



HOUSING NOTES

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HARDOY PAPER CONTEST

The Jorge E. Hardoy Contest for Best Paper by Researcher from a Developing Country has met with a great deal of interest. By the deadline of June 30, there were 46 entries from 16 countries, with submissions coming from Africa (13), Asia (12), Latin America (14) and the Middle East (6). A panel consisting of Katherine Coit, David Satterthwaite, Peter Ward, and Yap Kioe Sheng will review the papers and plans to announce a winner in October. The award includes a cash prize of US \$500, a one-year subscription to Habitat International (which will publish the winning paper), and a special prize certificate.

MEMBERSHIP BENEFIT

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HOUSING RESTITUTION FOR REFUGEES: A KEY HOUSING RIGHTS ISSUE FOR THE 21ST CENTURY

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While the details of the personal horrors experienced by refugees and internally displaced persons often differ, the longing to return safely and freely to the homes from which they were forced to flee is a sentiment felt by refugees everywhere. This desire is not simply to

return to their countries of origin, but manifests in an even stronger, often insatiable, urge to go back to the actual dwelling from which they were either evicted or forced to depart in great haste.

As strong and universally held as these feelings are, however, many millions of displaced persons throughout the world are unable to gain the restoration and restitution of their housing and property rights; even when they are free from the terror and fears which caused their flight in the first place. Consequently, the failure of the international community and resistant Governments to ensure the right to restitution for returning refugees and IDPs will figure prominently on the international agendas of the 21st century.

It is important to recall that when housing, land or property is taken away from refugees and IDPs this is not done solely to deprive people of a place to live, but often acts as a very graphic form part of larger, even more insidious enterprises often bordering on genocide. As the Kosovo crisis has so ruthlessly shown, ethnic Albanians have been forcibly evicted from their homes, *and* lost their possessions, evidence of their residence, their citizenship, their nationality, and for many unknown thousands, even life itself.

While the restitution problem is clearly wider than an issue of housing, it is clear that the housing and human settlements communities have a major role to play in the refugee restitution process. Sadly, however, very few housing experts have chosen to assist in these efforts.

As of early May 1999, more than a million Kosovar Albanians had been forced from their homes, joining a worldwide population of perhaps 40 million or more people dreaming of their eventual return to their homes and lands. Even four years after the Dayton Peace Accords, up to one million people in Bosnia and Herzegovina have not been able to return to their original homes in spite of an unequivocal right to do so in Annex 7 of Dayton. Perhaps up to three million Kurds have been brutally displaced from their homes in eastern Turkey and are unable to return home. Hundreds of thousands Georgians, Tibetans, Serbs, Rwandans and others are equally prevented from living in their original homes. Over 100,000 Bhutanese refugees continue to languish in camps in eastern Nepal. When I visited these seven camps in late 1998 and interviewed dozens of refugees, all persons with whom I spoke expressed an excruciating and very palpable desire to return to their ancestral homes in Bhutan.

And yet not all the restitution news is bad. The Government of Georgia is planning to adopt a law on housing and property restitution for South Ossetians displaced in the early 1990s, while the Commission on Real Property Claims in Bosnia - although absent enforcement powers - has played a vital role in issuing declarations of ownership or tenancy to people wishing to return home. Perhaps

the most positive initiative underway anywhere is the massive land, property and housing restitution process in South Africa. The increasingly successful implementation of *The Restitution of Land Rights Act (1994)* has helped thousands of people evicted during apartheid to return to their original homes.

Internationally, COHRE has been increasingly active within the United Nations seeking to achieve stronger global standards on restitution. One result of these efforts was the adoption last year of resolution 1998/26 (below) by a leading UN human rights body which clearly provides for the recognition of the right of housing and property restitution for all refugees and IDPs. It is hoped that further attention to this fundamental issue will facilitate the voluntary and dignified return of any person who wants to, to return to their original homes. If the right to restitution for refugees and IDPs is not enforced more forcefully, reconciliation will fail, national reconstruction will be severely hindered, and worst of all, ethnic cleansers will get exactly what they wanted. It is hoped that the housing community will do more to assist in securing the right to return to ever larger groups of the displaced.

