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# YOUTH, RURAL HOUSING AND CO-LIVING STRATEGIES

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Co-re-habi(li)tation strategies  
in Denmark and Europe

**Stockholm 18/05/2017**

Can an alternative cohousing model be identified in order to support the process of reactivation of stagnant or decline peripheral and rural towns focusing on youth?

# COLLECTIVE REHABILITATION

## Research objectives

- To identify and map vacant or underused buildings in a selected nordic rural town
- To examine aspects of the current regulatory system and identify enablers and barriers
- To identify innovative methods and approaches
- To compile the results of the comparative analysis in the form of a guideline
- To engage policymakers, building owners, developers and other key decision makers in promoting building reuse, and exploring new policy and regulatory tools





An aerial photograph of a town with red-tiled roofs and green hills in the background. A semi-transparent blue text box is overlaid in the center.

## WHY RURAL/ PERIPHERAL?

Rural & peripheral areas hold strategic, spatial, social, economic and environmental significance in relation to urban areas and their populations. Critical food environments, biodiversity, water catchment, recreation and infrastructure (airports, waste disposal) support to urban areas. Increasing social- political effects on urban populations because of disenfranchisement of rural population and poor socio-economic opportunities.

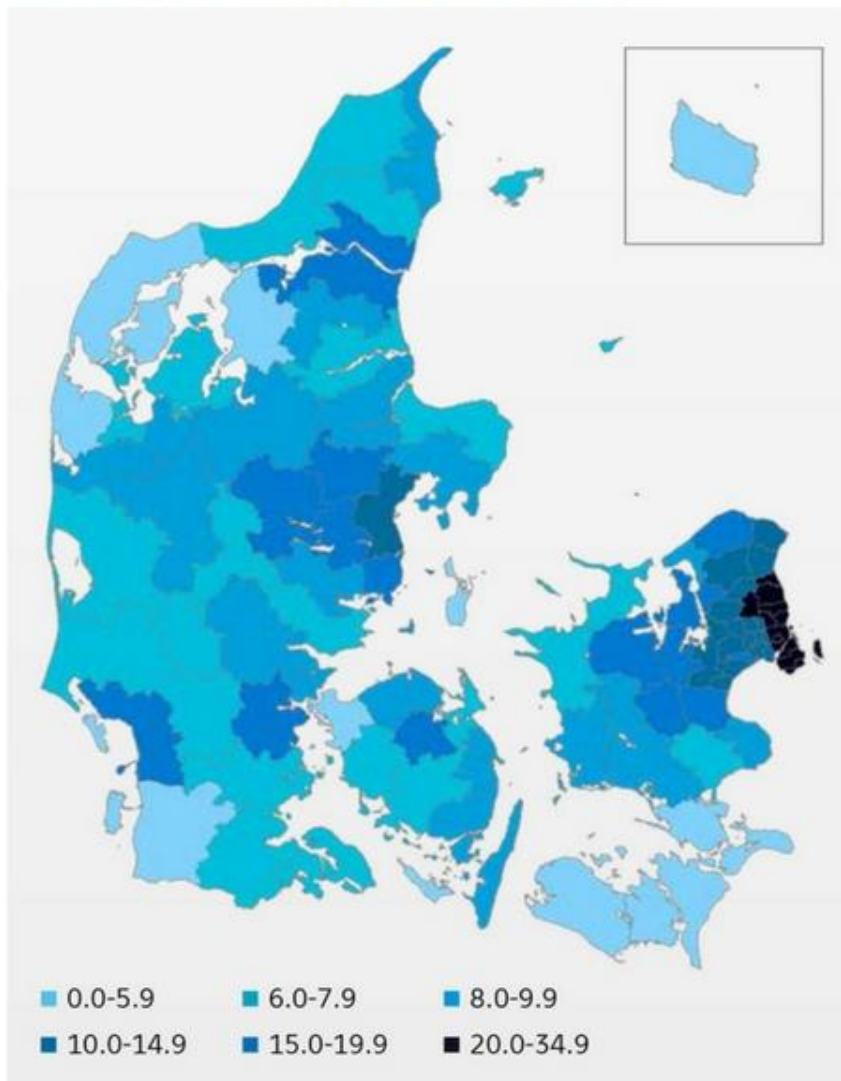


# THE DANISH CASE

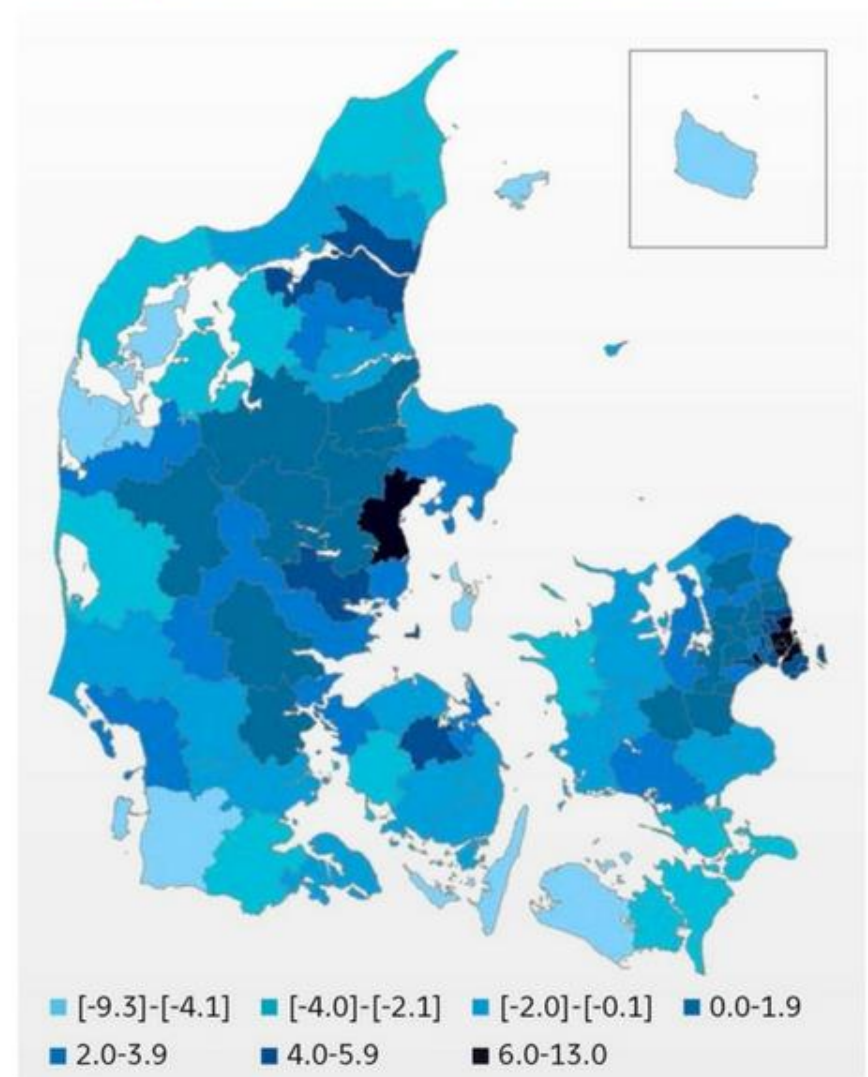
A COUNTRYSIDE OF EMPTY HOMES



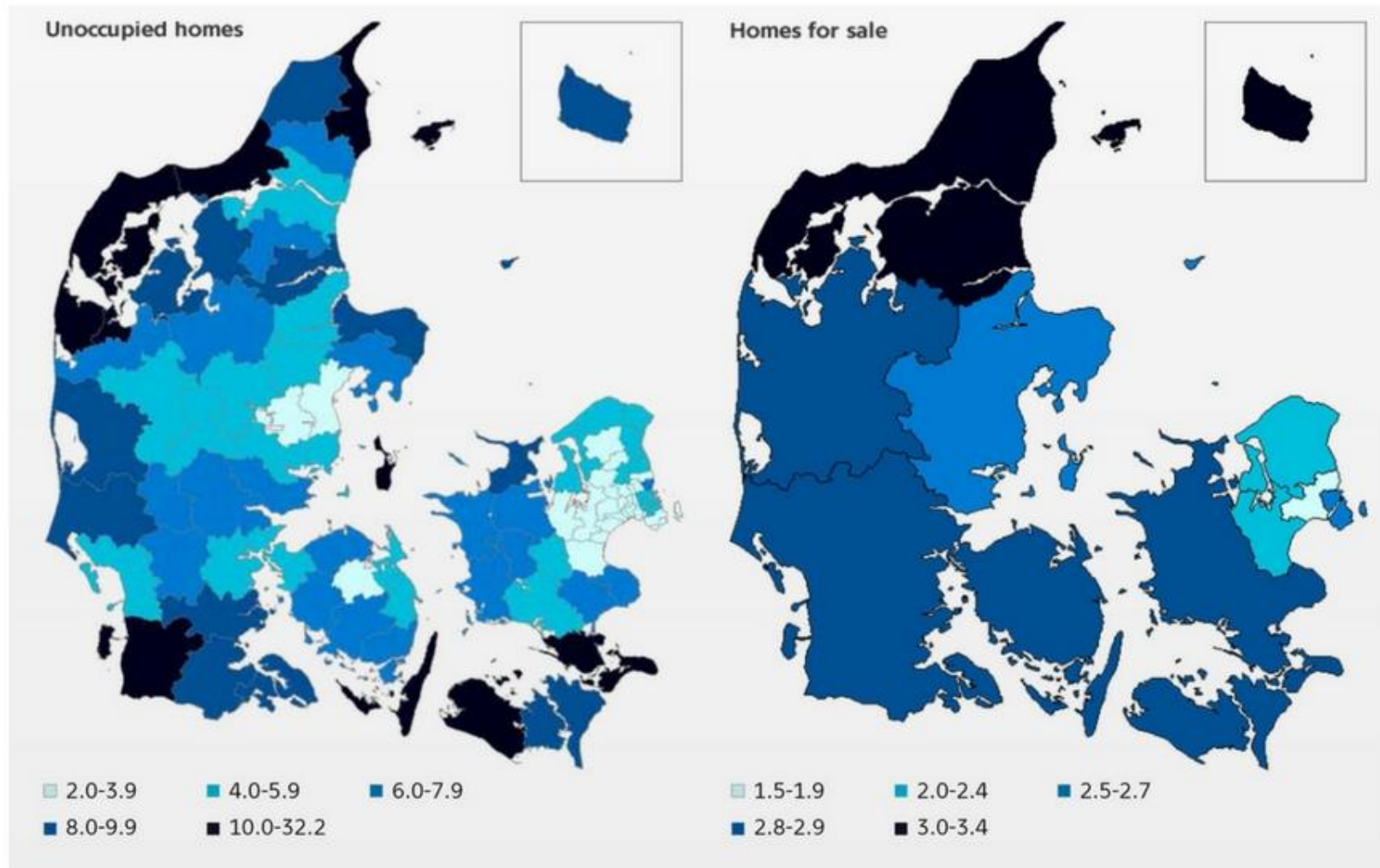
### Average sales prices in 2014



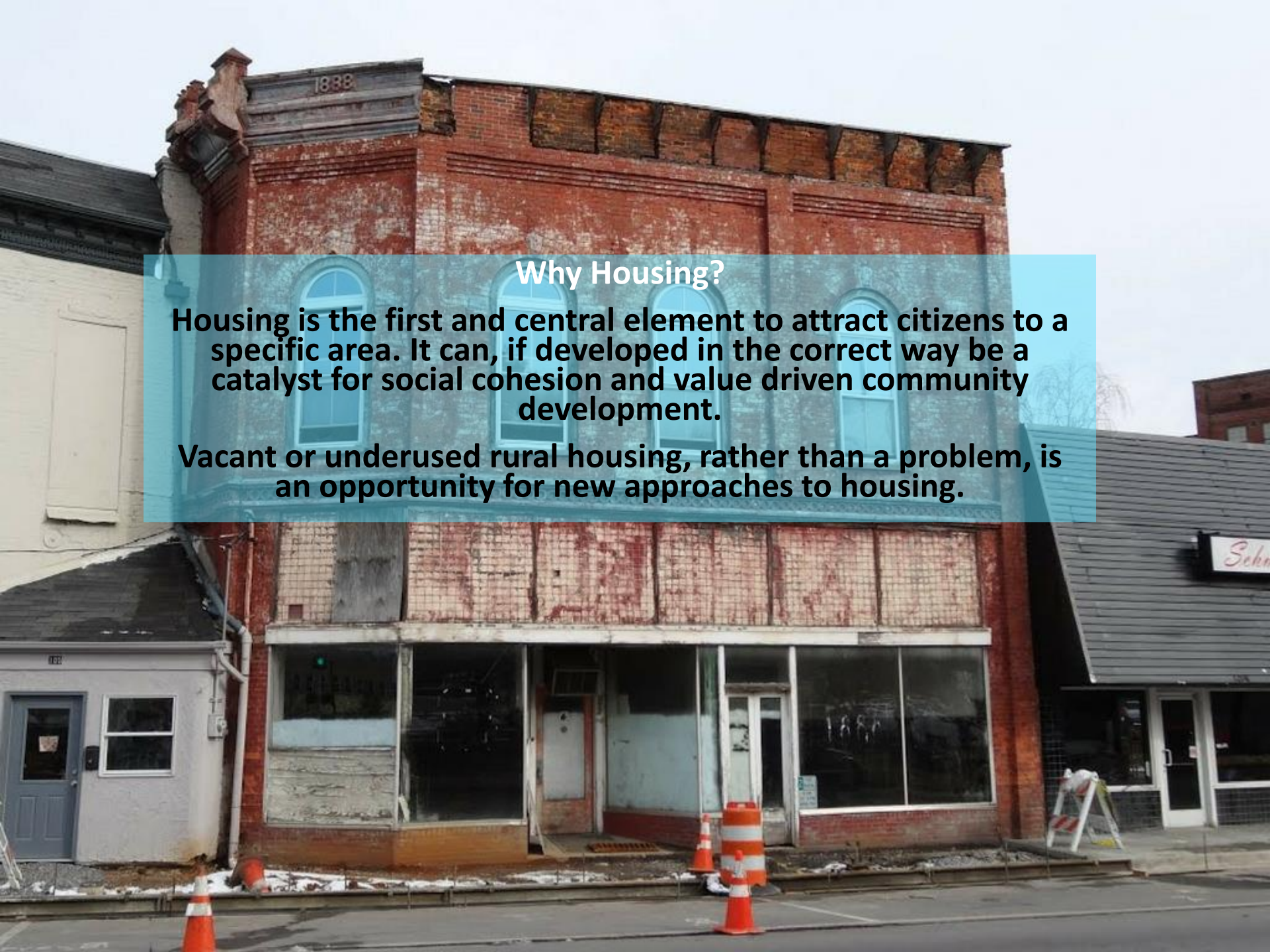
### Change in number of inhabitants



## Unoccupied homes and home for sale







## Why Housing?

**Housing is the first and central element to attract citizens to a specific area. It can, if developed in the correct way be a catalyst for social cohesion and value driven community development.**

**Vacant or underused rural housing, rather than a problem, is an opportunity for new approaches to housing.**





## **VASAB Nations/ Scandinavian Housing Challenges:**

**Steady urban growth e.g Copenhagen 10,000 new inhabitants a year**

**Increasing vacancy/ underutilization of rural areas – Denmark 1,500 rural housing demolished a year (Kora 2017)**

**Increasing housing costs and mismatch of new development typologies to resident requirements e.g lack of housing for singles**

**Emerging rebound trend in some countries towards peripheral/rural areas amongst young families, aided by high housing costs and stagnant job urban employment landscapes**





WHERE AM  
I MEANT  
TO LIVE?

