

Housing Notes



March 2001
Vol. 21, No. 1

CONTENTS

Membership Benefit	1
RC43 Listserv	1
Call for Papers	1
Design Matters: Best Practices in Affordable Housing	2
Using the Internet as a Tool for Improving Urban Neighborhoods and Preserving Affordable Housing	2
Slum-Dwellers Along Railway Tracks in Mumbai, India	3
Upcoming Events	4
Recent Publications	5

MEMBERSHIP BENEFIT

RC43 members can now subscribe to Habitat International at the discounted member rate of US\$80 per year. Contact: David Clark, Sr. Publishing Editor, email: d.clark@elsevier.co.uk and mention that you are a member of RC43.

RC43 LISTSERV

RC43 has a listserv where members can read and post information on housing, including job openings, requests for information, news on upcoming events, recent publications, etc. To join the list, send email to: rc_43-request@csc.canterbury.ac.nz. with the message: subscribe rc_43 in the message area.

CALL FOR PAPERS

ISA XV WORLD CONGRESS OF SOCIOLOGY

"The Social World in the Twenty First Century: Ambivalent Legacies and Rising Challenges."

Brisbane, July 2002

Research Committee on Housing and Built Environment (RC43)

We are calling for abstracts by **September 1st 2001**. We suggest topics in the following session categories and would be pleased to receive expressions of interest from possible session chairs.

1. **The Sociology of Housing and Contemporary Social Theory:** how does the project of RC43 relate to the general development and theoretical concerns of the discipline?
2. **Housing after the State:** Contemporary concerns with governance and citizenship relate to the changing role and character of the state and much of housing research over the

past century has been built round assumptions of state provision of housing.

3. **The Politics of Housing:** The politics of housing as it has effected say the maintenance of covenants to insure the social character of areas or the peppering of particular zones with favelas for political purposes or the maintenance of public housing in social democrat electorates to maintain the vote.
4. **Homes, Houses and Lifestyle Supports:** The changing meaning of housing in different cultures and economies, the move to a more diverse age related mix of housing in developed nations and the move to a more class related mix of housing forms in developing nations.
5. **Housing Preferences and Settlement Patterns:** Housing and environment - how the sociological imperatives associated with housing ultimately impact on the local and global environment in a physical; and a social sense.
6. **Housing and Familism:** The changing nature of the family. Lifestyles and age composition of different societies and the reflexive relationship between these communities of age and interest and the built form.
7. **Miscellaneous:** Papers outside of the themes that might form the basis of a general discussion.

Abstracts (500 words) of papers should be submitted to

The Programme Coordinators
Michael Bounds
School of Sociology and Justice Studies
University of Western Sydney
Locked Bag 1797
NSW 1797, AUSTRALIA
Tel: 61-2-9559752
Fax: 61-2-98185169
m.bounds@uws.edu.au
Leslie Kilmartin
Dept Social Sciences
La Trobe Univ
POB 199
Bendigo, Victoria 3550, AUSTRALIA
Tel.: 61-3-54447460
Fax: 61-3-54447526
l.kilmartin@bendigo.latrobe.edu.au

After approval, full papers (suggested length 6000 words) will need to be sent in by April 15, 2002, presenters will be asked to bring 20 copies of their paper to the congress. All abstracts must be finalized by November.

PLANNED CONFERENCE: JANUARY, 2002

As this newsletter is being mailed, plans for a conference in the first week of January, 2002, are underway. Pending final approval, the event will take place at the Technion in Israel under the theme, "Housing Research and its Implications for Urban Planning and Architecture." For more information, contact Naomi Carmon. Email: carmon@tx.technion.ac.il

DESIGN MATTERS: BEST PRACTICES IN AFFORDABLE HOUSING

The City Design Center at the University of Illinois at Chicago is establishing the first Internet Affordable Housing Design Catalogue (www.uic.edu/aa/cdc/AHDC/website/pages/home.html). "Design Matters: Best Practices in Affordable Housing" will document exemplary functional and innovative affordable housing projects for a range of building types, site planning, and technology practices across the US. With financial support from several national and local foundations and individual donors, the catalogue will take advantage of the Internet technology to provide universal, free access to professionals, community groups, developers, builders, consumers, policy makers, researchers, educators, and students worldwide.

