

ANNA JOHN | Prof. Lakshmi S R

Evaluating the Inclusion of Low-Income Groups in Mixed Income Public Housing Developments – A Case of Thiruvananthapuram City

India's urban housing shortage is estimated to be 18.78 million as of 2012, out of which almost 90% would be needed for Economically Weaker Sections and Lower Income Groups, whose annual incomes range from less than 3 lakhs and from 3 lakhs to 6 lakhs, respectively. It is in this context that safe and inclusive housing for all takes precedence, as per the 11th Sustainable Development Goal. Mixed income housing developments are envisioned to be inclusionary and are credited to promote sustainable communities and cities. This type of development was promoted by public agencies in Kerala, such as the Kerala State Housing Board, during 1970-90 through their layout schemes, a large portion of which was implemented in Trivandrum City. The aim of this study is to evaluate the socio-economic inclusion of lower income groups in these mixed income public housing developments in Trivandrum City. Through case studies, the scope and potentials of mixed income housing was identified. A framework for evaluating socio-economic inclusion was derived through literature review. Three domains have been identified, which are broadly categorised into economic, social and spatial domains – that is a by-product of socio-economic domains. The factors and indicators under these domains have been classified into six levels which are – Household, Dwelling Unit, Physical Condition of Dwelling Unit, Common Amenities, Social Attributes and Neighbourhood Attributes. From this framework, a questionnaire tool was developed. This tool was tested on the primary study area, first for a pilot study conducted in five scheme areas and then for the detailed study of the two selected housing schemes. The findings from this study shows that while economic inclusion is fairly evident in mixed developments, social inclusion lags behind pointing to the fact that merely mixing incomes in an area may not guarantee social inclusion. The contributing factors for such a disparity have been identified and discussed in the findings. The conclusion elaborates on the possibilities of the mixed approach going forward and its role in building cities and human settlements that are 'inclusive, safe, resilient and sustainable'.

Keywords: *Mixed Income Housing, Inclusion, Social Inclusion, Economic Inclusion, Affordable Housing*