

A3.13 Social and Ethnic Differences in Residential Choices



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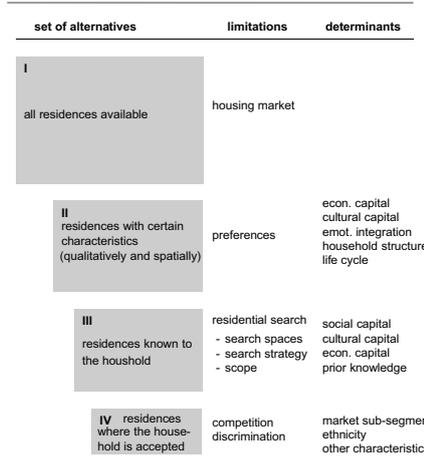
Contribution

Residential segregation is common in Western countries and even though more than 8% of all households move within a year, social and ethnic segregation is constantly reproduced. This project aims at explaining differences in residential choices and how they produce spatial concentrations of different groups within cities.

The theoretical focus is on factors that limit the options available to households when moving. This includes financial constraints as well as other factors. As residences with different characteristics and prices are unevenly distributed over urban areas, these constraints lead to segregating or desegregating choices.

We collected survey data of 1.600 native German and Turkish origin households in the city of Mannheim.

Theoretical Framework



Schematic display of different sets of alternatives and constraints that influence the number and location of alternatives.

- I. Potentially, households can choose among a large number of residences when moving.
- II. However, their alternatives are limited by preferences for size, location, costs and other characteristics of the residence.
- III. This number, is further reduced by how and where households search for alternatives. A direct evaluation of alternatives only occurs among these residences.
- IV. Other actors influence the eventual choice. Real estate agents and landlords accept or reject applicants. A high number of competitors and discrimination can reduce a household's chances.

These steps do not necessarily take place in consecutive order. But a systematic examination of aspects that influence household's sets of alternatives will reveal mechanisms that lead to the (re)production of residential segregation.

Research Design

Survey

- 1.589 face-to-face interviews in Mannheim
- 50% native Germans, 50% households with Turkish origins
- oversampling of recent movers (57%)
- household survey: one main respondent plus additional interview with another household member (where applicable)
- retrospective longitudinal design, i.e. cross-sectional design with retrospective questions on former moves
- collection of respondents' residential biographies using event history calendars
- Interviewer log of buildings and environment

	German	Turkish	Total
overall	800	789	1.589
recent movers	531	378	909
secondary interview	231	246	459

Searching via the local housing company increases the likelihood of living in an area with a high share of Turkish neighbours both within social housing and the general rental housing market. We thus examine what increases the chances of including them in a household's search strategies.

Being in need for social housing clearly has a strong impact but household income does not play an additional role. Education and the subjective perception of one's own chances on the housing market strongly influences search behavior.

Searching via the local housing company

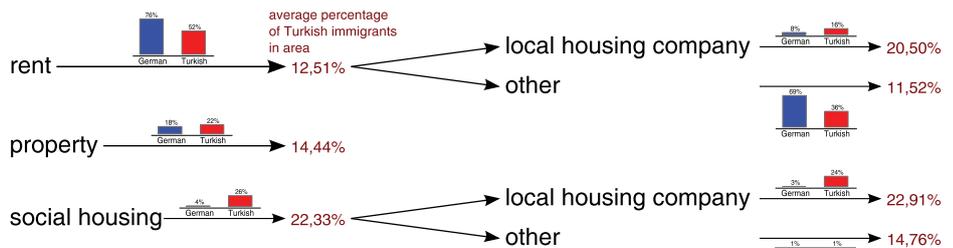
	odds ratios
<i>(reference: native German)</i>	
Turkish background	1.47
social housing	7.13***
hh equivalence income	1.00
German language skills	0.79
<i>(reference: lower sec. or below)</i>	
intermediate sec.	0.59 ⁺
upper sec. or above	0.36***
low chances on housing market	1.54***
comfortable w. Turkish neighbors	0.91
no of German friends	0.98

⁺ p < 0.10, * p < 0.05, ** p < 0.01, *** p < 0.001
 Logit; subsample of recent movers, non-imputed, non-weighted data; N=701.

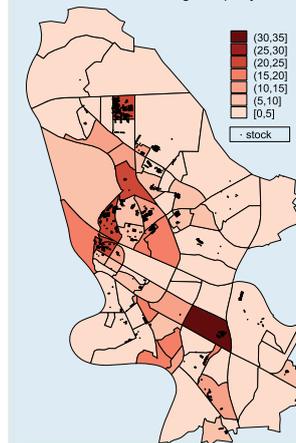
Results

Buying property, renting or living in social housing steer residential choices into different areas with varying degrees of ethnic concentration. City-owned housing companies and the spatial distribution of their stock play an important role in social and ethnic differences in residential choices.

Shown below are the main housing market segments, the averages of Turkish immigrant neighbours within a radius of 250 meters and the share of German and Turkish households in the survey sample for each segment. Turkish immigrant households search different segments of the housing market than native Germans. It is unknown, however, whether these differences are caused by economic inequality alone or if ethnic preferences, inefficient search strategies or discrimination play an additional role.



percentage turkish migration background and distribution of the stock of the local housing company



The 20.000 residences owned by the local housing company are unevenly distributed over the city area and there is a strong correlation between housing stock and a high percentage of Turkish immigrants. Using this way of searching considerably increases the chances of living in a segregated area.