PH2.1 PUBLIC SPENDING ON FINANCIAL SUPPORT TO HOMEBUYERS

Definitions and methodology

This indicator looks at financial support to home buyers through grants, loans, mortgage guarantees and other similar mechanisms, as reported in the OECD Questionnaire on Social and Affordable Housing (OECD QuASH 2019 and 2019). The level of expenditure is presented as a share of GDP. Data refer to the total expenditure at the level of national/federal government, which may include transfers to regional/local governments that in turn deliver support to households.

This indicator includes expenditure on demand-side measures that aim to support households in buying a home. It does not include tax incentives for homeowners, which are assessed separately in indicator PH 2.2. Further, supply-side measures to support developers in the provision of affordable housing are excluded, except when such subsidies are made available to households to build a dwelling themselves (as is the case, for instance, in Brazil, Chile, Costa Rica, Mexico, Russian Federation). Expenditure at the local level is not included due to lack of available information on a comparative basis across countries. See Annex I for the full list of measures included in the figures on public spending for each country.

For the scope of this indicator, support to homebuyers is divided into three main types of measures:

- *Grants to homebuyers*: transfers to households for the purchase (and in some cases construction) of a dwelling, covering part or all of the associated costs. There may be restrictions on the beneficiaries of such grants (e.g. first-time homebuyers and/or households with an income level below a given threshold) and/or the value, quality or location of the dwelling purchased with the subsidy. This indicator also includes implicit subsidies through discounted sales prices on publicly owned dwellings.

- *Subsidised mortgages and mortgage guarantees for homebuyers:* preferential mortgage loans provided or subsidised by the government or by a government agency/fund, for the purchase of a residential dwelling; measures can also consist of down-payment assistance or mortgage guarantees. Subsidies to buyers through contributions to special savings accounts are also included in this category. Subsidized or subsidised

- *Mortgage relief for over-indebted homeowners*: measures to avoid foreclosure on residential dwellings owned by households in financial distress. These include subsidies for mortgage payments and payment of arrears, postponement of payments, refinancing mortgages and mortgage-to-rent schemes. These subsidies differ from subsidised mortgages to promote affordable home ownership because the latter are granted at the time of the purchase of the dwelling.

Further detail on the measures implemented in each country is presented in Table PH 2.1.a, PH 2.1.b, and PH 2.1.c (Annex II).

Last updated 16/12/2019

Key findings

Grants, subsidised mortgages and mortgage guarantees to help households access home ownership are used by a large number of OECD countries. Unfortunately, not all countries implementing this type of measures were able to provide estimates of the amount of public spending in this area, or provided information that was not directly comparable (see Data and comparability issues, below).

Figure PH 2.1.1 shows that the mix of measures varies considerably across countries. Chile, Israel, Malta and the United States spend more on grants to homebuyers (taking into account those measures for which countries reported expenditures); meanwhile, Finland, Norway, Estonia, Luxembourg, Latvia, Mexico, France, Austria and Lithuania spend a larger share on support to mortgage borrowers through a variety of instruments. Norway and New Zealand also provide support to over-indebted households through mortgage relief schemes.

Among countries that report spending estimates in the 2019 QuASH (and excluding tax relief measures that are reported in PH 2.2), Finland provides the largest share of support to homebuyers (0.9% of GDP in 2018), primarily through mortgage guarantees for housing. Norway reports approximately 0.51% of GDP dedicated to support homebuyers, mainly through start-up loans and housing grants for buying a home. Chile spends about 0.36% of GDP in support to homebuyers, largely providing support through grants and subsidies. The country operates two major programmes providing grants to low-income and middle-income households, complemented by subsidies towards mortgage repayments for beneficiaries of these programmes who manage to duly repay their debt (Salvi del Pero, 2016).

Estonia, Luxembourg and Israel all spend between 0.1 and 0.15 of their GDP on support to homeowners; the majority of support in Estonia and Luxembourg is through subsidised mortgages and guarantees, whereas Israel provides the vast majority of public support through grants. Estonia and Luxembourg both offer a range of support measures, including grants, mortgage guarantees, and interest relief. Meanwhile, Israel's reported spending is concentrated on the Tenant's Price programme (*Mechir Lamishtaken*), which aims to facilitate the purchase of a first apartment with preferential terms through a scheme that enables developers to compete for highly discounted land to develop below-market dwellings.

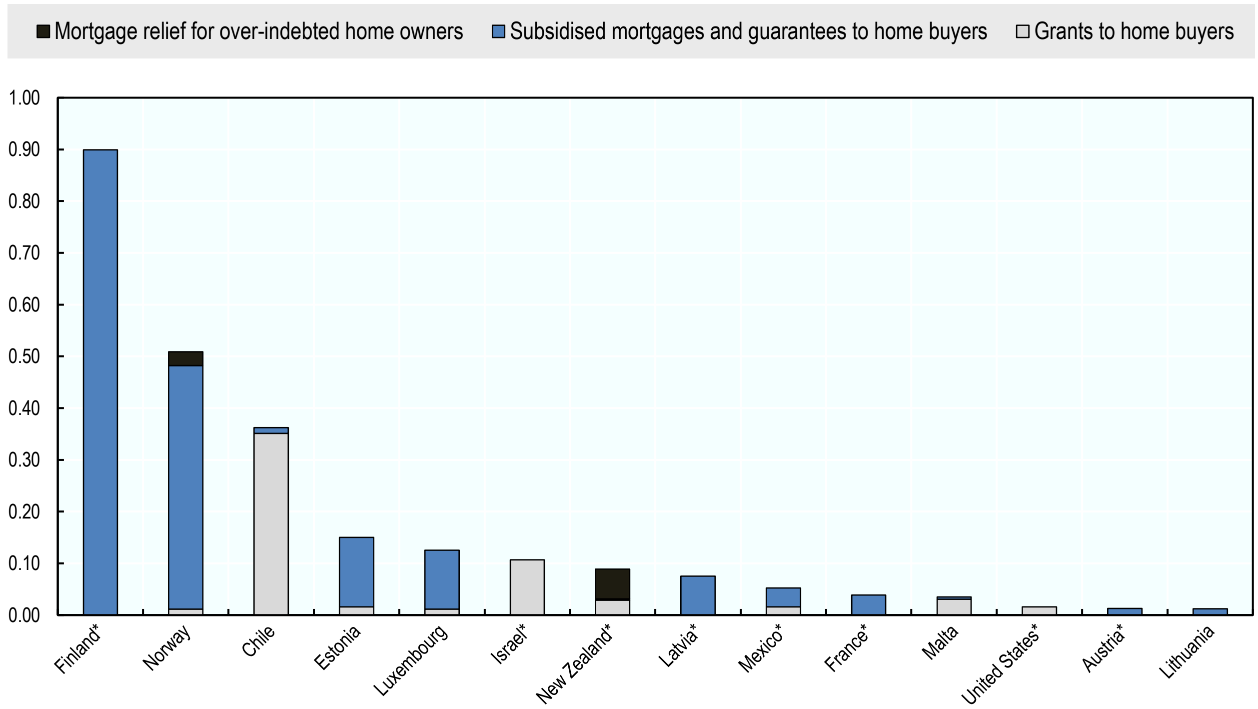
New Zealand, Latvia, Mexico and France report spending on public support to homeowners between 0.04% and 0.1% of GDP. New Zealand spends most on grants and support to homeowners in financial distress; Latvia and France concentrate their spending on mortgage guarantees and subsidised mortgages. France, for instance, spends a significant share on zero-interest loans (*prêt à taux zero*) and home ownership social loans (*Prêt à l'accession sociale*).

Finally, Malta, the United States, Austria and Lithuania all report spending on support for homebuyers between 0.01 and 0.03% of GDP. In the United States, only spending on subsidies has been reported, including the HOME Investment Partnership Programme and the Community Development Block Grants (CDBG).

There is no straightforward correlation between the rate of home ownership and the current level of public support through grants and financial assistance to home buyers. Different factors influence this outcome. For example, many countries (also) support access to home ownership through taxation (see PH 2.2). Also, countries that no longer provide subsidies or mortgage support may have done so in the past; current policy measures thus may not reflect previous policy priorities. For instance, in Ireland and Spain public programmes supporting access to home ownership experienced major cuts after the global financial crisis; similarly, mortgage relief programmes that were launched during the crisis have been eliminated in some countries since then (including the United States). There are also important historical considerations to keep in mind; for instance, many countries in Central and Eastern Europe implemented largescale privatisation programmes in the 1990s that boosted home-ownership rates across the country, resulting in an overwhelming majority of outright homeowners and a relatively small rental market.

Figure 1. Figure PH2.1.1: Public spending on grants and financial support to homebuyers [1, 2, 3, 4]

Government spending as % of GDP, 2018 or latest year available



Notes: Year of reference: 2018, except for New Zealand (FY2017-2018); Brazil (2017 - mortgage relief); for Czech Republic, grants reflect paid out applications in 2018.
* indicates information is missing on one programme, and the reported amount is therefore a lower-bound estimate. For a full list of measures included see Annex I.

1) Data for Australia are not included because the majority of expenditure is at state level and not at national/federal level. A selection of measures offered by different states and territories were reported in the 2019 QuASH (equivalent to 0.8% of GDP in 2018), but combined to do not provide a full picture of spending in this category at national level.

