Social Housing with Community-centric solution

1/8 URBAN DESIGN SPECIALIZATION

Addressing the housing crisis with a focus on **affordability, sustainability, and community well-being.**

DEFINITION AND ROLE OF SOCIAL HOUSING
Social housing provides affordable rental options to low-income populations, offering secure housing and preventing displacement.

SOCIAL HOUSING IN RELEVANCE TO JÓZSEFVÁROS
In relation to district: Located in Budapest's 8th district, Magdolna is an area with rich cultural history but also significant socio-economic challenges (including poverty, high unemployment, gentrification…). Many buildings are in poor condition, and residents face economic struggles, making it ideal for a social housing project that brings both physical improvement and social upliftment.

GENTRIFICATION & URBAN RENEWABLE PROJECT

"These were places that didn't have any political activities, but they were cool places for young people to hang out, maybe exchange their thoughts. That's the thing. They want people to stay home and not talk to each other."

GENTRIFICATION IMPACT
Rising costs and development could impact low-income residents

POLITICAL CONTEXT
The influence of policies on urban renewal projects can illustrate both challenges and opportunities for sustainable, inclusive housing solutions.

LOCATION: The site is located in Joszefvaros (8th) district of Budapest, Hungary. Situated on Karacsony Sandor Ut and Lujza Utca. The site is 73m x 22m. Area is 1,606m2
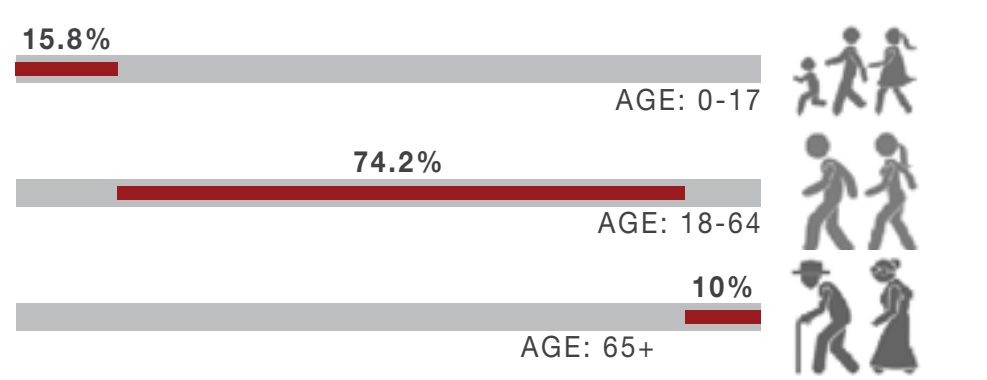
Budapest Map   Józsefváros District Map   Site Map
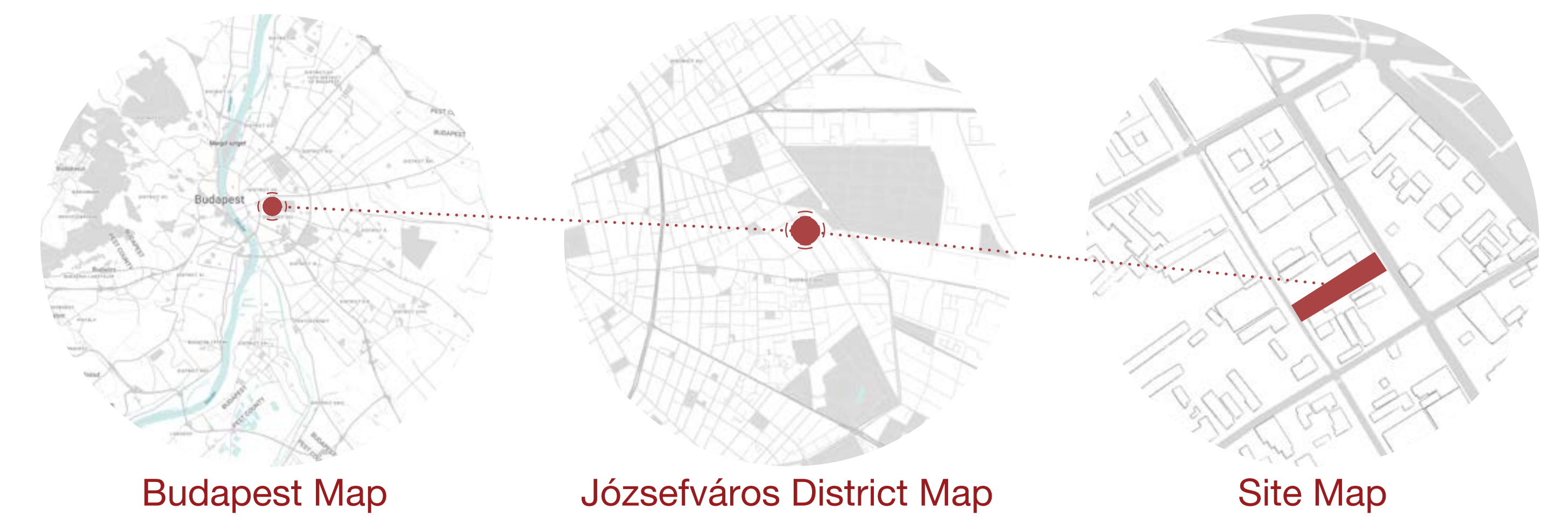
PEOPLE OF MAGDOLNANEGYED

