



Hochschule Ostwestfalen-Lippe
University of Applied Sciences

„Immigrants on the Housing Market in German Cities“

The Dortmund Anti-Discrimination Project for Fair Housing

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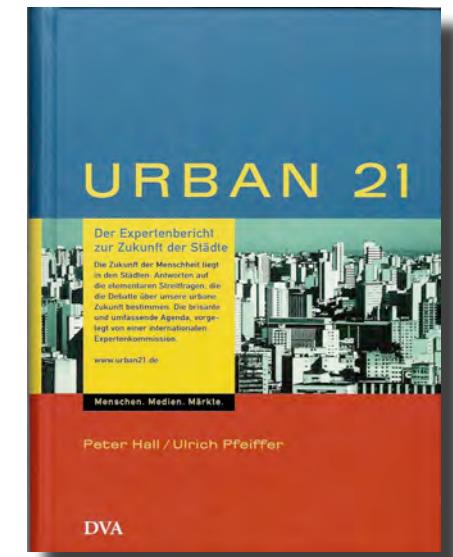
**“Immigrants, Housing and Integration:
New Challenges for Research, Policy and Practice”**

Workshop on the
13th International Metropolis Conference

27. - 31. October 2008 (Bonn)

The City: Place of the Integration of Immigrants

- Immigration as a precondition of the existence of cities
- Main entrances of immigration
- Open job markets and open social systems as the basis for the structural integration
- Cities deliver enormous social integration services
- Segregation as reality and as a standard setting of urban socio-spaces



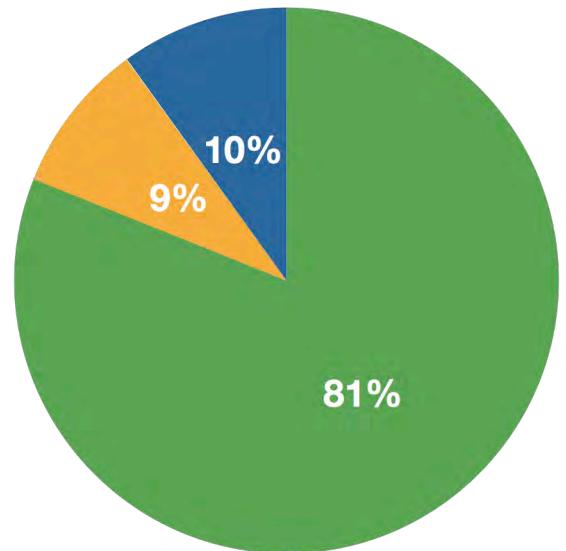
Hall/Pfeiffer 2000

Does the Integration Machine “City” still work?

- **Job market**
 - Immigrants highly represented in the lower skill market
 - High unemployment rate
 - Highly dependent on state transfers
- **Education/School**
 - Very few immigrants in secondary schools
 - Quality of schools becomes motor of segregation
- **Housing/Neighbourhood**
 - spatial segregation of immigrants (“ethnical segregation” but no “ghettos”)
 - disadvantaging context effects of the neighbourhood
 - Multiple accumulation of problems and consolidation of segregation may cause exclusion

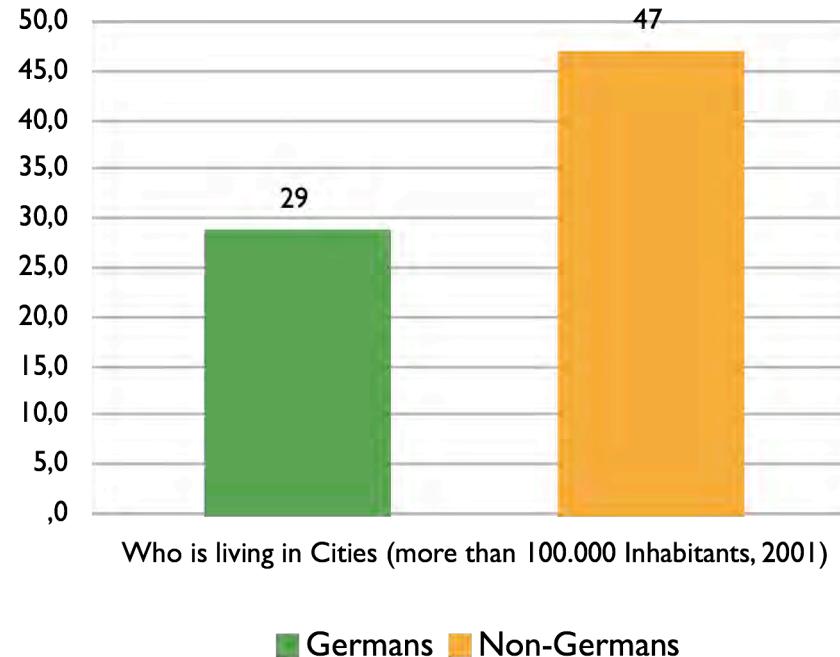
Challenges of the Integration of Immigrants (Dimensions I)