The Affordable Housing Design Catalogue will help to demonstrate that "design matters" in affordable housing and that it does not have to cost more. The catalogue will include all types of affordable, "permanent" housing for independent living, constructed between 1980 and 1999. In addition to affordability considerations, economic, social, and formal criteria will be used to catalogue projects that:

- minimize construction and life cycle costs;
- support household and neighborhood fit;
- are adaptable to household changes;
- are universally accessible;
- meet high aesthetic standards;
- maximize energy and resource efficiency;
- promote healthy indoor environments; and
- support physical safety and security

Browsers will be able to search the data base for photo-images and plans, location, architect, developer, project description (e.g. building and construction type, construction practices, number and type of units, building construction costs), "target" residents (e.g., income, type of household), tenure, strategies to achieve affordability, and priority design objectives. In addition, the catalogue will offer information and resources for each of the design objectives, both in print and on the Internet, as well as contacts for follow up.

Information provided by Roberta M. Feldman, Director, City Design Center at the University of Illinois at Chicago. Email: rmf@uic.edu

USING THE INTERNET AS A TOOL FOR IMPROVING URBAN NEIGHBORHOODS AND PRESERVING AFFORDABLE HOUSING

Despite the booming economy and the unprecedented wealth being generated by high tech, U.S. cities face serious problems with housing, especially in low-income neighborhoods. An interesting project at UCLA, with an impressive array of local and national partners, is using the Internet to do something positive about housing in Los Angeles.

Neighborhood Knowledge Los Angeles (NKLA) is a Web site (<http://nkla.spps.ucla.edu>) aimed at improving and preserving neighborhoods. Offered in two languages (English and Spanish), it is an online tool that provides easy access to a vast collection of data about properties and neighborhoods that are in danger of falling into urban blight.

The conditions the project and its partners are trying to fix are sobering. The Los Angeles Citizens Committee on Slum Housing found that the number of Los Angeles-area rental units occupied by tenants living below the poverty level grew from 217,200 in 1989 to 422,500 in 1995, a 95 per cent increase over six years. The Census' *American Housing Survey* reported in 1995 that in the Los Angeles-Long Beach area there were 154,400 substandard apartments in need of major repair, 107,900 units infested with rats, and 131,700 units without working toilets. Such grim statistics are the product of severe pockets of poverty.

Leaders of the NKLA project, based at UCLA's School of Public Policy and Social Research and funded by the City of Los Angeles Housing Department, Fannie Mae, and the U.S. Department of Commerce's Telecommunications and Information Infrastructure Assistance Program, use computer data from a variety of public sources to look for "early warning signs" that properties in Los Angeles are headed for unlivable status. One of the best predictors of housing abandonment is tax delinquency. Property tax delinquency is often followed by building code violations and tenant complaints, then by abandonment of the property. Slum landlords "work the system" by buying a building and milking the tenants for rent without paying for maintenance or taxes, then disappearing when the government threatens legal action.

The NKLA site and its online databases allow citizens and housing activists to look for properties with tax problems, code violations, or other difficulties, such as tenant complaints or fire violations, that could be precursors to abandonment, neighborhood deterioration, and urban decline. The Web site offers searchable databases by zip code or other parameters and shows individual properties on interactive maps of Los Angeles.

NKLA researchers also work with grassroots community organizations, tenant groups, and activists to promote code enforcement by government officials. The NKLA project and its community partners played a role in developing the city's comprehensive slum housing ordinance, which mandates that all properties be inspected for code violations every three years. That, in turn, is having an effect on improving compliance by property owners.

One nonprofit community organization that finds the NKLA tools useful is Concerned Citizens of South-Central Los Angeles. This group is developing a land trust for housing in its community, which has the oldest housing in the city. The organization buys properties that are available because of tax delinquency or other problems, such as foreclosures, and then helps first-time homebuyers acquire the properties and refurbish them. All of this is made possible through information gleaned from public data.

The NKLA project and similar community data projects in other cities are good examples of two phenomena made possible by the Internet. The first is that the Internet tends to blur the boundaries between institutions- in the case of NKLA, between a university, the city and county governments, and community activist organizations. This blurring is common in the private sector but is only beginning to emerge in the public and civic sectors. The second phenomenon is that NKLA shows what can be done with what would otherwise be underutilized public information. UCLA researchers use public data to serve specific ends, particularly community development. Importantly, NKLA enables new technologies to be used in ways that give people left out of the high-tech boom real hope, when those technologies are used as tools for solving specific, concrete problems.