Resolution 1998/26: Housing and Property Restitution in the Context of the Return of Refugees and Internally Displaced Persons (adopted by consensus on 26 August 1998)

The Sub-Commission on Prevention of Discrimination and Protection of Minorities,

Conscious that human rights violations and breaches of international humanitarian law are among the reasons why refugees, as defined in relevant international legal instruments, and internally displaced persons flee their homes and places of habitual residence,

Recognizing that the right of refugees and internally displaced persons to return freely to their homes and places of habitual residence in safety and security forms an indispensable element of national reconciliation and reconstruction and that the recognition of such rights should be included within peace agreements ending armed conflicts,

Recognizing also the right of all returnees to the free exercise of their right to freedom of movement and to choose one's residence including the right to be officially registered in their homes and places of habitual residence, their right to privacy and respect for the home, their right to reside peacefully in the security of their own home and their right to enjoy access to all necessary social and economic services, in an environment free of any form of discrimination,

Conscious of the widespread constraint imposed against refugees and internally displaced persons in the exercise their right to return to their homes and places of habitual residence,

Also conscious that the right to freedom of movement and the right to adequate housing includes the right of protection for returning refugees and internally displaced persons against being compelled to return to their homes and places of habitual residence and that right to return to their homes and places of habitual residence must be exercised in a voluntary and dignified manner,

Aware that intensified international, regional and national measures are required to ensure the full realization of the right of refugees and internally displaced persons to return to their homes and places of habitual residence and are indispensable elements of reintegration, reconstruction and reconciliation,

1. Reaffirms the right of all refugees, as defined in relevant international legal instruments, and internally displaced persons to return to their homes and places of habitual residence in their country and/or place of origin, should they so wish;
2. Reaffirms also the universal applicability of the right to adequate housing, the right to freedom of movement, the right to privacy and respect for the home and the particular importance of these rights for returning refugees and internally displaced persons wishing to return to their homes and places of habitual residence;
3. Confirms that the adoption or application of laws by States which are designed to or result in the loss or removal of tenancy, use, ownership or other rights connected with housing or property, the active retraction of the right to reside within a particular place, or laws of abandonment employed against refugees or internally displaced persons pose serious impediments to the return and reintegration of refugees and internally displaced persons and to reconstruction and reconciliation;
4. Urges all States to ensure the free and fair exercise of the right to return to one's home and place of habitual residence by all refugees and internally displaced persons and to develop effective and expeditious legal, administrative and other procedures to ensure the free and fair exercise of this right, including fair and effective mechanisms designed to resolve outstanding housing and property problems;
5. Invites the United Nations High Commissioner for Human Rights, in consultation with the United Nations High Commissioner for Refugees, within her mandate, to facilitate the full implementation of the present resolution;
6. Invites the United Nations High Commissioner for Refugees, in consultation with the United Nations High Commissioner for Human Rights, to develop policy guidelines to promote and facilitate the right of all refugees and, if appropriate to her mandate, internally displaced persons, to return freely, safely and voluntarily to their homes and places of habitual residence.

GOVERNMENT SUPPORT OF HOUSING IN FRANCE

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The French government recognizes that decent housing for lower income families requires government support. The support comes both in the form of subsidies for the housing companies that provide rental housing at moderate rents and housing allowances for families. Thus 17.6% of the households in France live in publicly supported rental housing. A rent control law protects 1.4% more households in older private housing. Another 9.9% are homeowners who receive subsidies on the interest they pay on their mortgages. Since 1995 some of these have loans at 0% interest. For the low and moderate income families in private rental and for those who cannot afford the rents of the social housing companies there are also housing allowances. Five million tenants and one million more homeowners or more than 1/4th of the 23.3 million of French households, receive this allocation to help them pay rent or the mortgage. The government also supports a large number of homeowners by tax relief on the interest for mortgages.