Population with Migration Background
(Total 82,5 Mio.)



- Germans without Immigration Background
- Non-Germans
- Germans with Immigration Background

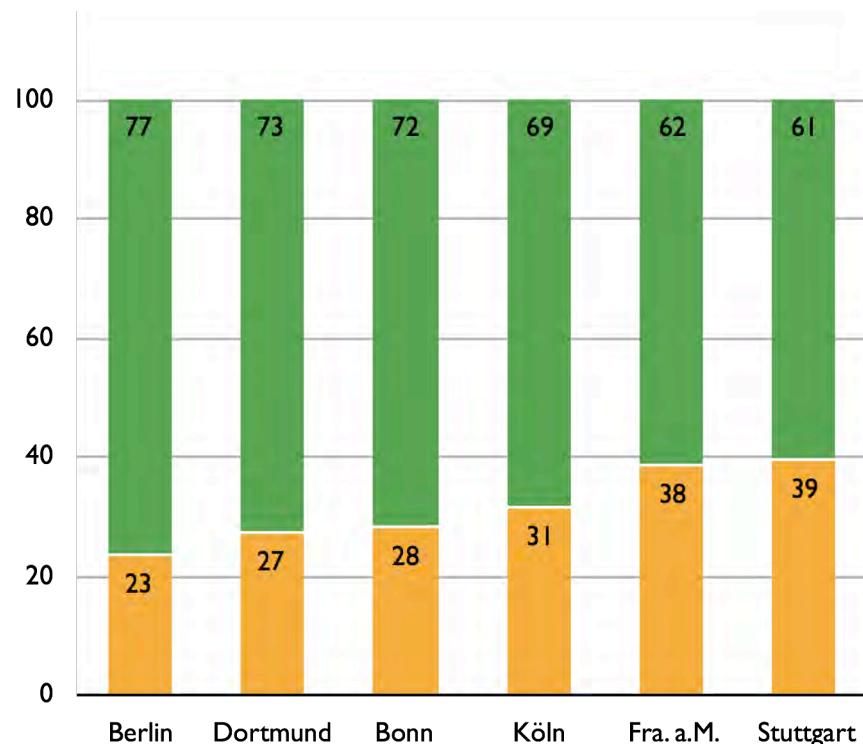
Who is living in Cities?



Numbers taken from: http://www.schader-stiftung.de/wohn_wandel/460.php#links | 05.10.2007

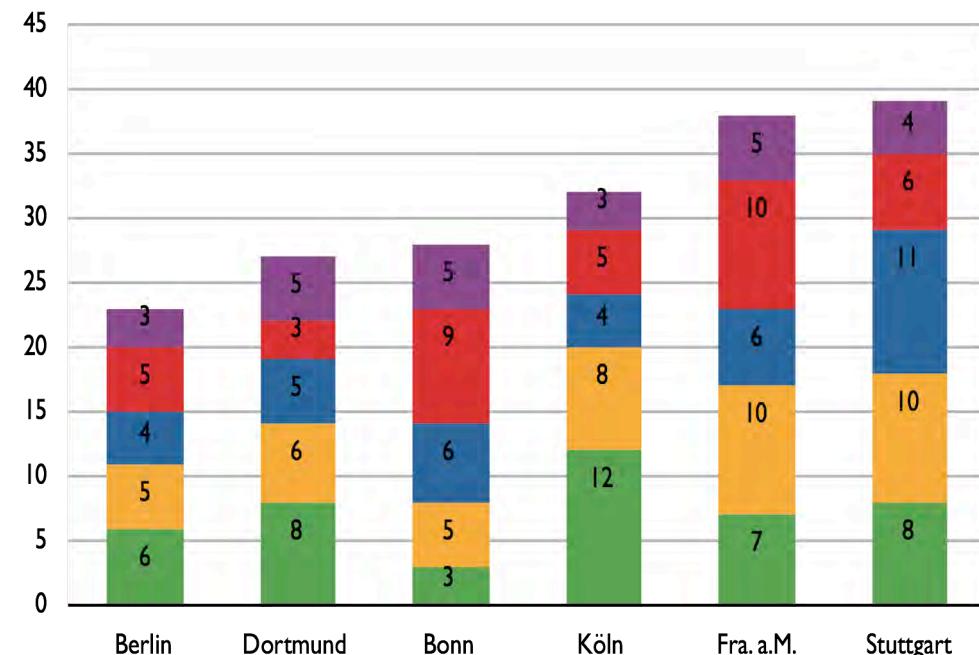
Challenges of the Integration of Immigrants (Dimensions II)