2) Data for Belgium are not included because the majority of expenditure is at regional level and not at national/federal level. Data for the Flanders region was provided in the 2019 QuASH (equivalent to 0.17% of GDP in 2018), but do not provide a full picture of spending in this category at national level.

3) In Canada, there are no grants or loans offered directly by the federal government, but there are grants and loans offered by provincial/territorial governments, some of which receive federal funding. These data have been excluded.

4) The statistical data for Israel are supplied by and under the responsibility of the relevant Israeli authorities. The use of such data by the OECD is without prejudice to the status of the Golan Heights, East Jerusalem and Israeli settlements in the West Bank under the terms of international law.

Source: OECD Questionnaire on Affordable and Social Housing (2019)

Data and comparability issues

There are important issues and limitations regarding both the coverage of existing measures and the comparability across different types of public support.

In terms of the coverage of existing measures, it should be kept in mind that expenditure at the regional and local/ municipal levels is not covered by this indicator due to lack of information. In their responses to the 2019 OECD Questionnaire on Affordable and Social Housing (OECD QuASH 2019), a number of countries report that relevant programmes are in place in regions or municipalities, and thus reported spending data do not cover the full extent of public expenditure on housing in this category. For instance, support to homebuyers is administered at the regional level in Australia, Belgium and Canada. These are not included under Figure PH 2.1. Furthermore, in some countries, expenditure figures are missing for one or more programmes at national level. As a result, the amounts presented are lower than the actual total expenditure (see Annex I for a full list of measures included in Figure PH 2.1).

Further, it is not always straightforward to compare the different types of public support for homeowners across countries. Grants consist of financial assistance (typically upfront) that is non-repayable. By contrast, loans are repaid by borrowers, along with an interest rate, over an agreed period of time. In the case of preferential loans (as for instance those granted by public bodies or by publicly owned agencies/funds), the subsidy element is hard to identify: it mainly consists of the difference in interest payments compared to rates that apply to a commercial loan, which vary significantly over time. Furthermore, preferential loans often imply a number of other advantages that cannot be quantified, such as a longer repayment period, the delayed start of repayment, and/or the requirement of a relatively small down-payment.

Finally, mortgage guarantees and other forms of loan insurance are increasingly used as an instrument of public policy to provide favourable loan conditions to borrowers; these include reduced interest rates and/or reduced down payments. Strictly speaking, this type of instrument does not represent expenditure as long as there is no default in payments. To simplify comparison, only the actual amounts that were claimed and paid out to lenders were included as expenditure on mortgage guarantees within this indicator. Nevertheless, the value of guarantees can be high and potentially involve a significant risk, in the case of widespread default that would result into high amounts of public spending.

Sources and further reading:

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Whitehead, C. and P. Williams (2017), "Changes in the regulation and control of mortgage markets and access to owner-occupation among younger households", *OECD Social, Employment and Migration Working Papers*, No. 196, OECD Publishing, Paris, https://dx.doi.org/10.1787/e16ab00e-en.

ANNEX I

Figure PH 2.1 includes the following measures:

Austria

- The following measures is included: contract savings (*Bausparen*).
- Information on the amount of public spending on the measures relating to subsidies for the purchase of owner-occupied dwellings (*Kaufförderungen*), rent-to-buy schemes (*Kaufoptionswohnungen*), and the subsidy scheme for owner-occupied housing (*Eigentumswohnungsförderung*) is not available.

Chile

- The following measures are included: Solidarity Fund for Housing Choice D.S.49 of 2011 (*Fondo Solidario de Elección de Vivienda D.S.49 de 2011*), Integrated Housing Subsidy System D.S.1 of 2011 (*Sistema Integrado de Subsidio Habitacional D.S.1 de 2011*), Rural Habitability Program D.S.10 of 2015 (*Programa de Habitabilidad Rural D.S.10 de 2015*), Residential Leasing Subsidy (*Subsidio Leasing Habitacional*), and Dividend subsidy for beneficiaries of DS01 and DS49 (*Subvención al dividendo para beneficiarios del DS01 y DS40*).

Estonia

- The following measures are included: Housing grant for large households (*Kodutoetus lasterikastele peredele*), Mortgage guarantee (*Eluasemelaenu käendus*), and Small residential building reconstruction grant for owners of detached houses (*Väikeelamute rekonstrueerimistoetus*).

Finland

- The following measure is included: Mortgage guarantee for housing loan (*Asuntolainan valtiontakaus*).
- Information on the amount of public spending on the measures ASP advanced savings (*ASP-laina*) and ASP loan (*ASP-laina*) is not available.

France

- The following measures are included: Zero-interest loans (*prêt à taux zero*), home ownership social loan (*Prêt à l'accession sociale*),
- Information on the amount of public spending on the measure relating to Subsidised mortgages (Interest-free loan) is missing.

Israel

- The following measure is included: Tenant's Price programme.
- Information on the amount of public spending on the measures relating to Affordable Housing Loans, subsidised interest rates, temporary postponement of mortgage payments, and mortgage refinancing is not available.

Latvia

- The following measure is included: Mortgage guarantee.

- Information on the amount of public spending on the measure State Assistance in Purchase or Construction of Residential Space (Housing acquisition support programme) *(Valsts palidziba dzivojamas telpas iegadei vai buvniecibai (Majoklu garantiju programma))* is not available.

Lithuania

- The following measures are included: subsidies for the purchase of a new home (*Subsidija pirmam bustui isigyti*) and financial incentives for young families acquiring a first home (*Finansine paskata pirmaji busta isigyjancioms jaunoms šeimoms*).
- Information on the amount of public spending on the measures relating to the deferral of implementation of the obligations assumed under the credit agreement ("credit holidays") *(Isipareigojimu pagal kredito sutarti vykdymo atidejimas ("kredito atostogos"))* is not available.

Luxembourg

- The following measures are included: Acquisition grant (*Prime d'acquisition*), Construction grant (*Prime de construction*), Interest subsidy (*subvention d'intérêt*), Interest relief (*bonification d'intérêt*), State guarantee (*garantie de l'Etat*).
- Information on the amount of public spending on Special measures for people in excessive debt is not available.

Malta

- The following measures are included: Housing Authority Scheme for the purchase of rented residential units (*Sir Sid Darek*) and Social loan.
- Information on the amount of public spending on the measure Equity sharing is missing.

Mexico

- The following measures are included: Infonavit's monthly payment subsidy (*Complemento de pago*) and co-financing policy (*cofinanciamento*).
- Information on the amount of public spending on the measures relating to *Vivienda digna* and Preferential Interest Rate (*Tasa de interés diferenciada*) is not available.

New Zealand

- The following measures are included: KiwiSaver HomeStart grant, Welcome Home Loan, Kainga Whenua Loan Scheme, Accommodation supplement (NB: the amount reported here reflects the share going towards homeowners).
- Information on the amount of public spending on the measures KiwiSaver first home withdrawal and FirstHome Ownership Scheme is not available.

Norway

- The following measures are included: Start-up loan (*Startlån*), housing grant for home purchase (*Tilskudd til etablering*), Start-up loan refinancing (*Startlån til refinansiering*).

United States

- The following measures are included: HOME Investment Partnership Programme and Community Development Block Grant (CDBG) Programme.
- Information on the amount of public spending on the measures Section 203(b): FHA Mortgage Insurance for 1- to 4- family homes, Veterans' Administration (VA) backed Home Loans and the United States Department of Agriculture Single-Family Housing Guarantee Programme is not available.

ANNEX II

Table PH2.1.1: Grants to home buyers: overview of existing measures

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Priority (if applicable)	Administration level
Australia (1)	First Home Owner Grants *[NB: Programmes vary across jurisdictions. Characteristics reported here apply to measure in Queensland]*	The First Home Owner Grant provides assistance to first home-buyers to purchase a new home. Eligible first home buyers receive AUD 20,000 (for contracts dated from 1 July 2016 to 30 June 2018) in order to buy or build a new home.	No	Eligible beneficiaries must: i) be at least 18 years of age; ii) be an Australian citizen or permanent resident; iii) a first-time home buyer; iv) move into the new home within one year of the completed transaction and live there continuously for six months.	Cap on property value of AUD 750,000 (including land).	Grant	None	Regional/State
Australia (1)	Home Purchase Assistance	Home Purchase Assistance is administered by each jurisdiction (state or territory) and provides a range of financial assistance to eligible households to improve their access to, and maintain, home ownership.	..	..	..	Grants and financial assistance measures		Regional/State
Austria	Subsidies for Purchase of Owner-occupied Houses or Condominiums (*Kaufförderungen*)	Subsidies for the purchase of owner-occupied houses or condominiums.	Yes	Households/individuals who do not own another dwelling. Further criteria may apply but they vary across provinces.	Subsidies are dependent on energy standard of dwellings, location (higher subsidies in central areas) etc.	Grants and financial assistance measures	None	Regional/State

