



Housing – A Critical Perspective.

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Abstract / Initial Proposal Form:

1. Paper / Proposal Title: Excess Production, Rising Prices and Declining Affordability: Turkish Housing Experience

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4. University or Company Affiliation: Middle East Technical University

5. Abstract (300 words):

Turkish housing experience differs from the European experience in many respects. The housing stock in Turkey has been formed fundamentally through private investments. Public housing similar to European examples never existed, and public intervention in the housing sector has been negligible until the very recent years. Home ownership has always been encouraged by governments whereas rental sector has been almost entirely ignored. Despite the lack of a comprehensive housing policy and housing finance system, the country has displayed significantly high levels of housing production.

After the elections of 2002, in contrary to the trends seen in many other countries, the public sector in Turkey has become a direct actor in housing production. In this period, construction was seen as the leading sector in economic growth. The government in office has started a country wide housing mobilization action which is justified by owner-occupied housing provision for low-income families. This policy has also triggered private sectors' housing production and in 2014 annual new housing starts exceeded one million dwelling units. Today, existing housing stock is almost 20 per cent in excess of existing households.

Currently, the pace of the housing production in the country continues to rise, though, the issue of affordability becomes more problematic than ever due to rising house prices and lack of affordability policies. In this study, employing Income and Living Conditions Survey and Household Budget Survey of Turkish Statistical Institute, an attempt is made to compare changes in housing production with changes in housing affordability in the last 15 years. In this context, housing production performance of the country and the reasons behind this performance are also discussed.

7. Author(s) Biography (200 words each):

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Ö. Burcu ÖZDEMİR SARI is currently an Assistant Professor in the Department of City and Regional Planning at the Middle East Technical University in Turkey. She completed her Ph.D. at the Technical University of Dortmund, Faculty of Spatial Planning and her undergraduate and graduate studies at Middle East Technical University, City and Regional Planning Department. Her research interests lie in the area of housing studies, housing policy, urban studies and urban economics. Currently, she is the instructor for 'Principles of Housing' and 'Urban Economics for Planners' courses in the City and Regional Planning Department undergraduate curriculum. At present, she is conducting a scientific research project titled 'Analysis of Housing Affordability and Assessment of Different Affordability Measurement Methods'.

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