Drawn from: Chapman, Gary (2000) "UCLA project harnesses cyberspace for improving living spaces in Los Angeles: Internet project logs housing units." *CUPReport* 11(1): 6.

SLUM-DWELLERS ALONG RAILWAY TRACKS IN MUMBAI, INDIA

Rural poverty has fueled rapid migration to urban centers in India, as in most developing countries. As India's largest commercial center, Mumbai attracts thousands of new residents every day from across the country. Finding work is relatively easy for the migrants, but finding shelter on this cramped island city is not. The open real estate market offers little affordable housing, and nearly half of the city's 11 million residents live in slums. These informal settlements have sprung up on private lands (about 50 per cent of the slum population), state- and city-owned lands (about 25 per cent) and lands owned by the central government (about 25 per cent). These last include more than 30,000 families living in rows of shacks 1.5 to 30 m from the three major suburban railway lines.

Living conditions in the railway communities are generally worse than in other Mumbai slums, comparable only to those of pavement dwellers. In slums on private and state-owned land, the city government has extended basic services such as water and sewerage over time. However, the land along the tracks is the property of Indian Railways (IR), a subsidiary of the central government, which argues that providing services will encourage more illegal settlement. Residents of the railway shanties have no clean water, electricity, sewerage, or trash removal. They are vulnerable to extortion, since by living where they do they are technically breaking the law. By living so close to the tracks, the slum dwellers also risk getting hit by one of the frequent trains, which kill an average of three slum dwellers a day. Trains traveling through the rail slums must slow down from their normal 50 km/hr to about 15 km/hr, thus extending the daily commute of 4.5 million people and increasing tensions.

In the late 1980s, a coalition of three NGOs emerged as advocates for the railway slum dwellers: the National Slum Dwellers Federation (NSDF), and its Mumbai branch the Railway Slum Dwellers Federation; Mahila Milan (Women Together), founded to help poor urban women organize local savings schemes; and the Society for Promotion of Area Resource Centres (SPARC), a group of professionals dedicated to various issues of welfare and the urban poor in Mumbai. In 1988, these three groups conducted a census of the railway slums and published it as "Beyond the Beaten Track." The alliance generated a new sense of power within the slum dweller community, and the women dwellers especially began to push for relocation. For the next decade, the alliance approached the central government and the railways with proposals for relocation; they felt that the government should contribute to the effort, since the slum dwellers had added so much to the economy over the years and yet received so few services. However, little progress in negotiation was made during this period.

A shift occurred in 1996, when the state government of Maharashtra and the railways began negotiations with the World Bank for the Mumbai Urban Transport Project II (MUTP-II). This project was designed to ease Mumbai's traffic problems by expanding and updating the rail network and by constructing new roads. The former would of course require the relocation of many of the slum dwellers. Years of international attention on the negative consequences for the poor displaced by past World Bank projects has led the Bank to make comprehensive rehabilitation plans mandatory for MUTP-II and many other loans. The alliance of NGOs was thus invited to participate in the negotiation process. By 1999, the World Bank had approved a US\$500 million loan to the Mumbai Metropolitan Regional Development Authority (MMRDA), an agency of the state government, which included a plan for the rehabilitation of 14,000 households to be directed by SPARC with money from MUTP-II. The World Bank also made it

clear that if slum dwellings were demolished without a resettlement plan, they would review the loan to MMRDA.

Projects of MUTP-II's size take years to get through their initial negotiation and planning phase. In the meantime, tensions on the ground increased between commuters, slum dwellers, and the railways. Commuter anger at delays and breakdowns of trains led to violence and the damaging of railway property. Train accidents also led to violence against the passengers by the slum dwellers. Frustrated and afraid, commuters founded two groups, Citizens for a Just Society and the Suburban Railway Passengers Association, to lobby for the clearance of dwellings near the tracks. As tensions increased, the railway safety commissioner set a deadline for the removal of buildings near a critical section of track, promising to stop trains on that line if the removal did not occur. In February 2000, the railways began to bulldoze structures along two of the lines. The NGO alliance and the state government tried to block the demolition by invoking a state law prohibiting the destruction of any building more than five years old. After reminders that the exercise was also clearly jeopardizing the MUTP-II project, the demolitions were stopped. In six days, however, the government had left over 2,500 families homeless, including some who had been living there for over 30 years. As the months passed, and the MUTP-II relocation remained in the pipeline, tensions grew once again, and the central government undertook another demolition push in September 2000 that rendered several thousand more people homeless. Again, they were stopped by the alliance of NGOs and the state government, who feared the loss of their World Bank funds.