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Priority (if applicable)	Administration level
Austria	Rent to buy *(Kaufoptionswohnungen)*	Most rental subsidy systems require cash contributions when tenants enter the rental contract; when they move out, their deposit is reimbursed (depreciated by 1% per annum). If the contribution exceeds EUR 70/m² it is linked with an obligatory right to buy after 10 years. The purchase price may be set at the original cost of construction or at market value (minus a rebate of approx. 20%). On average, only around 30% of tenants take the opportunity to buy.	No	All sitting tenants in subsidised rental housing have a right to buy, if they have paid own contributions of more than EUR 70/m² when entering the rental contract.	None	Regulatory	None	Joint (legal framework provided by national government; subsidies by the regional governments)
Austria	Subsidy Schemes for Single Family Homes (*Eigenheimförderung) [NB: Varies by region]*	..	Yes	First-time home buyers	Criteria related to the dwelling's energy performance	Grants and financial assistance measures		Regional/State
Brazil	My Home, My Life Programme, National Urban Housing Programme, Residential Lease Fund *(Programa Minha Casa, Minha Vida (PMCMV), Programa Nacional de Habitação Urbana (PNHU), Fundo de Arrendamento Residencial (FAR))*	Mechanisms to encourage the production and acquisition of new housing units, the renovation of urban properties, and the production or renovation of rural housing for families with monthly income of less than BRL 1800. Maximum limit: up to 90% subsidy of the value of the property, paid in up to 120 monthly instalments of, at most, BRL 270, without interest.	Yes	Does not own a property and has not received previous federal housing benefit.	Allocated by a lottery or by municipalities in case of natural disaster and or housing deemed at-risk.	Grants and loans	Priority to female head of households; families who are homeless or living in hazardous, unhealthy areas as a result of flooding or other natural disasters.	National/federal

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Priority (if applicable)	Administration level
Brazil	My Home, My Life Programme, National Urban Housing Programme, Social Development Fund - Bodies *(Programa Minha Casa, Minha Vida (PMCMV), Programa Nacional de Habitação Urbana (PNHU), Fundo de Desenvolvimento Social (FDS) - Entidades)*	This scheme provides financing to individuals, contracted in the form of associations, in order to: (a) construct urban housing units; or (b) renovate urban properties. Maximum limit: up to 90% subsidy of the value of the property, paid in up to 120 monthly instalments of, at most, BRL 270, without interest.	Yes	Does not own a property and has not received previous federal housing benefit.	Allocated by a lottery or by municipalities in case of natural disaster and or housing deemed at-risk.	Grants and loans	Priority to female head of households; families who are homeless or living in hazardous, unhealthy areas as a result of flooding or other natural disasters.	National/federal
Canada (2)	Affordable Homeownership Component of the Investment in Affordable Housing (IAH) for Ontario 2014 Extension	Provides joint federal-provincial funding to municipal and community housing agencies to deliver a range of housing programs. One component of this funding is affordable homeownership. With this funding, numerous municipal programs provide down payment assistance (both loans and grants) to first time home buyers, usually with income limits.	Yes	Must be first-time home buyer	Limits on value/size/conditions of dwelling.	Grants and loans, depending on municipality	None	Joint (funding from federal government to Provinces and Territories)
Canada (2)	Manitoba Rural Home Ownership Programme	Forgivable loan of between 10% (forgivable after 5 years) and 15% (forgivable after 15 years) of the price. Household income cannot exceed CAD 56,694 for a household without children; CAD 75,592 for a household with children or dependants.	Yes	Must be first-time home buyer	Limits on value/size/conditions of dwelling.	Grant	None	Regional/State

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Priority (if applicable)	Administration level
Chile	Solidarity Fund for Housing Choices (*Fondo Solidario de Elección de Vivienda D.S.49 de 2011*)	It provides funding for housing acquisition and construction (there are different project size limits, depending on project type). It is mainly used for self-build by families grouped in committees and targeted at people in the lowest income quintiles. Can be combined with other subsidies.	Yes	Chilean citizens or permanent residents and first-time home buyer. Must have minimum savings and belong to most vulnerable 40% of the population.	The household needs to have a Ficha de Protección Social, the Chilean vulnerability measure instrument, with a score of "housing shortage" below a given threshold. The score is based on socioeconomic and housing conditions.	Grant	Point system prioritising: households with children and/or persons with disabilities; persons who have done military service; victims of political persecution; members of Fire Department; households living in overcrowded or unsanitary dwellings; single or widowed applicants with children under age 25.	Joint (funding from national level, regional providers)
Chile	Integrated Housing Subsidy System (*Sistema Integrado de Subsidio Habitacional D.S.1 de 2011*)	Support for the purchase or construction of a dwelling up to a threshold value for households with savings capacity and capable to complement the value of the dwelling with a mortgage credit or own resources. The programme has three streams with different income ceilings and different maximum dwelling prices.	Yes	Chilean citizens or permanent residents who do not own another dwelling, and who have savings above a given minimum. For some programmes, must have pre-approval mortgage loan issued by a commercial or cooperative lender.	Cap on dwelling price	Grant	Priority point system (see above)	Joint (funding from national level, regional providers)

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Priority (if applicable)	Administration level
Chile	Rural Habitability Programme *(D.S.10 of 2015)*	Programme that supports the construction of dwellings and/or a housing complex between 2 and 60 urbanised homes	Yes	Chilean citizens or permanent residents, with minimum level of savings.	Cap on dwelling price	Grant	Priority point system (see above)	Joint (funding from national level, regional providers)
Chile	Residential leasing subsidy *(Subsidio Leasing Habitacional)*	A government subsidy covering a portion of the dwelling cost with the aim of providing access to the private housing stock (new or existing dwellings) of a value of up to 2,000 UF. Operated through a housing leasing real estate company with which a lease agreement is signed with a promise of sale.	Yes	Must be first-time home buyer and have a savings account for the lease of a home. Must not have previously benefited from housing or housing subsidies provided by State or municipalities. Must not have signed more than one lease with promise of sale with one or more real estate companies.	Cap on dwelling price	Grant	..	Joint (funding from national level, regional providers)
Colombia	*Mi Casa Ya* programme	One-time subsidy to support first-time home buyers for a down payment, as well as subsidies for interest rate payments (during 7 years) for social housing in urban areas.	Yes	Eligibility based on household income, first-time home buyer status and not having previously received a subsidy.	Cap on dwelling price	Grant	..	National/federal
Colombia	FRECH II or FRECH VIS	Subsidy of a percentage of the interest rate of mortgage loans for a period of 7 years, targeting households with incomes up to 8 minimum wages.	Yes	Eligibility based on household income, first-time home buyer status and not having previously received a subsidy.	Cap on dwelling price	Grant	..	National/federal
Colombia	Free housing programme *(Programa de Vivienda gratuita)*	A home is provided at no-cost to the beneficiaries; targets lowest-income households.	Yes	Households can only benefit once in a lifetime. Eligibility includes: victims of armed conflict, people affected by natural disasters.	..	Grant	..	Joint (national and regional governments)

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Priority (if applicable)	Administration level
Colombia	Priority Interest Housing Programme for Savers *(Programa de Vivienda de Interés Prioritario para Ahorradores (VIPA))*	The VIPA programme, initiated in 2013, has been Colombia's first approach to provide a market-driven housing programme. Until 2017, the programme offered subsidies for the interest rate of the credit and subsidies for the initial payment for households. Since 2018, VIPA only provides subsidies for the initial payment.	Yes	Eligibility based on household income, first-time home buyer status and not having previously received a subsidy. Must be citizens. Requirements that eligible households had to meet conditions to access a credit were lifted in 2017	Limits on value/size/conditions of dwelling.	Grant		National/federal
Costa Rica	Housing bond *(Bono familiar de vivienda, BFV)*	Different programmes are available, including programmes supporting housing development on urbanised lots or the construction of housing on a lot owned by a family.	Yes	Must be a citizen or permanent resident, and first-time home buyer. Measure is for families, not individuals.	Limits on value/size/conditions of dwelling.	Grant	The system prioritises families in extreme poverty, senior citizens, people with disabilities and people affected by natural disasters.	National/federal
Croatia	Home-start Support *(Otthonteremtési Támogatás)*	The goal of the home-start support is to facilitate independent accommodation and to find long-term housing solutions for young adults leaving temporary or long-term in state care. The benefit can be used to several different aims: e.g. to purchase, to pay a rent of or to renovate a flat or house.	..	..	..	Grant	..	National/federal
Croatia	Housing Subsidy *(Lakásépítési Támogatás, Családi Otthonteremtési Kedvezmény)*	..	..	..	..	Grant		National/federal

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Priority (if applicable)	Administration level
Estonia	Housing Grant for Large Households *(Kodutoetus lasterikastele peredele)*	Grant to improve living conditions	Yes	Estonian citizens or permanent residents with low-income levels, living in large households (with at least 3 children) with poor housing conditions and do not own another dwelling	..	Grant	Households are prioritised based on income, household size, conditions and size of dwelling	National/Federal
Estonia	Small residential building reconstruction grant for owners of detached houses *(Väikeelamute rekonstrueerimistoetus)*	Grant to reconstruct detached dwellings	No	All owners of private houses built before 1993 are eligible.	Dwellings must have been built before 1993	Grant	None	National/federal
Germany	*Baukindergeld*	The Baukindergeld is provided as a grant of EUR 1,200 per child per year during 10 years, with the aim of increasing the very low rate of home ownership of families in Germany compared to other European countries.	Yes	Must be first-time home buyer and have at least one child under 18 living in the household. Amount of grant depends on number of children.	..	Grant	None	National/federal
Ireland	Help to Buy Scheme	The scheme offers a tax rebate in the form of a grant based on tax paid by households in the previous four years, to a maximum value of EUR 20,000.	No	Must be citizen and first-time home buyer	The value of the new home cannot exceed EUR 600,000. Newly built dwellings only.	Grant		National/federal

