

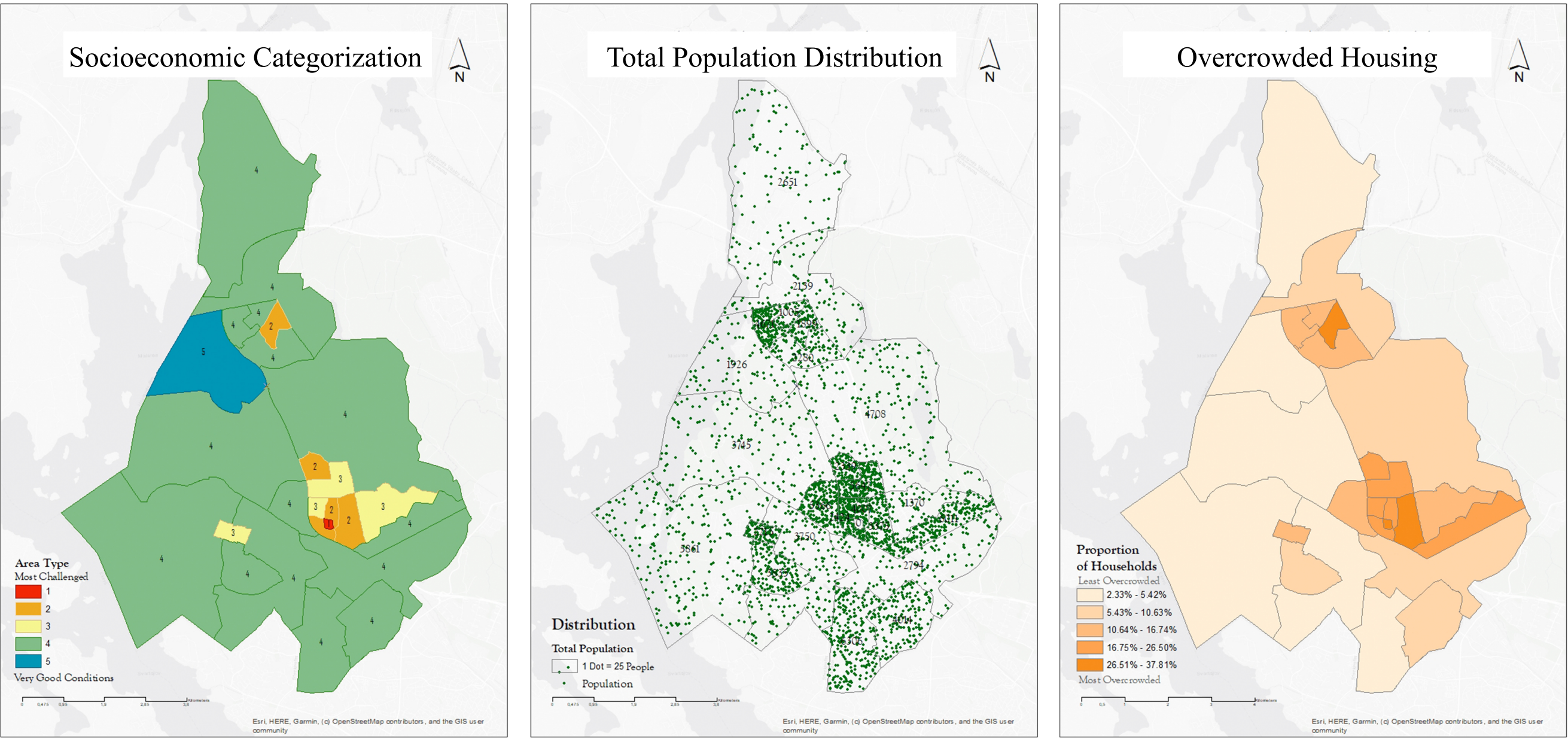
Correcting Course on Housing

Policy Recommendations for Reducing Housing Segregation in Järfälla

Keywords: Overcrowding, Socioeconomic status, Country of birth, Tenure, Population distribution



Mapping Existing Spatial Patterns of Housing



Data: SCB, 2022.
Modeled & Created in
ArcMap

Söderhöjden (Most disadvantaged)		Bolinder Strand (Most advantaged)
38%	Overcrowding rate	4%
39%	Poverty rate	3%
55%	Born outside Europe	9%

**Overarching pattern
of segregation**

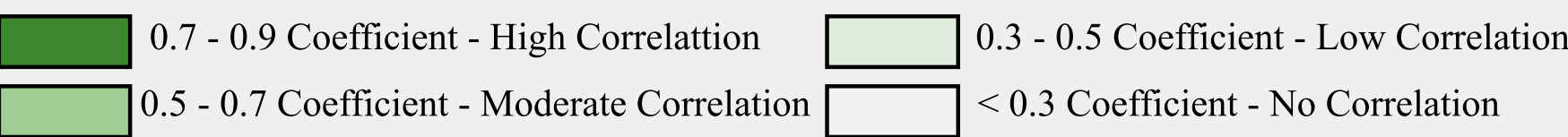
Uneven living conditions
contribute to spatial separations
of the population within
Järfälla's neighbourhoods.

