

Järfälla lacks a definition of affordable housing, and municipal tools are often insufficient to address structural inequalities. The housing strategy mainly considers shortage, while land and housing policies contradict social goals

A broader framework would align housing policies more with social goals

GOAL

To construct a framework for adequate housing in Järfälla that could be used by the municipality to address current socio-economic inequalities

ADEQUATE HOUSING FOR JÄRFÄLLA



AFFORDABILITY

- The cost of housing must be 30-35% of the disposable income
- Renovations and maintenance must be included in the total cost of the housing
- Security of tenance in the long term

12% LIVES IN RELATIVE POVERTY

Relative poverty in Sweden is defined as when the income is lower than 60% of the medium income

Category	Income	Rent
COUPLE	21,000 kr	6,300 kr (3 RoK)
COUPLE, 1 KID	28,200 kr	8,460 kr (3 RoK)
COUPLE, 2 KIDS	31,000 kr	9,300 kr (3-4 RoK)
COUPLE, 3 KIDS +	34,000 kr	10,200 kr (4-5 RoK)
STUDENT	12,000 kr	3,600 kr (1 RoK)
ELDERLY COUPLE	29,400 kr	8,820 kr (3 RoK)
SINGLE PARENT	14,000 kr	4,200 kr (1 RoK)
SINGLE PARENT, 2 KIDS	27,000 kr	8,100 kr (3-4 RoK)

HABITABILITY

- Construction quality
- Quality of space
- Safety and comfort of living

Maximum 2 people per room excluding the kitchen and the living room. Household members should have their own room, except for partners

21% OF HOUSEHOLDS ARE OVERCROWDED

HOUSEHOLDS IN JÄRFÄLLA

HOUSING TYPOLOGIES

~50% OF APARTMENTS BUILT IN 2017 ARE DESIGNED FOR 1 PERSON

LOCATION

- Connection to the public transport system
- Proximity to services and urban amenities
- Increase safety and good quality of public and common areas
- Promote social and spatial integration

15 Minute City

39% of people in Järfälla feel unsafe walking in their neighbourhoods on late evenings

SUSTAINABLE PRODUCTION & MANAGEMENT

- Using recyclable and renewable materials
- Minimizing energy consumption and waste production
- Local production of energy
- Management and lifecycle analysis

TECHNOLOGY IN SMART BUILDINGS

- Waste monitoring
- Indoor climate monitoring
- Power and water monitoring
- Heating optimization

SOLAR PANELS ON JÄRFÄLLA BUILDINGS

- Extra source of income
- No need to invest with Tomträtt
- Cheaper electricity for tenants

RECYCLABLE AND RENEWABLE MATERIALS

- Reducing waste
- Sustainable materials

EQUITABLE ACCESS

- Fair access for marginalized and vulnerable groups
- Priority for those who need it
- Combating the rental black market
- Solutions according to different target groups

