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# Community Preferences for Transitional Housing as a Step toward Permanent Housing: A Descriptive Quantitative Survey Study

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### ABSTRACT

*Access to permanent homeownership in Indonesia often requires a long period due to limited financial capacity, restricted land availability, and rising property prices, particularly in urban areas. These conditions encourage young individuals and couples to rely on transitional housing as a temporary solution before achieving permanent homeownership. Although this phenomenon is increasingly common, previous studies in Indonesia have mainly focused on housing affordability and homeownership policies, while community preferences toward transitional housing remain underexplored. This study aims to examine community preferences for transitional housing by focusing on housing type, rental cost, facilities, and location. The study employs a descriptive quantitative approach using an online survey involving 114 respondents, both married and unmarried, who do not yet own permanent housing and currently live with parents, in boarding rooms, or in rental housing. Data were collected through questionnaires consisting of closed- and open-ended questions related to housing conditions and residential preferences. The findings reveal that boarding rooms and rental housing are the dominant forms of transitional housing among young urban communities. Respondents prioritize affordable rental costs, adequate facilities, comfort, privacy, and strategic locations in selecting temporary housing. While economic considerations remain the primary factor, environmental quality and spatial comfort also significantly influence housing decisions. These findings contribute to a broader understanding of urban residential behavior and provide insights for developing adaptive, affordable, and sustainable transitional housing models in Indonesia.*

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## 1. INTRODUCTION

Housing is a fundamental human need that functions not only as a place of shelter but also as a setting for social, economic, and familial development (Turner, 1972). In contemporary urban contexts, demand for adequate housing continues to rise alongside the growing number of productive-age individuals and increasing labor mobility requirements (Perdamaian & Zhai, 2024). In Indonesia, access to permanent homeownership remains a major challenge due to financial constraints, limited land availability, and property prices that escalate more rapidly than household incomes (Rahadi et al., 2021; Widayanti, 2024). According to the Central Statistics Agency (BPS), the housing backlog reached approximately 12.7 million units in 2021, indicating a substantial gap between demand and the availability of adequate housing (Statistik, 2021).

These conditions disproportionately affect productive-age groups and young couples. Rising housing prices, rapid urbanization, and shifting employment structures have made permanent homeownership increasingly difficult to attain (Doling & Ronald, 2020; Liu, 2021). Consequently, transitional housing such as boarding rooms, rental units, modest apartments, or living with parents has become a primary option for individuals requiring flexible accommodation prior to achieving financial stability for home purchase (Forrest & Yip, 2021; Mulyano et al., 2020).

Transitional housing also plays a crucial role in supporting social and economic mobility, particularly during the early stages of household formation (Nareswari et al., 2023). However, research on transitional housing within the Indonesian context remains limited. Existing studies predominantly focus on housing affordability policies, public housing programs, and issues of homeownership (Basuki, 2023; PUPR, 2022). Academic literature addressing community preferences for transitional housing especially those shaped by urban socio-economic factors and evolving family structures is still scarce (Arifin & Sulistyowati, 2023; Santoso, 2022).

Moreover, the residential behavior of young people today is strongly influenced by mobility flexibility, financial capacity, and shifting social values related to independence and familial support (Liu, 2018; Mulder & Hooimeijer, 1999a). In the Indonesian cultural context, living with parents before marriage or before achieving economic independence remains common, adding complexity to transitional housing preferences (Arifin & Sulistyowati, 2023). Understanding these dynamics is essential for examining how the productive generation navigates housing choices amid social, economic, and spatial pressures.

Addressing this gap, the present study analyzes community preferences for transitional housing as a step toward permanent homeownership, focusing on housing type, cost, facilities, and location. Employing a descriptive quantitative survey approach, the study explores respondent characteristics, economic capacity, and housing preference tendencies among individuals who do not yet own a home, both married and unmarried (Mulyano et al., 2020; Rahadi et al., 2021). The findings are expected to enhance understanding of the residential behavior of young urban communities and provide insights for planners and developers in designing adaptive, affordable, and sustainable transitional housing models.