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Priority (if applicable)	Administration level
Ireland	Serviced Sites Fund	The fund is designed to fund infrastructure on local authority land to allow for the building of affordable homes, to the value of EUR 50,000 per new home provided. The value of the scheme grant and the value of the land will be the discount provided on the cost of a new home, up to the value of 40% of the market price. However, the discount remains as a charge against the property which must be repaid within the charged period of 5 to 30 years.	Yes	Must be first-time home buyer	Limits on value/size/conditions of dwelling.	Grant	Priority varies by locality; local authorities are required to enter distances to/from work and/or education for eligibility. Also included is the requirement for living in that local authority area in advance of affordable units being available.	National/federal
Israel	Tenants Price Programme *(Mechir Lamishtaken)*	The Tenant's Price (*Mechir Lamishtaken*) programme aims to facilitate the purchase of a first apartment with preferential terms. Developers compete for the lowest price per m², which guarantees housing below current market prices. The land is offered with a large discount of up to 80%. Between 2015-2019, all land tenders for the marketing of state lands intended for dwellings will be according to the Tenant's Price method, as opposed to the regular land tenders where the competition is based on the highest offer for the land.	No	The programme is aimed at first-time home buyers.	None	Subsidised land	None	National/federal

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Priority (if applicable)	Administration level
Japan	Housing Allowance (*Sumai-Kyufukin*)	One-off grant for low or middle-income person who purchase a residential dwelling and live in it. Measure aims to decrease the burden deriving form an increase in consumption tax (from 8% to 10%). The amount of benefit is conversely proportional to the household income.	Yes	Households purchasing a dwelling to be used as main residence	Minimum size and quality standards	Grant	None	National/Federal
Luxembourg	Acquisition grant (*Prime d'acquisition*)	Grant for the acquisition of an existing dwelling. The amount can vary between EUR 250 and 9,700, based on household income, family situation and the type of construction of their new home. In the case of a condominium or townhouse, the grant is increased by 30%. For a semi-detached house, the grant is increased by 15%.	Yes	Households with permanent residence and who do not own any other dwelling. Beneficiaries must occupy the dwelling as primary residence for at least 10 years.	Maximum size	Grant	None	National/Federal
Luxembourg	Construction grant (*Prime de construction*)	Grant to households to construct a dwelling or to acquire an existing dwelling for first occupation. The amount can vary between EUR 250 and 9,700, based on household income, family situation and the type of construction of their new home. In the case of a condominium or townhouse, the grant is increased by 30%. For a semi-detached house, the grant is increased by 15%.	Yes	Households with permanent residence and who do not own any other dwelling. Beneficiaries must occupy the dwelling as primary residence for at least 10 years.	Maximum size	Grant		National/Federal
Malta	Right to Buy (*Sir Sid Darek*)	Scheme of the Malta Housing Authority allowing social tenants to purchase their home at subsidised price. The amount of benefit/discount depends on the conditions of the dwelling to be purchased	No	Recognised social tenants of the property to be purchased. Beneficiaries must live in the property for a period of not less than 10 years after purchase.	Criteria related to the dwelling's size, environment, number of bedrooms	Subsidised land	None	National/Federal

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Priority (if applicable)	Administration level
Mexico	Infonavit's monthly payment subsidy *(Complemento de pago)*	This monthly payment subsidy is given by Infonavit and it is focused on low-income workers (monthly salary up to USD 830). The resources that make this allowance possible are the returns raised from the interest rate earn of high-income workers (NB: Infonavit's financial strategy is base on a cross subsidy scheme, that apply market-like interest rates to high-income workers to finance the monthly allowance given to low-income workers).	Yes	Formal sector salaried workers with an account with Infonavit; first-time home buyers	None	Subsidy	Low-income workers	National/federal
Mexico	Co-financing policy *(cofinanciamento)*	The Co-financing policy (previously known as the Access to Financing for Housing Solutions Programme) offers low-income households various schemes to complement their financing capacity in order to access a decent and sustainable housing solution.	Yes	..	..	Various, including subsidies	..	National/federal
Mexico	Decent Housing (*Vivienda Digna*)	Subsidy provided to poverty households for housing acquisition (new), improvements, expansion, or self-build. The amount varies across municipalities and it depends on the local index of social underdevelopment and whether the municipality is identified as priority in other social/anti-poverty programmes	Yes	Households with income below poverty threshold and living in unsuitable accommodation from the point of view of quality and living space		Grant	Priority to household with a member who is disabled or under 14 years old, to single mothers, and to households whose head is 65 year old or more	National/Federal
Netherlands	Perpetual leases *(Erfpachtgronden)*	Municipalities may reserve homes on perpetual lease slots for first-time buyers or those who leave a social rent dwelling		Must be citizens/permanent residents and first-time home buyers	Maximum dwelling value/size.	Subsidised land	None	Local/municipal

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Priority (if applicable)	Administration level
Netherlands	Social dwellings for purchase *(Bestemmingscategorie sociale koop)*	Municipalities may designate slots for dwellings for which the purchase price may not exceed EUR 200,000 for a period of ten years.	..	..	..	Subsidised land	..	Local/municipal
New Zealand	KiwiSaver home start grant	The KiwiSaver HomeStart grant was introduced on 1 April 2015. The KiwiSaver HomeStart grant provides eligible first-home buyers with a grant of up to NZD 5,000 for individuals and up to NZD 10,000 for couples to put towards the purchase of an existing/older home or up to NZD 10,000 for individuals and up to NZD 20,000 for couples to help with the costs of purchasing a brand new home.	Yes	Must be citizen and first-time homebuyer. The buyer must have contributed to KiwiSaver for at least 3 years. The buyer must live in the home for six months after purchase.	Maximum dwelling value/size.	Grant	..	National/federal
New Zealand	FirstHome Ownership Scheme	Scheme helping eligible buyers to afford to buy selected properties Housing New Zealand is selling across the country. To help with the deposit, eligible buyers receive a grant of 10% of the purchase price of the property, capped at NZD 20,000.	Yes	First time homebuyers with permanent residence in New Zealand.	..	Grant		National/Federal
Norway	Housing grant to buy a home	One-off grant to assist disadvantaged households to obtain suitable housing. The grant is given by Husbanken to municipalities who in turn select beneficiaries and allocate funding. The amount of each grant is decided by municipalities, based on the households 'income, size, and the value of the dwelling to be purchased.	No	..	..	Grant	Households' income and needs are considered in determining priority allocation, and municipalities can include additional criteria (disadvantaged families with	Joint (funding from the national level through Husbanken to municipalities)

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Priority (if applicable)	Administration level
							children are often prioritised)	
Russian Federation	Free land plots for households with 3+ children	Free land to support households with 3+ children	No	Must have 3+ children	..	Subsidised land	..	National/federal
Russian Federation	Far East Land Plot	Aims to stimulate development in the Far East. Each Russian citizen or person willing to migrate to Russia could receive a land plot of 1 ha in Far East District for free for business or home construction.	No	..	Location restrictions on dwelling	Subsidised land	..	National/federal
Russian Federation	Mortgage grants for the young	Grants for down payments are provided at 30-35% of normative dwelling value (depends on household composition) for young households (up to 35 years), whose housing conditions are inadequate (housing floor per person is less than 18 meters).	Yes	Young households (up to 35 years)	Inadequate housing conditions (based on dwelling size/person)	Grant for down payment		Joint (Subsidies are co-financed by federal and regional authorities)
Spain	Royal Decree 106/2018 in State Housing Plan	Housing support	Yes	Must be citizen	..	Grant	..	National/federal
Switzerland	Allowance for low-income home owners according to the Promotion Act according *(Wohnbau- und Eigentumsförderungsgesetz)*	A number of measures were available under *Wohnbau- und Eigentumsförderungsgesetz* until 2001, including state guarantees, low interest rates loans, and allowances. Currently allowances are still paid but the measure is being phased out.	Yes	Must be citizen	..	Grants, loans, state guarantees		National/Federal

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Priority (if applicable)	Administration level
United Kingdom (England)	Help to Buy: ISA	If savers are targeting their first home purchase, by saving money into a Help to Buy: ISA the UK Government will boost their savings by 25%. For every GBP 200 saved, savers receive a government bonus of GBP 50. The maximum government bonus that can be received is GBP 3,000.	No	First-time home buyers in the UK; must be the only home beneficiary will own and where s/he intends to live; must be purchased with a mortgage.	Dwelling must have a purchase price of up to GBP 250,000 (or up to GBP 450,000 in London)	Grant		National/Federal
United Kingdom (England)	Lifetime ISA	The Lifetime ISA helps younger generations save both for their first home and later life. Individuals aged 18-39 may open an account, and receive a government bonus of 25% on savings of up to GBP 4,000 a year. Savings deposited by the individual and government bonus are enclosed within an 'ISA wrapper' which means that the account is free from income tax and capital gains tax. The Lifetime ISA subscription limit of GBP 4,000 counts towards an individual's annual ISA limit of GBP 20,000.		Individuals must be over 18 but under 40 to open an account. Subscriptions can be made until an individual's 50th birthday. Money can be withdrawn from the account in order to buy a first home, if the individual becomes terminally ill, or once they reach age 60. If money is withdrawn for any other reason a 25% charge is applied.	Expenditure on first time home purchase is limited to a value of GBP 450,000 for a property located anywhere in the UK.	Grant	None	National/Federal
United States	HOME Investment Partnerships	HOME Investment Partnerships provides grants to states and units of general local government to implement local housing strategies designed to increase homeownership and affordable housing opportunities for low and very low-income Americans. Funding from the federal government is provided to state and local jurisdictions in an annual block grant, and is distributed by formula. The jurisdictions decide how to allocate funds to eligible homebuyers.	Yes	Varies by jurisdiction	Varies by jurisdiction	Grant	None	Joint (funding from federal government to states and units of local government)

