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The Changes of Social Housing in Urban Context in Helsinki 1990-2003

An attempt to make the total assessment of the developments in the social housing stock at an area base using register information from the whole stock.
Research questions

1. How has the council housing stock as a whole managed in the economic turbulence that hit Helsinki (and Finland) in the beginning of nineties?

2. Is there, and what kind of distribution and developments in it can be detected in the field on social housing areas?

3. Can such features be found, where social disturbances in the neighbourhood affect the distinctive emigration from these areas (contextual effect)

4. Can the results of Housing Attitude Survey (N=8000) be connected to the results of register based analysis of areas in a meaningful way?

5. Is it possible to classify the estates an areas to winners or losers so that the politics of change could be redirected in a purposeful way?
Main variables

- Population number by age group
- Gender
- Population by family phase
- Mother tongue
- Housing time in the estate and in Helsinki
- Education structure
- Main activity type
- Income
  - average
  - income brackets
- Social subsidy takers
• The statistical unit: inhabitant (83 000)
• The research unity: small area (303)
• Time span: 1990-2003, yearly
• Comparative data from the population in other housing (470 000)
Housing production of City of Helsinki 1950-2005
Inhabitants and population proportions

- % of housing population
- % of whole population
- Inhabitants
The amount and proportion of social housing in areas
Comparison of Family types

Social rental

Social Rental

Other population

- Other
- Pair
- Other family
- Alone
- Lone mother or dad
The development of language groups

Inhabitants

- Finnish
- Estonian
- Russian
- Other
- Somali

Proportion of language group

- Finnish
- Estonian
- Russian
- Other
- Somali
Average income in absolute and relative terms

[Line charts showing income trends over time for different categories: Social Rental, Other population, and Ratio. The x-axis represents years from 1990 to 2003, and the y-axis represents income in euros.]
Education structure developments

Social rental

Other population

vuosi

%
Main activities

Social Rental

Other Population
Construction of the Polarization Index

(1) \[ P = 100 \times (V_j^y \times D_j^y \geq \sum_{n=1}^{s} D_n \div s) \div \left( V_i^a \times D_i^a \left\langle \sum_{n=1}^{s} D_n \div s \right\rangle \right) \]

- \( P \) = polarisation index
- \( V \) = population
- \( D \) = variable value in certain area
- \( y \) = areas over average
- \( a \) = areas under average
- \( s \) = number of all areas
Comparison of three indexes

Index comparison

- Polarity
- Variation coefficient
- Dissimilarity
Changes in unemployment
Activity rate and quota of immigrants
Development of inhabitation of immigrants

Quota of immigrants

%  
70  60  50  40  30  20  10  0

1990  1994

%  
70  60  50  40  30  20  10  0

1994  2003

small area
Income level changes

1990-1995

1995-2003
Comparison of the effect of high and low concentration

- Staying under 3 years
- Not over basic education
- Activity rate
- Social welfare
- Unemployment rate
- Average income
Average income deviation by concentration level

High concentration

Low concentration

- Siltamäki
- Reimarla
- Puotinhaju
- Pihlajamäki
- Hakuninmaa
- Roihuvuori
- Veräjämäki
- Jakomäki
- Vesala
- Maunula
- Laajasalo
- Kontula
Relative housing prices by % of social housing

% of social housing
Status index change 1995-2003 of small areas

Status index

Status change, %-unit

small area
Classification of areas by change

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<th>low</th>
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<th>high</th>
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<td>7</td>
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