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# THE IMPACT OF SOCIAL AND AFFORDABLE HOUSING ON SOCIETAL ATTITUDE – A SYSTEMATIC REVIEW OF THE LITERATURE

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## ABSTRACT

The societal implications of public attitudes towards terminology pertaining to “social housing” and “affordable housing” are considered, with a focus on the implications for society, community, and policy approaches to the sustainable establishment of homes for all. The study identifies information about researchers, models, frameworks, and tools focused on the chosen themes. A systematic review of literature, which examines the terms “social housing” and “affordable housing”, was conducted to examine key issues related to economic stability, economic efficiency, health, and social integration of residents in different national contexts. For this four databases were used: ScienceDirect, Emerald Insight, Mendeley, and ACM Digital Library. This paper provides detailed information on the most recent scientific articles focusing on social and affordable housing issues in relation to societal attitudes. The results indicate that social and affordable housing contribute to poverty reduction and improved resident well-being. Misconceptions concerning such initiatives impede their progress. The discussion focuses on analytical tools such as Latent Dirichlet Allocation (LDA), Structural equation model (SEM), and pre-tenancy affordability assessments, which are employed to understand resident sentiment and the intricacies of housing. The paper clarifies public attitudes and opinions, policy mechanisms, and emerging research trends related to social and affordable housing concepts. The findings offer insights that can help policymakers, urban planners, and community stakeholders effectively address housing affordability challenges while promoting inclusive, resilient communities.

**Keywords:** social housing; affordable housing; housing policies; affordability; societal attitude

**JEL Classification:** I30, M14, O18, R23

## 1. INTRODUCTION

The impact of social and affordable housing on society is profound and diverse, influencing economic stability, social equity, community integration and the quality of life for residents. These impacts can be observed across various domains, including the reduction of poverty, improvement in public health and promotion of social integration. The multifaceted nature of these factors results in conflicting attitudes, where while the necessity for affordable housing is acknowledged, the support for its implementation is limited and rejected in numerous cities and municipalities.

In consideration of the return perspective, the determination of rental prices for newly constructed apartments that are affordable for a demographically significant segment of the population has encountered challenges. While Germany is not facing a housing shortage, a pronounced discrepancy exists between supply and demand for housing, characterised by a migration of residents from regions with less developed infrastructure. This results in a worsening of the quality of housing in rural areas, while metropolitan areas face substantial challenges in meeting their housing needs. Social housing systems ensure security and low-cost living conditions, which are effective in addressing these issues and enabling families to move beyond the poverty cycle (Freedman & McGavock, 2015). Family members can in turn prioritise education, access to healthcare and other necessities for living and well-being.

Further research indicates that affordable housing has a positive effect on public health. Studies demonstrate that individuals living in secure and affordable housing report enhanced health outcomes in comparison to those living in insecure housing situations (Zhao *et al.*, 2021). The focus on the significance of the quality of public space in affordable housing developments acknowledges the potential of strategically designed community spaces to encourage social engagement and improve the well-being of residents. Conversely, inadequate housing conditions can result in increased stress and health concerns, emphasising the importance of providing adequate and affordable housing as a strategy to advance public health.

The social impacts of affordable housing extend beyond individual well-being to include community cohesion and social integration (Smith, 2011). The accumulation of disadvantaged groups in certain neighbourhoods can lead to social deprivation and immobility, resulting in exacerbated problems of exclusion and segregation. Affordable housing initiatives that promote mixed-income communities are able to reduce the effects of these problems by encouraging diverse social interactions and reducing segregation. The manner in which the concept of affordable and social housing is presented exerts a substantial influence on public acceptance, emphasising the relevance of effective communication to address concerns and cultivate support for housing policy. This discourse has evolved over time, leading to the establishment of the perception of the housing

initiative as a response to the needs and aspirations of the community. The fundamental distinction between housing policy and urban planning lies in the differentiation between social housing and affordable housing. These two terms, while conceptually similar, denote distinct objectives and are often used to refer to diverse groups of housing. A comprehensive understanding of these distinctions is imperative for policymakers, researchers, and stakeholders to address housing needs and challenges effectively.

This paper provides a systematic review of literature focussing on the differentiated perspective and presents the positions of social and affordable housing. Research on affordable housing is multidimensional in scope, encompassing economic, psychological, and social variables. Given the multi-dimensional and complex nature of these concepts, numerous scales, and frameworks for evaluating these variables have undergone development. These can be used to contribute to a better understanding of the effects of affordable housing on both individuals and communities. The paper places emphasis on the psychological and social dimensions, with a view to highlighting societal attitudes and requirements with regard to affordable housing. The paper seeks to address the following overall research questions: What are the social and economic effects of labelling housing initiatives and housing types as social housing versus affordable housing? In order to explore this issue, the following secondary research questions are looked at: (a) Which articles do involve both the terms social housing and affordable housing in relation to societal attitudes? (b) What information are provided in these articles? (c) What kind of models, frameworks or tools do these articles present?

