Affordable housing issues and homelessness in Europe

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The share of social housing in Europe:

- Austria: 24%
- Belgium: 7%
- Czech Rep: 8%
- Denmark: 21%
- Estonia: 2%
- Finland: 13%
- France: 15%
- Germany: 4%
- Ireland: 9%
- Italy: 4%
- Netherlands: 30%
- Poland: 8%
- Portugal: 2%
- Slovenia: 6%
- Spain: 3%
- Sweden: 19%
- UK: 18%

Cities and initiatives:
- Brussels: Housing First & CLT
- Mons: CLT
- Ghent: 10%
- Charleroi: 10%
- Antwerp: 8.3%
- Aarhus: 28%
- Gothenburg: 19%
- Copenhagen: 20%
- London: 21%
- Manchester: 30%
- Almere: 42%
- Amsterdam: 27%
- Belfast: 27%
- Dublin: 13.2%
- Cork: 5%
- Lille: CLT
- Paris: 19%
- Munich: 19%
- Linz: 54%
- Vienna: 43%
- Trieste: 11%
- Bologna: 6%
- Ljubljana: Social housing pilot
- Poznan: Affordable housing
- Ostrava: Social housing pilot
- Prague: Land zoning for social housing
- Naples: 11%
- Lisbon: 2%
- Barcelona: Rent caps & expropriation
- Bilbao: Revitalization
- Lisbon: EU supported urban regeneration

Initiatives:
- City deals tailored to emerging needs
- Cost rental housing pilots
- Social welfare land use
- Combining public with private funds
- Revitalization
- Land zoning for social housing
- Growing supply by the Housing Fund
Biennial compass of Europe's housing sector

- Third edition of State of Housing in the EU
- Source: national experts, existing databases and literature
- Bringing together trends/figures and policy
- Available in English (and soon in French) at www.housingeurope.eu/
• ADDRESSING A STRUCTURAL PROBLEM WITH PATCHWORK.
• HOUSING AT THE HEART OF THE GROWING SOCIAL DIVIDE.
• CITIES AT THE FOREFRONT OF THE HOUSING CHALLENGE.
• CHANGES IN HOUSING DELIVERY.
Government spending on housing - Total combined spending by member states by type of support

Source: Eurostat (COFOG) [gov_10a_exp]
HIGHLIGHT:
Cities at the forefront of the housing challenge

- Recent city-led policy initiatives in the field of housing
- Driven by acute needs and existing obligations, supported (in many instances) by devolution of competences
- But many barriers persist (financing, EU competition laws, etc)
New reality for Public, Cooperative & Social Housing Providers

Support
- Decreasing State Support for housing
- Affordable comfort
- Increased pressure to deal with homelessness
- Reduce inequality
- Choice
- Climate Change
- Quality of life in cities
- Security/Safety

Demands
- Norms & Obligations:
  - environment
  - Circular economy
  - SDGs
  - Homelessness
- New investment patterns from real estate
- New tourism patterns (AirBnB)
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... but a never changing, UNIQUE offer
Solutions on the table

Other Approaches
• Macroprudential lending policies
• Deregulation of planning & zoning
• Activation of private sector for “affordable” housing

Housing Providers
• Affordability
• Social Cohesion
• Livability
• Economic Stability
• Return to the community

Opportunistic

Core mission
Still the image of the sector does not reflect its unique offer...

Source: European Quality of Life Survey (EQLS) 2016
The case for dedicated housing providers

- Professional civil society saving money for the welfare state & generating wealth

- Providing an essential ingredient to address homelessness (the home) but not only... also ageing at home, reducing benefits, linking to employment, debt management, integration and in some cases, market shaping

- Increasingly providers of a ‘living service’ vs. housing

- Long-term commitment vs. short-term profit extracting investors
More and more public, cooperative and social housing providers have experience with the implementation of this model of homeless service provision.
A joint Housing Europe and UNECE Housing and Land Management Committee Study ‘Housing2030 - Improving Housing Affordability in the UNECE region’ will propose concrete tried & tested solutions to supply, land, finance and regulation. Stay tuned!

At the endorsement during the Sustainable Cities Week 2019 at the United Nations HQ in Geneva, Switzerland
About us in brief

The European federation of cooperative, public and social housing

Network of national and regional housing provider federations, **45 members in 24 countries**

About **43 thousand housing organisations** on the ground

Almost **25 million homes**

Roughly **200 hundred thousand** homes newly provided per year

‘We have a vision of a Europe which provides access to decent and affordable housing for all in communities which are socially, economically and environmentally sustainable and where all are enabled to reach their full potential.’
Countries that score well typically have

- High labour force participation
- Large social/public housing sectors
- Strong construction output
- Sufficient housing related social welfare