Population with Migration Background (%)



■ Population without Immigration Background
■ Population with Immigration Background

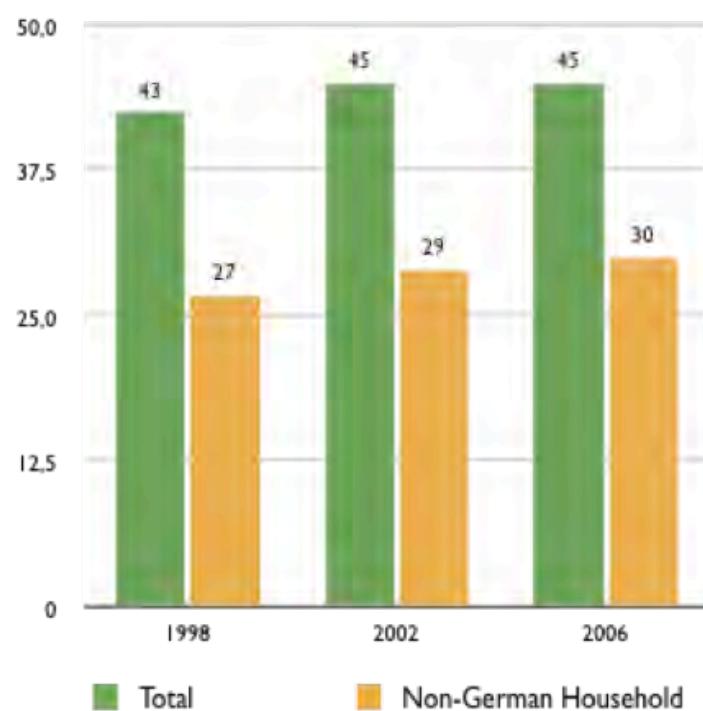
Percentage of Immigrants from certain Regions (%)



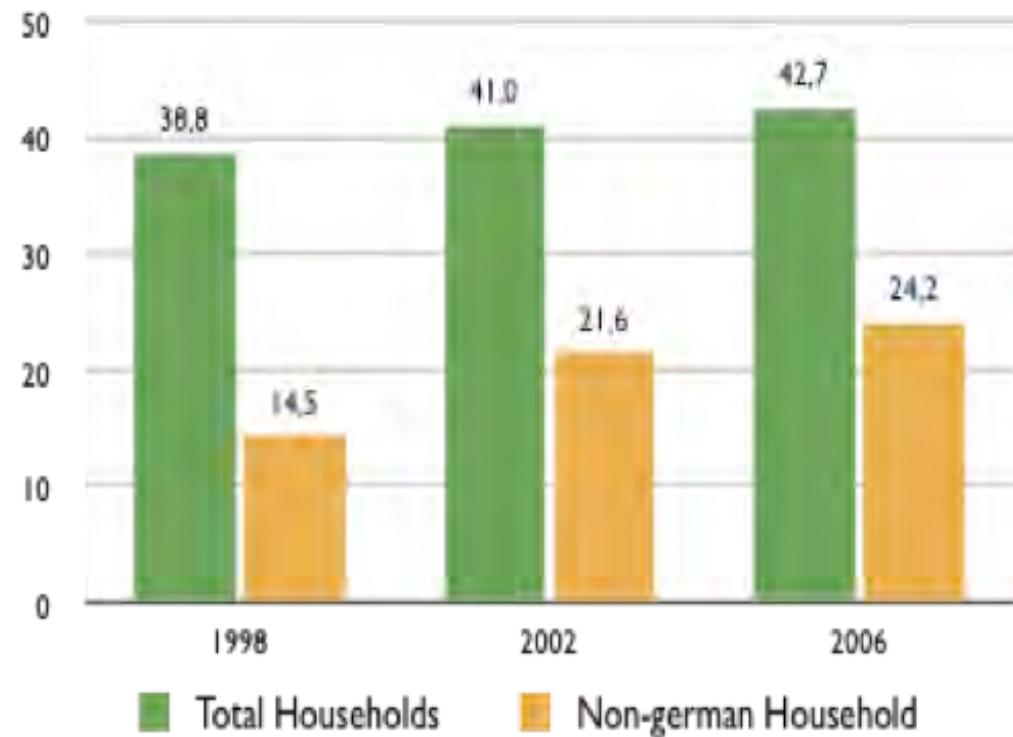
■ Turkey ■ EU 25 ■ Oth. Europe ■ Af/AS/Aus/AM ■ N.A.