Statistics: SCB, 2023
& Boverket, 2022

Correlation Analysis: Tenure and Socio-Economic Factors

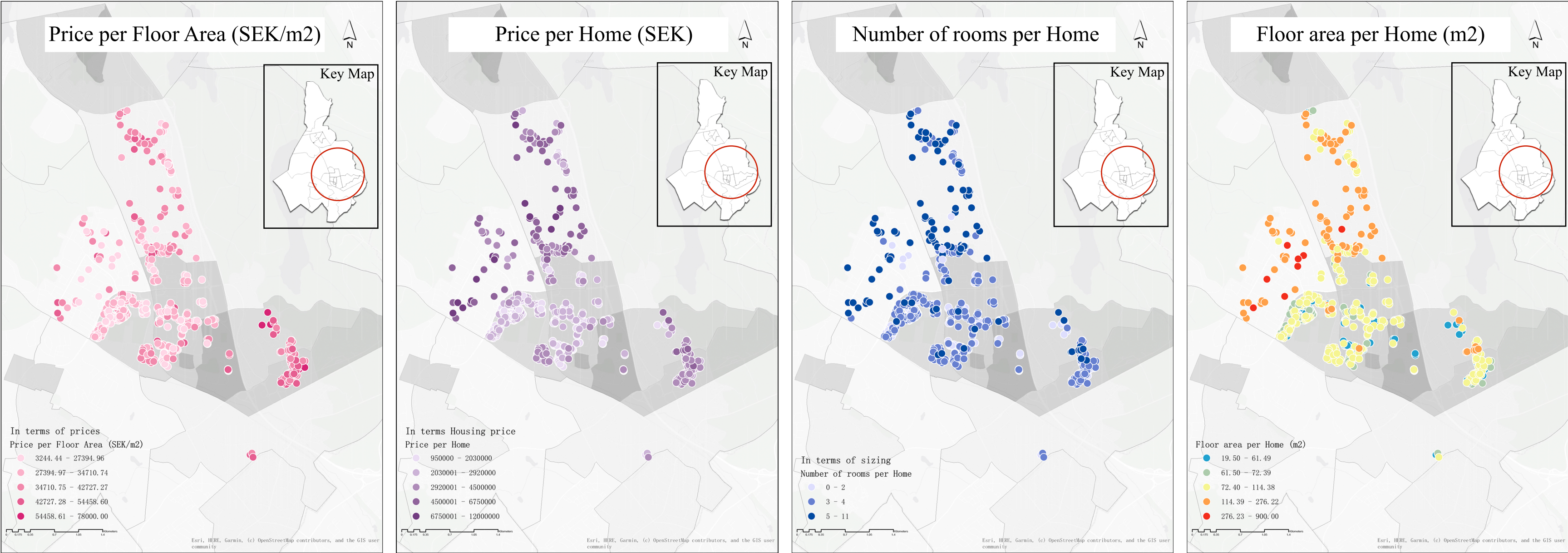
Tenure type	Owner-occupied (ägarerätt)	Rental (hyresrätt)	Co-Op (bostadsrätt)
Socioeconomic factors			
Born outside Europe + Unknown birthplace	-0.257	0.802**	0.534**
Born in Sweden	0.748**	-0.016	0.256
High Socioeconomic index	-0.604**	0.438*	-0.104
Proportion of households with strained housing finances	-0.640**	0.527**	-0.042
Proportion of overcrowded households	-0.706**	0.518**	0.036

* p < 0.05, ** p < 0.01



Data: SCB, 2022.
Analysed in SPSS
(Pearson Correlation)

Home Prices and Sizes by Neighbourhood



Data: Hemnet & Booli, 2024 Modelled & Created in ArcGIS
(Base shading indicates overcrowding, darker is more overcrowded)

