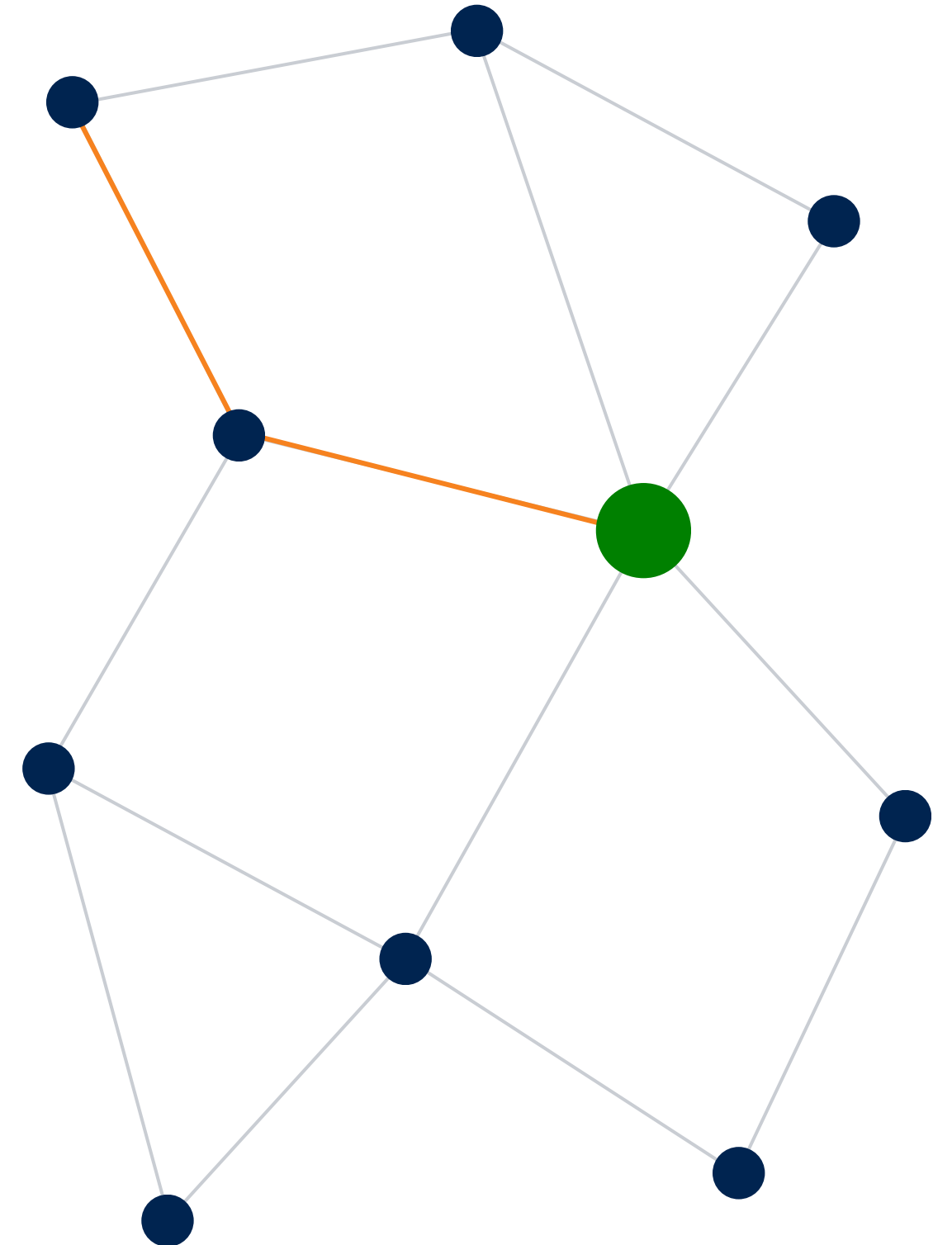


Rethinking social housing through GEDSI for inclusive and sustainable urban development