## 2. THEORITICAL FRAMEWORK

The phenomenon of transitional housing cannot be understood without examining the shifting social structures, economic conditions, and patterns of urbanization in Indonesian cities. Theories positioning housing as a social necessity emphasize its role as a process reflecting household survival strategies (Turner, 1972). This perspective is further developed by the housing pathways approach, which views housing choices as outcomes of the interplay between life-course trajectories, economic circumstances, and evolving social contexts

(Clapham, 2005). Accordingly, understanding transitional housing requires an analytical perspective that incorporates structural, cultural, and housing-market dynamics shaping individual decision-making.

In developing countries, transitional housing often emerges as a response to limited access to permanent homeownership. Although the aspiration for homeownership remains strong, economic constraints frequently compel households to move through incremental stages such as rental accommodation or co-residence with family (Tipple, 2019). This observation aligns with analyses of Asian housing markets, where escalating housing prices have driven young households to adopt temporary living arrangements as an adaptive strategy (Doling & Ronald, 2020). In Indonesia, the widening gap between income levels and housing prices is a key factor underlying the growing demand for transitional housing in urban areas (Widayanti, 2024).

From a policy standpoint, national and international institutions highlight the importance of strengthening affordable rental housing as part of integrated housing systems. Reports on Indonesia's housing backlog indicate that the availability of rental housing serves as a bridging mechanism for households with limited access to homeownership (Bank, 2020). This is reinforced by global housing policy reviews, which emphasize the role of transitional housing in advancing urban sustainability, particularly for productive-age groups (UN-Habitat, 2022). National housing policies likewise promote the provision of flexible and affordable housing options for urban communities (PUPR, 2022).

Beyond economic and policy factors, housing choices are deeply shaped by social and cultural norms. Co-residence with parents particularly prior to marriage or economic independence remains a widespread practice that influences the housing preferences of young people (Mulder & Hooimeijer, 1999). In the Indonesian context, multigenerational family structures significantly shape residential patterns, especially during the early stages of household formation (Santoso, 2022). Factors such as safety, psychological comfort, and proximity to familiar social environments also play essential roles in determining housing choices (Rahman & Sari, 2022).

Recent studies show a changing landscape of housing preferences among young Indonesians. This cohort increasingly prioritizes spatial flexibility, adequate facilities, and comfort over early homeownership (Basuki, 2023). Post-pandemic lifestyle shifts further intensify demand for compact, adaptive, and efficient dwelling units (Nareswari et al., 2023). While affordability remains a central consideration, younger generations now expect better spatial quality even in temporary housing (Jayadinata & Rokhim, 2025). Residential mobility has also become part of an adaptive strategy for navigating rising living costs and the need for flexible employment arrangements (Liu, 2018, 2021).

Overall, this theoretical framework underscores that transitional housing constitutes an integral component of contemporary urban housing strategies. Decisions to occupy temporary dwellings are shaped by the interplay of economic pressures, lifestyle changes, social support systems, and government policies. Understanding these theoretical foundations is essential for analyzing the preferences, behaviors, and needs associated with transitional housing among Indonesia's young population, as well as for formulating responsive and sustainable housing planning strategies.

### **3. METHODS**

The population of this study comprises individuals and young couples residing in urban areas who do not yet own permanent housing. The target population is limited to those currently living with parents, renting a house or apartment, or occupying boarding rooms. The

sample was determined using purposive sampling with three primary criteria: (1) age between 20 and 40 years, (2) married or unmarried, and (3) residing in an urban area. A total of 114 respondents participated in the survey, which is considered adequate for descriptive research and aligns with recommended minimum sample sizes in social studies with a 95% confidence level and a margin of error below 10% (Hair et al., 2019). This number also allows for proportional representation between married and unmarried groups as well as between male and female respondents.

The research procedure was conducted through several sequential stages, including literature review, questionnaire design, data collection, descriptive data analysis, and interpretation of findings. The overall research workflow is illustrated in Figure 1.

