

Ankara University
Faculty of Languages, History and Geography
Department of Geography

GGR203 URBAN GEOGRAPHY

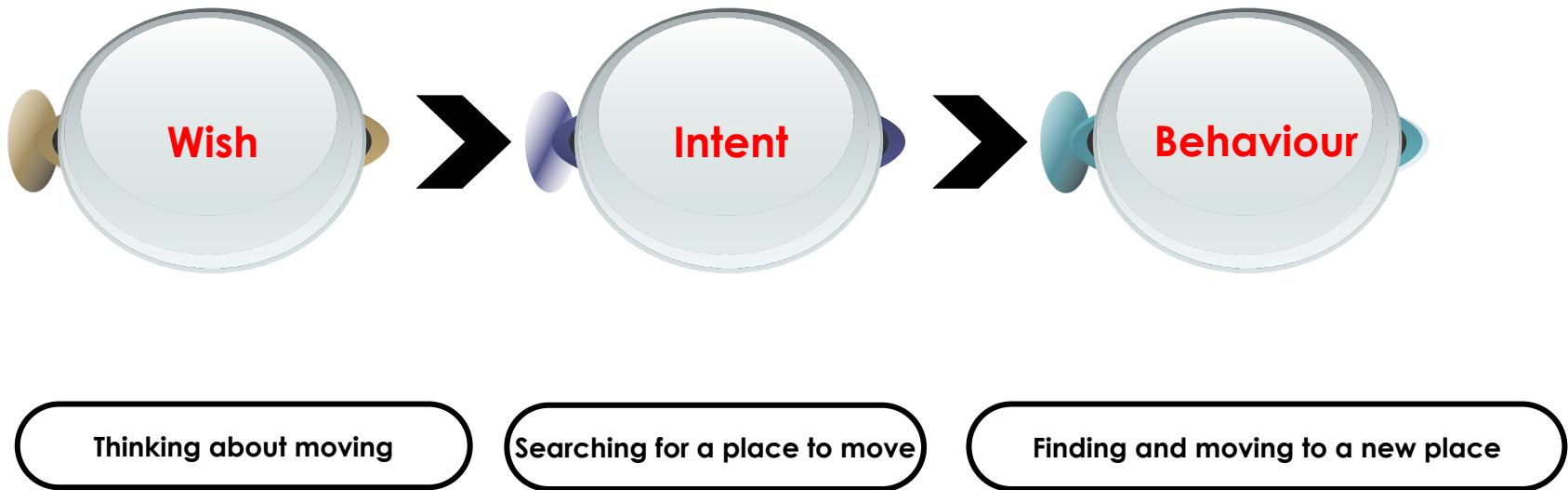
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URBAN HOUSING MARKETS AND RESIDENTIAL MOBILITY



The content of this course is exactly compatible with the program in which the same course is taught in Turkish, and the open course materials prepared by Prof. Dr. E. Murat Özgür are used.

- Housing is a consumer good with some specific features.
- Good housing is a social need.
- Housing is a tool that plays an active role in equality problems and reflects socio-economic differences.
- Housing is the largest user of space in the city and has a profound impact on the structure of metropolitan areas.



- Residence mobility is the process of resettlement in an urban area by moving households from one residence to another for permanent residence.

- Residence mobility is a different and more common type of mobility than immigration:
 1. It takes place within the urban area.
 2. It is relatively short distance.
 3. Post-mobility household members can maintain social ties and connections.
 4. Working members of the household stay within the same labor market.
 5. Reasons for displacement are influenced by individual characteristics and are often socio-spatial based.



Maslow's hierarchy of needs



(1) Demographic
Birth, death, internal migration, international migration, household formation, marriage, divorce



(2) Economic
Economic investments, foreign capital inflow, labor market, income growth etc.



(3) Social-Cultural
Events such as social conflict, differentiation and separation, social capital, etc.



(4) politics
Policies and practices of central government and local governments



(5) Global and Technological
Construction, transportation and communication technology



(6) Natural
Earthquake, flood, landslide etc. natural disasters

- **Economic Factors**

- Housing Prices
- Income and Consumption
- Savings for Housing
- Housing Finance Systems
- Housing Finance Loan Interest Rates
- Income Housing Demand (Annuity and Rental Income)

- **Demographic Factors**

- Urbanization level
- Household Size
- Population Growth Rate
- Marriage and Divorce levels
- Inward and Outward Migration Rates

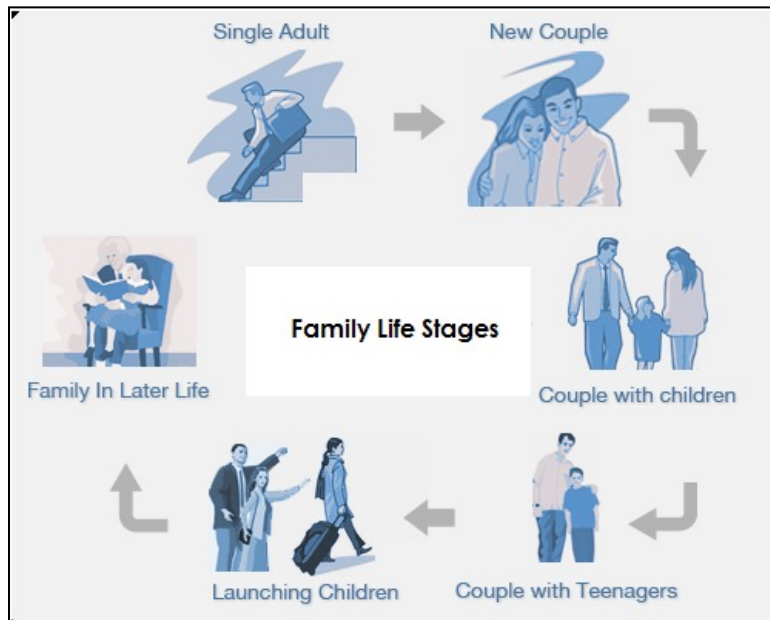
- **Economic Factors**

- Prices
- Costs
- Taxes

- **Public Housing Policies**

- Local Government Zoning Plans
- Infrastructure Investments
- Urban Transformation Program