Position of Immigrants in Housing

Square Meter / per Capita all Households

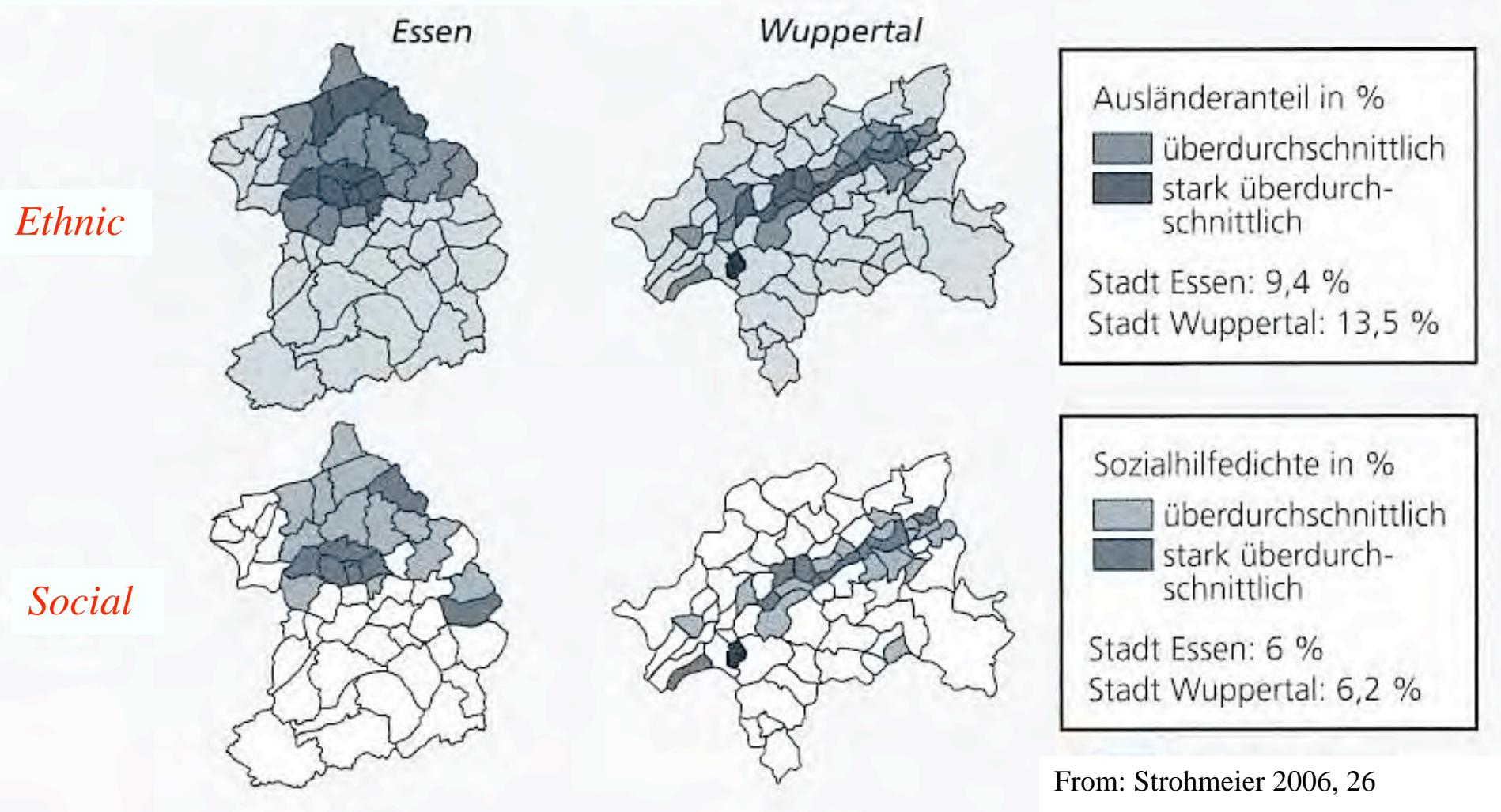


Amount of Proprietors (%)



Coincidence of Social and Ethnic segregation

Polarised segregation patterns





The Dortmund Anti-Discrimination Project in the Field of Housing

Planerladen e.V.: Agency running the project

- Since 1982 in Dortmund Nordstadt
- Politically independent