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Priority (if applicable)	Administration level
United States	Community Development Block Grant Program - CDBG	Community Development Block Grant Program - The CDBG programme is distributed by HUD formula to metropolitan cities, urban counties and States. Metro city and urban county entitlement recipients may carry out activities directly, or through other for-profit or non-profit entities. HUD determines the amount of each grant by using a formula comprised of several measures of community need, including the extent of poverty, population, housing overcrowding, age of housing, and population growth lag in relationship to other metropolitan areas.	Yes	Varies by jurisdiction	Varies by jurisdiction	Grant	None	Joint (funding from federal government to states and units of local government)

Notes:
1. Australia: The national and state and territory governments offer grants and other supports to households to enable home ownership. The following have been used as examples of support to enable home ownership: i) Queensland's First Home Owners' Grant; ii) Indigenous Business Australia's housing loans; iii) Housing ACT Shared Equity Scheme; and iv) Western Australia's Keystart programme. Information on other state and territory first homeowner grant schemes can found here: www.firsthome.gov.au.

2. Canada: There are no grants or loans offered directly by the federal government but there are grants and loans offered by provincial/territorial governments, some of which receive federal funding.

Source: 2019 OECD Questionnaire on Affordable and Social Housing (QuASH); some information for Australia, Austria, Chile and Mexico comes from the 2016 QuASH.

Table PH 2.1.2: Subsidised mortgages and mortgage guarantees for home buyers: overview of existing measures

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Administration level
Australia	Indigenous Business Australia – Housing Loans	Indigenous Business Australia (IBA) provides home loans to Indigenous Australians to buy a home and who are unable to borrow all of the required funds from another lender (for example a bank or credit union). The policy objective is to improve Indigenous homeownership rates with a view to: provide stable and secure housing; a steady environment to raise a family; avoid restraints of entry; provide a sense of financial security and independence; facilitate economic independence for Aboriginal and Torres Strait Islander people; provide an intergenerational asset to build long-term wealth.	Yes	To be eligible for an IBA loan, an applicant must: i) be at least 18 years of age; ii) be of Aboriginal and/or Torres Strait Islander descent; iii) be an Australian resident; iv) be able to meet minimum deposit requirements; v) have the capacity to meet housing loan repayments; vi) meet other housing loan product criteria relevant to an individual's home purchase. Generally, IBA only provides housing loans to customers with a combined total gross income up to AUD 194,805 a year (effective as at July 2018 and subject to change at any time).	Limits on maximum dwelling value/size/conditions	Loan from public body/agency	National/Federal
Australia	Housing ACT Shared Equity Scheme	The shared equity scheme provides eligible public housing tenants the opportunity to purchase 70% of their Housing ACT property upfront, with a Housing ACT partnered financial institution providing the finance. The remaining 30% equity of the property remains with Housing ACT. The purchaser agrees to progressively purchase this equity from Housing ACT over a maximum 15 year period.	..	An ACT public housing tenant is eligible to buy their Housing ACT home if they: i) have been a continuous public housing tenant for a minimum of 3 years; ii) are a current head tenant and are occupying the dwelling they are applying to purchase; and iii) have no rental arrears or legal action pending regarding tenancy matters.	Not all properties are available for sale under the scheme. Housing ACT determines property availability by assessing the: i) age of the property; ii) size of the property; iii) location/zoning of the property; iv) level of public housing ownership in the suburb; v) availability of replacement properties; and vi) development potential of the property.	Shared equity scheme; loan from public body/agency	Regional/State

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Administration level
Australia	Keystart Home Loans	Keystart are low-deposit home loans to eligible applicants in Western Australia, with no ongoing fees and no lender's mortgage insurance. There are a range of home loan products offered by Keystart; information provided here refers to Keystart Standard Home Loan.	..	Available for owner occupiers, who can then buy or build a home anywhere in Western Australia. The loan is available to both first home buyers and subsequent home buyers. Applicants must be adults and permanent residents of Western Australia with the intention to live in the property for the life of the loan. Applicant's existing monthly debt repayments must be less than 10% of gross income.	There are property price purchase limits.	Loan from public body/agency	Regional/State
Austria	Contract saving (*Bauspar*)	Soft loans are given by special banks, linked with specific contract savings. Contract savings are encouraged by state premiums in the saving phase.	No	Holders of a contract saving who have contributed into it for at least a minimum period of time. Individuals can hold only one contract saving at a time.		Contribution to saving account	National/Federal
Austria	Subsidy scheme for owner-occupied housing *(Eigentumswohnungsförderung)*	Several *Länder* have a focus in their housing subsidy schemes on owner-occupied housing. In some *Länder* the subsidy is similar to affordable rental housing, in others it differs.	Yes		In some *Länder*, such dwellings are offered only by the local public housing authority; in others the focus is on the commercial sector.	Provinces apply different tools: mortgages, grants, guarantees	Regional/State
Belgium	Flemish housing loan *(Vlaamse woonlening)*	The Flemish Housing Loan is an affordable housing loan for those with a modest income and who still want to buy their own home in the Flemish Region. Lenders can get the loan for: the purchase of a dwelling or social property; the preservation of a home (e.g. after a divorce); the renovation, improvement or adaptation of a home; the purchase and renovation of a home; the preservation and renovation of a home.	Yes	Minimum and maximum age limit of borrow. Borrower needs to have a permanent right of residence. Maximum income threshold, based on household composition and adjusted by location.	Dwelling must meet minimum quality requirements. Maximum price threshold of dwelling.	Loan from public body/agency	Regional/State

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Administration level
Belgium	Guaranteed social mortgage loans from certified credit agencies *(Gewaarborgde sociale leningen bij EKM's)*	Certified credit agencies provide mortgage loans to households to build, buy, renovate or preserve a property for a 'decent' house valued at below a certain threshold. During the first 10 years of the loan, the Flemish Government guarantees the share of the loan that exceeds 80% of the sales value of the house. In return, the borrower owes the Flemish Government a one-time fee of 0.20% of the loan value. The Flemish Government also guarantees the funding needed by the certified credit agencies to finance their production	No	First-time home buyers	Maximum sales value of the dwelling.	Mortgage guarantees	Regional/State
Canada	Mortgage Loan Insurance	Canada Mortgage and Housing Corporation provides a number of insurance products for households and individuals taking up a mortgage.	No	Must be Canadian citizen.	Maximum loan-to-value ratio, maximum amortization period, maximum debt-service ratios, minimum credit score and parameters related to type of mortgage	Mortgage guarantees	National/Federal
Canada	Nova Scotia Down Payment Assistance Programme	This programme helps modest income homebuyers who pre-qualify for an insured mortgage to purchase their first home. The programme provides interest free repayable loans up to five percent of the purchase price of a home. The programme is targeted to those who cannot afford the down payment without assistance, however they are required to contribute to the down payment. Loans range from CAD 7,500 to CAD 14,000 and are repayable, interest free, over ten years.	Yes	Must be Canadian citizen and first-time home buyer	Cap on price of dwelling to be purchased, variable by location.	Interest-free loans	Regional/State

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Administration level
Canada	New Brunswick Home Ownership Programme	Repayable loan for 40% purchase price. Must be first-time home buyer or living in substandard housing unit in order to be eligible. Total household income below CAD 40,000 and must be able to obtain private financing. Building a home – repayable loan to a maximum of CAD 75,000 and not to exceed 50% of the total house costs	Yes	Must be first-time home buyer	Cap on price of dwelling to be purchased.	Loan from public body/agency	Regional/State
Canada	First Nations Market Housing Fund	The government provided CAD 300 million to establish First Nations Market Housing Fund (Fund), which has since grown to over CAD 340 million. Annually the Fund uses a portion of investment return (CAD 8 to 9 million) for administration, capacity development activities and to provide partial financial backing for housing loan guarantees made to financial institutions. A Credit Enhancement (CE) facility provides up to 10% backstop coverage on guarantees issued by a First Nation for private, market-based housing loans taken out by its members. This allows First Nation members to have easier access to housing loans and to benefit from lower interest rates from approved lenders.	..	..	..	Loan guarantees	National/Federal
Canada	Mortgage loan insurance	Canada has a system of mandatory default insurance on mortgages with a LTV greater than 80%. This insurance is guaranteed for the lender and transfers all of the credit risk on high ratio loans to the government for a fee which is paid by the borrower. Insurance from CMHC is guaranteed by virtue of CMHC as a crown corporation. Guarantees are provided to the insurance contracts of private mortgage insurers through federal legislation and regulations.	No	Must be a Canadian citizen.	None	Mortgage guarantees	National/Federal

