

3rd AFFORDABLE HOUSING FORUM

Towards new Cultures of affordable Housing?

BOOK OF ABSTRACTS

3rd Affordable Housing Forum: Towards new Cultures of Affordable Housing?

The European Union has dedicated the year 2018 to cultural heritage. This occasion invites us to rethink the ways culture influences our built environment and ultimately the way we live. Despite globalised lifestyles, monolithic star architectures, a financialised world economy and broadly shared neoliberal government reforms, the way housing in the 21st century is constructed, appropriated and used is still place-specific. Alpine architecture, Berlin's *Mietshäuser*, Parisian *Habitation à Loyer Modéré* (HLM), or the Barcelona *manzana urbana* (urban block) are examples of how specific building forms are strongly associated with a given place. Not only building forms are culturally underpinned but the multiple strategies of organising and managing housing are also locally grounded. Swiss cooperative housing, for example, is rooted in a particular democratic culture. The Vienna model of social housing is distinctively linked with its political and historical context. Housing is always related to culture – with influences ranging from climatic and geographic conditions, available resources, social conditions, building practices, housing needs and practices of use, to laws and regulations and political idiosyncrasies.

The diversity of cultures is important to understand differences in housing systems across the globe. Accounting for culture is needed when comparing and contrasting living arrangements in different places. Even laws and regulations are culturally influenced – e.g. the French state takes a different position towards building license than the United Kingdom. What is understood as affordable in a Spanish situation may differ greatly from Central and Eastern European (CEE) countries. The recent (re)emergence of transnational flows of policy ideas, plans and people brings culture back to the forefront.

In 2018, the theme of the Affordable Housing Forum (AHF) is: Towards Cultures of Affordable Housing? We invite submissions that investigate current forms and models of affordable housing – and their links to cultural and local context.

The AHF brings together researchers, architects, planners and housing professionals to stimulate knowledge exchange between young and established experts across different sectors and geographies. On European funding level, Luxembourg is considered as a country with a need to strengthen its international research. Consequently, ETH Wohnforum – ETH CASE is delighted to organise with LISER the 3rd AHF. In addition to a panel on the affordable housing challenge of Luxembourg, different thematic panels will be grouped around our four research themes: People, Plans, Provision and Policy.



**Sergio
Nasarre-Aznar**

Sergio Nasarre-Aznar (Tarragona, 1974) is Full Professor of Civil Law and Director of the UNESCO Housing Chair at the University Rovira i Virgili (Spain). He is European Doctor in Law and holds an M.Phil. in Land Economy of the University of Cambridge. Since 2008 he is a Corresponding Member of the Spanish Royal Academy of Jurisprudence and Legislation. He holds the ICREA Fellowship to the excellence of research 2016-2020. Consultant of the EU Commission, the Catalan Parliament and

Government, Amnesty International, FAO and the Association of German Pfandbrief Banks. Since 2018, advisor to the German Ministry of the Interior, Construction and Community for the implementation of housing policies in Europe in its European Presidency in 2020. He has been Deputy Judge in the Court of Appeal of Tarragona for 15 years (2004-2018). He is the author of four books and has edited seven more. He has published more than 90 research works and has delivered over 160

invited speeches in 15 countries. He has taken part in drafting five laws related to housing. He is main researcher in ten national and international projects and has taken part in some projects of the EU Commission and the European Parliament about tenancies, evictions and homelessness, cross-border acquisition of land and collaborative economy.

Day 1: 12 November 2018

Housing in a Mobile World: A Definition of Flexible Housing and the Classification of Solutions

11:00

Brano GLUMAC (LISER), Gemma CABALLÉ FABRA (Rovira i Virgili University)

The current global trend of increased migration influences housing requirements, specifically affordability and location flexibility. These requirements can be articulated by different housing solutions that are formulated in this paper. Despite the fact that numerous researchers have been studying the effects of traditional housing tenures, investigating new housing solutions has remained rather a limited field of study. In this paper, the term 'flexible housing' is used to describe a housing solution that enables households to relocate with ease while at the same time providing security, habitability and affordability.

Micro-Living and Cluster-Living: Innovative concepts for small and low-income households in highdensity urban areas.

