



Housing Survey 2020

Summary of findings



Survey Methodology

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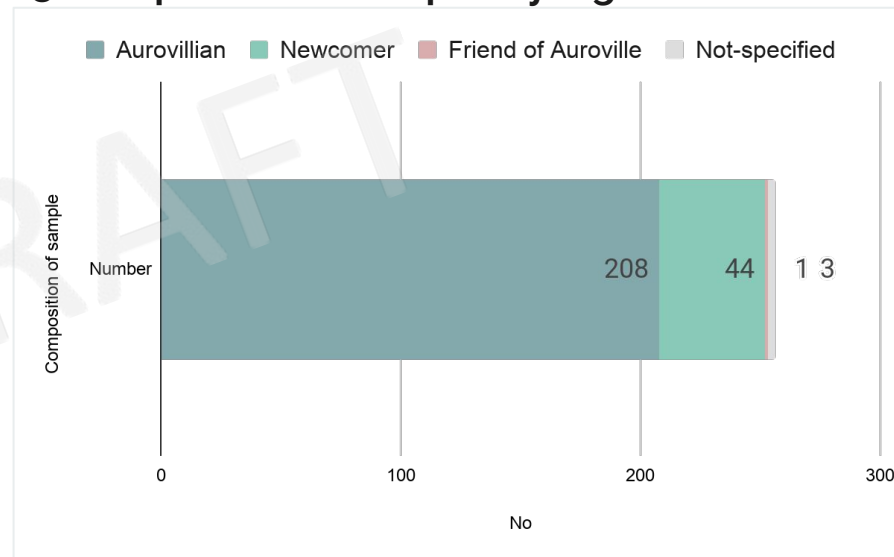
1: Details of sample size

Total unique entries	286
English	251
Tamil	5
French	30*

2: Comparison of sample composition (by reg status) with composition of total population

Reg. status	Total population	Survey sample*
Aurovillians (including Auroville child)	85%	81.3%
Newcomer (including Newcomer child)	13.2%	17.2%
Friend of Auroville	1.2%	0.4%

3: Composition of sample (by reg status)



No one under the age of 20 participated in this survey.

4: Data-collection framework

Part I

Indiv profile	Demographic Gender Age Reg status
Existing housing situation	Social Household type
	Economic Tenure/ Allocation type Contributions
	Physical/Built env. Unit type Vehicle usage
	Stay experience

Part II-Qs based on needs

Transfers/ New allocations	Economic Timeline Resources
	Physical/Built env. Pref unit type Pref location Pref no of bedrooms
	Stewarding OLL Pref kitchen facility Ancillary facilities Hurdles
Modifications	Economic Funding plan
	Physical/Built env. Work to be undertaken
	Hurdles
Other	Economic Funds/ Skill support

