

NOUVEAUX PAUVRES OF TALLINN, UNITE!
by Frances Kowalski

The shift in power over the last few decades due to the rise of neoliberal fiscal policies has created a widening gap in the distribution of wealth all over the world. Especially in Estonia, more specifically in Tallinn, the inequalities more than ever manifest in the built environment.

The restriction of social policy measures drives the expansion of social disparities even further; this is accompanied by the labour market crisis producing precarious working conditions in the middle class with ever-growing poverty. Social exclusion is decoupled from income poverty and access to social participation has shifted to a marginal magnitude.

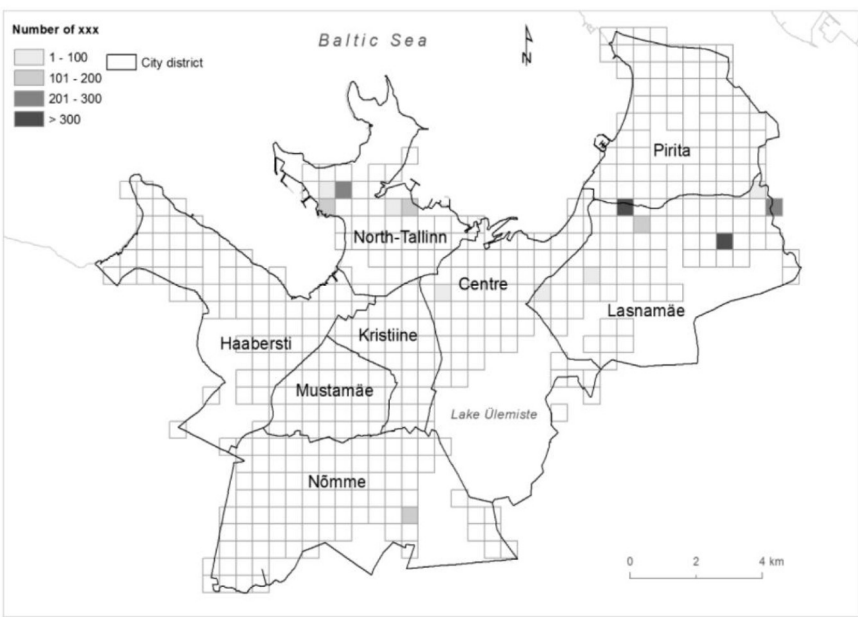
New, changed living conditions and social inequalities trigger processes which can no longer be described with the old concept of poverty. The search for a term for the threat to social cohesion contains in itself the problematization within society and political discourse.

The devaluation of fordistic wage labour causes precariousness to be no longer only at the margins of society, but also in the middle, a feeling of diffuse threats and social descent arises.

The main question, which is to be answered within the framework of this research is ‘Does the shift towards precarious working conditions in the middle class contribute to the demand for affordable housing in Lasnamäe and if yes, how do citizens react to the tense market as a self-governed agency?’ I am especially interested in bottom- up approaches and citizen movements in terms of protest and emancipation in the process of living space production and the municipality’s reaction towards it.

The basic objective is to evaluate the topicality and effectiveness of housing policy instruments within the framework of changed living conditions as well as the tense housing market with a surplus of demand. An effective and inclusive solution is to be found to create long-term affordable housing for low-income and middle class households to avoid further marginalization and segregation. The hypothesis, which is adapted to the question, whose proof or refutation also belongs to the overarching objective, is: Citizen’s movements have an impact on local housing policy and the engenderment of adequate housing and living space within the municipality of Tallinn.

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Number of new social housing units built in 2000–2010 by spatial units (0.25 km² cells). Anneli Kärhik and Jüri Kõre.

MECHANISMS OF SOCIAL SEGREGATION IN TALLINN
by Théo Morier

Between the years 2000 and 2010, the stock of social dwellings has almost doubled in Tallinn, more than 3000 flats have been built during those years. By a series of intensive construction programs, the municipality has proceeded to a modernization of its social housing stock, replacing substandard building scattered across the city. These new social dwellings offer all the common modern amenities found in any current building. Thus we can agree that the question of a minimal quality of social housing has been resolved. Yet, the reconstruction programs had another effect : by concentrating social housing in peripheral districts where construction costs are the lowest (75% of new flats were built in Lasnamäe, 20% in Põhja-Tallinn), it produced an unprecedented social and spatial segregation. Facing this new trend, we can ask ourselves if it is set to continue. After further analysing its roots, we will see if stopping this phenomenon has become or not a will for the municipality and local authorities. This will be achieved by analysing the most recent social housing programs built in Tallinn and by interviewing local government officials. We will then explore what are the legislative tools available to the local authorities in order to stem this mechanism of social segregation, by examining the legislation and policies deployed in cities which have been facing this challenge for decades notably in Northern and Western Europe.

