Analysis of the Impact of Urban Housing on the Integration of Migrant Workers

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Key words: Urban Integration, Living Form, Living Condition, Living Willingness

Abstract: The rural migrant workers have become the double marginalized people. In order to better design the urban housing security system for migrant workers, and to accelerate the process of agricultural transfer, this paper analyzes the relationship between the housing status of migrant workers and the degree of urban integration. Taking urban integration as the dependent variable and taking the gender and age as the control variables, the independent variable is formed by the living form, the housing area, the rent level and so on, and the independent variables are divided into different areas by the hierarchical multiple regression method. Four regression models have been established. It is found that living form, living condition and living willingness have a significant impact on the urban integration of migrant workers. In order to improve the urban integration of migrant workers, this paper puts forward three suggestions.

Introduction

The 19th CPC National Congress clearly put forward that speeding up the urbanization of agricultural transfer population and speeding up the establishment of housing system for multi-agent supply, multi-channel protection and hire purchase simultaneously so that all the people have house to live. Migrant workers are excluded from the scope of urban housing security system because they do not have urban household registration even in the city for many years. Due to the uneven development of urban and rural areas and the influence of dual structure, migrant workers with weak ability to make their own citizens can not enjoy the results brought about by the new urbanization so that the housing contradiction is becoming more and more prominent. If migrant workers cannot integrate into the city and cannot return to the countryside, it will produce serious social problems. The housing and urbanization problems of migrant workers are the research hotspots in the academic circles of our country. However, it is rare to discuss the housing problem of migrant workers from the perspective of urban integration in China. And there are few empirical studies to analyze the relationship between migrant workers' housing and urban integration. The purpose of this paper is to analyze the relationship between the urban housing situation of migrant workers and the degree of urban integration and to provide suggestions for the better design of the housing security system for migrant workers.

Research hypothesis

The housing problem of migrant workers in the city involves not only the form of residence, but also the living conditions, the willingness to live and so on. Based on the literature research and theoretical analysis, this paper puts forward three basic hypotheses:

Hypothesis 1: The housing form of migrant workers in the city will affect their urban integration. The self-purchased housing is better than renting, rental alone is better than group rent.

Hypothesis 2: The better the living conditions of migrant workers, the higher the urban integration of migrant workers. The larger the housing area, the higher the housing rent, the lower

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the number of common residents (the greater the per capita housing area), the higher the urban integration of migrant workers.

Hypothesis 3: The stronger the willingness and affordability of housing improvement, the higher the urban integration of migrant workers. The higher the willingness and affordability of housing improvement, the higher the willingness and ability of migrant workers to settle in cities. And the stronger the initiative and ability of their cities to integrate, the higher their urban integration should be.

Research Data and Variable Selection

Data Sources
The data used in this paper are derived from the special investigation on the urban integration situation and housing situation of migrant workers carried out by our group in the whole country. And we finally obtained 2,978 effective questionnaires. Due to the questionnaire has a “no rent” option in the “Your currently pay for renting monthly” question. In order to analyzing the impact of migrant workers’ rent expenditure on their urban integration more accurately, we removed the “no rent” sample. Finally we analyzed 2,090 questionnaires. We use SPSS23.0 software to carry out statistical analysis of the data.

Variable Design

Dependent Variable. The purpose of this paper is to analyze the influence of migrant workers’ urban housing on urban integration. So the dependent variable of this paper is the urban integration of migrant workers through exploratory factor analysis.

Independent Variable. This paper measures the urban housing problem of migrant workers from three aspects of living form, living condition and living willingness.

The operation of residential mode is translated into the living form of migrant workers in the workplace, specifically divided from self-purchased housing, self-rent housing, low-rent housing provided by the government, renting with others, friends or relatives’ housing, employers’ home, unit dormitories, construction site shed and other. They are nine cases each assigned a value of 9, 8, 7, 6, 5, 4, 3, 2, 1. The higher the score, the better the form of residence of migrant workers.

The operation of living conditions is translated into 3 indicators which are the current housing area, the number of co-residents and the payment of rent per month. At present, the housing area is divided into 10 square meters, 10 to 20 square meters, 21 to 40 square meters, 41 to 90 square meters, 91 to 120 square meters and more than 120 square meters, each assigned a value of 1, 2, 3, 4, 5, 6. The higher the score, the larger the housing area, the better living conditions. The number of co-residents is divided into 1 person, 2 people, 3 people, 4 people, 5 people and more than 5 people, each assigned a value 6, 5, 4, 3, 2, 1. The lower the score, the smaller number of residents, the greater the personal space, the better the living conditions. The monthly payment of rent is divided into 100 yuan, 100 to 200 yuan, 200 to 300 yuan, 300 to 400 yuan, 500 to 800 yuan, and more than 800 yuan, each assigned a value of 1, 2, 3, 4, 5, 6. The rent is generally proportional to the quality of housing. The higher the score, the better the housing conditions.