11:30

Tanja HERDT (ETH-CASE Zurich)

Against the background of the social demographic changes and the ongoing housing shortage in city agglomerations the demand for affordable housing for small households in Switzerland has strongly increased. Innovative projects initiated by Swiss building cooperatives and developers offer new concepts of communal living like Micro-Living and Cluster-Living. These new typologies provide affordable small-sized apartments while offering at the same time communal-spaces for shared activities and social exchange. Cluster-Living typologies are designed as small sized apartments that share communal spaces with up to nine inhabitants within the same unit, while Micro-Living typologies offer shared communal spaces within the same housing block.

This paper wants to investigate the economic advantages and disadvantages of these two types of communal housing by comparing their economic feasibility and modes of operation, and evaluate the potential social benefits.

The comparison is based on a six-month empirical research-study in which projects in Switzerland and Germany were compared by their modes of development and organization, their economic feasibility as well as their urban setting and quality of space etc. By doing so the paper provides an overview to show future capabilities of these models for providing affordable housing to small-size households in dense urban areas.

12:00

The reinterpretation of half house concept: New social housing model for most vulnerable families in Serbia

Vladimir LOJANICA, Vesna-Mila ČOLIĆ-DAMJANOVIĆ, Miloš KOMLENIĆ (University of Belgrade)

The most of vulnerable families in Serbia are coming from Roma community, majorly cannot afford adequate housing and therefore are limited to poor, sub-standard housing conditions, whereas public housing providers are unable to meet these great housing needs. The aim of this pilot design is to develop and introduce a new social housing model and its typology in accordance with cultural specificities of the Roma population, as well as with local limited-funding government capacities to reach a solutions for a housing problems of vulnerable families that lack any or proper housing accommodation. Authors' proposals are oriented on providing solutions for Roma families that have tradition of self-built construction and have tendency to live in a large family congregation expected to grow in time. The solution model is achieved by reinterpreting Aravena's "half house concept", and introducing the idea that the social housing tenants can build housing extensions by themselves. The authors design concept was to offer a "start-up home", a minimal housing unit cca. 45 square meters, which by self-built extensions can be doubled in available space or even divided in separate units, according to the family specific needs and enlargement situations. This model offers the sustainability for the most vulnerable social housing users, yet it remains a cost-effective investment for competent authorities and offers the opportunity for public housing providers to augment social housing construction and provision.

14:00

Floor Layout Efficiency as Analytical Tool for Understanding the Culture of Affordable and Adequate Housing

Anthony BOANADA-FUCHS (ETH-CASE Zürich)

Several international agreements and publications have moved the challenge of adequate housing into the spot light of policy makers (see New Urban Agenda, Sustainable Development Goals, G11; McKinsey Blueprint). Such common focus unites very different geographies and local challenges into one global framework. The main problem remains how to learn at a global scale and eventually transfer insights from one place to another. Putting it differently, how can we achieve comparability without discarding cultural specificity?

The topic of the 3rd Affordable Housing Forum invites to reflect on the role of culture in the built environment. The way housing is experienced is as much influenced by cultural norms as is the way regulations and construction practices are organized in a specific locality. An Indian newspaper once pointed to the fact that American prisoners live (per regulation) on more built area than the average resident in Mumbai and Delhi. This discrepancy is also illustrated by national averages: each person living in Los Angeles consume 15 times the space than residents of large cities in the Global South. What is considered as adequate housing in one place would be perceived as completely inadequate in another context. Consequently, housing expectations and reality are a complex imbroglio of path dependent developments making international comparison a complicated if not questionable enterprise.

There is a need for more context-sensitive approaches to affordable and adequate housing (AAH) which acknowledge cultural differences but at the same time enable comparisons between different geographies. The proposed conference paper develops the concept of layout efficiency as a possible answer to this challenge. This concept is based on the economist idea that competitive markets will move to an equilibrium, not only in quantitative but also qualitative terms. This means that different supply structures will converge towards a product that corresponds to an optimized product for a specific demand. In the field of housing this means that housing units will converge to a certain floor plan with minimal space standard and optimized cost structure (most important land, construction). These solutions reveal the cultural acceptance of AAH and its relation to regulatory possibility. This analytical tool can help to communicate between different sectors and directly connects design concerns to policy making. The analytical tool will be presented as well as findings from research on affordable housing projects in Zurich.

