



HOUSING FOR ALL

THROUGH REDEFINE AFFORDABLE HOUSING

Mohamed Abdelrazek

Housing affordability has become a growing problem after 2008 financial and economic crisis and Sweden not away from that, not everyone is able to have affordable housing especially young groups, elderly people and new arrivals who haven't the economic abilities to compete with the current housing market. There have been several reasons that led to the shrinkage of the affordable housing stock and this was not created overnight. In response, not enough houses have been built to overcome that shrinkage, according to the municipalities the main reason was the builders' lack of interest as it is not profitable anymore for them to build affordable housing to be rented.

The question now:

How housing construction could be profitable for construction companies/investors (Public housing Companies) so they build more houses and at the same time affordable for people who are looking for housing?

This could happen through redefine the affordable housing that could make the housing construction profitable for public housing companies to build more houses. First of all, the time has to be considered as an essential factor for redefining affordable housing, secondly to define the main stakeholders' roles and the thirdly a clear strategy to achieve long-term sustainable housing and make sure the profit for the investors.

The strategy depends on three main pillars; construction, energy efficiency and productivity. It not about using low-cost solutions, construction materials and techniques for affordable housing without evaluating their future potentials and sustainability. The strategy principles are applied to a new apartment building design in Brunnshög which is one of a promising new district in Lund as an application for the strategy principles and applied to achieve housing affordability with considering the circular economy approaches, self-sufficient communities, energy efficiency and wiser usage of materials.