POPULATION
Józsefváros has around 70,000 residents,
With 10,225/km² density

AGE DISTRIBUTION
15.8% AGE: 0-17
74.2% AGE: 18-64
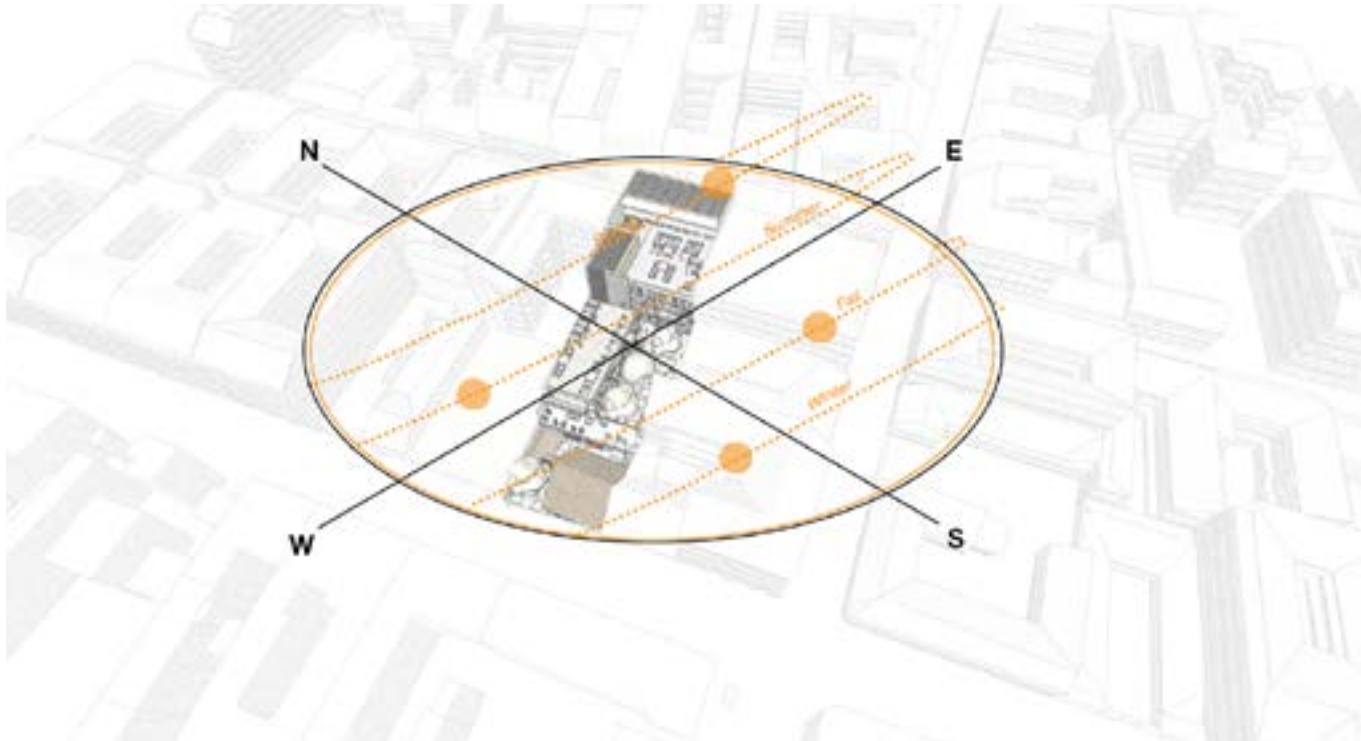10%   AGE: 65+

IMPACT ON HOUSING NEEDS:
A younger population may drive demand for affordable, flexible housing options, while an aging demographic might require accessible and supportive living environments.

