

The Innovative and family friendly Garden City

The one where everyone actually can afford to live

The idea of *The innovative and family friendly garden city* is to integrate the mixed-use city concept with human scale, diverse tenancy forms and various types of housing. The main focus is to enable a process to create affordable housing for families with focus on larger housing units. The intention is to prevent segregation and to create an area where people from different socioeconomic backgrounds can afford to live. By taking inspiration from the old garden city concept and working with different types of land allocation, an alternative rent-setting system and different tenure forms, the idea is that *The innovative and family friendly garden city* will contribute to meet the goals set by the municipality and to create a pleasant place for the residents. The area that can be seen on the map is the project area, which has been designated by the municipality as a development area.

Land allocation

By leasing the land instead of using the traditional land allocation, it will contribute to the ability of creating affordable housing. The municipality has previously used the method of leasing land, which often leads to reduced housing costs. To provide housing for all, *The innovative and family friendly garden city* will mix the leasing of land with traditional land allocation. By mixing land allocation with leaseholds, the municipality of Järfälla can show that they take responsibility for the economically weak in society by offering affordable accommodation while also including everyone else. The municipality also constitute a role model for other municipalities, not least in the Stockholm area. By using leaseholds, the land is retained within the municipality and can thus be built on again in the future through new agreements. The municipality also enables a steady income over a long time period through rental incomes from the land, instead of a one-time income which occurs when selling land.

Through leasing of land, the municipality will have more legal incentives to actually ensure that what is decided is actually what the end product provides. This can also be achieved by using the municipal housing company, Järfällahus, in a strategic way. It is therefore intended to conclude ground leases only with Järfällahus in *The innovative and family friendly garden city*. This will enable cheaper housing and thus reduce segregation while in the meantime create integrated areas that provide housing with different types of tenure forms which are suitable for people with different economic abilities.

Rent setting system

Presumptive rent is often used in new construction. However, this is something that landlords can choose for themselves. By establishing ground lease agreements between the municipality and Järfällahus, a requirement could be to not use the presumption model and thus bring down rents. The municipality states in its housing supply program that one of their goals is to use the municipal housing company, Järfällahus, in a strategic way and this could be one of those ways. The big challenge in *The innovative and family friendly garden city* is to ensure that these affordable homes end up in the right hands. That those who need them the most are actually being offered these houses. Landlords often impose minimum requirements on their tenants, leaving those with the lowest ability to pay outside the market. A possible solution could be to set maximum requirements for potential tenants. The municipality should look into the possibility of developing an alternative way of determining rents and how to allocate housing. It will be a challenge but the municipality of Järfälla, can once again be the first and actually show other municipalities that it can be done.

Segregation

To contribute to social sustainability and reduce socioeconomic segregation, the project area will focus on mixed tenure forms and housing types according to the old garden city concept, attracting both low- and middle-income earners. This will create a more inclusive environment for different people, helping to reduce gaps between groups and increase safety. The project area borders to Kyrkbyn and Tingsbyn, where housing prices are relatively high, meaning that only middle- and high-income earners settle there.

The project area will prioritize rental apartments and row houses, as more people will be able to afford to live there, but still in small scale development so the area will be on a human scale and fit in with the surrounding areas. Järfälla municipality is attractive to families with children and there is a demand for more small-scale development. The garden city concept provides families with more safe environments with less cars.

As Kyrkbyn and Tingsbyn consist of villas, row houses and semi-detached houses, the project area will focus on the last two mentioned. There will not only be rental housing, but also condominiums, as a monotonous offer here could mean that instead of preventing segregation, the project creates it. Having a mix of housing types contributes to social integration. Different sizes and styles of houses is appreciated as it creates a space where there can be a diversity of people living in the same neighborhood. It can be difficult to keep an area both attractive and affordable, as property values can easily rise, a solution to this could be different forms of tenure. This will lead to people being able to choose their own home regardless of income.

Human scale

An important element for the garden city concept is human scale and this is something that the project area will offer. Regarding to this, the buildings will be low and densely placed with no higher than four floors. By building dense, mixed housing types and focus on place efficiency, inspiration is taken from the garden city which will create a family friendly neighborhood with a reduced need for cars. The Barkarby shopping center and Barkarby station is a contributing factor to the attractiveness of the residential area as the project area is in close proximity to it. It contributes to job opportunities and also to increased accessibility. The proximity to Barkarby station contributes to the original garden city concept as it has less focus on car traffic. Being close to large shopping centers makes it slightly difficult in today's society to live up to the original idea of being self-sufficient in the garden city concept. The project area will therefore not focus on any large services since it might be difficult for local services to survive. By combining the old garden city concept with the modern way of living, this creates *The innovative and family friendly garden city - the one where everyone actually can afford to live*.

SWOT

Strengths

- Inclusivity
- Human scale
- Garden city gives incentives to not use the car
- Nearby Barkarby shopping center and public transport

Opportunities

- Creating accommodation suitable for all
- Following the goal "To use the municipal housing company, Järfällahus, in a strategic way"
- Preventing segregation and creating an inclusive area

Weaknesses

- The ability to get housing developers to think quality over profit
- The alternative rent-setting solution is a bit vague
- Pilot project

Threats

- Resistance among the inhabitants of Kyrkbyn and Tingsbyn
- The risk of creating segregation
- Accommodation being allocated to those not in need of affordable housing