The social orientation of the housing policy has not prevented the formation of "zones of exclusion" where the poor, immigrants, and ethnic minorities are concentrated and where social problems also tend to concentrate. In fact, the rapid construction of cheaply designed high rise social housing on the outskirts and in the close suburbs of France's largest cities from the '50s to the '80s was one of the major causes for these "zones of exclusion". The policy of rehabilitating these buildings over the last 20 years has not had much effect as too much emphasis is put on the built environment and not enough on the social causes of the problems in these areas. There is discrimination against the large number of immigrants, children of immigrants, and other residents of these zones. Unemployment, which is high (11%) in France, is much higher among these youths; crime, juvenile delinquency and vandalism are widespread (but they have not attained the violence present in the U.S. inner city ghettos). A major problem with these zones is their isolation from the city centers and the lack of services. There have been many programs that try to integrate these zones, both socially and physically. Some of them resemble programs of the U.S. "war against poverty". This April, the "Minister of Cities", in an effort to end what he called "social apartheid," announced new measures to enforce the 1991 anti-ghetto law, which requires all cities of over 50,000 to build social housing. Cities will no longer be able to get around this law by paying a tax. The aim is to share social housing with a larger number of cities in order to reduce its density. The number of housing units per project will also be limited to between 35 and 40.

In 1990, the government passed a law in an effort to guarantee the right to housing, the Loi Besson. It laid out the obligations of the municipalities towards the homeless and contained measures to prevent homelessness such as slowing down eviction procedures to allow time for the rent arrears to be paid or alternate housing to be found. As the law is merely indicative of actions to take and not mandatory, many municipalities ignore it.

Even with its policy of support for housing, France has many homeless, an estimated 200,000 or approximately 0.33% of the population according to government sources. In recent years the association DAL (Droit au Logement) has undertaken some spectacular occupations of empty buildings with homeless families to draw the attention of the public and the administration to the problem of homelessness. The support they obtain from public figures and an astute choice of building often puts these actions on the front pages. On this April 21, fifty members of DAL occupied the headquarters of a Federation of moderate rent housing companies, Toit et Joie, to protest the length of time families had to wait for social housing in the Parisian metropolitan area, which is as long as 22 years.

BOOK REVIEWS

SHOW ME A HERO: A Tale of Murder, Suicide, Race, and Redemption. Little, Brown, and Company. 1999. 352 pages. Cloth, \$25.

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Across the United States since the passage of the Fair Housing Act of 1968, there have been only a handful of lawsuits which have challenged systematic racial discrimination in housing. Examples

include the Gautreaux saga in Chicago, which eventually opened the way for minority residents of Chicago public housing to use housing vouchers in nearby suburbs, and a 26-year old case against Parma, Ohio, Cleveland's largest suburb. The most recent major case which attracted national attention was the lawsuit brought against Yonkers, New York, a large, old suburb of New York City.

In 1985, in a lawsuit brought by the NAACP and the U.S. Department of Justice, federal district court judge Leonard Sand ruled that the city of Yonkers and its school board had deliberately located public housing and schools in a racially segregated manner. Virtually all of the public housing was concentrated in the city's southwestern quadrant, where a disproportionately high percentage of the city's black and hispanic population lived. In the housing case, Judge Sand ordered the construction of 200 scatter-site units of public housing outside this southwestern area.

New York Times reporter Lisa Belkin picks up the story in 1988. By and large, she does not focus on the lawsuit itself, with one exception. Rather, she deals with the implementation of the remedy. While her tale is chronological, her telling is structured around several key figures. Their lives as affected by the Yonkers housing remedy are recounted in short interspersed segments based primarily upon interviews by the author and journalistic reports. Her guiding question was: did it (the remedy) work? By this she variously meant: "Did the neighborhood fall to pieces? Did the lives of the tenants improve (where the new housing was built)? Did property values fall? Did crime rates increase? Did the homeowners learn to accept the tenants? Did the tenants befriend the homeowners? Did the judge come to understand that he had done the wrong thing? Did the city come to understand that he had done the right thing? Were the results worth ten years and \$42 million? Is Yonkers a model for the rest of the country? Or is it an example of good intentions gone wrong?"

