HOUSING SOLUTIONS TO AID INTEGRATION OF REFUGEES AND MIGRANTS

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Introduction / Structure

Situation

Housing Solutions to Aid Integration of Refugees and Migrants

Reaction

Examples

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Situation

Situation

- Autumn 2015: peak of refugee immigration to Europe

- Germany alone counted around 800.000 refugees that came into the country in 2015

- 180.000 people moved to Berlin, 140.000 people left berlin (+40.000 p)

- High influx and high demand resulted in tense housing market – housing crisis

1) Refugee crisis in autumn 2015

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Situation

- The high number left many cities overwhelmed

- The result was to build temporary shelters for refugees

- The lack of free apartments and rooms results into a tailback

- Many refugees live there for at least a year

- Today still hundreds of refugees still live in initial camps or hostels

4, 5) Temporary refugee shelters in Berlin

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Reaction

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Reaction

- Who are the main affected groups by the housing crisis?

  - Refugees and migrants

  - Government

  - Citizens

- What is the reaction and opinion?

- Are there any mutual interests?

- What interests and opinions differ from each other?

- Finally: Is it possible to find solutions that meet all interests? (Compromises)

Reaction - Government

- Berlin established in 2015 masterplans for over 50 new dedicated building assemblies for refugees

- Most of them are high-density containers or modular buildings for about 450 people each

- Goal: Build fast and affordable homes

- Many critics among sociologists and urban planners
  - Past experience show high density decentralized refugee buildings will create ghettos on a long term
  - Demanded that government should support solutions that are more sustainable to reinforce urban resilience

6, 7) Permanent refugee homes in Berlin

Reaction

Surveys

• 1 survey among European citizens (2016)

• 2 surveys among refugees (2016, 2018)

Individual interviews

• **Daniela** (German, 48 years, member of political party in Berlin)

• **Hussam** (Iraqi, 32 years, architect and co-founder of an integration association in Berlin)

• **Erik** (Norwegian, 31 years, political scientist and social worker in Oslo, Norway)

• **Edeltraud** (German, 80 years, German refugee from WW2)

• **Nadym** (Syrian, 29 years, refugee living in Berlin, studied civil engineering in Syria)

• **Hasnain** (Pakistani, 30 years, refugee living in Berlin, studied political science in Pakistan)

Reaction – of Citizens

Citizens want affordable housing for anyone

- *"With the low vacancy rate in Berlin even natives with an average salary have problems with renting apartments…" (Daniela)*

- *"…it seems that refugees get everything for free and inhabitants feel left alone…" (Anonymous statement)*

Shared living with citizens and refugees

Legend: 1 Negative 2 3 4 5 Positive
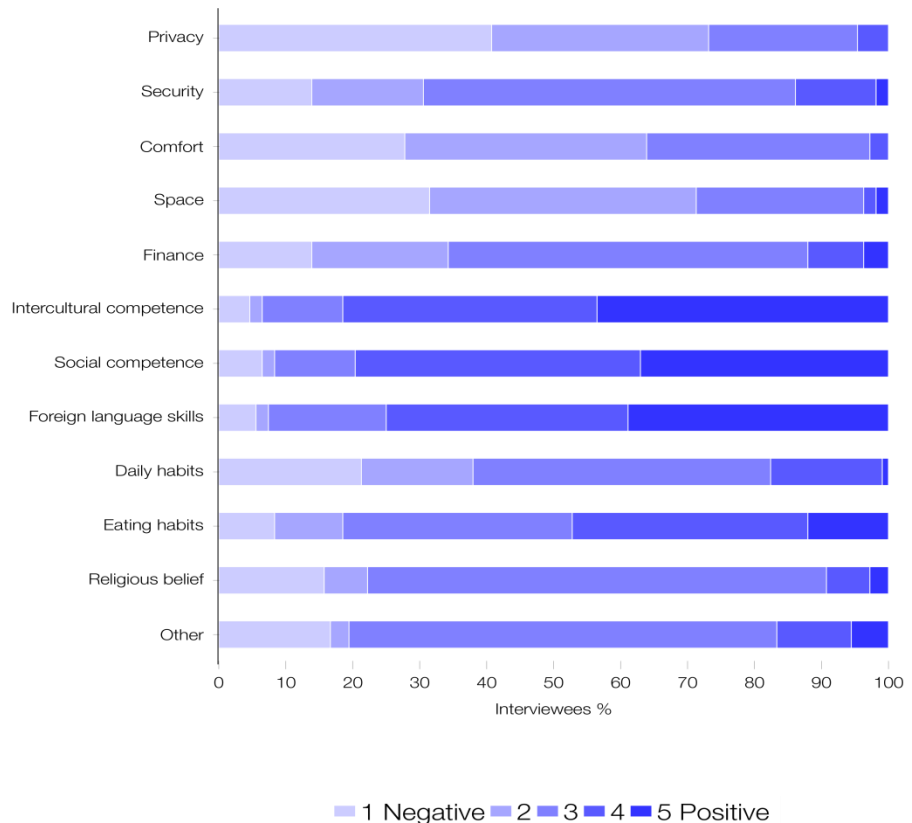
8) Poll: Assessment of the impact of the interviewees lives if they shared an apartment with a refugee