Housing Policy Recommendations

1 Home Size Diversification

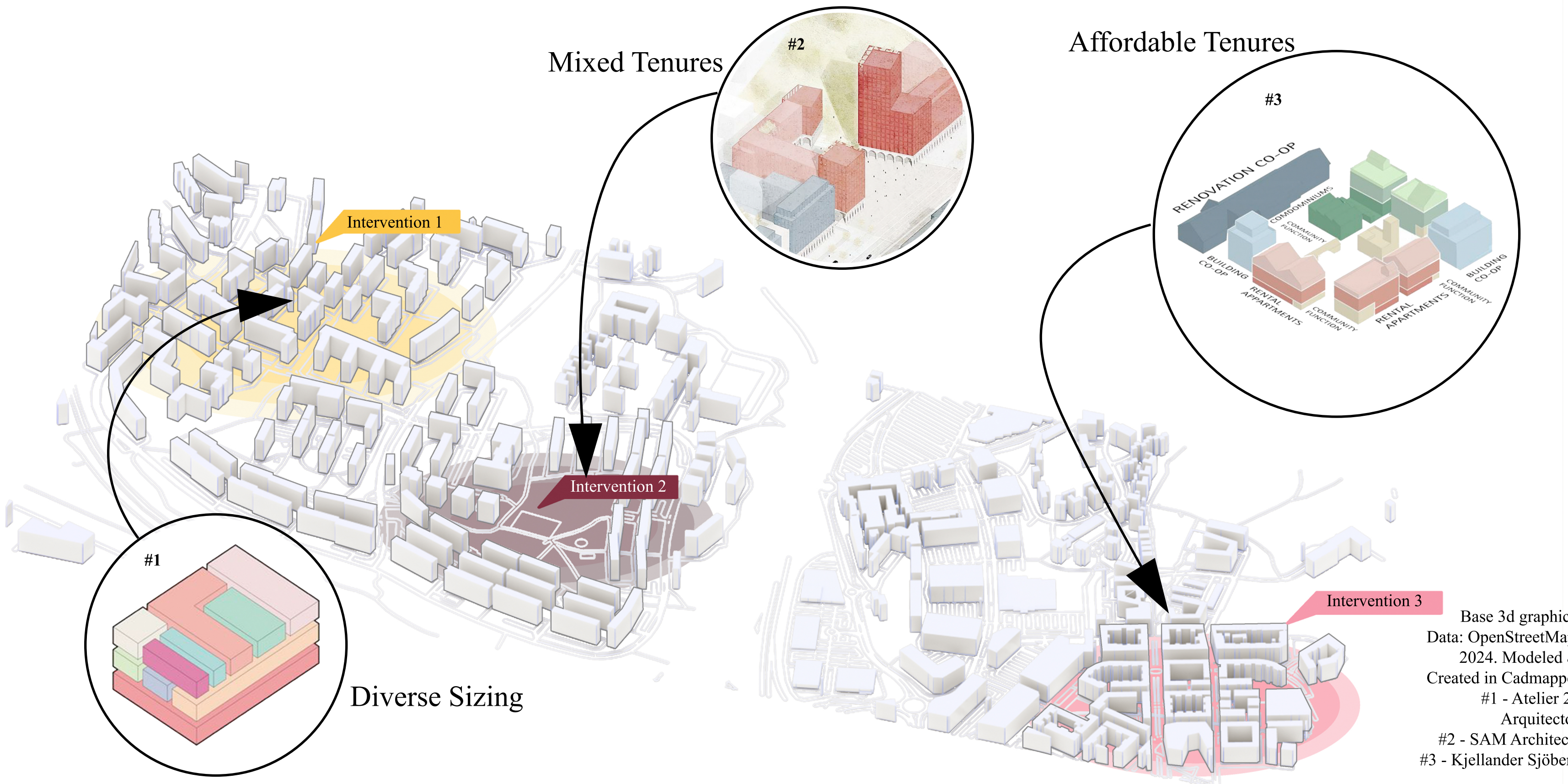
Require family-sized homes in new buildings.
Transform housing stock to match current and future projected household size distributions in Järfälla.

2 Tenure Mixing

Specify shares of rentals and co-op homes in detail plans.
New construction to move towards balance between both tenures within local ReSO.

3 Innovative Affordable Tenures

Introduce new tenure forms to make more neighbourhoods economically inclusive.
Affordable rentals
Shared municipal-household homeownership.



Base 3d graphic -
Data: OpenStreetMap,
2024. Modeled &
Created in Cadmapper
#1 - Atelier 28
Arquitectos
#2 - SAM Architects
#3 - Kjellander Sjöberg