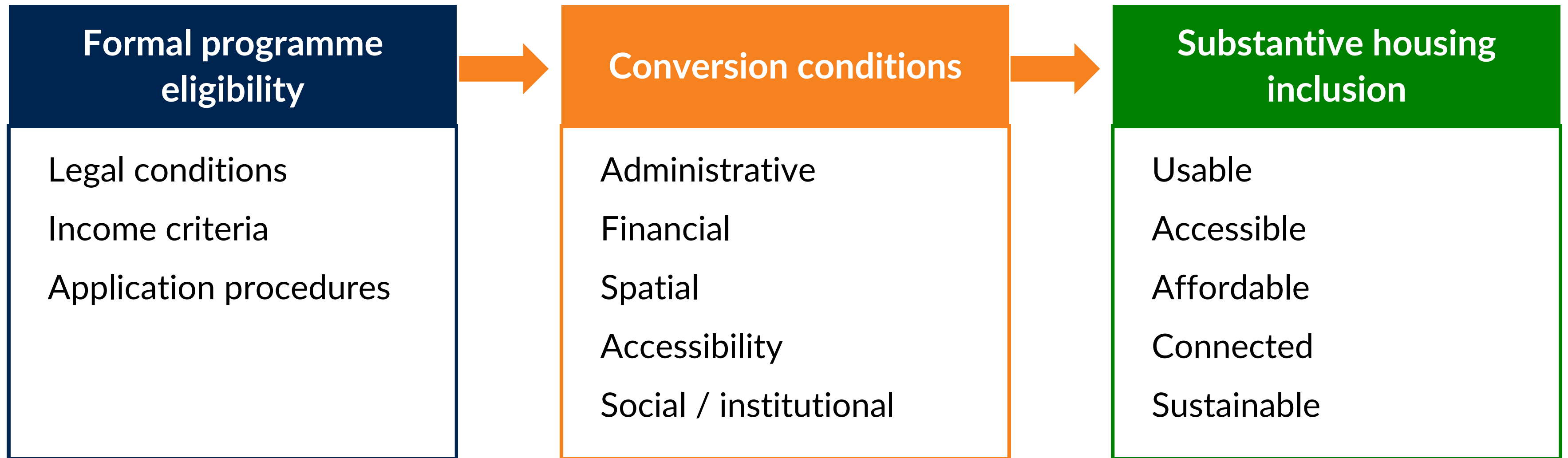
From formal eligibility to substantive inclusion in
Vietnam

Van Dao Thi Bich

Vietnamese-German University
Sustainable Urban Development Program



Eligibility is not the same as inclusion



A household may formally qualify for social housing and still face barriers in everyday urban life.

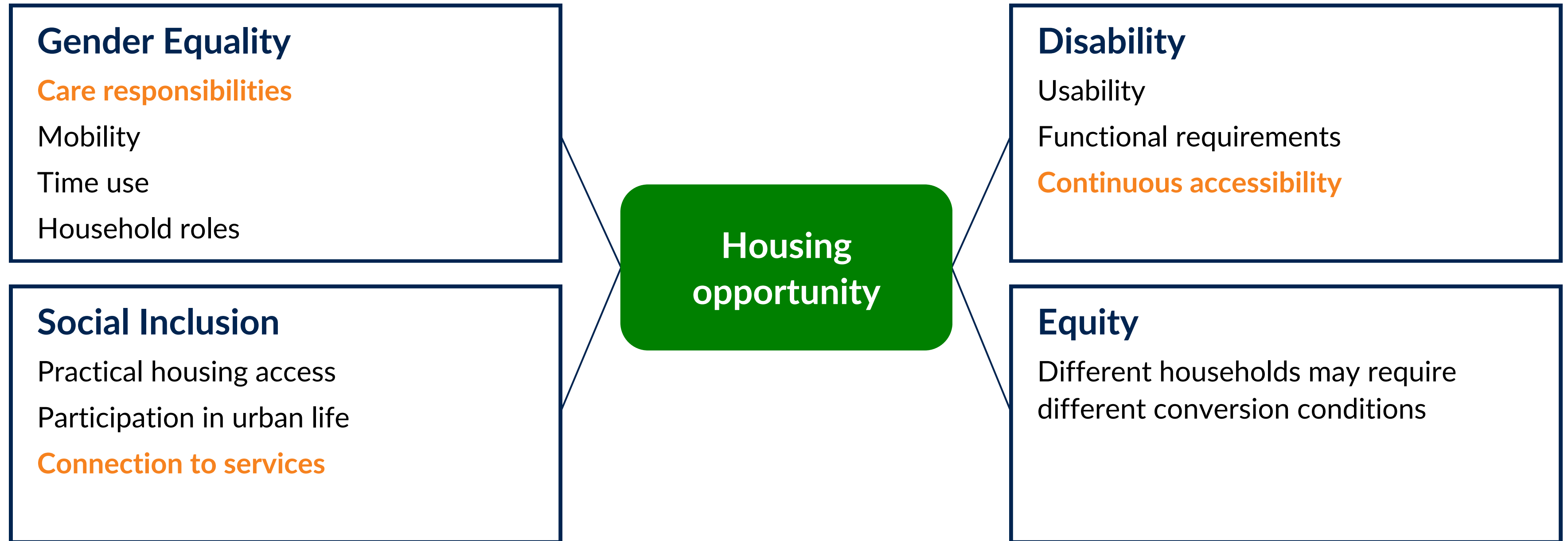
Why this question matters now in Vietnam