Part III

Recommendations at township- level



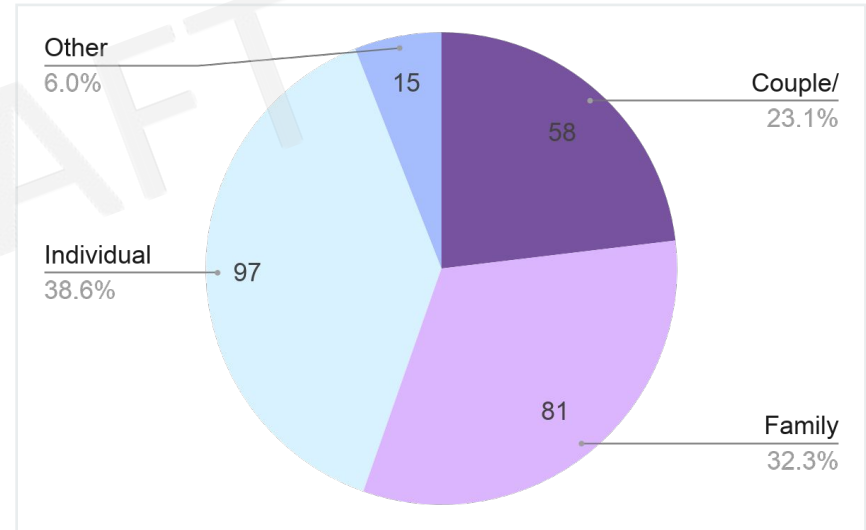
Existing Profile

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5: Household type breakup

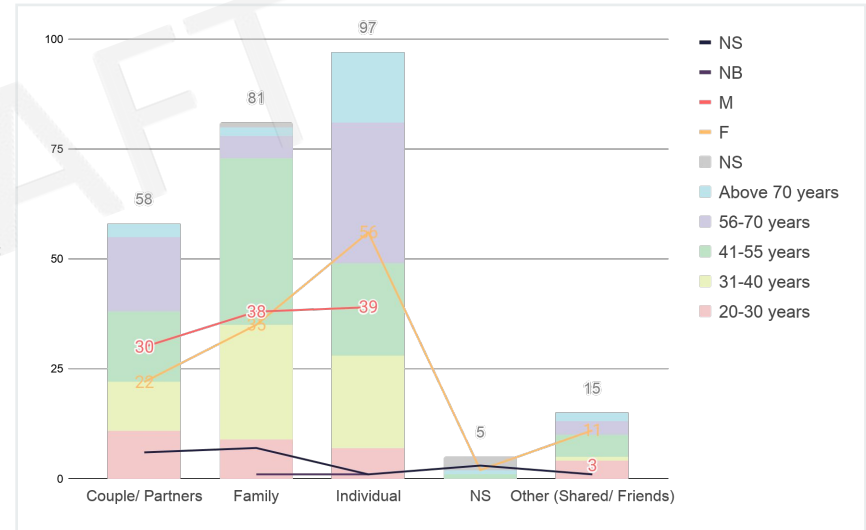
Of the four household types proposed to participants,

- no single type is predominant
- households are largely defined by *Individuals, Couples/ Partners* and *Families*.
- followed by a smaller number of households managed by *Other* configurations (shared accommodation/ living with friends, etc).



6: Household composition by age-group and gender

- A consistent/ fairly equal number of participants across age-groups live with their spouses/ partners.
- 64 participants in the age-groups of 31-40 and 41-55 years (25% of total participants) live with their families.
- A significant number (32, 12.5% of total participants) of participants in 56-70 years live individually.
- A higher number of women live individually.



NB - Non-binary; NS - Not specified (i.e. left unanswered by participant)



7: Current housing allocations

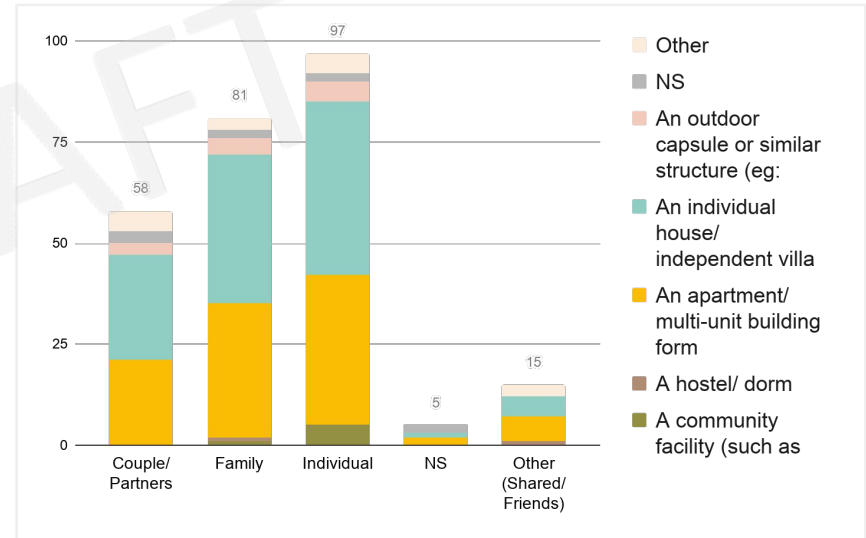
- Over 10.55% of participants are residing in work-based housing allocations.
- All allocations which are not 'permanent/ indefinite' are ranked here.

House allocation type	No	%
House for self and family/ partner/ peers	137	53.52
House-sitting	31	12.11
Youth housing	14	5.47
None of the above, renting inside Auroville	14	5.47
Newcomer housing	13	5.08
Pro-bono house	12	4.69
House Against Recognised Work	11	4.30
House allocated as staff quarters	9	3.52
House allocated as unit for caretaker	7	2.73
Bridge Housing	4	1.56
None of the above, renting outside Auroville	4	1.56
Total	256	100.00

Housing allocation policy and processes should be reviewed to after a study of how tenure arrangements have evolved/ taken form post-allocation.