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Administration level
Chile	Subsidies to mortgage payments (*Subvención al dividendo para beneficiarios del DS01 y DS40*)	The scheme provides a subsidy on mortgage payments corresponding to a percentage of the initial credit amount.	Yes	Beneficiaries of DS01 programme (see PH 2.1.1) as well as its predecessor DS40 programme, who took a mortgage credit since 2004. Beneficiaries cannot own any other dwelling and cannot have any arrears/delay on mortgage payments.	..	Subsidies to mortgage payments	National/Federal
Costa Rica	Housing Bond *(Bono familiar)*	A mortgage guarantee with mobility limitations for up to 10 years. It consists of a donation from the State in favour of low-income families to facilitate their access to housing.	Yes	Must be citizens and first-time homebuyers.	..	Mortgage guarantees	National/Federal
Croatia	Subsidies and state guarantees for housing loans	Under this measure, the state pays half of the monthly instalment during the first four years of housing loan repayment, and commits to paying interest on overdue instalments for up to one year.	No	Croatian residents who are first time homebuyers, aged up to 45, who do not own any other dwelling.	Cap on price of the dwelling to be purchased as well as on loan value.	Subsidies to mortgage payments, and mortgage guarantees	National/Federal
Croatia	Programme of State Subsidised Housing Construction (POS)	POS supports the construction of new low-cost dwellings through a combination of subsidies from state and local authorities. The programme also supports the purchase of such dwellings by ensuring home buyers preferential conditions on mortgage loans, such as low interest rates and a 30 year repayment period with 1 year grace period. Buyers should ensure the minimum amount of 15% of the value of the housing unit, 45% is financed by commercial bank loans, and the remaining 40% of the funds is to be ensured from the state budget and the funds of local authorities.	No	First-time home buyers	Cap on price of the dwelling to be purchased (1,125.66 EUR/m)	Interest subsidies	Joint (transfer from the state to municipalities)

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Administration level
Czech Republic	Youth programme *(Program pro mladé)*	The maximum loan amount is CZK 2,000,000 to build a home or CZK 1,200,000 CZK to purchase a flat. The interest rate is set to a current EU base rate fix with 5 year fixation period. The maximum loan maturity is 20 years.	Yes	Must be citizen (or permanent resident) and first-time home buyer. Must be aged under 36 years old and married/registered partner or single with dependent child. Applicant may not own or co-own another dwelling.	The amount of benefit is defined by the price of the purchased property and applicants ability to repay.	Loan from public body/agency	National/Federal
Czech Republic	Government Regulation No. 249/2002 Coll., on conditions of mortgage loans to persons under 36 years of age	The scheme provides interest subsidies on mortgage loans to people aged under 36.	No	The beneficiary must be aged up to 36 years and cannot own another apartment	Caps on loan value	Subsidised mortgage; interest subsidy	National/Federal
Estonia	Housing Loan Guarantee *(Eluasemelaenu käendus)*	Housing loan guarantee is provided by KredEx to people wishing to take a loan for the purchase of new living premises or renovation of the existing ones. The guarantee decreases the down payment obligation.	No	Young specialists (employed persons aged up to 35 with secondary education), young families (parent or parents with at least one child aged under 15), tenants in restituted dwellings, war veterans and buyers of energy efficient dwellings, anyone purchasing, constructing or reconstructing energy-efficient housing	Maximum amount is 24% or EUR 20,000, in case of energy efficient dwelling up to EUR 50,000. Minimum class C Energy efficiency rating in the case of guarantees for energy efficient housing	Mortgage guarantees	National/Federal
Finland	State Guarantee	State guarantees lowering mortgage interest rates	No	No (all individuals are eligible)	None	Mortgage guarantees	National/Federal
Finland	ASP Advance Saving	ASP scheme provides interest subsidy as well as state guarantee. The ASP savings and subsidy scheme is designed for young first-time home-buyers, aged 18-30. ASP agreements commit home-buyers to saving a minimum of 10% of the price as a down payment for their first home, while the bank is committed to granting them a loan once they reach their savings target at lower interest rates. ASP loans can be granted the limited state guarantee of	No	First-time buyers aged 18 - 30 who have saved at least 10% of the price of the home to be purchased. Must be citizens and first-time home buyers.	None	Interest subsidies and guarantees	National/Federal

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Administration level
		mortgages for owner-occupied homes without a separate application process.					
Finland	ASP Loan	The ASP savings and subsidy scheme is designed for young first-time home-buyers, aged 15-39. After one have saved for a minimum period of eight quarters and saved at least 10% of the price of one's home, bank will lend the rest. If the loan interest rate increases over 3.8%, the state will pay part of the loan interest for a 10 year period.	No	Must be citizens and first-time home buyers, aged 15-39.	None	Loan from public body/agency	National/Federal
France	Interest-free Loan (*Prêt à taux zéro*)	The interest free loan contributes to the first purchase of a home by households, in new buildings or in existing social housing buildings. The compensation for this measure is delivered by the State to the banks involved. The amount of benefit depends on location and on household's size, and the share of price which can be covered by the maximum allowed aid depends on location and type of building.	Yes	Must be citizen and first-time home buyer. The dwelling must be the household's main residence	Cap on maximum value	Subsidised mortgage	National/Federal
France	Social Homeownership Loan (*Prêt d'accession sociale*)	The social home ownership home offers favourable loan interests for the acquisition of a home by households whose reference fiscal income is under a certain threshold. This threshold depends on the number of people in the household and the urban area. The duration of the loan is between 5 and 30 years and in some cases it can be extended to 35 years. The interest rate level depends on the duration of the loan and on the lender, and it must be below given maximum caps.	Yes	Income levels of eligible applicants vary according to the household size and location. The dwelling must be the household main residence.	Cap on maximum value	Subsidised mortgage	National/Federal
Hungary	Subsidised mortgage (*Otthonteremtési kamattámogatás*)	The Subsidised Mortgage programme provider interest subsidies on mortgages to purchase dwellings with a price below given ceilings. Higher interest-subsidy is provided to family with children	No	No (all individuals are eligible)	Cap on price of the dwelling to be purchased, and criteria related to quality and comfort	Subsidised mortgage	National/Federal

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Administration level
Ireland	Rebuilding Ireland Home Loan	The Rebuilding Ireland Home Loan is a new Government backed mortgage for first time buyers, now available nationwide from your local authority. It can be used to purchase a new or second-hand property or for self-build. A Rebuilding Ireland Home Loan provides up to 90% of the market value of the property. The maximum loan amount is determined by where the property is located.	Yes	Must be citizen and first-time home buyer.	..	Loan from public body/agency	National/Federal
Israel	Mortgage with subsidised interest	The state provides a subsidised mortgage under favourable terms to eligible borrowers who meet certain criteria - a 2.0% interest rate mortgage. The loan is intended solely for the purpose of purchasing a residential dwelling or construction of a dwelling. The loan is given through mortgage banks and other banking institutions.	No	Must be citizen and first-time home buyer.	..	Subsidised mortgage	National/Federal
Israel	Housing loan programme for Israeli families of Ethiopian descent	The state provides assistance in buying an apartment on preferential terms for Israelis of Ethiopian descent who are homeless. In the years 2017-2020, a loan program will open at the beginning of each year under preferential terms, which will be given in accordance with the eligibility conditions and the lottery conducted between the registrants. Under the plan, a housing loan of up to NIS 600,000 is granted, for a period of up to 25 years, linked to the Consumer Price Index. The loan is provided on special interest terms: in the first 10 years - no interest (0%); in the next 15 years - at an annual interest rate of 2%; eligible borrowers with a supplementary loan of less than NIS 600,000 will not be required to pay equity of 25% but only 5%.	No	Families of Ethiopian descent that meet all of the following conditions: one spouse/parent must be of Ethiopian descent; both spouses have an outstanding housing need. Specifications based on household size and composition.	A lottery is held each year in which 170 households of Israelis of Ethiopian descent are granted the entitlement.	Loan	National/Federal

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Administration level
Italy	Guarantee fund for mortgages for the purchase of main home *(Fondo garanzia per i mutui per la prima casa)*	Aims to increase access to credit by families for the purchase and energy efficiency of the dwelling house. The applicant, on the date of submission of the loan application, must not be the owner of other buildings for residential use except those purchased by succession mortis causa. There are restrictions on the location and quality of the dwelling. The Fund offers state guarantees equal to 50% of the principal amount of the loan requested, thus facilitating access to credit.	Yes	It is open to everyone, regardless of age, but especially targets young couples, young people under age 35 working under an atypical employment contract, and single-parent households with dependent children.	None	Mortgage guarantees	National/Federal
Japan	Flat 35S	Flat 35 loans are fixed interest loans with terms of 35 years, offered by lenders, and securitised by the Japan Housing Finance Agency. Beneficiaries get a reduction of 0.25% per year from Flat 35 interest rate for the first 5 or 10 years. Loans can be taken for construction/purchase of a new home or purchase of an existing home for occupation by the applicant or relatives, and for construction/purchase of a second home by the applicant.	No	Persons aged under 70 at the time of application. It is also available for people aged 70 and over in case of a two-generation loan repayment scheme (available under certain requirements).	Cap on the cost of construction or purchasing price of the dwelling, and criteria related to the size and type of dwelling, energy performance, durability and flexibility, earthquake resistance, accessibility	Subsidised mortgage	National/Federal
Latvia	State Assistance in Purchase or Construction of Residential Space (Housing acquisition support programme) *(Valsts palidziba dzivojamas telpas iegadei vai buvniecibai (Majoklu garantiju programma))*	Supports families with children and young specialists to secure the first instalment for the loan for acquisition or construction of housing. For families with children: guarantee up to 10 years, varying between 10-20% of loan size depending on number of children with maximum guarantee of EUR 20,000 to support dwellings of up to EUR 200,000 in value. For young specialists (persons who have acquired the vocational secondary or higher education and do not exceed the age of 35): guarantees up to 10 years. Maximal guarantee up to 20% of the loan size (up to EUR 50,000), no restriction on the deal size.	No	Initially targeted to families with children, then extended to young specialists.	For families with children: limits on value of dwelling	Guarantee for the first instalment for the loan for acquisition or construction of housing	National/Federal