The Birth of the Plan - In Search of Perfect Planning in Copenhagen's new Housing Developments

14:30

Peter ANDERSEN, Ivana MIHALJEVIC (ETH-CASE, Zürich)

Continuous rapid population growth in the City of Copenhagen creates a pressure on the housing market, which alongside high land prices lead to increased challenges of ensuring innovative and affordable housing. As a response, liberal parties advocate for fewer regulations and a freer market to stimulate the demand, while the left wing favours a regulative model with emphasis on more social housing. Nonetheless, there is a general political will to change the undersupplied housing market, and thus the City of Copenhagen is at the brink of a building boom with up to 50.000 new dwellings to be constructed over the next 7 years on top the existing 300.000 dwellings. In this light our research at the MAS in Housing at ETH Zurich investigates laws and regulations on local authority level in order to understand how the City of Copenhagen operationalise urban planning and how this role is reflected in new housing developments. The paper entails an interdisciplinary approach and derives main theoretical concepts from the field of urban politics with focus on progrowth and corporatist urban governance models defined by Jon Pierre. Through qualitative content analyses of municipal policies and a case study on the specific Local Plan area of Nordhavn, we explore that the laws and regulations to a large extent are concerned with the visual appearance of the urban spaces and facades of the buildings, while they indirectly leave the content of the buildings in the hands of speculative, individual developers. It will be argued, that City of Copenhagen's bold search of a perfect planning that prioritises urban life and urban space before buildings actually generates a paradox within the City's own distributive strategies of ensuring social housing and smaller, affordable apartments. Since public land is managed by a market driven development company, the question remains, how Copenhagen can govern its good will and capacity into new city areas, that can also host new innovative and affordable housing.

Fill in the gap: Attaining sustainable social housing provision and introducing social housing model navigation process

15:00

Vladimir LOJANICA, Vesna-Mila ČOLIĆ-DAMJANOVIĆ (Belgrade University)

The social housing provision models in Serbia differs primarily in terms of the duration of the aid: the models of temporary and the models of long-term housing provision. The most vulnerable categories of population have very difficult access to programs of long-term social housing provision, primarily due to the existence of discontinuity between the temporary and the model of long-term housing support. This problem is extremely important to resolve because the most vulnerable population, after the expiry of a statutory period of temporary housing use (i.g. safe houses, homeless shelters etc.), usually lasting up to three months, almost has no chance of solving the basic human need for "roof over head". Upon leaving temporary accommodation, support is mainly directed at the provision of material social assistance. The models of long-term housing support are not available at the time, primarily because available programs of social housing provision are organized at extremely long intervals (volume issues) often do not show sufficient flexibility or respect the diversity of socio-economic needs of the users (quality problem). Attaining sustainable social housing provision can be achieved by introducing social housing navigation process by targeting individual users. Within this process, consideration is given to the needs, problems and opportunities of an individual user with the aim of selecting an adequate and long-term viable social housing model that will work for them. In order to achieve continuity in providing housing support, from temporary housing to permanent solutions, the sustainable social housing provision is viewed as one of the segments of the inter-sectoral and integral approach, which, in addition to providing housing support, includes elementary improvement of the economic position, provision of basic access to education, social services and health care. In other words, it is an integral part of the housing integration process, which enables the most vulnerable users of social housing to reach a long-term viable housing solution, with the ultimate goal of full inclusion in society.

Day 2: 13 November 2018 | Session 3.1

09:30

European Housing Provision. A Comparison between the political systems in Germany and Switzerland

Theresa KOTULLA, Elisabeth BEUSKER (RWTH Aachen University)

The United Nations define in 'Human Rights. The Right to Adequate Housing (Fact Sheet No. 21)' an adequate housing standards as a fundamental human right. Although this doesn't mean governments are forced to provide their residents with accommodations, nations have a certain responsibility in terms of providing affordable housing. In Europe, the requirement of residential construction increased in recent years. In almost every European country the demand exceeds the supply of subsidized residential properties. Especially, in agglomeration areas it is becoming difficult to provide affordable housing to households with low incomes. Although there is a high demand for housing with rent control, this housing stock has declined in recent years. All over Europe, a variety exist in the political systems concerning housing provision. Each system has to be regarded in the context of the respective country and region. Within this investigation, the social housing systems of Germany and Switzerland are analyzed and compared. The paper is designed as a binational comparative study. The aim is to examine the relationship between the regional conditions and the political aims and offers. Thus, political objectives, strengths, weaknesses and potentials of the specific systems of the countries are emphasized.