This is why there's the need for social housing: to preserve community identity, maintain affordability, and resist purely profit-driven redevelopment
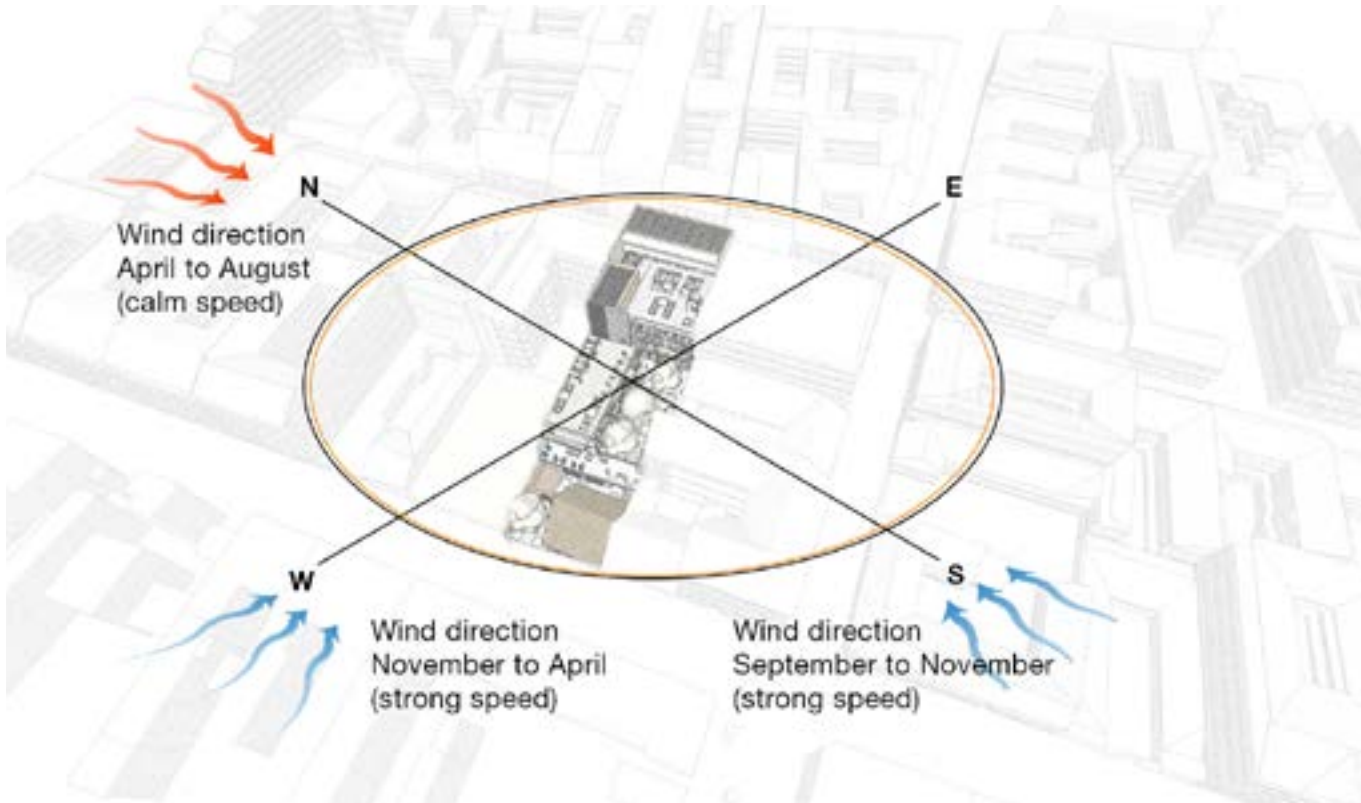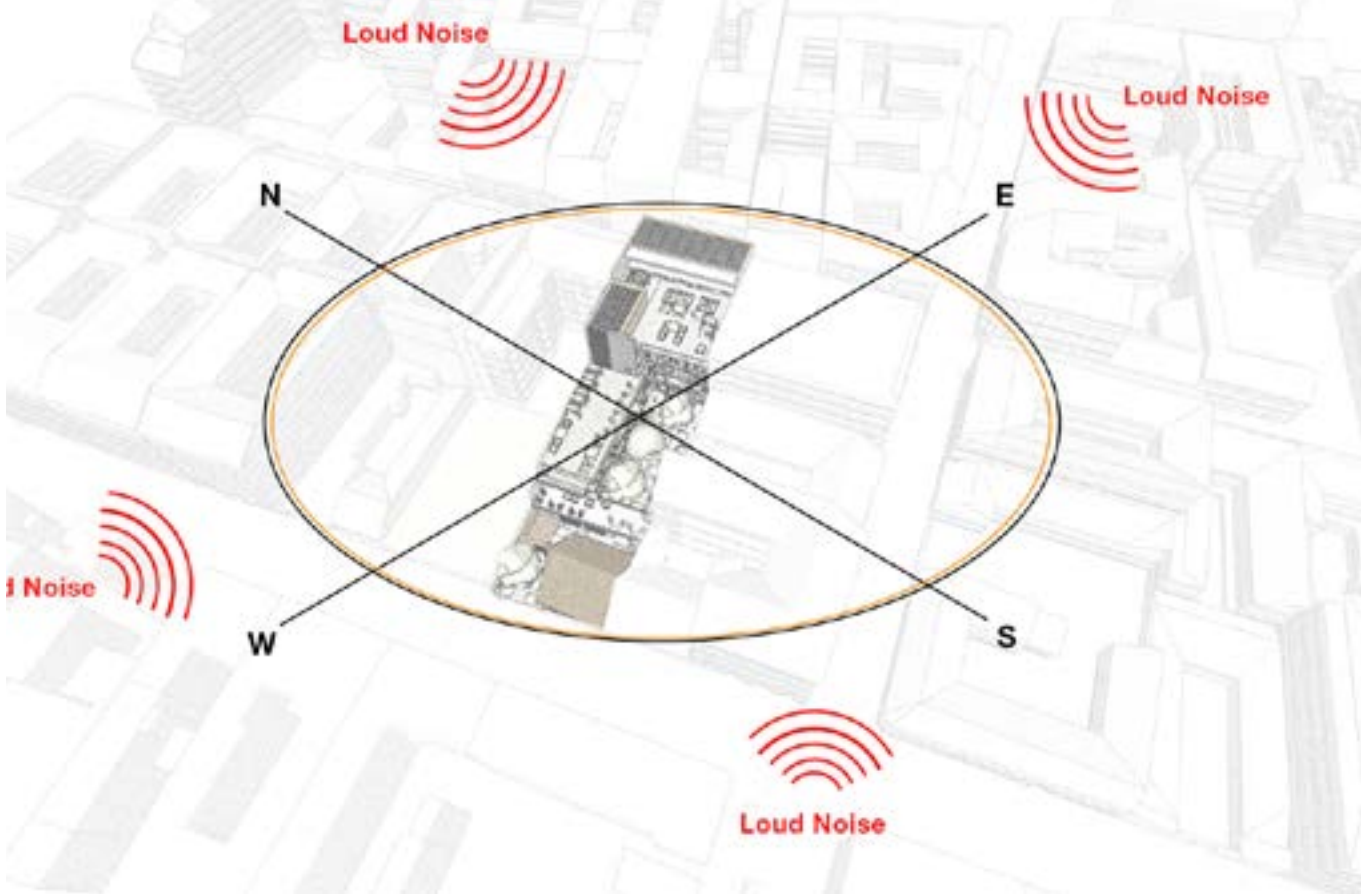
FUNCTIONAL MAP