## **2. LABELLING AS SOCIAL OR AFFORDABLE HOUSING**

The provision of social housing and affordable housing is of fundamental importance in the context of urban development and social governance, but they are often defined and interpreted differently in different social contexts.

The term “affordable housing” is subject to varied definitions and perceived meanings, which can influence its implementation and social acceptance. The classification of affordable housing is typically determined by its accessibility for low- and middle-income households, often characterised by rent or mortgage payments that do not exceed a certain percentage of household income, commonly set at 30% or less. The viability of this classification is challenged by rising market prices and growing socio-economic disparities. Whilst the term “affordable” is often considered to be a reliable indicator of housing costs, it is important to note that this can vary depending on local market conditions and the specific criteria set by governments or housing authorities in various countries. For instance, the concept of affordability in England is characterised by social reforms that have resulted in conditionality and exclusion, particularly for middle-income

households that find themselves financially unable to obtain housing within the market (Preece *et al.*, 2019). The affordable housing sector encompasses a variety of housing forms, including rental housing, owner-occupied housing, and social housing. Specifically designed to meet the needs of low- and middle-income families, affordable housing serves as a safety net for those who have difficulty accessing housing at market rates (Lai *et al.*, 2023; Ahmadi *et al.*, 2024). The diversity of affordable housing models encompasses social housing, non-profit housing, and private sector initiatives offering below-market rents, among others. The perception of affordable housing among consumers is influenced by the concept of the right to housing and the negative connotations often associated with it (Thomas *et al.*, 2024). These attitudes have the potential to hinder the acceptance and support of affordable housing initiatives, as they are associated with stereotypes and ideological prejudices. The social stigmatisation associated with affordable housing can result in public opposition (Tighe, 2010).

The term “social housing” is broad in its application, encompassing a wide variety of housing types that are designed to provide affordable housing for individuals and families who might not be able to secure a home in the private market. The definition of social housing is multi-faceted and varies considerably across countries and contexts. It is generally defined as housing provided by the state or non-profit organisations, with the objective of providing housing for those in need, particularly low-income families. The fundamental principle of social housing is to provide secure and economically viable housing solutions for low-income households. The concept of social housing is characterised by its affordability, accessibility, and the overarching social objectives that guide its provision (Hansson & Lundgren, 2018). The definition of social housing should extend beyond the confines of its economic parameters, acknowledging its role in promoting social equity and inclusivity. This perspective aligns with the prevailing understanding of social housing as a means of addressing housing insecurity and homelessness, particularly among vulnerable groups (Hansson & Lundgren, 2018). The classification of social housing is characterised by criteria such as the level of rent, income thresholds for eligibility, and the types of tenants. Social housing is rental housing that is subsidised by the government or non-profit organisations, ensuring that rents remain below market rates. The requirement for housing affordability is universal, yet the capacity to pay varies considerably across diverse population groups, thereby presenting a challenge to the provision of social housing (Preece *et al.*, 2019). The health and well-being of social tenants constitute crucial aspects to be incorporated within the definition. A substantial body of research indicates that social tenants demonstrate poorer health outcomes in comparison to non-social tenants. This emphasises the need for consideration of not only the quantity but also the quality of social housing. Stable housing conditions are associated with better health outcomes, as people living in safe and decent housing are less likely to suffer from stress-related health problems.

(Freund *et al.*, 2023; Galster & Lee, 2020). Another fundamental aspect of social housing is its role in community integration. The hypothesis that social housing can improve quality of life and community integration for its residents is one that has been proven to be valid, provided that it is accompanied by support services (Fleury *et al.*, 2024). In addition to these factors, the sustainability of social housing is becoming increasingly important. The increasing societal demand for environmentally sustainable practices necessitates the integration of sustainability principles into the planning and construction of social housing. Innovative practices are required that not only maintain affordability but also enhance the health and well-being of residents (Moghayedi *et al.*, 2021).