8: Types of housing units in use currently

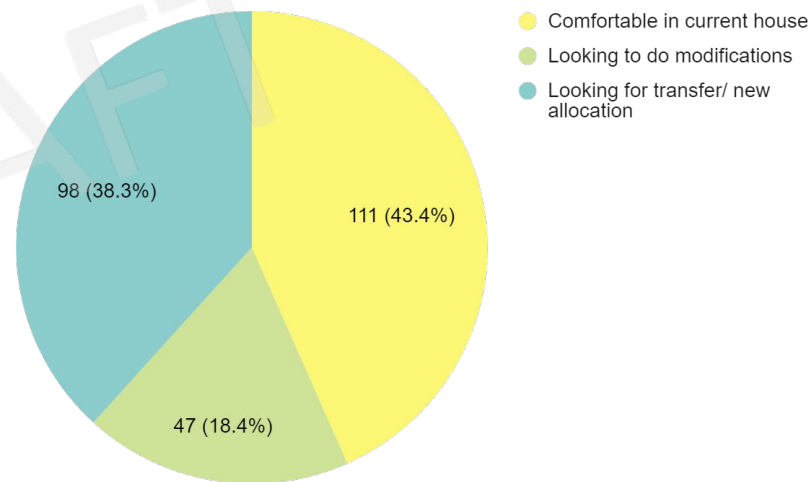
- The types of housing units inhabited by households are mapped here.
- It is noted that a significant number of *Individuals* reside in individual houses/ villas. However since the scale of area allocated/ used is not captured through this survey, this could be picked up in further studies.



NS - Not specified (i.e. left unanswered by participant)

9: Participants' experience at current residence

- More than one-third participants have stated that they wish to move out of their current residences.
- A significant proportion (18.4% of participants) have stated that they intend to undertake modifications at their houses.



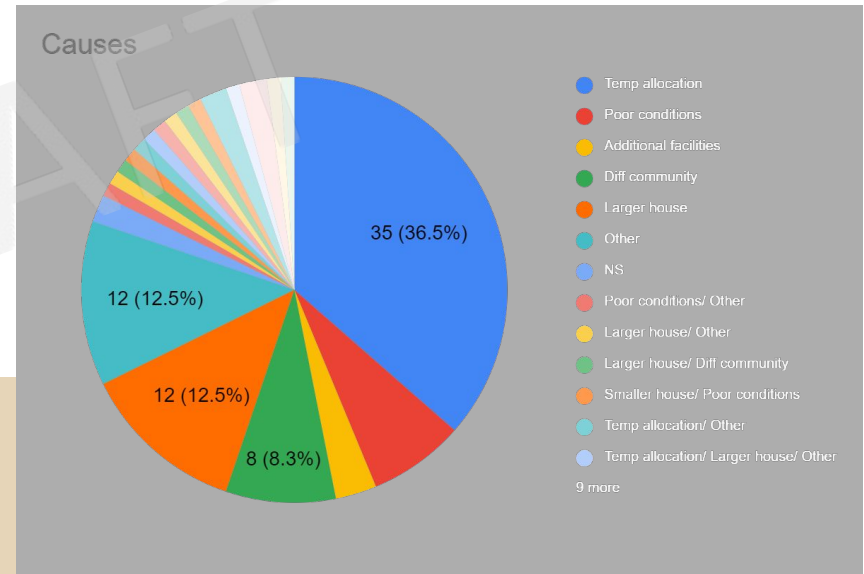
10: Building and allocation type of houses to be modified

3. Housing allocation: Select the terms on which your place of stay has been allocated/ approved.	An apartment/ multi-unit building form	An individual house/ independent villa	An outdoor capsule or similar structure (eg: structures with keeth roof etc)	Other	Grand Total
A house for myself and my family/ partner/ peers	12	18		1	31
House Against Recognised Work		2	1		3
House allocated as staff quarters	2				2
House allocated as unit for caretaker		2			2
House-sitting	2	2		1	5
Newcomer housing		1			1
Pro-bono house	1	1			2
Youth housing			1		1
Grand Total	17	26	2	2	47

11: Transfers/ New allocations - Factors

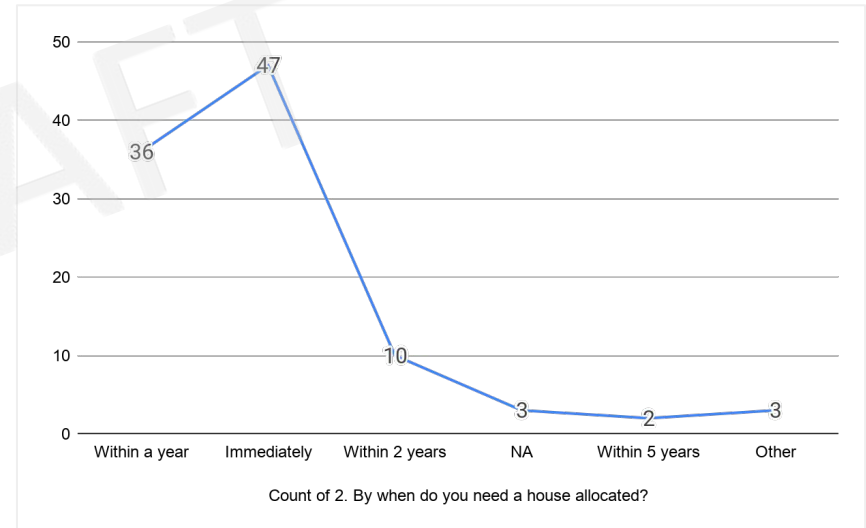
- More than one-third of those wishing to move have stated that this is owing to the fact that their current residence has been allocated on a temporary basis.
- This is followed by significant sections of participants ($\pm 10\%$ each) quoting poor housing building conditions, and need for additional facilities.

