METREX SAH
Socially sustainable housing

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Sustainability approaches

mal_summary.pdf

Helsinki region

Hyvinkää
Mäntsälä
Pornainen
Järvenpää
Nurmijärvi
Kerava
Vihti
Tuusula
Sipoo
Vantaa
Espoo
Helsinki
Siuntio
Kirkkonummi
Kauniainen

Carbon neutral

Resource smart

Adaptive

The most sustainably growing and people-centered metropolitan area in Europe

Successful

Healthy

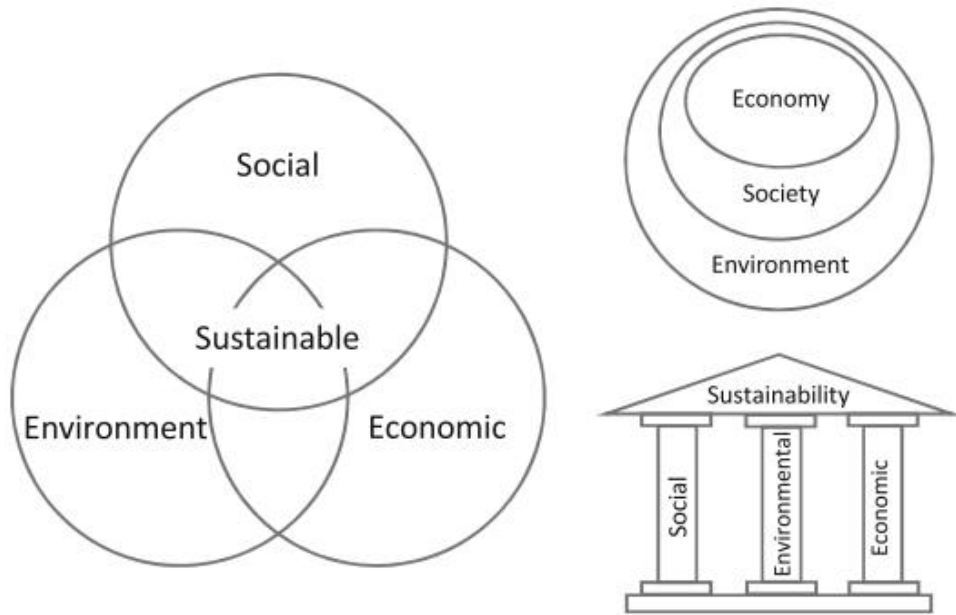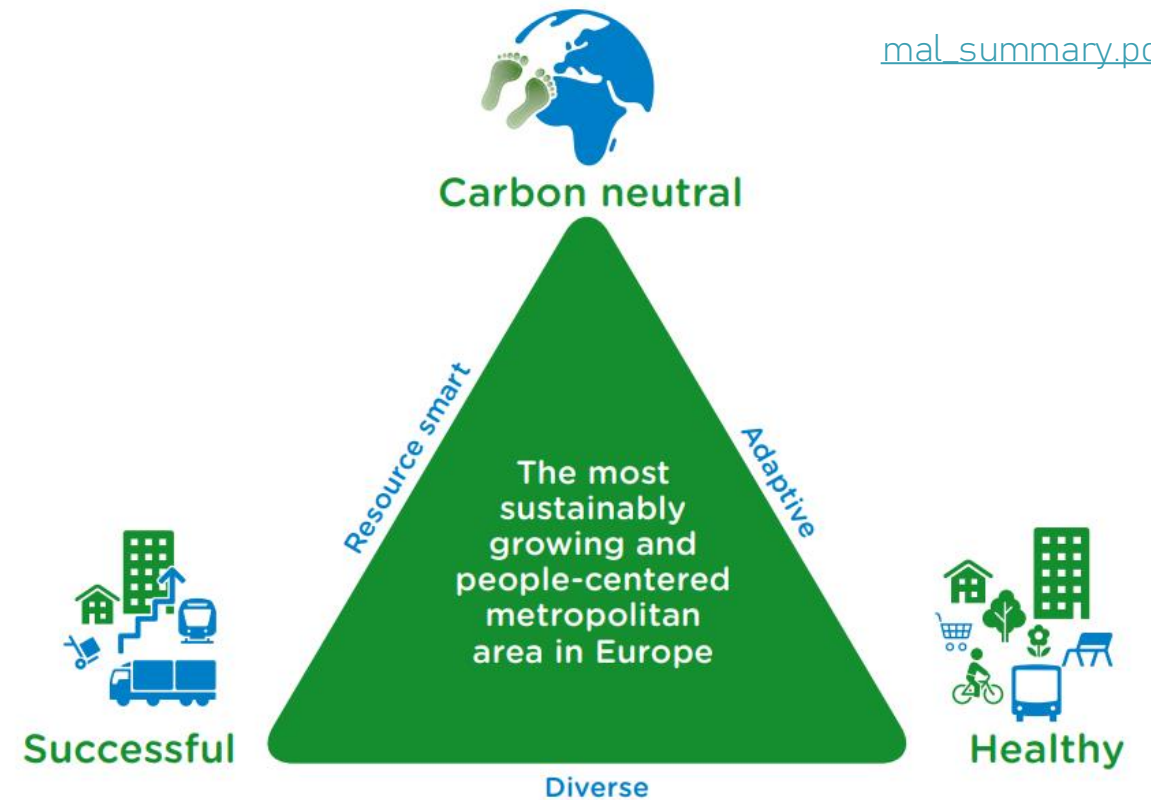Diverse
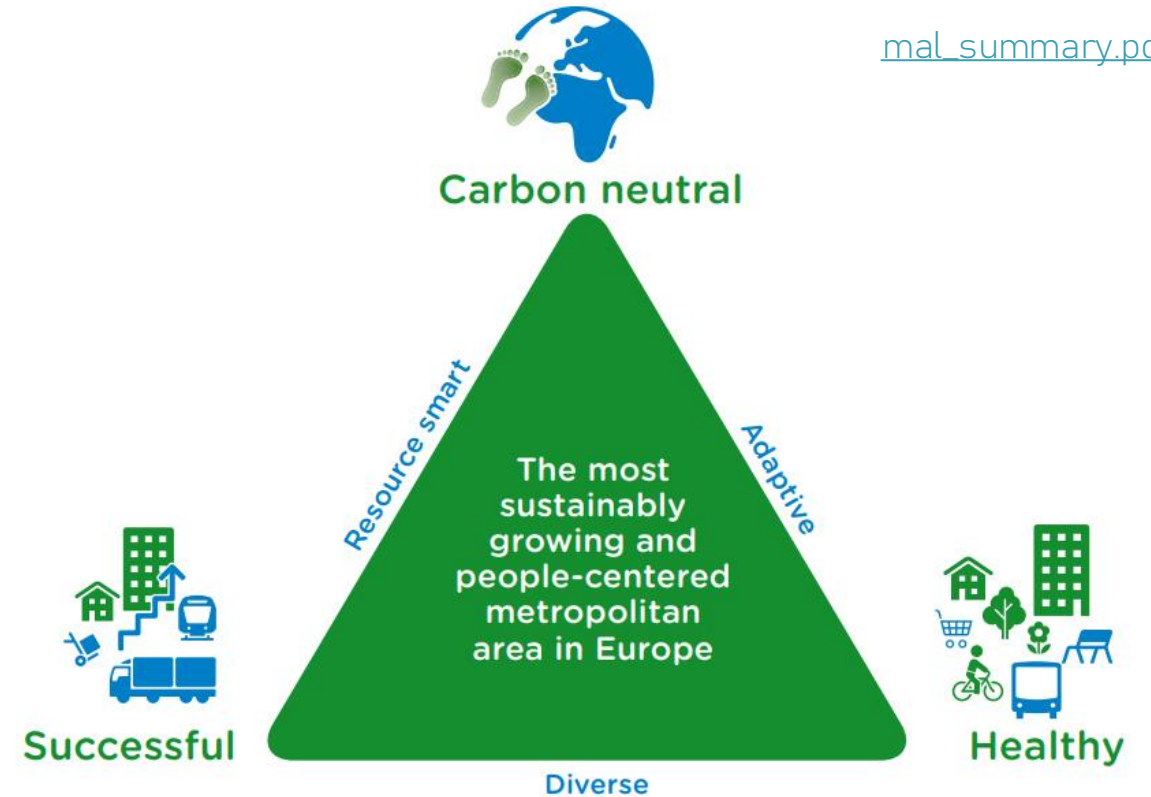
Sustainability approaches

Fig. 1 Left, typical representation of sustainability as three intersecting circles. Right, alternative depictions: literal 'pillars' and a concentric circles approach

