

# Cases Martinlaakso and Mikkola, Vantaa

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Vantaa ♦ Vanda  
1974-2024

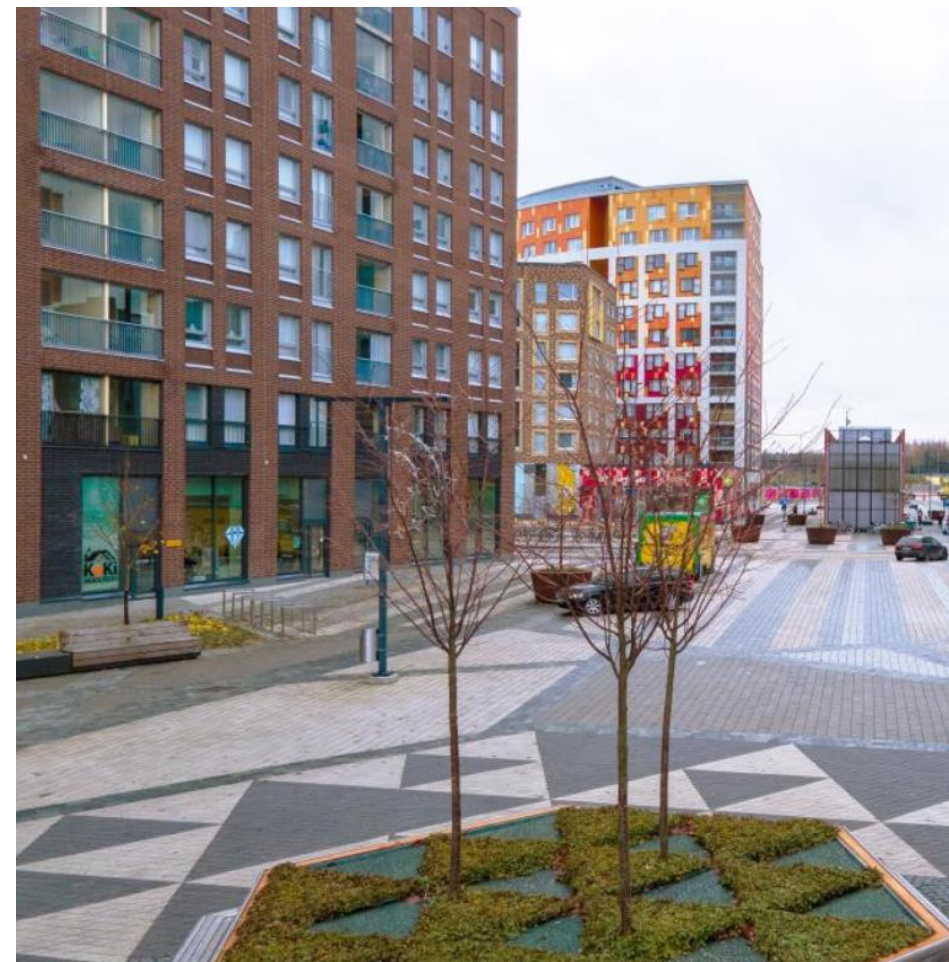
# City of Vantaa – Superior Accessibility in Finland

- 4. biggest city in Finland with 250 000 inhabitants.
- In the heart of the Helsinki metropolitan area.
- The most multicultural city in Finland
- On average, more than 3,000 new homes have been built annually



# Land and Housing Policy Guidelines of Vantaa

- Vantaa owns approximately 30% of its land area
- Of the new housing production, at least:
  - 50% to be owner-occupied
  - 20% to be state-subsidized rental housing
  - 10% to be intermediate housing production
- The city allocates plots of land in accordance with its own housing policy guidelines
- The city requires private landowners in larger planning areas to adhere to the housing policy decisions
- The housing policy are recorded in agreements and if they are not followed, contractual penalties will ensue.



# Challenges of developing suburban areas

- There are difficulties to mix forms of housing in suburban areas experiencing segregation
- The areas are primarily being developed with rental housing
- The challenge is to bring owner-occupied housing to these areas.





# Case Martinlaakso





# Case Martinlaakso



- Near good railway connections
- The area is owned by the Y-Foundation (Y-säätiö), which owns and develops state-supported rental housing.
- The area had six three-story apartment buildings that were completed in 1974. The buildings were in very poor condition and housed tenants selected on social grounds.
- Demolition and new buildings were made in two phases, which helped settling of the residents of the area
- The city stipulated that 7,300 square meters of the area's housing must be owner-occupied



Owner-occupied housing



Daycare





# Case Mikkola





# Case Mikkola



- Difficult to advance property development projects due to the low price level of the housing in the area
- Owned by a rental housing company owned by the City of Vantaa, which builds state-supported rental housing
- Due to the more efficient construction, a separate plot was subdivided from the area, where right-of-occupancy housing was implemented.