Belkin's main characters are: Nick Wasicsko (one-term mayor), Mary Dorman, a member of Save Yonkers and an opponent of the remedy, and four public housing residents, three of whom win the initial lottery to occupy the first 71 units built in east side white areas - Alma Febles (a Dominican), Norma O'Neal partially blind, Doreen James, later elected to the Tenant Council, and Billie Rowan. All of the women are single mothers, the latter three African-Americans. Belkin also highlights several members of the Yonkers City Council, especially Henry Spallone, who defeated Wasicsko for re-election in 1989, and architect Oscar Newman, the renowned promoter of "defensible space", who as a court-appointed consultant, designed the town houses.

The one aspect of the court decision Belkin does detail is Judge Sand's imposition of a fine on the city for the city council's refusal to accept the remedy, which doubled daily. This captured national attention as Yonkers headed for municipal bankruptcy. Wasicsko was the youngest mayor in the United States when elected in 1987, having previously served on City Council. Wasicsko's downfall came in part because he supported compliance with the court order, whereas Spallone adamantly opposed it as the political champion of the Save Yonkers organization. The city only caved in as mass lay-offs of municipal employees by a state-appointed receiver loomed.

Belkin's recounting of the unfolding of this drama, the design, location, construction and occupation in 1992 of the new housing, is modeled on Anthony Lukas' *Common Ground*, which covered the Boston school desegregation case through the lives of several families. In this she is successful in chronicling the difficult and complex lives of the tenants and those determining their future. As the title suggests, this is a melodramatic story. Of the main characters, O'Neal and Febles (who finally got her unit in 1994) gain from the transition to their new neighborhoods. In contrast, Rowan's

husband is imprisoned and finally is convicted of murder in 1993, leading to her eviction for his illegal occupancy of her new unit. James eventually grows disillusioned and requests a return to an older project, despite her involvement as a tenant leader. Belkin sympathetically recounts the struggle of the tenants to make the move to white neighborhoods, their transitional difficulties, including clashes with hostile white neighbors, and the outcome of the moves as a result of the lawsuit.

Belkin also captures changes in the views of white Yonkers residents, who gradually become more accepting of the housing desegregation order. Epitomizing this change is Mary Dorman, who is enlisted in the program to provide counseling to the minority tenants moving to the east side, including her very own neighborhood. Belkin describes the hopes of architect Newman as he fights HUD, which funded the new housing, and the Yonkers Municipal Housing Authority to provide town houses that fit into the fabric of east Yonkers neighborhoods.

Using this journalistic method, Belkin concludes: "A judge can mandate housing remedies, but he cannot mandate a sense of belonging or an essence of neighborhood... Yonkers is not integrated. Black and white are not woven into the same fabric." As she and Judge Sand noted, the remedy only involved 200 housing units in a city of almost 200,000. She does argue that Yonkers provides a useful lesson as HUD proceeds with its policy of demolishing old public housing highrises in favor of low-rise town houses as advocated by Newman. She does not engage in any systematic analysis. (For such an analysis, see Xavier de Souza Briggs, Joe Darden and Angela Aidala, "In the Wake of Desegregation: Early Impacts of Scattered-Site Public Housing on Neighborhoods in Yonkers, New York", *Journal of the American Planning Association* 27-48 (Winter 1999). Their findings on the short term effects of the remedy are positive).

I would be remiss if I did not clarify the suicide mentioned in the title, that of former Mayor Wasicsko in October 1993 following his defeat in a bid for election as City Council President. While nominated for the John F. Kennedy Profile in Courage Award, Wasicsko died largely unappreciated for his role in getting the city through the early stage of implementation of the remedy.

Overall, this book provides an engaging human face to a complex legal-political-social drama. However, it does not hold up as well as the similar account of the Mt. Laurel fair share housing case in *New Jersey - Our Town: Race, Housing and the Soul of Suburbia* (1995, Rutgers University Press) by David Kirp, John Dwyer and Larry Rosenthal. Belkin's book and the reader would have benefited from the inclusion of a chronology of key events, a map of Yonkers and the housing sites, and photos of the main characters.

