



IBA RESEARCHLAB NEW SOCIAL HOUSING

A collaborative project for international academic debate
and interdisciplinary networking

IBA_Vienna, TU Wien and University of Vienna

IBA Wien

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A collaborative project for international academic debate and interdisciplinary networking by IBA Wien, the TU Wien and the University of Vienna

Vienna, 2022



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INTRODUCTION

THE IBA RESEARCHLAB AND ITS SUMMER SCHOOLS

Closely linked to the IBA Vienna (*Internationale Bauausstellung Wien 2022*), the IBA ResearchLab New Social Housing was a platform for international academic discussion, interdisciplinary cooperation and institutional networking. It was coordinated by a curatorial team from the University of Vienna, Institute of Sociology, and TU Wien, Faculty of Architecture and Spatial Planning in the spirit of interdisciplinary dialogue and transdisciplinary collaboration.

At the core of the ResearchLab was a series of five summer schools that took place between 2018 and 2022. Each year, the curatorial team and IBA Wien proposed a specific theme and a call for proposals that was spread through international research networks. The resonance was astonishing: architects, urbanists, economists, social scientists, artists and housing activists from all continents applied to come and meet with local and international experts to discuss their work and to explore the Viennese approach to social housing.

With its approach to link international and local perspectives, the ResearchLab opened up a realm of experience for cooperative and mutual learning and research at the highest academic standard. Each week started with a symposium to map the theme and to start the debate. This was followed by two days of classroom sessions where participants presented and discussed their work. An important next step was to change the setting and the focus. Site visits and workshops brought the participants to selected housing projects where they met with stakeholders. After these visits, reflection and evaluation sessions gave space to relate what was seen to experiences in other parts of the world. On the final day, the results of this exchange were shared with representatives of IBA Wien, housing policy and housing companies.

The IBA ResearchLab created a laboratory-type space for exploring trends and challenges concerning socially sustainable housing within the context of a growing, globalised, but at the same time increasingly diversified, fragmented city facing rising social inequalities. It was open to issues around housing construction and neighbourhood development, architecture and urban planning, questions of housing policies and regulations, discussions started on new procedures, financing and support models and the examination of standards and norms, in response to housing needs and housing practices, including new residential forms and new models of cooperation and participation. With its aspiration to create scope for the new, the experimental and the unfinished, it was a catalyst not only for critical reflection, but also for further scientific development and progress.

This publication introduces the annual themes and assembles the abstracts of all presentations that were given. It is an archive of international social housing research in this period, but also intends to reveal the extraordinary atmosphere that came about through intense collaboration for a short time by early-stage researchers who had not known each other before but were open to engage in this transdisciplinary experiment.¹

iba-researchlab.at



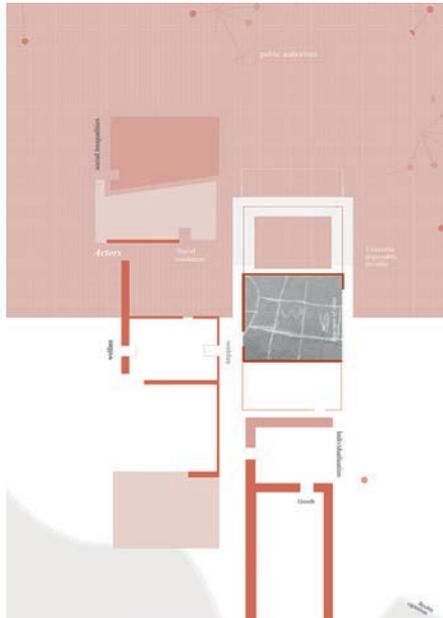
Excursion to Seestadt Aspern 2022. Photo: Judith M. Lehner

1 Selected results were published in the book: Güntner, S., Hauser, J., Lehner, J.M., Reinprecht, C. (2023). The Social Dimension of Social Housing. Leipzig: Spector Books.

GRAPHICS AND ARTWORK



2018 – Transformation of large-scale housing



2019 – The social dimension of social housing



2020 – Climate adaption and mitigation in social housing



2021 – Postpandemic social housing

For the Summer Schools, a specific design concept was conceived by Atelier Juma Hauser in close collaboration with the IBA ResearchLab. The five central illustrations¹ (2018–2022) were developed closely along the lines of the Summer Schools' annual themes and with the perception of the general subject matter, (new) social housing, to be determined by a wide range of stakeholders at various, multilayered stages and in varying settings and fields that figure responsible for its (potential) realisation. Consequently, the center illustrations oscillate between sketch and elevation, ground plan and estate, provision and use. To highlight interconnections and relations of housing beyond their given and inextricable linkage to place, those elements are extended by cartographic surroundings, composed from collages, textures and photographic elements. Titles and 'place names' derive from the respective Summer School's content and discussions. Overall, the artworks form a continuous visual narrative year after year, or an ever growing (abstracted) living sphere, as it were, emphasizing the interconnectivity of the topics examined and discussed during the IBA ResearchLab Summer Schools.



2022 – Social housing production

jumahauser.net

1 All illustrations page 6 and 7 © Juma Hauser

INSTITUTIONAL ACTORS AND BODIES

The IBA ResearchLab on New Social Housing was coordinated by a CURATORIAL TEAM responsible for proposing the thematic focus, designing the programme and selecting the participants. For every Summer School an INTERNATIONAL FACULTY consisting of renowned scholars in diverse fields and disciplines was nominated. The members of the faculty committed themselves to commenting on the submitted thesis projects as well as to active participation in the organisation of the Summer School – by holding a talk, by participating in a round table, by organizing a workshop and/or by carrying out fieldwork. The faculty members and additionally invited LOCAL EXPERTS hold expertise in all relevant fields of housing research (urban development and regeneration, community organising, architecture and housing construction, land policy and land management, spatial planning, sociology, real estate and project development, etc.). In the first year an international ADVISORY BOARD supported the design and organization of the Summer School, consisting of Wolfgang Förster (IBA Wien), Kurt Hofstetter (IBA Wien), Margrit Hugentobler (ETH Zürich) and Kunibert Wachten (RWTH-Aachen).

2022

Curatorial Team

- Lena Coufal (University of Vienna)
- Simon Güntner (TU Wien)
- Judith M. Lehner (TU Wien)
- Michael Obrist (TU Wien)
- Christoph Reinprecht (University of Vienna)
- Rudolf Scheuven (TU Wien)
- Paula von Krosigk (TU Wien)

Faculty

- Monika Grubbauer (HafenCity Universität Hamburg)
- Justin Kadi (TU Wien)
- Michael Klien (Österreichisches Institut für Wirtschaftsförderung (WIFO), Vienna)
- Richard Lang (Bertha von Suttner Privat Universität St. Pölten)
- Raquel Rolnik (University of São Paulo)
- Kathleen Scanlon (London School of Economics)
- Elisabeth Springler (Fachhochschule des BFI Wien)
- Iván Tosics (Metropolitan Research Institute, Budapest)
- Dara Turnbull (Housing Europe, Brussels)

Local Experts

- Florian Brand (HuB Architektur)
- Cornelia Dlabaja (University of Vienna)
- Gerlinde Gutheil-Knopp-Kirchwald (Austrian Federation of Limited Profit Housing Associations, GBV)
- Veronika Heimerl and Andrea Zierler (Austrian Ministry of Social Affairs)
- Katharina Kirsch-Soriano da Silva (Caritas Wien)
- Camilo Molina (University of Vienna)
- Ana Rogojanu (University of Vienna)
- Georg Wolfmayr (University of Vienna)

2021

Curatorial Team

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- Michael Obrist (TU Wien)
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Faculty

- Lorenza Baroncelli (Triennale Milano)
- Amita Bhide (Tata Institute of Social Sciences, Mumbai)
- Anne-Julchen Bernhardt (Rheinisch-Westfälische Technische Hochschule Aachen)
- Emma Dowling (University of Vienna)
- Silvia Federici (Hofstra University, New York)
- Felipe de Ferrari (Plan Comun, Paris)
- Christiane Feuerstein (Architect and University Lecturer, Vienna)
- Anne Graupner (ETH Zurich)
- Hubert Klumpner (ETH Zurich)
- Carlo Ratti (Massachusetts Institute of Technology)
- Christoph Schmidt (ifau architects, Berlin; Peter Behrens School of Arts, Düsseldorf)
- Iván Tosics (Metropolitan Research Institute, Budapest)
- Steffen Wetzstein (University of Western Australia, Perth)

Local Experts

- Julia Girardi-Hoog (Wiener Wohnen, Vienna)
- Irmgard Hubauer (Creative Space Kempelenpark, Vienna)
- Marc Diebäcker (FH Campus Wien)
- Yuri Kazepov (University of Vienna)
- Verena Madner (Wirtschaftsuniversität Wien)

2019

Curatorial Team

- Lena Coufal (University of Vienna)
- Simon Güntner (TU Wien)
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- Rudolf Scheuven (TU Wien)

Faculty

- Massimo Bricocoli (Politecnico di Milano)
- Hulya Ertas (KU Leuven)
- David Madden (London School of Economics)
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Local Experts

- Christiane Feuerstein (Architect, Vienna)
- Gabu Heindl (Architect, Vienna)
- Elisabeth Hammer (Bundesarbeitsgemeinschaft Wohnungslosenhilfe, Vienna)
- Freek Spinnewijn (Feantsa, Brussels)

2020

Curatorial Team

- Lena Coufal (University of Vienna)
- Simon Güntner (TU Wien)
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Faculty

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- Celine d'Cruz (International Centre for Climate Change and Development, Bangladesh)
- Roberta Cucca (Norwegian University of Life Sciences, Oslo)
- AbdouMaliq Simone (University of Sheffield)
- Yuri Kazepov (University of Vienna)
- Sascha Rössler (Academy of Architecture, Mendrisio)
- Fran Tonkiss (London School of Economics)
- Sophie Watson (Open University, Milton Keynes)

Local Experts

- Helga Fassbinder ('Biotope City' Concept Development, Vienna)
- Susanne Formanek (GRÜNSTATTGRAU, Vienna)
- Thomas Madreiter (City of Vienna)
- Erik Meinharter (PlanSinn, Vienna)

2018

Curatorial Team

- Simon Güntner (TU Wien)
- Camilo Molina (University of Vienna)
- Teresa Morandini (TU Wien)
- Christoph Reinprecht (University of Vienna)
- Rudolf Scheuven (TU Wien)

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- Agnès Déboulet (Université Paris VIII)
- Marie Glaser (ETH Zürich)
- Bart Lootsma (LFU Innsbruck)
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Local Experts

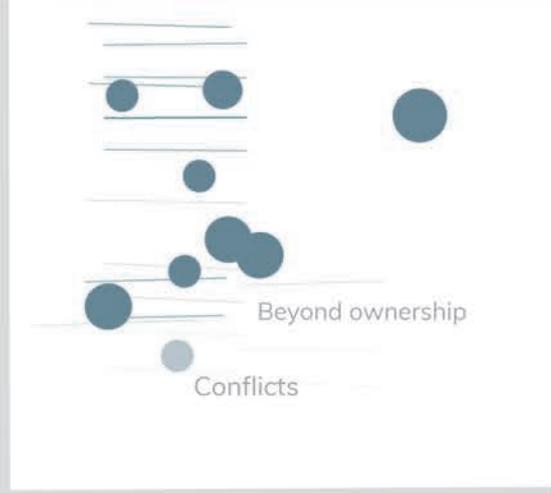
- Anita Aigner (TU Wien)
- Gabu Heindl (Architect, Vienna)
- Marc Diebäcker (FH Campus Wien)
- Yuri Kazepov (University of Vienna)
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U-Bahn

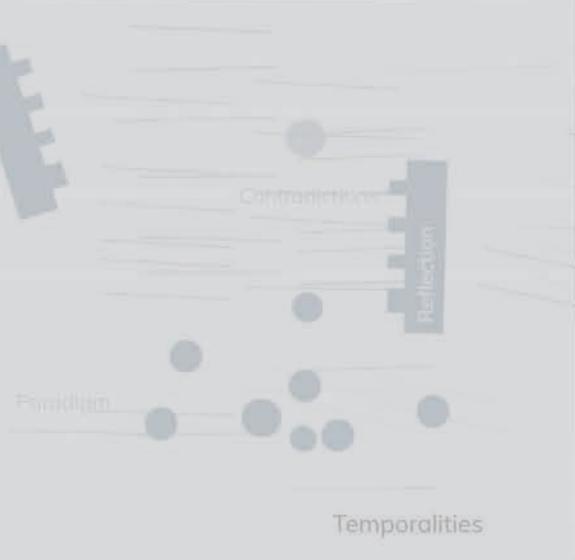
Urban Planning

Playing



Beyond ownership

Conflicts

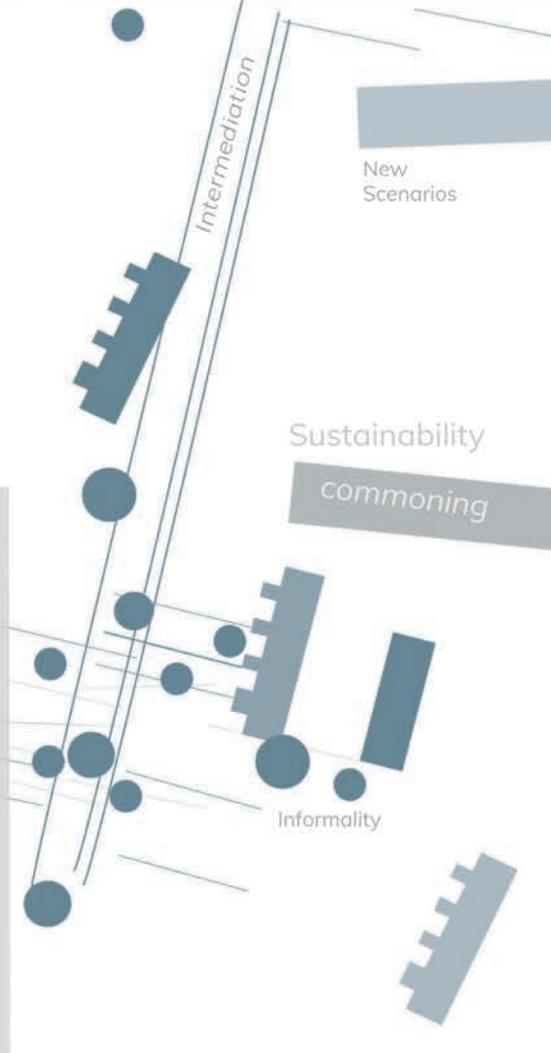


Contradictions

Reflection

Finality

Temporalities



Intermediation

New Scenarios

Sustainability
commoning

Informality

IBA RESEARCHLAB

2018 17. – 23. September

TRANSFORMATION OF LARGE-SCALE HOUSING

In 2018, the International Summer School had a thematic focus on the transformation of (post-war) large-scale social housing. Early-stage researchers of all disciplines (PhD fellows, post-docs) were invited to put their research projects up for discussion and work together with internationally renowned scholars on the content and methodological issues. The Summer School also offered an opportunity to investigate the history and current developments in social housing estates in Vienna.