The impact of affordable housing and social housing on society is multifaceted, influencing economic stability, social integration, and the dynamics of society. Both types of housing have been identified as a crucial mechanism for alleviating poverty and improving access to opportunities for low-income families. Affordable housing initiatives are frequently employed as instruments to reduce concentrated poverty and promote social justice. This enables low-income families to access better educational and employment opportunities. The promotion of social advancement and economic stability is possible through the provision of these two forms of housing. However, the implementation of these measures often encounters public resistance, which often manifests itself in the “Not in my backyard” phenomenon (NIMBYism). This resistance is not only based on self-interest, but is also linked to perceptions of race, class and perceived threats to property values and community safety. Research indicates that public opinion on affordable housing is influenced by stereotypes and misconceptions about the beneficiaries of these measures. A substantial proportion of the population exhibits a negative attitude towards low-income residents, associating them with criminal activity and declining property values. This stereotypical attitude often results in a lack of support for affordable housing initiatives, as individuals believe that such developments will attract individuals who are not desirable residents to their neighbourhoods. These dynamics function as a significant barrier to the successful implementation of affordable housing projects, as those responsible for planning and decision-making struggle to counteract these held perceptions. Contrary to these beliefs, studies have demonstrated that when affordable housing is implemented, local residents report positive experiences with the new residents, contradicting their initial fears. This finding suggests that the anticipated negative consequences associated with affordable housing are often baseless and rooted in irrational fears rather than empirical evidence (Tighe, 2010; Nguyen *et al.*, 2012)

The designation of affordable and social housing is a sophisticated interplay of economic realities, social perceptions, and political environments. The definitions and understanding of these types of housing are not static; they evolve with changing societal needs, economic conditions, and political landscapes, and

differ from state to state. It is therefore imperative for policymakers, urban planners and community stakeholders to engage in continuous dialogue and research to refine these labels and ensure that they accurately reflect the realities of housing needs in different contexts (Thomas *et al.*, 2024; Spaan & Abraham, 2023; Nguyen *et al.*, 2012; Ahmadi *et al.*, 2024; Tighe, 2010).

### **3. METHODOLOGY**

The literature review is the fundamental basis for scientific writing. It is through this process that researchers acquaint themselves with relevant texts and identify key authors contributing to the topic (Jesson *et al.*, 2011). For this literature review, a systematic analysis approach was employed. The systematic review involved searching for articles across three prominent databases: ScienceDirect, Emerald Insight, Mendeley, and ACM Digital Library. The search strategy employed the keywords “social housing” and “affordable housing”. The following results were generated by the search:

- 155 documents from the ScienceDirect database;
- 107 documents from the Emerald database, and;
- 37 documents from the Mendeley database, and;
- 20 documents from the ACM Digital Library database.

Following a review of the documents in duplicate, a total of 256 articles were obtained, of which 114 were publicly available in electronic form. The titles and keywords of these articles were then evaluated to identify those dealing with the terms “social housing” and “affordable housing” in the context of labelling and framing the issue. This process resulted in the selection of 39 articles for further review. The abstracts of these articles were then read, and 23 articles were selected for a full review. Following a methodical review of these articles, with a particular focus on identifying articles that dealt with frameworks, models or instruments related to social and affordable housing, a select group of 18 documents was identified for the final analysis phase.