Purvis, Mao & Robinson (2018) Three pillars of sustainability: in search of conceptual origins

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Carbon neutral

Resource smart

Adaptive

The most sustainably growing and people-centered metropolitan area in Europe
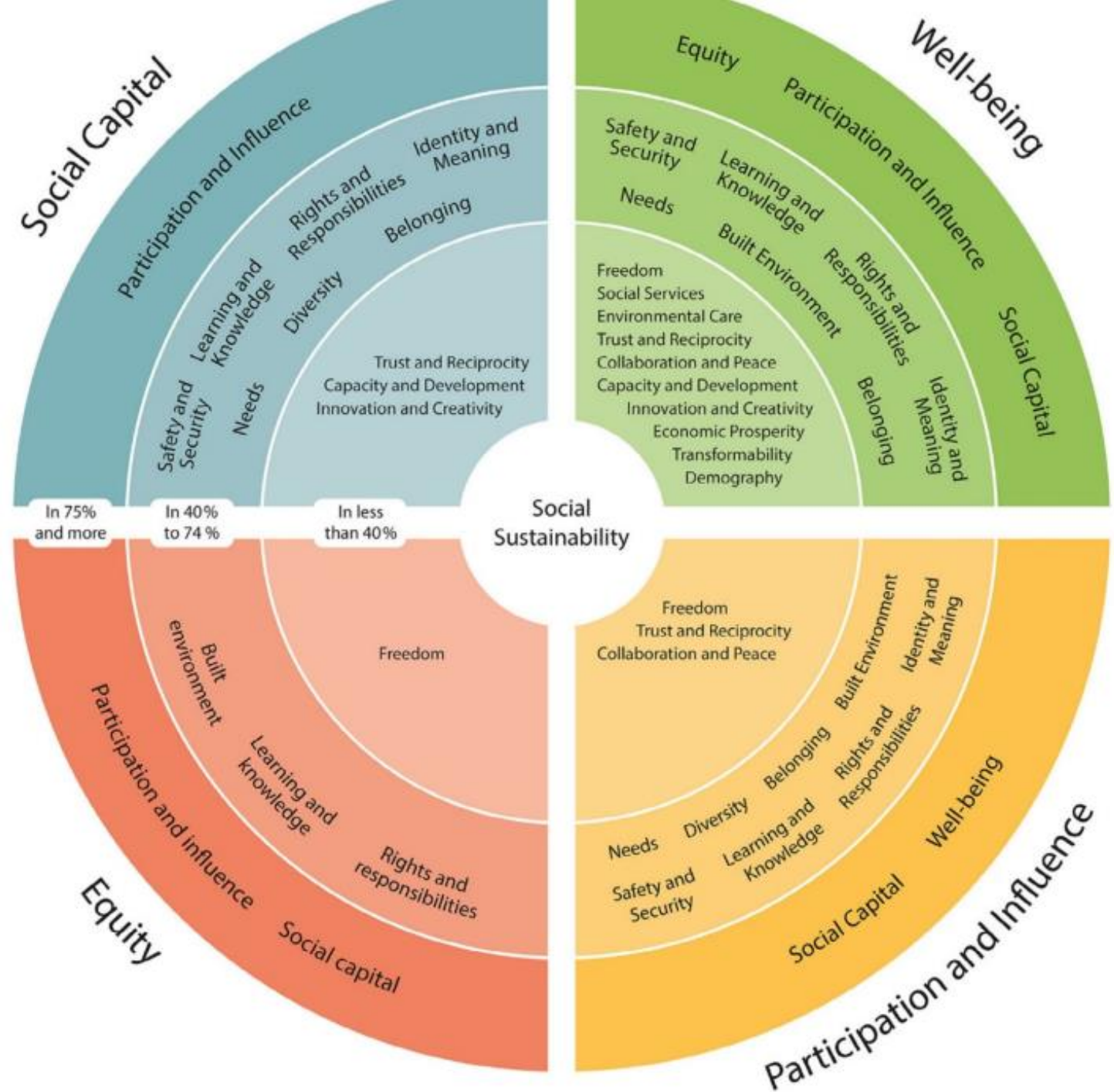
Successful