The Summer School gathered a broad range of disciplinary and interdisciplinary perspectives related to the main theme. Research projects addressed social, economic or institutional transformations of large-scale housing. The presented research revolved around housing practice, the change of living arrangements and living together in heterogeneous neighbourhoods. Which role do residential forms play for families, friendships or other social relations? How are the neighbourhoods and buildings being appropriated? How is the public space being used? Also of interest was research on the management, the assignment and occupancy of social housing. In which forms have municipalities and owners further developed and modernized the housing estates in recent years? How are residents involved?

2018.iba-researchlab.at

ABSTRACTS AND PARTICIPANTS

State, housing market and society: The rise of social housing in South Korea and Taiwan

Yi-Ling Chen

While neoliberalism has led to a decrease in the supply of social rental housing in many Western countries, East Asian regimes have conversely increased their numbers since the 1990s, even though neoliberal ideology came to Asia later. To explain why social housing increased in East Asia, this paper focuses on South Korea and Taiwan and examines their path-dependent structural changes. The dynamic relationships between the state, the housing market and society are analysed to explain the development of social housing in Taiwan and South Korea after the democratisation of the two countries in the late 1980s.

Being the Asian developmental states, South Korea and Taiwan have many similarities. Both were Japanese colonies and subsequently had close ties with the American government after World War II. Both countries' economies took off in the 1960s and both highly relied on the export-oriented industry. In the late 1980s, the democratisation process began in both countries. In Taiwan and South Korea, democratisation has led to bottom-up social forces being important actors in initiating new housing policies alongside the state and the market¹. Furthermore, the pressure of political competition has driven both governments to offer more social policies^{2 3}.

Nevertheless, the approaches of these two countries to housing policy were divergent in the beginning. The South Korean government started playing a strong role in the provision of social housing by constructing a large amount of social housing, while Taiwan's government relied on the housing market by offering more low-interest mortgages for people to buy a home. In 2010, the amount of social rental housing in South Korea increased rapidly, making up 6.3 per cent of all housing stock⁴, whereas the percentage was only at 0.08 in Taiwan.

Recently, their housing policies have begun to gradually converge. Taiwan's housing policy reached a turning point in 2010 after a strong movement for social rental housing pushed the state to play a greater role in the housing system. In South Korea, the state's leading role is now facing several financial and administrative challenges, so the government is seeking ways to incorporate the private sector in the provision of social housing.

This paper analyses the dynamic relations between the state, housing market, and the society, in order to explain the development of social housing in Taiwan and South Korea after democratisation in the late 1980s. It will challenge previous work on Asian housing as it neglects the increasing social forces that shape this housing policy.

Evaluation of regenerative schemes in Copenhagen post-war housing for sustainability

Nezih Burak Bican

Denmark regards affordable housing of quality as a critical duty of its welfare state for its citizens. The Danish interpretation of social housing is called *almen bolig* — non-profit rental housing. The country's social housing stock is of critical importance, as it consists of relatively deprived settlements and vulnerable communities, which are mostly a heritage of the post-war housing boom of the 1960s and 1970s. Fortunately,

1 Shin, Hyun Bang (2009). Property-Based Redevelopment and Gentrification: The Case of Seoul, South Korea. *Geoforum* 40(5): 906–917.

2 Wong, Joseph (2004). *Healthy Democracies: Welfare Politics in Taiwan and South Korea*. Ithaca, New York: Cornell University Press.

3 Ramesh, M. (2003). Globalization and Social Security Expansion in East Asia, in: L. Weiss (Ed.). *States in the Global Economy: Bring Domestic Institutions Back*. Cambridge: Cambridge University Press, 83–100.

4 Kim, Soo-hyun (2014). Belated but Grand? The Future of Public Housing in Korea. *City, Culture and Society* 5(2): 97–105.

more than a decade of extensive regeneration work has been carried out through comprehensive master planning and multi-stakeholder collaboration. The pioneer of these processes was *Gyldenrisparken*, which was examined in detail by the author in his PhD study. A methodology to comprehend physical implementation steps taken during the project towards a sustainable and liveable settlement was developed, utilising a theoretical matrix as a tool to categorise the actions. The matrix provides a basis for assessing the actions according to the objectives of 'sustainability' (and liveability), the 'scale' (settlement, block, apartment), and some pre-defined 'spatial concepts' (programme, diversity, density, accessibility, landscape, identity, scale). In the current study, the methodology is being applied to two other estates in Copenhagen, *Vejleåparken (VAP)* and *Tingbjerg (TBJ)*, which are characterised by their relatively large scales and the associated spatial qualities. The study provides a deeper understanding of the regenerative undertakings by discussing the actions in a comparative sense and develops the matrix by suggesting the addition of some new interventions discovered through the evaluation. It is discovered, that both projects display a variety of spatial approaches to contribute to several aspects of sustainability in different scales, despite being developed in consecutive periods. Both projects include decisive transformative measures to diversify the demand structure and densify the public infrastructure in the open space. However, while the *TBJ* project is more focused on the construction of alternative houses of different types and tenures in line with current social mix policies of the city, *VAP* was developed more to diversify and re-scale open public space, preserving the single-tenure structure of its estate. The paper concludes that there are both common and dissimilar traits apparent in the cases evaluated, and context dependant conditions have been considered for sustainable regenerations.

Demolition vs. renovation: A case study on housing modernisation in the Moscow renovation programme

Sofia Borushkina

This research examines economic, social, legal, and institutional factors that have led to the powerful protest movement triggered by the housing renovation project initiated by the Moscow City Government. The project aims to deal with dilapidated housing and low-quality urban environment, as a result, 16 million m² of housing will be developed in Moscow. Making certain concessions, the Moscow City Government managed to decrease the protests to some extent. After analysing the incentives of the three main interest groups (citizens, government and developers) we can conclude that the solutions to the housing problem are not optimal and are aimed at supporting the developer business rather than creating a modern housing market and improving the urban environment. The main triggers for the protest movement were the non-transparent and compulsory nature of the renovation project, the contradiction between the declared goals and the means prescribed in the law, the lack of public hearings on the issue and the lack of an individual approach for each house or neighbourhood. The lack of preliminary discussions with the urban community means that the protest movement proved ineffective and only lead to a minor improvement in the situation of individual citizens - but not to a conceptual change in the approach to improve housing.

Wohnen am Kleistpark / im Sozialpalast / im Pallasseum. The concurrence of architectural form and changing conditions of housing policies

Niloufar Tajeri

The dissertation addresses the residential complex '*Wohnen am Kleistpark*' in Berlin Schöneberg by Jürgen Sawade (design and drawings) and Dieter Frowein as well as Dietmar Grötzebach und Günter Plessow (1974–1977). In the 1980s, the building complex was referred to as '*Sozialpalast*' (social palace), and in 2001 it was officially renamed to '*Pallasseum*'. The first owner and commissioner was the Karsten Klingbeil Hotelbeteiligungs GmbH — the famous building tycoon of post-war Berlin. Today, the complex is owned by Pallasseum Wohnbauten KG and was named as cultural heritage in June 2017.

Three different phases of development can be outlined that, interestingly, coincide with the three different names the complex was given. The dissertation will investigate and characterise these phases according to economic, political and social criteria, as well as specific actors such as owners, politicians, civil society and tenants, while analysing their impact on the design, transformation and perception of the architectural form. From the very beginning, the design of the architectural form and its transformations interacted with influences of the housing industry, urban and housing policies as well as social movements. In all three phases — including the very beginning of the design process — we can trace transformative moments that were strongly influenced by three different agents: clients/owners, politicians and the civil society/tenants. The aim of the dissertation is to trace the transformative kernel of the building complex since its commissioning in 1972 and to analyse to what extent and in what way the three actors - builder/owner, politics, civil society/tenants - have exerted influence since the building was commissioned. The core task of the dissertation will be to develop strategies to continue the generative structure into the future, taking greater account of the demands and needs of tenants and civil society.



Excursion to the Per-Albin-Hansson-Siedlung. Photo: Teresa Morandini



Evening event at the location ‚Theater Brett‘. Photo: Christoph Reinprecht

The revitalisation of public housing estates in Japan

Yuka Uomi

In recent years, vacant houses have become a problem in Japan. At the same time, there are many houses that need to be renovated. Generally, the lifespan of Japanese houses is quite short. One source states that 'homes last an average of thirty years in Japan, 55 years in the US, and 77 years in the UK.' Even though the lifespan of houses has increased over the last years, in comparison to western standards the average lifespan of a Japanese house is still quite low. Half of all homes in Japan are demolished within 38 years after they have been built. There is virtually no market for pre-owned homes in Japan, and 60% of all homes were built after 1980. Japan needs to rethink its housing strategy and should focus more on renovation rather than demolition.

Regeneration of public space in residential neighbourhoods in Slovenia – A comparative study of three different cities

Alenka Korenjak

This article addresses the regeneration of public space in Slovenian residential neighbourhoods built during the socialist era. Typical larger public open spaces between buildings face problems fifty years after their conception, such as dispersed and unresolved ownership, a proprietary structure that does not match the spatial arrangement and the lack of public and private funds for implementing urban regeneration. In the last two years, some Slovenian cities have begun to regenerate neighbourhoods primarily through the regeneration of public spaces. The article presents various obstacles that hinder regeneration and suggests possible solutions based on research carried out in 2015 and 2016. The study is complemented with research from 2018, case studies of soft urban regeneration in three Slovenian cities: Ljubljana, Kranj and Nova Gorica. In the article we describe their beginnings and compare them with suggested solutions from earlier research. The approaches of the different Slovenian cities differ slightly from one another: in Ljubljana a bottom-up approach is followed, in Nova Gorica a top-down approach and in Kranj a parallel approach. By monitoring and evaluating the practice in Slovenia and by having a good knowledge of the situation abroad, we can develop a way to regenerate Slovenian neighbourhoods, which will contribute to the improvement of public space and the quality of life of the inhabitants. The article does not strive to provide all the answers but is primarily concerned with highlighting the key issues, as well as pointing out implications for further research.

Renovation of 'khrushchovkas' in Moscow – conflicts and contradictions

Liubov Krutenko

This is a draft paper which addresses the conflicts surrounding the renovation of post-war mass housing in the contradictory context of the post-socialist city of Moscow. The final goal is to analyse the renovation and protest movement within the framework of two theories – the post-political condition and the post-socialist city—in order to find out whether anti-renovation movements play a political role and whether and how the conflict creates the political space for discussion about the emerging housing model.

Participatory planning, action research and engaged anthropology: An ethical discussion

Jeanne Mosseray

This paper starts from the assumption that the current 'participatory turn' in urban design and planning is insufficient to incorporate a profound understanding of the social mechanisms and dynamics in the regeneration of large-scale social housing estates. It addresses the question whether and how anthropology can contribute to such profound understanding.

The action research, supporting the assumption of the paper, aims to expand the current discourses and practices, by testing a multidisciplinary/interdisciplinary approach, integrating the disciplines of anthropology and participatory planning. By doing so, it wants to contribute to a tailored user-centred regeneration approach of neighbourhoods.

In addition, as part of an action research framework, the research aims to go beyond deep understanding, but even more to engage, to co-produce and to improve the local context within the specific case study of Peterbos: a high-rise social housing estate in Brussels, that houses about 3000 residents in eighteen buildings.

We will discuss the three methodological/ethical positions developed in our research: (1) the participatory urbanism and planning approach, (2) the action research approach, and (3) the engaged socio-anthropological approach, discussing the strengths and weaknesses of each. We will discuss the interest in merging approaches and the ethical questions that arise, such as their complementarities and their antinomies. Each

'approach' stands for a valuable ethical position. This paper tries to give first tracks for a combination of these approaches beyond their specific criticisms, in order to provide a methodological basis for research on the regeneration of high-rise social housing estates.

Revisiting utopia: Did modernism fail its inhabitants? A case study of Le Corbusier's high-rise public housing towers in New York City

Brigitte Zamzow

This paper places the 'Towers in the Park' concept, which has been blamed for the failure of modernism, in the historical, political and social context of the 1950s–1970s. First, the rationale behind mass housing blocks will be rediscovered. The author will demonstrate that mass housing blocks did not fail to provide clean, affordable housing but even led to bonds that formed a community within. In a second step, it will be proven that social isolation, caused by political and economic changes has led to a deterioration of living conditions.

The author shows that it is short-sighted to assume that the urban design alone has led to the concentration of poverty in inner-city neighbourhoods. Using the concept of the 'disadvantaged neighbourhoods' approach, the author will explain the fact that the neighbourhood itself had a disadvantaging effect on its inhabitants.

The research gap to which the author contributes, concerns the current question of the impact of the built environment on the community. The aim of this paper is not to neglect the critique of mass housing tenants, but rather to promote an in-depth hermeneutic approach to avoid generalisations about urban designs in the future. New York City is being used as a case study because here, to this day, public housing within the corbusian towers exhibits functioning communities, despite global fiscal pressure and national privatisation efforts affecting the city.

Material heritage and social life in the post-socialist large-scale housing estate

Jana Kočková

The Budapest large-scale housing estate of Óbuda was built between 1969–1975 on the site of the original Roman military camp and the later prosperous agricultural and industrial town. In the 1960s, the town of Óbuda became the target of a rehabilitation project led by the socialist government, which meant the demolition of almost all the original buildings. However, the old city, was not completely demolished, and nowadays its relics, composed of eleven-storey panel building blocks, form a patchwork.

The article describes the development and image of the housing estate and asks what kind of social or communal relations can be found in such specific material conditions. In nineteen semi-structured and go-along interviews with residents, I traced the local social ties of the residents of the housing estate.

The Óbuda socialist settlement was planned according to the principles of Soviet *microrayons*, but in the 1970s there were not enough resources to fully implement the plan. The infrastructure that was actually built serves as a basis for neighbourhood communities. The small bars, restaurants and shops directly on the ground floor of the panel houses are still meeting places for the locals today. The relics of the former town, with its generous squares function as a venue for local markets and cultural events, as well as for a local brand. At last, there is a vivid online community which relates to the old town, which was demolished in the 1960s. As the town does not physically exist, the community does not occupy a specific place in Óbuda, but only exists in virtual space.

Beyond the decay? The case of a 'successful' large-scale housing estate in Łódź (Poland)

Jakub Galuszka

In the course of the political system change in Central and Eastern Europe in the 1990s, most large housing estates in the region underwent intensive transformation. In the academic and policy debate, much attention has been paid to the process of deterioration in the socio-economic status of residents due to socio-spatial segregation in cities, as well as the gradual deterioration of the structure. At the same time, much of the media discourse has contributed to the bad image these areas have received. Nevertheless, the transformation processes in various estates did not necessarily follow the same pattern, and some districts continued to grow rather than decay during the capitalist period. The article discusses the case of such an estate in the city of Łódź in Poland. Based on an analysis of the change in housing typologies over the last thirty years and the mapping of public spaces and commercial activities in the district, the articles illustrate the 'alternative' format of the transformation of large housing estates from the socialist era.

