



International Conference 25-28 June

Sustainable Urban Areas

**Rotterdam** 2007

Abstracts

## W14- East European Housing & Urban Policy

Last update: 13 june 2007



[www.enhr2007rotterdam.nl](http://www.enhr2007rotterdam.nl)

## **East meets West; Social exclusion, income poverty and housing tenure in EU Welfare States**

**Henryk Adamczuk** // henryk.adamczuk@uce.ac.uk

University of Central England, Birmingham, UNITED KINGDOM

It is now seven years since the European Council in Lisbon agreed to adopt an open method of co-ordination in order to make a decisive impact on the eradication of poverty and social exclusion by 2010. The first National Actions Plans (NAPs) covered the period 2001-2003, followed by further NAPs with ten new 2004 member states, eight in eastern Europe. These developments have allowed for fundamental questioning of the end and means of welfare policy and a considerable comparative perspective to evolve, separating geographies of Welfare State.

Housing policy sits uneasily in the context of changing or recomodifying welfare states, but it is timely to assess the impact on the drive to eliminate social exclusion on emergent housing policy.

The first section considers the relationship between concepts of social exclusion and its housing dimension. Exploring the academic literature is helpful in examining the EU's determination of this term. Second, tenure profile outcomes are explored in the east and west with variation in the pace of privatisation and economic restructuring. Third the paper offers a secondary analysis of tenure and social exclusion data to show the extent that tenure and income poverty are overlapping in the different welfare states of Europe.

## **The idea of social buildings for rent in Poland - Idea, examples of realization, planning and architectural tendency**

**Radoslaw Barek** // rbarek1@wp.pl, **Hanka Zaniewska**

Technical University of Poznan, Poznan, POLAND

In the article would be presented currently tendency of social buildings for rent in Poland which are build by TBS - (society for social housing).

TBS -housings there are examples of the housing- building which are realized with a participation of public finance resources . We will presenting : trends in created environment of living for social rented flats TBS in Poland .

TBS, are the main society which deliver since 1995 new social housings with low coast rent . There are a new solution for people in Poland which looking for low rent flat also as a new kind of planning and architectural forms.

## **Regional differences in housing availability and affordability in the Czech Republic and in Croatia**

**Gojko Bezovan**<sup>1</sup> // gojko.bezovan@pravo.hr, **Petr Sunega**<sup>2</sup>

<sup>1</sup>Faculty of Law, Zagreb, CROATIA

<sup>2</sup>Institute of Sociology, Prague, CZECH REPUBLIC

This paper presents results of comparative research of current housing issues in two transitional counties, in the Czech Republic and in Croatia. In the first part of the paper authors outline briefly housing policy programmes and housing policy framework as a background for analysis and comparisons. Relationships, division of power between central and local housing policy authorities and the extent of local policy measures are part of analysis.

The analytical part of the paper aims to answer the questions whether there is any significant difference in physical housing conditions and in access to housing (i.e. in housing availability) between Prague and the rest of the Czech Republic, and similarly, between Zagreb and the rest of Croatia. The differences in housing affordability in these capital cities and in the regions of both countries were also examined. For the purpose of analysis of housing availability, housing affordability and regional differences we used 'standard' indicators, such as the

number of existing dwellings per 1.000 inhabitants (in Prague and in the Czech Republic; in Zagreb and in Croatia); average dwelling floor space per inhabitant; average number of rooms per inhabitant; the comparison of size of the households; the structure of existing housing stock according to the number of rooms; average share of housing expenditures on household incomes; price-to-income ratio; lending multiplier and others. The results for both countries were compared and discussed.

Preliminary findings show that housing availability in other regions of countries is similar to capital cities. Affordability is more developmental issues in capitals than in regions. In case of Croatia in some coastal areas affordability is emerging issues. In case of the Czech Republic the affordability of housing in Prague, and also in Zagreb, is significantly lower than in other regions despite the higher income level of households living in the capital.