**Table 1** Reviewed literature

No	Literature	Aim
1	Granath Hansson, A., & Lundgren, B. (2018). Defining Social Housing: A Discussion on the Suitable Criteria. <i>Housing, Theory and Society</i> , 36 (2), 149–166. <a href="https://doi.org/10.1080/14036096.2018.1459826">https://doi.org/10.1080/14036096.2018.1459826</a>	The paper aims to improve understanding of social housing by establishing clear defining criteria. It examines a range of definitions and descriptions of social housing systems across Europe and evaluates five potential criteria from the extant literature to assess their sufficiency and necessity in formulating a comprehensive definition.
2	Lai, L. X., Wong, P. F., & Yong, F. Y. Y. (2023). Investigating the influence of homebuyers' sociodemographic factors on preferences of sustainable affordable housing. <i>International Journal of Strategic Property Management</i> , 27 (4), 261–274. <a href="https://doi.org/10.3846/ijspm.2023.20200">https://doi.org/10.3846/ijspm.2023.20200</a>	This paper explores the impact of sociodemographic characteristics on the preferences of homebuyers for sustainable and affordable housing in Malaysia. The fundamental objective of this research initiative is to comprehend the manner in which diverse demographic characteristics influence expectations and preferences associated with the provision of affordable housing.
3	Spaan, M., & Abraham, Y. S. (2023). Barriers to and Enablers of Affordable Housing Construction: Insights from Construction Industry Professionals. <i>Engineering Proceedings</i> , 53 (1), 36. <a href="https://doi.org/10.3390/OCBD2023-15213">https://doi.org/10.3390/OCBD2023-15213</a>	This paper examines the barriers and opportunities for the construction of affordable housing from the perspective of construction industry professionals. This article has been developed for the purpose of identifying the factors that influence the successful delivery of affordable housing projects and to provide insights that can guide construction policy and practice.
4	Thomas, V. L., Karande, K., & Airani, R. (2024). Exploring Consumer Sentiment toward Affordable Housing. <i>Journal of Macromarketing</i> , 0 (0). <a href="https://doi.org/10.1177/02761467241290795">https://doi.org/10.1177/02761467241290795</a>	The objective of the paper is threefold: firstly, to establish a framework for the affordable housing ecosystem; secondly, to explore the attitudes of people who are not beneficiaries of affordable housing in relation to the subject; and thirdly, to identify effective communication strategies for gaining support for affordable housing initiatives. The key themes include the right to housing and the negative connotations that are often associated with affordable housing.
5	Coupe, T. (2021). "How global is the affordable housing crisis?", <i>International Journal of Housing Markets and Analysis</i> , 14(3), 429-445. <a href="https://doi.org/10.1108/IJHMA-04-2020-0040">https://doi.org/10.1108/IJHMA-04-2020-0040</a>	The paper addresses the global dimensions of the affordable housing crisis and highlights the lack of literature on the transferability of housing policies in different contexts. By examining a variety of case studies, including from Europe and Asia, the paper illustrates the challenges and opportunities involved in transferring effective housing policies.
6	Nguyen, M. T., Basolo, V., & Tiwari, A. (2012). Opposition to Affordable Housing in the USA: Debate Framing and the Responses of Local Actors. <i>Housing, Theory and Society</i> , 30 (2), 107–130. <a href="https://doi.org/10.1080/14036096.2012.667833">https://doi.org/10.1080/14036096.2012.667833</a>	The paper analyses the resistance to affordable housing in the US, focusing on the framing of debates and the reactions of local individuals and groups. By examining the factors that shape public perception, the paper contributes to more effective communication and greater engagement in the area of affordable housing.
7	Preece, J., Hickman, P., & Pattison, B. (2019). The affordability of "affordable" housing in England: conditionality and exclusion in a context of welfare reform. <i>Housing Studies</i> , 35 (7), 1214–1238. <a href="https://doi.org/10.1080/02673037.2019.1653448">https://doi.org/10.1080/02673037.2019.1653448</a>	The paper examines the affordability of affordable housing in England, focusing on the conditions and exclusion experienced by different income groups in the context of welfare reform.



**Table 1** Reviewed literature (Continued)

- 8 Tighe, J. R. (2010). Public Opinion and Affordable Housing: A Review of the Literature. *Journal of Planning Literature*, 25 (1), 3-17. <https://doi.org/10.1177/0885412210379974>
- This paper provides a review of the existing literature on public opinion regarding the issue of affordable housing. It also offers a historical analysis of the role of top-down planning in shaping community engagement in land use decisions. By examining the dynamics between private interests and public needs, this review emphasises the significance of community participation in shaping housing policy that is equitable and responsive to local needs.
- 9 Ahmadi, R., Asemami, M., Hamidi, N. *et al.* Analyzing the relationship between place attachment and residential satisfaction through the mediation of social capital- the case of affordable housing. *J Hous and the Built Environ* **39**, 1843–1865 (2024). <https://doi.org/10.1007/s10901-024-10146-1>
- The paper analyses the relationship between place and housing satisfaction in the context of affordable housing, focusing on the mediating role of social capital. The analysis examines how emotional attachments to the local environment influence levels of satisfaction and the sense of community amongst residents.
- 10 Fu, J., Ding, S., & Yu, X. (2023). How to Increase the Participation of Private Organizations in the Construction of Affordable Housing? Evidence from Hangzhou, China. *Emerging Markets Finance and Trade*, 59 (8), 2440–2455. <https://doi.org/10.1080/1540496X.2023.2190842>
- The paper investigates strategies for increasing the involvement of private entities in the construction of affordable housing in Hangzhou, China. It provides innovative approaches to the strengthening of the role of private institutions in the development of affordable housing.
- 11 Moghayedi, A., Awuzie, B., Omotayo, T., Le Jeune, K., Massyn, M., Ekpo, C. O., Braune, M., & Byron, P. (2021). A Critical Success Factor Framework for Implementing Sustainable Innovative and Affordable Housing: A Systematic Review and Bibliometric Analysis. *Buildings*, 11 (8), 317. <https://doi.org/10.3390/buildings11080317>
- This paper conducts a systematic review and bibliometric analysis with the objective of identifying critical success factors (CSFs) for the implementation of sustainable, innovative and affordable housing. The study categorises these factors into four interconnected categories: housing design, house elements, production methods and technology.
- 12 Galster, G., & Lee, K. O. (2020). Housing affordability: a framing, synthesis of research and policy, and future directions. *International Journal of Urban Sciences*, 25 (sup1), 7–58. <https://doi.org/10.1080/12265934.2020.1713864>
- The paper provides a comprehensive summary of research and policy related to housing affordability. It outlines the current understanding of issues related to housing affordability and suggests future directions for research and policy development.
- 13 Wetzstein, S. (2021). Toward Affordable Cities? Critically Exploring the Market-Based Housing Supply Policy Proposition. *Housing Policy Debate*, 32 (3), 506–532. <https://doi.org/10.1080/10511482.2021.1871932>
- The paper critically examines the proposal of a market-oriented housing policy that aims to create affordable cities. The viability and impact of such a policy are evaluated, and its effectiveness in addressing the underlying issues of housing affordability is explored.
- 14 Rink, D., & Egner, B. (2021). Local housing markets and local housing policies: a comparative analysis of 14 German cities. *International Journal of Housing Policy*, 22 (3), 430–450. <https://doi.org/10.1080/19491247.2021.1930358>
- The paper conducts a comparative analysis of local housing markets and policies in 14 German cities, with a view to identifying patterns and variations in housing policy responses to local market conditions.
- 15 Paisi, M., Allen, Z., & Shawe, J. (2023). New Home, New You: A retrospective mixed-methods evaluation of a health-related behavioural intervention programme supporting social housing tenants. *Health expectations : an international journal of public participation in health care and health policy*, 26 (2), 752–764. <https://doi.org/10.1111/hex.13700>
- The paper presents a retrospective mixed-methods evaluation of a health-related behavioural intervention programme for tenants of social housing. The aim of the study is to assess the impact of the intervention on the mental well-being and health-related behaviour of social housing inhabitants.