The operation of living willingness is translated into 2 indicators which are ideal housing areas and acceptable rent level. Among them, the ideal housing area is divided into 10 centiares, 10 to 20 centiares, 21 to 40 centiares, 41 to 90 centiares, 91 to 120 square meters and more than 120 square meters, each assigned a value of 1, 2, 3, 4, 5, 6. The higher the score indicating that the higher the requirements of migrant workers for urban living conditions, the more attention to the quality of residence. It means that migrant workers pay more attention to the quality of life in the city, the higher the degree of urban integration. The acceptable rent level is divided into 100 yuan, 100 to 200 yuan, 200 to 300 yuan, 300 to 400 yuan, 500 to 800 yuan and more than 800 yuan, respectively assigned values of 1, 2, 3, 4, 5, 6. The higher the score, showing that migrant workers are more willing and able to pay high rents.
Control Variable. In order to eliminate statistical errors, this paper introduces the individual characteristics of gender, marital status, age and educational level as control variables by reference to relevant literature. The statistical description of the main variables is shown in table 1.

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Model Construction and Analysis

In order to better explain the influence of migrant workers’ urban rental on the urban integration, the general linear regression method is used to analyze the urban integration degree as the dependent variable, which is under the condition of statistical control. In the regression model, we used hierarchical multiple regression method to divide the independent variables into different groups (living form, living conditions and living willingness) into the regression equation and establish four models (see table 2). On the whole, migrant workers’ urban housing has a strong predictive power for the urban integration of migrant workers. The control variables and urban housing variables can explain the variance of 12.2% of the urban integration.

According to the four models’ change of “adjust R squared” and “R squared”, it can be found that the living conditions have the greatest influence on the urban integration of migrant workers, which can explain the variation of the urban integration degree of migrant workers by 3.4%. And secondly, the living willingness, which can explain the variation of the urban integration degree of migrant workers 2.2%. The smallest is living form which can explain the variation of 0.5% of the urban integration degree of migrant workers.

Individual Characteristics and Urban Integration

The explanatory power of Model 1 is 6.1%, which indicates that the individual characteristic variables of migrant workers have a certain influence on the urban integration. Among them, age and education level have a significant impact on the urban integration of migrant workers.

Firstly, age has a significant impact on the urban integration of migrant workers, the regression coefficient is positive in four models, indicating that the older the migrant workers, the higher the degree of urban integration. Migrant workers' human capital, social capital, accumulation of personal or household wealth and familiarity with the city are all time-consuming, and in the case of controlling other variables, the older the age, the more time migrant workers can use to enhance their integration into capital and become familiar with the city, the higher their urban integration.
Table 2. General linear regression model of the influence of housing situation on the urban integration of migrant workers.

<table>
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<th>Variable</th>
<th>Model 1 Standardized coefficient</th>
<th>Standard deviation</th>
<th>Model 2 Standardized coefficient</th>
<th>Standard deviation</th>
<th>Model 3 Standardized coefficient</th>
<th>Standard deviation</th>
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Note: ***P<0.01, **P<0.05, *P<0.1.

Individual Characteristics and Urban Integration

The explanatory power of Model 1 is 6.1%, which indicates that the individual characteristic variables of migrant workers have a certain influence on the urban integration. Among them, age and education level have a significant impact on the urban integration of migrant workers.

Firstly, age has a significant impact on the urban integration of migrant workers, the regression coefficient is positive in four models, indicating that the older the migrant workers, the higher the degree of urban integration. Migrant workers' human capital, social capital, accumulation of personal or household wealth and familiarity with the city are all time-consuming, and in the case of controlling other variables, the older the age, the more time migrant workers can use to enhance their integration into capital and become familiar with the city, the higher their urban integration.

Secondly, the educational level has a significant impact on the urban integration of migrant workers, the regression coefficient is positive in four models, indicating that the higher the level of education of migrant workers, the higher the degree of urban integration. As we have concluded in the previous analysis, the level of education is the most central factor in the competition of migrant workers in urban survival. The influence of education level on migrant workers' urban working and living is all-round. In order to enhance the urban integration of migrant workers, the most basic and important thing is to improve their education years and quality of education. The level of education on migrant workers ' cities. The impact of working life is all-round, to enhance the urban integration of migrant workers, the most basic and most important is to improve their years and quality of education.
Living Forms and the Urban Integration Degree of Migrant Workers

In addition to providing basic safety and survival protection for migrant workers, housing is also an important place for migrant workers to produce and reproduce, while having rest and social functions. Model 2 shows that after adding the living form variable, the explanatory power is increased by 0.5%, which indicates that the living form has a certain influence on the urban integration degree of migrant workers, and the hypothesis 1 is proved.

