



ESR 6

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Supervising team
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Case study

Housing Fund of the Republic of Slovenia



Instrument: Regulation, subsidy, incentive, policy
Issued (year): 1991
Application period (years): 1991-2025
Scope: The Republic of Slovenia
Target group: Young, first time buyers, elderly, low income group, other vulnerable groups
Housing tenure: Public rental housing, social rental housing, co-housing, affordable homeownership
Discipline: Economics, public policy
Context: Urban
Object of study: Cross-country comparison

The case of the Housing Fund of the Republic of Slovenia encompasses three project research areas: “Design, planning and building”, “Community participation”, and “Policy and financing”. Under the “Design, planning and building” research area, the focus is on “Sustainable Planning”, aligning with the Fund’s strategy until 2025. This includes using environmentally sound and durable materials in construction. The Fund conducts a life-cycle cost assessment for multifamily housing. In terms of “Policy and financing”, the sub-category of “Governance, market and finance” is relevant. The Fund acquires land and housing for vulnerable groups, co-finances affordable housing projects, and aims to establish a public rental management service with possible tax incentives for tenants. In the “Community participation” research area, the subcategories are “inclusive design” and “community planning”. The Fund builds housing in central areas, provides accessibility features for residents with limited mobility, involves local communities in project planning and cost-sharing, and promotes shared indoor spaces for residents. These efforts contribute to the creation of inclusive and participatory neighbourhood life.

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The first RE-DWELL Summer School held in Nicosia, from 15 to 20 November 2021, organized by the University of Cyprus. The overarching theme of the programme was “Planning, Design and Retrofitting of Affordable and Sustainable Housing”, and included activities to foster the exchange of knowledge across ESRs, supervisors and non-academic organisations, on the challenges and opportunities of the design process in realizing needs for affordable and sustainable housing.



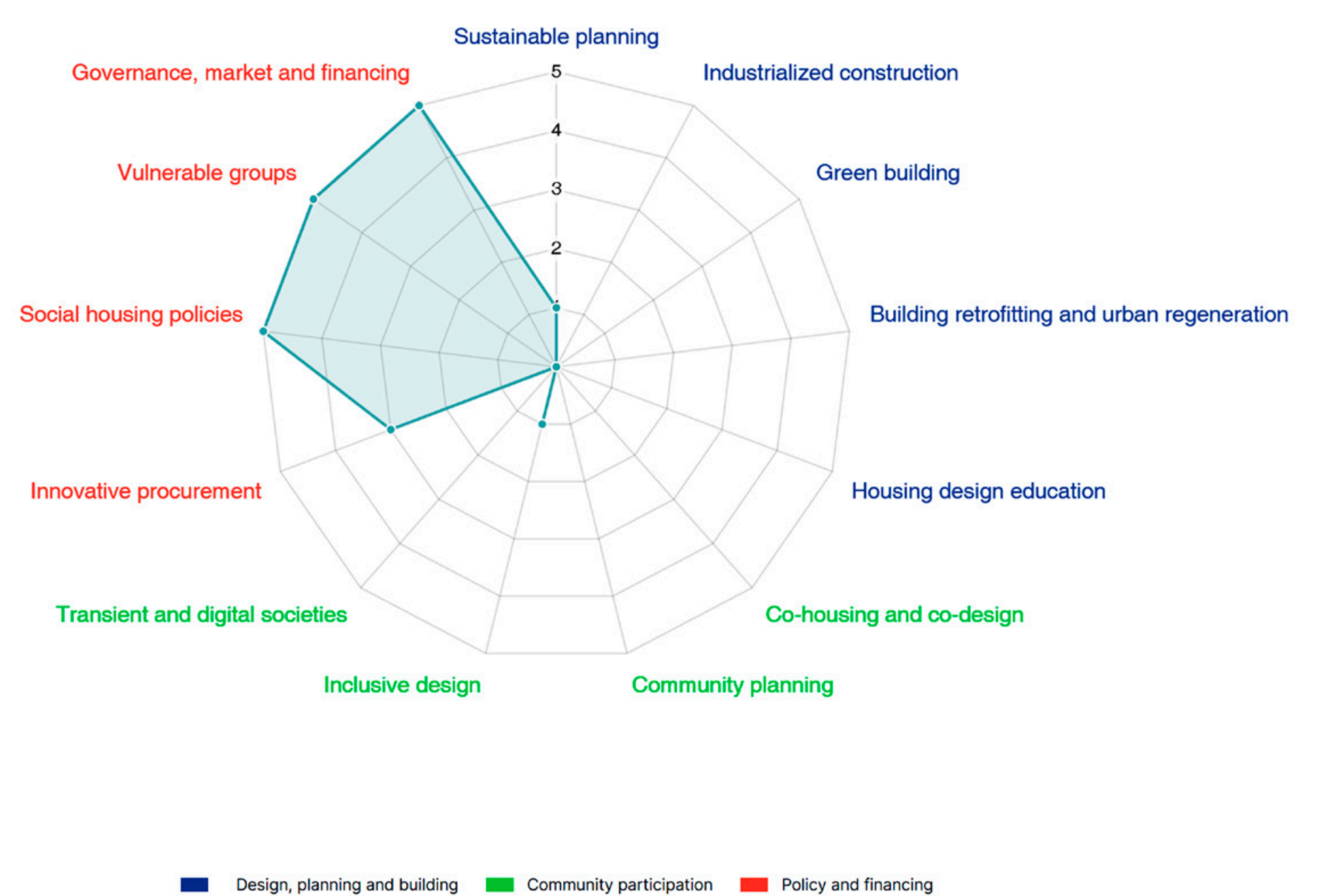
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“I definitely think that encouraging renting is the right direction. As long as the share of owner-occupied housing is 93%, and the remaining seven percent are roughly split between public and private rental, there is no need for the national housing policy and our fund to promote home ownership. We need to speed up the solution to the housing problem.”