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Administration level
Latvia	Loan Guarantee to Families with Children for Acquisition or Construction of Living Quarters	Loan guarantee for the acquisition or construction of living quarters by families with children. The amount depends on the number of children.	No	Resident households with children		Mortgage guarantees	National/Federal
Lithuania	Subsidy for the purchase of a first home *(Subsidija pirmam bustui isigyti)*	The scheme provides subsidies covering from 10 to 20% of the credit for a housing loan, targeting low-income first time buyers. The size of the subsidy depends on household's characteristics such as young families, raising a child, disabled person, large families, persons deprived of parental care	Yes	First time buyers	..	Subsidised mortgage	National/Federal
Lithuania	Financial incentive for young families acquiring a first home *(Finansine paskata pirmaji busta isigyjancioms jaunoms šeimoms)*	Aims to help young families (irrespective of their income or wealth) to acquire their own accommodation and to contribute to more balanced regional development. A young family is a family where each spouse is under 35 years of age, as well as family where single mother or father raises one or more children (including adopted children).	No	Depending on the number of family members, the amount of subsidy may be from 15% to 30%.	Location-specific: dwelling must be located in specific regions	Subsidised mortgage	National/Federal
Luxembourg	Interest subsidy (*Subvention d'intérêt*)	The scheme provides subsidies on the interest paid on a mortgage loan, aimed at construction/acquisition of the beneficiary's main residence. The value can vary between 0.575% and 2.45%, depending on household income and size/composition. The interest subsidy can be accumulated with the acquisition / construction grant and the interest relief *("bonification d'intérêt").*	Yes	Permanent residents who do not own any other dwelling, and who commit to occupy the dwelling as primary residence for at least 10 years after purchase	Cap on loan value (EUR 175,000, and an additional EUR 50,000 if the loan concerns investments for energy savings), maximum size of dwelling to be purchased	Subsidised mortgage	National/Federal

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Administration level
Luxembourg	Interest relief (*Bonification d'intérêt*)	The scheme provides subsidies on the interest paid on a mortgage loan, aimed at construction/acquisition of the beneficiary's main residence. The amount of subsidy depends on the household size/composition: the reduction amounts to 0.5% for each child in the household. , on a maximum loan equal to EUR 175,000 (+EUR 50,000 if the loan concerns investments for saving energy consumption)	No	Permanent residents who do not own any other dwelling, and who commit to occupy the dwelling as primary residence for at least 10 years after purchase	Cap on loan value (EUR 175,000, and an additional EUR 50,000 if the loan concerns investments for energy savings), maximum size of dwelling to be purchased	Subsidised mortgage	National/Federal
Luxembourg	State guarantee (*Garantie de l'Etat*)	The scheme provides State guarantees for households taking a mortgage loan to purchase their main residence.	No	Permanent residents	Monthly mortgage repayment below 40% of the household's monthly disposable income	Mortgage guarantees	National/Federal
Malta	Social loan	The Bank of Valletta, grants qualified applicants a maximum loan up to EUR 120,000 to purchase a property. In addition, the Authority will assist applicants by granting them a monthly subsidy of not more than EUR 167 on loan repayment to the Bank of Valletta in relation to the loan towards the purchase of this property. Furthermore, the Authority will be assisting these applicants with the professional services of a Notary, who will be appointed by the Housing Authority.	Yes	Citizens or permanent residents; first-time home buyers. Maximum value of assets.	Cap on maximum value	Loan	National/Federal
Malta	Equity sharing	The Scheme, entitled Equity Sharing Scheme will apply for persons over 40 years old, who intend to buy their residence by purchasing at least 50% of the property whilst the rest will have to be purchased by them at later stage. On the other side, the Housing Authority will purchase itself the remaining portion not purchased by the applicants which should not be more than 50% of the property. After 20 years, the applicants will be obliged to purchase the Housing Authority's share by paying the same price paid by the Housing Authority. The APS	Yes	Citizens or permanent residents	Cap on maximum value	Loan	National/Federal

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Administration level
		Bank grants qualified applicants a maximum loan up to EUR 160,000 to purchase a property.					
Mexico	Preferential Interest Rate (*Tasa de interés diferenciada*)	The scheme provides interest rates subsidies, varying according to different income levels, to low-income people in formal employment. The programme is operated by Infonavit, a national mortgage public institution.	Yes	First time home buyers who are formal workers, with a salary up to 4 times the minimum wage.	Cap on the dwelling's value, set according to the household's mortgage payment capability.	Subsidised mortgage	National/Federal
Netherlands	Mortgage guarantee *(Nationale Hypotheek Garantie)*	Mortgage guarantees provided by the Homeownership Guarantee Fund. In some cases households who have a national mortgage guarantee, can also get a temporary mortgage reduction if they are experiencing temporary difficulties with payments.	No	In order to be eligible, households have to pay a premium at the moment they purchase their home.	Cap on total purchasing costs	Mortgage guarantees	National/Federal
Netherlands	Loan for Starters *(Starterslening)*	The starterslening bridges the gap between the value of the home and the offered mortgage loan. The aggregate amount of credit may not surmount the maximum LTV-ratio. Under the Loan for Starters, first-time buyers can get an interest-free loan for 3 years from the municipality. The maximum sum of the loan depends on income, varying across municipalities	No	Municipalities may set conditions with regards to the wealth of the household	Municipalities may set conditions with regards to maximum value of the dwelling to be purchased or the	Loan from public body/agency	Local/municipal
New Zealand	Welcome Home Loan	Through the Welcome Home Loan scheme, housing New Zealand provides guarantees on loans taken from lenders, allowing households to get a mortgage with only a 10% deposit (rather than a 20% deposit as is commonly required by lenders). The government pays an insurance premium of 1.2% of loan value into a reserve fund to guarantee the loan, and the borrower pays a 1% insurance premium.	Yes	First time buyers (with few exceptions for former home owners) who intend to live in the property as their primary residence	Maximum land size and price caps on dwellings to be purchased (varying across regions)	Mortgage guarantees	National/Federal

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Administration level
New Zealand	*Kainga Whenua* Loan Scheme	Through the Kainga Whenua Loan scheme, Housing New Zealand provides Moari individuals with guarantees amounting to 1.2 % of loan value, on loans up to NZD 200,000 from KiwiBank, with no deposit required. The loans can be used to purchase or build a home and also for repairs of existing homes.	No	Maori wishing to return to their ancestral land. Proof of income is required.	The dwelling must be on Maori land that cannot be mortgaged and is either owned by multiple owners or vested in a Trust. Size and quality requirements apply to the dwelling.	Mortgage guarantees	National/Federal
New Zealand	KiwiSaver first home withdrawal	KiwiSaver is a voluntary, work-based savings scheme which is subsidised by the government. Funds are normally locked up until retirement, but can be withdrawn for the purchase of a first home.	No	Must be citizen and first-time home buyer	..	Subsidised savings scheme	National/Federal
New Zealand	KiwiSaver HomeStart grant	After three years of contributing to the saving scheme KiwiSaver, first-time home buyers (and in some cases previous homeowners who no longer own a dwelling) are eligible for a Crown grant towards a house deposit. Grant up to a maximum amount, It is possible to combine this measure with KiwiSaver First Home Withdrawal, which allows to withdraw savings from a KiwiSaver account to purchase a first home.	Yes	Holder of a KiwiSaver account (with continued KiwiSaver contributions of a minimum amount over a given period) who does not own another dwelling, and commits to living in the dwelling for a specified period after purchase	Cap on price of the dwelling to be purchased	Contribution to saving account	National/Federal
Norway	Start-up loan	The Start-up Loan provides favourable loans, mainly intended for people struggling to buy a home and/or keep it at market conditions. Funding is given by Husbanken to municipalities which in turn select beneficiaries and allocate loans	No	Primarily aimed at first time buyers, but it can also be given in the case of a change in household such as a divorce		Loan from public body/agency	Joint (transfer from the state to municipalities)
Russian Federation	Mortgage interest rate subsidies for households with 2+ children	Subsidies are provided for mortgage originators to lower interest rate for the borrower to 6%. Households can take or refinance existing mortgage for dwelling under construction.	No	Eligible participants are households with two children.	Cap on value of dwelling	Loan, Subsidised mortgage	National/Federal