- 2023 ● Housing Law
- 2024 ● Decree 100
- 2025 ● Decree 261
- 2026 ● Decree 54
- 2026 ● Decree 136



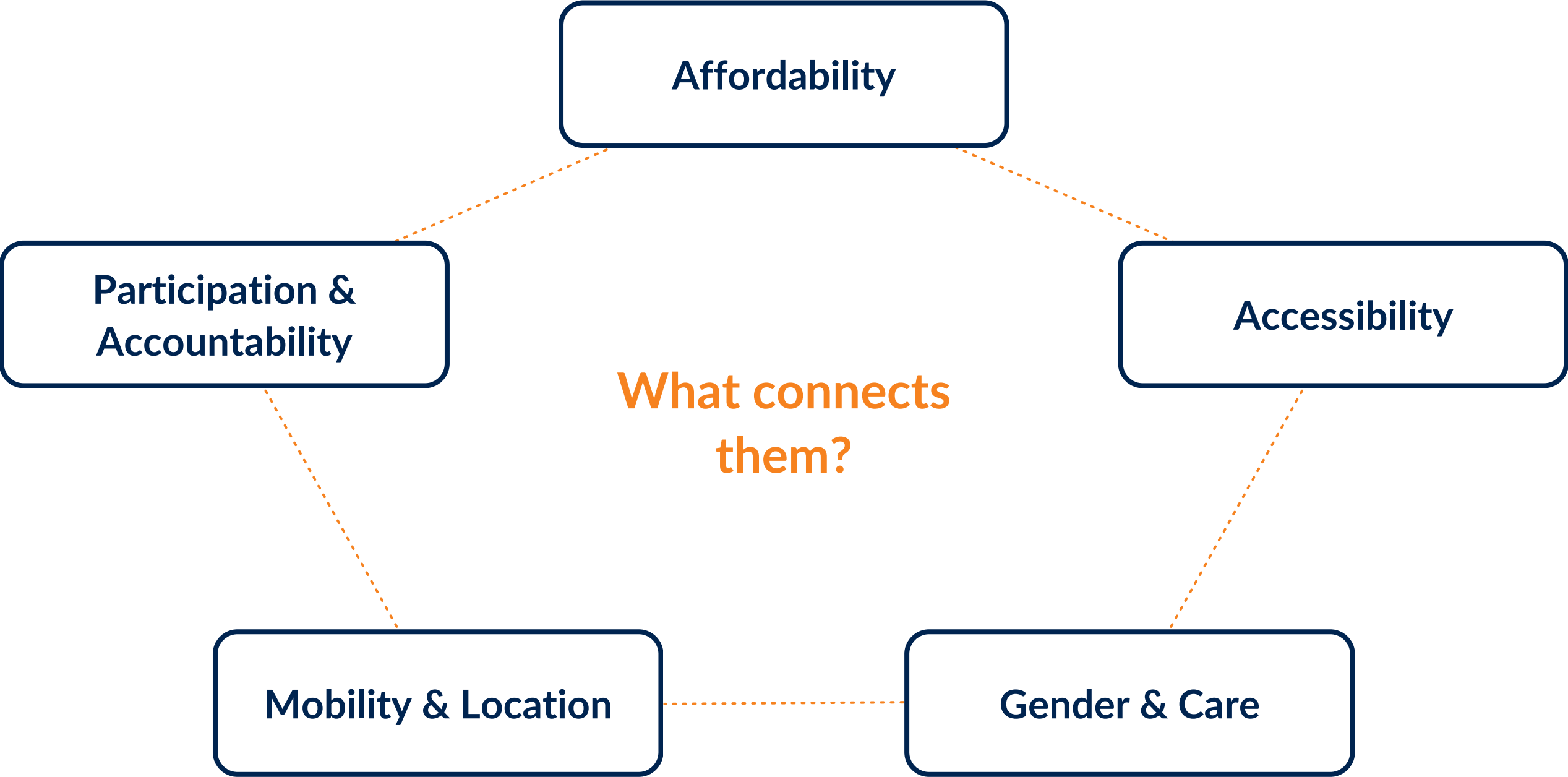
As delivery expands, the policy question moves beyond quantity toward how housing works for intended residents.

GEDSI as an analytical lens for social housing



GEDSI is not only a checklist of beneficiary groups. It asks whether different households can convert formal programme access into a usable housing opportunity.