The image shows a young woman with light brown hair and freckles, wearing a dark jacket with a white fur collar. She is holding a large, rectangular, light-colored cardboard sign with both hands. The sign has the text 'WHERE AM I MEANT TO LIVE?' written in large, black, hand-drawn capital letters. She is standing on a bridge with a blue metal railing. In the background, there is a river, another bridge, and a city skyline with several construction cranes and buildings under a cloudy sky. The railing she is leaning on has some graffiti that reads '2 x 2 e t'.



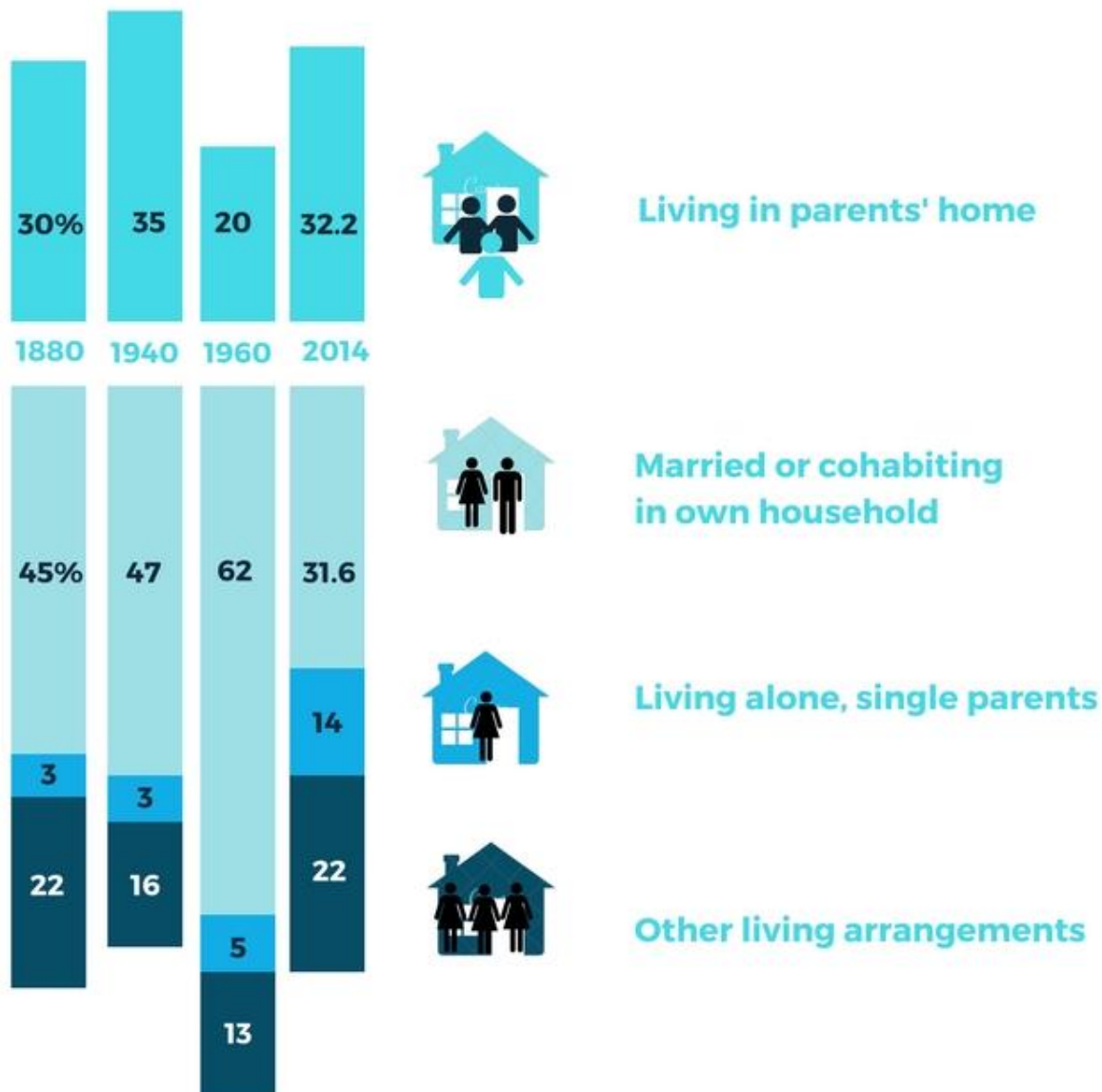
A young man with dark hair, wearing a blue t-shirt and a black backpack, is looking up towards a large, multi-story yellow apartment building. The building has many windows and balconies, some with air conditioning units. The scene is set outdoors during the day.