HOUSING PARTNERSHIPS: A NEW APPROACH TO A MARKET AT A CROSSROADS By Andrew Caplin, Sewin Chan, Charles Freeman, and Joseph Tracy. Cambridge, Massachusetts: The MIT Press. 1997. \$35.00 hardback.

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Housing Partnerships proposes a new element in financing the purchase of owner-occupied housing. In the U.S., most homebuyers cover the purchase price of the home with a combination of their own equity investment and a mortgage backed loan. The authors propose that a third element be added to this mix: selling a portion of the appreciation in the home to a limited partnership with the proceeds of

this sale used to help pay the purchase price. The owner-occupant would be the Managing General Partner while investors would be Limited Partners. While homebuyers would be giving up some amount of the appreciation in the home's value that might be realized downstream, they would be gaining through alternative uses of their own funds. They may gain by having to provide less equity at the time of purchase, freeing the household to invest those funds elsewhere. They may also gain by having to pay less each month toward retiring a mortgage loan.

The authors contend that, if a market for these limited partnerships could be created, a typical homebuyer could sell a 50 percent interest in the home. If purchasing a \$100,000 home and selling a 50 percent interest in the home, homebuyers could, by applying the \$50,000 received from the partnership toward the purchase price of the home, reduce their up-front costs by 40 percent, from \$23,000 to \$14,000. In addition, the homebuyer's monthly payments of principle and interest on the mortgage loan could be reduced from \$790 (on a 90 percent loan at 10 percent APR for 30 years) to \$350 (on a 40 percent loan at the same terms). This would save over \$5,000 per year in debt service. These partnerships could permit households to purchase as much as 40 percent larger homes than might otherwise be possible. Alternatively, the partnerships could permit some households to purchase homes when they could not otherwise afford to do so because of low income or a lack of sufficient savings.

This book offers an intriguing instrument to the housing industry. Such partnerships have existed in the past through private arrangements among individuals who know each other. The authors envision a national marketplace for buying and selling partnership interests making this financing tool available to all homebuyers, not just those with the savvy to structure a partnership themselves. These partnerships will be most popular in markets with high prices and rapid appreciation, but their appeal could spread to consumers in all markets. The rapid growth of the market for mortgage backed securities in the 1990s suggests that, once initiated, the market for housing partnerships can expand rapidly.

The book is well organized and accessible. The assumptions used in the calculations are explicit and reasonable. The methods used in the calculations become rather ornate, but they are understandable to anyone who has ever purchased a home. The book employs simple graphics to describe complex issues, making it easy to read and to understand. The only omission may be in the failure to fully explore the negative long-term impact to a household's net worth that may result from giving up some of the value of its home early in life. If the household did not invest the savings wisely, it may find itself at retirement without the nest egg that a paid-off home so often represents.

NEWS FROM MEMBERS

Dan Ferrand-Bechmann is in charge of a study in French Polynesia concerning a social urban program in 7 local communities around Papeete and to prepare a new contract between France and French Polynesia for new social urban programs. She reports that her study is fascinating because the local society is between tradition and modernization. The solidarities between deprived groups coming from various islands are still functional despite problems of urban life connected with cars, pollution, and housing. Public services and religious organizations are very efficient in the struggle against violence and segregation. Dan Ferrand-Bechmann has visited three times this year, after having done the same kind of work in La Reunion.

A Virginia Tech team led by **Ted Koebel** was selected for a five-year contract by the U.S. Department of Housing and Urban Development

(HUD) as one of three contractors to provide technical support and research capability to the Affordable Housing and Technology Division. The research team will be addressing systems integration in housing, the acceleration of technology in building construction, and quality-affordability-durability issues associated with the goals of the PATH project. Ted is eager to hear from other researchers addressing the interface of building technology and housing affordability (tkoebel@vt.edu).

Koebel recently completed a draft paper on a national study of community reinvestment. The study analyzes changes in mortgage flows relative to changes in demand and supply characteristics for census tracts between 1980 and 1990 for six cities and surrounding counties in the United States. The study is currently being expanded to address changes in neighborhood retail and service businesses. Copies of the paper are available upon request.