The investigation is dedicated to the political instruments and their respective impact in Germany and in Switzerland. The main focus of this investigation is on the alignment and the realization of the German and Swiss social housing system.

First, the specific laws, conditions and offers in each country are analyzed. Subsequently, these results are compared and relevant, efficient components are identified. This examination is supplemented by interviews with actors of the regional housing market.

10:00

The socio-spatial production of non-market housing in urban regions under growth pressure: Thinking comparatively and relationally.

Constance CARR (University of Luxembourg)

Housing is clearly a major challenge in many urban regions across Europe and North America where local policy-makers and inhabitants are confronted with growth pressure (Krueger et al. 2018). Compounding matters, welfare states have abdicated responsibility of housing provision to private property markets in recent decades, and are, today, either no longer willing or able to intervene (Bernt 2017; Czischke 2009; Hochstenbach/Musterd 2016; Porter/Shaw 2009). Housing shortages and limited options outside of the private ownership or landlord-tenant models are nowadays the norm amid prevailing market-driven systems of property development and land use. And, where once upon a time the state took responsibility of housing (e.g. with investments into third sector housing programs), only an uncertain set of institutions is all that remains in its wake to foster alternative non-market solutions that might address a wider variety of housing needs. Guided by concepts in urban governance (Storper 2014; Willi/Putz 2018), this paper aims to open up a conversation about this bricolage of non-market housing approaches, in attempts to understand their institutional contexts, their socio-spatial modes of production, and respective socioeconomic and political implications.

This paper is conceived as part of a ca. 3-year urban comparative (Schmid et al. 2017) project that examines this pressing problem several urban regions (Luxembourg, Zurich, Toronto, and Freiburg), which are under the aforementioned pressures. This paper will highlight some strategies of non-market housing from these urban regions; however, as the policy mobility literature (Ward 2017) instructs, solutions/recipes cannot simply be transferred from one place to another because context matters. The search for alternative non-market modes of housing can therefore not be solely about building a compendium of best practices. It is necessary to think about the palate of non-market housing solutions in ways that are contextually grounded, and simultaneously enable and engagement with renewed urban imaginaries.

Learning about the path-dependent incapability of the housing system in the provision of affordable housing for low-income households.

10:30

Alireza VAZIRI ZADEH (KU Leuven)

Since the second half of the 20th century, Iranian cities have experienced rapid and massive urbanization. In existing situation, the housing market in Iran has been inappropriately commodified at the expense of deprived households and has failed in the provision of affordable decent housing for low-income households. The increasing proportion of informal settlements in the periphery of the big cities is irrefutable evidence that the policies of contemporary affordable housing have failed.

The present article scrutinizes the contemporary housing system in Iran in order to understand why this system is unable in provision of affordable housing to decently meet the housing needs of the low-income. It identifies how agencies work and whose interests they pursue in the affordable housing provision, how the structural constraints direct this system, how and through which institutional mediation and consolidation the provision dynamics work and, when and which particular discourses are mobilized to initiate changes.

In order to analyze the failure of the policies of affordable housing system in Iran, it selected six interrelated themes, i.e. (1) national economic and strategic organizations, (2) the state as the main agent (3) regulatory frameworks, (4) home-ownership discourse, (5) welfare reproduction systems, and (6) informality.

Market-based policies have been dominant in the Iranian housing system over last three decades. Housing is mostly conceptualized as an investment good for profit-making and rent-seeking and not as a good for consumption. During this period, the affordability of housing was negatively affected by instability in the macro-economy (the dependency on rent revenue from exporting crude oil), massive fluctuations in the housing market and, more importantly, the unfair distributive system of wealth (rudimentary welfare system).

Evidence shows that in contemporary history, the state was not successful in pursing affordable housing policies and addressing market failure in the housing system. This paper ascribes this failure to the absence of proper institutional capacities to accelerate the dynamic to modern transformation.

Day 2: 13 November 2018 | Session 1.1

Co-creating Affordable Housing with the Houseless in Brussels: Recognition and Inclusion of the Needs and Daily Practices of Vulnerable Users

09:30

Burak PAK, Aurelie DE SMET, Yves SCHOONJANS (KU Leuven)

In Brussels, there is an acute shortage of affordable housing: more than 44.000 families are on waiting list for social housing. In parallel, the overall number of homeless people has almost doubled in 8 years (+ 95,8%) (La Strada, 2017). Furthermore, in majority of social housing projects, the particular needs, lifestyles and daily practices of the vulnerable populations are not represented and addressed sufficiently. In this context, there is a need for inclusive and creative solutions for the development of alternative living forms adapted to vulnerable target groups.