The main way for migrant workers to live in cities is to rent private housing, and the proportion of them to buy a home in the working city or enjoy government-subsidized housing is very low. It is clear that the living form has a significant impact on the urban integration of migrant workers. The urban integration of migrant workers from self-purchased home is much higher than that of other groups. These groups can be said to have achieved no difference in living with the public in terms of residence. It can also reflect their strong economic strength. At the same time, in the traditional Chinese concept, living in their own house has the feeling of “home”, owning a set of housing for most people can bring the greatest sense of satisfaction and stability.

The urban integration of migrant workers, who live in their relatives’ or friends’ homes are the lowest. The reason for this is that most of these migrant workers are “newcomers” who have just entered the city both in income and in the city. Secondly, the feeling of “depend on others” may have a greater negative psychological impact on them. Those housing solutions, such as collective dormitory, building shed and joint rent, which appear in the form of collective residence, generally lack the necessary private space. Group internal interpersonal relations are also more complex which is difficult to form a stable, harmonious internal relationship. The residential facilities are often not perfect which has a negative impact on the urban integration of migrant workers. The urban integration of migrant workers living in low-rent housing provided by the government is also relatively high. Because the government low-rent housing is more stable, more complete supporting.

The impact of living forms on the urban integration of migrant workers on the design of housing security policy is that the government should provide housing security public services for migrant workers, and should encourage and protect migrant workers to achieve personal or family rental housing or provide help for them to buy their home conditionally from the consideration of improving urban integration as far as possible. In the short term, achieving stable renting to live should be a realistic and feasible choice for migrant workers to solve their housing problems in the city. Therefore, at this stage, migrant workers should be provided with both liveable and safe rental housing by vigorously developing the housing rental market for their survival and development in the city to provide the necessary residential support. In the long run, with the improvement of urban housing supply and demand, the government's financial capacity and the improvement of migrant workers’ housing payment ability, migrant workers with their own housing in the city have gradually increased.

Many research results have obtained the conclusion consistent with the research of this subject. Researches such as Chen Zhongbin (2017) have found that migrant workers who are most likely to migrate their families in the peasant worker group are those who rent a home independently or buy their own home, while migrant workers living in collective dormitories or construction sites are the hardest to achieve family migration. The study of Shong zhukun and others (2017) also concluded that migrant workers with stable accommodation had a stronger sense of subjective well-being than temporary accommodation. Among them, dispersed migrant workers have strong subjective well-being, and the happiness of migrant workers living in self-building or self-purchased housing is the strongest [11].

Living Conditions and the Urban Integration Degree of Migrant Workers

Model 3 shows that after adding the living condition variable, the explanatory power is increased by 3.4%, which indicates that the living conditions play an important role in the urban integration of migrant workers. The housing areas, the number of co-residents and the monthly rent expenditure all have a significant impact on the urban integration of migrant workers. So the hypothesis 2 is
proved. In other words, if we can improve the housing conditions and qualities of migrant workers in the city the urban integration of migrant workers will be greatly improved.

The first one is the housing areas. Compared with urban residents, the biggest gap in living conditions between migrant workers is mainly reflected in two aspects of housing area and living environment. With the gradual improvement of housing areas, the process of urbanization of migrant workers is gradually increasing, and the trend of urban integration with the increase of housing areas is very obvious. Studies by Zhang Xiang and others (2015) also found that the number of rooms and the per capita area of usage had a significant positive effect on the subjective well-being of residents.

The second one is the number of co-residents. This index has a certain correlation with the housing areas index. But the influence coefficient of the number of co-residents on the urban integration of migrant workers is negative, which indicates that the more the number of co-residents, the lower the urban integration in cities. This means that in order to improve the level of urban integration of migrant workers and realize the urbanization, it is necessary to reduce the proportion of migrant workers to rent housing with others, and to achieve the housing conditions that per family has one house and one person has one room to live as far as possible.