Diverse

Healthy

Healthy
The high-quality living environment in the Helsinki region enables a good and happy life for all residents.
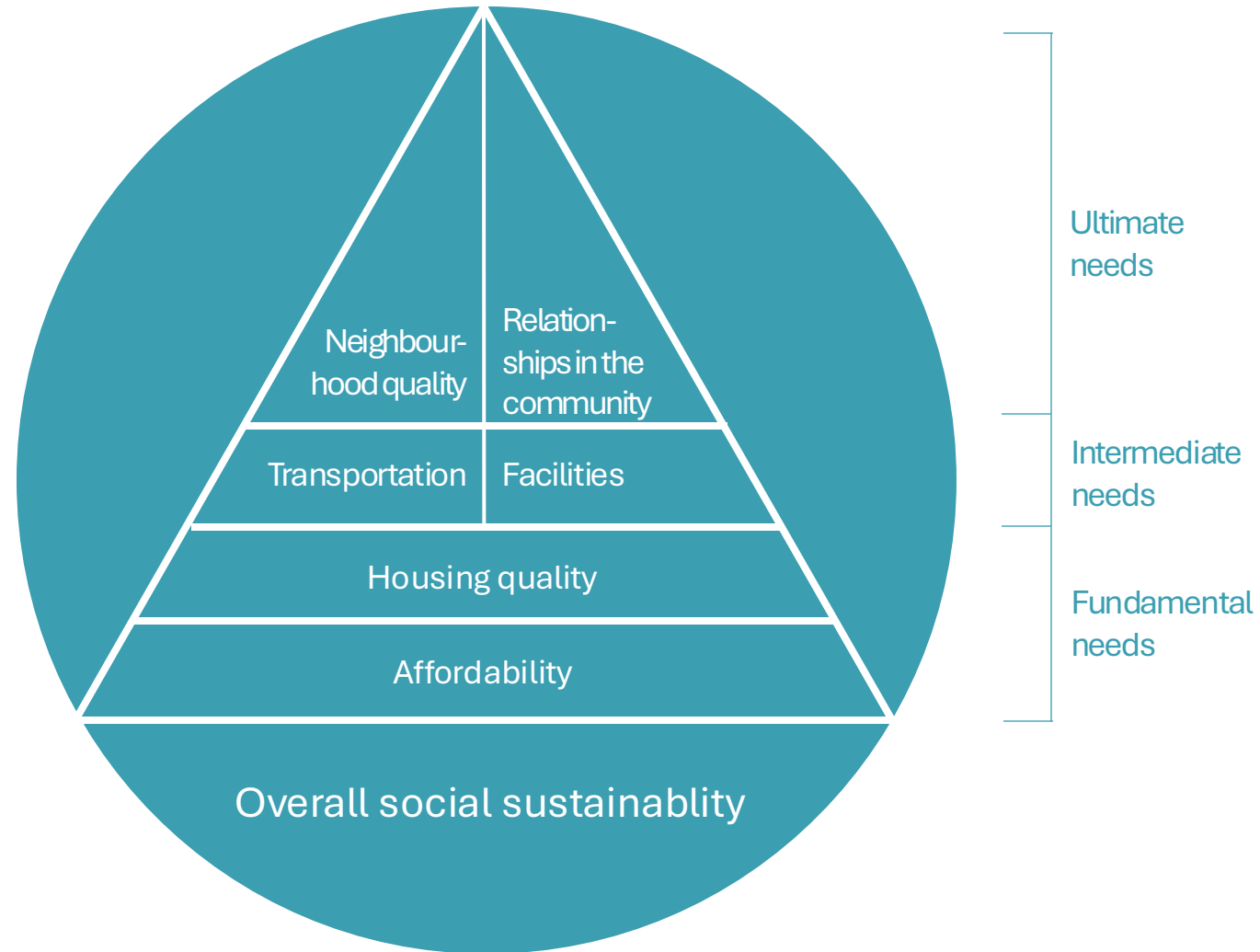
Table 1. Converting urban social sustainability indicators into relevant urban functionings.