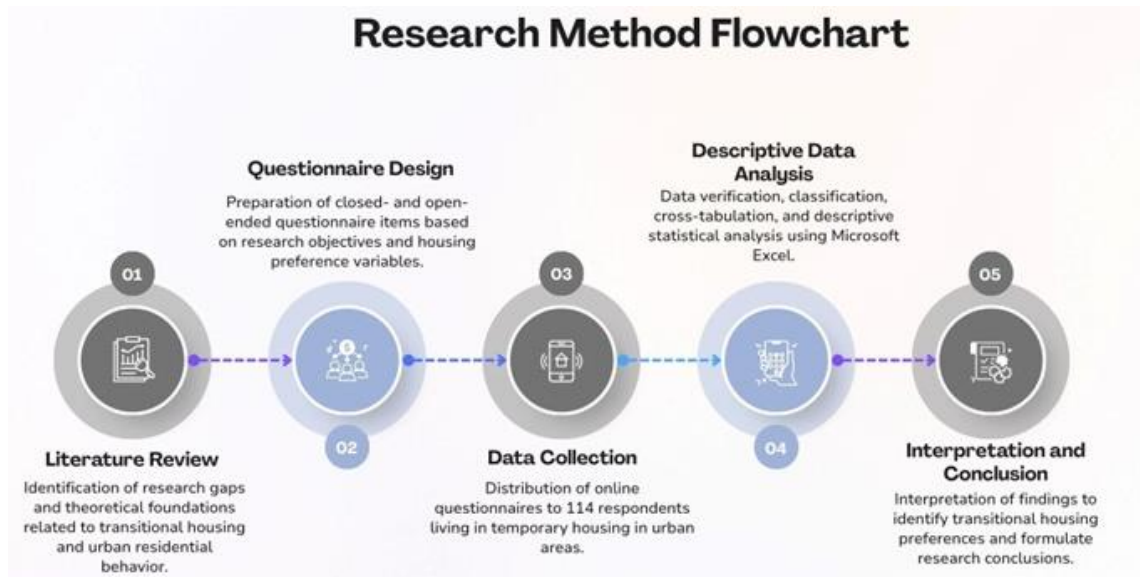


Figure 1. Research Method Flowchart  
(Source: Author, 2025)

Data were collected using an online questionnaire distributed through social media and academic networks over a one-month period. The questionnaire consisted of two types of items:

- Closed-ended questions, using nominal and ordinal scales to measure demographic variables and housing preferences such as housing type, rental cost, length of stay, and access to public facilities.
- Open-ended questions, which provided space for respondents to articulate the reasons behind their preferences, particularly concerning comfort, security, privacy, and mobility flexibility (Basuki, 2023; Rahadi et al., 2021).

The research instrument underwent content validity assessment by three experts in housing and residential behavior from different universities. Each item was reviewed for clarity, alignment with research objectives, and potential perceptual bias. A pilot test involving respondents with similar characteristics was conducted prior to full distribution to ensure internal reliability.

The collected data were processed using Microsoft Excel and analyzed using descriptive statistical techniques, as the study focused on data distribution and preference tendencies. The analysis proceeded through several stages:

- Data cleaning and verification, ensuring completeness and consistency to avoid anomalies or duplication.

- Descriptive quantitative analysis, including frequency distribution, percentages, and central tendency measures to map demographic profiles and preference patterns related to housing type, cost, location, and facilities (Perdamaian & Zhai, 2024).
- Cross-tabulation analysis, used to identify descriptive relationships between variables, such as income level and rental affordability or marital status and housing type preferences (Liu, 2021).
- Basic qualitative analysis of open-ended responses using open coding to identify major themes related to housing preference motivations, such as comfort, security, privacy, accessibility, and workplace proximity (Forrest & Yip, 2021; Nareswari et al., 2023).

To ensure the robustness of findings, interpretation was conducted by comparing the consistency between quantitative and qualitative results and aligning them with existing theories, particularly housing pathways (Clapham, 2005) and residential mobility theory (Mulder & Hooimeijer, 1999a). This approach ensures that the research findings maintain internal accuracy and remain relevant to the urban context.

The results indicated that the dataset met reliability standards for descriptive analysis. The proportion of valid responses reached 96%, with no extreme bias or significant outliers detected. The distribution of respondents by gender and marital status was also sufficiently balanced, enabling representative interpretation of the target population.

#### 4. RESULTS AND DISCUSSION

##### 4.1 Temporary Housing Choices Based on Respondent Profiles

Based on the data analysis presented in Figure 2, the majority of respondents currently reside in temporary housing in the form of boarding rooms or rental units, totaling 63 individuals (55.3% of all respondents). Of this group, 29 male respondents and 34 female respondents reported living in such accommodations. The second most common arrangement is living in the parental home, reported by 47 respondents (41.2%), consisting of 16 males and 31 females. Meanwhile, other types of housing such as apartments (1 male), subsidized mortgage housing (2 females), and government-provided housing (1 female) account for a very small proportion of the sample and are not statistically significant in percentage terms.