Reaction – of Refugees

If refugees had a free choice, where

and how would they like to live

- Most preferred:
    - Living among native citizens
    - Living alone

- The least preferred to live among other migrants exclusively

- The majority wished to be more integrated into Germany society
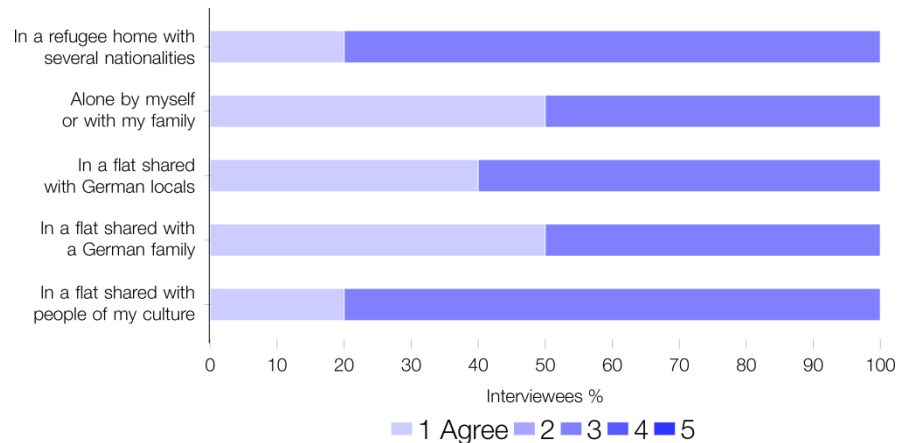
10) Poll: If refugees had a choice, where would they like to live

Reaction

Quota of migrants in social housing assemblies

- *"My home town Fredrikstad has purchased town houses to accommodate refugees exclusively. This was based on a contingent of houses that the state provided to integrate them into society." (Erik)*

Networking and Self-initiative helps to accelerate the progress

- *"You have to work hard to achieve things in life […] people can give you directions […] in the end you are on your own…" (Hussam)*

- Hasnain found temporary rooms in shared apartments through a volunteering association in Berlin

- Nadym found a room by posting a video of himself online in social media

- 2/3rd of the questioned people found apartments or rooms through friends or acquaintances

Examples

Examples

- Examples of existing social housing projects

- Many projects are individual ideas from private people or social organisations

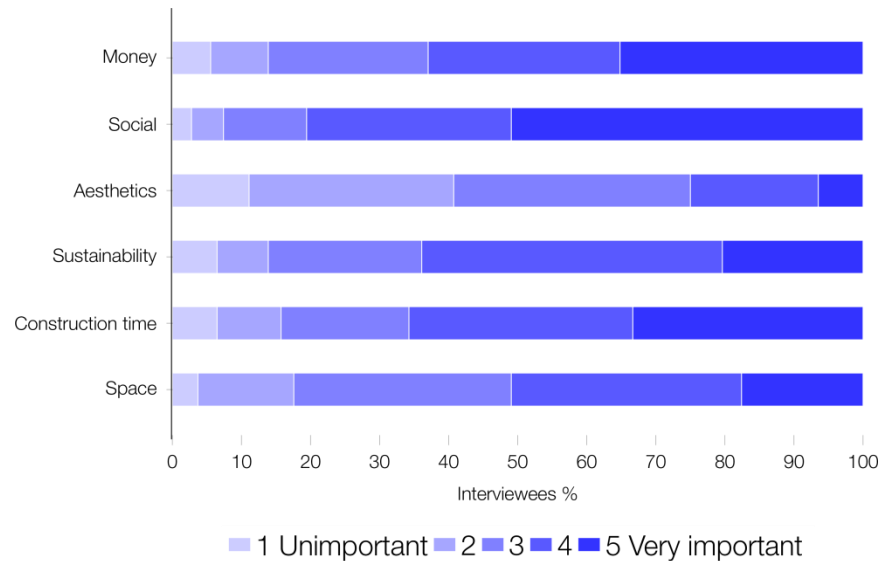- Some of the project could be role models for future housing projects in Europe

11) "Sharehaus Refugio" housing project for refugees in Berlin-Neukölln

Examples

Different factors for social hosing have to

be taken into consideration

- Practicability

- Social Quality

- Finance

- Sustainability

- Time

- Scalability

- Space

- Aesthetics

12) Poll: What are the most important factors for social housing projects?