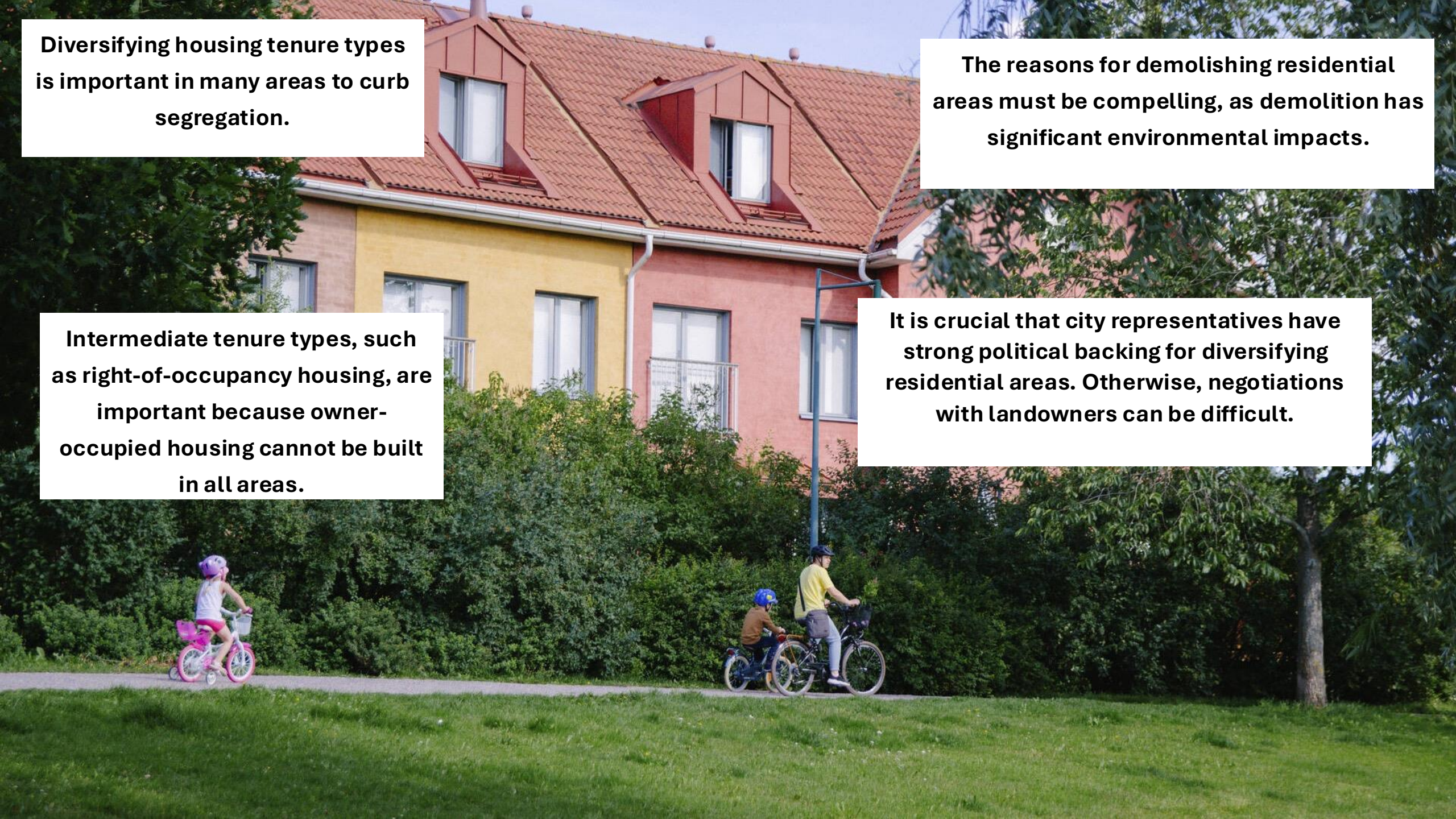


**Diversifying housing tenure types is important in many areas to curb segregation.**

**The reasons for demolishing residential areas must be compelling, as demolition has significant environmental impacts.**

**Intermediate tenure types, such as right-of-occupancy housing, are important because owner-occupied housing cannot be built in all areas.**

**It is crucial that city representatives have strong political backing for diversifying residential areas. Otherwise, negotiations with landowners can be difficult.**





The background consists of a complex, abstract pattern of overlapping polygons in various shades of blue and dark blue. The shapes are irregular and create a mosaic-like effect. The colors range from a light, sky blue to a deep, navy blue.

**Thank you!**