- Institution/ Public buildings
- Green space/Park
- Commercial/ Shops on GF
- Residential
- Parkings

TRANSPORTATION MAP

- Tram stops
- Bus stops

BUILDING HEIGHT

- 5-6 stories
- 3-4 stories
- 1-2 stories
- Vacant plot

SUN PATH DIAGRAM

WIND PATH DIAGRAM

Wind direction April to August (calm speed)
Wind direction November to April (strong speed)
Wind direction September to November (strong speed)

NOISE LEVEL DIAGRAM

Loud Noise

STREET FACADE
The street-facing building elements align with the surrounding rhythm while introducing new public-facing functions.

proposal for neighbor   site boundary
Karacsony Sandor u. Neighboring Facades

site boundary
Lujza u. Neighboring Facades

SITE CONTEXT & CONDITION
The site is located between Karacsony utca and Lujza utca. The site is 73m x 22m. Area is 1,606m²
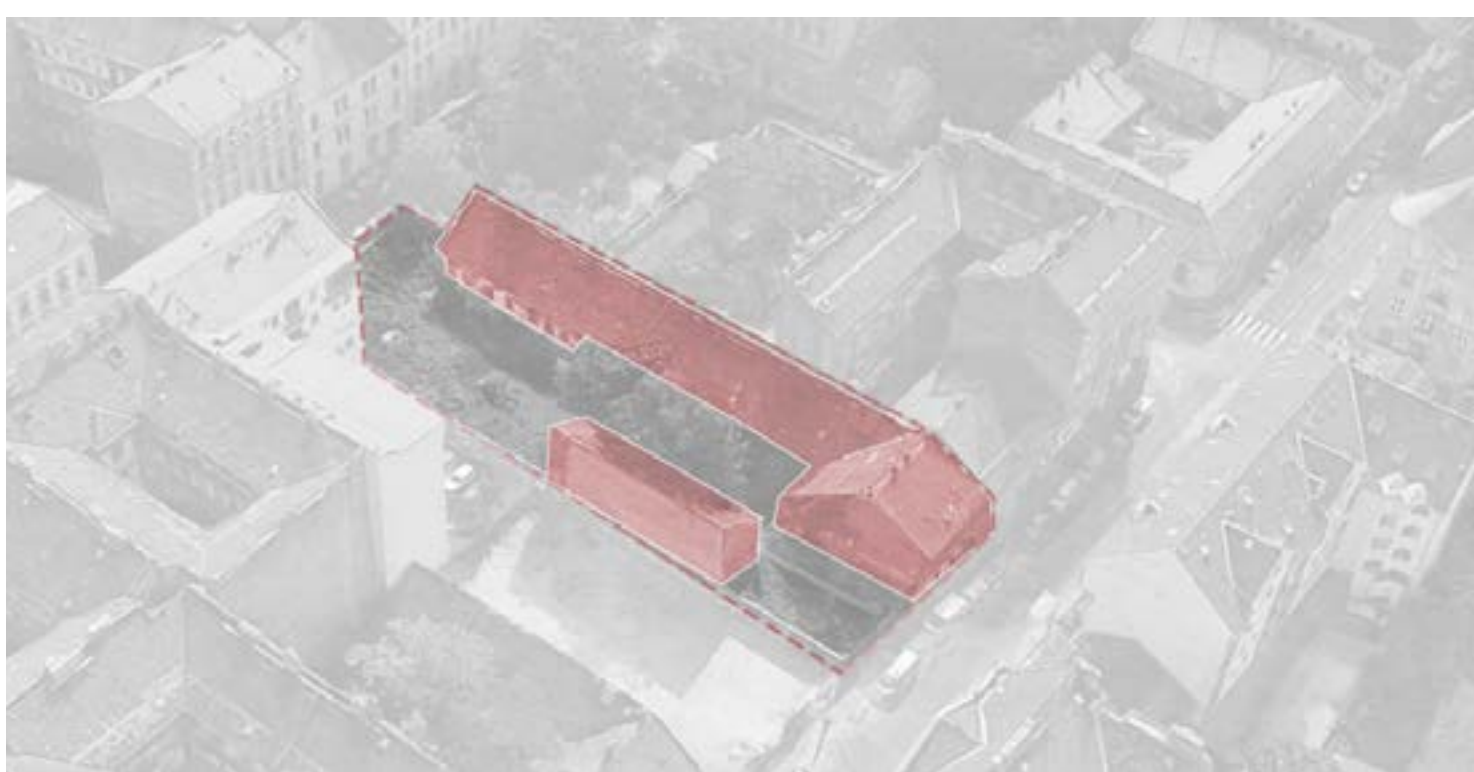
FIREWALL AND NEIGHBORING WALL
There are buildings adjacent to the site, so firewalls are in place for the neighboring buildings.

EXISTING SITE CONDITION
There are existing building on site. Some parts of it will be maintained to be adaptive-reuse

View from Karacsony Sandor u. to see existing buildings

SITE PROS AND CONS

STRENGTH
- Public Transport Accessibility: 3-5mn walk to bus/tram lines
- Proximity to essentials: market, school, pharmacy, church, and other services are
- within walking distance.
- Pedestrian friendly: The site's centrality reduces the need for cars, which fits
- the social housing model (affordable living = lower car dependency)
- Potential for community integration: Since amenities are nearby, the project can encourage
- mixed-use spaces and local engagement