	Urban social sustainability indicators	Sustainable urban functionings
Tangible	Decent housing	Inhabiting affordably and comfortably
	Jobs	Working at a viable distance from home
	Schools	Going to school at a viable distance from home
	Transport	Transporting yourself from home to another place
	Public Spaces	Making use of parks, squares, playgrounds and any publicly accessible space
	Recreation	Enjoying leisure according to one's own preferences in the urban area examined
	Healthcare	Having adequate access to healthcare at a viable distance from home
	Urban Design	Benefitting from adequate architectural design in one's surroundings
Intangible	Social networks	Building and maintaining social relations
	Feeling of community	Feeling part of and contributing to the community's life
	Social interaction	Interacting with people living or working in the area
	Safety	Being and feeling safe
	Well-being	Experiencing individual and collective well-being
	Feeling of belonging	Identifying oneself with the area's character and its social fabric
	Cultural expression	Participating in and contributing to valued cultural activities
	Existence of informal groups and associations	Joining informal groups as well as formal associations
	Representation by local governments	Being informed about and involved in local government initiatives
	Levels of participation	Being actively involved in initiatives for collective matters in the urban area examined
	Levels of influence	Accessing the means necessary for voicing one's own perspectives and stakes regarding local matters

SoSuCompass

Nilsson C., Levin T., Colding J., Sjöberg S. & Barthel, S. (2024) Navigating complexity with the four pillars of social sustainability. Sustainable Development 2024:1–19

Social sustainability – individual / household / community

Ancell & Thompson-Fawcett (2008) The Social Sustainability of Medium Density Housing: A Conceptual Model and Christchurch Case Study

Social sustainability – equity and community

Social equity

*with particular reference
(in the context of urban form)
to access to services and opportunities*

- affordable housing
- job opportunities
- public transport
- recreational opportunities, open space
- essential local services such as shops, schools, health centers

**Sustainability
of community**

*comprising a number of
subdimensions including:*

- satisfaction with the home
- stability (vs residential turnover)
- pride in and attachment to neighbourhood
- social interaction within the neighbourhood
- perceived quality of local environment
- participation in collective group/civic activities
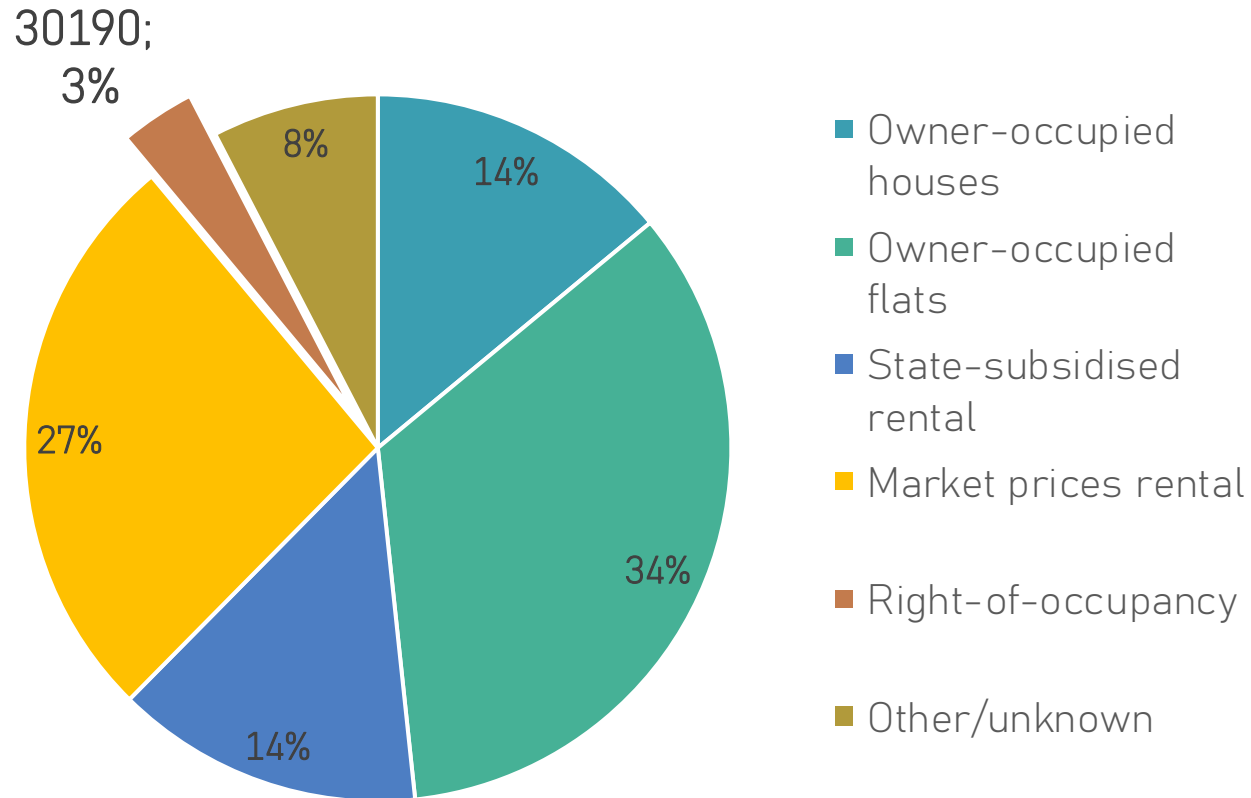- safety/security (vs risk of crime, antisocial behaviour)