Examples

Criteria	Average Score	Weight %	Description	Evaluated by
Practicability	not scored	25.0	General idea and feasibility of the project.	Poll
Social Quality	4.21	20.0	The project supports integration and avoids segregation and ghettoisation.	Poll
Finance	3.79	15.0	Costs of planning, building, purchase, rent prices and maintenance costs.	Author
Sustainability	3.64	10.0	Life-cycle and Life-time of the building. Consideration of energy efficiency, renewable energy and building materials.	Poll
Time	3.77	15.0	Time of planning, building permission and construction.	Author
Scalability	not scored	7.5	High scale practicability with taking factors into consideration: Mass production, usage of land, building permission and demands.	Poll
Space	3.47	5.0	Living space for tenants. Public and private areas.	Poll
Aesthetics	2.80	2.5	Aesthetics of the layout, facade and public surroundings.	Poll
Sum		100.0		

17) Scoring of the evaluations

Examples – Student Competition

- Student Competition of Leibnitz University in Münster

- Main targets:
    - Design small modular units inside the city centres
    - Units should be for small amount of people
    - Units for temporary solutions

- Create living space where the existing space in not in use
    - Vacant paring garages
    - Additional storeys on top of roofs

16) "Architektur des Ankommens" student design competition

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Examples – Model of Münster

- In 90s many decentralized former refugee buildings were vacant

- Goal: have smaller housing units for max. 50 people in the city centre

- Goal:

  - In case of vacancy they could be rented out for other purposes

  - Smaller amounts of migrants reduce prejudice and fear

15) "Model of Münster"

Examples – Sur ses Épaules

- Manuel Herz Architects

- Engl.: "On their shoulders"

- Nursery home on ground floor

- Social housing units on top floor

- Goal: create affordable and desirable architecture for people with low income

14) "Sur ses Èpaules" in Lyon, France

Examples - Condrobs

- Student Dorm, Munich

- 2/3 Students & 1/3 Refugees

- Students support refugees
  - Language
  - Education
  - …

- Rent prices are comparably low

- Many students applied for rooms

13) "Condrobs" student / refugee dorm housing project in Munich

Examples

13) "Condrobs" student / refugee dorm housing project in Munich

15) "Model of Münster"

14) "Sur ses Èpaules" in Lyon, France

16) "Architektur des Ankommens" student design competition

Examples

Chart legend: 1 Disagree, 2, 3, 4, 5 Agree

Categories (y-axis):
- I generally like and support the idea
- It has social quality
- It has aesthetic quality
- It has sustainable quality
- This could work in my city / country
- This could work on a large scale
- This is a good idea but it needs improvements