Concerns regarding building conditions and facilities upgradation points to concerns on the status of existing housing stock. This has to be looked at with modification works proposed by other participants.



12: Transfers/ New allocations - Timeline

- 93 participants (about 95% of those requesting for transfers/ new allocations) have stated that their need is within two years.



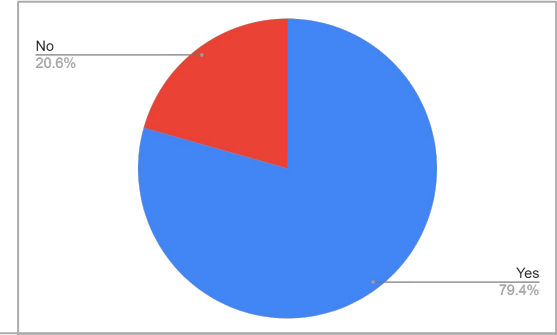


Preference - Zone

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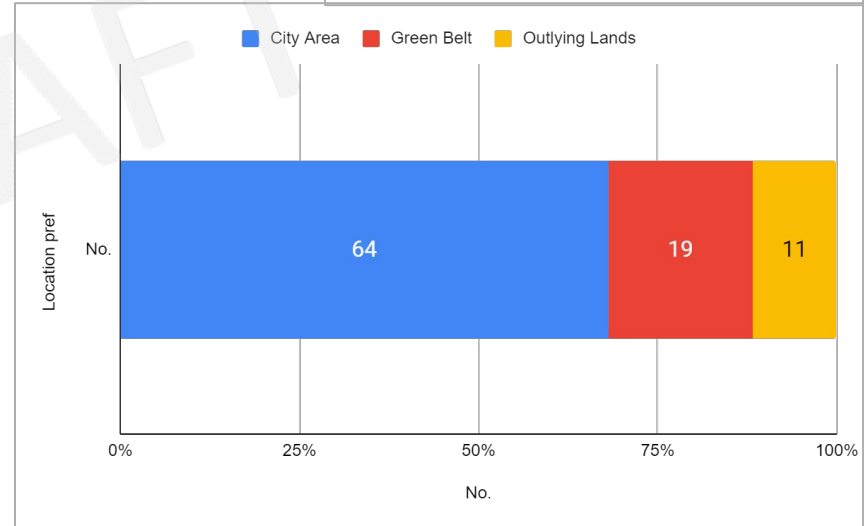
13: Transfers/ New allocations - Location pref

- Most participants (about 80%) have specific location preferences, while others are willing to move as per availability.



14: Assessment of preferences for housing location

- Almost 70 % of the people prefer 'City Area' to live in.





Preference - Living space per capita

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15: Unit-type preference

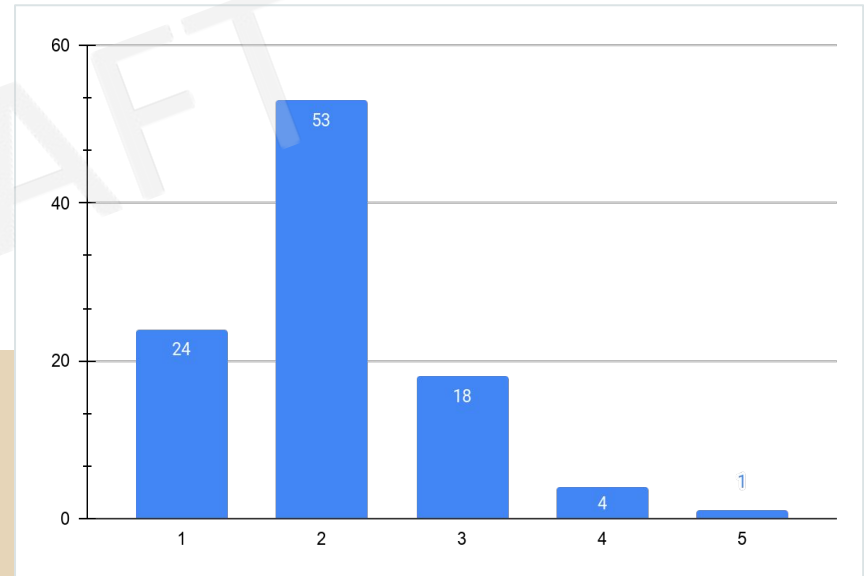
- About 70% of participants have ranked Individual Houses as their first choice, with row houses and apartments following in the ranking order.