By the end of 2000, the MUTP-II relocation process was finally underway. Of the 14,000 households originally designated for rehabilitation in the project, 1,800 had moved into new formal housing by the end of the year. The houses were constructed by the state housing authority (known as MHADA) and then purchased by the project using MUTP-II funds. Another 2,500 have moved into transit houses constructed under the supervision of the NGO alliance. 2,000 more families are expected to move into permanent homes procured by the state in the suburb of Wadala by mid-2001. 5,000 more transit houses are now being built by a private developer in the Mankhurd area, in exchange for development rights elsewhere in the city. These are also expected to be completed by mid-2001. Thus, by the middle of 2001, more than 11,000 of the 14,000 families should have been moved away from the tracks. Of these, 7,500 will still be in transit housing; their final relocation should occur within the next three years in a process also supervised by SPARC, Mahila Milan and NSDF. The remaining families will remain in the slums for the time being; since they are the furthest away from the tracks, their relocation is considered the least urgent.

Prepared by Manish Chalana, University of Colorado, based on information from Sheela Patel and the following sources:
Appadurai, Arjun (2000) *Deep Democracy: Urban Governmentality and the Horizon of Politics*. Unpublished paper, University of Chicago

Beattie, Alan and Khozem Merchant (2000) "Bombay's rail scheme benefits slum dwellers." *Financial Times*, 6 Nov.

Burra, Sundar. (undated) *Resettlement and Rehabilitation of the Urban Poor: The Story of Kanjur Marg*. Report produced by SPARC (Society for the Promotion of Area Resource Centres).

Marquand, Robert (2000) "India's moral dilemma over evicting poor." *Christian Science Monitor*, 15 Aug.

Indian Express (2000) "MHADA scheme to resettle slum-dwellers." 19 Aug.

RSDF website: <http://www.dialogue.org.za/RSDF/index.htm>

SPARC website: <http://www.sparcindia.org>

World Bank website: <http://www.worldbank.org>

UPCOMING EVENTS

MANAGING HOUSING AND SOCIAL CHANGE: BUILDING SOCIAL COHESION, ACCOMMODATING DIVERSITY

16-18 April, 2001

Hong Kong

Centre for Comparative Public Management and Social Policy,
City University of Hong Kong
rmkpoon@cityu.edu.hk

HOUSING, ENVIRONMENT AND SUSTAINABILITY

18-19 April 2001

Birmingham, Great Britain

Centre for Housing Policy at University of York and the University
of Central England in Birmingham
arl4@york.ac.uk
<http://www.york.ac.uk/inst/chp/hsa/hsa.htm>

10TH ANNUAL INTERNATIONAL REAL ESTATE CONFERENCE

6-8 May, 2001

Cancun, Mexico

American Real Estate and Urban Economics Association, in co-
operation with the Center for Real Estate and Urban Economic
Studies at the University of Connecticut
Phone: +1 860 4863227 Fax: +1 860 4860349

AREA-BASED INITIATIVES IN CONTEMPORARY URBAN POLICY-- INNOVATIONS IN CITY GOVERNANCE

May 17-19 2001

Copenhagen, Denmark

Danish Building Research Institute

aura.conference@sbi.dk <http://www.aura.org>

XXIX IAHS WORLD CONGRESS: HOUSING IN CONSTANT EVOLUTION

21-25 May, 2001

Ljubljana, Slovenia

The Faculty of Architecture, and, The University of Ljubljana,
Slovenia. Co-organiser: The International Association for Housing
Science (IAHS), USA
ulj.iahs@guest.arnes.si
<http://www2.arnes.si/~iahs/>

IFHP SENIORS' SEMINAR

7-10 June, 2001

Porvoo, Finland

International Federation for Housing and Planning (IFHP)

ifhp.nl@inter.nl.net

<http://www.hut.fi/Units/Separate/YTK/educat/index.html>

THE SECOND INTERNATIONAL SYMPOSIUM OF IAPS-CSBE 'CULTURE & SPACE IN THE BUILT ENVIRONMENT NETWORK' –

TRADITIONAL ENVIRONMENTS IN A NEW MILLENNIUM

20-23 June, 2001

Amasya, Turkey

International Association of People-Environment Studies
space@itu.edu.tr

HOUSING AND URBAN DEVELOPMENT IN NEW EUROPE

25-29 June, 2001

Pultusk – Warsaw, Poland

The European Network for Housing Research (ENHR)