- Registered non-profit association
- Member of the Welfare Organisation
Paritätischer Wohlfahrtsverband
- Focus: improvement of the living and
housing conditions of all inhabitants
- Target groups: mostly disadvantaged
households, among them immigrants



Planerladen
in the mids of the eighties



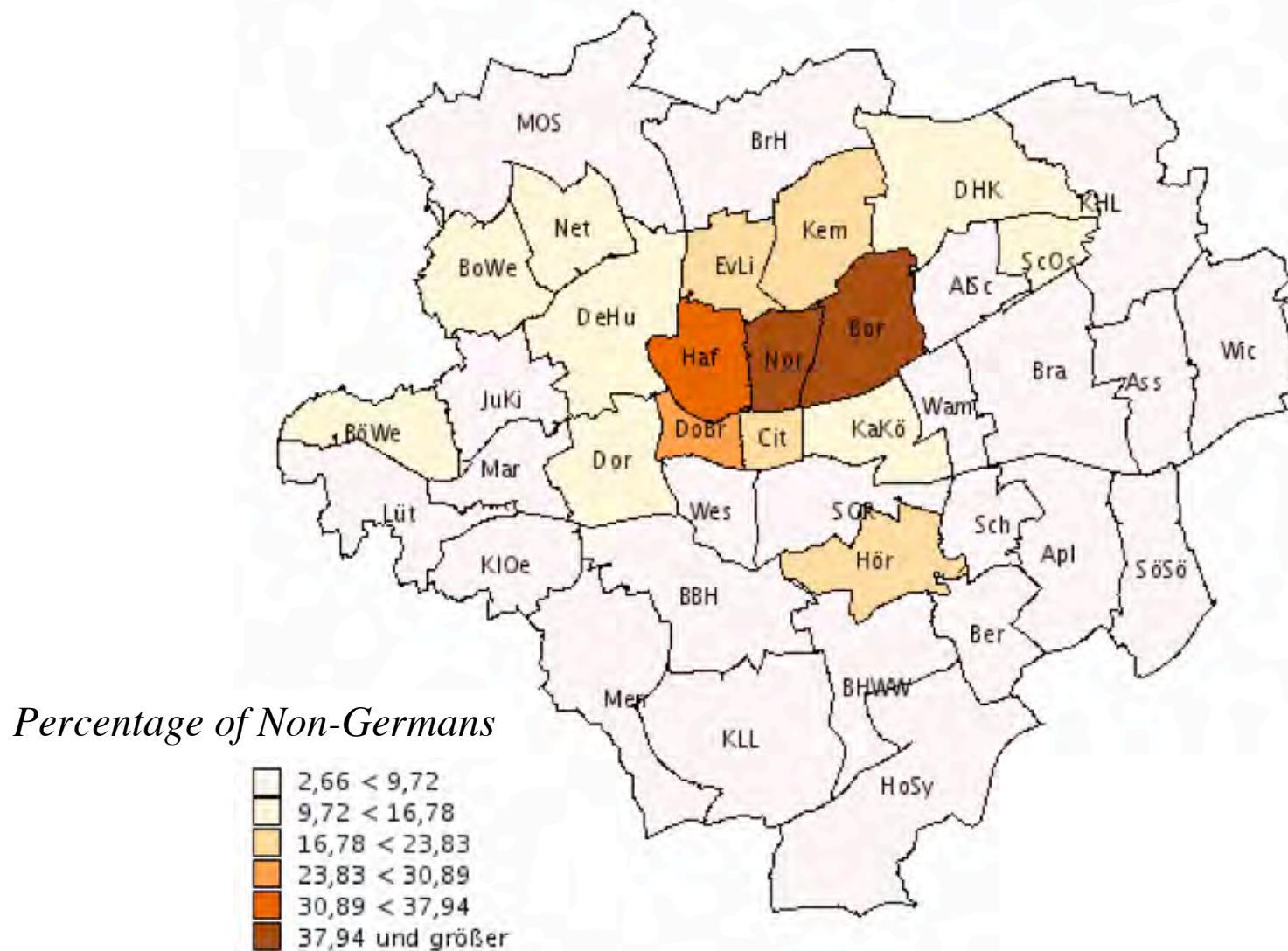
One of the Neighbourhood Offices
of the Association Today