**Table 1** Reviewed literature (Continued)

16 Koebel, C., Lang, R., and Danielsen, K. (2004). Community acceptance of affordable housing. Virginia: National Association of Realtors, Virginia Tech Center for Housing Research and Metropolitan Institute. [online] Available at: <a href="https://digitalscholarship.unlv.edu/sea_fac_articles/350">https://digitalscholarship.unlv.edu/sea_fac_articles/350</a> [31st March 2024]	The paper provides a comprehensive examination of the historical and contemporary factors influencing housing policy in the United States. The argument is presented that a nuanced understanding of the relationship between political, economic, and social elements is needed in order to understand how access to housing and its affordability are impacted.
17 Freund, M., Clapham, M., Ooi, J. Y., Adamson, D., Boyes, A., & Sanson-Fisher, R. (2023). The health and wellbeing of Australian social housing tenants compared to people living in other types of housing. <i>BMC public health</i> , 23 (1), 2334. <a href="https://doi.org/10.1186/s12889-023-17267-2">https://doi.org/10.1186/s12889-023-17267-2</a>	The paper compares the health and wellbeing of social housing residents with those living in other forms of housing.
18 Gao, J., Hu, H., & He, H. (2023). Functional Hearing Impairment, Psychological Resilience, and Social Well-Being Among Chinese Older Adults in Low-Income Households. <i>Journal of speech, language, and hearing research : JSLHR</i> , 66 (6), 2141–2154. <a href="https://doi.org/10.1044/2023_JSLHR-22-00209">https://doi.org/10.1044/2023_JSLHR-22-00209</a>	This paper explores the relationship between functional hearing loss, psychological resilience and social well-being in older adults in low-income households. The aim of this research is to explore how these factors interact and affect the quality of life of this population group.

## 4. RESULTS

This section discusses the results of the selected 18 journal articles. This discussion encompasses both the similarities and differences in research methodology and practice, as well as bibliometric information of the research, such as main authors, keywords, journals in which the research are published in, the temporal scale, and the models, frameworks, or instruments employed. Table 1 provides a comprehensive list of the reviewed articles reviewed and their aims.

### **Similarities and differences between reviewed literature**

The extant literature on the subject of affordable housing comprises a number of articles that demonstrate a variety of similarities in the issues at hand, provide frameworks and models, present bibliometric analyses, and offer detailed guidelines for practitioners and stakeholders. A close examination of these articles reveals that the issue of affordable housing is not monolithic, but rather is shaped by a variety of factors, including economic conditions, cultural contexts, public attitudes, and political frameworks. The varying emphases - ranging from consumer psychology and public opinion to the efficiency of economically oriented policies and the role of private initiatives - emphasise the multifaceted nature of addressing housing affordability issues in diverse geographical locations and demographic groups. Out of 18 articles reviewed, 9 articles (4, 5, 6, 7, 8, 9, 12, 13, 14) contain similarities in the field of affordable housing in relation to economic differences, housing sustainability and public opinion and attitudes towards affordable housing (see Table 1). Articles 2, 4, 7, 9, 11 and 12 provide

information on models, frameworks, and tools. Another article, number 11, presents the results of bibliometric analyses. Two of them, articles 3 and 8, contain detailed guidelines for planning and housing construction to promote positive social attitudes towards affordable housing. Article 15 provides an evaluation of health-related measures for low-income tenants of social housing in the context of other forms of housing. The involvement of private organisations in the construction of affordable housing is the subject of article 10.