x-axis: Interviewees % (0, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100)
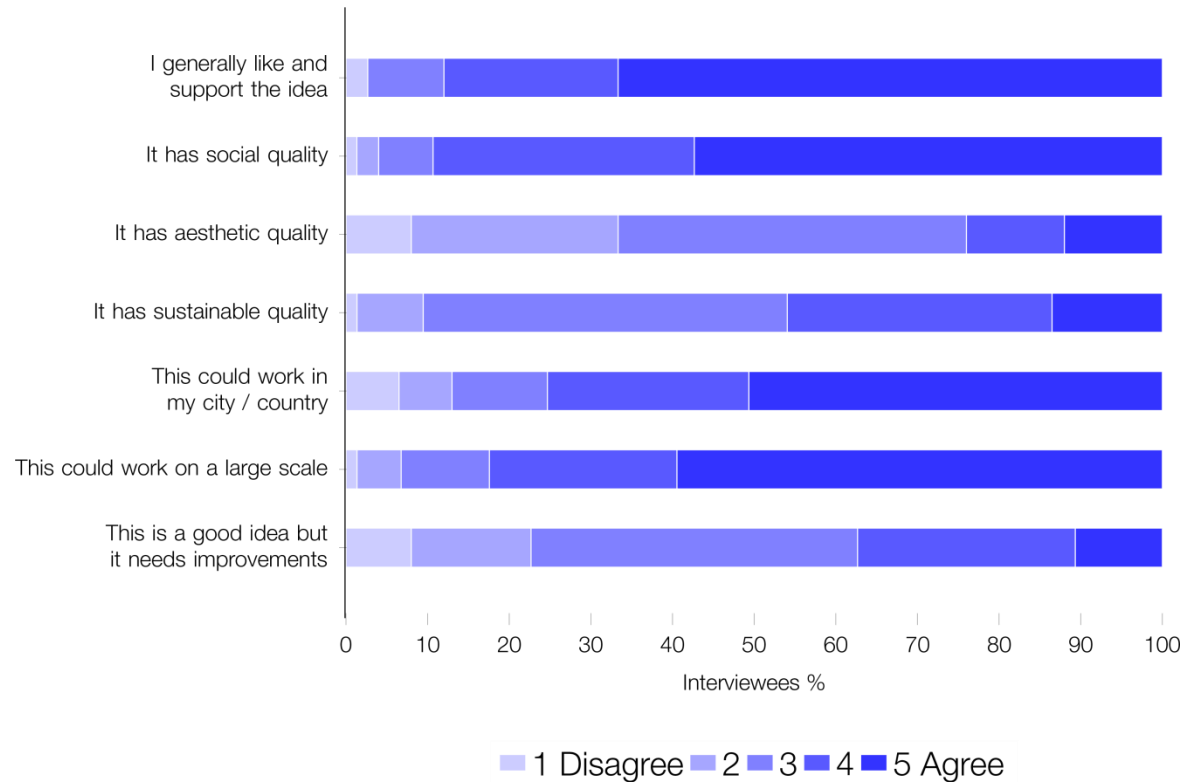
18) Evaluation of the "Condrobs" project by the poll

Examples

- Stronges arguments were

  – Practicability

  – Social Quality

  – Finance

  – Time

  – Scalability

- Weakest arguments were

  – Sustainability

  – Space

  – Aesthetics

Criteria	Evaluation	Weight %	Result
Practicability *	4.5	25.0	1.12
Social Quality *	4.4	20.0	0.88
Finance	4.0	15.0	0.60
Sustainability *	3.5	10.0	0.35
Time	4.0	15.0	0.60
Scalability *	4.3	7.5	0.30
Space	3.0	5.0	0.20
Aesthetics *	2.9	2.5	0.07
Result		100.0	**4.08**

* Evaluated average result of the public poll

19) Evaluation of the "Condrobs" project by the poll

Examples

Criteria	Condrobs Student dorm	Sur Ses Épaules	Model of Münster	Student Competition
Practicability *	1.12	1.00	1.02	0.50
Social Quality *	0.88	0.73	0.80	0.79
Finance	0.60	0.45	0.45	0.45
Sustainability *	0.35	0.39	0.36	0.37
Time	0.60	0.45	0.45	0.30
Scalability *	0.30	0.27	0.28	0.27
Space	0.15	0.20	0.15	0.20
Aesthetics *	0.07	0.10	0.07	0.10
Result	**4.08**	**3.59**	**3.57**	**2.97**

* Evaluated average result of the public poll

20) Summary of the evaluation

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Conclusion

Conclusion

- All involved groups/ parties can and should be part the integration process in order to be fully successful

- These three main groups are:
  - Government
  - Refugees and migrants
  - European citizens

- All three groups have their individual wishes, expectations and duties

- Many wishes, expectations and duties are mutual among each other

- There have to be compromises on each side

- But those don't necessarily result into a negative impact

- Carefully distributing minorities like refugees and migrants among society will have a healthy long term impact on social quality and economy

Conclusion - Interests

Refugee distribution

Re-election

Economic revenue

Fulfil the housing demands

Housing near work

Be part of native society

Create positive culture
in neighbourhood

Safety

Intergration

Prevent ghettos

Should be mixed

Involvement

Affordable housing

Equal treatment in
social housing

Concerns about
ethnic group disputes

Stable real estate prices

Professional involvement

Government   Refugees   Citizens

Conclusion - Duties

Usage of local resources
Use of past experience
Support private investors
Monitor real estate
Risk assesment
Innovative and flexible regulations

Avoid ghettoisation
Promote intergration
Sustainability
PPP

Learning the language

Intergration

Help through self-initiative

Networking

Self-iniative

Openness towards each other

Professional involvement

Government   Refugees   Citizens

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Thank you
for the attention!

Questions?

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