

# Case studies

## Case Studie: Stavanger, Norway

### Applying for Municipal Housing:

- You can apply for municipal housing if you struggle with financial, health, or social problems.
- Municipal housing is usually rented for a period of 3 years, but you can apply for renewal if the need persists.
- You can apply for housing benefits from Husbanken to cover part of the rent.

### Who Can Apply for Municipal Housing?

- People who are homeless.
- People who are about to become homeless.
- People living in unsuitable housing.

Additionally, applicants must have financial, social, or health problems that make it difficult to secure other housing.

### Progress in Stavanger Municipality:

Stavanger municipality is taking several measures to alleviate the housing shortage in 2024:

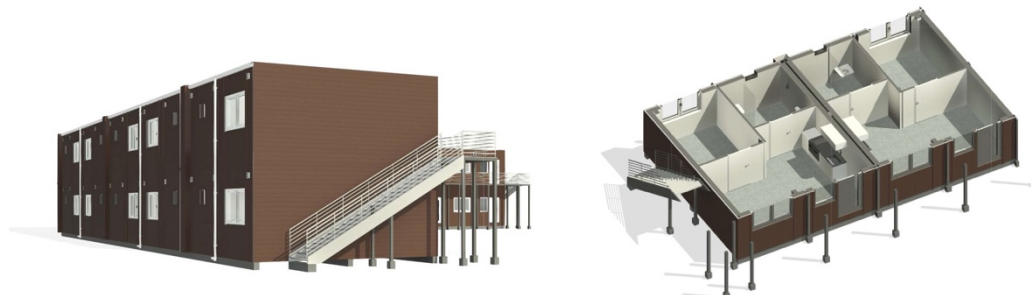
- More than 100 new municipal housing units have been purchased by the municipality.
- The housing shortage has almost doubled in recent years due to the influx of refugees from Ukraine.

### Challenges:

- Distributing housing throughout the municipality.
- Many single-family homes can be very expensive, and the municipality must stay within budget when purchasing properties.

### Solutions:

- The municipality is focusing on modular buildings as temporary housing, especially for refugees.



- **Issues:**

- In 2023, 350 households were on the waiting list for municipal housing in Stavanger, which has a population of about 130,000.
- It will cost nearly 2 billion NOK to provide housing for these households.

### Why Stavanger Prefers to Buy Existing Housing:

- **Time and Efficiency:** Purchasing existing buildings provides faster access to housing than new construction.
- **Cost-Effectiveness:** It is often cheaper to buy and renovate than to build new.
- **Existing Housing Stock:** Utilizing already available buildings.
- **Preservation:** Helps preserve the city's historical and cultural heritage.
- **Environmental Considerations:** Renovation requires fewer resources and produces less waste than new construction.
- **Flexibility:** Allows for better distribution of housing across different areas for improved integration.

### Examples of Municipal Housing in Stavanger:

Stavanger municipality prefers to buy existing buildings rather than build new municipal housing. For example, in 2023, the municipality purchased old hospital buildings (3 buildings) to convert the apartments into municipal housing.



Other pictures I found of social houses in Stavanger



# Case Study: Enebakkveien 37, Oslo

## Introduction

Enebakkveien 37 is a prime example of municipal housing in Oslo. Located in the Vålerenga district, this housing project showcases innovative approaches to sustainable living and community involvement. This case study explores the structure, management, and unique characteristics of Enebakkveien 37, highlighting its role as a model for future housing projects.

## Background

- **Location:** Vålerenga, Oslo
- **Type of Housing:** Municipal, urban ecological housing
- **Number of Residents:** Approximately 20 residents, including families with children
- **Management:** Residents lease the property from the municipality but are responsible for its maintenance and management.

## Objectives

- Provide sustainable and affordable housing for disadvantaged groups.
- Encourage community-driven maintenance and management.
- Implement ecological and sustainable living practices.

## Architectural and Environmental Features

- **Design:** Modern architectural style with a focus on functionality and sustainability.
- **Green Areas:** The building is surrounded by green spaces designed to promote environmental sustainability and provide residents with a pleasant living environment.
- **Maintenance:** Residents are responsible for maintenance and management, fostering a sense of ownership and community.