g.wecla@twarda.pan.pl

www.ark.com.pl/ark/konferencje/konf010625program.html

FIRST WORLD CONGRESS OF THE INTERNATIONAL REAL ESTATE SOCIETY

25-28 July, 2001

Anchorage, Alaska, USA

International Real Estate Society

ElaineWorzala@ColoState.edu

CITIES OF THE FUTURE

August 18-21 2001

Anaheim, California USA

American Sociological Association Annual Convention

<http://www.asanet.org>

HOUSING STUDIES ASSOCIATION AUTUMN CONFERENCE

4-5 September 2001

Cardiff, Great Britain

Housing Studies Association

gurney@cf.ac.uk

<http://www.york.ac.uk/inst/chp/hsa/hsa.htm>

STRATEGIES FOR REVITALISING EAST EUROPEAN CITIES (WORKSHOP)

20-22 September, 2001

Prague, Czechoslovakia

EURA (European Urban Research Association)

socmail@soc.cas.cz

SECOND INTERNATIONAL CONFERENCE ON URBANISATION, ENVIRONMENT AND HEALTH IN DEVELOPING COUNTRIES

12-14 October, 2001

Beijing, China

The School of Management, Binghamton University, State
University of New York and Department of Urban and
Environmental Science, Peking University in association with
Chinese Regional Science Association and many other
organisations

ykz@urban.pku.edu.cn

NATIONAL CONFERENCE AND EXPO ON ASSISTED LIVING

October 21-23, 2001

Washington, D.C., USA

Assisted Living Federation of America (ALFA)

Phone: 718-691-8100

<http://www.alfa.org>

THE EUROPEAN CITY IN TRANSITION

14-15 December, 2001

Weimar, Germany

European Commission

frank.eckardt@archit.uni-weimar.de

<http://www.uni-weimar.de/urbanistik/>

ENHR 2002 VIENNA INTERNATIONAL RESEARCH CONFERENCE: HOUSING CULTURES IN EUROPE – CONVERGENCE AND DIVERSITY

1-5 July, 2002

Vienna, Austria

The European Network for Housing Research (ENHR)

