

KNOWLEDGE EXCHANGE ON AFFORDABLE HOUSING PROVISION

A case study for transdisciplinary and transnational
knowledge exchange in Europe



Knowledge exchange on affordable housing provision

A case study for transdisciplinary and transnational knowledge exchange
in Europe






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1

Introduction

Motives



NOS Nieuws • Woensdag 4 september, 06:09 •
Aangepast woensdag 4 september, 15:06



**Grootste huurprijsstijging in dertig jaar: huren
gemiddeld 5,4 procent hoger**

Motives



The New York Times

'The Social Contract Has Been Completely Ruptured': Ireland's Housing Crisis

Soaring rents have left many struggling to afford homes in Dublin and have created a generational divide. Two-thirds of younger adults in the city live with their parents.

NOS Nieuws • Woensdag 4 september, 06:09 •
Aangepast woensdag 4 september, 15:06



**Grootste huurprijsstijging in dertig jaar: huren
gemiddeld 5,4 procent hoger**

Motives



NOS Nieuws • Woensdag 4 september
Aangepast woensdag 4 september, 15

**Grootste huurprijsstijg
gemiddeld 5,4 procent**



▲ Raadsleden en wethouder Chantal Zeegers (midden) tijdens een rondleiding in Sargfabrik, een coöperatief project met een gemeenschappelijk badhuis, eetruimte en daktuin. © Gerben van Dijk

Hoe een Weense trip het Rotterdamse woonbeleid kan veranderen: 'Betaalbaar wonen, het kán'

Rotterdamse politici brachten afgelopen week een bezoek aan Wenen. De reis zou weleens een flink stempel op het Rotterdamse woonbeleid kunnen gaan drukken.

The New York Times

PREMIUM

Has Been l': Ireland's

gling to afford homes in
onal divide. Two-thirds of
their parents.

Problem Statement

Transdisciplinary and transnational knowledge exchange on affordable housing in Europe **shows promise**, but efforts are conducted in an **ad-hoc manner**, without a solid theoretical, methodological, or empirical basis.

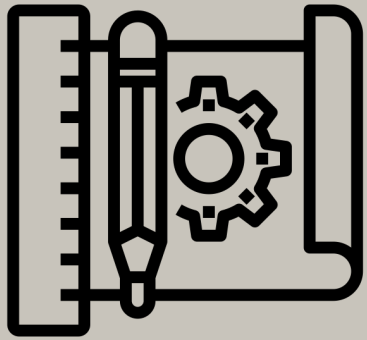
Main Research Question

What are **lessons-learned** for transdisciplinary and transnational knowledge exchange with providing affordable housing in Europe?

Subquestions

SQ1	What is housing affordability and what are contemporary challenges with providing affordable housing in Europe?
SQ2	What are state-of-the-art methods , its enablers and barriers, for transdisciplinary and transnational knowledge exchange with providing affordable housing in Europe?
SQ3	What are lessons-learned from the introduction of cost rental housing in Ireland?
SQ4	What are lessons-learned from the transdisciplinary and transnational knowledge exchange with the introduction of cost rental housing in Ireland?

Research Purpose



**Deliver
Lessons-
learned**



**Aim to
improve
Housing
Affordability**



**Knowledge
exchange
efforts**

2

Theoretical Framework



Housing Affordability

Housing Affordability

*“**Affordability**” is concerned with securing **some given standards of housing** (or different standards) **at a price** or rent which does not impose, in the eyes of some third party (usually government) an **unreasonable burden on households.**”*

(Haffner, M.E.A. & Hulse, K., 2021).

Contemporary Challenges

1	Financialization of housing
2	Supply and demand imbalance
3	Strict land use and zoning regulations
4	Economic inequality
5	Government policy and public funding



Cost Rental Housing

Rent Setting Systems



Cost-based



Market-based



Income-based



Utility-based

Cost Rental Housing



Cost-based

=

The rent charged is enough to cover only **the costs of building and maintaining the home.**

Market-based

Income-based

Utility-based

Cost-Based Characteristics

	AUSTRIA	DENMARK	FINLAND
COST-BASED (% OF NATIONAL HOUSING STOCK)	17%	20%	c.20% (broad definition)
ELIGIBILITY	Universalist	Universalist	Universalist
FUNDING SOURCES	Public & private funding	Public & private funding	Public & private funding



Knowledge Exchange

Knowledge Exchange (KE)