Housing For All

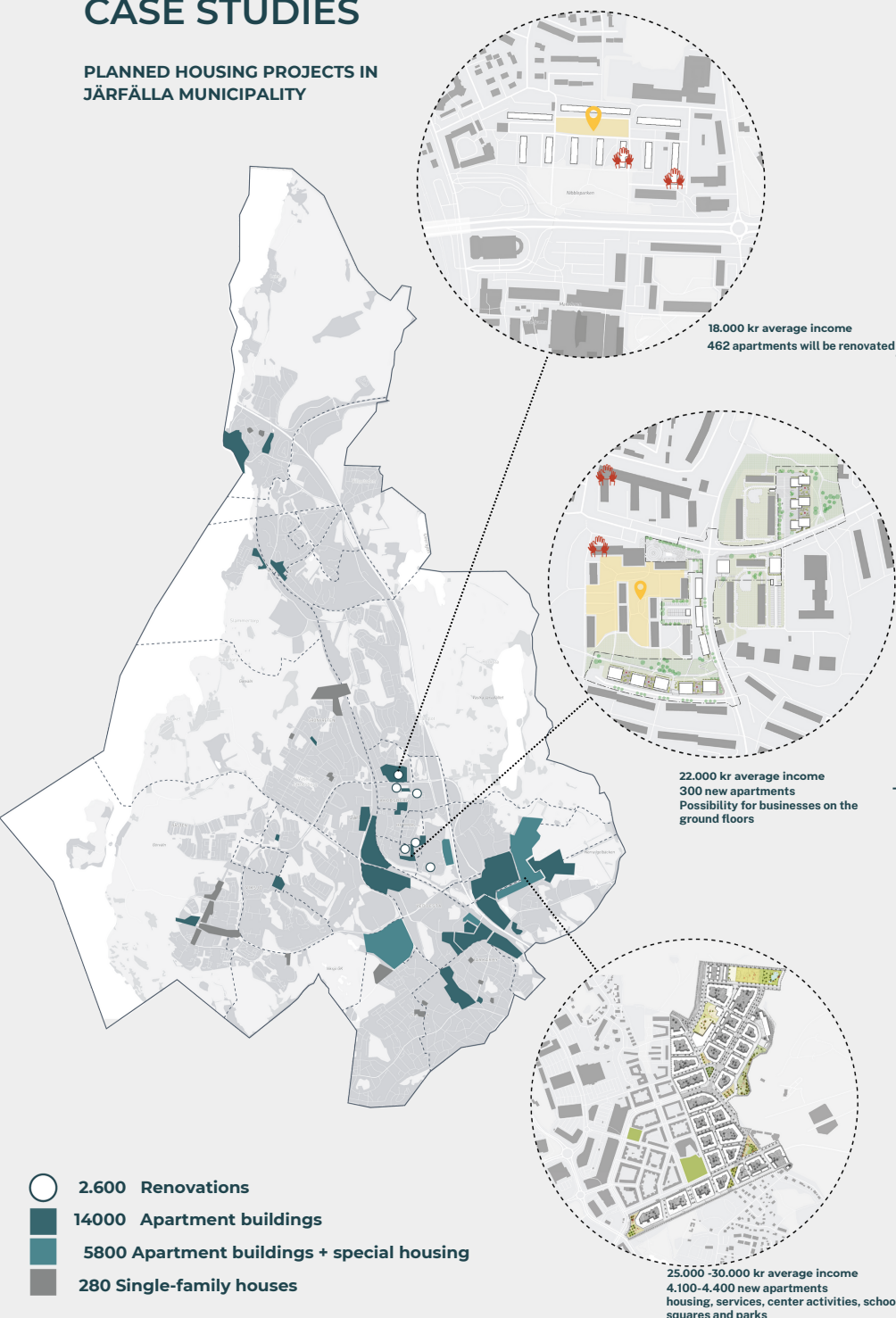
CRITICAL NEED People who are in immediate need of housing: refugees, abuse victims, particularly vulnerable people

PARTICIPATION

- Bottom-up decision-making processes
- Intersectional perspectives and diverse representation
- Supporting local organizations
- Levels of participation in each stage of the processes

CASE STUDIES

PLANNED HOUSING PROJECTS IN JÄRFÄLLA MUNICIPALITY



RENOVATIONS: SÅNGVÄGEN



A more basic base package for the renovations, that is as cheap as possible, should be offered. The current base package will cause significant rent increases. Currently, a 3 RoK apartment cost 7.600 kr/month and a ~2.000 kr increase is expected.

Public space should be developed, rather than adding more apartments.

Second hand black rental market is an issue.

Consultant groups are used, but the level of representation is unknown. The actors have different viewpoints on how it works. If perfected, the system could be made permanent as a channel of participation for locals.

INFILL: SÖDERHÖJDEN



To improve walkability, infill projects should house shops on ground floors, but also recreational centres. The planned youth centre, a cultural centre and a preschool could be placed here. There should also be a playground or another social outdoor meeting space. The infill project does not address current public space.

Overcrowding is higher than average. Infill projects are generally not meeting this demand and focus on apartments for one or two people.

Energy efficiency in buildings needs to be updated. Solar panels should be considered.

No dialogue with local residents (apart from Samråd) has occurred in the Planning of the infill project. Consultant groups should be introduced.

NEW DEVELOPMENT: BARKABYSTADEN



Walkability is sufficient and public transport will be accessible. However, the area lacks sufficient child-friendly zones apart from courtyards. Existing public space is noisy, unconnected and close to traffic. Future parks and public space in the area should be safe from traffic and accessible to the public.

A 3-RoK rental apartment ~70m2 costs between 12.000-15.500 kr/month. This is unaffordable for many families (see blue box above). All rentals in the area are privately owned.

Buildings are overall energy efficient. Some need to be updated. New development should employ latest technology. Solar panels should be considered.

Low-income people and migrants are entirely shut out from Barkaby Staden. Queues to rentals are privately administered, meaning this huge development doesn't alleviate the long public rental queues.

Dialogue with locals has been limited both before and during development. Consultant groups should be introduced.