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FUTURE OF SOCIAL HOUSING IN ESTONIA
by Güngör Güneş

The primary focus point of the study in housing must be financing. The research question is: How to provide housing to everyone in a most affordable way? The fundamental approach is, in fact, about the way that has to be done so that everyone can become a home owner. The other question is:How to rescue social housing from its existing problems?

The first and most crucial change must be in the understanding of the concept of housing. Housing must be considered as a purpose for better societies, rather than being just a profit-making machine. Moreover, it has to be comprehended as an investment to the future of the society, not as a commodity investment. With that way, individuals can focus on their life in a better way instead of trying to compensate one of their most important needs as human beings, which is shelter. Therefore, this results in creating healthier and more productive societies. The State has to take the responsibility to make the radical change by implementing nation-wide regulations. Otherwise, a bottom-up action is impossible.

Furthermore, social housing term must transform to the term urban housing. One of the crucial problems of recently built social houses as in all development project is the integrity of the produced space to the city. For this reason, a holistic approach must be implemented, and the efficiency of all projects must be evaluated before the start of the construction process. Also, housing supply has to compensate the demand.

Considering social housing as a different kind of housing supply is already a problem itself. Another approach, which seems more than impossible in today’s conditions is to reorganize the expenditures of the governmental system. In 2016, Estonia spent over 500 million euros for military expenditures.¹ With that capital, the government could buy more than 10,000 apartment units from the current market in recently developed social houses, and allocate them for free of charge to people who need it. This would solve the housing problem of 1,7% of the whole country population. If state control is also considered in that action, this number would at least be doubled. This is essential to examine the solution from all different perspectives.

¹ "Estonia Military Expenditure," Trading Economics, accessed April 3, 2017, <http://www.tradingeconomics.com/estonia/military-expenditure>



ALTERNATIVE HOUSING MODELS IN ESTONIA
by Aleksandra Dorofeeva

According to media, there have been four tries to establish alternative housing models in Estonia. Those are squats, the most successful of which was Anna Haava in Tartu. Having become not only a place to stay for rebelling youths and people with nowhere to go, but also an anarchist library, a cultural centre and eco-settlement (using rainwater and wind generator). The house used to be the property of the prime minister of first Estonian Republic, now it is owned by his elderly son living in Switzerland showing no interest in Anna Haava 7a. Nevertheless, the squat stopped its existence in summer 2016, though no complaints from the owner were documented. I would like to investigate this case illuminating the agents, household, process of closing and Estonian legislature behind it, and discovering different cases hidden from media, trying to contact local activists and anarchists (for instance, in Sotsiaalkeskus Üläse12)

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LOCALISATION OF SOCIAL HOUSING IN TALLINN
by Jonathan Nissen