*“The interactive and iterative process of imparting meaningful knowledge between **research users** and **producers**...”*

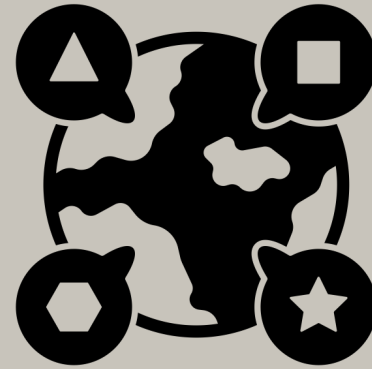
(Kiefer et al., 2005).

KE Approaches



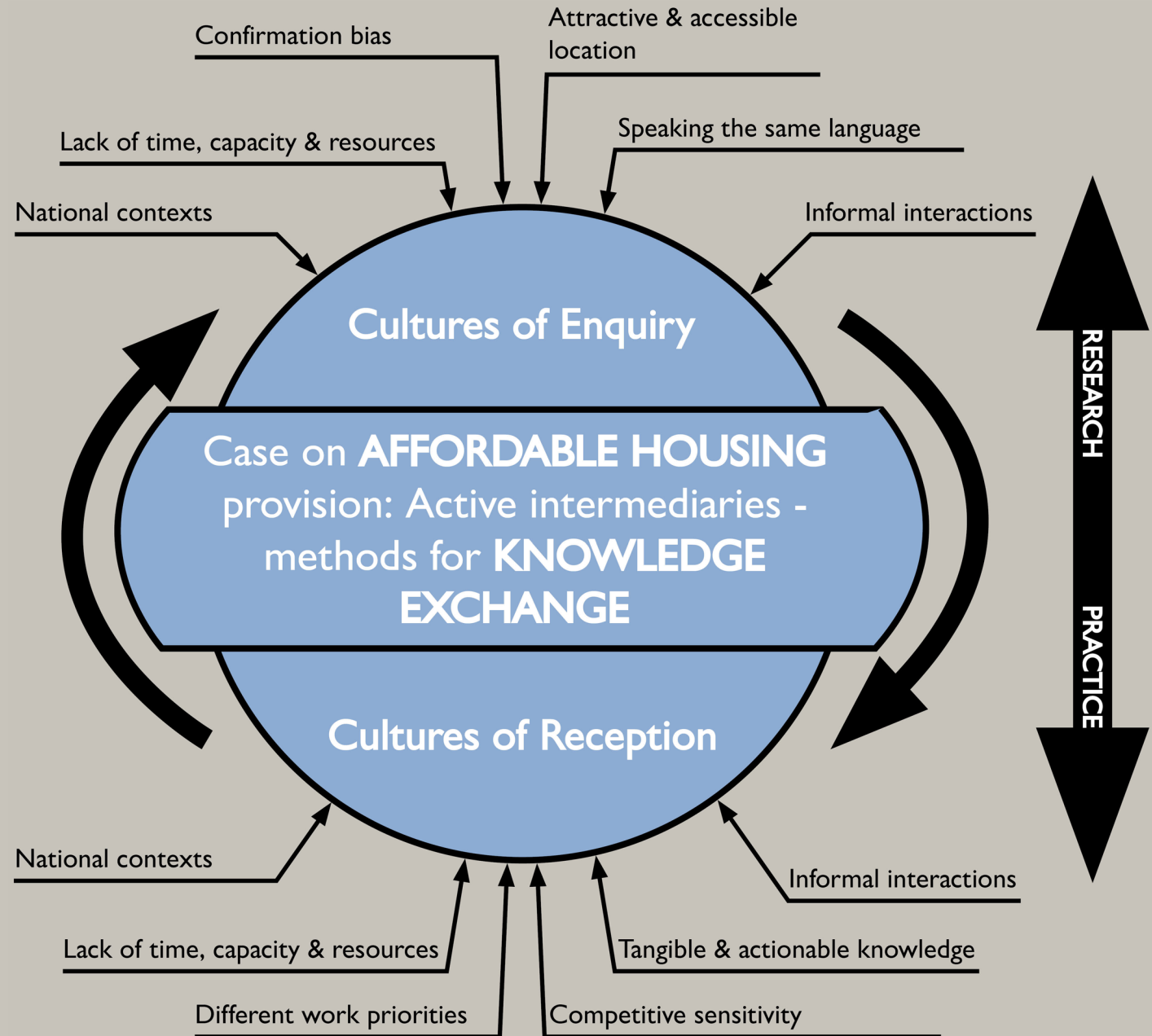
**Transdisciplinary
approach**

&



**Transnational
approach**

Conceptual Framework

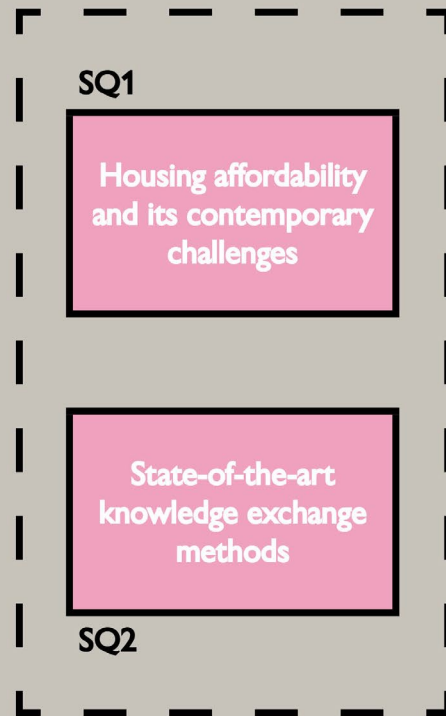


3

Methodology

Case Study Research Design

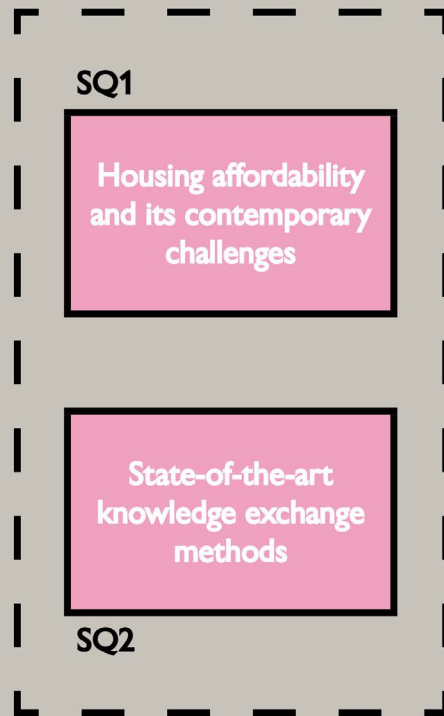
Literature review



RQ = Main Research Question
SQ = Subquestion

Case Study Research Design

Literature review

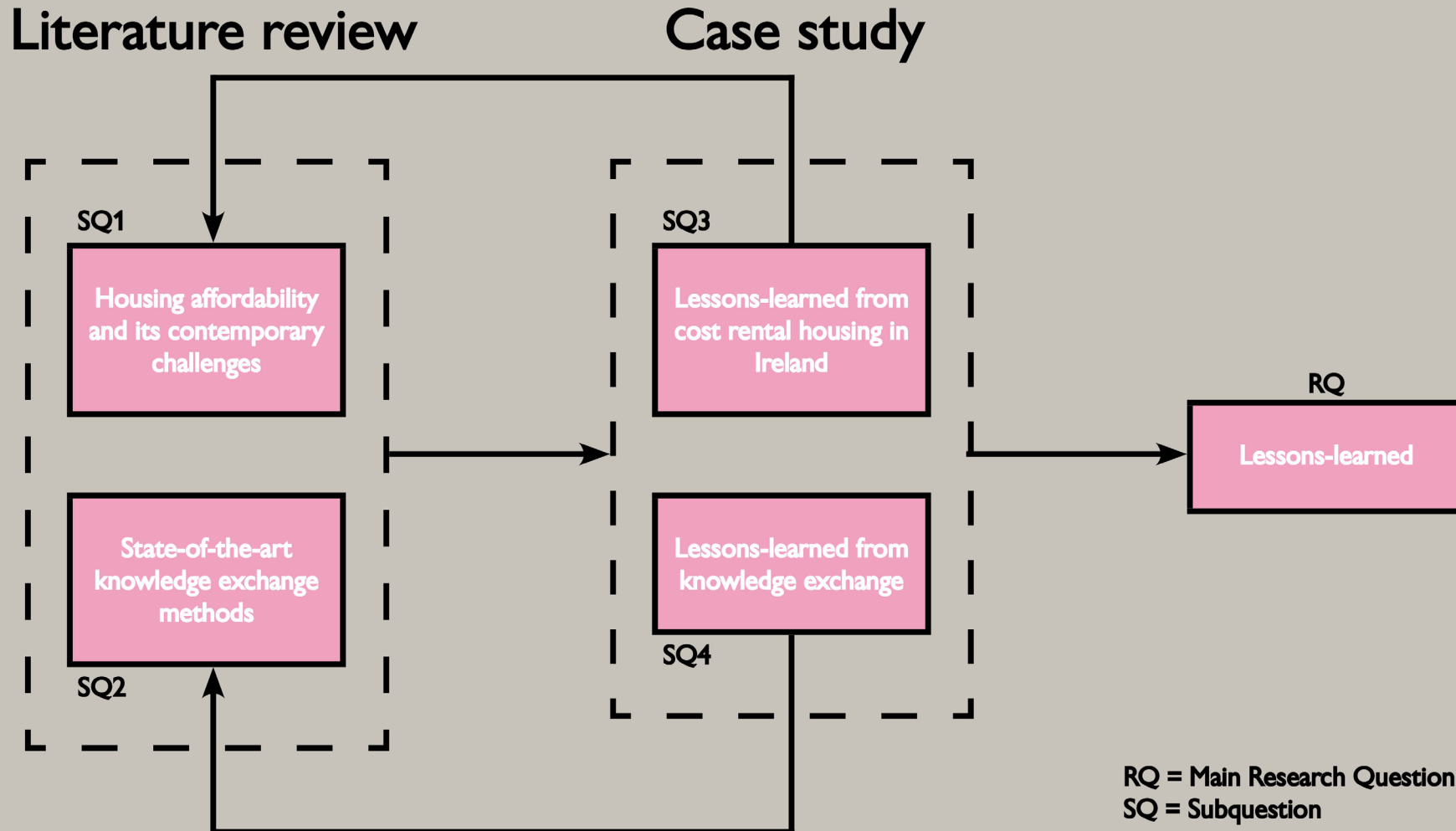


Case study



RQ = Main Research Question
SQ = Subquestion

Case Study Research Design



Interviews

	10 Semi-structured interviews
	6x Cultures of Reception, 3x Cultures of Enquiry & 1x both