### WEAKNESS (CHALLENGES TO ADDRESS)
- Noise & Air Pollution (Karácsonyi Sándor út): heavy car traffic leads to higher noise & air pollution, affecting livability.
- Urban Density & Overcrowding: the 8th District is dense, limiting open space
- Building Height & Sunlight Issues: Neighboring buildings may block natural light
- Limited Green Space On-Site: while parks exist nearby, the immediate site lacks greenery
- Traffic Flow & Walkability Issues: Karácsonyi Sándor út is busy, making pedestrian safety a concern. Lujza utca is quieter, making it more suitable for residential access.
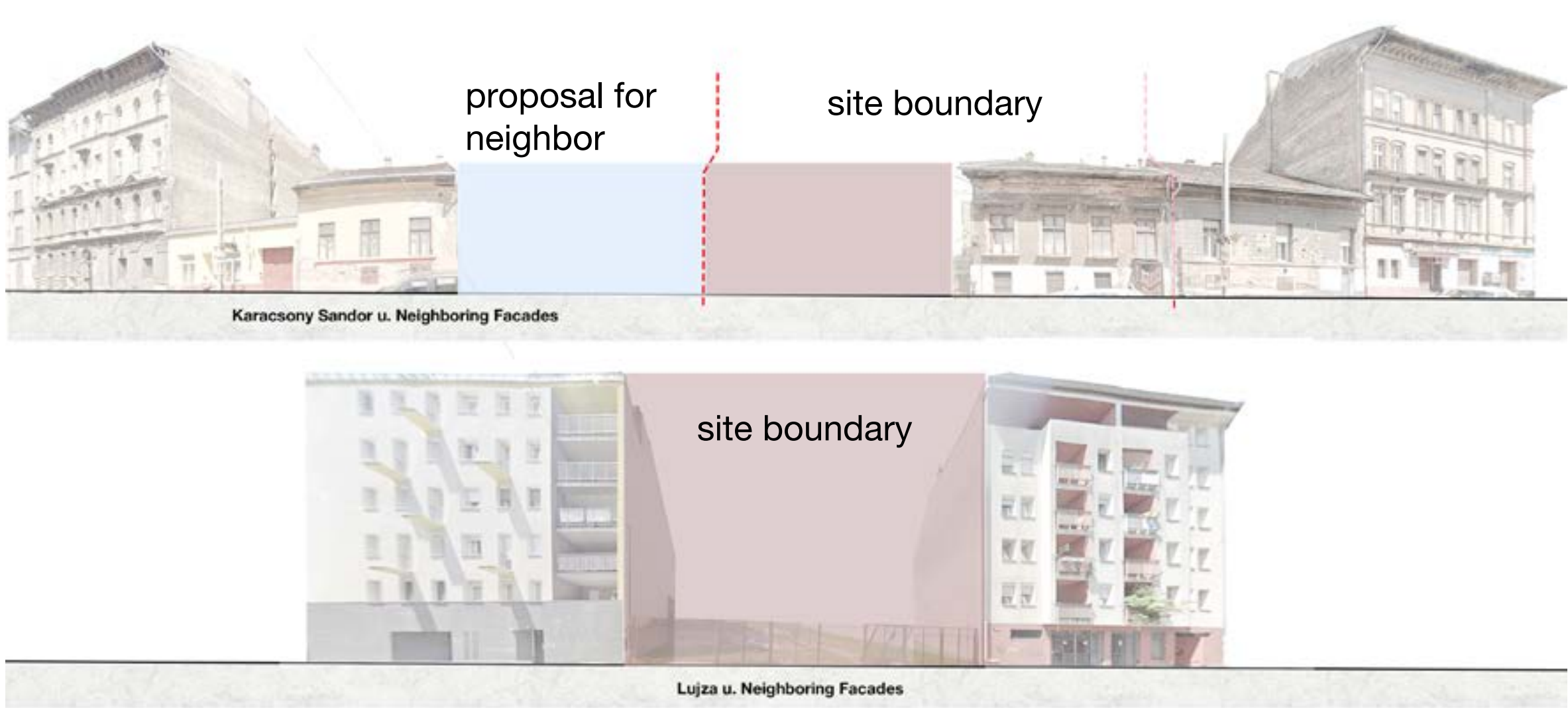
Housing demand is expected to increase due to ongoing urban renewal projects and potential demographic shifts. The need for social housing is critical in ensuring that vulnerable populations have access to affordable and quality living spaces

BUDAPEST UNIVERSITY OF TECHNOLOGY AND ECONOMICS ///
FACULTY OF ARCHITECTURE/ DEPARTMENT OF URBAN PLANNING AND DESIGN /////////////////////////////////////

MŰEGYETEM 1782   urb/bme