No of people voted.	An individual house	Rowhouse	Apartment	Dismantlable modular housing	Outdoor capsule	Hostel/ Dorm
1s	67	7	7	4	0	3
2s	7	40	7	5	6	2
3s	6	7	34	9	7	2
4s	3	6	9	35	4	1
5s	0	4	6	4	32	7
6s	5	2	2	2	5	39

16: Assessment of preferences for bedrooms

- More than 50 % of the people preferred 2 bedrooms.
- Almost 20 % prefer one or three bedrooms.
- Rarely people preferred more than 3 bedrooms in their house.

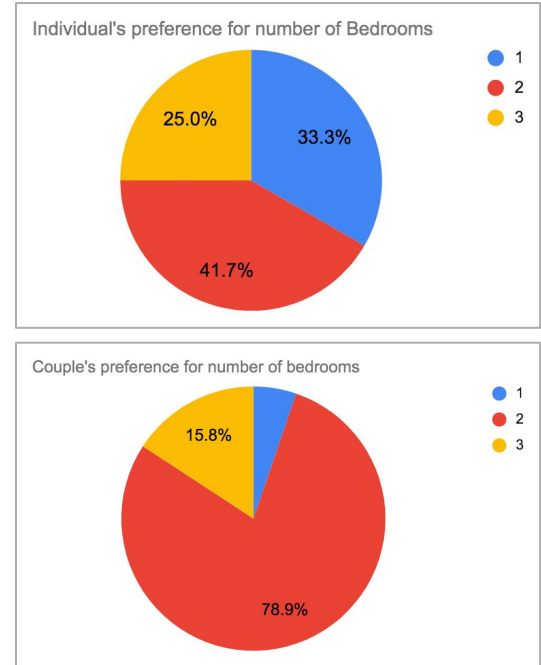
Built (housing) space per capita, with differentiated estimates for public and private spaces are to be assessed at the time of housing asset creation as well as allocation.



17: Assessment of preferences for bedrooms

- 75% of individuals looking for housing transfer/ new allocation would prefer to have more than one bedroom.

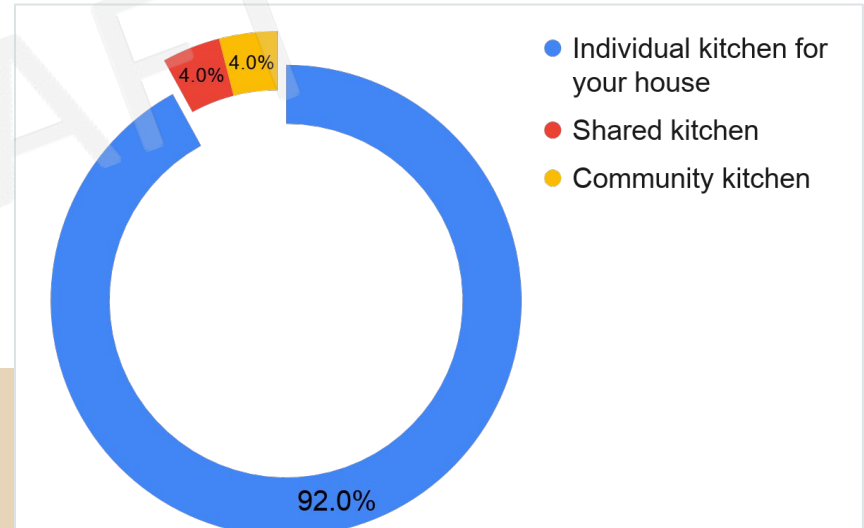
AV master perspective plan based upon the Mother's vision mentioned max 30 sqm as living space per capita but people's preferences look very different.



18: Assessment of preferences for kitchen

- Almost 90 % of the people would prefer an individual kitchen with their house.
- Very rarely people would prefer shared or community kitchen.

Kitchens will need to be part of the living space per capita even if community and shared kitchens are planned.