Intermediation as management of large-scale social housing

Benjamin Leclercq

In France, most large-scale social housing estates suffer from social deprivation and tend to concentrate populations weakened by various processes of disaffiliations: unemployment, family trajectories, recent migration, etc. From the 1980s onwards, these 'metamorphoses of the social question' led to an important reform movement in public policy, arguing that public services and public policies must now be territorialised to be closer to the places where social problems are concentrated. In order to solve the 'large-scale housing problems', a heterogeneous group of actors has attempted to impose the idea that the local policies must be co-produced by residents in order to be as efficient as possible. This 'compulsory participation' concerns in particular the social housing associations, which have set up several mediation mechanisms in order to know or understand the users' expectations. However, these mechanisms are primarily aimed at rationalising the internal functioning of organisations, rather than democratising management or developing residents' capacities at the individual and collective level.

This PhD project's goal is to understand how the intermediation project approach is more in line with a managerial, rather than a citizen perspective. For this, it focuses on the professional practices of a group of actors (urban social development professionals) who seek to legitimise intermediation between owners and tenants in the management of large-scale social housing. In a context where residents are often blamed for causing all kinds of problems, this intermediation project aims to be an alternative response to social conflicts and the problem of 'incivilities' within neighbourhoods. This is based upon spaces for dialogue between local personnel (building caretaker, housing managers, etc.) and some voluntary tenants. On the one hand, the local personnel now have to listen to the residential problems of tenants and find quick and adapted solutions; on the other hand, these tenants are now encouraged to become 'role models' to ease communication between owners and residents, and are expected to spread good practices among residents, and to set up socially engaging projects (neighbourhood parties, picnics, etc.). Although these participatory projects are presented by their promoters as virtuous, because they allow the problems of managing large housing estates to be made public and solved in this way, they nevertheless come up against a thorny obstacle: the reluctance of the residents to participate in the projects. Given the weak support of the residents, how is such a project legitimised and supported? How can it transform the management and the living environment of the large-scale housing estates to look at them from a development perspective? Does it contribute to the democratisation of social housing management?

A comparison of institutions that shaped urban planning in the central-planned economies of the GDR and ČSSR from the 1970s to the 1980s

Azmah Arzmi

In the Central and East European countries of the former state socialism, industrial prefabricated construction has conquered most of the building industry since the 1950s. Urban planning was a centralised, top-down approach to planning, based on the physical implementation of the national economic plans. In the 'normalisation' periods of the 1970s and 1980s, the socialist regimes launched housing programmes, and large panel building blocks dominated the urban landscapes of the new settlements built at the peripheries of large cities. However, were these settlements realised as they were planned on paper, given the rigid vertical approach, or were there inconsistencies in the routing of information and financial resources up to the construction site? As one compares the initial plans approved by the state of both GDR's Marzahn and ČSSR's Petržalka, there are vast differences to what has now been materialised on site. There are various factors contributing to the outcome. The city is in itself a historical product of 'numerous colliding processes' materialised by the 'organisational imperatives of urban actors'⁵. Hence the outcomes of the socialist housing settlements were not fully determined by the top administrative organs, but also partly by the industrial and building combines which constructed them. These were influenced by controlled and uncontrolled external conditions, which led to disambiguities and rash decision changes on site. This paper will discuss the roles and relationships between and of important urban actors and the decisions they took in overcoming conditions throughout the construction process which transformed the spaces over time. I intend to compare case studies from the GDR and ČSSR by looking at their largest urban planning settlements, Marzahn and Petržalka respectively.

5 Kenny, Nicolas and Rebecca Madgin (2017). *Cities Beyond Borders*. New York: Routledge.

The impact of contemporary Iranian societal challenges in public spaces of residential complexes

Narciss Sohrabi

The centralisation of major political, industrial and commercial activities in Tehran has resulted in rapid population growth in the 20th century. Many transformations and reforms have occurred in large-scale housing, from traditional houses to modern apartments. The concept of urban dwelling has been influenced by different policies including: the rise of oil prices (1970), the Islamic Revolution (1978-1979), the long war with Iraq (1980-1988), new waves of major urban developers and so on. Migration as a factor in population growth is an important concept, not only because of its impacts on space and time, but also because it reflects the changes in cultural, social, economic, and political structures. Fundamental changes in large-scale houses thus have changed the lifestyle. The new dwellings were built in the form of medium- to high-rise buildings, to accommodate a larger number of people, instead of the traditional forms of courtyards. The large-scale housing estates themselves have generally changed over the years and can be divided into traditional houses, middle class settlements, new towns, social housing and gated communities. In this research we have focused on the characteristics of public spaces of large-scale settlements in Tehran and provided a brief overview of the history of settlements in this city and their theoretical foundations. To do so, a comparative study on the gated communities, social housing and traditional houses in Tehran has been conducted, focusing on the social values reflected in their public spaces. We have investigated the living arrangements, Iranian lifestyle, and social values in two residential complexes in different geo-social locations in Tehran. The results of this study show that the respondents were not satisfied with the public spaces in the studied housing complexes in terms of location and functionality, although the public spaces in the housing complexes play a facilitating role as they can improve the social communication of the people in these spaces. Despite some disagreements between neighbours, being in these public spaces promotes intimacy and mutual understanding.

Revitalisation potential of large 20th century housing estates in terms of architectural and urban transformations

Ania Tofiluk

Improving the quality of life in urban areas of Polish cities consists, among other things, of revitalising large housing estates from the 20th century. Post-war housing estates are an important part of Poland's housing resources, and the problems associated with them affect the everyday life of a large part of society.

The main objective of the research (and the paper) is to answer the question of how large 20th century housing estates can be transformed into a fully-fledged part of a sustainable city, where the quality of housing for current and future generations is the top priority. For this purpose, an attempt was made to characterise the problems of large housing estates — especially in terms of architecture and spatial planning — and to determine the direction of the desired changes and to assess their revitalisation potential.

Paradigms of social housing in post-Soviet countries — the case of Georgia

Davit Asanidze

Cities that went through the long phase of integration in the former Soviet Union naturally adopted a set of urban, environmental, economic and social principles that are now under pressure. One of these issues that must be addressed is the relationship between city and housing, which is now subjected to a very different set of written and unwritten rules than it was a few decades ago.

The early part of the 1990s was a very difficult time for Georgia. In its first few years of independence, political and social turmoil hampered the transition to a new social structure and led to severe economic constraints that lasted several years. At the turn of the 21st century, the country was able to gradually overcome stagnation. In the field of construction, new legislation was introduced during this period, which formed the basis for a new era of urbanism that was more in line with the reality of modern European urban planning legislation and the new political-economic reality. At present, housing, as a single system of state urban planning, is highly unstructured and has very little practical influence, with several urban planning decisions being made without regard to formal urban planning authorities. One of the key issues in the capital Tbilisi is the lack of social housing, which is also expressed in the loss of the affordable housing fund for the general public.

The research explores the changes in economic and social conditions and how these influenced urban policies and planning standards, during the Soviet-era and in post-Soviet years. It provides international examples of social housing issues. Based on an analysis of the positive elements, the problems to be avoided, and the opportunities highlighted in these examples, a series of recommendations were developed that could positively influence the way housing and Georgian urban planning are carried out.

Large post-socialist housing estates in Ukraine: challenges and perspectives of urban regeneration

Oksana Chabanyuk

During communism, in the 1950s to 1980s, large post-socialist standardised housing estates, in the form of apartment blocks were built in all cities on the territory of the former USSR. The concept of centralised planning ideology and the amount of prefabricated large housing estates in Soviet cities solved the problem of the demand for housing in the post-war social situation. However, the opportunity to receive housing, appeared to be the only positive outcome for the citizens. The contemporary residential environment of large post-socialist settlements is characterised by a low quality of dwellings and territories. This paper is focused on the analysis of current problems that have arisen in the residential environment of large, prefabricated housing estates and future possibilities for their urban regeneration. The research uses the methodological approach of the dual role of the inhabitant of a prefabricated living environment: as a standard citizen in the standardised environment created by the ideology of the former socialist regime, and as a social participant in the process of urban regeneration today. The rare practices and participatory initiatives in the context of regeneration processes in Ukraine, make the challenges of interaction between the authorities, architects and inhabitants visible.

The research shows that urban regeneration of large housing estates in Ukraine should follow two strategies: sustainable resident participation as an element of social innovation and sustainable regeneration.

Framing energy consumer behaviour in urban planning

Angela Santangelo

Improving energy efficiency in all sectors has been a major concern in the European context. Cities, which host more than 75% of the European population, play a prominent role in this process. Public authorities and urban planning strategies are believed to be able to lead to the urban transformations required to face climate change and energy efficiency challenges. This requires innovative methods and procedures of spatial and urban planning as well as new approaches and instruments to move from the building level to the urban and territorial level. With 70% of Europe's 2050 housing stock already being built, urban regeneration is the most important strategy to meet the increasing need to integrate sustainability principles into daily life. The impact of occupant behaviour on the energy consumption of buildings is increasingly being recognised. When it comes to residential buildings, the fragmentation of housing properties represents a key barrier to the implementation and scalability of regeneration practices. Social housing associations are the best actors for implementing urban regeneration strategies that incorporate household energy behaviour. The paper introduces the aim, the research questions and the structure of the PhD project and then focuses on the one hand, on existing knowledge about the determinants of household behaviour; and on the other hand, on the actors involved in social housing and the role of sustainable communities that can lead to behaviour change. To conclude, suggestions for community initiatives to change behaviour are described.

Housing as a common

Marco Jacomella

As clearly stated in the last book by Peter Marcuse and David Madden⁶ 'residential is political'. In an era where homes are becoming a synonym for real estate, and in the current condition of housing shortages there is a need to deeply rethink residential development. Alternatives to the speculative market must be outlined in order to find democratic answers to the growing urban and social challenges. This research argues that housing cooperativism stands out among the possible alternatives. Through their legal, economic and governance structures, cooperatives define housing as an urban common. Starting from the contemporary paradigm of the Swiss housing cooperative, the project will outline a possible theoretical and practical agenda that can be implemented in the Italian realm. The Italian cooperative system has the potential to profoundly influence housing policy in the coming years due to its extensive national cooperative network and distribution, as well as its political support through the Constitution of the Republic.

Governing the illegal city: The case of squatted public housing in Milan

Emanuele Belotti

The paper deals with the informal occupation of single vacant PSRH units by households or individuals in Milan, most of whom suffer from severe housing deprivation (addressing the case of the public housing neighbourhood of San Siro). In general, informal housing in Italy – whether referring to homeownership or non-owner occupation – can be explained as a structural outcome of the residual function that the Italian housing model assigns to PSRH. In this light, squatting practices historically represented a parallel channel for marginalised groups to illegally access the PSRH system (then circumventing waiting lists and the usual mechanisms of allocation) – a mechanism that has been gradually consolidated through periodic administrative amnesties since the end of World War II.

The squatting of PSRH flats had the largest diffusion in Central and Southern Italy, especially in big cities like Rome, Naples, Palermo and Catania, but between 2003 and 2013, the percentage of PSRH flats squatted in Northern Italy also increased significantly. Milan also saw a rapid resurgence of the phenomenon in the 2010s, affecting about 4.5% of the urban PSRH stock in 2014. The structural factors which fuelled this recrudescence and the formal-informal governance underlying the phenomenon in Milan, are the specific subject of my research.

The investigation relates to recent developments in the broader debate on urban informality. Despite extensive academic literature on the informal self-production of housing, there are few research studies that address informal occupation of vacant housing units in Italy. Moreover, they almost exclusively address 'political' urban squatting and social movements, with a lack of focus on how state power intervenes by shaping the informal sphere. The present research aims to bridge this gap by investigating the squatted PSRH of Milan from the point of view of the public policy action (and the related formal-informal governance) that underlies the phenomenon.

Alternative economy of new mass housing: Sharing practices and urban commoning in St. Petersburg, Russia

Liubov Chernysheva

In this article, I analyse the neighbour relations that emerge in the new Russian housing estates. These relations, which involve the distribution of goods and services, are a case of alternative economy, namely the sharing economy. It is generally understood as the formation of collective access to specific things/spaces/services by equal participants in interaction enabled by ICT. However, I will offer a different understanding of sharing, that tends towards the anthropological tradition and is associated with the formation of urban commons. In my conceptualisation, things and services that the residents of new buildings offer each other are not themselves commons. Consequently, the practices associated to their exchange, donation, purchase and sale are not sharing practices in this sense. I will demonstrate that the object of sharing (and accordingly of commoning) is the flow of items and services that circulate in the area and are passed from one property regime to another, from owner to owner. The practices related to providing access to this flow and maintaining its intensity and content will be presented as constituting this flow as a common. Direct neighbourhood exchanges, sales, donation, service provision, as well as digital control of these economic transactions could be found among these practices.

Selecting a new place of residence: Co-housing as a pull factor?

Marie Hornakova

In addition to the still significant suburbanisation process in the Prague metropolitan region, reurbanisation tendencies are emerging and young families are moving to the socialist housing estates. Existing studies in this field are mainly concerned with the resulting spatial patterns. In this study, the author focuses on the process of selecting a new place of residence. The significance of the topic studied is justified by the necessity of reflecting residents' needs, requirements and ideas in urban planning. A residential project, *Klidná*, inspired by co-housing and located in the inner city, was chosen. The aim is to find out what led the informants to choose *Klidná*, what alternatives they considered, and what role its specific aspects played in the decision-making process. Deep semi-structured interviews were conducted. The results show that no informant chose *Klidná* because of co-housing. They perceived the common areas, the small scale or the spatial layout as a pleasant bonus. Accessibility, architectural layout and the character of the site can be considered as crucial in the decision-making process. The proximity to the workplace was the deciding factor in favouring *Klidná* over a family house in a suburb.

'What should I do over here if I cannot go over there anymore?' On the scale of neighbourhood and the temporalities of subsidised housing in Vienna

Daniele Karasz

The paper looks at the Monte Laa neighbourhood in the formerly industrial south of Vienna. Between 2001 and 2018, around 2700 dwellings were built in the area, most of them in subsidised estates. The paper is based on interviews I first conducted with residents in 2011 and repeated with the very same people in 2018. I focus on the appropriation and coexistence in the neighbourhood, as well as on the changes since 2011. In this context the paper will discuss one question: Which space do Monte Laa's interviewed residents consider to be 'ours' and which one to be 'theirs' or 'foreign'? I will underline that, in the understanding of many residents, the fast growth of the city and processes of immigration have transformed vast parts of Vienna's south into an imaginary 'foreign area', since 2011. The space perceived as 'ours' has rather shifted to places outside the city, in some cases even outside Austria. In this picture, everyday spaces take the form of trans-local relations between distant places that are considered to be 'ours'. Thereby, Monte Laa is increasingly perceived as standing in opposition to its immediate urban surrounding. This shift will be discussed in relating a spatial analysis to a temporal understanding of the developments. I, thereby, refer to De Biase's⁷ idea of an anthropology of the urban transformation. The paper describes the changing positioning of Monte Laa in the lived space as an interplay of broader conjunctural developments with changing life phases of individual residents.