Bramley & et al. (2009)
https://www.researchgate.net/profile/GlenBramley/publication/46559730_Social_Sustainability_and_Urban_Form_Evidence_from_
Five_British_Cities/links/02e7e5399c97760ea4000000/Social-Sustainability-and-Urban-Form-Evidence-from-Five-British-Cities.pdf

Intermediate Housing for Social Sustainability

Individuals / households

- Feeling of safety
- Feeling of belonging
- Social interaction
- Opportunity and choice
- Commitment
- Meaningfulness
- Participation
- Well-being and happiness
- Trust and stability
- Feeling of home

SOCIAL SUSTAINABILITY

- Safety and security
- Social interaction
- Inclusion
- Participation and influence
- Pride and attachment
- Cultural expression
- Social cohesion
- Social capital
- Well-being and health
- Feeling of community
- Resilience of communities

- Safety and resilience
- Access to services and opportunities
- Inclusion and social cohesion; participation, equality and diversity
- Avoiding segregation
- Affordable, decent housing
- Resilience of communities

Neighbourhood / communities

Institutions / governance

Housing Stock in Helsinki Region

Pie chart values:
- 14% — Owner-occupied houses
- 34% — Owner-occupied flats
- 14% — State-subsidised rental
- 27% — Market prices rental
- 30190; 3% — Right-of-occupancy
- 8% — Other/unknown

In Finnish society, home ownership is often regarded as ideal.

The share of rental housing is substantial.

The share of **intermediate housing** is small in average – but considerable in some neighbourhoods!

Area	% of housing stock 2023
Helsinki	3,3 %
Top 3 neighbourhoods	39 % – 32 % – 23 %
Vantaa	4,4 %
Top 3 neighbourhoods	26 % – 15 % – 12 %
Espoo	4 %
Top 3 neighbourhoods	27 % – 23 % – 23 %

Intermediate Housing in Finland

Intermediate models address the growing demand for **flexible and more affordable** housing solutions. This is important especially in major urban areas where housing costs are high and keep on increasing.

Right-of-occupancy model was established in the 1990's. Buildings are mostly owned by non-profit housing agencies.