enhr2002.geographie@univie.ac.at

<http://www.enhr.ibf.uu.se/Vienna.htm>

RECENT PUBLICATIONS

- Adair, A., S. McGreal, A. Smyth, J. Cooper, and T. Ryley** (2000) "House prices and accessibility: The testing of relationships within the Belfast Urban Area." *Housing Studies* 15(5): 699-716.
- Adair, A.S., J.N. Berry, W.S.J. McGreal, B. Murtagh, and C. Paris** (2000) "The local housing system in Craigavon, N. Ireland: Ethno-religious residential segregation, socio-tenurial polarisation and sub-markets." *Urban Studies* 37(7): 1079-1092.
- Allen, T.** (2000) "Housing renewal - Doesn't it make you sick?" *Housing Studies* 15(3): 443-461.
- Arguea, N.M. and C. Hsiao** (2000) "Market values of environmental amenities: A latent variable approach." *Journal of Housing Economics* 9(1-2): 104-126.
- Arimah, B.C.** (2000) "Housing-sector performance in global perspective: A cross-city investigation." *Urban Studies* 37(13): 2551-2579.
- Baxter, V. and M. Lauria** (2000) "Residential mortgage foreclosure and neighborhood change." *Housing Policy Debate* 11(3): 675-699.
- Berry, M.** (2000) "Investment in rental housing in Australia: Small landlords and institutional investors." *Housing Studies* 15(5): 661-681.
- Bhatti, M.** (2001) "Housing/futures? The challenge from environmentalism." *Housing Studies* 16(1): 39-52.
- Bier, T., I. Maric, and W. Weizer** (2000) "A preliminary assessment of the new home seller capital gains law." *Housing Policy Debate* 11(3): 645-673.
- Bourassa, S.C. and W.G. Grigsby** (2000) "Income tax concessions for owner-occupied housing." *Housing Policy Debate* 11(3): 521-546.
- Burbidge, A.** (2000) "Capital gains, homeownership and economic inequality." *Housing Studies* 15(2): 259-280.
- Christie, H.** (2000) "Mortgage arrears and gender inequalities." *Housing Studies* 15(6): 877-905.
- Clapham, D. and K. Kintrea** (2000) "Community-based housing organisations and the local governance debate." *Housing Studies* 15(4): 533-559.
- Cloke, P., P. Milbourne, and R. Widdowfield** (2000) "Change but no change: Dealing with homelessness under the 1996 Housing Act." *Housing Studies* 15(5): 739-756.
- Cole, I. and D. Robinson** (2000) "Owners yet tenants: The position of leaseholders in flats in England and Wales." *Housing Studies* 15(4): 595-612.
- Coles, A. and J. Hardt** (2000) "Mortgage markets: Why US and EU markets are so different." *Housing Studies* 15(5): 775-783.
- Crane, M. and A.M. Warnes** (2000) "Evictions and prolonged homelessness." *Housing Studies* 15(5): 757-773.
- Damer, S.** (2000) "'Engineers of the human machine': The social practice of council housing management in Glasgow, 1895-1939." *Urban Studies* 37(11): 2007-2026.
- Dieleman, F.M.** (2001) "Panel data in housing research: A reaction to the paper by Myers on cohort longitudinal estimation of housing careers." *Housing Studies* 16(1): 115-121.
- Downs, A.** (2000) "Comment on John T. Metzger's 'Planned abandonment: The neighborhood life-cycle theory and national urban policy'." *Housing Policy Debate* 11(1): 41-54.
- Dreier, P.** (2000) "Labor's love lost? Rebuilding unions' involvement in federal housing policy." *Housing Policy Debate* 11(2): 327-392.
- Dunn, J.R.** (2000) "Housing and health inequalities: Review and prospects for research." *Housing Studies* 15(3): 341-366.
- Easterlow, D., S.J. Smith, and S. Mallinson** (2000) "Housing for health: The role of owner occupation." *Housing Studies* 15(3): 367-386.
- Evans, R. and D. Long** (2000) "Estate-based regeneration in England: Lessons from Housing Action Trusts." *Housing Studies* 15(2): 301-317.
- Franklin, B.J.** (2000) "Demands, expectations and responses: The shaping of housing management." *Housing Studies* 15(6): 907-927.
- Galster, G.C.** (2000) "Comment on John T. Metzger's 'Planned abandonment: The neighborhood life-cycle theory and national urban policy'." *Housing Policy Debate* 11(1): 61-66.
- Glaeser, E.L. and B. Sacerdote** (2000) "The social consequences of housing." *Journal of Housing Economics* 9(1-2): 1-23.
- Goodchild, B.** (2001) "Applying theories of social communication to housing law: Towards a workable framework." *Housing Studies* 16(1): 75-95.
- Gyourko, J.E. and W. Rybczynski** (2000) "Financing new urbanism projects: Obstacles and solutions." *Housing Policy Debate* 11(3): 733-750.
- Hancock, R.** 2000 "Estimating the housing wealth of older home owners in Britain." *Housing Studies* 15(4): 561-579.
- Hegedus, J. and E. Varhegyi** (2000) "The crisis in housing financing in Hungary in the 1990s." *Urban Studies* 37(9): 1619-1641.
- Hirsch, A.R.** (2000) "Searching for a 'sound Negro policy': A racial agenda for the Housing Acts of 1949 and 1954." *Housing Policy Debate* 11(2): 393-441.
- Hoch, C.** (2000) "Sheltering the homeless in the US: Social improvement and the continuum of care." *Housing Studies* 15(6): 865-876.
- Kamete, A.Y.** (2000) "The practice of cost recovery in urban low-income housing: A discourse with experiences from Zimbabwe." *Habitat International* 24(3): 241-260.
- Kearns, A., R. Hiscock, A. Ellaway, and S. McIntyre** (2000) "'Beyond four walls.' The psycho-social benefits of home: Evidence from West Central Scotland." *Housing Studies* 15(3): 387-410.
- Keating, L.** (2000) "Redeveloping public housing - Relearning urban renewal's immutable lessons." *Journal of the American Planning Association* 66(4): 384-397.
- Kemp, P.A. and M. Keogh** (2001) "Movement into and out of the private rental sector in England." *Housing Studies* 16(1): 21-37.
- Kerr, D. and N. Kwele** (2000) "Capital accumulation and the political reproduction of the urban housing problem in Botswana." *Urban Studies* 37(8): 1313-1344.