Space sufficiency for cities

Julia Siedle

Many spaces in existing buildings are only used temporarily, if at all. There are countless children's rooms in housing complexes standing empty, event locations only open in the evening and offices lie idle for an average of two-thirds of the time. While the German population has stopped growing decades ago, building activity has continued unabated. As a result, the average per capita consumption of space has increased gradually but dramatically. This is alarming, particularly from an ecological point of view. Building more compromises the sustainability goals we have committed to as a society, such as the 2015 Paris Agreement on Climate Change. This paper argues that we do not need to build more. Instead, it describes how the use of existing buildings can be densified wherever there is a need for more space. New construction with all its negative impacts can therefore be avoided through social innovation. Based on the investigation of 48 case studies, an array of space sufficiency strategies for cities is identified and evaluated.

Residential satisfaction of households in apartment-house localities of Prague: The role of civic amenities

Otokar Bursa

Residential satisfaction is one of the important elements of people's life satisfaction. It is created by the unique combination of different components, which may include the accessibility and quality of civic amenities in a neighbourhood. Nevertheless, the importance of this factor has been underestimated in the past, and the real connection between residential satisfaction and the presence of civic amenities has not yet been recognised⁸. Therefore, this paper focuses on the qualitative-analytical research of residential satisfaction in two differently served localities in Prague, with the aim to deepen the current knowledge on this issue. The results show that the presence of civic amenities in the neighbourhood has a significant impact on residential satisfaction, which is comparable to the quality of housing and neighbourhood features. However, this relationship is partly influenced by the importance assigned to the presence of services, which varies in particular according to the type of locality (housing estate or suburb) and the position of the household in the life cycle.

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8 Swindell, David and Janet Kelly (2005). Performance Measurement versus City Service Satisfaction: Intra-City Variations in Quality. *Social Science Quarterly* 86(3): 704–723.

public authorities

social inequalities

Actors

'Social residences'

Vulnerable
dispensable,
invisible

welfare

workfare



Individualization

Growth

flexible
capitalism

2019

16. – 20. September

THE SOCIAL DIMENSION OF SOCIAL HOUSING

In 2019, the Summer School had a thematic focus on the social dimension of social housing. The notion of 'social' is dynamic and can be interpreted in different ways, also with regard to housing policy. A relational interpretation refers to interpersonal ties. A normative interpretation refers to social equality, forms of supply or support for disadvantaged groups. In the tradition of Viennese housing policy, the social dimension becomes manifest in the goals of 'social mixing' and 'affordability'.

Today, far-reaching social change is reflected in new family and household forms, a new relationship between housing and work, new mobility concepts, new technologies and other changes that affect living and the importance of housing for making everyday life good and satisfying. It is a core challenge to capture the relevance of this change for the provision of housing and to adjust the system so that it can respond adequately to the new challenges (and avoid unintended effects through inappropriate instruments). The programme of the Summer School sessions 2018 included presenting projects and discussing scientific results, as well as workshops on current challenges in Viennese housing system. Parts of the programme took place in new social housing projects in Vienna. There were three strands of discussion:

- Housing First, affordable housing and the Right to Housing (lead question: How to provide housing for low-income groups?)
- Diversity in Housing Provision (lead question: What is the role for cooperative and experimental housing projects in a social housing strategy?)
- Housing and the course of life (lead question: How to avoid transaction costs for moving related to changing needs and household structures?)

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ABSTRACTS AND PARTICIPANTS

The second-generation family paradigms translated into dwelling scenarios. Can socialist architecture respond to the needs of the new social formations?

Damjan Momirovski

You don't just inherit real estate, but also a way of life. Is this true, or do lifestyles, new technologies, new family units and their characteristics actually alter, modify and determine the space between the walls of the megastructure City Wall created by Kenzo Tange and others in the mid-1960s? This study attempts to find answers to these questions by analysing twenty case studies of the first, the second or third generation of inhabitants of the apartments in the City Wall, their characteristics and how the space in which they live has changed over the years.

Co-creating community gardens on untapped terrain – lessons from a transdisciplinary planning and participation process in the context of municipal housing in Vienna

Rita Mayrhofer

Urban gardening in Vienna (Austria) has gained a new significance in the last ten years. However, although demand is steadily increasing and urban gardening is being marketed in many ways, the vast majority of the urban population still does not have access to gardening and its many benefits.

While community gardening projects in Europe are usually seen as temporary, self-organised bottom-up initiatives on public or abandoned private land, this case study of the *Roda-Roda* pilot project shows that community gardening can develop and persist even when favourable conditions for grassroots community gardens are lacking. The vast green spaces separating residential blocks (*Abstandsgrün*) commonly found in Vienna's municipal housing (*Wiener Gemeindebau*) have a huge spatial potential for gardening, along with a forgotten tradition of self-organisation.

Using an action research approach, this paper describes two principles for a successful implementation strategy under difficult conditions. Starting from a top-down approach, an interdisciplinary project team implemented a spatial and socio-economic framework that provided a stable foundation for participatory community-building. As they 'climbed' the ladder of participation stepwise – from exclusion to decision-making and true self-organisation – gardeners gained knowledge, skills and the self-confidence required to run a garden and create a well-working local community. On a more general level, the paper brings a co-creative planning perspective to the academic discussion on community gardening in Europe and offers a practical approach to making local gardening opportunities accessible to suitable target groups by tapping into unused spatial potential.

Parallel social rent in Egypt: Fighting an authoritarian housing crisis

Yahia Shawkat

The oversupply of inaccessible but otherwise adequate housing makes it clear that the solution to the housing crisis is primarily to facilitate access to this unprecedented surplus of homes, where a significant number of houses enjoys access to utilities as well as to transport and social services. In cases where official policy is slow to respond, there are several sustainable parallel interventions that the civil society can implement in order to provide swift access to affordable housing for low-income households and marginalised groups through rent. After analysing the recent history of mainstream housing policy and lessons learnt from applying it in a liberal-authoritarian context, this paper aims to propose a range of focused, civil society based interventions, that can help alleviate part of the housing burden that millions of Egyptian households are forced to bear.

Exploring housing experiences of African migrants in public housing estates in Melbourne

Sandra Carrasco

Public housing estates in Melbourne have been in the centre of debate due to their precarious conditions and unsafe environments, where crime and drugs lead to social stigmatisation of the most socio-economically vulnerable. The precarious condition of the residents and their controversial environment call into question the suitability of public housing for accommodating people in need. Moreover, it also raises the question of how to avoid further marginalisation of the residents, their families and their community. The heterogeneous image that the public had of public housing residents, has changed with the increase in the number of African residents.

Public housing estates have been the governments basic housing support for migrants and refugees who are economically disadvantaged. Therefore, public housing has been the centre of the integration process for African migrants who have been granted humanitarian migrant status. It is particularly difficult for these groups to adapt to a new lifestyle, and they have to make considerable efforts to preserve their own cultural identity, particularly because they are often regarded as outsiders by the local community and face discrimination and exclusion frequently. Therefore, this study aims to capture the living conditions of African residents of public housing. Documenting their interaction with their physical and social environment will highlight the challenges and the opportunities for creating stronger communities that coexist with the traditions of their home country and the potential contributions to the host country. The preliminary findings of this research will be presented, with an emphasis on their implications for research, policy, and practice.

Affordable housing for extremely poor and marginalised people: A case of *Janta Awas Karyakram* (People's Housing Programme), Nepal

Raju Neupane

This paper explores the Nepali government's initiatives to provide housing for the poorer sections of the most disadvantaged and marginalised communities in the form of a housing programme called *Janta Awas Karyakram* (People's Housing Programme). The Nepalese Constitution enshrines the right to housing as a fundamental right, and recently the Nepalese government enacted the Right to Housing Act 2018 to provide a legal framework for its implementation. Housing policies in Nepal have assigned the government a dual role in housing development; the role of enabler, creating an enabling environment for the private sector in housing development; and the role of facilitator and provider of housing for the most disadvantaged and marginalised groups according to need. To achieve the second goal, the Nepalese government initiated and implemented *Janta Awas Karyakram* in three districts of Nepal in 2010, to ensure access to safe housing for marginalised poor families through the construction of affordable housing. Under the housing programme, around 16 000 *Janta Awas* housing units have been built so far, and another 40 000 housing units are being built throughout Nepal in an owner-built approach. The paper also explores theoretical perspectives of affordable housing and argues that housing programmes like *Janta Awas Karyakram* could have been innovatively designed to meet diverse needs of the targeted groups. Although only basic permanent housing of 30m² is provided under the housing programme, it has been recognised that access to housing for the most disadvantaged and excluded groups not only provides physical shelter, but also contributes to their social well-being and promotes economic growth. Even though government subsidies have played an important role in improving access to housing for the target group, the limited funding for the project and the large number of people on the waiting list suggest that subsidised housing loans may be more sustainable in the long term than a grant-based approach.

In the name of housing: A research paper on affordable housing in Mumbai

Maitri Dore

This paper briefly presents the results of 'In the Name of Housing', research undertaken by Sameep Padora and Associates – Research (sPare), Mumbai, where I worked as an architectural researcher in 2016. The study documents eleven native and contemporary affordable housing cases in Mumbai, with the aim of adding an architectural design dimension to the discourse on housing policy, which rarely considers factors beyond tenure, lease and monetary considerations in the provision of affordable housing. Through this research we found five ways in which architecture can participate in the discourse and create more liveable spaces.



Panel discussion at the City laboratory OPENMarx. Photo: Lena Coufal



Discussion at the City laboratory OPENMarx. Photo: Lena Coufal

'New' strategies of production and access to the popular house in Brazil

Thalles Vichiato Breda

This article aims to raise some hypotheses and questions about the *Programma Minha Casa Minha Vida* and the general context of social policies focused on popular housing in Brazil. The objective is to reflect on the ruptures and continuities regarding the housing policy of social interest through the inflections produced in the impeachment process of the then president Dilma Rousseff (2016). The methodology used is based on the *PMCMV* trajectory analysis (2009-2018) and on new legal instruments recently produced to treat the housing issue. I debate an empirical object – Occupation in Search of a Dream (São Carlos, São Paulo) – where through ethnographic incursions I seek to understand how agents articulate themselves in the face of current political and social changes. The inflections presented here assume a dismantling of the *PMCMV* – Group 1 (social housing) and, on the other hand, the creation of new access and production devices for popular housing.

Socio-spatial dynamics in cooperative housing: A brutalist estate as shared and contested home for a community

Noa Zemer

Since the 1970s, the shift from state-sponsored to market housing has been largely associated with the failure of architectural attempts to produce modern housing that fosters viable communities^{1 2}. Appositely, increasingly neoliberal policies address housing as an economic investment, while stripping housing off its role as the site for community, collectivity, and identity^{3 4}.

Challenging these assumptions, this study focuses on the socio-spatial dynamics of '*Beit Be'eri*', a brutalist cooperative housing estate, built in Tel Aviv in 1965. *Beit Be'eri*, a settlement with 190 housing units that has been managed cooperatively by elected representatives since its opening, is a living example of a lasting, functioning community. What has made *Beit Be'eri* viable compared to other brutalist estates? What can we learn from *Beit Be'eri* to re-consider our designs in the service of fostering community?

Based on archival, ethnographic and architectural field research, this study examines how residents interpret and appropriate a cooperative housing estate. Likewise, it delves into the reciprocal relationship between community and built environment. Relying on the concept of 'agonism', a radical model of democracy, this paper portrays how the cooperative management of the large estate succeeds in shaping and consolidating an active community – built upon frequent every-day struggles, not in spite of them⁵. While fostering a critical view on the notion of community, this study reveals that the brutalist estate provides values of identity and belonging for its residents in the context of a neoliberal housing bubble.

Innovative practices of housing claiming (and development?) through bottom-up initiatives

Carlos Manzano

The paper is a section coming from a research project design, framed in the PhD programme of Urban Studies of the University of Milano-Bicocca, and expected to be soon discussed. The main concern of the project is based on the recognition that access to adequate housing is becoming an increasingly important issue, especially in large urban areas and for the most vulnerable people who, from today's market-oriented perspective, do not have access to regular financing mechanisms for land acquisition. A phenomenon that is exacerbated in deprived urban contexts, where the lack of access to an adequate housing solution is accompanied by the denial of basic rights, which ultimately leads to a type of exclusion that is both spatial and social and consequently requires housing solutions that are based on social action and, in the process, bring about a variety of socio-spatial changes beyond a 'roof'.

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4 Mota, Nelson and Yael Allweil (2019). *The Value of Housing*. FOOTPRINT 13(1): 1–8.

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Learning from the city of the slopes. Housing as a process to reduce socio-spatial segregation in Lima (Peru)

Pablo Muñoz Unceta

Like many other Latin American cities, Lima experienced explosive population growth in the last century. Its population went from six hundred thousand people in 1940, to nearly 9.5 million people today. Former agricultural fields between the coast and the beginning of the Andean mountains were quickly filled with urban settlements. Neither the public sector nor the private housing market provided decent living conditions in the city for all these newcomers. 34% of the city's land was developed informally⁶ and 70% of the houses were self-built to a certain extent. The process of urban development and specifically the control of the space through land ownership generated a segregated city. The urban poor usually accessed low-cost land or housing in areas exposed to high levels of risk, with accessibility problems or lack of basic infrastructure. The current process of urban development, along with a quantitative understanding of housing in politics, continues to reproduce socio-spatial segregation today. Buying a plot of land from land dealers on the steep slopes of the periphery is the primary way for the low-income population to secure a place to live in the city.

This paper has two main goals. First, it tries to understand the relations between housing, urban development and socio-spatial segregation in Lima, paying special attention to the connection (or disconnection) between policy proposals and current urban developments. Secondly, it tries to reflect on how housing policies could benefit from an alternative reading of current urban processes.

Housing first. An innovative approach in homeless services. The cases of Bologna and Chioggia

Valentina Cavedon

As Caterina Cortese clearly explains, homelessness is a complex and multifactorial phenomenon whose causes, paths and processes must be known. 'This condition is the result of a degenerative combination of exclusive and expulsive processes that, starting from a single event, can turn on a process of accumulation of difficulties, impossibility, incapacity, insecurity that sometimes, unexpectedly, it puts you on the edge'⁷.

Homeless people are not part of a separate population group. The line between those who have a home and those who do not have one is in fact very thin. Generally, the paths that lead a person into such a situation are not so linear and even less uniform. Individuals or families living in conditions of severe marginalisation may not have much in common except for the fact that they are extremely vulnerable, have no home of their own and have low incomes. The causes of homelessness reflect an intricate interaction between structural factors, system failures and personal circumstances. Homelessness is usually the result of many factors rather than single causes⁸. Homelessness is the intersection of housing exclusion, extreme poverty and social distress.