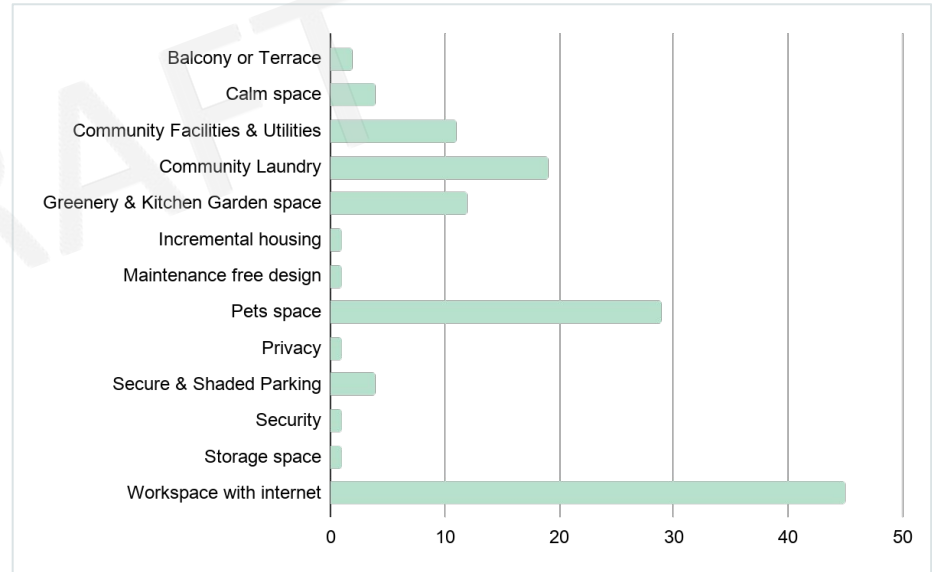


19: Assessment of preferences for kitchen

- Major reasons quoted by people for preferring individual kitchen are:
 - Privacy
 - Freedom to cook whatever and whenever they wish to
 - Hygiene, Cleanliness, and overall management
 - Storage space for their ingredients and its security
 - Specific choice of food due to health or other reasons
- People are happy in sharing kitchens and going to community kitchens but they still need at least a small kitchenette in their house for valid practical purposes, as mentioned above. Some have tried sharing kitchens earlier but had bad experiences.

20: Requirement of ancillary facilities

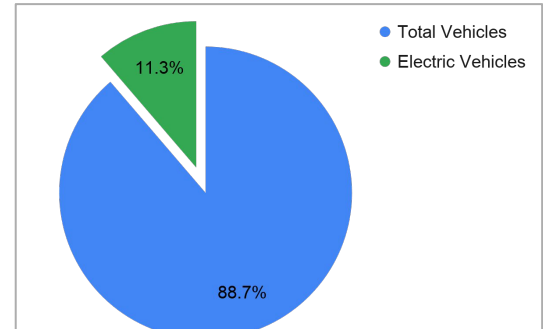
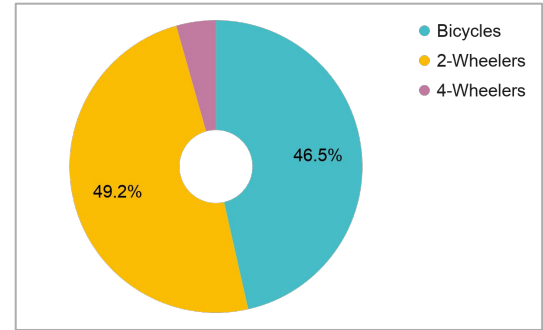
These preferences (in percentage) mentioned by people can be reflected in designing the living spaces.



21: Assessment of preferences for vehicle ownership

- Only 4% individuals own 4-wheelers but this need to be checked for future.
- Almost 50% people use bicycles in AV and that's a very good indicator.
- Only 11% vehicles used are electric.

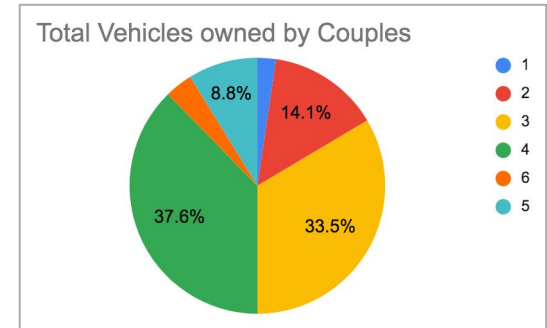
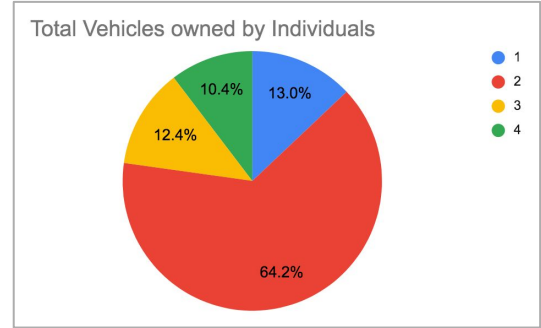
If the residential places are planned close to workplaces, bicycles should prove to be enough for daily commute. Timely planning of service nodes as buffer zones can help in achieving car-free community living inside AV.



22: Assessment of preferences for vehicle ownership

- Only 13% individuals own only one vehicle.
 - Most pa own 1 bicycle and 1 bike, very rarely even own a car.