Črtomir Remec, director Stanovanjskega sklada RS

“During the site visit to Ljubljana, I had the opportunity to see newly built housing in the “Novo Brdo” area. Housing units are intended for a mixed tenure. The ground floor is reserved for those with impaired mobility to have easier access, while the rest is rented out via a social or public rental scheme.”

Marko Horvat, site visit in Ljubljana



* This diagram is for illustrative purposes only based on the author's interpretation of the above case study



ESR 7

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Supervising team

József Hegedüs (Supervisor)
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Case study

The Elwood Project, Vancouver, Washington



Architect(s): Access Architecture

Location: Vancouver, Washington 6317 NE Fourth Plain Boulevard in Vancouver

Project (year): 2021

Housing type: Permanent supporting housing, three-storey buildings with forty-six apartments

Construction system: Vintage wood (fiber cement cladding), wooden/concrete/steel frame, off-site industrialised construction

Status: Built

The Elwood Project highlights the benefits of trauma informed design (TID) in the supportive housing sector. This affordable housing community project exemplifies the need to align design, planning and building and community participation. The use of outcome-based design helped the developers to reach vulnerable groups, listen to their needs and include their voices and wishes in the planning and design outcomes. Following the principles of trauma-informed design, there was an accent on dignity, independence, empowerment, environmental control, community, healing environments, privacy, safety, affordability, and security. This case is characterized by social and economic inclusion and demonstrates a strong alignment with policy and financing too. To respond to the need for social housing it was necessary to change the existing legal framework. The greatest challenge was to build a new financing network with the participation of authorities and stakeholders from different sectors.

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“Economists love to start academic papers by saying that housing, homeownership, in particular, is both a financial asset (a resource) and a consumption good (directly used by households). Thankfully, humanity has gone beyond neoclassical economics, and that includes economists. In a way, the totality of housing as a fact escapes any discipline since it is always nested in the next. As a house with its built components is incorporated into a market to become an asset, it also acquires meaning by providing ontological security to its inhabitants (Madden, D., & Marcuse, P. (2016). In *Defense of Housing: The Politics of Crisis*. Verso).”