Residents pay a housing right fee (usually 15 % of the value) and a monthly maintenance fee (rent). The apartment cannot be purchased, but the resident has permanent housing security.
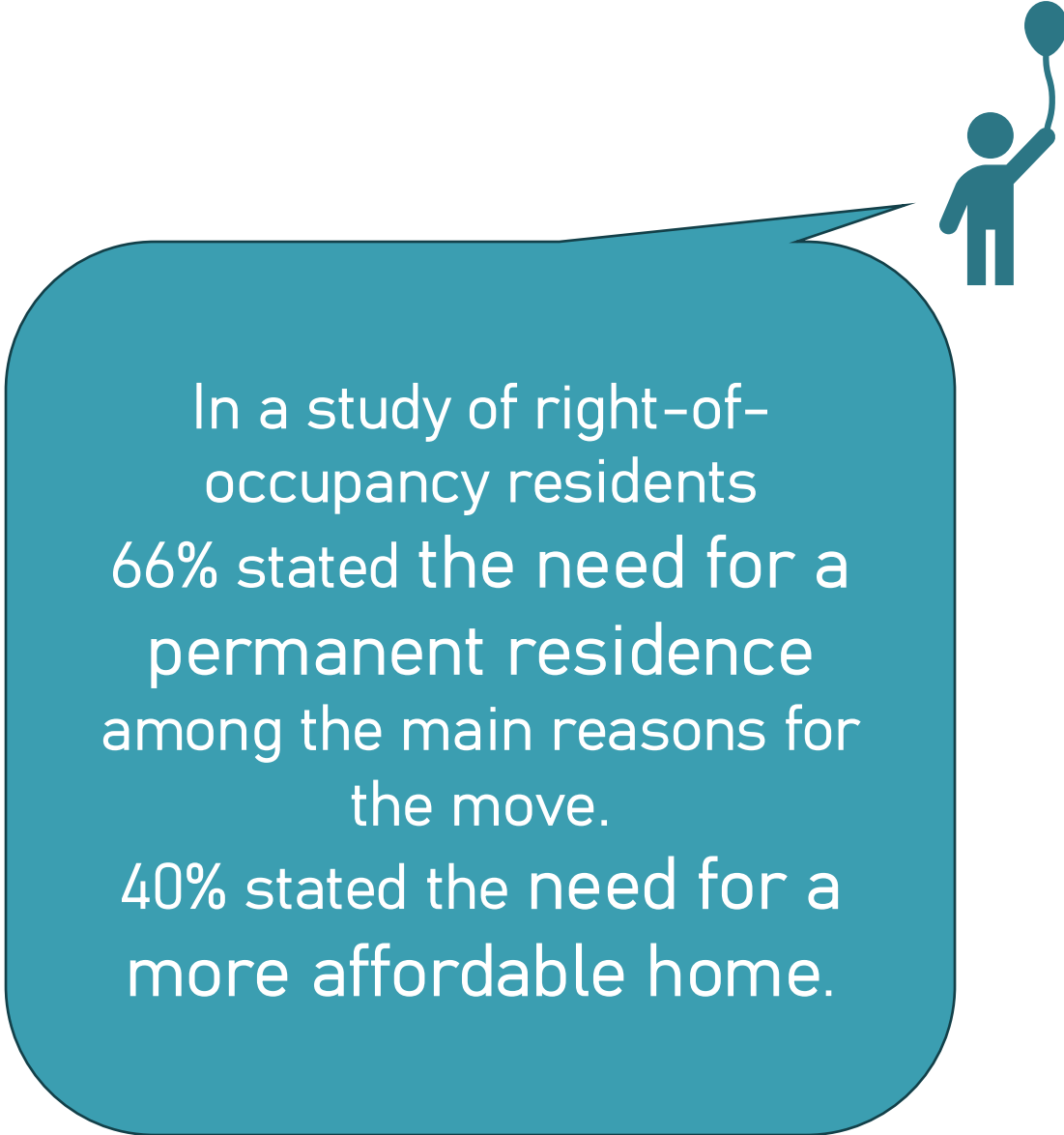
When moving out, the housing right fee if refunded, adjusted according to the construction cost index.

Problem: Production of new right-of-occupancy homes is being terminated. Housing policy needs new solutions.

Who is it for?

For households, that

- ✓ don't qualify for social housing
- ✓ can't afford a sufficiently large market priced rental flat
- ✓ are not able or willing to purchase a home of their own
- ✓ are retiring and moving to regional centers from their owned homes, that are no longer suitable for their needs.

In a study of right-of-occupancy residents 66% stated the need for a permanent residence among the main reasons for the move.
40% stated the need for a more affordable home.

Arguments for termination are institutional
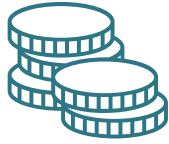
" Public support is directed at the wrong people. "
" Turnover is too low. "
" Residents are less likely to relocate for a job. "
" Crowds out other (politically preferred) forms of housing. "

But we also argue that...

Intermediate housing may free up social housing stock for others who need it more urgently.

It can offer a better opportunity to save for one's own home than renting.

Intermediate housing may provide stability in housing market fluctuations and keep the building industry functional.

Neighbourhood and community point of view

In **suburban regeneration** areas, the proportion of social housing is generally above average.

To balance this, it would be beneficial to build new owner-occupied housing. However, this can be problematic in a low-profit, high-risk area.

There is a need for and a demand for intermediate housing. We need a model that is acceptable to financiers and attractive to developers.

Neighbourhood and community point of view

- Intermediate housing promotes housing diversity and social mixing by enabling people from different income levels and life stages to live in the same neighbourhoods.

- Affordable and relatively permanent form of housing, it fosters a sense of home, belonging and community.

- Studies have shown that residents in intermediate housing compare to owner-occupants in terms of education and employment. This brings social capital to the neighbourhood.

Thank you!

HSY

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