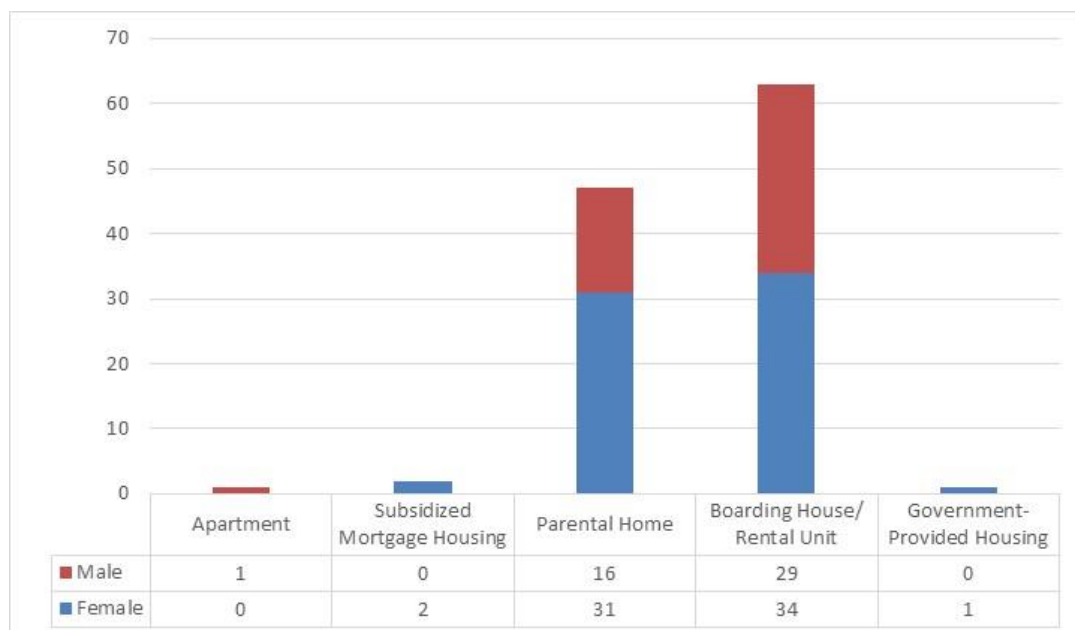


Figure 2. Current Temporary Housing Types Occupied by Respondents.  
(Source: Author, 2025)

When examined based on income profiles, a clearer pattern emerges. Respondents with low income (below Rp2,500,000) tend to choose small boarding rooms or rental units due to the affordability of rental costs. Among the middle-income group (Rp2,500,000–Rp5,000,000), housing choices become more varied, including rental units with more complete facilities and boarding rooms offering additional comfort. Meanwhile, respondents earning above Rp5,000,000 demonstrate a preference for higher-quality housing options, such as modest apartments or rental units with communal facilities. These findings indicate that income level is a key economic factor influencing temporary housing choices among urban residents (Perdamaian & Zhai, 2024).

This distribution highlights several interesting patterns. First, boarding rooms or rental units constitute the most dominant form of transitional housing for both genders. This aligns with the characteristics of productive-age individuals, who commonly select rental housing due to its locational flexibility and costs that can be adjusted to financial capacity. This is consistent with theories of temporary housing and mobility flexibility within the housing pathways framework (D. Clapham, 2005; Rahadi et al., 2021) and with Liu's (2021) argument that mobility convenience is a primary determinant in housing decisions among young adults.

Second, there are notable gender-based differences in housing preferences. Female respondents were more likely to live with their parents (31 individuals) compared to males (16 individuals). This pattern suggests that women tend to maintain social connectedness and familial security before attaining independent housing. Conversely, male respondents were more likely to reside in boarding rooms or rental units (29 individuals), which may reflect a stronger need for independence and higher work-related mobility. These findings reinforce the view that socio-cultural norms and gender roles shape housing choices during the transitional phase toward independence (Arifin & Sulistyowati, 2023; Mulder & Hooimeijer, 1999b).