Alex Fernández, blog post “Holism?”, December 2021



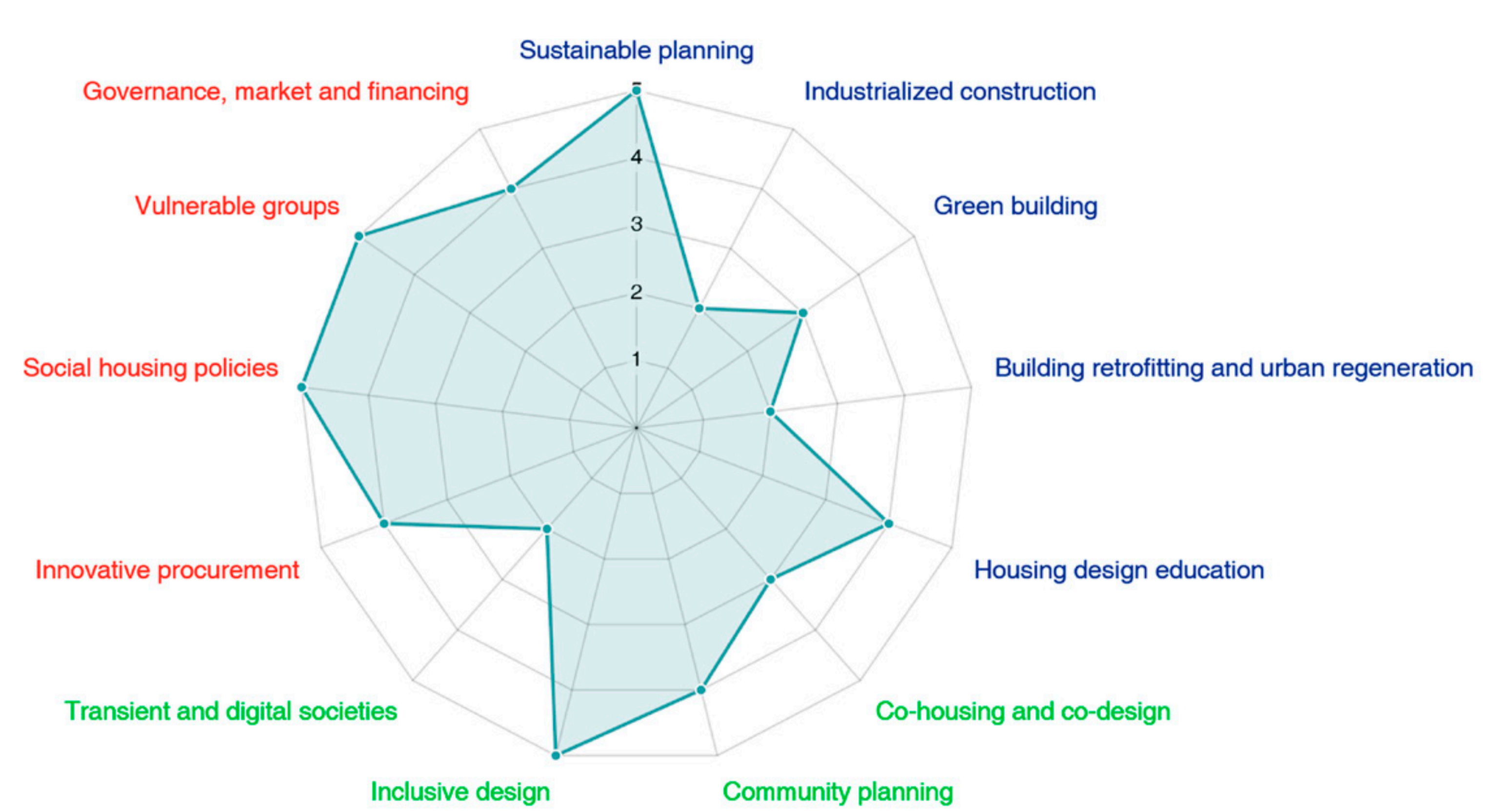
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“Unlike mono- and multi-disciplinary research, transdisciplinary research promotes reflexive learning and socially accountable problem-solving methods.”

Anna Martin, a personal reflection after the Zagreb workshop, March 2023

“There is certain knowledge that we cannot get from books or lectures. Personal experiences of the working people at particular institutes or organizations are essential parts of the learning process.”

Anna Martin, a personal reflection after the Zagreb workshop, March 2023



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