## WHY YOUTH?

**Because the world is becoming urban and young – By 2030 – 60% of Global urban dwellers will be 18 or under! UN World Cities Report 2016)**

**Youth access to adequate housing is becoming increasingly difficult with homelessness amongst youth demographics rising sharply, following general trend increases in homelessness across the EU. 16% increase in Denmark from 2009-2013, 21% increase in Germany in the same period, 50% in France between 2001-2011, 17% in the Netherlands between 201-2012 and 29% rough sleepers in Sweden (European Observatory of Homelessness 2014)**

## % of 18- to 34-year-old by living arrangements







A photograph of a group of people, mostly children and young adults, sitting in a large circle on the ground in an outdoor setting. A man stands in the background on the left side. The entire image is overlaid with a semi-transparent teal color. The text "LIVING TOGETHER BETTER?" is centered in white, bold, sans-serif font.

**LIVING TOGETHER BETTER?**



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# CO-RE- HABI(LI)TATION STRATEGIES

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## International comparison

Cities currently are experiencing an unheard-of surge in co-housing communities and communal living groups, in which residents actively participate in the design and operation of their own neighbourhoods. The exploration will consider and compare cases at the European scale using multiple data sources including two or more of: direct detailed observations, interviews, and documents.











# Workshop Junoblok

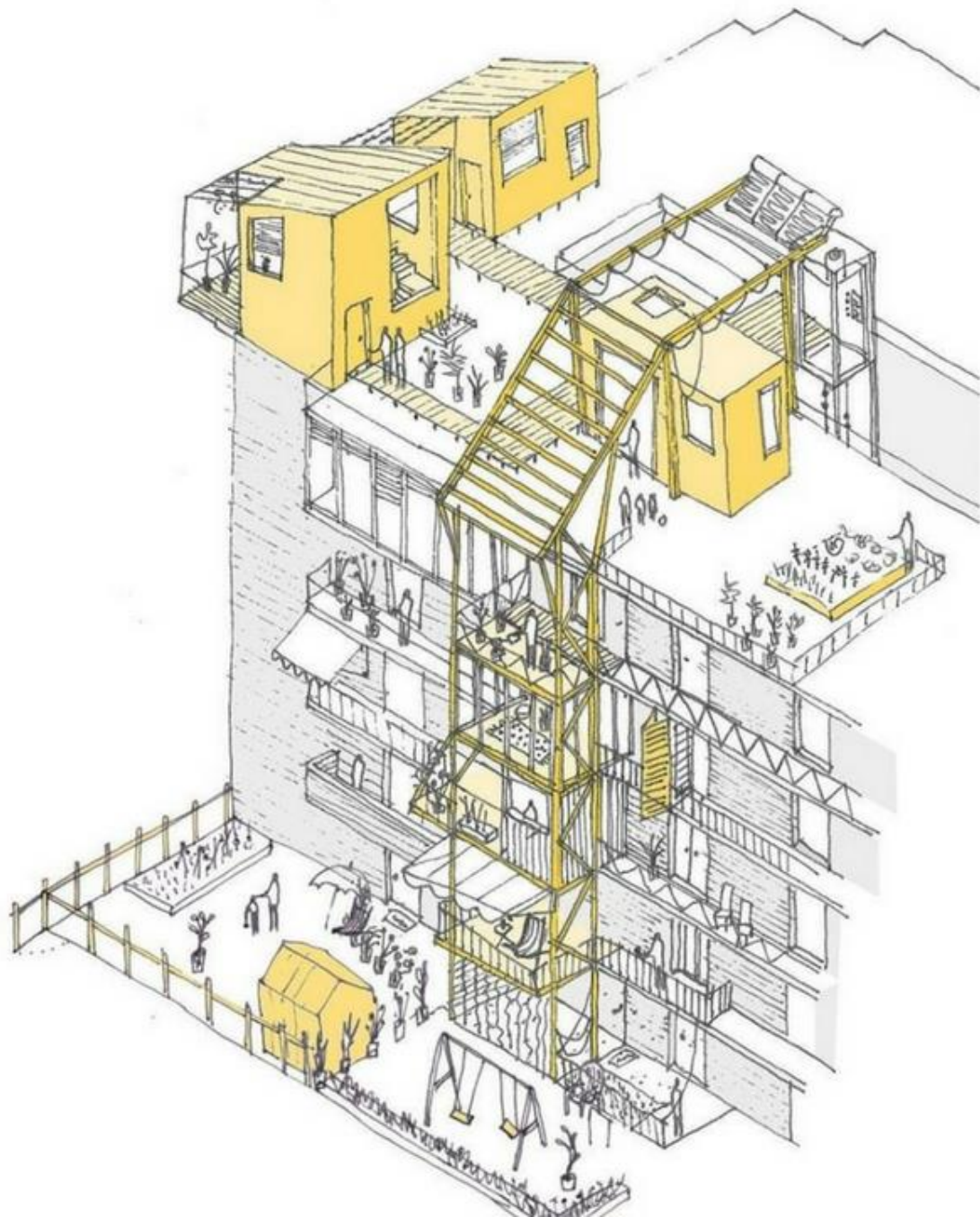