### **Intergenerational transfers as a response to changes in the housing market**

**Andreja Cirman** // [andreja.cirman@ef.uni-lj.si](mailto:andreja.cirman@ef.uni-lj.si)  
Faculty of Economics, Ljubljana, Ljubljana, SLOVENIA

Parents often provide financial or real estate resources to children in order to help them solve their housing problems. Motives for such tied transfers might be paternalistic, altruistic, exchange-related or due to the demonstration effect. Changing conditions in the housing market, the institutional framework and availability of housing finance determine the restriction the households have to face when determining financial construction of their purchase and the marginal utility of such transfers. Since transitional countries have faced rapid changes in the housing market conditions in the last few decades we use data from Slovenian housing survey 2005 to study the relationship between changes in housing market framework and the incidence of intergenerational transfers in past decades in Slovenia. The results implicate that the incidence of intragenerational transfers is strongly tied to the changing conditions on the housing market and the availability of housing finance. Intragenerational transfers for home purchase play a strong cushion role in order to ease the constraints posed by the housing and financial market and institutional restrictions.

### **Urban transformation processes in squatter areas: Case of two cities in Turkey**

**Yakup Egercioglu** // [yakupegercioglu@iyte.edu.tr](mailto:yakupegercioglu@iyte.edu.tr), **Semahat Özdemir**  
Izmir Institute of Technology, Izmir, TURKEY

The migration which started in the 1950s is the major cause of all urban problems. The social and economic problems that arose after migration, later manifested themselves in the physical space; and after the emergence of the first squatter houses a process that later turned into a practice of continuous illegal building construction was to begin. Urban problems have turned into an impasse due to the uncontrolled development and cities spreading hastily towards their peripheries, the changing social structure of cities after migratory waves, continuously mounting spatial problems, lack of policies, an even policies promoting these developments. However, it is stressed by the State Statistics Institute that the speed of population increase will go down significantly in next decades. The decrease in population rate and the focusing of government policies on the transformation of squatter areas give hints for the fact that urban transformation will always be on the agenda in the following years.

At the basis of this study lies the need for investigating the urban transformation processes in squatter and illegally constructed areas, which seems especially to be a problem of big towns and metropolitan cities, and also the thought of identifying the problem objectively. This study aims at identifying urban renewal form and how the transformation process has developed, and under what sort of conditions within the present settlement of the Turkish cities, in other words in squatter or illegally-constructed areas in recent years. In this study, in order to find out under what conditions and in which organizational structure market-based urban transformation processes were realized by individuals and in the leadership of constructors, the

squatter/illegally constructed areas in Ankara-Çankaya and İzmir-Konak municipalities, where improvement plans were applied, were comparatively investigated.

### **Infrastructure development, tariff setting and affordability of utility services in Serbia** **Edward Frank**<sup>1</sup> // frank.edward@gmail.com, **Mirjana Strugar**<sup>2</sup>, **Bojana Katusevski**<sup>2</sup>

<sup>1</sup>Urban Training and Research Initiative, Moordrecht, NETHERLANDS

<sup>2</sup>MIASP, SERBIA AND MONTENEGRO

Notwithstanding large differences in political development and outlook, infrastructure development in the former Yugoslav republics, raised similar questions as elsewhere in Eastern Europe. The break-up of the former communist states started a process of making local government responsible for infrastructure development. It necessitated the establishment of a municipal structure to take over this function. A second development has been the development of a credit market for municipal infrastructure finance. In Serbia, because of the war damage and the large restoration efforts, central government had limited financial possibilities left and local government had to start mobilizing its own funds.

A further impetus to the development of a credit market has been the EU Accession Process. European institutions such as the EIB, KfW, the EBRD and the CEB, have been keen to extend their operations to Serbia. It includes loan agreements for municipal infrastructure projects. Positive effects of their involvement include a substantial reduction in interest rates and an increase in program funds available. With further progress in the EU accession process, assuming that the political differences can be resolved, the future will see large scale investments in municipal infrastructure development. At the same time it raises the issue of the social acceptability of reform measures introduced on the insistence of European institutions and in particular the requirement of full costing of services.

What is discussed in this paper is what the experiences with the transformation process have been till now and how reform measures can be introduced without affecting the poor. When the system of subsidized utility services becomes obsolete the question is how services can be delivered in an effective and transparent manner, at the same time assuring sufficient coverage and quality.