## Social and Economic Impact

- **Affordable Housing:** By providing municipal housing, Oslo municipality ensures that disadvantaged groups have access to safe and affordable living conditions.
- **Community Involvement:** The model encourages residents to take an active role in managing their living environment, which can enhance community spirit and personal responsibility.
- **Economic Efficiency:** Self-management by residents reduces the need for municipal maintenance resources, potentially lowering overall costs.

## Challenges

- **Self-Management:** While self-management fosters community, it also requires residents to have the capability and willingness to take on maintenance responsibilities.
- **Scalability:** Replicating this model on a larger scale may present challenges, such as ensuring consistent levels of resident engagement and maintenance quality.

## Outcomes and Future Prospects

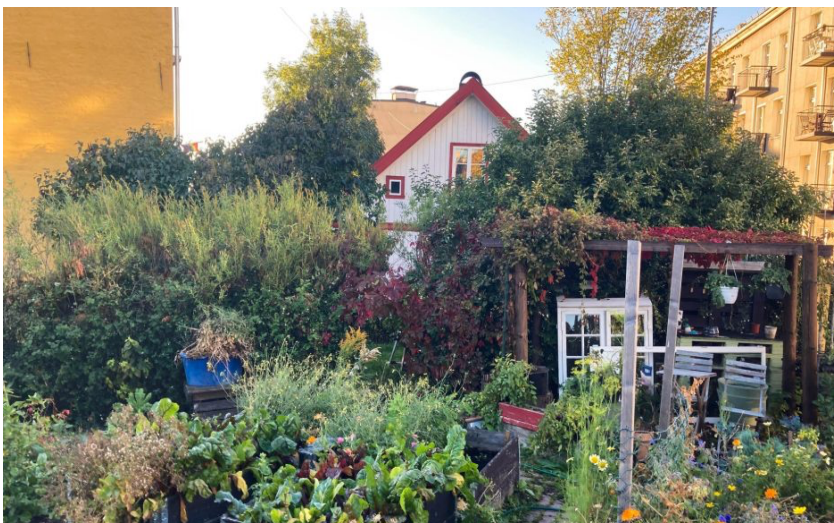
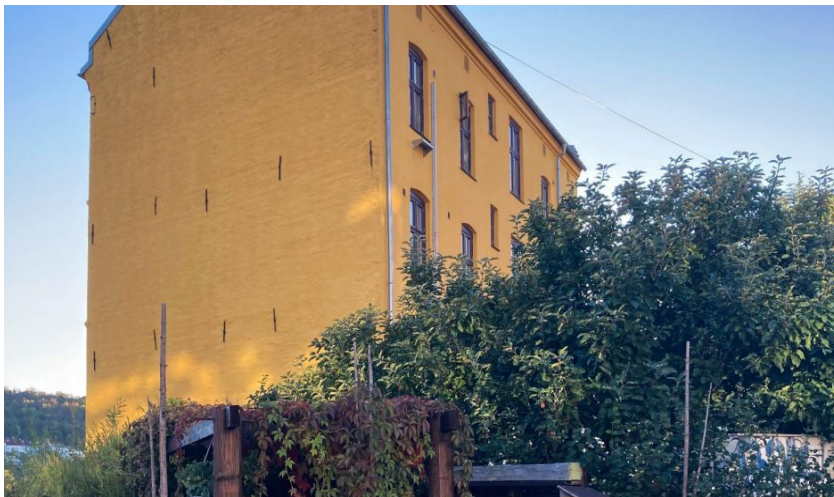
- **Positive Community Feedback:** Residents have reported high satisfaction levels, noting the benefits of a strong community and a sustainable living environment.
- **Potential for Expansion:** The success of Enebakkveien 37 suggests that similar models could be implemented in other areas, promoting sustainable and affordable housing across Oslo and potentially other cities.

## Conclusion

Enebakkveien 37 exemplifies how municipal housing can integrate sustainability and community involvement to create a positive living environment for disadvantaged groups. By learning from and building on this model, other housing projects can adopt similar approaches to address housing needs sustainably and inclusively.

## Sources

- Oslo Municipality - Municipal Housing
- Article on Urban Ecological Housing





# Case Study: Garden Villas, Southport, Queensland

## Introduction

The Garden Villas project in Southport, Queensland, is a great example of social housing. It's designed to provide comfortable, safe, and community-focused living spaces. This project uses innovative design and best practices in social housing to improve the residents' quality of life with modern, sustainable, and efficient housing solutions.