	All Housing agencies & Representative bodies involved with Cost rental in Ireland
	All but one academic and all but one provider of Cost rental in Ireland
	All but one interview in Dublin

In Ireland!



4

Results & Conclusion

7 LESSONS-LEARNED FOR TRANSDISCIPLINARY AND TRANSNATIONAL KNOWLEDGE EXCHANGE WITH HOUSING AFFORDABILITY IN EUROPE

- 1 With sufficient political and sectoral consensus cost rental housing can be achieved, even in a market traditionally focused on homeownership.
- 2 Ireland introduced an unique version of the cost rental model.
- 3 Implement transdisciplinary and transnational KE more deliberately and structurally.
- 4 Integrate frequent informal interactions, individual knowledge brokers, actionable knowledge and structural learning.
- 5 Increase transdisciplinary- as well as transnational KE, despite differences in knowledge needs and national context.
- 6 Involve financial institutions, private investors and developers in the knowledge exchange.
- 7 Seize European consensus on housing affordability for more transnational KE.

Lessons-Learned



LESSON 1

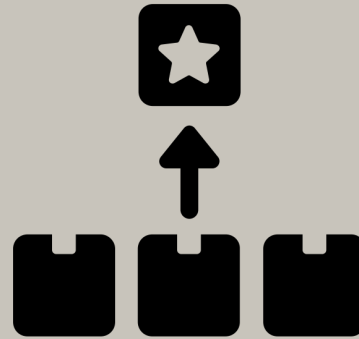
With sufficient **political and sectoral consensus** cost rental housing can be achieved, even in a system **traditionally focused on homeownership**.

LESSON 1

With sufficient **political and sectoral consensus** cost rental housing can be achieved, even in a system **traditionally focused on homeownership**.



Lessons-Learned



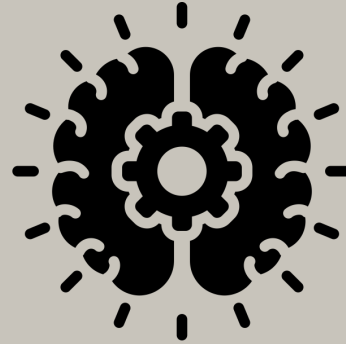
LESSON 2

Ireland introduced an **unique version** of the cost rental model.

