

Graduation Plan

Master of Science Architecture, Urbanism & Building Sciences



Graduation Plan: All tracks

Submit your Graduation Plan to the Board of Examiners (Examencommissie-BK@tudelft.nl), Mentors and Delegate of the Board of Examiners one week before P2 at the latest.

The graduation plan consists of at least the following data/segments:

Personal information	
Name	Burak Güler
Student number	4332660
Telephone number	
Private e-mail address	

Studio		
Name / Theme	Management in the Built Environment Housing Management	
Main mentor	Dr. ing. G.A. (Gerard) van Bortel	Real Estate Management
Second mentor	Ing. P. (Peter) de Jong	Design & Construction Management
Argumentation of choice of the studio	Affordable housing is a hot topic, with a large societal impact. It is an urgent problem, concerning many countries, and it is interesting to figure out what is holding this back from being resolved.	

Graduation project	
Title of the graduation project	The road to affordable housing. How a financial mechanism can stimulate the provision of affordable housing, in short and long term.
Goal	
Location:	Four major cities: Amsterdam, Rotterdam, The Hague, Utrecht
The posed problem,	Since the Global Financial Crisis of 2008, the house prices are continuously growing, due to the housing supply failing to meet the high housing demand. The overheated housing markets in the major cities cause affordability problems, especially for the mid-income households who are not eligible for social housing and cannot afford high segment rental housing or owner-occupied housing. This stresses the need for affordable (rental) housing. The involved (public and private) actors in the housing market under the current circumstances are either not able or not incentivized to provide affordable housing. This leaves an opportunity for the government to intervene with the aim for more affordable housing.
research questions and	Main question: What is the financial mechanism to stimulate the provision of affordable housing, in short and long term? 1. How is the current institutional context of the Dutch housing

	<p>market?</p> <ol style="list-style-type: none"> 2. What are the supply constraints for new (affordable) housing supply and what is being suggested for policy in the literature? 3. How to stimulate the involved actors (especially the housing associations) towards the provision of affordable housing? 4. What can be adopted from foreign examples of financial mechanisms for affordable housing provision? 5. How can the short- and long term be incorporated in the financial mechanism for more affordable housing?
<p>design assignment in which these result.</p>	<p>A financial mechanism to incentivize housing providers to stimulate provision of affordable housing. Facilitated by assessment criteria for the mechanism, findings in literature for suggestions and input from foreign examples. Starts as a mechanism with alternatives within, that is being more specified according to the findings in the interviews.</p>
<p>[This should be formulated in such a way that the graduation project can answer these questions. The definition of the problem has to be significant to a clearly defined area of research and design.]</p>	

Process

Method description

Mixed method approach, containing both quantitative and qualitative. More leaning towards qualitative research, due to the research's inductive orientation (finding a financial mechanism for more affordable housing).

Methods used: literature study, (brief) case study, interviews

See research planning down

Literature and general practical preference

Literature:

- Theory about: general housing policy dimensions, policy suggestions for affordable housing (broad and research-specific), financial mechanisms and assessment criteria
- Further data about: housing market (supply & demand) data and characteristics, finance

Practical experience:

- Foreign examples of financial mechanisms
- Direct input from involved actors: housing association representative

Reflection

1. What is the relation between your graduation (project) topic, the studio topic (if applicable), your master track (A,U,BT,LA,MBE), and your master programme (MSc AUBS)?

On first sight, the graduation topic mainly covers the area of the Housing Management department of MBE, but it also touches the other departments to some extent (REM, UDM, DCM) due to its wide character.

Research to this topic can be deduced from other departments' point of view, for example, by research to more affordable housing can also be deduced by finding innovative ways of; speeding up the construction process and minimizing cost (DCM), decision making processes to minimize regulatory hurdles or to speeding up the housing provision process (UDM), etc.

2. What is the relevance of your graduation work in the larger social, professional and scientific framework.

This graduation thesis is of **societal** importance, in terms of involving the search for a better situation for the whole society by aiming to find ways to increase the affordable housing supply. At least a large part of the society will welcome this solution, especially the mid-income households.

From a **professional** point of view, the thesis provides ways for the authorities (mainly government, and smaller governments eventually) on how to intervene, facilitate and stimulate the involved actors towards more affordable housing

supply. This has to be done by taking multiple interests into account and by having empathy with the involved actors (and of course the mid-income households for the bigger picture) to some extent, if one wants to more likely stimulate affordable housing supply.

Furthermore, **scientifically**, the thesis provides a framework for a financial mechanism, including generic assessment criteria towards a successful outcome. As this thesis describes a social/societal problem, discrepancies between the intended (broadly: housing policy, narrowly: the financial mechanism components, incentives, structure etc.) and the result (outcome) can occur if the financial mechanism is not well investigated beforehand (for example, by not investigating well the interests, possibilities, resources of the involved actors, not analyzing the housing market thoroughly etc.). In social experiments (as it could be called), the actual success (that might differ from the intention) can mainly be claimed in retrospect.

Research planning