This paper will reveal the results of the SWOT-Mobile Project funded by the INNOVIRIS Research Agency which aims to address the affordable housing problem by developing, testing and refining a resilient model for the co-creation of solidary living in mobile homes in vacant lots in Brussels. Through the co-creation of eight affordable housing units, this project tests alternative ways of co-developing and co-building solidary homes and their interactiveness in the neighbourhood. Co-creation in this context involves the active participation of the users and linked NGO's in the entire research and innovation process, from conceptualization to the exploitation of the results.

In line with Conference Call Theme 1, this paper will discuss the ways in which co-creation enabled the recognition and inclusion of the needs and everyday practices of the vulnerable inhabitants and its shortcomings in this venture. The project has brought various stakeholders (NGOs, University Students and eight houseless) together in a series of participatory living labs. Through innovative "infrastructuring" solutions involving mobile structures, movable panels and flexible sanitary units, the houseless have been empowered to make and remake their homes during the design and after the completion of the project as a response to their ever-changing needs.

10:00

Extending the scale of critical housing studies: Towards ‘cross-border gentrification’?

Nathalie CHRISTMANN (*Université de Liège*)

Drawing upon the case of the Greater Region, a polycentric cross-border metropolitan region in western Europe, this paper seeks to explore population mobility and housing market developments at the regional/international scale. Transnational linkages within this cross-border region intensified with the opening of the borders and the economic development of the Grand Duchy of Luxembourg as a global financial centre and a centre for European Institutions. Today about 45 per cent of employees working in Luxembourg live nearby across the Belgian, French or German border. One of the reasons is that housing prices in Luxembourg are nearly twice those in the neighbouring border regions. This increased mobility has an impact on the residents living in these areas. The research that guides this paper aims to detect perceptions of this phenomenon. Therefore principles of municipal policy, urban planning documents and the local media of three medium sized towns in the borderland are reviewed. Following a rather open research concept based on qualitative approaches (discourse analysis, grounded theory), findings reveal that locational advantages such as the proximity to Luxembourg do play a role; the perception that affordable housing is becoming increasingly critical leads to resentments that mix up with national stereotypes; while city officials report displacement due to the border-effect, they also illustrate the opportunities for regional development; at the same time property developers foster the internationalisation of urban planning. Pointing to the relational geographies that link these different places, the paper discusses the pros and cons of an umbrella concept that might be called ‘cross-border gentrification’.

10:30

Residential satisfaction in affordable housing: the case study of the TBS in Warsaw

Magdalena GORCZYNSKA (LISER), Magdalena FUHRMANN, Dorota MANTEY (University of Warsaw)

Living in good quality, attractive and affordable housing is one of the key triggers for higher levels of residential and life satisfaction. Some studies point that lower price and/ or rent level (Balestra & Sultan, 2013) as well as being a homeowner (Elsinga & Hoekstra, 2005; Balestra & Sultan, 2013) positively affects the level of residential satisfaction. However, there are few studies dealing with the determinants of residential satisfaction in affordable housing. Are they similar to the typically identified factors? How dwelling and neighbourhood characteristics do influence residential satisfaction? How the lifestyle of a resident does modulates his residential satisfaction? Living in affordable housing means usually paying lower than market price/ rent for a unit. However, there are many trade-offs related to a residential choice that may affect the global residential satisfaction. Typically, affordable housing corresponds to rented housing which negatively affects residential satisfaction. It is often allocated by public or non-profit institutions only if a household fulfills specific criteria (e.g. the surface of the unit corresponds to the size of a household; a beneficiary of the housing has to prove the income level, etc.). Hence, an affordable unit does not necessarily carry the preferred by a household characteristics, in terms of size, architecture, quality, etc. The localization of this housing offer is usually less attractive than the market offer (e.g. in the periphery, with lower accessibility to amenities). Finally, due to allocation process and restrictive access to affordable housing, the level and types of the social mix may affect the social relations and in turn the residential satisfaction of affordable housing beneficiaries.