LESSON 2	Ireland introduced an unique version of the cost rental model.
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	IRELAND	AUSTRIA	DENMARK	FINLAND
COST-BASED (% OF NATIONAL HOUSING STOCK)	~0,1% (<i>April 2024</i>)	17%	20%	c.20% (broad definition)
ELIGIBILITY	Selective	Universalist	Universalist	Universalist
FUNDING SOURCES	Public	Public & Private	Public & Private	Public & Private

Lessons-Learned



LESSON 3

Implement transdisciplinary and transnational KE more **deliberately** and **structurally**.

LESSON 3	Implement transdisciplinary and transnational KE more deliberately and structurally .
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KE STRATEGIES		STATE-OF-THE-ART METHODS
1	Organizing knowledge exchange activities	Action Learning Sets
2	Application of knowledge exchange tools or instruments	Conferences
3	Use of knowledge brokerage	Boundary organizations
4	Provision of (web-based) information	Expertise Locator Systems
5	Dissemination of knowledge	Evidence briefs

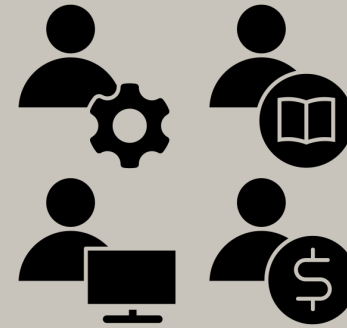
Lessons-Learned



LESSON 4

Integrate frequent **informal interactions**, **individual knowledge brokers**, **actionable knowledge** and **structural learning**.

Lessons-Learned



LESSON 5

Increase transdisciplinary- as well as transnational KE, despite differences in knowledge needs and national context.

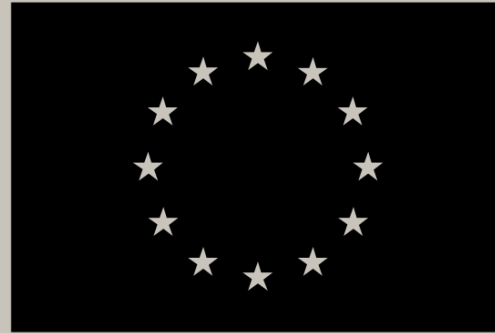
Lessons-Learned



LESSON 6

Increase transdisciplinary- as well as transnational KE, despite differences in knowledge needs and national context.

Lessons-Learned



LESSON 7

Seize European consensus on tackling housing affordability for more transnational KE.

5

Recommendations

10 FUTURE RECOMMENDATIONS	
1	Make use of all lessons-learned of this research.
2	Use as many of the five KE strategies, and consider the potential barriers and enablers, when designing KE efforts.
3	Inclusion of financial institutions, private investors and developers in both KE research and efforts.
4	Inclusion of private investors and developers in KE research.
5	Ensure consistent and correct use of KE terminology.
6	Research enablers of transdisciplinary and transnational KE.
7	Seize European consensus on housing affordability for more transnational KE.
8	Start with transnational and transdisciplinary knowledge exchange efforts when introducing alternative housing models or solutions.
9	Consider the Irish version of cost rental housing.
10	Seize European consensus on tackling the affordability crisis and built in transnational knowledge exchange.

General

I recommend to you...



1	Make use of all lessons-learned of this research.
2	Use as many of the five KE strategies, and consider the potential barriers and enablers, when designing KE efforts.



Future Research

I recommend to you...



3	Inclusion of financial institutions, private investors and developers in both KE research and efforts.
4	Inclusion of private investors and developers in KE research.
5	Ensure consistent and correct use of KE terminology.
6	Research enablers of transdisciplinary and transnational KE.



Cost Rental Actors

I recommend to you...



7

Make use of future considerations on cost rental housing in Ireland.



National Departments

I recommend to you...



8	Start with transnational and transdisciplinary knowledge exchange efforts when introducing alternative housing models or solutions.
9	Consider the Irish version of cost rental housing.



European Commissioner

I recommend to you...



10

Seize European consensus on tackling the affordability crisis and built in transnational knowledge exchange.





Questions?