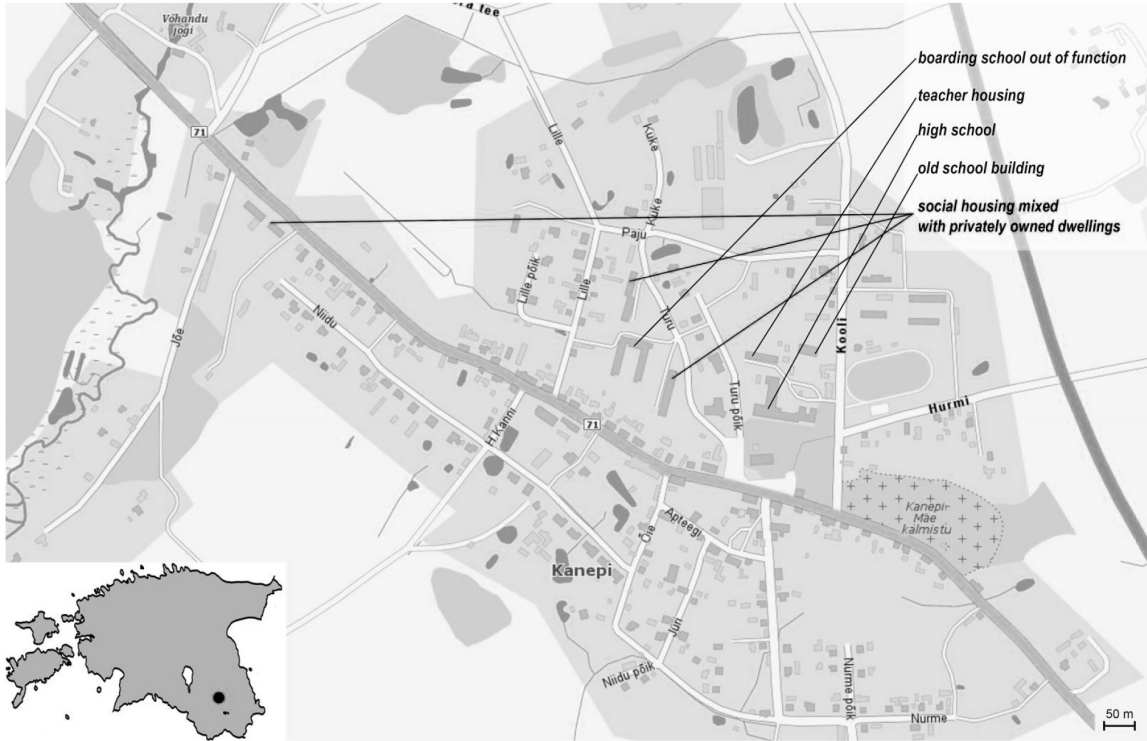
The stock of social housing in Tallinn is distributed all over the city scape, nevertheless new developments in this sector are being located in the districts of Lasnamäe and north Tallinn. This approach can be criticized as most of social housing is already concentrated in these stigmatized and challenged neighbourhoods.

In comparison, the city of Hamburg has built social housing mainly in certain neighbourhoods in the past through which they became socially challenging neighbourhoods. Now facing a constant growth of population as well as an increasing social segregation and inequality, a new housing program was established in 2011. It contains the aim to build 6.000 housing units per year, meanwhile having been upgraded to 10.000 units per year by 2016. This program goes along with the aim to build 1/3 of these units as subsidised housing. This regulation has the result, that social housing units will be distributed all over the city, providing access to urban life to a broad section of society.

The following work of research tries to find answers to the question on how social housing is distributed in Tallinn and what the criteria for localisation are. Going further into research, the aim is to compare the process of implementing social housing units into the urban fabric with a method being practiced in Germany, especially in Hamburg. What impact has this method to the city of Hamburg and does it actually tackle the challenges in an adequate way? Can this instrument be seen as useful for the distribution of social housing in Tallinn as well?

Research question:
“Can the instrument of the third mix that is being practiced in Hamburg be an adequate method for Tallinn in rethinking the process of distribution of social housing units?”

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HOW SOCIAL HOUSING FOR TEACHERS HAS SHAPED EDUCATION CULTURE IN MUNICIPALITIES? THE CASE OF KANEPI BOROUGH
by Anastassija Malkova

Kanepi borough’s drastic education evolution has taken place after 1800s when the provost Ph. v. Roth settled into parish clerks’ housing unit. Due to influential education cultivator, Kanepi borough was remarkably successful in Estonian national awakening. In addition, education system was flourishing even after Soviet Union occupation. Apart from powerful education founder, the reason to have influential education system could be observed also in housing policy for educational institution. In case of Kanepi parish, the teachers’ and students’ housing was different from state-owned dwellings. Incoming teachers were given automatically dwellings and ownership of the dwelling shifted to the teacher when she/he had ten years of teaching experience in Kanepi. Remaining example of this particular housing is located at Kooli street 1a, Kanepi borough. Most of the residents of this panel-housing are still Soviet generation teachers. Nowadays, incoming teacher are located to existing empty dwellings that are generally surrounded by neighbours that are economically more vulnerable. Even if the rent is lower compared to private dwellings, there is no desire to stay in this housing, due to these rented dwellings are permanent social housing that municipal ownership will remain after decades.