This paper will focus on the determinants of the residential satisfaction by taking the example of affordable rental units in Warsaw. This segment of affordable housing is delivered in Poland since the mid-1990s by the Associations of Social Construction (TBS). In Warsaw, there are 3 115 units administrated by the TBS, localized in 11 out of 18 districts. The study will use the results of a survey that will be conducted with the residents in the TBS units in Warsaw in July 2018 and the inventory with respect to the localization of the TBS buildings. We will provide the preliminary conclusions about the determinants of residential satisfaction in affordable rental housing in Warsaw, using the regression models.

Day 2: 13 November 2018 | Session 3.2

What's co-living? Origins and features of a hybrid all-inclusive housing typology for global communities.

11:30

Federico CORICELLI, Caterina QUAGLIO (Politecnico di Torino)

Major Western cities are experiencing a growing housing crisis in terms of affordability and housing provision for individual renters.

As a response, both landlords and tenants deployed alternative forms of housing fostering rent reductions. On the one hand, 9 or 10 sqm studios became a desirable product on the market in dense metropolitan areas; on the other hand, forms of flat sharing are a practice in expansion also among workers and professionals that can afford no more than a room to live relatively close to their workplace.

The concept of "co-living" was developed from various companies claiming to provide an affordable alternative on the private rented market. Conceived as a hybrid between commercial hospitality, serviced apartments, and co-working spaces, co-living projects propose micro-units combined with collective facilities and services in all-inclusive plans.

The target of this new housing model is a citizen not identified in his national cultural background, rather in his belonging to a global culture. On the websites of major co-living companies, these projects are promoted as hubs for "community making", embracing the discourse and slogans of sharing economy.

In the late 1920s urbanists and thinkers as Hilberseimer and Teige already proposed hotel-like residential models as the most efficient housing form for a future (socialist) city. This would happen with the abolition of domestic unpaid labor through professional housekeeping, and the inclusion of services into the building.

This paper proposes a spatial comparison between some modern housing icons and co-living projects, assessing how their organization reflects an ambition to merge hospitality and housing in urban condensators. By doing that, this study questions the architectural and commercial strategies employed in co-livings to respond the housing demand of a global community.

A wind of change is blowing in Polish affordable housing, but where does the ship sail?

12:00

Gerard VAN BORTEL (Delft University of Technology), Katarzyna SUSZYŃSKA (Poznan University of Economics and Business)

Housing conditions in Poland have long been among the most problematic in the EU. With already a large housing shortage, the construction of affordable housing dropped dramatically after 2009, when the Polish National Housing Fund was abolished as part of the government's austerity measures. Almost 10 years later, a wind of change is blowing in the Polish housing sector. In a context of positive economic developments, the government has introduced the 'Mieszkanie plus' program to support affordable housing. Also the European Investment Bank (EIB) is channelling substantial investment resources into Polish affordable housing, as part of the European Fund for Strategic Investments (EFSI). This paper explores these recent developments in Polish affordable housing and especially focusses on the activities of TBS building companies (Towarzystwa Budownictwa Społecznego). Leading research questions: how are TBS building companies contributing to the supply of affordable housing in Poland, and in what way is this supported by the 'Mieszkanie plus' government program and EIB investments? The paper is based on the review of recent literature, analysis of policy documents and in-depth interviews with key actors in the Polish affordable housing sector (e.g. practitioners, researchers and policy makers).

12:30

Rethinking Affordable Housing Processes in Urban Settlements in Central Thailand

Sadanu SUKKASAME (Newcastle University)

The major problems of the urban poor are lack of land, housing insecurity and access to basic infrastructure. The increase in inadequate housing and homelessness among the urban poor are clear manifestations of their relative poverty. For decades, affordable housing has been a strategy of the Thai government to promote access to housing of an adequate standard. My main focus of this paper is on two low-income urban communities which constructed new settlements on new lands. Both were supported by funding and housing loans from the Thai Community Development Organizations Institute (CODI), and I was appointed to lead the projects as a community architect. This paper aims to explore the challenges of promoting affordable housing and how people deal with these challenges. They were involved in the participatory planning, design processes and worked collaboratively each other. Additionally, financial assistance was a vital mechanism to facilitate community building processes. The outcomes of the processes generated the activities and solutions respecting the needs of the people. Also, collective saving groups were a significant development to learn together and overcome the considerable constraints.

Day 2: 13 November 2018 | Session 1.2

11:30

Self-built constructions: a way to achieve houses for low income persons. A case study of Quito, Ecuador

Karina RUIZ URIGUEN

The aim of this research is to have a more clear view of the situation that people with low income must face in order to have access to a dwelling through the practice of self-built constructions.