Third, the very small proportion of respondents living in apartments, mortgage-subsidized houses, or government-provided housing indicates that ownership-based or institution-provided housing remains largely inaccessible for most productive-age groups. Only three respondents (2.6%) occupied these types of dwellings. This suggests that access to formal housing is still limited and has yet to become a common option within temporary housing pathways, consistent with findings from studies on urban housing in Indonesia (Basuki, 2023; Santoso, 2022).

#### **4.2 Design Criteria for Preferred Transitional Housing**

Based on the data analysis presented in Figure 3, a total of 18 design criteria for transitional housing were identified as important by respondents. The three most prominent criteria, with the highest proportions, are housing type (18%), facility completeness (11%), and comfort (10%). The dominance of these three aspects indicates that, within the context of transitional housing, respondents place greater emphasis on the basic functional qualities of a dwelling that can accommodate physical needs and daily activities. This finding is consistent with housing satisfaction theory, which suggests that comfort and the availability of adequate facilities are key dimensions influencing satisfaction in the early stages of the housing life cycle (Clapham, 2005; Rahadi et al., 2021).

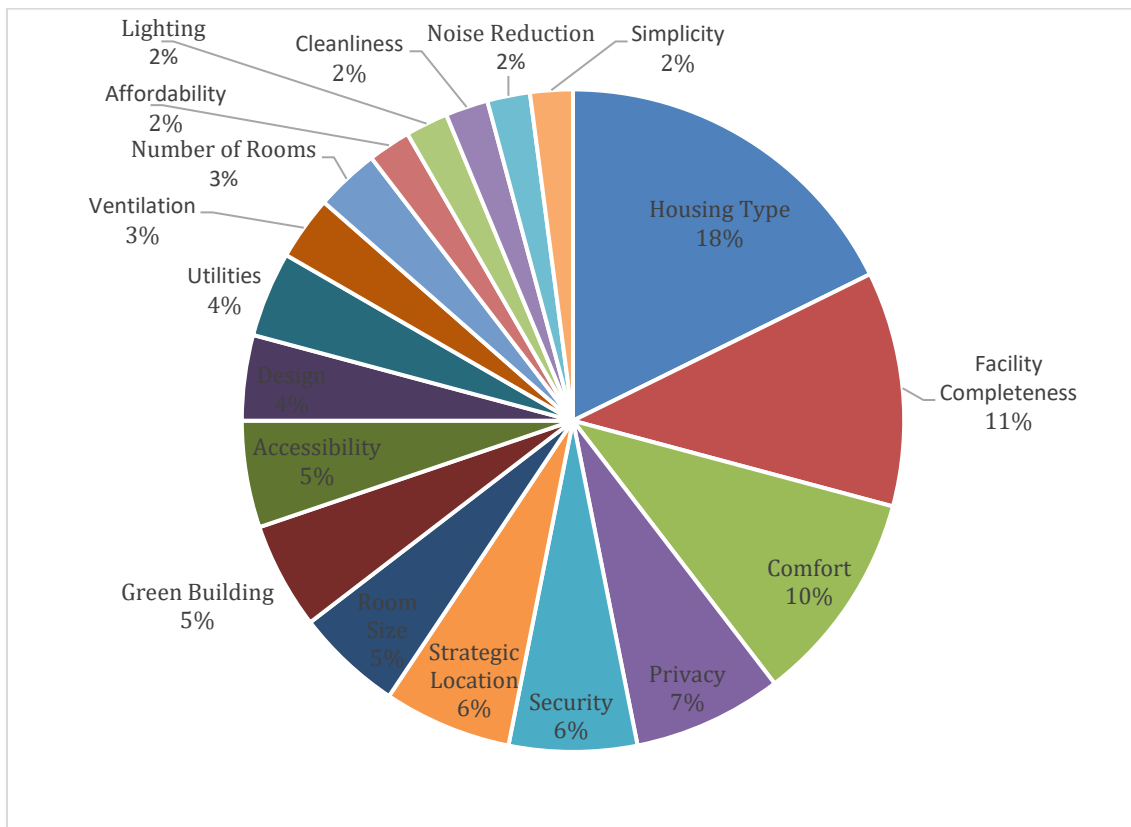


Figure 3. Design Criteria Preferred by Respondents in Transitional Housing.  
(Source: Author, 2025)

The aspect of comfort (10%) is associated with the physical quality of space, including ventilation, natural lighting, appropriate indoor temperature, and efficient spatial layout. These factors play a crucial role in determining occupant satisfaction in transitional housing, which is typically compact and function-oriented (Perdamaian & Zhai, 2024; UN-Habitat, 2023). This finding indicates that individuals within the productive age group prioritize basic comfort before considering aesthetic aspects or long-term housing status.

