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Review Article

THE CONCEPT OF SOCIAL HOUSING AND FORMS OF SOCIAL HOUSING PRODUCTION

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ABSTRACT. Housing is one of the most common application areas of the discipline of architecture with its various types in our country as well as in the world. However, access to housing, which represents a fundamental right to life; It is not an equal phenomenon for everyone due to disaster, migration or financial reasons. The housing problem of the groups that cannot reach the level of housing has led the states to the production of social housing directly or indirectly as a duty. These projects are produced with the priority of being fast, numerous and economical in order to meet the needs of the segments whose economic conditions are not suitable for housing. Within the scope of the study, the concept of social housing and the actors involved in the acquisition process of these houses will be introduced.

Keywords: *Housing, Social housing, Forms of production*

INTRODUCTION

Flexibility Housing, as a shelter, is the oldest subject of architecture. It is the deepest research area of architecture with its applications that vary depending on time, place, culture, user and economy.

Akpınar and Uz claimed that the social, economic and cultural continuity or interruptions in different aspects of the adventure of shelter are hidden in the meanings of the spaces, not in their appearance. They exemplified the variability of the social and cultural codes that define our relationship with the place we live in, and the variability of the names given to the house, as follows:

> *Shelter, cell, residence, apartment, residence, ideal home, bonus house, summer house, summer site, mass housing, social housing, cooperative, satellite city, TOKİ, residence, closed complex, gated community, village-city, city-village, eco-home, smart home, green home, sustainable home... are the transforming names of life axes.*

Akpınar and Uz expressed the effect of state-supported living spaces -that could not be taken into ownership, but were forced to- on the user with "Locations" that are ours for as long as we live", "Dormitory" that dreams of going home" or "Disaster Housing" Mandatory Hospitality", "Social Housing" which started with the support of the State, ", "Mass Housing" and Toki, (Akpınar and Uz, 2016).

According to İlhan Tekeli, the duties of the house are very diverse. A residence has many functions such as;

- Being a shelter,
- Being a manufactured commodity,
- Being a consumer good,

• Being a means of appropriating speculative value increases as an investment,
• To be a mechanism to provide security to individuals and their families in the society,
• To be a means of reproduction of social relations,
• Being a cultural artefact in the creation of the urban environment,
• Having a role in the reproduction of labour

If the multifunctionality of housing is accepted, it becomes possible to perceive different types of housing problems in terms of each function, instead of defining the housing problem only in terms of shelter (Tekeli, 1996).

THE CONCEPT OF SOCIAL HOUSING

Regardless of its types, housing is a right, and it is among the basic values in the European Social Charter, with the provision "To provide housing in sufficient quality and quantity, as well as to have a house with expenses that everyone can afford" (Anonymous, 2007). Because shelter helps to meet the security needs of people to a great extent. Similarly, Yılmaz defines the house as “a place where the privacy of the person and family is protected, where the individual feels safe, and which enables the individual to lead a healthy and quality life in daily life” (Yılmaz, 2016).

Since the provision of accessible housing is a universal need, social housing strategies have been developed to meet this need. In this way, it is possible to increase the stock of qualified housing, to make existing houses more economically accessible, to create social and economic diversity in residential neighbourhoods, to increase social welfare through housing ownership, to increase the capacity of housing to be associated with weaselly support services such as transportation network, and to encourage balanced urban development. (Monray, Geraedts, 1983).

As housing is an investment tool and housing is an economic phenomenon, this need, which all income groups cannot meet, despite the common right of all members of the society, has become a social problem all over the world. The efforts of the states to provide this right to their citizens led to the emergence of the concept of social housing (Güleç Solak, 2017).

Since the study deals with social housing and their need for flexibility as a problem area, some definitions of social housing in the literature are given below before moving on to the applications in our country.

According to Katz et al., social housing is defined as “the amount of housing needed for a given population size, user structure and age distribution, calculated without taking into account the ability of individuals to pay”. (Katz et al., 2013).

Keleş also defined social housing as “standardized to meet the housing needs of poor and low-income communities, at least in size and quality, suitable for health conditions, robust and cheap” (Keleş, 2010).

Tapan stated that the concept of social housing found its first widespread application area with the problem of large housing shortage after the First World War, and by the 1960s, it became a tool for developing countries to solve the slum problem (Tapan, 1979).

SOCIAL HOUSING AND MODES OF PRODUCTION

Governments, who see the housing problem of low-income users only as unhealthy housing conditions, have engaged in housing activities with non-profit statist policies.

Some of the houses built afterwards were transferred to these users, and some of them were rented to former squatter owners at low prices (Tapan, 1979). During the implementations, user satisfaction was pushed into the background due to other urgent and important conditions. Due to various implementation errors and disruptions seen in the process, the issue of social housing remains on the agenda of governments as a problem waiting to be resolved. The development process of the subject necessitates that the problem be handled with a long-term approach instead of daily solutions. This perspective, which is called social housing policies, expresses a set of rules, purposes and measures that have priorities such as income, housing standard or social class and are compatible with urban and regional planning policies.