### **Municipal administrative reform and land development issues in the Former Yugoslav Republic of Macedonia (FYRoM)**

**Edward Frank**<sup>1</sup> // frank.edward@gmail.com, **Corrado Minervini**<sup>2</sup>, **Danica Pavlovska**<sup>3</sup>

<sup>1</sup>Urban Training and Research Initiative, Moordrecht, NETHERLANDS

<sup>2</sup>Urban Planning for Participation & Development, FRANCE

<sup>3</sup>Ministry of Environment and Physical Planning, MACEDONIA

The Former Yugoslav Republic of Macedonia (FYRM) has started a measured process of decentralising competencies to the local government level. It was partly a response to the more rigid centralist planning approach adopted after gaining its independence in 1992. Partly it is an expression of its ambition to prepare the country for future accession into the European Union and transposing its administrative framework for that purpose. The process shows similarities with approaches adopted by other former entities in the Yugoslav Republic. However, there are also specific features which relate to its geographical location, country characteristics and ethnic opposition. It was only in 2001 that the conflict between segments of the Albanian and Macedonian speaking population were settled by involved parties signing the Ohrid Framework Agreement.

This paper explores the challenges faced by the government in the decentralisation process and what steps were taken in overcoming capacity problems at the local level in absorbing the enhanced responsibilities. The Law on Local Self-Government, enacted in 2002, transferred power to the municipalities in the areas of public services, culture, education, social welfare, health care, environment, urban and rural planning, economic development and local finance.

Implementation was further governed by the adoption of a large number of new laws, including an ambitious Environmental Law with wide-reaching implications for local government. What we discuss in this paper are what further steps would be required to assure that local government can play an effective role in local development and improving the living conditions of its citizens. Specific questions relate to the adequacy of the urban/rural planning system, size of municipalities, the issue of 'illegal housing', the scope and conditions for transfer of land and other properties to municipalities and the challenges faced by local government in providing adequate housing and services to its citizens.

### **Sustainable suburbs? The impact of interurban migration on local communities in the Czech Republic case study of Brno suburbs**

**Lucie Galcanova** // galcanov@fss.muni.cz, **Barbora Vackova**  
IVRIS, Faculty for Social Studies, Brno, CZECH REPUBLIC

Political transition and economic liberalization in the Czech Republic in the period after the „velvet revolution' brought about many shifts to the processes of urban planning and development. Together with lifestyles and value changes of the mainstream Czech population it led to the new modes of housing and preferred types of dwelling.

In our research we deal with the process of residential suburbanisation in Brno (the second largest town in the Czech Republic). Via the qualitative interviews with the main actors of the construction processes (inhabitants, mayors and local government's representatives, developers and NGO's, e.g.) we study a specific type of newly developed districts. There are many examples, when the suburbs were not created as an independent unit (green fields), but were linked up to the older parts of urban neighbourhoods. These villages lost their former rural character, however not all of them has gone through these process and some of them has kept the rustic character in many aspect of everyday life of its inhabitants. In spite of the tight functional connection with the city (work opportunities, culture events, administrative atc.), people still share and shape their local identities. Nevertheless, the process of arrival of new inhabitants in last fifteen years has changed the everyday life in these areas in many ways and it is a new research challenge. Consequently we are interested in the impact of the interurban migration on these local communities. We can investigate many dimensions of this issue - for example the interpretations of the course of this development by different actors, retrospective perceptions of the former situation before these rapid shifts, the interpretations of interurban migrants's own motivations and lifestyle choices, the processes of voluntary social exclusion of the newcomers or the potentially inclusive activities etc.

### **Links of housing policy to the forming welfare regimes in the transition countries - Case of Hungary**

**József Hegedüs** // hegedus@mri.hu  
Metropolitan Research Institute, Budapest, HUNGARY

After the political turn, governments in the region worked under constant fiscal pressure caused by the social and economic costs of the bankrupted socialist economy. As a consequence, the state had to 'withdraw' from the housing sector resulting in the following: cutting of subsidies for new construction (both public and private), privatization of the building industry and the industry for building materials, price liberalization in housing services, privatization of public housing, privatization of the banking sector, etc. In the process of transition, the negative consequences of economic restructuring (regional and social inequality, declining living standards, affordability problems, etc.) have raised the need for a new welfare system. These processes have been carried out at different speed and in various ways in different countries. These differences are understandable given that the development of housing policy has to be conceived within the framework of social policy (and in a broader sense within the framework of the welfare regime). The paper will show the links between the

housing sector and the forming welfare regime, as even after 15 years, most areas of the welfare system (education, health, social provision etc.) in transition countries are still in flux.