Number and type of vehicles owned to be regulated
Evaluate and regulate space and structures built for parking
Integrate planning for vehicular movement in residential areas with
planning for service nodes





Preference - Contribution

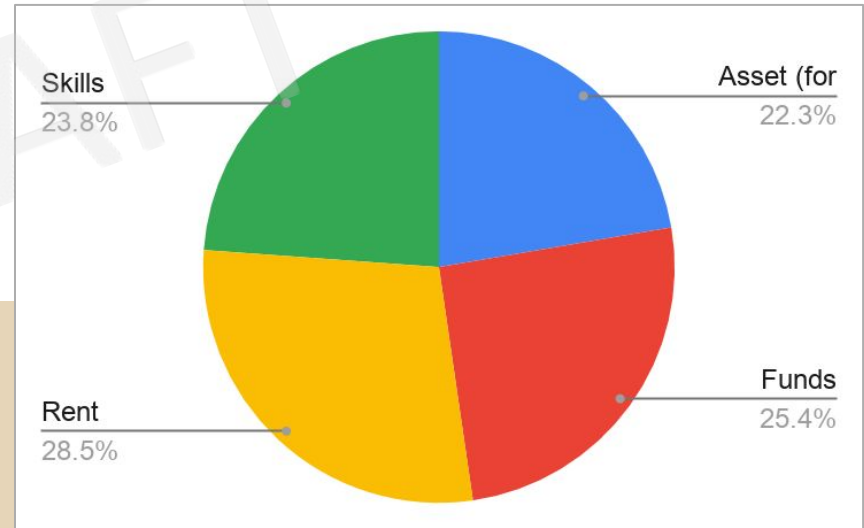
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23: Assessment of the contribution preferences

- Almost equal number of people wish to contribute through the following 4 means:
 - Transfer of their available assets
 - Funds
 - Rental scheme
 - Skills

A good amount of housing stock can be made available after updating these assets for transfer.

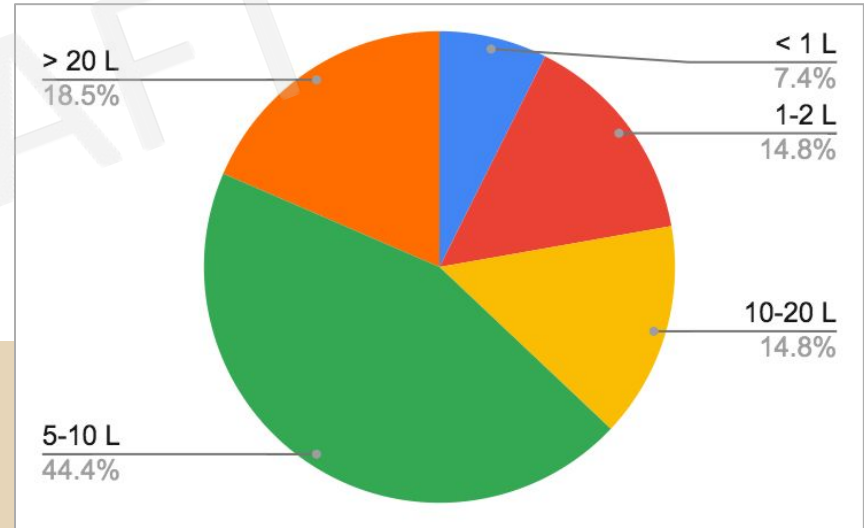
A system has to be in place to check how the skills of people can be smartly utilized against the monetary contribution for housing



24: Assessment of the contribution - Funding preference

- Almost 50% people have a budget of only 5-10 L for the housing and all of them live with their families and thus, the built up area required and hence construction cost will be even higher.
- Many couples and even family people have mentioned just 1-2 L and this proves that the affordability in AV is very low.

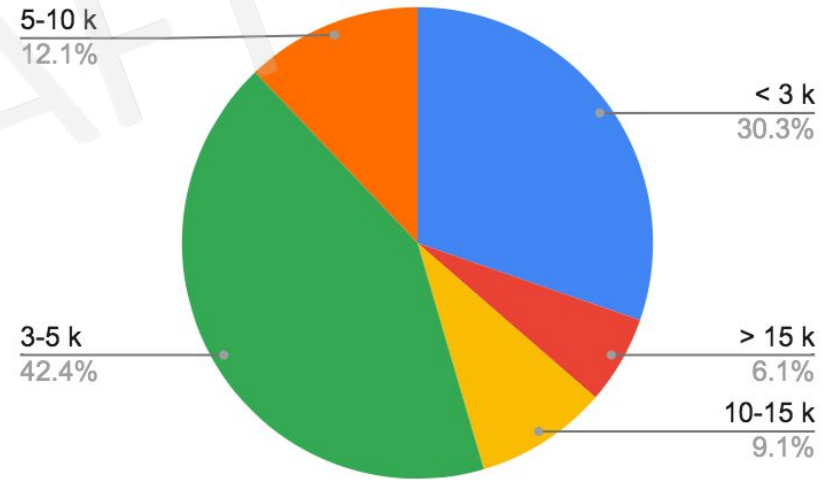
There is a striking difference between what people wish to own in AV and what they can contribute financially. But people are ready to contribute through their skills and this must be utilized.