With the involvement of different actors over time, today;
- central governments,
- local governments,
- private sector and
- social/non-governmental organisations;

are among the elements of social housing policies (Habraken, 1972).

Central governments develop social housing policies for the segments that need to be supported economically. With this; although it varies according to countries, the role of states in the field of social housing mostly covers financial interventions. Apart from this, as in our country, some central governments also offer housing directly to the low-income group. The source of this presentation is general and annexed budget institutions, special administrations, municipalities, economic state enterprises and institutions in which the state has participated. Urban transformation projects carried out by local governments together with TOKİ in recent years can also be evaluated within this scope (Uludağ and Arıcan, 1999).

Local Authorities have the authority to produce and implement housing policy in developed countries. This method ensures that the housing is produced cheaper and that the rent is reintroduced to the society. Although local governments do not have such an effective role on housing policies in our country, local governments have been authorized to provide housing within the scope of the Municipal Law No. 5393 (Koman and Eren, 2010; Kesgin, 2012).

Private Sector as one of the most important actors of housing production in many countries; on the one hand, while being directly involved in the sector with the production and sale of housing; On the other hand, it has been a supporter of social housing policies with practices such as employer-supported housing benefits. In our country, since the private sector is not involved in the field of housing other than contracting, its place in the production of social housing and support projects for employees to acquire housing are almost non-existent (Aydın, 2003, Thompson, 2002, Kesgin, 2012, Altınsoy, 2013).

Non-Governmental Organizations have been influential in social housing practices in the world, with formations such as housing associations, slum associations, and housing cooperative associations. On the other hand, in periods of strength, the unions worked on the housing needs of the employees both with their own resources and with the employer during the collective bargaining stage (Kesgin, 2012).

Despite the role played by many actors from central governments to non-governmental organizations, social housing strategies are often not successful. Among the reasons why the developed policies did not yield positive results, a number of reasons can be counted, such as not being able to define the responsible people of housing policy, choosing the wrong targets, not choosing the appropriate tools for the target and not developing a healthy and uninterrupted financing model (Aydın, 2003).

However, the general welfare level of the country and the shifting demand for settlement from rural to urban also contribute to the insolvency of the housing problem. In our country, it is known that 60.7% of the urban population is included in the lower socio-economic strata. Households in the bottom 40 percent of income groups in Turkey cannot even reach tenancy with an expenditure of 30 percent of their income, which is the standard norm. Therefore, it is clear that the production of social housing will directly affect a large part of the society (Karayalçın, 2010; Evrenol, 2016).

The importance of social housing production is not only due to the size of the population in need, but also has different effects. For example, this model of large-scale production; It also brings great contributions such as shortened housing production time, meeting the basic needs of people in the same unit, and reducing workmanship errors with the increase in modular/fabricated production (Tapan, 1979). In addition, social housing production also provides housing market related benefits such as fair housing distribution, elimination of supply-demand imbalance and reduction of unit housing costs. Therefore, studies that will extend the economic life of this housing group and turn social housing projects into a social center of attraction will directly support social development (Schulz, 1963). Macro-scale housing policies or the requirements of the market economy should be considered in all housing related studies. On the other hand, it is clear that the strategies developed and the projects achieved by ignoring the user do not reach the targets expected from social housing.

Cengizkan (2009) looks at the housing production processes in terms of the user and potential user of the house as follows:

> *All houses can be considered as cultural objects, gain value and enter circulation. This opens the house to an interest, connection and relationship beyond the disciplines of urbanism and architecture. We no longer find the dwelling meaningful as an unconnected objective response; housing has a meaning in relation to the person who will use it; If this person does not exist or does not develop this meaning, there is no dwelling.*

As Cengizkan stated, the house and its user are a whole together. In the creation of qualified and sustainable social housing areas, it is important to consider the needs of the users. For this, awareness of the concept of housing and the spatial, physical and psycho-social needs of housing users is required.

From this point of view, within the scope of the study, the basic needs of the user, variability, etc., as well as the physical space characteristics of the house, become worth examining.

CONCLUSION

Since the issue of housing as a universal right makes the production of social housing important, this problem is tried to be realized in the most economical and fast way

possible with the contribution of many actors. Despite the role played by many actors from central governments to non-governmental organizations, social housing strategies are often not successful. The reasons for this can be listed as a number of reasons such as the failure to define housing policy responsibles, the wrong selection of targets, the lack of appropriate tools for the target, and the failure to develop a healthy and uninterrupted financing model. Despite none of the negativities that may be experienced in the process of obtaining, social housing cannot overshadow the importance of the concept of social housing and the size of the human potential affected by this form of housing production.

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