Research contains developed connection between permanent and temporary social housing to educational system and analyze about nowadays’ situation that could be described as one-year stopover for incoming teachers whose final destination is a city. Kanepi borough was chosen as a case study, due to its diverse historical layers of municipal housing that is believed to be connected to educational growth, and its examples such as boarding school, soviet union teacher housing and present-day housing policies.

MAJOR OVERHAUL
by Elena Bolkhovitnova

Research question: can the process of the major overhaul be considered an equivalent to social housing?

Minor industrial cities across Russia provide an interesting case in approach to the concept of social housing. While in Russia “social housing” in strictest sense is not that widespread, as governmental policies prefer to provide the socially vulnerable groups with grants and partial coverage of mortgage, these small scale cities are viewed as not worth the effort. It is due to the gradual decline of the population and, therefore, the process of shrinking that building new houses is seen as pointless. However, it is worth noting a couple of things: first, the price per square meter is not high, and the other is that most inhabitants of such cities are lower-income and poor groups who do not have the possibility to move to a nicer housing. The poor are, actually, one of the priority groups in queue for a better accommodation. But the most commonly used tactic in terms of providing a ‘social’ housing to those in need of it is a process that is called a major overhaul, when housing in emergency condition is renovated.

While such a tactic may seem a bit dubious, it is quite interesting in terms of research as an equivalent of the social housing. It certainly has its’ downsides and problems, however, in terms of investment in renovation instead of demolishing and building anew it does has its’ merits.

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MUTUAL DYNAMICS. THE CASE OF BOHNICE HOUSING ESTATE AND HOSPITAL
by Antonín Brinda

research question
What was the impact of the panel housing estate Bohnice construction on the Bohnice Psychiatric Hospital?
What was the historical development of the dialogue between the housing estate and the hospital?
What is the current state of the dynamics?

The aim of this project is to research the mutual dynamics between the panel housing estate Bohnice in Prague, Czech Republic and a nearby facility of the Bohnice Psychiatric Hospital.

The hospital was built in the beginning of the 20th century when Bohnice were still just a small village outside of Prague. During 1970s Bohnice become one of four areas in the north of Prague where the massive housing estate construction sometimes called Severní Město („North City“) took place. Its aim was to provide a new accommodation possibilities for 100 000 people (of which 33 000 in Bohnice). The construction transformed the landscape considerably. The new cityscape meant a change of lifestyle for the Old Bohnice dwellers as well as for the psychiatric hospital which no longer was located „in the middle of nowhere“ but became firmly connected to the capital.

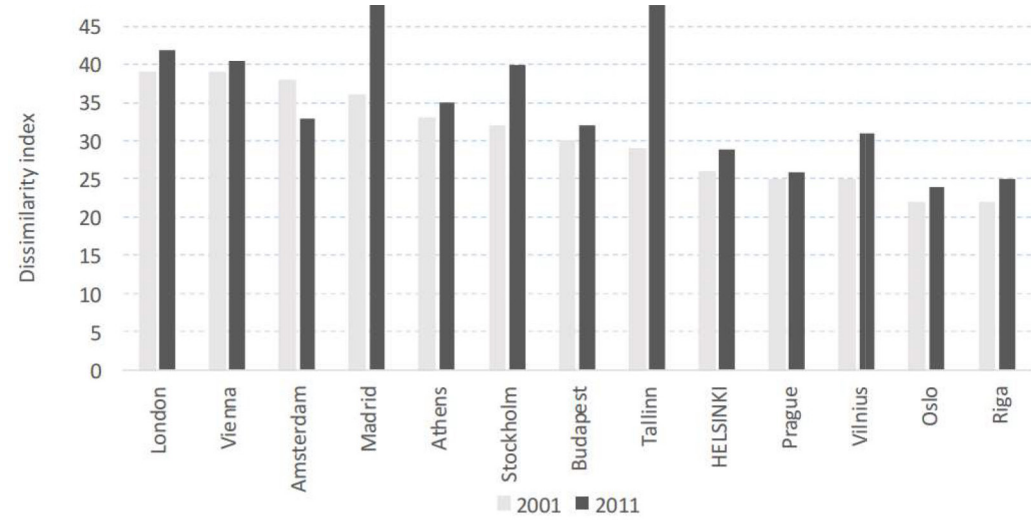
Not only the housing estate Bohnice changed the status of the hospital but also vice versa the hospital is what makes this very housing estate unlike any other and influences back its identity.