- Konadu-Agyemang, K.** (2001) "A survey of housing conditions and characteristics in Accra, an African city." *Habitat International* 25(1): 15-34.
- Lang, R.E.** (2000) "Did neighborhood life-cycle theory cause urban decline?" *Housing Policy Debate* 11(1): 1-6.
- Lang, R.E. and Sohmer, R.R.** (2000) "Legacy of the Housing Act of 1949: The past, present, and future of federal housing and urban policy." *Housing Policy Debate* 11(2): 291-298.
- Leather, P.** (2000) "Grants to home-owners: A policy in search of objectives." *Housing Studies* 15(2): 149-168.
- Li, S.M.** (2000) "The housing market and tenure decisions in Chinese cities: A multivariate analysis of the case of Guangzhou." *Housing Studies* 15(2): 213-236.
- Listokin, D. and E.K. Wyly** (2000) "Making new mortgage markets: Case studies of institutions, home buyers, and communities." *Housing Policy Debate* 11(3): 575-644.
- Malpass, P.** (2000) "The discontinuous history of housing associations in England." *Housing Studies* 15(2): 195-212.
- Mandic, S.** (2001) "Residential mobility versus 'in-place' adjustments in Slovenia: Viewpoint from a society 'in transition'." *Housing Studies* 16(1): 53-73.
- Marsh, A., D. Gordon, P. Heslop, and C. Pantazis** (2000) "Housing deprivation and health: A longitudinal analysis." *Housing Studies* 15(3): 411-428.
- Martinez, J.A.** (2000) "Evaluating housing needs with the use of GIS." *Habitat International* 24(4): 501-515.
- Martinez, S.C.** (2000) "The Housing Act of 1949: Its place in the realization of the American dream of homeownership." *Housing Policy Debate* 11(2): 467-487.
- May, J.** (2000) "Housing histories and homeless careers: A biographical approach." *Housing Studies* 15(4): 613-638.
- McClure, K.** (2000) "The low-income housing tax credit as an aid to housing finance: How well has it worked?" *Housing Policy Debate* 11(1): 91-114.
- Metzger, J.T.** (2000) "Planned abandonment: The neighborhood life-cycle theory and national urban policy." *Housing Policy Debate* 11(1): 7-40.
- Minnery, J., M. Manicaros, and M. Lindfield** (2000) "Remote area indigenous housing: Towards a model of best practice." *Housing Studies* 15(2): 237-258.
- Moudon, A.V. and P. M. Hess** (2000) "Suburban clusters - The nucleation of multifamily housing in suburban areas of the Central Puget Sound." *Journal of the American Planning Association* 66(3): 243-264.
- Mullins, P.** (2000) "The line of descent in the intergenerational transmission of domestic property." *Housing Studies* 15(5): 683-698.
- Murray, M.P.** (2001) "The home front: implications of welfare reform for housing policy." *Regional Science and Urban Economics* 31(1): 111-118.
- Nettleton, S. and R. Burrows** (2000) "When a capital investment becomes an emotional loss: The health consequences of the experience of mortgage possession in England." *Housing Studies* 15(3): 463-479.
- Neutze, M.** (2000) "Housing for indigenous Australians." *Housing Studies* 15(4): 485-504.
- Newman, S. and J. Harkness** (2000) "Assisted housing and the educational attainment of children." *Journal of Housing Economics* 9(1-2): 40-63.
- Nye, N. and N.J. Glickman** (2000) "Working together: Building capacity for community development." *Housing Policy Debate* 11(1): 163-198.
- Oldfield, S.** (2000) "The centrality of community capacity in state low-income housing provision in Cape Town, South Africa." *International Journal of Urban and Regional Research* 24(4): 858-+.
- Oldman, C. and B. Beresford** (2000) "Home, sick home: Using the housing experiences of disabled children to suggest a new theoretical framework." *Housing Studies* 15(3): 429-442.
- Ong, S.E. and Y.C. Koh** (2000) "Time on-market and price trade-offs in high-rise housing sub- markets." *Urban Studies* 37(11): 2057-2071.
- Orford, S.** (2000) "Modelling spatial structures in local housing market dynamics: A multilevel perspective." *Urban Studies* 37(9): 1643-1671.
- Orlebeke, C.J.** (2000) "The evolution of low-income housing policy, 1949 to 1999." *Housing Policy Debate* 11(2): 489-520.
- Park, J.** (2000) "Increased homelessness and low rent housing vacancy rates." *Journal of Housing Economics* 9(1-2): 76-103.
- Pawson, H. and G. Bramley** (2000) "Understanding recent trends in residential mobility in council housing in England." *Urban Studies* 37(8): 1231-1259.
- Pleace, N.** (2000) "The new consensus, the old consensus and the provision of services for people sleeping rough." *Housing Studies* 15(4): 581-594.
- Rahman, M.M.** (2001) "Bastee eviction and housing rights: a case of Dhaka, Bangladesh." *Habitat International* 25(1): 49-67.
- Sinai, I.** (2001) "Moving or improving: Housing adjustment choice in Kumasi, Ghana." *Housing Studies* 16(1): 97-114.
- Sivam, A., D. Evans, R. King and D. Young** (2001) "An approach to improved housing delivery in large cities of less developed countries." *Habitat International* 25(1): 99-113.
- Skaburskis, A. and D. Mok** (2000) "The impact of withdrawing subsidies for new rental housing: Projections for Toronto and the rest of Ontario." *Housing Studies* 15(2): 169-194.
- Somerville, P.** (2000) "Social exclusion and housing: Context and challenges." *Housing Studies* 15(6): 929-932.
- Steele, M.** (2001) "Housing allowances in the US under Section 8 and in other countries: A Canadian perspective." *Urban Studies* 38(1): 81-103.
- Stevenson, S.** (2000) "A long-term analysis of regional housing markets and inflation." *Journal of Housing Economics* 9(1-2): 24-39.
- Strassmann, W.P.** (2001) "Residential mobility: Contrasting approaches in Europe and the United States." *Housing Studies* 16(1): 7-20.
- Teaford, J.C.** (2000) "Urban renewal and its aftermath." *Housing Policy Debate* 11(2): 443-465.

