

Land and Housing management

Week Seven

Housing Typologies

By

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Last week: Housing Development and Construction

- Actors in housing development and construction
 - Public sector
 - Private sector
 - Civil society
 - Community
- Approaches to housing development and construction
 - Incremental building approach
 - Self help housing
 - Regeneration and redevelopment
 - Housing financing

This week: Housing Typologies

Objective

- To get an understanding of the size, type, quality and style of housing development outcomes

This week: Housing Typologies

- Types by design
- Types by length of stay
- Types by level of support
- Types by level of assistance

Housing typologies

- Housing typologies are various designs, styles and configurations that people employ in the development of residential buildings
- The typologies vary based on architectural style, size of the house, layout, and function of the house.
- Various terms are used to describe housing or housing programs
- Sometimes, a combination of terms, or different terms to refer to the same housing program

- Housing categorization can be confusing, but categories or typologies can be based on;
 - Size
 - Design
 - Ownership and tenure
 - Socioeconomic aspects
- The choice of housing typology can be influenced by;
 - Lifestyle preferences
 - Location/ setting
 - Cultural context
 - Budget

Housing Typologies

- Categorization based on physical appearance; size and design; ownership and tenure; and socioeconomic aspects like affordability and assistance.
- Hence, typologies are:-
 - Types of Housing by length of stay (Ownership and tenure)
 - Types of Housing by level of support (socio-economic differences)
 - Types of Housing by assistance (Affordability)
 - Types of Housing by Design (size, physical appearance)

Types of Housing by length of stay (Ownership & Tenure)

- Description of housing dependent on tenure arrangements and ownership status.
- Tenure arrangements can reflect permanency, tenancy/rental, and temporal housing among others
- Types under this category include
 - Permanent housing – owner-occupied
 - Transitional housing
 - Rental housing

- **Permanent housing**

- Meant to be long-term
- There is no limit on how long someone can reside in the house
- In terms of material used, it is a strong, brick and concrete house. i.e. built with permanent material
- These can mostly be owner-occupied houses – those owned and inhabited by the occupant. This gives the occupant the permanency

Transitional housing

There is a time limit on how long someone can stay in the house

This kind of housing can include the following

- Free housing
 - Housing provided by the **government**, or **emergency** shelter, or privately owned **subsidized** housing
 - Usually not in good or satisfactory conditions – provides basics to help occupants transition
 - Examples under this type also include slum housing

- Slave labor housing
 - Housing people that offer free labor in different ventures
 - Housing thrives on that labor – profitable venture
 - Usually do not offer any exit strategy

- Hotels/ Motels
 - Primarily engaged in renting rooms for a short time stay – over night stays
 - No written lease or occupancy agreement
 - Can also be for an extended stay

- Boarding housing
 - Often privately owned
 - Capitalize on taking in multiple renters or tenants who pay a minimal amount
- Emergency Housing
 - Housing offered to people facing homelessness due to displacement or crisis situations like wars
 - It is meant to provide temporary relief while individuals secure more stable housing
 - This can include refugee shelters

- **Rental housing**

- Housing that is leased or rented from property owners or landlords
- Renters are expected to pay periodic rent in exchange for occupying the house
- Rental housing can be;
 - Apartments
 - Single rooms
 - Duplexes

Types of Housing by level of support (Socio-economic)

This category focuses on how housing should be design given the targeted population.

Society is diverse, and people are different – with different physical, mental or social challenges

Some housing is designed to assist its occupants get through their day easily and normally, some housing is targeted for those that do not need any assistance i.e. not physically challenged, and hence can get around normally.

Therefore, types under this category are;

- Independent living
- Assisted living

- **Independent living**

- Housing designed for people who do not need any assistance, meaning that someone can live on their own without any help
- Most housing is designed for independent living

- **Assisted living**

- Housing designed with on-site help services
- Designed for people who are unable to get through their day normally – need help to live
- Can be permanent or temporal housing
- Examples – Elderly care homes / nursing homes; Hospice care facilities; special care facilities; etc.

Types of Housing by type of assistance (Affordability)

- This category has a focus on the affordability of housing.
- Housing development takes into consideration the different socio-economic conditions of people
- Hence, housing development can target the market price; below market rates; or subsidized rates.