To be more specific I would analyse technical and socio-cultural influenes between the two structures.

Example of the technical influence could be the connecting of the hospital to the newly built water supply in the 1972 which was built for the needs of the housing estate.

Example of the socio-cultural influence could be the role of the hospital as the cultural centre of the area with its theatre, gallery, coffee, park area and other facilities.

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Index of dissimilarity between top and bottom income groups.
Source: Tammaru et al., 2016.

HOUSING POLICIES AND URBAN SEGREGATION
by Filippo Stagnini

This chart shows the dissimilarity index of some of the principal European cities. Particularly it’s possible to observe how this index is increased between 2001 and 2011. Tallinn is one of the European cities in which this index increased more and now it has almost the highest index in Europe. Due to the increasing of this index, the spatial gap between rich and poor people is widening, causing a growing of the social and economical segregation. One of the cause of this gap are the housing regimes, especially the management of municipal and social housing. In Tallinn social and municipal housing projects are promoted in order to guarantee a place to live even for vulnerable and disadvantaged people; on the other hand, these projects can never really integrate with the context, often resulting like islands, disconnected from the city and inhabited by a predetermined social class. Living isolated, only increase the segregation of people living in social housing from the rest of the city. The origin of this segregation comes from the transition from the socialist system to a liberal market system, that has resulted in a rapid socioeconomic residential stratification on the basis of incomes and labour market position. The new housing projects in Tallinn consolidates this situation, promoting several isolated buildings for different working classes. Different solutions have been proposed, from tenure mixing in new housing developments, till demolishing low cost social housing and rebuild owner-occupied housing. These social mix policies will redistribute poverty over cities, but will not solve the roots causes of segregation. Nowadays, social housing policies should promote new approaches of integrated and collaborative residential between public and private, considering less deprived areas of the city and changing, the way we live and perceive the social housing.



INVESTIGATING THE FUTURE DIRECTIONS FOR SOCIAL HOUSING INITIATIVES IN TALLINN
by Nina Jørgensen

As all social housing is, if not provided, then initiated by the state it means that it is ultimately a political matter. Whether or not affordable housing is provided, by the amount that is needed, the reasons behind the solutions are fundamentally a struggle between public and private interest – and the values that shape them and the city that reside within this plurality¹. Even if the last executive order reside with the legislative power in the given society, different interest groups have a possibility to raise their voices and persuade the decision makers – at least that is one of the core goals of a modern democracy.

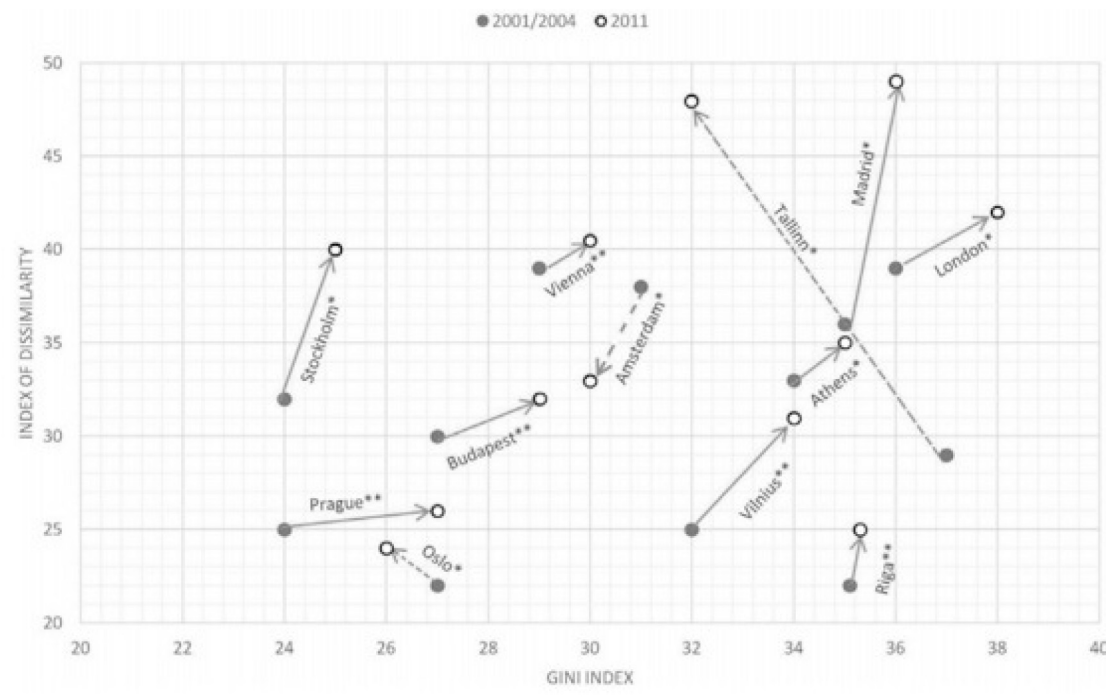
Most social housing schemes are built with the nuclear family structure and accompanying set of values as model. A couple of rooms, a kitchen and a bathroom. Yet living arrangements have been changing for centuries, and the concept of the nuclear family originated relatively recently, but did so when social housing became a political matter.