Towards a new definition of social housing in Morocco

Rim Afa

The issue of social housing has always been stigmatised in Morocco. The country has reached a critical situation where short-term solutions proliferate but are unable to meet the high demand for social housing. Despite many social housing projects, the state also fails to eliminate slums and informal urban structures and provide adequate housing for the residents. *Quartier M'hamid* in Marrakech represents a good example of the current failed projects and illustrates all the social, urban and architectural dysfunctions that can be caused by today's social housing vision. In the absence of a significant contemporary project that considers the values and worldview of Moroccan society, this paper chooses to present an overview of three social housing projects from the past. These projects tried to think outside the box in their decade and achieve a new definition of social housing. Their main different concepts are contrasted with the *Quartier M'hamid* to show its deficits in the social environment. The paper also tries to draft key-elements that may define 'social' in the current decade and in the Moroccan context, which could be a basis to rethink future social housing projects.

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Excursion to Neu Leopoldau. Photo: Noa Zemer



Discussion at the City laboratory OPENMarx.
Photo: Lena Coufal



Working at OPENMarx. Photo: Lena Coufal



Working at OPENMarx. Photo: Lena Coufal

Informality and affordability

Aysegul Can

The transformation of the global economy since the 1970s, the reduction of social benefits and deregulation in the Global North have led to a decaying and inefficient stock of affordable housing. In the Global South, the need to catch up economically with the Global North has led to a lack of sustainable affordable housing policies. Social and affordable housing policies have been either non-existent or very inefficient in the Global South. The aim of this short paper is to start a discussion (and contribute to the existing ones) on how the social dynamics of informal settlements may provide new approaches for affordable housing provision in the Global North and South. Despite their illegal status and their classification as urban blight, informal settlements frequently demonstrate collaborative planning and development processes that depend on the social connections and relationships between the squatter households.

Social or affordable? Following the line of the various concepts of housing affordability in European literature and policies

Marco Peverini

In many countries all over Europe, social and affordable housing is entering the political agenda and seeking for new practical solutions. While the previous models of providing social housing through large-scale state-funded projects do not seem to be politically sustainable, new entrepreneurial actors are taking on an increasingly important role in the development of the social housing stock, promoting innovative housing solutions that pretend to be 'social' and 'affordable'. However, while studies focus on the evolution and growing complexity of housing demand and on new forms of collaborative living, there is only little analysis of their actual affordability compared to the local incomes and housing market. The paper aims at giving an overview of the various concepts of housing affordability as a tool to investigate these emerging practices and to frame the actions of the new entrepreneurial actors in the realm of public action and housing policies.

The 'Cities Without Slums' programme and the 'right to housing': the case of *El Kora* (Rabat, Morocco)

Imane Ibiri

In 2003, in a political context enhancing fight against poverty, the 'Cities Without Slums' programme was materialising as other strategies, public and political main concerns of the country. *El Kora* project is the first rehousing project launched in 2004. However, despite the positive appearance, many obstacles have led to delays, mainly due to recurring disagreements between the population and stakeholders. Local policy and governance modes, as well as the interaction of the population have consequently had an impact on this new social housing neighbourhood.

In fact, project proceedings have revealed many significant shortcomings so far. This has led to the creation of a distance between the public discourse⁹ on the 'right to housing', its prerogatives and its practical implementation.

Making sense of social living – knowledge practices of co-housing groups in Vienna

Andrea Schikowitz

Current demographic and social changes are challenging the organisation of housing and living in Vienna. In response, self-initiated co-housing groups (*Baugruppen*) are becoming increasingly popular. Within co-housing, different understandings of the social are explicitly and implicitly negotiated and different ways of creating social living and housing are being experimented with. Knowledge practices play a crucial role in making sense of and realising new forms of social living. In this sense, knowledge practices have social, political and material effects –they enable certain actions and measures and hide others. Against this backdrop, I investigate how different co-housing groups make sense of social living. I ask which knowledge practices they apply and what possibilities and constraints come along with them.

9 Zaki, Lamia (2006). L'action publique au bidonville : l'état entre gestion par le manque, 'éradication' des kariens et accompagnement social des habitants. L'Année du Maghreb (Vol.2): 303–320.



Presentation at the City laboratory OPENMarx.
Photo: Lena Coufal



heavy rain

heat

science

local

communities

processes

resources

care

adaptation

strategies

mitigation

bottom up

IBA RESEARCHLAB

2020

7. – 8. September

CLIMATE ADAPTION AND MITIGATION IN SOCIAL HOUSING

Local and bottom-up perspectives

In 2020, the Summer School thematically focussed on climate adaptation and mitigation in social housing. Global warming and climate change bring about dramatic challenges for social housing. The function of housing and housing environments as shelter against heat, rain and storm receives new attention, even in regions that have for long not been prone to adverse weather conditions. Urban design strategies rediscover the values of shadow and water for healthy living conditions.

In this context, the IBA ResearchLab invited contributions that look at local, formal and informal solutions to climate adaptation and mitigation in social housing. The focus was set on small scale approaches by individual dwellers or local communities to adjust to extreme weather and climate conditions. The IBA ResearchLab 2020 explored how prospective social housing can learn from these experiences and invited historical, current and forward-looking contributions from social sciences, planning, architecture, and also in relation to concrete housing projects, and to bring these into the discussion of the IBA Wien 2022. The interactive format of the IBA ResearchLab included in addition to presentations and discussions of current international research projects, also participants' engagement with local stakeholders in Social Housing to explore new approaches to climate adaptation.

For the Summer School in 2020, the IBA ResearchLab invited:

- Studies on formal and informal climate adaptation and mitigation practices in social housing,
- studies on the impact of extreme weather conditions on everyday life and housing,
- historical studies on housing in extreme climate conditions, and
- case studies on current good practice examples of 'bottom up' initiatives to climate adaptation and mitigation in social housing.

2020.iba-researchlab.at

ABSTRACTS AND PARTICIPANTS

Usina – Work centre for a Habitable Environment, São Paulo (Brazil)

Usina Kužvartová

In São Paulo (Brazil), there is a long history of so called technical auxiliary groups which help the poor to obtain dignified social housing. Engaged architects work with these groups using participatory strategies to make design and design process understandable for laymen, to empower communities and to support their self-management. 'Usina – Work Centre for a Habitable Environment' is one of these groups, founded back in 1990.

Adaptation to climate change in the post-socialist urban environment: Strategies, risks, good practices (Prague case studies)

Václav Orcígr

The increasingly visible signs of climate change and the pressure of the climate movement are leading to initial results at the level of local governments. First, Czech municipalities and cities have declared a climate emergency. After a long period of silence, the issue is beginning to gain relevance in the political debate. In addition to radically reducing carbon and other emissions (mitigation) that cause planetary warming, adaptation of human settlements is also needed to overcome the climate crisis. Cities and regions are now adopting strategic documents to fight the changing climate and should translate these into binding legal frameworks and concrete spatial measures. Adaptation programmes have become an essential part of grant programmes implemented by both municipalities and individuals. These are typically diverse solutions of blue and green infrastructures or the preventive protection of endangered greenery, that are under investment pressure from development.

This article presents different case studies from the Czech capital Prague, showing problematic areas, minor adaptation solutions and the struggle of citizens to preserve insulating greenery and leisure areas in one of Prague's largest housing estates. At the level of specific local government representatives and active citizens, the studies examine concrete measures and map the situation in the area. They also qualitatively look at the motivations and the discourse around the issue where the understanding of a place as home collides with the understanding of a place as a real estate commodity. In contrast to the efforts and practices of the climate movement in the fight against (not only) the fossil industry, adaptation has in some ways become a part of environmental gentrification. Nevertheless, it has an important function for the community and can be a motivation to spend active leisure time together. The issue of social housing is very specific in the Czech context. Like other post-socialist economies, we are burdened with a series of bad decisions from the past, such as the privatisation of almost the entire social housing stock. A number of such decisions have resulted in the de facto absence of social housing in the Czech Republic in 2020 (with the exception of a few bottom-up projects).

In the introduction, the article presents the basic principles of Prague's adaptation strategy and the possibilities (and difficulties) of translating them into binding regulations. In addition to the case studies realised in 2019 and 2020, and published in an inspirational brochure for both the municipalities and the public, the contribution also presents current on-site activities realised by the Arnika Association — the 'urban walks' focused on high-risk places, heat islands, and examples of good and bad practices. This contribution will present the adaptation of Prague as a complex problem influenced by political decision-making, private interests as well as local neighbourhood activities.

Integration of green infrastructure in social housing and informal settlements upgrading: Bottom-up participatory revitalisation strategies in Indonesia

Raul Marino

Cities and their communities are complex and dynamic systems that constantly evolve under the burden of population, climatic and societal change¹. Water is central to urban health: the access to clean water, preventing diseases from wastewater, and dealing with the challenges of storms and flooding, which increased due to climate change². The Australia-Indonesia Centre's Urban Water Cluster³ supports the transition to cities in which the water cycle is managed to protect and enhance the health of waterways, mitigate flood risk and create public spaces where water is captured, purified and reused. Integrated water management will support biodiversity, public green spaces, healthy waterways, connected communities and sustainable social housing. Ultimately, our goal is to promote cities that integrate water-sensitive planning and design to create connected, resilient, and liveable communities.

The project explores socio-institutional, infrastructural adaptations and green infrastructure pathways towards a water-sensitive future and applied this knowledge to four social housing neighbourhoods in Bogor (Indonesia): Pulo Geulis, Griya Katulampa, Cibinong and Sentul City. This paper describes the cluster's revitalisation plan for one of these neighbourhoods, Pulo Geulis, a mixed area of social housing and informal settlement located in the middle of the Ciliwung River catchment area. The community of Pulo Geulis experiences significant environmental problems related to water management and sanitation, but also demonstrates great potential to become a more water-sensitive community through the adoption of WSUD (Water Sensitive Urban Design). In cooperation and consultation with the residents of Pulo Geulis, a comprehensive roadmap for revitalisation was developed and is presented in this paper. The roadmap for the revitalisation of the Pulo Geulis community and its physical environment was developed together with members of the community, local and international academics and government stakeholders, to provide a clear strategy for the leapfrogging of Pulo Geulis to a more water-sensitive community, that increases its resilience to the risks associated with climate change. The aim of this project is to transform the community and its environment in order to reduce the environmental impact, promote the local economy, integrate social housing and informal areas into the urban structure, and transition to a more water-friendly Bogor.

Towards socio-ecological inclusion. Scaling up housing innovation in Vienna

Michael Friesenecker

Although research on environmental justice increasingly focuses on the unequal access to positive environmental factors, the unequal distribution of environmental benefits still needs a lot of attention. Housing that provides good environmental standards and enhances local conditions for ecological innovation, while promoting housing affordability and limiting segregation should be a priority. Yet, the debate on this issue remains underdeveloped in both the academic literature and in the political debate on housing solutions. To fill this gap, this paper explores the socio-spatial implications of two ecologically innovative housing projects in Vienna. The Austrian capital is an interesting case study to understand how the local dimension of everyday climate-friendly modes of living as well as mitigation/adaptation practices of tenants are influenced by planning practices and decisions. Recently, a wide range of social housing projects have experimented with new solutions for urban sustainability by promoting bottom-up initiatives and introducing ecological innovations into the social housing stock. A qualitative comparison identifies possible socio-ecological practices that are able to combine urban justice and ecological innovation, while the study confirms that some innovative housing solutions bring limited distributional benefits in terms of environmental and social justice. Nonetheless, the case study of Vienna, as a peculiar example of housing policy in the Western European framework, illustrates the possibility of scaling up alternative approaches to housing production and enhancing our understanding of how socio-spatial justice and environmental justice can be intertwined.

1 UN-HABITAT (2016). State of the World Cities Report: Bridging the Urban Divide. Nairobi: UN Habitat Publications.

2 IPCC (2018). Global Warming of 1.5°C. An IPCC Special Report on the Impacts of Global Warming of 1.5° above Pre-Industrial Levels and Related Global Greenhouse Gas Emission Pathways, in the Context of Strengthening the Global Response to the Threat of Climate Change, Sustainable Development, and Efforts to Eradicate Poverty [V. Masson-Delmotte, P. Zhai, H. O. Pörtner, D. Roberts, J. Skea, P.R. Shukla, A. Pirani, W.Moufouma-Okia, C. Péan, R. Pidcock, S. Connors, J. B. R. Matthews, Y. Chen, X. Zhou, M. I. Gomis, E. Lonnoy, T. Maycock, M. Tignor, T. Waterfield (eds.)]. Cambridge, UK and New York: Cambridge University Press, 3-24. doi:10.1017/9781009157940.001.

3 AIC UWC (2018). Urban Water Research Reports. Internet: <https://australiaindonesiacentre.org/research-area/urban-water-research-2014-2018/>

More (Rome) collective living

Vasiliki Fragkaki

As architecture is also a social science, it has to propose and develop solutions for the ever-changing human needs. By providing new forms, orders and shapes of space, architecture aims to embrace simple or complex human activities, as well as offer further possibilities of spatial experience and interaction. As a result of the current social, economic and environmental changes, architecture is more and more obliged to act within a global framework. Contemporary lifestyles tend to become more urbanised as the global population is concentrated in urban centres and metropolises. Therefore, new ways of living and housing are emerging in search of improving city life, which in many cases has become hectic. At the same time, climate change has become increasingly evident and real, affecting cities and urban centres. For this reason, there is a call for more environmentally friendly and climate-adapted design to create resilient spaces. Regarding the architectural intervention, a new co-living project is designed as a residential mixed-use complex, in the centre of Rome. The idea is to facilitate affordable and adjustable living opportunities of short, mid-term and even long-term duration, along with alternative concepts of living that respect the environment. In particular, a model of communal living is introduced that combines private living units with shared services and spaces, such as laundry, co-working spaces etc. in order to reduce living costs and energy consumption while increasing opportunities of real social contact and support within a community. Translating needs into space stands for the methodological narrative. Consequently, an adaptive and sustainable solution is designed that acknowledges the wider compositional urban context.

ACT COOL

initiatives against climate change in Vienna

IBA film project Summer School 2020. To see the films go to <https://2020.iba-researchlab.at/film/>



Initiative Zukunftshof: IBA film project Summer School 2020.