The trend of the relationship between urban integration of migrant workers and the number of co-residents is not particularly obvious. The urban integration of migrant workers living alone or more than 5 people living together is low. The low degree of urban integration of migrant workers living alone shows that although the economic affordability of such migrant workers may be relatively strong, the lack of daily communication objects, there will inevitably be a sense of loneliness, so that their urban integration is not high. More than 5 migrant workers living together are generally living in dormitories or sheds with a serious lack of private space. So their urban integration is the lowest. The group of migrant workers living together by two men is the highest degree of urban integration. The two people live together is generally a couple or the lovers. The room and people completely formed a kind of “home” atmosphere which enhance their urban integration.

Thirdly, monthly rent. Under market conditions, the higher the rent, the better the living conditions, the closer to the living conditions of urban residents, the higher the degree of urban integration.

Living Willingness and the Urban Integration Degree of Migrant Workers

According to the conclusion we get in the analysis of the situation of migrant workers’ urban integration, the primary goal of migrant workers to work in cities is to “raise their income”, followed by “seeking better development” and “broadening their horizons”. If migrant workers are not targeted by the urbanization, but with the aim of earning more income, they will inevitably compress their housing expenditure as far as possible. If migrant workers have plans to develop or even settle in the city for a long time, they will generally choose to improve their living quality by renting a house with larger areas or buying a house [12].

Firstly, the ideal housing area has a significant impact on the urban integration of migrant workers. In the regression model 4, the regression coefficient of the ideal housing area is 0.135, and through the significance test, it is shown that the larger the ideal housing area of migrant workers, the higher the degree of urban integration. The larger the ideal housing area, the stronger its willingness to improve the quality of urban housing, its housing needs in the city is no longer satisfied with only its survival and safety needs, but to housing social, self-esteem realizing and other higher-level goals.

The second one is the level of rent that can be accepted. In regression model 4, the regression coefficient of acceptable rent level is 0.093, and through the significance test, it is shown that migrant workers who can accept higher rent level have a higher degree of urban integration. Under the condition of market economy, the willingness to bear a higher level of rent shows that the stronger the economic aspiration and affordability of migrant workers, the greater the willingness and ability of their urban integration.
Conclusion

The research shows that the urban integration process of migrant workers is slow although they have been working in cities for many years. They are still in the state of “semi-urbanization” in the city, and the urban integration of migrant workers is influenced by multiple factors, including individual characteristics and institutional environment. From the view of housing, the housing situation of migrant workers is an important factor affecting the urban integration of migrant workers because housing is the most basic survival and necessities of life. The empirical analysis of this paper also confirms this point.

The empirical analysis proves that the living form, living conditions and living expectations of migrant workers will have a significant impact on their urban integration. China should speed up the process of the migrant workers’ urban integration, realize the urbanization of migrant workers and integrate migrant workers into the urban housing security system. Solving migrant workers’ “urban housing problem” become a policy entry point to promote urbanization.

The Housing Security Mode Should be Given Priority to the Housing Subsidy

From our empirical analysis, we can find that the impact of living forms on the urban integration of migrant workers is very obvious. From the construction sheds to the unit’s collective dormitories to the joint rent to the purchased housing, the urban integration of migrant workers gradually increased. The improvement of living forms is conducive to strengthening the social interaction between migrant workers and urban residents. And it is beneficial to enhance its human capital and social capital which is the basic guarantee for the urban integration of migrant workers. At this stage, the government's limited financial capacity coupled with the generally low economic affordability of migrant workers, it is not realistic to support migrant workers to buy a house in the working city on a large scale. The focus of housing security for migrant workers should be to “help migrant workers to rent housing”. The government can not only guide real estate developers to increase the constructive scale of public rental housing through self-construction or preferential policies, but also improve the urban housing leasing market by standardizing and carrying out monetary subsidies for migrant workers to rent housing [13]. The purpose is to help migrant workers with the will and ability to integrate into the city to achieve a mixed residence with the public.

The Living Conditions of Migrant Workers Should be Obviously Improved

The poor living conditions of migrant workers are a common phenomenon in the current cities at all levels in China which seriously hinders their urbanization. Through the construction of housing security system, we should ensure that the living conditions of migrant workers have been significantly improved. The first is to improve the housing area of migrant workers and to achieve that per family has one house and one person has one room as far as possible. The second is to improve the housing supporting facilities and the living environment for migrant workers to achieve the residential community of migrant workers and to achieve no difference between migrant workers and urban low-income and middle-income residents.

Institutionalizing the Housing Security of Migrant Workers, and Help Them to Establish the Expectation and Confidence of the Urban Integration

Only when migrant workers have the expectation of long-term development in the city will they increase their investment in human capital and social capital promotion, so that their competitiveness in the city can be truly enhanced, and the reform of the rural land system associated with it can be carried out smoothly.

Acknowledgement

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References