Dortmund Nordstadt: Profile and Characteristics

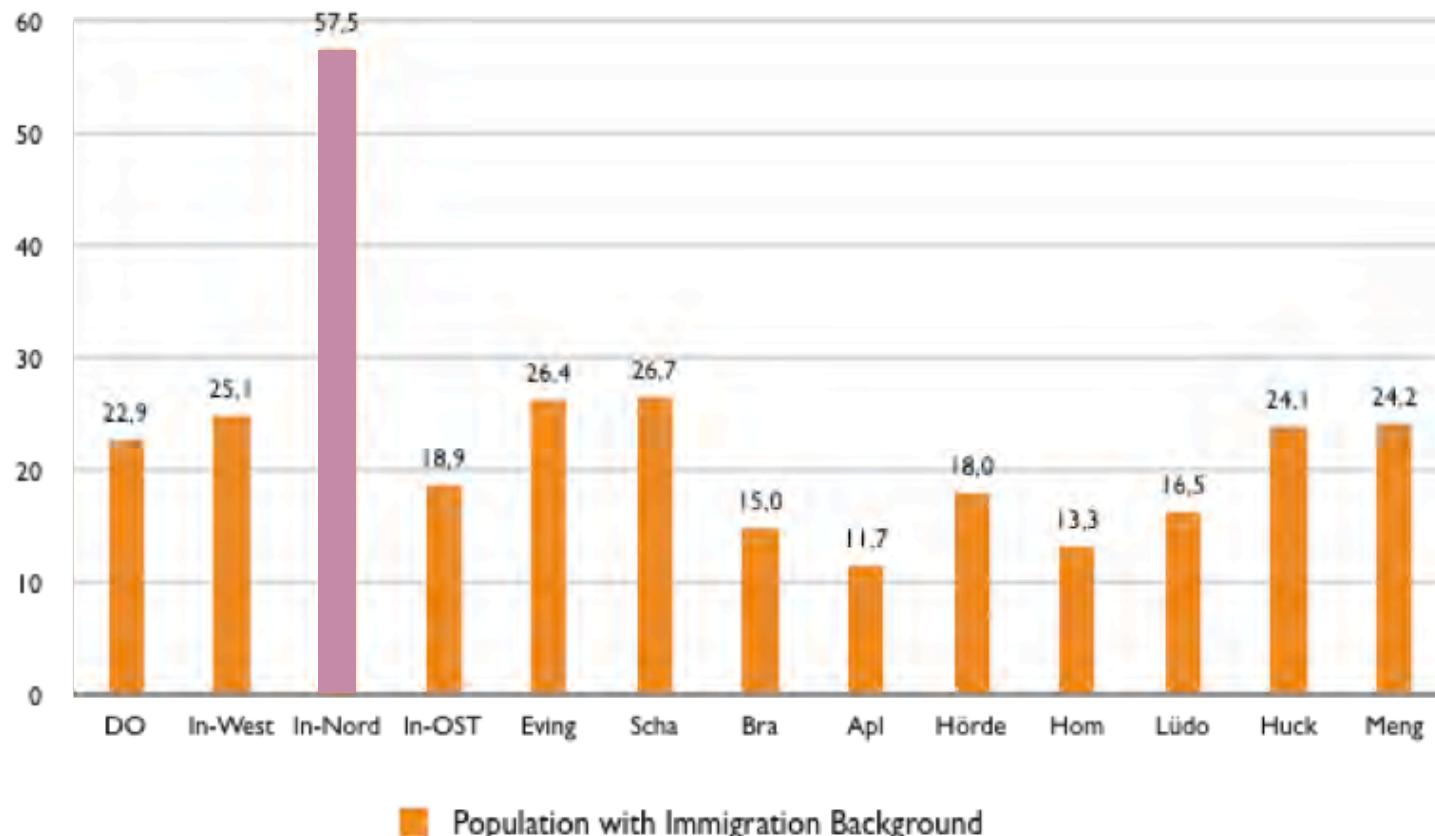
- 585.000 City of Dortmund (05)
- 54.000 population (05)
- 41,1 % non-citizens (05)
- 57,5 % immigration background (05)
- 31,6 % unemployment (06)
- 25,4 % young people (06)