- Sociologist Rossi (1955) focused on the life cycle phases of the family on mobility.
- According to Rossi, residence mobility is “an adjustment process that is carried out to meet the housing needs that are parallel to the life cycle of the family and that arise with changes in family composition” (1955: 61).
- In other words, mobility emerges to meet the new housing needs of people and to resolve the inconsistency between the demographic situation of the household and the housing situation (Lee et al., 1994).



- Education
- Work (enter, exit, change)
- Living alone
- Marriage
- Cohabitation
- Divorce
- Living apart
- Illnesses and accidents
- Growth of the household (having children)
- Child-rearing phase
- Downsizing of the household (children leaving home)
- Pension
- Senile
- Being widowed



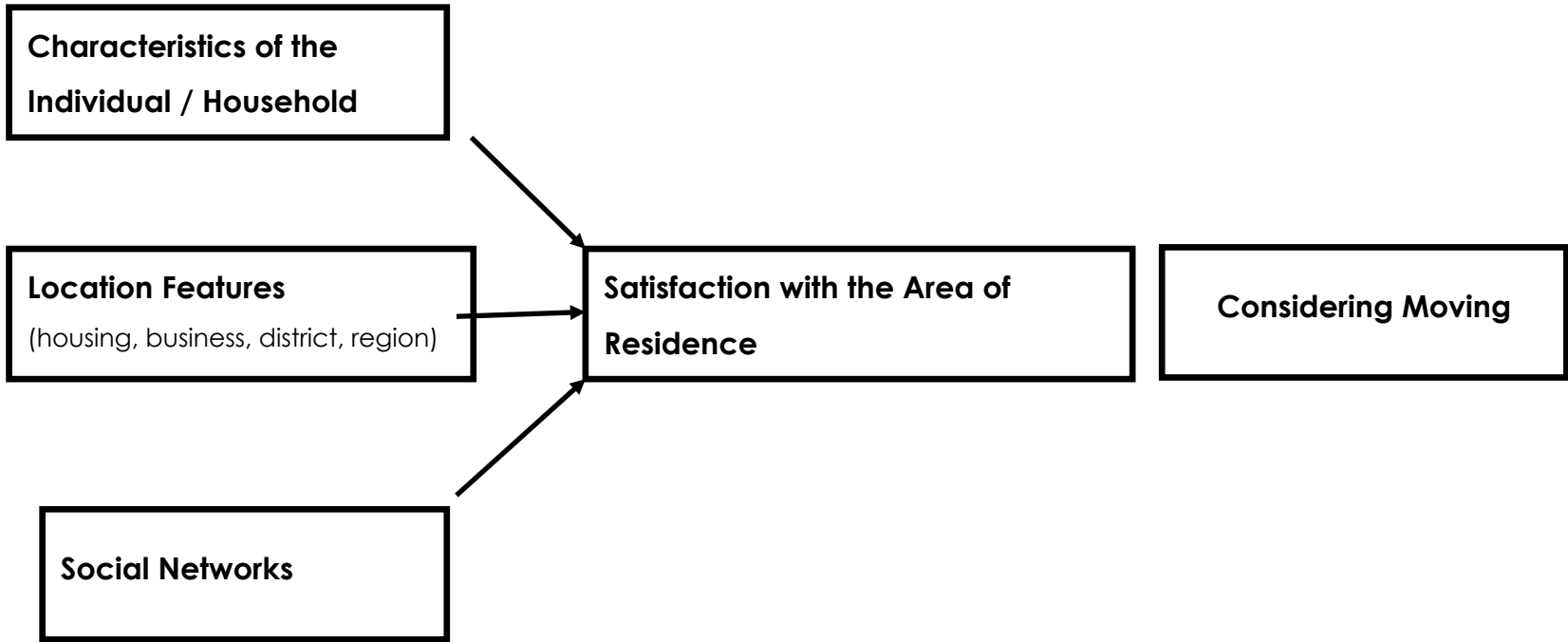
- In Wolpert's (1965) approach, in which he discusses the harmony/incompatibility between a family and the residential environment, the psychological aspect of the decision to act is discussed.
- **Place utility**, which means "**the net combination of benefits derived from the integration of location and individuals within the space**", can be defined simply as **an individual's assessment of the attractive or repulsive properties of a place relative to other places** (Wolpert, 1965: 162).
- Location usefulness essentially means measuring one's level of satisfaction or dissatisfaction with a particular location.
- According to this approach, if a household sees the usefulness of its current place of residence as far from meeting the needs of the household; individuals begin to think about looking for a new place.

Push ►

- Housing price/rent
- Usability of the dwelling
- Residential property status
- Size of the residence
- Neighborhood quality
- Neighborhood beauty
- Neighborhood history
- Climate conditions
- Recreational potential
- Government Policy
- Crime rates
- Social and economic structure of the Neighborhood
- Accessibility to the workplace
- Accessibility to school
- Accessibility to roads
- Accessibility to services
- Accessibility to the Central Business Site
- Evacuation of the residence
- Divorce
- Marriage
- job opportunities
- Economic opportunities
- Income opportunities
- Traveling costs to and from work
- Proximity to family and friends
- Accessibility to social networks

► **Pull**

These reasons vary even more according to the household.



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