Known dimensions, analysed separately



The gap is not the absence of individual inclusion criteria, but the lack of an integrated explanation of how they interact between programme entry and everyday housing use.

The GEDSI Housing Inclusion Chain



Diagnostic and relational, not a deterministic causal sequence.

Four propositions structure the conversion process

P1

**Eligibility–
Conversion**

Eligibility is necessary, but insufficient.

P2

**Non-
Substitutability**

Strength in one condition may not compensate for a substantial break elsewhere.

P3

**Institutional-
Interface
Dependence**

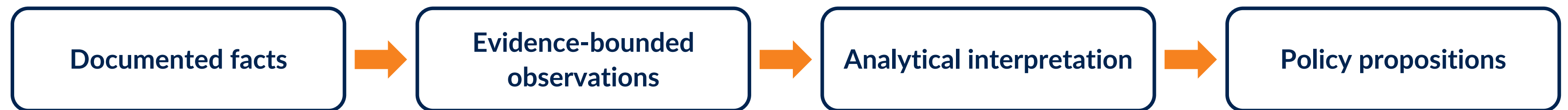
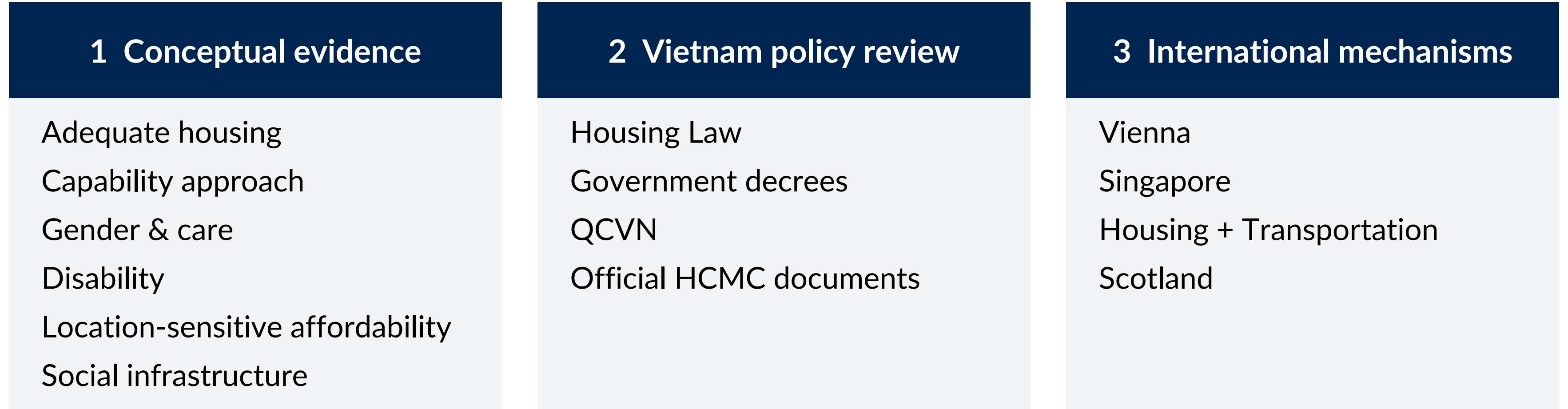
Conversion problems may emerge between separately governed policy systems.

P4

Feedback

Housing outcomes should remain visible for subsequent institutional review.

Structured conceptual-policy review



Not an empirical project evaluation and not a systematic review.

What is already formally established?

Income & verification	Application	Accessibility	Programme expansion
Updated income conditions Declaration, commitment and post-verification	Direct Online Postal Employer-assisted routes	QCVN 10:2024/BXD Mandatory technical accessibility requirements	181,257 units HCMC 2026–2030