25: Assessment of the contribution - Monthly payment preference

- 70% of the people can afford to pay only maximum 5k as rent and surprisingly many of them are living as couples and families and that too, with Aurovillian status.
- Hence, on an average, an individual's capacity to fund himself or herself in AV is drastically low.

Dev. Prio. report also mentions the need to evolve strategies for (a) multi-sourcing for housing finance, (b) review of existing infrastructure, (c) provide youth housing, (d) change the tendency of 'personal property' in AV.





Summary

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Policy level recommendations

Housing Allocation System

A clear organizational setup must be in place and a neutral and advanced tool is required to support it.

Existing housing allocation process is outdated and not matching the current needs of people.

Advanced algorithms can be used for a better unbiased and neutral system.

There can be an online portal where the housing stock is regularly updated and also, a public transparent portal for people to apply with details like - no. of rooms required, budget, no. of vehicles owned, place of work, preferred location, etc.

There can be some smart software which automatically generates options for supply according to the demand as per the appropriate match.



Policy level recommendations

Affordable Housing Policy

One which provides long term housing solution and not a temporary & experimental solution and can cater to everyone's needs and might welcome more people to come to AV and ultimately improve its population growth rate.

Development Priorities Report (14 May 2020) has suggested a maximum population growth rate of only 7% (using aggressive measures) by 2028. This needs to be looked upon carefully from economic perspective and the housing affordability plays a major role here.

If one compares the contribution people are willing to make with the average housing cost for around 100-150 sqm built up area per household, the affordability seems to be almost nil. (100 - 150 sqm x 12,000/- - 15,000/- = 12-20 lacs on an average) With this amount, the quality of the construction needs to be checked for long term solutions.

Some incubation centres can be planned for supporting the youth during their initial phase of growth. Certain mechanism needs to be explored to best utilize their skills in return of the support from AV.



Policy level recommendations

Living Space per Capita

A way to limit the individual's living space, seamlessly merge it with the surroundings and make everyone equally responsible for the whole of Auroville as one.

Mother's vision as mentioned in the AV master perspective plan was to allow only 30 sqm living space per capita (excluding the circulation and other common spaces), equally to all.

Living space as per Model Building Bye Laws 2016, TCPO, MoUD, GOI sums up to be around 28 sqm with one room (9.5 sqm), other room (7.5 sqm), kitchen and dining (7.5 sqm), and bathroom (2.8 sqm).

Now in order to match the low affordability in AV, either some funding mechanisms need to be explored by the decision makers or planning level policy decisions need to be made which limits the living space per capita as per the original vision for AV.



Planning level recommendations

Community Living

Many people have suggested spaces like common laundry, kids friendly play area, pets' space, kitchen gardens, green, safe and secure areas around their house, etc.

Currently due to sparse settlement, security is an issue and this is the reason why those sectors or zones should be developed first where people are already residing and basic infrastructure is in place e.g. RZ, sectors 1 & 2, International zone, Mangalam area, etc.

But according to RZ DDP, to match the 5,000 target population, all new sites will have to be occupied with more vertical buildings and this will require more funds than developing the same place horizontally.

Features like 'Tactical' or 'Pop-up' urbanism can be applied with temporary interventions in pilot projects to enhance common green corridors, placemaking options, etc. with community involvement to understand their needs and make them realize their responsibilities.



Planning level recommendations

Housing Typology

Auroville is not to cater to luxury but to needs.

Mother's vision of treating everybody equal can be explored deeply and common housing typologies can be designed such that with least modifications, the house is easily adaptable by any new person because people's preferences alter here with time and age when they move from one house to another.

But AV is also a place for experimentation and thus, one needs to understand carefully how to meet these two extreme ends.

Every other person wants to settle down in AV's city area and with his/her individual house with an individual kitchen but do not want denser communities.



Planning level recommendations

Comprehensive Mobility Plan

A holistic approach to match the needs of all in these changing times, where everyone desires all possible services delivered right at the doorstep.

Many people work in AV but reside either in the nearby villages like Kuyilayapalayam, Edayanchavadi, Allankuppam, Kottakari, etc. or within AV city area but in houses owned by private players. Major reason seems to be unavailability of housing in AV.

Having to do this transit adds to the traffic and pollution load inside AV. Many other factors need to be looked upon while planning the service nodes as buffer between the AV city area and outside.

Common safe parking sheds need to be planned at appropriate distances and with charging facilities. Safe and lively pedestrian corridors and promotion of NMT through policy level decisions.



Thank You.