Factors such as privacy (7%), security (6%), and strategic location (6%) also receive considerable attention. These aspects suggest that perceptions of the social environment and accessibility are important considerations in selecting transitional housing. This is consistent with the perspective of Mulder and Hooimeijer (1999b), who emphasize the role of location and social factors in residential decision-making. In the context of contemporary urban society, preferences for privacy and security are further reinforced by lifestyle considerations and the high mobility of the productive-age population (Arifin & Sulistyowati, 2023; Forrest & Yip, 2021). In other words, young occupants seek not only adequate housing but also a safe, comfortable environment that is well connected to centers of work and education.

On the other hand, aspects such as spatial size (5%), the implementation of green building concepts (5%), and accessibility (5%) indicate an increasing awareness among respondents regarding spatial efficiency and environmental sustainability, although these factors are not yet primary priorities. Architectural design and utility considerations (each 4%) suggest that aesthetics and technical aspects such as air circulation and artificial lighting have not fully become determining factors in housing decisions for this group (Basuki, 2023). Criteria with the lowest proportions, including number of rooms (3%), affordability (2%), ventilation (3%), lighting (2%), cleanliness (2%), simplicity (2%), and noise reduction (2%), reflect additional expectations rather than primary determinants.

Overall, these findings demonstrate that respondents' preferences for transitional housing design are oriented toward functional aspects and spatial comfort rather than luxury or design complexity. This confirms that the primary needs of the productive-age group center on housing that is practical, efficient, and adaptable to mobility dynamics and economic constraints (Nareswari et al., 2023; Santoso, 2022).

#### 4.3 Relationship Between Living Costs and Housing Rental Affordability

Based on the analysis presented in Figure 3, a consistent relationship is observed between monthly living costs and respondents' ability to afford rental expenses for transitional housing. The pattern indicates a clear positive correlation: the higher the living costs, the greater the respondents' capacity or willingness to pay higher rental fees. This finding is consistent with studies on housing affordability, which emphasize the proportional relationship between routine expenditures and rental payment capacity (Perdamaian & Zhai, 2024; UN-Habitat, 2023).