Ethnic Segregation in Dortmund (1)

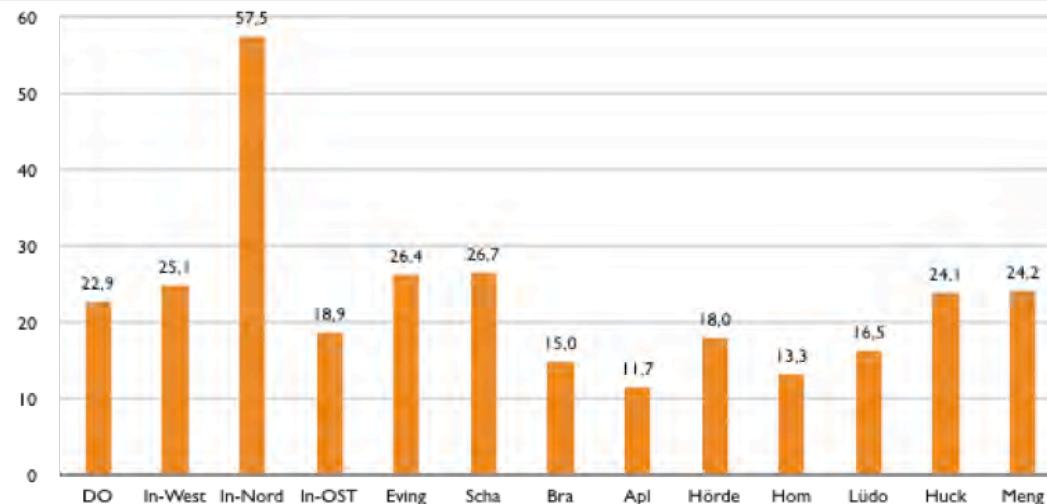


Ethnic Segregation in Dortmund (2)

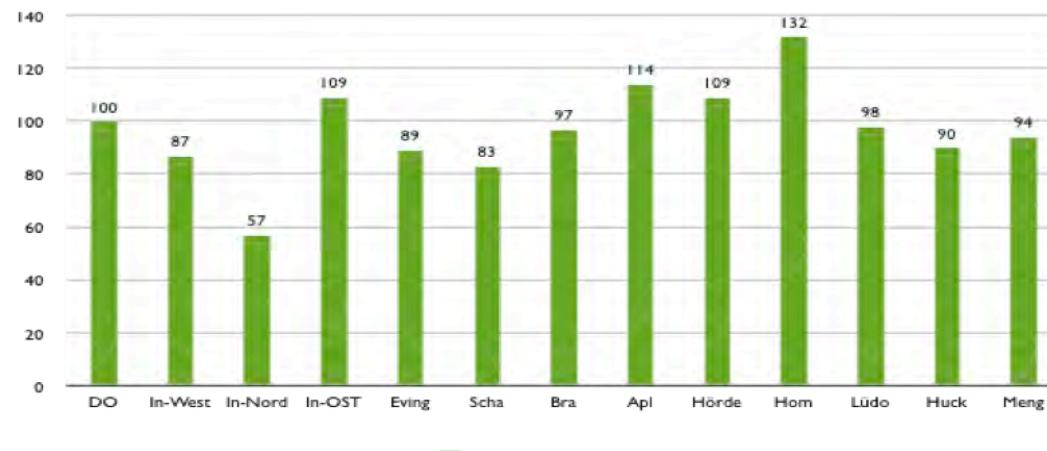


Numbers taken from: Stadt Dortmund: Sozialstrukturatlas 2005, Dortmund 2007, S. 29
http://www1.dortmund.de/upload/binarydata_do4ud4cms/43/02/15/00/00/00/150243/Sozialstrukturatlas.pdf