Koebel has also completed a study measuring tenant satisfaction in public housing and is consulting with a local housing authority on the use of tenant feedback measures in improving assisted housing management. Other recent studies by Koebel include a state-wide survey of nonprofit housing organizations; and creation of a Neighborhood Networks Center to assist low-income tenants in enhancing their educational and occupational skills through computer technology.

Koebel and **Pat Edwards** were guest editors for a special section of *Habitat International* (23:1, March 1999) on Planning for Marginal Populations. They are also preparing a special issue of the *Journal of Urban Technology* on housing. The papers were originally presented at the 1997 RC43 conference in Alexandria, Virginia.

William Michelson has been appointed to the newly endowed first Chair in Sociology at University of Toronto, as S. D. Clark Professor of Sociology. He will also become the Associate Dean, Social Sciences in the Faculty of Arts and Sciences.

Elaine Pedreira Rabinovich reports that a new center for interdisciplinary studies and research has been opened at the University of São Paulo. The Laboratory of Social-Environmental Psychology and Intervention (LAPSI) will be operated from the Institute of Psychology, Department of Social Psychology. A research project is being developed focusing on a central area of São Paulo city - Barra Funda - studying the person-urban environment relationship through 3 generations' life stories of people living in that area and through the historical, geographical, social and cultural background of the city. Professor Dr. Eda Tassara will be coordinating the group. Dr Maria Cecilia Coelho, Cintia Okamura, Vera L.S. Cezaretto and Elaine Pedreira Rabinovich are members of the group.

The Section on Marxist Sociology of the American Sociological Association selected as one of two books for its 1998 Distinguished Scholarship Award *Out of Place: Homeless Mobilizations, Subcities, and Contested Landscapes*, by **Talmadge Wright**.

UPCOMING EVENTS

ENHR-MRI Conference:

New European Housing and Urban Policies
Balatonfüred, Hungary
25-29 August, 1999

For more information:

Jozsef Hegedus and Ivan Tosics
Metropolitan Research Institute
Lonyay utca 34

HU-1093 Budapest, Hungary
Fax: 36 1 216 3001
Email: mri@mri.hu

3rd Biennial of Towns and Town Planners in Europe - Sustainable Development:

A Challenge for Europe's Urban Regions
Herne/Ruhr District, Germany
14-17 September, 1999

For more information:

SRL Office
Frau Christiane Klatt
Kopenlcker Str. 48/49
de-10179 Berlin, Germany
Phone: 49 30 30862060
Fax: 49 30 30862062
Email: srlev@t-online.de
Website: <http://www.srl.de>

IFHP International Congress:

Connected Cities
Glasgow, Scotland, UK
19-23 September, 1999

For more information:

IFHP Secretariat
Joke Bierhuys
Phone: 31 70 3281504
Fax: 31 70 3282085
Email: IFHP.NL@inter.nl.net
Congress Website: <http://lfhp1999.glasgow.gov.uk>

International Conference on Conditions of Implementing Housing Policy at the Local Level

Warsaw, Poland
23-25 September, 1999

For more information:

Instytut Gospodarki Mieszkanlowej
ul. Filtrowa 1, PL-00-925
Warszawa 58, Poland
Phone: 48 22 8250953
Fax: 48 22 8250683
Email: jgm@warman.com.pl

Mainstreaming Green:

Sustainable Design for Buildings and Communities
Chattanooga, Tennessee
14-17 October, 1999

The American Institute of Architects (AIA), the U.S. Department of Energy (DOE) and the U.S. Green Building Council (USGBC)

For more information:

PIA Information Line
(800) 242-3837
Email: pia@aiaemail.aia.org

Global City-Regions Conference

Los Angeles, California USA
21-23 October, 1999

For more information:

www.sppsr.ucla.edu/globalcityregions

Smart Growth Conference

San Diego, California USA
17-19 November, 1999

For more information:

Urban Land Institute
Homepage: www.uli.org
Tel: 1 800 321-5011

2nd International Conference on Quality of Life in Cities- 21st Century QOL

Singapore
8-10 March, 2000

For more information:

Dr Foo Tuan Seik
Conference Secretary
E-mail: qolnet@nus.edu.sg
WWW conference site:
<http://www.qolnet.nus.edu.sg/conf2/>

CARDO International Conference on Housing, Work & Development:

The Role of Home-based Enterprises
Newcastle upon Tyne, Great Britain
26-28 April, 2000

For more information:

s.j.lane@ncl.ac.uk or j.a.coulson@ncl.ac.uk

The Third National Conference on Women and Historic Preservation

May 19-21, 2000

Mount Vernon College, Washington, DC

For more information, contact:

Gail Dubrow, Conference Chair
Conference on Women and Historic Preservation
Preservation Planning & Design Program
University of Washington
Box 355740

Seattle, Washington, USA 98195-5740

<http://www.caup.washington.edu/WomenPres/call.html>

ENHR Research Conference on:

***Housing in the 21st Century: Fragmentation and
Reorientation***

Gavle, Sweden
26-30 June, 2000

For more information:

Institute for Housing Research, Uppsala University
P. O. Box 785, SE-801 29
Gavle, Sweden
Homepage: www.ibf.uu.se
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Fax: +46 26 420 65 01

URBAN 21 Global Conference on the Urban Future

Berlin, Germany
4-6 July, 2000

For more information:

Federal Office for Building and Regional Planning
URBAN 21
Email: info@urban21.de

IAPS 16 Metropolis 21st century: Cities, social life and sustainable development"

Paris, France
4-7 July, 2000

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<http://www.psycho.univ-paris5.fr/iaps2000/>

CALLS FOR PAPERS

Special Issue of *Housing, Theory and Society* on Public Choice and Housing Policy.

We are looking for papers that explain how housing policy is influenced by political, economic, social and institutional factors. We especially encourage work that adopts an economic approach. Information on the Journal and instructions for authors can be found on the website, <http://www.scup.no/journals/journals.html>.

Manuscripts submitted for application should arrive no later than March 15, 2000:

Alastair McFarlane
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Email: ALASTAIR.MCFARLANE@EPFL.CH

Special Issue of the *Journal of Housing Research* on Mortgage Markets in the Next Millennium: Learning From the Past – Projecting the Future.

If you are interested in writing a paper for this issue, please send a one- to two- page letter of interest by August 6, 1999 to:

Amy S. Bogdon
Journal of Housing Research
Fannie Mae Foundation
4000 Wisconsin Avenue NW
Washington, DC 20016-2804
USA
(202) 274-8000
www.fanniemaefoundation.org

RECENT PUBLICATIONS

Abravanel, M., T. Connell, et al. (1999). "How Market Competitive is America's Public Housing? The Case of Baltimore." *Netherlands Journal of Housing and the Built Environment* 14(1): 81-90.

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- Allen, C., N. Gallent, et al. (1999). "The limits of policy diffusion: comparative experiences of second-home ownership in Britain and Sweden." Environment and Planning C-Government and Policy 17(2): 227-244.
- Arnott, R., R. Braid, et al. (1999). "A general equilibrium spatial model of housing quality and quantity." Regional Science and Urban Economics 29(3): 283-316.
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- Baum, S. and R. Hassan (1999). "Home owners, home renovation and residential mobility." Journal of Sociology 35(1): 23-41.
- Bolton, R. (1999). "Regional housing and labour markets." Journal of Regional Science 39(2): 418-425.
- Bose, C. t. (1999). "Women's Work and the Built Environment: Lessons from the Slums of Calcutta, India." Habitat International 23(1): 5-18.
- Brent, R. (1999). "Under one roof: Issues and innovations in shared housing." Journal of Architectural and Planning Research 16(1): 89-90.
- Choi, J. (1999). "The traditional characteristics reflected in the plan of modern apartment houses in Korea." Journal of Architectural and Planning Research 16(1): 65-77.
- Christians, A. D. (1999). "Breaking the subsidy cycle: Proposal for affordable housing." Columbia Journal of Law and Social Problems 32(2): 131-156.
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