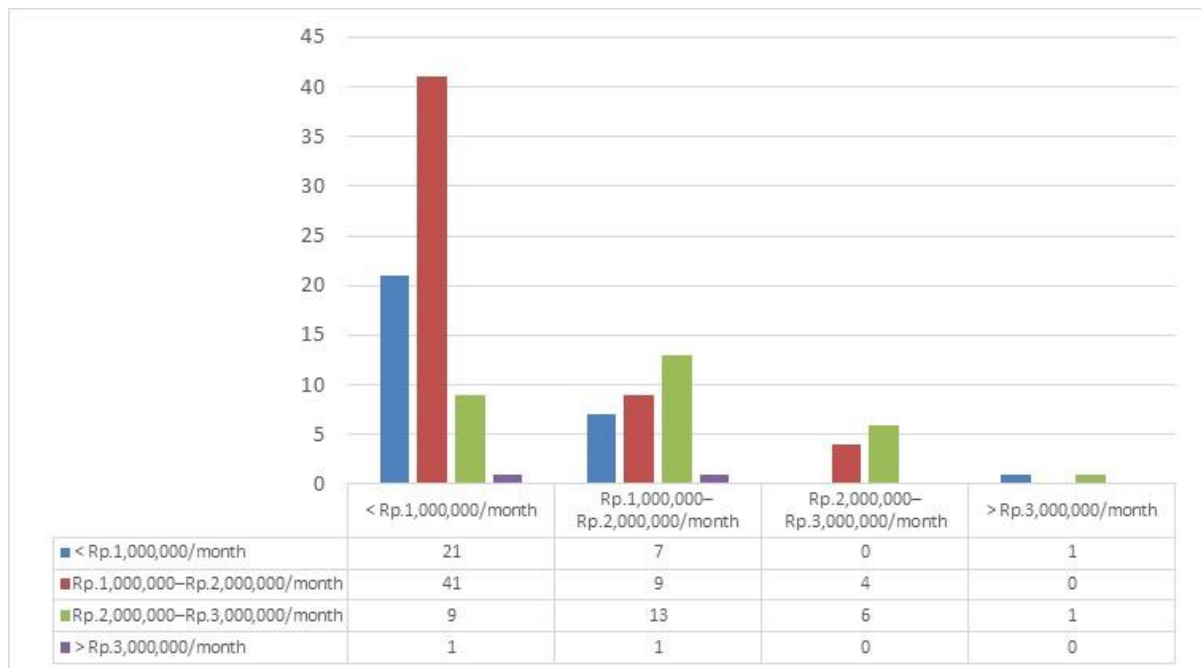


Figure 4. Relationship Between Current Living Costs and Rental Affordability.  
(Source: Author, 2025)

The group of respondents with monthly living costs below Rp1,000,000 represents the largest segment (41 respondents), yet demonstrates the lowest capacity to pay rent, generally within the range of < Rp1,000,000–Rp2,000,000 per month. This pattern indicates that although overall living expenses are relatively low, housing costs remain a primary priority within the limited expenditure structure of this group. In this context, the selected housing tends to be simple and low-cost due to constrained budget allocation (Liu, 2018). This relationship suggests that lower-income groups exhibit a clear preference for affordable and easily accessible transitional housing.

Among respondents with monthly living costs of Rp1,000,000–Rp2,000,000, the majority (47 individuals) demonstrate the ability to pay rent within the same range, indicating a balance between routine expenditures and housing affordability. This pattern reflects a cautious approach in allocating housing expenses to ensure alignment with other essential needs, such as transportation and basic living costs.

The group with living costs of Rp2,000,000–Rp3,000,000 per month shows an increase in financial capacity, with most respondents (13 individuals) selecting rental costs within the

same range. This pattern is consistent with housing affordability theory, which suggests that the ability to pay rent tends to increase alongside income levels and the demand for higher-quality living spaces (Doling & Ronald, 2020). In other words, this group is more likely to choose housing with better facilities and strategically located units that support daily activities.

Meanwhile, respondents with living costs exceeding Rp3,000,000 per month are relatively fewer in number but demonstrate greater flexibility in determining rental expenditure. Some respondents in this group choose to remain within a moderate rental range (Rp1,000,000–Rp2,000,000), while others are willing to pay higher rents. This condition suggests differing motivations: many in this group may view transitional housing as a temporary solution while preparing for permanent homeownership. Therefore, their priorities are influenced not only by cost considerations but also by preferences related to location, facilities, and environmental quality.

Several key insights can be drawn from these findings. First, rental costs constitute a major component of monthly expenditures, even among lower-income respondents. Second, the proportional relationship between living costs and rental affordability indicates that individuals tend to make realistic housing decisions based on their financial conditions. Third, the greater flexibility observed among higher-income groups highlights opportunities for developers to provide a variety of transitional housing options—from compact units to shared facilities—tailored to purchasing power and urban lifestyles (Basuki, 2023; Santoso, 2022).

Overall, these findings emphasize that transitional housing plays a significant role in bridging the gap between affordability and quality of living. Rental expenditure reflects not only economic capacity but also preferences for stability and comfort prior to achieving permanent homeownership.

## 5. DISCUSSION

The findings of this study reinforce the urgency of understanding transitional housing as a socio-economic and spatial phenomenon that is increasingly significant in the settlement dynamics of young urban communities in Indonesia. The motivation for this research stems from the reality that access to permanent housing remains limited due to high land prices and the disparity between income levels and housing costs. As a result, productive-age groups, particularly young couples, tend to opt for temporary housing that is flexible, affordable, and strategically located. Therefore, this study not only examines housing choices but also explores how such decisions reflect adaptive strategies in response to structural constraints within the housing market (Santoso, 2023).

The findings reveal several interrelated key insights. First, the majority of respondents prefer boarding rooms or rental units (55%) as forms of transitional housing, followed by living with parents (41%). Female respondents are more likely to reside with their families, whereas male respondents tend to live independently in rental housing. This pattern confirms that socio-cultural factors continue to play an important role in shaping initial housing choices. Within the framework of housing pathways theory (Clapham, 2005), these decisions reflect life-course stages and adaptive responses to economic pressures and social expectations. This finding is consistent with Mulder and Hooimeijer (1999b), who argue that in the early stages of household formation, housing decisions are more influenced by mobility needs and social support than by ownership.

