narrative tools through which social participants can "describe and narrate the spaces in which they live, not only in the physical-spatial sense, but especially in the affective-relational sense". Through "narrative thinking" the individual realizes a complex weaving of experiences, linking present, past and future situations in the form of a "narrative", and thereby he, or she, actualizes them and makes them subject to a possible interpretative and reconstructive hypothesis.

*Research limitations/implications:* This type of narration is particularly useful to operators for the mentoring purpose and toward the ongoing evaluation within an HF project; because it deals with autobiographical narratives that respond to the need to "assign meaning to their personal experiences, their own lives, their own history, building and rebuilding their individual and/or collective identity".

**KEYWORDS:** Housing first, Homelessness, Design anthropology, Social recovery, Interdisciplinary

## CONFERENCE PARTICIPANTS

Doris Andoni	ALUIZNI	Albania
Alice Selene Boni	Eupolis Lombardia	Italy
Dmitri Boreiko	Free University of Bozen-Bolzano, Faculty of Economics and Management	Italy
Micol Bronzini	Università Politecnica delle Marche	Italy
Cristian Campagnaro	Politecnico di Torino	Italy
Sara Ceraolo	Politecnico di Torino	Italy
Marta Cordini	Polytechnic of Milan	Italy
Federico Coricelli	Politecnico di Torino	Italy
Giuliana Costa	Politecnico di Milano	Italy
Teresa Costa Pinto	Instituto Universitário de Lisboa (ISCTE-IUL), DINAMIA'CET-IUL	Portugal
Luigi Cuna	Council of Europe Development Bank	France
Andrea Donato	SUNIA	Italy
Christiane Droste	UrbanPlus Droste&Partner	Germany
Tommaso Frangioni	University of Torino	Italy
Gloria Gheno	Free University of Bozen-Bolzano	Italy
Eleonora Gnan	Università degli Studi di Milano-Bicocca, Dipartimento di Sociologia e Ricerca Sociale	Italy
Lars Gulbrandsen	Norwegian Social Research, Oslo and Akershus University College of Applied Sciences	Norway
József Hegedüs	Metropolitan Research Institute, Budapest	Hungary
Joris Hoekstra	Delft University of Technology	Netherlands
George de Kam	University of Groningen	Netherlands
Thomas Knorr-Siedow	UrbanPlus/Brandenburg Technical University	Germany
Alice Lomonaco	Università di Bologna	Italy
Martin Lux	Academy of Sciences of the Czech Republic, Prague	Czech Republic
Benedetta Marani	Department of Architecture and Urban Studies - Politecnico di Milano	Italy
Viviana Melis	Libera Università di Bolzano	Italy
Juan Antonio Módenes Cabrerizo	Universitat Autònoma de Barcelona	Spain
Michael Oxley	University of Cambridge	UK
Montserrat Pareja Eastaway	University of Barcelona	Spain
Alice Pittini	Housing Europe	Belgium
Teresio Poggio	Free University of Bozen-Bolzano, Faculty of Economics and Management	Italy
Caterina Quaglio	Politecnico di Torino	Italy
Hongseok Ryu	SOAS, University of London	UK
Hans Christian Sandlie	Norwegian Social Research, Oslo and Akershus University College of Applied Sciences	Norway
Andreas Savvides	Department of Architecture, University of Cyprus	Cyprus
Kathleen Scanlon	London School of Economics and Political Science	UK

Silvia Sitton	University of Modena and Reggio Emilia	Italy
Rosie Smith	University of Lincoln	UK
Mark Stephens	Heriot-Watt University	United UK
Ozden Sungur	Huron University College at Western	Canada
Federica Viganó	University of Bolzano	Italy
Christine Whitehead	London School of Economics	UK