### **Housing affordability of rental and owner-occupied housing over the course of the economic transformation in the Czech Republic**

**Martin Lux** // [martin.lux@soc.cas.cz](mailto:martin.lux@soc.cas.cz), Petr Sunega  
Institute of Sociology, Academy of Sciences, CZECH REPUBLIC

The aim of the paper is an analysis of changes affecting the financial affordability of rental and owner-occupied housing over the course of the economic transformation in the Czech Republic. To evaluate housing affordability the authors used housing expenditures-to-income ratios and data files from the Czech Statistical Office. The objective of this paper is also to draw attention to the need to modify standard indicators when measuring housing affordability in countries in transition. In this regard the authors particularly note the huge differences in affordability ratios between households living in so called "privileged" and households living in the "unprivileged" housing market sectors.

### **From the paradox of property to the paradox of satisfaction. State and perception of the Romanian housing conditions**

**Laura Nistor** // [mailtonistor@yahoo.com](mailto:mailtonistor@yahoo.com)  
Babes-Bolyai University, Cluj- napoca, ROMANIA

Romania, as other post-socialist countries as well, has experienced at the beginning of the nineties the process of housing-stock (especially block buildings) marketization, meaning that state-owned flat-apartments have been sold to renters, who thus became homeowners. As a consequence, Romania fits well the paradox of property model, meaning that there is a negative correlation between GDP/capita and percentages of houses in private property. The quality of Romanian housing stock is considerably worse than the EU average, when considering a number of objective indicators. Several national surveys indicate, that when questioned about problems in relation to housing, citizens clearly mention a number of shortcomings, however when asked about how satisfied they are with their house in general, tend to be surprisingly positive. For explaining such a divide between the housing stock's objective situation and the perception of several components of the house (space, utilities, etc.) on the one hand and that of the house in general, I'll use the property-hypothesis and try to explain high levels of satisfaction through the fact that there is a socio-economic embeddedness of the homeowner status, the house being perceived as an important - frequently single - capital of Romanian families, an important component of self-esteem. Such a perspective, however well-represented within the international housing literature, is less developed among Romanian researchers, thus the paper tries also to move forward from the broader subjective well-being paradigm when considering housing satisfaction, by insisting on the role and indirect effect of the property which thus can be considered as a more specific explanatory paradigm within the broader subjective-well being related literature.

### **Diversification of urban neighbourhoods: Case study in New Belgrade**

**Mina Petrovic** // [minap@eunet.yu](mailto:minap@eunet.yu)  
University of Belgrade, Belgrade, SERBIA AND MONTENEGRO

The paper aims to explore different types of neighbourhood's perception and meaning among professionals who live in the neighbourhoods exposed to significant changes due to socio-economic transformation of urban space in Belgrade. New Belgrade has been recognised as prime locus of research. During socialism, it was planned and built according to modern urbanism (Athens Chapter ' with zoning principles and block system in which each block was

considered as neighbourhood community), populated by different social groups but mostly middle class members. Today, New Belgrade has been attracting the greatest share of foreign investments at Belgrade real estate market, with a good perspective to develop as new 'city' of Belgrade and consequently pull new service class. Nevertheless, not all New Belgrade's neighbourhoods face the same kind of development. Certain blocks have been exposed to gentrification, while others are downgrading in both physical and social terms. Thus, by focusing on certain blocks it is possible to reveal quite diversified identities, social networks, participation patterns, security feelings and sustainability of neighbourhoods. Generally, our findings refer to the changes in neighbourhood's concept among the interviewees, from neighbourhood as 'community' - the local domain of friendships and casual acquaintance towards the neighbourhood conceived as 'commodity' - a domain of safety and security, of compatible lifestyle packaged and sold.

### **Residential differentiation in Central and Eastern European cities**

**Sampo Ruoppila** // sampo.ruoppila@iki.fi

Net Effect Ltd, Helsinki, FINLAND

The paper discusses research on residential differentiation in Central and Eastern European cities since transformation from state socialism. It sums up the most interesting findings and suggests a further research agenda.