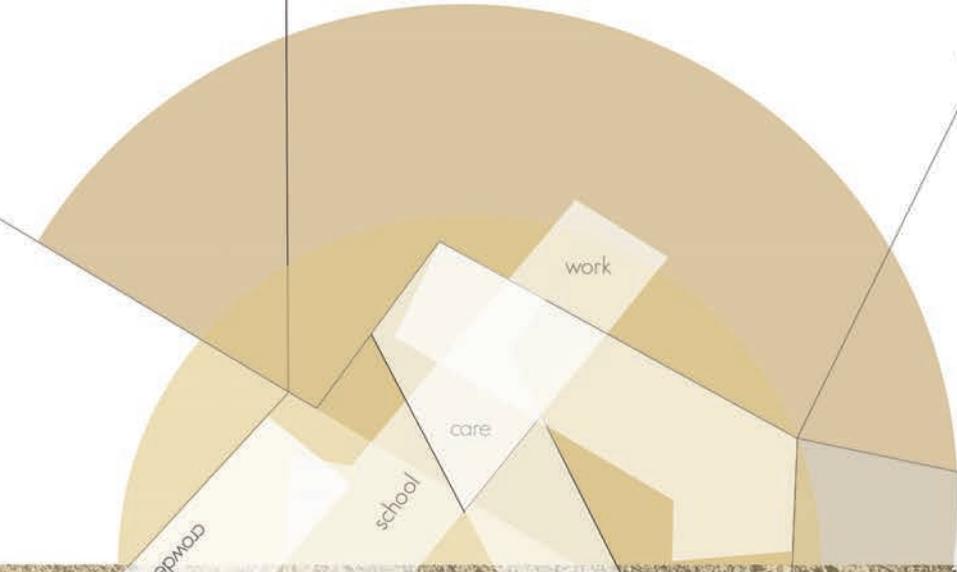


Initiative Treecycle: IBA film project Summer School 2020.

self-organizing structures

adaptation strategies

solidarity initiatives



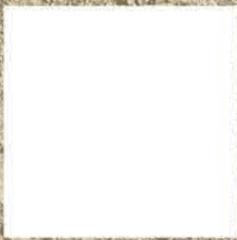
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IBA RESEARCHLAB

2021

13. – 17. September

POSTPANDEMIC SOCIAL HOUSING

Managing hybridity at home and in the city

In 2021, the Summer School turned to the far-reaching functional changes and challenges that appeared or exacerbated during the Covid-19 pandemic and changed, at least temporarily, the character and meaning of 'home': from a simple domicile with specific functions (recreation, intimacy) to a space in which residents had to isolate themselves be it alone, or in family or other living arrangements. For many, their home had turned into a setting that abruptly had to meet various needs at once, including workplace and learning environment, childcare and further care duties. Regardless of extremely different urban, social and cultural contexts, the experience of confinement, the need to stay at home and manage basically all aspects of the everyday at one place proved a massive stress test for individuals and households all over the world. It also raised questions for post pandemic architecture and urban design.

In this context, the Summer School invited to discuss the housing problems and consequences of the pandemic. A main focus was on a reappraisal of the concepts of 'home' and 'household': Is an appropriate response to strive for designs that manage to cater all these functions in one dwelling? Or is there rather a need to defend the home against these demands? What does it do to individuals and households when they have to balance work, school and care within their home? How can people best be supported and relieved from pressures and frictions that arise in dense and crowded spaces?

In a week of exchange and collaboration, we looked for responses to these questions. For this, the ResearchLab Summer School 2020 invited studies on hybridity and boundary management in social housing, on the (historic) relation between (social) housing and (paid and unpaid) work, on home and community care arrangements, and on architecture and design related to hybridity in (social) housing.

2021.iba-researchlab.at

ABSTRACTS AND PARTICIPANTS

European perspectives on the creation of affordable housing through transformation and adaptive reuse of commercial real estate

Alessandro Gess

How can adaptive reuse through architectural and urban transformation of commercial real estate favour the creation of affordable housing in existing urban neighbourhoods? The paper attempts to juxtapose, confront and analyse a selection of architectural projects, case studies, policies and initiatives across Europe, that offer relevant perspectives on how the transformation of commercial real estate can contribute to challenge market mechanisms at play and uncover new opportunities for the creation of affordable housing. The analysis of this question on a European scale outlines the impact of policymaking and governance in different countries and illustrate the divergent paths taken by policymakers to accelerate the creation of affordable housing.

As the *'Wiener Wohnbaupolitik'* has demonstrated throughout the last century, urban planning and the construction of affordable housing is a political responsibility, that requires both bold ambitions and clear actions. Transformation and adaptive reuse are not simply an architectural or technical endeavour, but require a transdisciplinary approach, capable to question notions of legislation, regulations and economic feasibility. In a context where the housing shortage is concomitant to the vacancy of millions of square metres of office space, how can the multiplicity of actors involved in the construction of the city combine their efforts to impulse the transformation of these vacant buildings?

Overcrowded housing facing the pandemic-study the impact of the confinement on households in Paris

Melissa Kosseifi

The pandemic revealed many impacts on the housing sector that were particularly harsh. During these difficult times, people had to spend more time at home. Those living configurations — outside 'ordinary housing' — are exposed to many problems; they feature questions of spatiality and functionalities of the space.

This paper seeks to highlight the fundamental issue of housing during the crisis; the attention is specifically narrowed to the lockdown's revelation and the overcrowded housing conditions. More broadly, an evaluation and a comparison of the spatial household resources and the internal organisation of spaces is seen as a sign to explore the evolution of their needs.

Based on a case study on the overcrowded housing conditions in France, a longitudinal qualitative, as well as a socio-anthropological analysis are being conducted to emphasise the experience of confinement, the struggle to manage spaces and the adaptation of the households to their new environment such as 'tele-working from home'. Some results revealed that the lack of space in a house under such conditions is an important factor contributing to social and spatial disparities.

Emancipating women-headed households from the domestic sphere. Learnings and challenges from collaborative housing experiences in Madrid and Barcelona

Marina Comojo Soto

In the face of the global housing crisis, female-headed households are among the most affected collectives. In order to address their housing needs, providing solutions in line with the ethics of care is of great importance. In this framework, Europe has seen the re-emergence of collaborative forms of housing. By prioritising reproduction over production, collaborative housing entails groundbreaking socio-spatial dynamics that encourage mutual support among residents. However, there remains a gap between the re-emergence of these forms of housing in Spain and their potential to emancipate women-headed households from the

domestic sphere. This research seeks to learn about this issue through the exploration of the collaborative housing experiences 'Las Carolinas' in Madrid and 'La Borda' in Barcelona. The research is focused on how these case studies can meet the socio-spatial needs of women heads of households and their families. Although the results have shown that collaborative housing holds considerable potential for improving the everyday lives of female-headed households, there are challenges to overcome in order to fully meet the socio-spatial housing needs of this collective. In shedding new light on the little recognised impact that housing environments have on women's emancipation from the domestic sphere, this work attempts to enable urban planners, architects, or other actors involved in the field of housing provision, to better create and promote dwellings in line with the ethics of care.

Pandemic, lockdown and reimagining a physical space in the informal housing market of Mumbai

Rahul Bhandare

This paper focuses on the current state of an informal housing settlement in the city of Mumbai. In this global pandemic, the city of Mumbai has come full circle after a century. In India, lockdown is currently executed as the only effective strategy to curb the pandemic. Through this paper, I am trying to show what a lockdown during the pandemic looks like for an occupant of informal housing in Mumbai. Even today, many houses of the informal housing have no toilets inside the houses. According to one of the reports of Tata Institute of Social Sciences, Mumbai, one of the worst wards of Mumbai is M east ward. This particular ward has one toilet for 190 people. This increases the likelihood that they will come into contact with an infected person while waiting in the queue. Therefore, even the strictest lockdown could be futile in this context.

Even today, not every house in the informal housing settlements has a water tap inside the home. They have to share a water tap. Some slums don't even have access to such common water taps installed in their slums. They have to buy the water on the black market. This increases their chances to use even less water to maintain a hygiene. Hence, again this lack of access to water increases the risk of an Covid-19 infection.

One of the important realisations during the lockdown was that there is a need to stock up on food and grocery items. One of the challenges faced by many households of informal housing during the lockdown is that there is no storage available inside their houses. The second problem many of them faced was rats. One of the reports observed in 2012 that there were around 88 million rats in Mumbai. Since most of the houses in the informal housing settlements are made up of otiose materials like tin, mats or plastic sheeting, it is easy for rats to enter these houses. Thus, while some were able to stock up on food, they were not able to protect it from rats entering their homes.

Another challenge the occupants of the informal housing settlement face is the lack of space for everybody to sleep inside the houses. Hence many men from informal housing settlements sleep outside. Therefore, during lockdown everybody is forced to sleep inside houses, even though the space within houses is insufficient. Since there is no space or facility available inside the houses of informal housing to quarantine patients, they have to be sent either to hospitals or to quarantine centres, which increases the burden on the public health care system and increases the risk of a collapse of the entire public health system.

Affordability in social housing is not enough anymore – flexibility counts!

Rivka Geron Schild

Two main variables shaped the structure of the household during the Covid-19 pandemic in 2020 and 2021, depending on the work profile and the number of people in a household: first, the shared task and duties in the household (we call them 'activities') and second, the need to optimise space inside (and outside) the home (we call it 'space organisation'). A healthy stay and productivity became only possible when the necessary combination of aforementioned 'activities' and 'space' were realisable, given the constraint of the variable 'time'. Another major constraint was 'fairness': it goes without saying that the pandemic has been (and still is) unjust to a significant part of the population: for those who had to be physically present at work (i.e. workmen, doctors, artists, tourism workers etc.) as well as for women and children, especially in conservative societies.

'Flexibility' and 'ease of adaptation' in these circumstances are keywords that have shaped our daily lives during the pandemic and are crucial key elements that we should take in consideration for the future of the housing design as well. Co-housing models, which have been implemented in Vienna for some time now, offer a rich variety of sharing options, such as sharing common household duties and spaces. And now with our experiences on space configuration according to duties, even the definition/scale of a 'household' becomes arguable. Should we talk about a larger group of residents who share a bigger unit where common goals of the daily life exist? Could it be more time-efficient to draw the boundary of isolation not around the core family, but around a community?



Round of reflection in a courtyard of municipal housing. Photo: Lena Coufal



Excursion to Kempelenpark with Irmgard Hubauer. Photo: Lena Coufal

The findings after the pandemic are valuable and should be evaluated to create living spaces that facilitate production, not only for low-income groups, but for all who have the ambition to be part of a producing community and who need such an environment. The research also aims to provide spatial flexibility in the living unit as well as the flexibility in the working unit. Working and housing will be supporting each other in their sustainability.

Impacts of Covid-19 lockdown restrictions on housing and public space use and adaptation: Urban proximity, public health, and vulnerability in three Latin American cities

Raul Marino

This chapter presents the results of an investigation on the lack of access to public space and social interactions in three Latin American cities by using literature review, location data and online survey (quantitative and qualitative information) from household members on how these restrictions affected their daily life and their relationship with the community and the use of public space.

Focusing on Bogota, Quito, and Mexico DF (n = 650), geospatial tools are used to correlate the survey's respondents' answers with official Covid-19 reports from the governments. The results show the correlation between the number of contagions by zones and users' behavioural shifts in terms of housing and public space use and adaptation. This could support the efforts of communities and decision-makers to improve public health standards, reduce vulnerability to Covid-19, improve resilience and enhance urban proximity to essential services and public spaces.

Slum rehabilitation scheme in Mumbai: A regenerative terrain for pandemics

Saloni Parekh

The research investigates how non-economic factors of the built environment affected residents and their well-being in housing built under the Slum Rehabilitation Scheme (SRS) during the Covid-19 lockdown in Mumbai. The SRS is a policy mechanism through which slum residents living in informal conditions are provided with formal housing in the city. The qualitative study addresses two key questions: first 'What were the built-environment impacts on SRS occupants during the lockdown?', and second 'How did the occupants and their community attempt to mitigate them?'

It unravels the characteristic aspects of the home, neighbourhood and community that were inadequate and intensified the experience of spatial confinement. Participants discussed congested domesticity, increased energy consumption, restricted access to the outdoors, a fragmented community, self-medication and undemocratic containment. Residents described their adaptations and coping mechanisms through urban flight, indoor appropriations, new vocations and collective living. Much of the contemporary discourse has focussed on the multi-dimensional impact of the pandemic on the slums. However, by focussing on rehabilitation housing, the present study aims to expose the vulnerabilities perpetuated by formal housing and provide new considerations for the policy through the theoretical framework of collective living.

The impact of Covid-19 in the residual Greek welfare state. Combating strategies and opportunities. The case study of Brusoula (Ioannina, Greece)

Eleftheria Panagiotou

This thesis explores the impact of the Covid-19 in social housing in Greece, as well as the strategies, that have been used to combat the spread of the virus. It also discusses whether this health crisis is creating new opportunities or deteriorating the existing unfavourable situation. Based on an in-depth case study of the *Brusoula* social housing estate in the city of Ioannina, the thesis further provides reflections on how social housing in Greece could be rediscovered as a strategy for providing healthier and more adequate social housing.

Building communities and neighbourhoods in postpandemic social housing in Vienna

Sophie Angerhöfer, Julia Jesella

As social process designers in social housing in Vienna, our interest in this paper is which self-organising structures of residents have proven effective during the pandemic, what new spaces of possibility have emerged in terms of community activities, communication, organisation, and types of resources, and where urgent action is needed in postpandemic social housing.



Discussion at TUtheSky. Photo: L. Schedl



Julia Girardi-Hoog at TUtheSky. Photo: L. Schedl



Simon Güntner at TUtheSky. Photo: L. Schedl



Keynote and discussion at TUtheSky. Photo: L. Schedl

Promoting local networks of relation and cooperation in socially mixed housing initiatives in Milan and Turin

Maria Chiara Cela

In most Western European countries, social mix policies have traditionally been implemented for various different purposes, ranging from tackling the negative effects of spatial segregation of poor population groups to prompting social cohesion and social capital in deprived neighbourhoods. Many international studies have already shown the side effects and problems of these policy orientations. Despite that, policy-makers' expectations of social mix policies remain high.

Since the 2000s, a new social mix framework has emerged in which the allocation of housing to active and resourceful tenants is supposed to promote social interaction. Drawing on the qualitative study of two youth social mixing initiatives in Milan and Turin, this paper focuses on how the policy expectations unfold in the daily practices of social interaction between the young residents and their neighbours in public housing. They recall the experimental laboratory for the practice of cooperation described by Sennett¹. Such kind of cooperation requires specific social skills. I argue that public interventions to promote equality and enhance collective agency are needed to address the new risks of exclusion associated with welfare arrangements based on activation and self-responsibility.

Requirements on postpandemic social housing's open spaces

Mirjam Stocker

The Covid-19 pandemic has highlighted the importance of open spaces in urban areas. This study investigates the open spaces of a social housing complex in Vienna (Austria), which consists of modular wooden buildings planned to be on-site for ten years, comprising the possibility to be set up somewhere else. By analysing the built and open space structures and their usage, assumptions could be made about the impact of the open spaces on the everyday life of the residents and the surrounding area.

Although the communal open spaces on the plot are generously dimensioned, they are relatively little used by the residents. The lack of affiliation and inhibited diversity of uses restrains residents from using them. The assessment further shows that the provision of usable private open space expands the resident's freedom of action. The quality of open spaces in the residential environment is of crucial importance, especially for users with limited time or economic resources. They expand the apartment's area by offering outdoor spaces for domestic activities, care work, playing, etc.

Social sustainability in postpandemic social housing — managing hybrid expectations in new built cooperative housing

Mark Scherner

The particular interest of this paper is a cooperative housing project in the Viennese district of Favoriten, which was erected in the context of a housing developers' competition organised by Vienna's housing fund *Wohnfonds Wien* in 2014. As part of the application process for such competitions, project concepts are not only sought that consider a high degree of architectural design, economic and ecological sustainability, but also, since 2009, social sustainability. The concepts for housing developers' competition are formulated by cooperatives themselves, by architects, landscape planners, and community building experts. The latter are to plan the living together in the future neighbourhood. This paper is the result of my professional experience as a member of a research institute that implements social sustainability through community building. Building on a large body of empirical data and theoretical hypotheses drawn from cultural theory, this paper will focus on hybrid shifts in residential residential communities' expectations of social sustainability during the Covid-19 pandemic — and the future challenges conceptualising and managing them.