Social and Ethnic Segregation in Dortmund



■ Population with Immigration Background



■ Income-Index

Numbers taken from: Stadt Dortmund: Sozialstrukturatlas 2005, Dortmund 2007, S. 45



Anti-Discrimination Project in the Field of Housing

Start as a model project (1997)

- Response to Racism and Xenophobia
- Funding by the State of Northrhine-Westphalia
- Part of the Network „NRW against Discrimination“

Objectives

- Raising public awareness for discrimination
- Initiation of intercultural dialogues
- Fostering intercultural sensitiveness in institutions and agencies with relevance for the housing sector

General activities

- Monitoring and documentation of discrimination in the field of housing (eg. interviews, analysis of housing projects)
- Development and implementation of innovative anti-discriminatory measures, (eg. campaigning, consultation)
- Contribution to political and scientific discourses (eg. organisation of seminars, workshops, preparation of publications)

Incentives for an Intercultural Dialogue

Documentation of a Symposium

1997



Documentation of the Anti-Discrimination Project in the Field of Housing

1999



Combating the Discriminatory Practice of Quotas in Public Housing

Newspaper Articles between 1997-99

Advertising Campaign for Fair Housing: „Welcome in the Southern Neighbourhoods“

Posters on Signboards (2002)



Diese Anzeige schaltete der Planerladen in Dortmunder Tageszeitungen.
(Foto: Karsten Fähnrich)

Newspaper Ads (2003)

Workshops with Experts (2003/2005)



2003



2005

Survey among Housing Corporations (2005/06)

Focus: Immigrants as Customers & tenant management

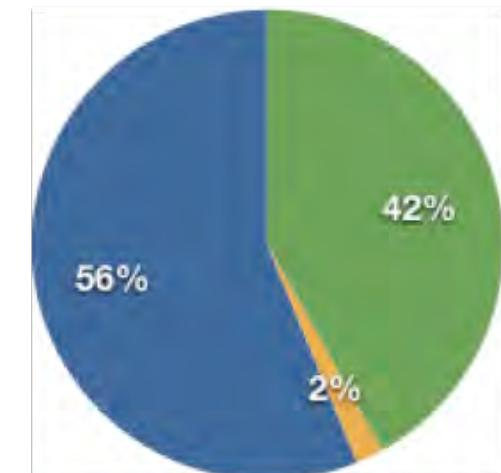
- Questionaries by letter (2005)
- Members of Association of Housing Companies in Rheinland/Westfalen (Total 500)
- Follow-up by phone (2006)



Paired-Ethnic Discrimination Testing (since 2006)

Online-Testing (2006/07)

- Pair of people with different ethnic origin (otherwise identical)
- Applied for a rental flat in an alternating rhythm (151 objects)
- Response rate 2/3 (105)
- Result: Landlords make significant differences between German and Turk
- Indication for possible unequal treatment (no solid findings)



- Response only to German
- Response only to Turk
- Response to both of them

Paired-Ethnic Discrimination Testing

Introducing the Method

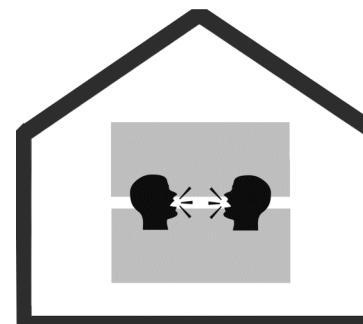
- Testing as a means to systematically document unequal treatment in getting access to housing
- Experiences in practice (situation testing) and research (evaluations) in US since the seventies
- Recommendations for the implementation of testing procedures in Germany



*Online-
Testing*



*Telephone-
Testing*



*Face-to Face-
Testing*



Inner-city Development vs. Inner-city Escape ?

- Efforts to improve the housing conditions of immigrants very much area-based (eg. Social City Programme)
- But: Issue of “Environmental Justice” still has to be addressed
- Immigrants willing to move should get assistance to make their favoured housing option accessible
- Need for a movement towards Open Communities for immigrants: Combating NIMBY and Exclusionary Zoning



Sources

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