The past half century, the world has experienced a fast-growing transformation in the process of urbanization. Latin America and the Caribbean regions are among the most urbanized in the world, where almost 80% of its population currently lives in cities; however, few people live in their own houses.

In South America, in the middle of the world is Ecuador, a small growing country, with a population of 16.7 million inhabitants. For the year 2050, there will be 23.4 million inhabitants. Currently, almost two-thirds of the Ecuadorian population live in urban areas and this growth of urban expansion will continue. Today, the housing deficit affects more than 1.7 million households. The main cause is the affordability of it because families lack the economic capacity to access adequate housing or mortgage loans. An average Ecuadorian household needs to save 41 monthly salaries to buy a house. For the lower income, they need to save 70 salaries.

Quito, the capital of Ecuador, the fastest growing city, has closely followed the migratory trends, bringing the urgency to expand its infrastructure and the need of housing. The deficit in the city represents 130,000 units, and around 70% of the buildings are self-constructed.

These tradition is very rooted in places, spontaneous or guided, the self-built is the most common solution among low income population. In conclusion, knowing better how and what the people are doing in the self-built practices, will help in the fulfillment of the housing needs and how the field of professionals can work more closely with the community.

Unpacking (hidden) potentials of the existing urban stock

12:00

Bernd KNIESS, Marieke BEHNE, Anna RICHTER (HafenCity University Hamburg)

Friedrichstadt, a nearly 400-year-old realised utopia in Northern Frisia built around the principles of religious freedom, free trade and openness to immigration (mostly from Holland), provides a rich case to study housing as lived, spatial practice in its original perimeter block development. Housing as practice combines dwelling, work and leisure activities, something that has long been considered the urban form of organisation until the separation of functions has severed this still possibly sustainable and high-quality form of spatial organisation. Following our hypothesis – that today's usage of the existing urban structure serves to indicate important potentials for future vectors of housing – we have engaged with the urban on different scales and their interrelatedness so as to unpack how the urban has come to be what it is today. In three summer schools with students from different disciplinary backgrounds, these scales of spatial practices – the block, the house and the room – provided three analytical perspectives that were explored through videography, architectural and social sciences / ethnographic methods. The very small town of 2.500 inhabitants resembles a village by its size, yet is perceived urban in its structure and has only seen two different types of housing developments in its history: the original 17th Century town house built into the perimeter and the single-family house settlement from the 1950s and 1970s. These two typologies exemplify Teyssot's (1989: 48) analysis: while architecture in the 18th Century aims to 'speak' and cater to a social consciousness, that of the 19th Century (and later) displays a tendency to behave like a 'reform'.

Drawing on material collected in the three schools as well as for a research project commissioned by the city of Friedrichstadt, we are less interested in the question how affordable housing is in Friedrichstadt. Rather, we argue that the existing urban structure can afford to provide its users and co-producers with a potential to transcend traditional understandings of mere housing needs. Analysing the various ways of appropriating town, house and room for overlapping functions, we argue that the existing architecture that has survived – because of or due to various challenges – in its usage nearly 400 years offers opportunities to learn from. Friedrichstadt with its urban perimeter structure and everyday usage and appropriation allows re-engaging critically with the separation of functions that is coming under pressure more recently even in larger cities and metropolises.

Inhabited Roofs, New Horizons of the Urban Fabric on the Example of the City of Skopje

12:30

Violeta BAKALCHEV (University American College, Skopje), Sasha TASIC, Mitko HADZI PULJA, Minas BAKALCHEV (Ss. Cyril and Methodius University, Skopje)

Roof extensions, in a different form, geometric style, emerged as an expression of new social and economic tendencies for additional space and additional profit in the post-socialist transition period. First they started as a series of informal gestures, part of the tactics of horizontal or vertical extensions of existing buildings, such as building - up, building - out, building - in, and then were assimilated into the general housing construction practice. Soon they defined a new residential type and a new spatial syntax of the construction form. In essence, they represent a kind of upgrading to the former urban fabric. On the one hand, they are recognized as actors of the deviation of pure architectural types, on the other hand, as an additional, and therefore an accessible residential area. On the example of the city of Skopje, we will consider a segment of this newly built horizon between, a retrograde and a new social beneficial and affordable tendency.



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