The second finding indicates a consistent relationship between living costs and the ability to pay rent. Respondents with low living costs (< Rp1,000,000 per month) prioritize rental expenses, even when it represents a relatively large proportion of their income. This suggests

that housing is perceived as a non-negotiable basic need, consistent with the concept of housing affordability (Doling & Ronald, 2020), where housing expenditures tend to remain stable relative to household income. This finding also aligns with studies (Liu, 2018; UN-Habitat, 2023), which indicate that low-income groups allocate a larger share of their income to rent due to limited access to affordable housing options. Meanwhile, respondents with higher living costs demonstrate greater flexibility in determining rental expenditure and tend to select housing with better facilities and locations, reflecting rational behavioral adjustments to economic capacity and social aspirations (Perdamaian & Zhai, 2024).

The third finding relates to preferences for transitional housing design. Of the eighteen identified criteria, three aspects stand out: housing type (17%), facility completeness (11%), and comfort (10%). These emphasize respondents' orientation toward basic functionality, accessibility, and spatial comfort rather than luxury or architectural style. Factors such as privacy, security, and strategic location also receive considerable attention, indicating that the quality of the social environment influences perceptions of housing adequacy. This finding supports studies (Clapham, 2005; Rahadi et al., 2021), which highlight comfort, accessibility, and mobility flexibility as dominant factors in the housing behavior of young adults. However, this study differs from Liu (2018), where affordability is the primary concern in developed countries. In the Indonesian context, comfort and facility completeness emerge as key indicators of housing preference, suggesting a shift in values from purely economic considerations toward psychosocial well-being (Basuki, 2023).

Overall, these findings demonstrate that transitional housing in Indonesia is not merely a temporary solution but part of a rational adaptive process in response to social, economic, and spatial dynamics. Young urban communities balance financial constraints with quality-of-life needs, reflecting survival strategies within structural limitations of the housing market. These results reinforce Santoso (2023), who highlights the role of multigenerational family structures and cultural values in shaping housing behavior in Indonesia. From a gender perspective, women's preference for living with parents reflects the importance of social support and security, whereas men tend to choose independent living arrangements to support work mobility and economic autonomy (Nareswari et al., 2023).

From a policy perspective, these findings have important implications for housing planning and management. First, the government needs to recognize transitional housing as an integral component of the national housing system rather than merely a temporary or informal solution. The provision of affordable rental housing with adequate basic facilities can serve as an effective strategy to reduce the housing backlog and improve access for productive-age groups (Bappenas, 2024). Second, for designers and developers, these findings highlight the importance of designing modular, functional, and efficient housing, with an emphasis on spatial adequacy and green building principles tailored to urban needs (UN-Habitat, 2020, 2023). Third, an understanding of transitional housing preferences can inform long-term strategies to support mobility and socio-economic stability in urban communities.

## 6. CONCLUSIONS

This study highlights the phenomenon of transitional housing as an adaptive response of young urban communities to the challenges of permanent homeownership in Indonesia. Overall, three main findings can be identified. First, the majority of respondents prefer boarding rooms or rental units as transitional housing, followed by living with parents, indicating that rental-based housing systems dominate the early stages of household formation. Second, a positive relationship exists between living costs and rental affordability, suggesting that housing is a priority need even among lower-income groups. Third, the most

prominent design preferences include housing type, facility completeness, and comfort, emphasizing a strong orientation toward functional aspects and quality of living rather than aesthetics or ownership status.

Collectively, these findings demonstrate that transitional housing plays a crucial role in bridging the gap between affordability and housing quality. For policymakers, a shift in focus is required—from homeownership-oriented policies toward the provision of adequate, affordable, and strategically located rental housing. For designers and developers, the findings underscore the importance of modular, efficient housing design with sufficient facilities to support occupant mobility and comfort.

As a direction for future development, this study advocates a paradigm shift from “housing as an asset” toward “housing as a service.” In the context of accelerating urbanization, transitional housing should be recognized as a strategic instrument to support social mobility, economic inclusion, and environmental sustainability, while also fulfilling the need for adaptive temporary housing among young people in their transition toward independence.

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