The question arises: is the traditional floorplan still a sustainable solution for families that occupy the public housing households, where many consist of single parents, elderly and disabled? Because even if the economy has moved away from the sort of agricultural labor that would encourage large households, people still have just as much of a need for the support of friends, family, and neighbors and maybe especially in areas where the socially disadvantaged represent the majority.

Political slogans like “5000 apartments for Tallinn” do not solve the issues surrounding qualitative like : values and societal demands for better living arrangements in the affordable housing sector. Yet why are most programs exclusively concerned with the physical construction and not the relationship between humans and their environment? I wish to investigate the political dynamics surrounding the possibility of state funded experiments with housing and living arrangements in Tallinn, similar to the ones that were founded elsewhere i Western Europe and created the basis for many future housing schemes².

¹ Aurell, P. V. (2011). City As A Political Form . P. 32.
² Blau, E. (2015). From Red Superblock to green megastructure: Municipal Socialism as Model and Challenge. P. 36-41.

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SEGREGATION AT DIFFERENT SCALES
by Tom Brennecke

Tallinn is the exception in a general trend, in which the income inequality goes along with residential segregation. Different from other European Capitals, Tallinn’s income inequality wanes whereas the residential segregation still increases. It became easier to receive mortgages and top work positions are often taken by relatively young people. Businesses can be opened easier by providing online opportunities to establish a company. People don’t have to work half a lifespan long to get a job with high salary. So what are the pursued housing models by this new working class, so to say?

The general trend appearing in Tallinn, to move to more suburban area, especially for young people, evokes new forms of housing. It seems to me that generally young people tend to isolate themselves from other social classes, the more so when it comes to housing. Architectural planning provides this with closed off flats and fenced off areas. Architects plan houses for a certain group of humans, seldom has a house been built with unclear allocation to people. This leads to a segregation on macro scale.

(Source: Socio-Economic Segregation in European Capital Cities)

I am particularly interested in social class segregation on different scales in Tallinn. First, I would like to map and label areas with their dominant social group. Who lives in Kalamaja, who lives in Sitsi? Second, I would like to investigate more at spots. See how different housing can be assembled to each other. The last thing will be to scrutinize a particular building, i.e. like Loometsa 6, where balconies are only for a minority of the inhabitants. Inspiring to observe the architectural manifestation of classes, so to say the distribution of money in houses, was examples of London and New York, especially New York, where even a non-local knows what district is for what people. Some might even have heard about the representational buildings, which have entrances for rich people and from the backyard, entrances for poor people.

Research Questions (answered mostly in conversation with inhabitants/local and on side)
How can housing design influence the inhabitants?
How can housing design expose certain groups or limit them?
How is inequality manifested in architecture?

Readings:
<https://www.urbandiversitycities.eu/wp-content/uploads/2013/05/Urban-Policies-on-Diversity-in-Tallinn.pdf>
<http://urn.fi/wp-content/uploads/2016/11/Increasing-socio-economic-segregation-in-European-cities-V2.pdf>
<http://www.urban.ee/pdf/14/U14-15-en.pdf>