- **Market rate housing**

- Housing that is owned at the market rate – owner bought it at the market rate or constructed at the market rate
- Housing that is rented at the market rate – occupants pay a market rent fee to use and occupy the house
- This kind of housing has not attracted any subsidies

- **Affordable housing**

- Housing targeted for low income people, seniors or persons with disabilities
- Housing originally constructed using tax subsidy
- This housing is expected to offer rent below the market rates, it is supposed to be affordable for the target groups
- Examples;
 - Low income housing
 - Senior citizens housing
 - Persons With Disabilities (PWDs) housing

- **Subsidized housing**

- Housing offered below the market rates to people
- The occupant or beneficiary is required to pay a certain percentage to contribute to the housing costs, then the subsidy covers another percentage.
- Percentages required can vary depending on the housing provider, the subsidy provider or the group targeted.
- This housing can be;
 - Tenant-based – where the subsidy is tied to a voucher given to the beneficiary. Here, the beneficiary can live in any location or housing where the voucher is accepted
 - Project-based – where the subsidy is tied to a particular housing project. Here the beneficiary must stay in that particular housing, or they lose the subsidy if they choose to leave.

- **Community housing**

- Low-cost housing meant for a particular group of people
- This can be;
 - Housing associations – generally managed by welfare organizations
 - Housing cooperatives – managed by tenants themselves.
 - Cooperative housing offers shared ownership; the members of the corporation manage and own the housing complex.
 - Residents then purchase shares in the corporation and this entitles them to occupy a specific unit within the complex

Types of Housing by Design (size, physical appearance)

- This category focuses on the physical appearance of the house, the architectural design
- The design also defines the size of the house, especially in terms of how many families are accommodated in a housing type
- Types under this category include;
 - Multiplexes
 - Duplexes
 - Single-detached housing
 - Single room houses
 - Group houses
 - Etc.

- **Multiplex (multiple-family housing)**

- Detached building designed as a large single-detached house
- Has four or more dwelling units, housing different families
- Each family has only exclusive use of the portion of the property they are renting or leasing
- Unit personalization during development and design is critical to distinguish the individual units but maintain the detached house impression
- Examples; mansions, quadruplex and condominiums

- **Duplex (twin home, semi-detached)**

- House designed as one detached building but with two or three dwelling units
- Accommodates two or three families but each in a separate unit in the same building
- Personalization of the units is possible and desirable
- Can provide personalized outdoor space and offer privacy
- House size varies, but it should be a complete unit to house a family
- These are commonly found in urban and suburban areas

Duplex/ semi-detached housing



- **Single-detached housing (single- family)**

- Housing on a property designed to be occupied by only one family
- Houses are detached with clear demarcations of private and public space
- Houses stand independently and offer privacy
- House size differs according to the number of rooms, and the size of the land
- Examples;
 - Bungalows
 - Cottages
 - Estates



- **Side-attached housing (tenements)**

- Housing designed as multiple dwelling units in rows
- Designed mostly in a compact form but with individual front doors
- They appear in a uniform streetscape, but each unit is distinguished from the other by a side wall, and a balcony in some cases
- This can incorporate a variety of unit sizes
- In some instances, there may be options for unit modification – painting or beautification
- Examples;
 - Town houses
 - Row houses
 - Joined houses
 - Terrace housing

Side-attached / tenements



Source: [raw houses - Search Images \(bing.com\)](https://www.bing.com/search?q=raw+houses)



- **Single room occupancy**

- This is housing in a Single room designed to house one person at a time
- Usually offer space enough for a bed and some simple storage
- Mainly requires sharing of housing facilities such as toilets, bathrooms and kitchen
- Can Include tenements, or even just a stand-alone single room house

- **Apartment buildings**

- Apartment buildings are designed to contain multiple dwelling units stacked vertically within one structure – storied buildings
- Apartments are designed to provide housing to multiple families in the same location
- There are shared amenities – parking space, public/ recreational spaces
- They can vary in size and configuration – can be spacious or tight-spaced
- They can be;
 - Small apartments – with 4 -6 housing units on 2-3 floors
 - Low-rise apartments – 12 or more housing units on a four-floor building
 - Mid-rise apartment – five to eight floors of housing units
 - High-rise apartments – at least 8 floors of housing units

Apartment buildings



- **Group housing (boarding / rooming houses)**

- This type can include rooming houses, group homes or boarding homes
- Rooming houses are primarily engaged in renting rooms, typically offer only rent
- Boarding homes, in addition to renting out may include other services and amenities like meals, laundry or maid services
- Group homes are licensed to offer housing to particular groups of people – the elderly or persons with disabilities
- Housing provided in this type can be a single-family dwelling unit or a larger unit – owner rents out rooms to multiple families or tenants
- this housing can take any form of architectural design – depending on ownership, setting and purpose

Conclusion

- Housing typologies vary
- Categorization of housing is informed by;
 - Appearance, Type and design of the house
 - Level of assistance or affordability
 - Ownership and tenure arrangements
 - Socio-economic differences

Next week

- Housing adequacy
- Housing affordability
- Housing accessibility

References

- Bing (2019), Raw houses, retrieved from [raw houses - Search Images \(bing.com\)](#)
- Freepik, (2023). Shelter photos retrieved from [Housing Photos | Free download \(freepik.com\)](#)