Empowerment and integration in Italian public social housing policies

Elisa Zordan

This paper is a collection of data, impressions and suggestions that can serve as a starting point for research on this topic. Its general aim is to understand what empowerment and social integration mean with regard to people in social and economic difficulties (especially with migrant background), and what kind of approach Italian authorities take to promote empowerment and social integration in public social housing policies.

1 Sennett, Richard (2012). *Together. The Rituals, Pleasures and Politics of Cooperation*. New Heaven and London: Yale University Press.

On the other hand, the strategies adopted (e.g. training of professionals and governance networks boosting) and their medium and long-term implications will be questioned, with a special focus on policies of the 'Next to me' project, led by the Municipality of Padua (Italy) and financed by the AMIF fund.

Social mixing and design of physical space in cooperative housing. A tale of two innovative projects – *Zwicky Sud* and *WagnisArt*

Yuliia Zalomaikina

Spatial design is an essential feature for promoting social mixing, however, the particular characteristics that describe and analyse physical spaces in their social context are largely overlooked in most studies on social mixing. Recent cooperative housing projects, where the spatial dimension plays an important role in addressing social diversity, are producing new experiences in implementing social mix policies that are still being tested and are at an early stage of investigation. This research explores planning and design solutions implemented in cooperative housing projects with respect to their capacity to promote social mixing across various scales.

In view of a direct bearing on the resident's compositions and interactions between residents, typologies such as (1) spatial configuration of the site, (2) facilities and services, (3) outside and inside spaces of encounter, (4) dwelling diversity, and (5) design elements are considered in the complex in order to provide rounded, detailed illustrations of the relation between social mixing and features of the physical design.

To study the relationship between spatial and social aspects of the implementation of social mix, a combination of qualitative research methods was applied — comparative case studies, desktop analysis, interviews, and on-site visits. Two cases — *Zwicky Sud* in Switzerland and *WagnisArt* in Germany — were chosen due to their explicit intentions to foster social mixing through planning and design, considering a range of similarities between projects that allow comparability, and for accessibility reasons. One approach taken up by this thesis provides insights into resident's experiences living in mixed communities by relating them to the spatial setups of the area. On-site observations aided to cross-check the information obtained from the interviews. The findings of the research were then categorised and arranged according to key topics that emerged from the data collection process. The research was conducted between March and August 2020 and presents the results of the qualitative study supplemented by photos and diagrams as illustrative material giving further context and meaning to how residents deploy present multiple facilities and shared spaces available to local communities in the context of a pandemic.

The main conclusions outline the influence of spatial design on the coexistence and interactivity between residents from different backgrounds through the prism of different spatial situations. With two cooperative housing projects in question, this study gives a perspective on how the design of physical spaces directly and indirectly affects the pattern of social interaction between residents and how the communal spaces are perceived, used and adapted according to the resident's wishes or needs. The results indicate, that when bringing such a diverse population to the projects, it is important to constitute the complex structure that, on the one hand, stages together core housing needs and brings people together, and, on the other hand, is flexible enough to allow for adjustments to the residents changing needs in the long run.

The access to affordable, high-quality housing opportunities for a broader range of income groups is the ground for creating socially mixed residential areas and can be achieved through employing a combination of a comprehensive spatial framework and organisational measures. To add to that, the diversity of offers in terms of uses, spaces for meetings and dwelling typologies caters to the diversified needs of socially mixed communities, partially serving as a motivating factor for residents when choosing where to live. In addition, the research findings present empirical evidence of an association between the adopted dwelling typologies and the composition of residents. Furthermore, the spatial organisation of housing developments tends to affect the interactivity between residents.

Given the common practice of introducing a wide variety of public facilities and services on the ground floor of cooperative housing projects, it is important to consider the difficult choices involved in meeting operational requirements in relation to the different uses in order to make well-informed design decisions. The resident-based initiative in cooperative housing projects allows for diversification of uses and activities available within the project; hence, it is beneficial to assure outdoor and indoor spaces indifferent shapes and configurations that can be equipped according to tenants' wishes. During the design phase, it is vital to consider the impact of additional communal premises on the affordability of the housing and the efforts that follow, as the community would be likely engaged in the maintenance of these spaces in the long run. At the same time, the active initiative of the residents to create opportunities to come together nurtures an environment with scope for exchange between residents from different backgrounds and make use of the common facilities.

Social cohesion or social distancing? Lessons learnt from two case studies of communal-housing settings in Zurich, Switzerland during the Covid-19 crisis

Maryam Khatibi

The essay examines the socio-spatial interactions and adaptation strategies of two communal housing settings during the Covid-19 crisis. The hybrid spaces of a cluster-house concept apartment in the *mehr als wohnen* project and the hall-dwelling concept apartment in the *Zollhaus* project in Zurich (Switzerland) are examined through a transdisciplinary research approach, using semi-structured interviews conducted as storytelling in housing, an online gaming metaphor method and survey, site investigations and observations coupled with a relevant literature review.

The value and originality of the research is twofold: in developing participatory research methodologies in housing and in the recommendations for the design of post Covid-19 apartments and housing, which are based on lived-experiences of the inhabitants of these communal housing spaces. The study aims to contribute to the advancement of knowledge in the housing sector in general, and in the field of collaborative housing research in particular. Acknowledged by the fact that the repurposing of residential spaces for living and working has taken place in all housing settings and typologies during the Covid-19 confinement, the focus of this study was not on private residential spaces redefined and managed by one person or a family, but on collective living spaces ruled by a community, where opportunities of interaction are spatially facilitated. The results of the study highlight that the communal habitation that is planted by residents of the studied cluster co-housing community and hall co-housing community, can be considered as urban laboratories that have the potential to sustain the social cohesion and to promote the spatial resilience of the housing practice, not only in normal times, but also in times of a crisis. The socio-spatial value of collective housing spaces, which is an antidote to the pandemic's privatisation, separation and isolation, is supported by the renegotiations for the usage of collective spaces by their residential communities. The spatial rearrangement and accessibility in shared living settings, which have been enabled through constant participatory negotiations in times of a crisis, reveal the spatial adequacies and inadequacies, as a testing ground for future adaptations in sustainable apartment housing types and models.

cooperative
models

circular
economy



public housing

incremental
production

funding
schemes

housing
market



2022 12. – 16. September

SOCIAL HOUSING PRODUCTION

Economic foundations of building and dwelling

In 2022, the Summer School turned to a transdisciplinary perspective on housing production in relation to the economic foundations of building and dwelling. Against the background of an increasing financialization of housing and many facets of everyday life, it provided a space to discuss in which way the social housing sector is affected. What are the economic foundations of social housing? How are these changing in relation to new forms of regulation and funding? Are housing cooperatives and public housing 'safe havens' sheltered from market forces? How is the relation between social housing and other segments on the housing market evolving? The Summer School aimed for an inter- and transdisciplinary discussion on the economic foundations of social housing.

The themes discussed were:

- economic and organisational models of social housing provision and the changing interplay of financial, political, societal actors (cooperative models, partnerships, CSOs, self-build/incremental housing etc.);
- economics of housing production (funding, subsidies, scaling, microfinance, long-term affordability, prefabrication, modularity);
- housing production in a circular and/or informal economy;
- the historical evolution of specific housing production modes with its policies and laws (e.g. non-profit law, residential property law, funding schemes...) and its material/social impact;
- Social housing production and the context of urban renewal (renovation/rehabilitation);
- land market and social housing.

In a week of exchange and collaboration, we looked for responses to these issues and invited contributions from all academic disciplines. The Summer School was open for early-stage academics (predoc, postdoc) from all disciplinary contexts as well as for housing activists and representatives of housing and urban policy initiatives who wanted to contribute to the above-mentioned topics.

ABSTRACTS AND PARTICIPANTS

Better late than never – Current practice and consolidation potential of preventive purchases in Germany

Ulrike Damerou

A new, yet simple policy of housing decommodification is gaining momentum. This work sheds light on the mechanism of preventive purchase practiced in the three case cities Leipzig, Frankfurt, and Berlin. Here, municipal and intermediary actors approach individual owners of residential buildings to mediate a sale below market value into the hands of affordable housing providers. In this way, housing stock gets perpetually extracted from the market. While the preventive purchase investigated resembles existing policies, the specificity of this policy approach is that it is not tied to a federal legal framework and can theoretically be used on the spot and anywhere. The housing cooperative surfaced as a strong partner in this practice, and experiences special attention throughout the research. Conceptualisations on housing decommodification, 'entrepreneurial municipalism', and comparative urbanism provide the analytical framework. The analysis and discussion explore the current practice of the instrument, its compatibility with existing policies and funding schemes, and a diverse set of incentives to amplify its impact. As a result, pathways for the policy's consolidation in Germany are proposed, and one of the first theorizing attempts on this mechanism is delivered. Among others, the findings suggest a critical reflection on the cooperative's institutional tradition and formulate actor-specific recommendations for action to consolidate the practice.

Housing micro-finance advocacy models and financially driven housing programmes in Mexico

Luisa Escobar

The present paper examines the interaction between alternative housing finance models and their relation to financialization processes. In particular, it analyses two housing finance models developed by Mexican housing advocacy groups and two savings and credit cooperatives, working according to the principles of the solidarity economy: *Cosechando Juntos lo Sembrado* and *Tosepantomin*, and their implementation in the context of a housing programme named *Ésta es tu casa*, formulated mainly by the World Bank with a financially driven goal.

The paper identifies this interaction as a co-production arrangement and analyses it in the light of debates on the financialization of development policies, microfinance, and housing. Based on semi-structured interviews with key actors from housing advocacy groups, savings and credit cooperatives and Mexican housing institutions, as well as a document analysis of policy documents affecting housing for low-income groups in Mexico, the paper concludes that the interaction between these two contrasting models has led to changes in the logics of both sides, but has also brought some tensions and yielded ambivalent results for the goals and logics of savings and credit cooperatives.

What's race got to do with it? Assessing the value of a critique of racial capitalism to scrutinise a new generation of Atlanta housing policy proposals

Colin Delargy

Despite increased calls for definancialization, especially in the realm of publicly sponsored social housing, it has been difficult for policymakers and academics to predict the impact of new or innovative policy tools on processes of financial accumulation. Moreover, many tools which promise the quickest, broadest and most impactful rollout are often favoured because they adhere to logics of financialization.

The ambivalence of many policies to the question of financialization complicates the pursuit of counterregimes of housing policy. Literature on financialization has been criticized for being mostly quiet about issues of race, even though race has been shown to be the instrument by which capital accumulation regimes devalue, acquire and profit from the assets. In effect, racial distinction and violence is the gasoline that fuels

capitalism. This research aims to explore how an improved understanding of race can help shine a light on otherwise ambivalent policy instruments. By looking at the narratives, geographical impacts and accompanying policies surrounding three new housing policy initiatives at the City of Atlanta in summer 2022, I hope to demonstrate the ways in which a careful accounting of race can drastically help critics to clarify and avoid the traps of financialisation inherent to those initiatives.

Economic considerations for mass manufacturing social housing in the Hungarian context

Réka Mándoki

In the past few years, housing prices in Hungary have risen much more than incomes. For those who are not yet on the property ladder, it is becoming increasingly hard to buy their first dwelling. Up to now, the state has intervened mainly by subsidising families in need. However, it seems unavoidable to act on the supply side of the housing market as well.

This paper reviews the main policies and the economic background of housing provision in Hungary since 1989 and conducts a SWOT analysis to find the best ways for the state to create new housing. Then, with semi-structured interviews, this study explores the best structural systems to use for these potentially mass manufactured buildings. Here we show that it can be viable for the state to intervene on the supply side of the housing market, especially by combining a centralised and a regulatory approach, and that the best structural system choice for these buildings would be a concrete frame structure. The results of this paper can help to better understand the functioning of the construction industry in Hungary and define the next steps to solve the housing crisis and create a more just future.

Providing land for social housing: Contrasting municipal land governance and its influence on social housing in Cape Town and Vienna

Andreas Scheba

This proposed project aims to bring social housing scholars and stakeholders from Cape Town and Vienna into a comparative conversation to discuss the important role of municipal land governance in social housing delivery. As urban land has been increasingly financialized and privatised, housing prices have skyrocketed, making it difficult for social housing providers to produce affordable rental accommodation.

However, local governments have considerable powers to directly or indirectly influence land markets, albeit municipal choices are always highly politically contested. In establishing this comparative conversation across Northern and Southern contexts, key objectives are: (1) to explore how municipalities govern land for social housing, (2) what progressive policy approaches exist to increase the supply of land for social housing providers, and (3) what are the potentials and limitations of adopting successful policy approaches in very different contexts. The proposed methods to be employed with the participants across the two case studies include literature review, document analysis, semi-structured interviews, exchange visits and policy workshop. By contrasting municipal land governance in Cape Town and Vienna, the project breaks with conventional dichotomies in social housing research and makes a significant academic contribution.

Disrupting neoliberal policymaking from the Streets to the statehouse: How tenant movements impact housing policies in Los Angeles and Berlin

Kenton Card

This paper compares rental housing politics in Los Angeles (USA) and Berlin (Germany) between 2008 and 2020, by way of each city's episode of contentious politics, and what political processes influenced policy outcomes. The paper serves as a case of the emergence, escalation, and impact of tenant power.

Tenant Movement Organisations employed five mechanisms to impact policymaking: (1) making demands, (2) forming coalitions, (3) promoting people's referendums, (4) engaging in collaborative dialogue with government officials, and (5) transferring agents into government. The paper draws on multiple data sources, including interviews and participant observation over ten years. The cities witnessed policy episodes with four parallel characteristics: (1) progressive local reforms, moderate regional ones, (2) offensive nature, (3) universalism, and (4) signs of a breakthrough beyond neoliberal housing policymaking. The findings suggest that the rise of tenant movements and their allies help to drive policy changes via multiple channels — including money power and people power — exhibiting both similarities and differences across cities.



Welcome evening at the Center for New Social Housing. Photo: Judith M. Lehner



Excursion to Seestadt Aspern. Photo: Judith M. Lehner

'Living in the shell', 'hall living' and 'self-build loft' – new housing concepts between community and self-build

Anja Speyer

In the research project, 'Living in the shell, hall dwelling, and self-build loft: new housing concepts for community and self-build', launched in April 2022 at the Eastern Switzerland University of Applied Sciences, we investigate three innovative housing concepts in Switzerland.

They are new and perceived as radical compared to standardised housing because they promise residents self-realisation in living through self-building¹. The possibility to take over a housing unit (in shell condition) from a housing developer and to extend the housing unit as a group or an individual is still new to the Swiss housing market². In addition, concepts like living in the shell, hall dwelling, and self-build loft include aspects of co-housing^{3 4} and could thus be a possible answer to the increasing importance of communal living or the 'renaissance of communal living'⁵ in Switzerland.