Transformatie van kantoor naar woning

Rondleiding | Casestudie | Borrel | Gratis activiteit

25 maart | 13:30 - 17:00 | aanmelden: [forum-vhv.nl](https://forum-vhv.nl)















Literature  
Review



Analysis of the  
cases In Dk

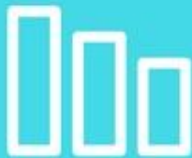


Open qualitative  
interviews

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# APPROACH

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Cartographic  
and financial  
analysis



Fieldwork



Final report

# AGENDA

## PHASE 1

Case Identification & Investigation  
Selection of 3-5 pilot case-studies  
in Denmark and Nordic Countries

## PHASE 3

Comparative Analysis of Nordic  
pilot case studies and  
European case studies  
Key learnings from  
international and Nordic case  
study comparison

## PREPARATORY PHASE

Municipal Partnerships

Literature review  
Providing theoretical  
framework for the  
research and exploration

## PHASE 2

European Case Identification &  
Investigation  
Selection of 3-5 European case studies  
An open call will be launched through the  
Urbego network to collect relevant case  
studies  
An investigation will be conducted

2017



# AGENDA

## PHASE 5

Evaluation & Dissemination of the research results

Exposure of learnings, feedback and policy engagement

Revision of the research question & Final Editing



## PHASE 4

Nordic pilot case studies Guidelines

Generation of guidelines as a basis for future municipal housing co-rehabilitation policy

**2018**

# WHERE IT TOOK PLACE?

- Copenhagen , ongoing
- Paris , Sept 2016
- Oslo, Sept 2016
- Gothenburg, Jul 2016
- Barcelona, 2015





Thank you