### **Models, frameworks, and tools**

A total of 6 articles present research on models, frameworks or tools developed with affordable housing in mind. None of the articles present the same model, framework, or tool. Table 2 briefly presents occurrences and a summary of each article.

An important framework used in the analysis of affordable housing is the Latent Dirichlet Allocation (LDA), as formulated by Thomas (Thomas *et al.*, 2024). This places importance on the co-occurrence of words within and across texts and the latent themes or topics that constitute texts, as well as the words that comprise each topic. The authors identified six critical themes that summarise consumer sentiment around affordable housing: the right to housing, negative connotations associated with affordable housing, presumed benefits, nuanced understanding, correlations with education, and challenges arising from a lack of affordable housing. In terms of affordable living and its associated issues, the work of Preece (Preece *et al.*, 2019) emphasises the economic dimensions of the problem. The pre-tenancy affordability assessments tool demonstrates that housing affordability is not merely a function of market conditions but is also influenced by social policy mechanisms that regulate access to housing resources. The critical success factor framework (CSFs) presented by Moghayedi provides a systematic approach to understanding the interactions between sustainable, innovative, and affordable housing (Moghayedi *et al.*, 2021). The authors used a bibliometric analysis to identify four interconnected facets deemed essential to the creation of sustainable, innovative, and affordable housing: housing design, housing elements, housing production methods, and housing technology. The research by Lai (Lai *et al.*, 2023) further contributes to the understanding of consumer preferences in the affordable housing market by utilising Spearman correlation analysis to analyse the influence of sociodemographic factors on the preferences of homebuyers. The findings reveal variations in preferences for social and affordable housing across demographic groups, including gender and generation. In establishing a structural equation model, Ahmadi (Ahmadi *et al.*, 2024) facilitates the examination of local bonds and housing satisfaction. The provision of affordable housing impacts social dynamics, emphasising the necessity to consider relationships between residents within a community, as these relationships can influence their perspective and experience of housing. The work

of Galster and Lee (Galster & Lee, 2020) provides a contribution to the existing discourse on housing affordability by offering a comprehensive overview of the related research and policy. Using the income ratio model, they situated their discussion within a broader socioeconomic context. Their work emphasises the need for a more nuanced understanding of housing affordability, highlighting the importance of considering geographic and contextual factors that extend beyond simple definitions.

The application of the knowledge gained from these studies enables stakeholders to address the challenges of affordable housing more effectively and to find equitable solutions.