The research so far can be divided into two broad categories. The first one consists of studies on how the socio-spatial pattern of these cities have changed as they have departed from the state socialist system ' i.e. how their development has contrasted the features of 'a socialist city' since transformation. The second category consists of studies that focus on the processes of change and changed policies. Summing up the results, the attention is drawn to the reversed location pattern of new housing investments, the gradual relocation of social groups according to their wealth, the changed character of public intervention, the economic factors decreasing the pace of change, and the continuation of socio-economically mixed character of most urban areas. Given the apparent and increasing differences among the cities, the research interest is gradually shifting from the influence of a state socialist past to why are they currently developing differently.

Contributing to this discussion, I suggest two topics that further research ' preferably comparative research ' should address. Firstly, the question of social stratification should be taken up in urban analysis in a more rigorous way. A comparative analysis of social stratification in these cities would be interesting as such, but to explain variation in residential differentiation researchers should go further and try to elaborate the link between class structure and opportunities in the housing market. Secondly, comparative studies should be conducted on the role of public intervention in residential differentiation processes. Questions like which income groups (or social strata) are supported and how and where housing development or renovation is promoted are particularly interesting.

### **Beyond the block-of-flats. The potential for community participation in the owner-built housing**

**Adriana Mihaela Soaita** // asoaita@yahoo.com

King's College London, Pitesti, ROMANIA

In spite of the new political freedom, the Romanian people's needs and wishes remain minor to the political actors. Their recourse has been one of individual expression. In the housing sector, the outcome has been a lack of environmental quality.

This mixed design research explores the potential for community participation to enhance the environmental quality of the owner-built housing in the city of Pitesti. Using social and pragmatic lens, the inhabitants', decision-makers', and architects' perceptions are explored to assess their degree of correlation; in-depth investigation of the community profile, self-defined

objectives and perception of tools for participation is performed. To finally assess the potential for community participation, an evaluative framework is conceived.

The study discloses a model of perception developed on a spatial and temporal axis in which participants position their 'urban vision.' The 'urban vision' is a mental concept that bears different definition of needs and therefore generates differently perceived priorities. A major finding is that inhabitants and decision-makers agree on their spatial perception and overlap on the time-axis and in the actual content of their 'urban vision'. This opens the potential for community participation.

The community is economically mixed, demographically homogeneous and socially secluded but individuals express a high desire to participate to resolve a problem (physical) rather than to fulfil a need (social). However, tools of dialogue are not yet tailored to match citizens' preferences for direct and informal ways of participation.

The study concludes that the community participation in the owner-built housing in Pitesti is situated on a presumptive stage of development. In other words, there is still doubt and uncertainty regarding its successful implementation although there is necessity and readiness for concessions among actors. The study shows that there is need for local authorities to take the lead in finding ways to progress this development.

### **Lost in transition: Housing reforms in Moldova**

**Sasha Tsenkova** // [tsenkova@ucalgary.ca](mailto:tsenkova@ucalgary.ca)  
University of Calgary, Calgary, CANADA

The paper draws on the convergence-divergence paradigm for comparative housing research to provide an enduring illustration of the post-socialist housing system in Moldova through broad but rigorous conceptual framework, and fresh empirical evidence. The comparative analysis combines theoretical and methodological discussions on housing systems in South East Europe with empirical insights in housing market dynamics in Moldovan cities. At the operational level of analysis, the research focuses on three distinct policy arenas'financial, fiscal and real estate policies'each governing housing market outcomes. Correspondingly, housing performance is evaluated through clusters of indicators critical for a well functioning housing system: i) stability of investment; ii) distributional efficiency; iii) improvement of housing quality; iv) differentiation of house prices/rents; v) affordability; vi) equity and choice in the distribution of housing.

This research paper will represent the first in-depth evaluation of housing policy and market performance in post-socialist Moldova with a particular emphasis on Chisinau'the most dynamic housing market in the country. The research is original with respect to its overall concept and the manner it integrates a number of different methods of analysis.

Currently, there is a scarcity of sources that address the post-socialist housing reform agenda with such a multi-faceted approach. There is even a greater scarcity of empirical and analytical work that covers the countries in South East Europe in general and Moldova in particular. The methodology incorporates quantitative and qualitative methods and the results of 20 face-to-face interviews with policy makers, mortgage lenders, developers and housing managers. The research findings are expected to contribute to the on-going theoretical debates on comparative housing research and to provide important insights into the dynamic relationships between housing policies and housing markets in the context of transition to market-based economies.