- Temkin, K.** (2000) "Comment on John T. Metzger's 'Planned abandonment: The neighborhood life-cycle theory and national urban policy'." *Housing Policy Debate* 11(1): 55-60.
- Troy, P.** (2000) "Suburbs of acquiescence, suburbs of protest." *Housing Studies* 15(5): 717-738.
- Vaa, M.** (2000) "Housing policy after political transition: The case of Bamako." *Environment and Urbanization* 12(1): 27-34.
- Van Kempen, R., V. Schutjens, and J. Van Weesep** (2000) "Housing and social fragmentation in the Netherlands." *Housing Studies* 15(4): 505-531.
- Vandell, K.D.** (2000) "Comment on Steven C. Bourassa and William G. Grigsby's 'Income tax concessions for owner-occupied housing'." *Housing Policy Debate* 11(3): 561-573.
- Varady, D.P. and M.A. Carrozza** (2000) "Toward a better way to measure customer satisfaction levels in public housing: A report from Cincinnati." *Housing Studies* 15(6): 797-825.
- Varady, D.P. and C.C. Walker** (2000) "Vouchering out distressed subsidized developments: Does moving lead to improvements in housing and neighborhood conditions?" *Housing Policy Debate* 11(1): 115-162.
- von Hoffman, A.** (2000) "A study in contradictions: The origins and legacy of the Housing Act of 1949." *Housing Policy Debate* 11(2): 299-326.
- Walker, R.M.** (2000) "The changing management of social housing: The impact of externalisation and managerialisation." *Housing Studies* 15(2): 281-299.
- Wang, Y.P.** (2000) "Housing reform and its impacts on the urban poor in China." *Housing Studies* 15(6): 845-864.
- Weicher, J. C.** (2000) "Comment on Steven C. Bourassa and William G. Grigsby's 'Income tax concessions for owner-occupied housing'." *Housing Policy Debate* 11(3): 547-559.
- Williamson, A.** (2000) "Housing associations in the Republic of Ireland: Can they respond to the government's challenge for major expansion?" *Housing Studies* 15(4): 639-650.

**International Sociological Association, Research Committee on
Housing and the Built Environment**

Editor: Willem van Vliet-
University of Colorado
The College of Architecture and Planning
Campus Box 314
Boulder, Colorado 80309-0314
U.S.A.
Phone: (303) 492-5015
Fax: (303) 492-6163
Email: willem@spot.colorado.edu

Regional Editors: •P. Wim Blauw
blauw@few.eur.nl
•Leslie Kilmartin
L.Kilmartin@bendigo.latrobe.edu.au
•Suzana Pasternak-Taschner
Suzana@informatel.com.br

This issue of **Housing Notes** was prepared by Jennifer Steffel and
Anirban Pal and is published with support from the College of
Architecture and Planning, University of Colorado

Deadline for items for the next issue is August 1, 2001