**Table 2** Models, frameworks, and tools

Literature	Model	Summary
Lai, L. X., Wong, P. F., & Yong, F. Y. Y. (2023). Investigating the influence of homebuyers' sociodemographic factors on preferences of sustainable affordable housing. <i>International Journal of Strategic Property Management</i> , 27 (4), 261–274. <a href="https://doi.org/10.3846/ijspm.2023.20200">https://doi.org/10.3846/ijspm.2023.20200</a>	Spearman correlation analysis (statistical model)	This analysis reveals the complex relationships between socio-demographic factors (e.g. income level, marital status, education level, and household composition) and housing preferences, thus contributing to the development of tailored and effective affordable housing solutions that meet the needs and expectations of different demographic groups.
Thomas, V. L., Karande, K., & Airani, R. (2024). Exploring Consumer Sentiment toward Affordable Housing. <i>Journal of Macromarketing</i> , 0 (0), 1-16. <a href="https://doi.org/10.1177/02761467241290795">https://doi.org/10.1177/02761467241290795</a>	Latent Dirichlet Allocation (LDA; statistical model)	This model provides a methodology for the identification of the attitudes and perceptions of various stakeholders towards affordable housing. It provides a quantitative assessment and categorisation of the advantages of affordable housing, the right to housing and the challenges arising from the negative connotations associated with affordable housing (stereotypes, misunderstandings).
Preece, J., Hickman, P., & Pattison, B. (2019). The affordability of "affordable" housing in England: conditionality and exclusion in a context of welfare reform. <i>Housing Studies</i> , 35 (7), 1214–1238. <a href="https://doi.org/10.1080/02673037.2019.1653448">https://doi.org/10.1080/02673037.2019.1653448</a>	Pre-tenancy affordability assessments tool	The tool assesses the financial risk posed by potential tenants when a property is re-let. The tool employs a range of risk indicators, including credit ratings, geographical location, identification documents, and data from previous landlords. The impact of the tool is profound because it can result in increased barriers for low-income households, who may be excluded from affordable housing options due to strict financial assessments.
Ahmadi, R., Asemani, M., Hamidi, N. et al. Analyzing the relationship between place attachment and residential satisfaction through the mediation of social capital- the case of affordable housing. <i>J Hous and the Built Environ</i> 39, 1843–1865 (2024). <a href="https://doi.org/10.1007/s10901-024-10146-1">https://doi.org/10.1007/s10901-024-10146-1</a>	Structural equation model (SEM; statistical model)	The model analyses the relationships between place attachment (PA), place identity (PI), place dependence (PD), social capital (SC) and residential satisfaction (RS) in the context of affordable housing. SEM is used to test hypotheses about the direct and indirect effects of PA, PI and PD on RS, with SC serving as a mediator variable. The findings contribute to the understanding of how emotions influence the attachment to a place, and how this attachment affects residential satisfaction.
Moghayedi, A., Awuzie, B., Omotayo, T., Le Jeune, K., Massyn, M., Ekpo, C. O., Braune, M., & Byron, P. (2021). A Critical Success Factor Framework for Implementing Sustainable Innovative and Affordable Housing: A Systematic Review and Bibliometric Analysis. <i>Buildings</i> , 11 (8), 317. <a href="https://doi.org/10.3390/buildings11080317">https://doi.org/10.3390/buildings11080317</a>	Critical success factor framework (CSFs)	The CSFs are organised into several key categories (e.g. elements of houses, production methods for housing, and housing technology) that cover various aspects of the design, construction and operation of housing. These aspects are crucial to the sustainability and affordability of housing projects. The CSF framework can be regarded as a fundamental basis for the development of sustainable, innovative, affordable housing for low-income households.
Galster, G., & Lee, K. O. (2020). Housing affordability: a framing, synthesis of research and policy, and future directions. <i>International Journal of Urban Sciences</i> , 25 (sup1), 7–58. <a href="https://doi.org/10.1080/12265934.2020.1713864">https://doi.org/10.1080/12265934.2020.1713864</a>	income ratio model	The income approach model operates under the assumption that housing is affordable if total housing costs (including rent and utilities) do not exceed a certain percentage of household income, which is typically set at 30%. This indicator provides policymakers with a practical tool for assessing and solving affordability problems in different housing markets.

### Authors and research locality

The contributions under review were authored by a total of 58 different individuals. Geographically, these authors derived from a total of 12 countries, as illustrated in Table 3.

**Table 3** List of country of origin of authors

Country	Author
United States	14
Great Britain	9
South Africa	7
Iran	6
China	6
Australia	6
Malaysia	3
Sweden	2
Germany	2
India	1
New Zealand	1
Singapore	1

### Keywords

As illustrated in Figure 1, a cloud of tags is displayed with the keywords quoted in the selected articles.



**Figure 1** Word cloud

## Journals

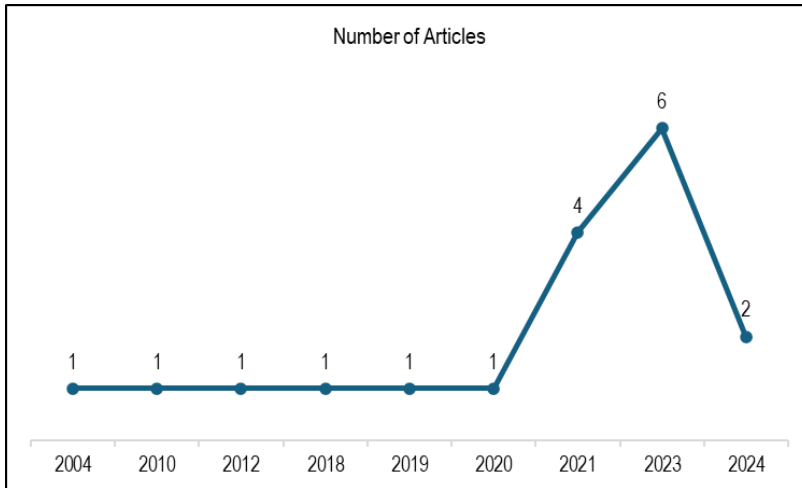
A total of 25 articles were published in 25 journals. The following table (Table 4) shows the five journals with the highest impact factor in which articles were published.