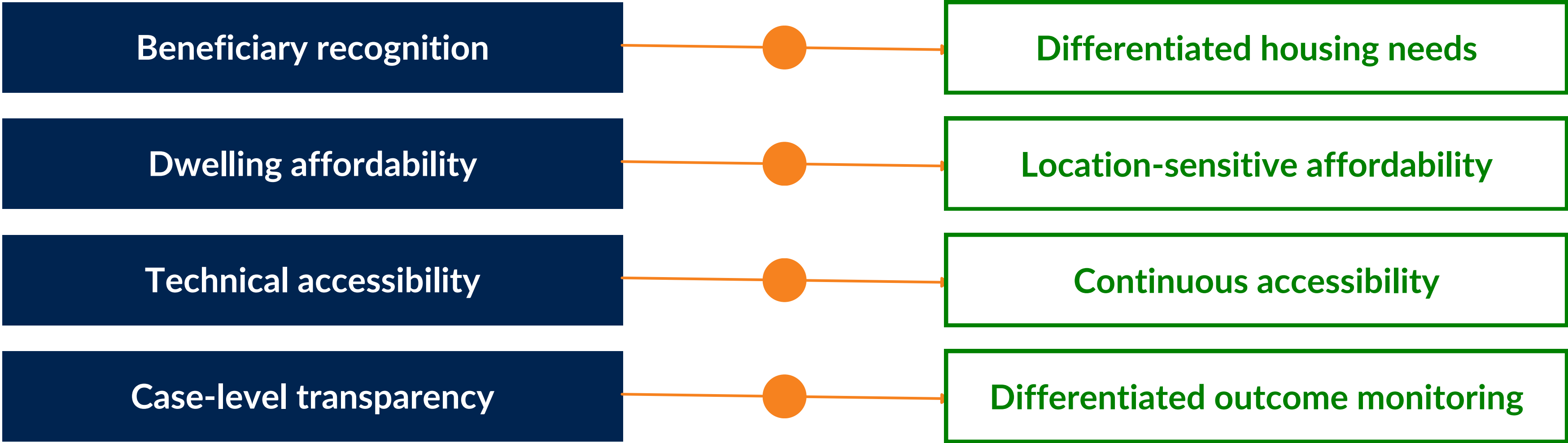
The issue is not simple regulatory absence.

Where do institutional interfaces become visible?

Established formal mechanism

Interface

Broader substantive condition



These are documentary boundaries, not evidence that implementation fails in every project.

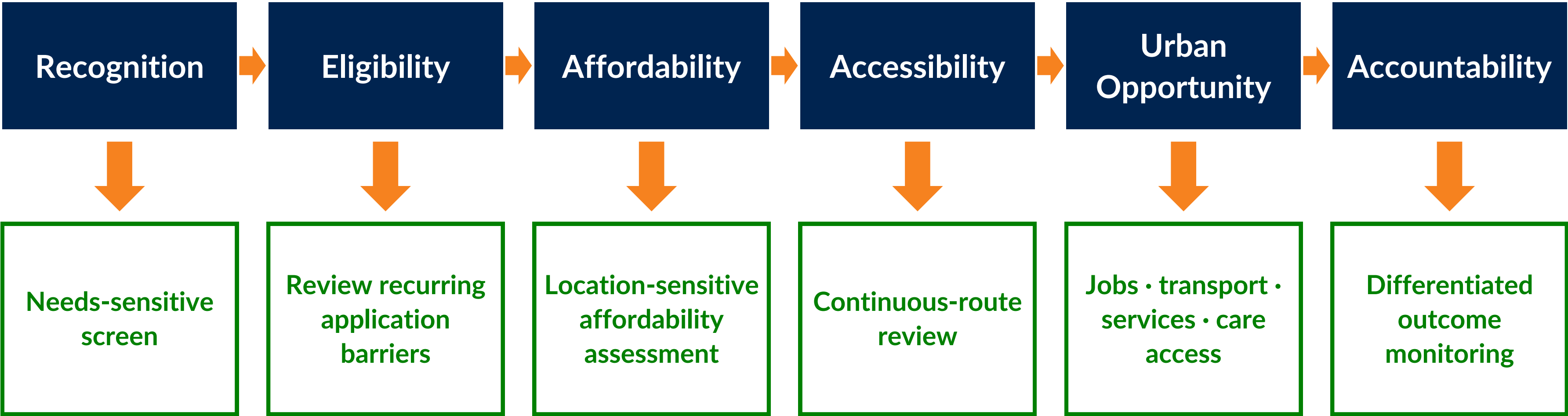
Mechanisms, not models

Vienna	Singapore HDB	H+T approach	Scotland
Needs-sensitive appraisal Gender and everyday-life needs enter housing appraisal.	Accessibility continuity Barrier-free routes connect housing with surrounding amenities.	Location-sensitive affordability Housing and transport costs are considered together.	Feedback-oriented governance Equalities, participation, performance reporting and regulatory review.

Do not copy the system. **Extract the principle.**

GEDSI-responsive entry points for Vietnam and HCMC

Existing institutional stage



Proposed diagnostic addition

Proposed diagnostic additions to existing processes, not new statutory requirements.

Housing for All requires more than unit delivery

- 1 Eligibility is an entry condition, not an outcome.
- 2 Substantive inclusion depends on conversion conditions and institutional interfaces.
- 3 GEDSI can operate as a diagnostic framework, not only as a beneficiary checklist.

From formal programme access to a usable and sustainable housing opportunity



Thank you



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THANK YOU FOR YOUR ATTENTION



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