With this research project, we want to contribute to the public and scientific discourse on new housing concepts. These housing concepts diversify the supply of the Swiss housing market and respond to needs beyond the usual housing standards and forms. We have selected three case studies from Switzerland that all contain the elements of self-build and community. The aim of this research is to examine the three previously unexplored housing concepts and to gain insights from the experiences of the stakeholders. The insights are intended to inform future housing projects that seek to combine the elements of self-build and community. To this end, the project addresses the central question of what the challenges and conditions for success are in the area of (1) project development and planning (including origin, guiding ideas and goals, location, conditions, participation, financing, legal form), (2) project implementation (including constructional implementation and specifications, selection of residents, renting), and (3) appropriation by the residents and their coexistence in the forms of co-housing (including use, dealing with physical-material conditions, relationship between public and private spheres). Our aim is to learn from the pioneers of the projects, develop recommendations for future projects, and make them accessible.⁶

The role of municipalities in promoting housing affordability: An analysis of local governance in three Finnish cities

Elina Sutela

Developing different types of subsidised housing, including social housing, is one of the vital local strategies to support housing affordability. As municipalities can have considerable power over land use and housing development, their actions and inactions in this area should be a particular subject of interest. In this paper, I analyse the municipality's role in promoting housing affordability by comparing how three Finnish municipalities, Helsinki, Tampere and Turku, approach the development of subsidised and social housing.

The paper compares the responses in the same national context and analyses how and why municipalities differ in setting or implementing housing policy goals. A thematic content analysis is based on expert interviews (N=22) and policy documents. While the policy goals indicate similarities and the cities have similar tools available to steer housing and land use, the municipalities differed in their competencies to implement policy goals. Turku in particular differs markedly from the other two and struggles with policy implementation. The analysis concludes that the differences derive mainly from volatility and ambiguity of political goals and inadequate governmental resources to develop and implement housing policies.

1 Simon, Axel (2019). Gezähmte Wohnträume. Hochparterre 19: 34.

2 Hilti, Nicola und Eva Lingg (2021). Gemeinschaft selbst bauen. Soziale Passagen 13(2): 450.

3 Hilti, Nicola und Eva Lingg (2021). Gemeinschaft selbst bauen. Soziale Passagen 13(2): 450.

4 Simon, Axel (2019). Gezähmte Wohnträume. Hochparterre 19: 34.

5 Breit, Stefan und Detlef Gürtler (2018). Microliving. Urbanes Wohnen im 21. Jahrhundert. Rüschnikon: GDI Gottlieb Duttweiler Institute, 26.

6 Hilti, Nicola und Eva Lingg (2021). Gemeinschaft selbst bauen. Soziale Passagen 13(2): 450.

Reimagining equity: Towards an equitable economic model for social housing

Junia Howell

Like many countries, the United States is facing an unprecedented rise in housing cost. Consequently, millions of individuals are unhoused and millions more are having to forgo other essential needs in order to pay for their housing. Yet, unlike some other countries and previous U.S. housing crises, the United States has more housing units and more square footage of housing per resident now than ever before in history.

Housing supply is not the issue. Rather the contemporary crisis has been created by sky rocking property values driven up by the settler colonial property appraising and financing practices. In this paper, I outline how historical and contemporary practices are creating the observed crisis. I then propose an alternative appraising and financing method. Using nationally representative data on the contemporary U.S. housing stock, I empirically show how this alternative appraising and financing method would increase housing affordability across housing tenure, household income, and racial classification. Over the course of three decades, this method would save the average U.S. family \$500,000, a third of their wages. I conclude by discussing next steps and the potential transformative impact such an intervention could have on U.S. families.

Challenges to the structure and functioning of social housing in Ukraine (prior to and during the Russian-Ukrainian war of 2022)

Vita Shnaider

The paper examines the establishment of the social housing system in Ukraine, the shortcomings in the legislation, and the obstacles to its implementation. The examination depicts how the social housing system has been underdeveloped over the years, being pushed to the margins of housing policy by the parallel creation of the affordable housing programme and stimulation of homeownership.

The role of private developing companies in the history of economic and housing crises in Ukraine is emphasised, to demonstrate how housing policy is occupied and identified with the interests of the construction sector. This constellation has marginalised the agenda for social housing development, even during war and imaginary reconstruction.

New conceptual framework of participatory collaborative housing in Czechia: a tool for social and/or affordable housing development?

Jan Malý Blažek, Tomáš Hoření Samec, Markéta Kaňová

In response to the increasing unaffordability of housing, a new interest in forms of housing based on cooperation, self-organisation and sharing has emerged in many European countries in recent years. In the Czech Republic, where individual owner-occupied housing is structurally and culturally dominant, we can witness the first efforts to implement such innovations, while the underlying question, we bring to the ResearchLab academic discussions is, to what extent a development of collaborative and participatory housing forms may help to reach quality and affordable housing for all and to what extent it is (or may be) inclusive or exclusive. In other words, whether such forms may be used potentially for the purpose of social housing. As a starting point for the discussions, herein we provide a systematic conceptualisation of these emerging, collaborative forms of housing in the Czech Republic and a comprehensive definition and formulation of dimensions of participation, which could be helpful not only in regard to the theoretical academic discussion, but also for applied research enabling to distinct between various forms of housing and thus helping policymakers to target specific support for them and formulate adequate housing policies.

The correlate with aspects of tax policy of retrofit legislation in the revitalisation of an urban area: a case study of São Paulo (Brazil)

Anny Falcão Schwendler

In this research, we aim to examine the public policy of retrofit legislation in São Paulo (Brazil). Despite the standard public policies of retrofit tend to focus on initiatives that reduce the dependency on urban infrastructure, and the sustainability of buildings, aiming at the adoption of parameters for the use of clean energy, this recent Brazilian case demonstrates a different point of view.

For this purpose, the so-called retrofit legislation was approved by the City Council of São Paulo in 2021. According to the explanatory memorandum, this is the requalify programme which establishes incentives and the specific regime for the requalification of buildings located in the central area of São Paulo and includes in its definition the description of the streets that are covered by this legislation, which was a step taken also due to the Covid-19 pandemic. When going through the recent Brazilian experience, we will seek

the motivation for using the term retrofit and analyse the incentives listed by Municipal Law No. 17.577/21 of the city of São Paulo. To introduce the issue, we will survey the laws of public policies of impact on the issue of housing, property rights and property rent and the correlations with the situation of idle properties in the central area. The hypothesis of this subject is that the retrofit policy focuses to attract the real estate market to the specific part of the central area of São Paulo, to occur the revitalisation of the area, where the number of idle properties composes a great area.

Mehr housing programme in Iran: Initiatives, results and lessons learned

Zahra Gharibreza

Housing, as a basic human need, has been a major issue for governments due to the alteration in the living standards and urbanisation and has compelled them to look for solutions such as public housing. The *Mehr Housing Project* is the biggest housing programme in the history of Iran, implemented to address this issue, executed in all provinces and 1135 cities with direct governmental intervention. The aim of this programme was to enable low-income households to own a home by deducting the land price from the cost of the houses.

The scale of the programme led to crucial results and made it a matter of concern in various aspects of public administration. The present study investigates major and citable initiatives of the programme, reviews the programmes specifications to present a general picture, and summarises the results around the country with regards to the programme goals, economic, physical and social features. Considering the low level of residential satisfaction among programme users and visible results, it can be concluded that public interventions in housing is required.

Scaling collaborative housing policies: Barcelona's pathway to a Community Land Trust

Eduardo González de Molina

Across the world, cities and communities are developing alternative housing policy tools to tackle the housing affordability crisis. In recent years, particularly in North America and Europe, Community Land Trusts (CLTs) have emerged as an attractive solution to provide community-led and permanent affordable housing for low- and middle-income households. Barcelona, a city traditionally plagued by housing problems, has recently introduced an innovative public-community framework agreement ('*Conveni ESAL*') for the development of social housing on public land as part of its broader Right to Housing 2016 – 2025 plan.

This article places *ESAL* in the context of a broader trend of innovative forms of social housing provision, compares it to extant CLT models, and develops the model's potential to address unresolved market failures in contexts like Barcelona's. It discusses three institutional design features of the model that scholars have identified as part of contemporary social housing approaches and how they work in the case of *ESAL*: (1) non-speculation (2) democratic governance and (3) public backing. We conclude that while the *ESAL* Agreement is not yet a proper CLT but contains the elements — particularly its city-wide approach to partnerships and its relationship to other policy elements — to become a Southern European model on how to escalate collaborative housing policies and integrate them into a broader strategy.

Regenerating public housing, regenerating cities. The case of Trieste.

Constanze Wolfgring

In Italy, there has been a strong tradition of policies and programmes addressing urban regeneration since the 1990s, some of which particularly focused on challenges related to public housing. However, despite this tradition and a variety of practical experiences with the regeneration of deprived neighbourhoods, public housing estates still tend to be among the most fragile spaces in Italian cities, displaying multidimensional (social, spatial, economic, structural) criticalities.

The regeneration of significant parts of the existing public housing stock is very much needed, which is reflected in a high number of vacancies within the stock, facing growing waiting lists and a strongly decreasing investment in and construction of new public housing. These developments are in line with a more general trend of the residualisation of public housing in Italy throughout the past decades, during which its societal role, the recognition of its value and its target groups changed significantly. The question of how to regenerate public housing should therefore be posed within the broader framework of the question of how its role and value within Italian cities can be redefined and re-placed on a solid basis in the future.

The regeneration and repositioning of public housing can be a valuable opportunity to address manifold criticalities at the same time: apart from tackling structural shortcomings, regeneration can contribute to the enlargement and densification of the existing stock (thereby alleviating the rising shortage of affordable housing), it can support the reuse and transformation of vacant (public or private, residential or other) structures (thereby contributing to more sustainable cities), foster the strengthening of connections and cohesion between isolated estates and the rest of the urban fabric and inspire new spatial imaginaries for stigmatised neighbourhoods. In brief, the regeneration of public housing can contribute to the regeneration of cities and the strengthening of communities on a much larger scale.

The main objective of my thesis is to explore how some of the key players within these processes in five Italian cities — Trieste, Bologna, Firenze, Bari, and Catania — address challenges and potentials related to the regeneration of public housing considering a variety of constraints and a long-lasting process of residentialisation. In more depth, the thesis aims at (1) analysing which role public housing and its regeneration does and potentially can play in a wider context of urban regeneration and development; (2) identifying the main challenges in context with the regeneration of public housing; (3) gaining an understanding of how municipalities and public housing associations can extend their scopes of action in context with regeneration needs; (4) discussing how existing or upcoming potentials at the intersection of public housing and urban regeneration can be activated.

The choice of cities is guided by different motives: firstly, to look at medium-sized cities that fulfil crucial roles within Italy's polycentral territorial system, but whose landscapes of and challenges related to public housing aren't typically at the centre of the academic attention. All chosen cities are among the core urban agglomerations of their regions (in terms of population size, economic and cultural activities) and not located within the immediate sphere of influence of another major city. Apart from these parameters, the cities are highly heterogeneous — the selection reflects the attempt to choose examples from different locations and contexts: in terms of the amount, typologies and management of their public housing heritage; demographic, economic and housing market trends; urban patterns and public housing typologies; political and social landscapes; planning tools. This diversity suggests exciting insights and findings on the main challenges and approaches to tackle them. Within this framework, the following paper presents the case of Trieste — a city that assumes a particular role in terms of public housing within Italy.



Excursion to Seestadt Aspern. Photo: Judith M. Lehner

OUTLOOK

THE RESEARCH CENTER FOR NEW SOCIAL HOUSING

Each year, the IBA ResearchLab Summer Schools ended with a wish to dive even deeper into the subject matter and to continue the intensive discussions. This enthusiasm was a key motivation for the curatorial team to transform the IBA ResearchLab into the Research Center for New Social Housing that was launched in October 2022, just after the last ResearchLab took place, and will continue as a platform for international social housing research. We are thankful to the IBA Wien that it generously allowed us to keep the title New Social Housing as a frame for our work.

As a continuation of the IBA ResearchLab, the Center promotes transdisciplinary, critical and comparative research in the field of social housing and urban development, aiming at institutional networking between different disciplinary research fields and at transdisciplinary cooperation involving actors of Viennese housing production. As a platform, the Center supports critical housing research by early-stage researchers and promotes the international visibility and networking of Viennese housing research.

The IBA ResearchLab has shown how important open spaces for experimental approaches, critical discussions and transcultural exchange are – especially or even despite the many local specificities of housing regimes and notions of social housing.

While responses to the global housing crisis are manifold and often local, drivers are complex and interconnected globally – requiring even more collaborative networks thinking across scales, beyond disciplinary boundaries and territorial borders. Along the past years, the IBA ResearchLab has created a large international network of housing researchers, that now serves as a basis for the Center to continue its activities and work. The Center's international Sounding Board of more than 30 reknown scholars of the Lab's Faculty allows to reflect on the future directions, thematic foci and challenges around the topic of New Social Housing.

When thinking about necessary forms of knowledge on policy, housing design and everyday life that need to be considered in housing research, it is transdisciplinary approaches rather than silo mentality or mono-disciplinary views that allow for identifying relevant research questions. In response to the global housing crisis, disciplines such as architecture, urban planning, and social sciences can join forces to develop possible hands-on approaches when it comes to housing provision and activism. It is for this reason that the core team of the Research Center consists of scientists with a diverse disciplinary background: Emma Dowling (University of Vienna, Professor at the Institute of Sociology), Simon Güntner (TU Wien, Professor of the Research Unit of Sociology, Department of Spatial Planning), Judith M. Lehner (TU Wien, future.lab, Coordinator of the Research Center New Social Housing), Michael Obrist (TU Wien, Architect and Professor at the Research Unit of Housing and Design), Christoph Reinprecht (University of Vienna, Professor at the Institute of Sociology) and Rudolf Scheuven (TU Wien, Dean and Professor of the Research Unit of Local Planning).

Taking into account the interactions between architecture, planning and society, the Center will offer a space for disciplinary intersections, supporting experimental housing research with methods and tools of architecture, planning and social sciences, and promoting extended perspectives beyond disciplinary boundaries. We are looking forward to this endeavour and hope that many housing researchers and practitioners will join!

The IBA ResearchLab would not have been possible without the financial support by IBA Wien. We would like to express our gratitude specially to Amila Širbegović and Kurt Hofstetter for their support and enthusiasm about this project. Our gratitude also goes to the Faculty of Social Sciences, University of Vienna, and the Faculty of Architecture and Planning, TU Wien for their support. The IBA ResearchLab owes its elegant visual appearance to the artistic work of Juma Hauser, thank you! Thanks to Lena Coufal the organisation of the Summer Schools always was in the best hands. Finally, our gratitude goes to all the participants, faculty members and experts from many different parts of the world for their engagement and for stirring up the debate on social housing in Vienna and beyond.



Launch Research Center for New Social Housing with a keynote by Raquel Rolnik. Photo: IBA Wien, Stefan Zamisch

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