## Who Lives Here?

Garden Villas is designed for different groups of disadvantaged people, including:

- **Low-Income Families:** Affordable housing options for families with limited finances.
- **Elderly and Pensioners:** Homes are accessible and comfortable for older residents.
- **People with Disabilities:** At least 5% of the homes are fully accessible, ensuring an inclusive environment.
- **Singles and Couples:** Compact 1- and 2-bedroom homes are suitable for individuals and couples needing affordable housing.

## Background

- **Location:** Southport, Queensland
- **Type of Housing:** Social housing
- **Number of Units:** Seven compact 1- and 2-bedroom homes
- **Architect:** Anna O’Gorman Architects
- **Builder:** Nano Constructions

## Objectives

- **Improve Housing Quality:** Replace older homes with modern, energy-efficient ones.
- **Promote Community Life:** Design spaces that encourage social interaction and community building.
- **Sustainable Development:** Use sustainable materials and construction methods to ensure long-term efficiency and minimal environmental impact.

## Design and Features

- **Village-Like Layout:** Homes are organized around a central communal courtyard, creating a village-like atmosphere that encourages social interaction and a sense of community.
- **Modern Aesthetics:** The houses have a low-set, lightweight design in white and grey with pastel-colored accents, reflecting a modern Gold Coast aesthetic.
- **Energy Efficiency:** Designed to be energy-efficient, these homes reduce heating and cooling costs. Features maximize natural light and ventilation.

## Social and Economic Impact

- **Community Benefits:** The central courtyard strengthens social interaction and community bonds.

- **Economic Efficiency:** Energy-efficient homes lower long-term living costs for residents. The construction phase supported local employment and provided training opportunities.
- **Sustainable Living:** Using sustainable materials and building practices reduces the project's environmental footprint.

### Challenges and Solutions

- **Design Complexity:** Creating a village-like environment within a social housing project required innovative architectural solutions to balance privacy with community interaction.
- **Sustainability and Cost:** Achieving sustainability goals while maintaining cost efficiency was managed through careful selection of materials and construction techniques.

### Outcomes and Future Prospects

- **Resident Feedback:** Residents report high satisfaction with the safe, friendly environment and modern amenities of the new homes.
- **Model for Future Projects:** The success of Garden Villas shows potential for similar social housing projects in other areas, promoting sustainable and community-focused housing solutions.

### Project Timeline

- **Early Works Completed:** October 2021
- **Construction Commenced:** February 2022
- **Project Completed:** Early 2024
- **Residents Moved In:** Early 2024



# Case Study: North Parramatta Housing Project in Sydney, New South Wales

## Introduction

The North Parramatta Housing Project in Sydney, New South Wales, is a social and affordable housing project designed to provide safe and affordable homes for over 100 people. The project is part of a broader effort to address the housing crisis in Australia by offering modern and energy-efficient homes.

## Who Lives Here?

North Parramatta Housing Project houses a diverse group of people in need of affordable housing:

- **Low-Income Families:** The project provides affordable housing options for families with limited financial resources.
- **Women Over 55:** There is a special focus on women over 55 years old and/or those fleeing domestic violence.
- **Key Workers:** Affordable housing for key workers such as healthcare professionals and teachers.
- **Students:** Housing available for students in need of affordable rental options.

## Background

- **Location:** North Parramatta, Sydney, New South Wales
- **Type of Housing:** Social and affordable housing
- **Number of Units:** 65 units, including at least 40% social housing, 40% affordable housing, and 20% other rental units

## Objectives

- **Improve Housing Supply:** Increase the number of available social and affordable housing units in the area.
- **Ensure Sustainability:** Use energy-efficient designs and sustainable materials to reduce environmental impact.
- **Support Vulnerable Groups:** Provide housing options for women fleeing violence and other vulnerable groups.

## Key Features

- **External Design:** Modern buildings with green spaces and safe, publicly accessible areas.
- **Internal Design:** Bright, energy-efficient homes with modern facilities.
- **Accessibility:** At least 5% of the new homes will be fully accessible to people with disabilities.

## Social and Economic Impact

- **Community Benefits:** The project includes communal areas such as pedestrian and cycling pathways and playgrounds for children.
- **Economic Efficiency:** The project utilizes a Ground Lease Model, where the land remains publicly owned while a non-profit partner manages and maintains the housing.