**Table 4** Journals impact factor

Journals	Articles	Impact Score 2024
<i>Journal of Planning Literature</i>	1	5.54
<i>Emerging Markets Finance and Trade</i>	1	4.40
<i>Housing Policy Debate</i>	1	3.85
<i>BMC Public Health</i>	1	3.79
<i>International Journal of Urban Sciences</i>	1	3.73
<i>Buildings</i>	1	3.58
<i>Journal of Macromarketing</i>	1	3.52
<i>Housing, Theory and Society</i>	1	3.47
<i>Health expectations</i>	1	3.32
<i>Housing Studies</i>	1	3.17
<i>International Journal of Housing Policy</i>	1	2.61
<i>Journal of Speech, Language, and Hearing Research</i>	1	2.31
<i>Theory and Society</i>	1	2.18
<i>Journal of Housing and the Built Environment</i>	1	2.17
<i>International Journal of Strategic Property Management</i>	1	1.97
<i>International Journal of Housing Markets and Analysis</i>	1	1.83
<i>Engineering Proceedings</i>	1	0.83

## Year of publication

A content analysis of the reviewed articles was implemented, and the publication year was verified. The articles were published between 2004 and 2024 (the analysis was conducted in December 2024), with the year 2023 having the highest publication count of six articles on the subject. A further analysis of the publication years of the documents revealed that the “social housing” and “affordable housing” topic has only become popular during the last four years (see Figure 2).



**Figure 2** Timeline of publications

## 5. DISCUSSION AND CONCLUSION

A systematic review of the social impact of public attitudes towards social and affordable housing has been completed, leading to the identification of key issues. These include the economic stability, social equity, and public health benefits associated with such housing. A review of 18 selected journal articles has been conducted, highlighting models, frameworks, and tools such as Latent Dirichlet Allocation and the pre-tenancy affordability assessments before moving in to measuring public attitudes. The review indicates that social and affordable housing can reduce poverty, enhance public health, and encourage social integration. It is important to note that social and affordable housing do face challenges due to misunderstandings, misconceptions, negative comments, and public stigmatisation. The findings emphasise the pivotal role of social and affordable housing in enhancing community well-being, mitigating poverty, and fostering social integration. The social acceptance of such initiatives, which is a crucial factor in their success, often depends on the design and labelling of the construction projects. Public resistance, influenced by stereotypes and the "Not in my backyard" phenomenon, indicates the need for evidence-based communication and lobbying strategies. The reviewed literature provides models and frameworks that illustrate the complexity of the relationship between housing affordability and its connection to economic, social policy, public opinion and attitudes. The findings have implications for urban planners, policymakers, and community stakeholders. Addressing misconceptions and cultivating public support are identified as pivotal in ensuring the effective implementation of housing initiatives. The integration of sustainability principles into social and



affordable housing projects is of further critical importance, reflecting broader societal shifts towards environmental sustainability and environmental responsibility. Despite the comprehensive character of the review of the literature, its limitations are due to its reliance on literature from selected databases, which may have resulted in the exclusion of other relevant works. The analysis is primarily focused on conceptual and qualitative interpretations rather than on quantitative impacts. The potential for geographic and cultural biases to influence the reviewed studies is a further limitation, as these biases may not reflect global dynamics in housing.

On the basis of the findings and discussions presented in this article, recommendations for further research can be made. The exploration of novel policy instruments, such as social housing bonds and public-private partnerships, can facilitate the development of sustainable financing models.

- Which policy frameworks and financial mechanisms can ensure equitable access to housing for different socio-economic groups without fostering segregation?

Addressing public resistance is an essential component of the success of housing policy. The investigation will encompass an analysis of the role of media, education, and public participation in planning.

- Which communication strategies have the greatest efficacy in countering public misunderstandings and resistance (e.g. NIMBYism) to affordable housing projects?

The demand for environmentally responsible practices requires research into innovative solutions that do not compromise affordability.

- How can sustainability principles be effectively integrated into the design and management of affordable housing with a view to achieving a synthesis between economic viability and environmental objectives?

The adaptation of housing to the needs of different population groups has the potential to promote satisfaction and integration.

- How do demographic variables such as age, gender, and income level influence preferences for social and affordable housing characteristics?

It is recommended that research be conducted into the health consequences in further detail, with a view to gaining insights into how housing projects designed with the well-being of residents as a priority might be developed.

- How do diverse types of affordable and social housing, compared to market-rate housing, affect the physical and mental health of residents?

To date, the focus of research has been on short-term results. Longitudinal studies, in contrast, are designed to identify sustainable impacts and emerging challenges.

- What are the long-term impacts of affordable and social housing on individual well-being, community integration and economic mobility?

The issue of affordable and social housing is of fundamental relevance, as it represents a basic human need and, in addition, it is a solution to significant societal challenges, including economic and social injustice, homelessness and health inequalities. The promotion of equal access to housing is a matter of social and economic significance, as evidenced by the positive correlation between housing affordability and community well-being, economic stability, and social cohesion. Integrating environmental sustainability into housing policy is in alignment with broader global efforts to confront climate change. Ensuring the long-term success of these measures requires a comprehensive and strategic approach to understanding and addressing the resistance, opposition, and misunderstandings of the society.

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