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Administration level
Russian Federation	Military mortgage programme	During military service, the government transfers funds to a special personal account via monthly payments. Funds can then be used to receive subsidised mortgage from participating commercial banks. Government pays monthly mortgage payments instead of military personnel.	No	..	..	Subsidised mortgage	National/Federal
Slovak Republic	State Housing Development Fund *(Štátny fond rozvoja bývania)*	Loans are provided to construct or purchase a dwelling. The fund provides loans to individuals, limited to certain groups of people, who can be provided with a low-interest loan (1 or 2%) for the acquisition of a dwelling. Income of these households does not exceed four times the subsistence minimum.	Yes	Limited to: persons with disabilities, young families aged under 35, single parents with a dependent child of 15 years or less, children in foster care or orphanages.	Maximum 80m2 for dwelling in residential building and 120m2 for family house	Loan	National/Federal
Sweden	Credit guarantee for the purchase of a home	The National board for Planning, Building and Housing provides guarantees to those who can afford the running costs resulting from owning a dwelling, but for different reasons might not be able to get a mortgage loan	No	The recipient must be able to pay all necessary running costs arising from buying and owning a dwelling, including interest and amortisation.		Mortgage guarantees	National/Federal
United Kingdom (1)	Help to Buy: Equity Loan	Help to Buy: Equity Loan is an equity share in a new-build home from the government. The equity loan is up to 20% of the home price in the rest of England, and up to 40% in London. It is generally aimed at creditworthy customers who can afford regular mortgage payments, but not a large deposit. The function of the scheme is to address the lack of 90% and 95% mortgages for new-build homes. It is widely available: there are no restrictions by age, income, location etc.	No	None	None	Loan	National/Federal

Country	Measure name	Description	Income thresholds	Other eligibility criteria: beneficiaries	Other eligibility criteria: dwelling, other	Type of aid	Administration level
United States	Section 203(b): FHA Mortgage Insurance for 1- to 4- family homes	In exchange for premium and annual fee, the Federal Housing Administration insures loans and lenders that meet specific requirements against default.	No	Individuals with valid social security numbers (some exceptions for employees of foreign embassies, etc.), as well as to state/local agencies and approved non-profits. Borrowers are automatically rejected if they are delinquent on federal debt. Proof of income is required. The programme is generally limited to primary residences.	Cap on debt-to-income ratio as well as on loan value.	Mortgage guarantees	National/Federal

Notes.

1. United Kingdom: The information relating to the Help to Buy: Equity Loan describes the England scheme. Scotland, Wales run separate schemes which are similar.

Source: 2019 OECD Questionnaire on Affordable and Social Housing (QuASH); some information for Croatia, Latvia, the Netherlands, New Zealand and Sweden comes from the 2016 QuASH.

Table PH 2.1.3: Mortgage relief for over-indebted home owners: Overview of existing measures

Country	Measure name	Description	Type of aid	Admin level
Australia	Early Release of superannuation benefits on compassionate grounds - mortgage assistance (Australian Government)	Eligible applicants access their superannuation to avoid repossession of their home. The maximum amount that can be released in a 12 month period is the sum of 3 months repayments, and 12 months interest.	Access to advanced payments	National/Federal
Australia	Mortgage relief loan (Queensland Government)	This loan provides short-term help to people who are having difficulties with their home loan repayments. These difficulties may be from unemployment, accident, illness or some other crisis. The loan is interest free with no application fees or ongoing charges. Applicants can borrow a maximum of AUD 20,000 which is repayable over 10 years. Repayments start 12 months after getting the loan.	Interest-free loan to cover mortgage payments	Regional/State
Belgium	Guaranteed Housing Insurance *(Verzekering Gewaarborgd Wonen)*	The Guaranteed Housing Insurance is free insurance for the beneficiary paid by the Flemish Government. The insurance covers, during a period of 10 years, the loss of income following incapacity to work due to illness or involuntarily unemployment.	Cash support to cover mortgage payments	Regional/State
Brazil	Popular Housing Guarantee Fund *(Fundo Garantidor da Habitação Popular (FGHab))*	The purpose of the Fund is to support vulnerable households in financial distress, for instance in the case of unemployment or reduced employment capacity, death or permanent disability; the Fund can also help recover expenses related to physical damage to the property; for borrowers with a family income of up to BRL 5,000.	Temporary postponement of mortgage payments in case of death or permanent disability; recovery expenses related to physical damage to the property	National/Federal
Colombia	*NB: National legislation authorises debtors to request the restructuring of their credit within the first two months of each calendar year to adjust the amortisation plan according to their actual capacity to pay. In this context, the sentence C 955 of 2000 of the Constitutional Court declared as in alignment with the constitution, that the creditor must accept and carry out the restructuring of the credit, if there are objective reasons given. In case there come up disputes about the conditions of the restructuring requested, the Financial Supervision Institution (Superintendencia Financiera) must decide on the proceedings.*			

Country	Measure name	Description	Type of aid	Admin level
Hungary	National Asset Management Programme for residential dwellings *(Nemzeti Eszközkezelő Programme)*	The state buys the property from the loan taker and he/she can stay in the dwelling as a tenant. The bank receives a discounted purchase price and waives all other obligations regarding the mortgage loan. Tenants in the programme pay a reduced rent (compared to market rent and municipality rent). All the criteria regarding the loan, the dwelling and the applicant have to be met in order to be accepted in the programme. Scope of the programme is to buy 35,000 dwellings throughout the country.	Mortgage to rent scheme	National/Federal
Hungary	Debt management service	The measure provides subsidies from the municipalities to cover debt payment of households in financial distress, as well as housing maintenance support and debt counselling.	Cash support to cover mortgage payments	Local/municipal
Iceland	Payment adjustment *(Greiðsluaðlögun)*	Tailored solutions negotiated between individuals and creditors	Payment adjustments	National/Federal
Ireland	Mortgage to Rent Schemes	Two Mortgage to Rent Schemes operate, funded by the Department of the Environment, Community and Local Government: 1) Mortgage To Rent scheme: under this scheme people who are having trouble paying their mortgage to a private lender can switch from owning their home to renting their home as social tenants of a housing association, which buys the home from the lender. 2) Local Authority Mortgage To Rent scheme: this scheme is a government initiative to help homeowners who have mortgages through the local government sector (loans available from local authorities for lower income first time buyers) and are at risk of losing their homes due to mortgage arrears. Under this scheme a local authority can acquire ownership of properties with unsustainable local authority mortgages, thus enabling the household to remain in their home as a social housing tenant.	Mortgage to rent scheme	National/Federal
Israel	Various measures	A range of measures, including: Loan deployment Loan forgiveness Temporary postponement of mortgage payments Interest reduction	A range of measures, including: Loan deployment Loan forgiveness Temporary postponement of mortgage payments Interest reduction	National/Federal

Country	Measure name	Description	Type of aid	Admin level
Italy	Solidarity fund for the suspension of main home loans *(Fondo di solidarietà per la sospensione delle rate mutui prima casa)*	The Fund allows the suspension, for up to 18 months, of the payment of the entire instalment of the loan for the purchase of the main house and provides for the payment of financial charges equal to the interest accrued on the residual debt during the period of suspension. The suspension is granted for loans up to EUR 250,000, amortised for at least one year, whose holder has an indicator of the equivalent economic situation (ISEE) not exceeding EUR 30,000.	Temporary postponement of mortgage payments	National/Federal
Japan	Special measures for modifications to repayment methods by the Japan Housing Finance Agency	Providing special measures such as the extension of the repayment period or the reduction of the interest rate for the customers that have remarkable difficulty with repayment of housing loans due to situations including inevitable quitting or change of a job in the remarkable change of the economic circumstances in these days in order for them to be able continue future repayment while keeping their houses. Monthly income must be equal to or less than four times the monthly repayment of the principal and the interest to JHFA.	Modification of loans condition	National/Federal
Lithuania	Deferral of mortgage conditions *(Isipareigojimu pagal kredito sutarti vykdymo atidejimas ("kredito atostogos"))*	Different measures, including temporary postponement of mortgage payments and mortgage refinancing. "Credit holidays" are allowed for up to three months.	Temporary postponement of mortgage payments and mortgage refinancing	National/Federal
Luxembourg	Temporary postponement of mortgage payments	..	Temporary postponement of mortgage payments	National/Federal
Netherlands	Temporary mortgage reduction for holders of guarantees issued by the Homeownership Guarantee Fund	In some cases households who have a national mortgage guarantee, can get a temporary mortgage reduction. It is not an entitlement, but is decided by the agency which is responsible for the national mortgage guarantee (Homeownership Guarantee Fund).	Temporary mortgage reduction	National/Federal
New Zealand	Accommodation supplement	The Accommodation Supplement is a weekly payment to assist people with low incomes who are not in public housing with their rent, board, or the cost of owning a home. Any resident 16 years of age or older is eligible to receive the Accommodation Supplement if they meet both a cash assets and an income test, and have accommodation costs above a certain threshold. Importantly, eligibility is not tied to being in receipt of an income tested benefit, and individuals with low earnings who are not on a benefit are also eligible. The Accommodation Supplement can be paid to renters, boarders, or individuals who own their own home. Around 11% of recipients own their own home. Payments for homeowners can assist with mortgage payments, rates (local government taxes), housing insurance, essential repairs and maintenance, body corporate fees, among other things. Generally people will not be eligible for Accommodation Supplement when they first buy a home. They will only become eligible if their income falls after buying a home.	Cash support to cover mortgage payments	National/Federal

Country	Measure name	Description	Type of aid	Admin level
Norway	Start Up Loan - refinancing option	This is the part of the Start-up Loan scheme (see also Table 2.1.b) that is for refinancing of homeowners in financial distress	Favourable loan for mortgage refinancing	Joint between the Husbanken and municipalities
Poland	Borrowers' Support Fund *(Fundusz Wsparcia Kredytobiorców)*	The purpose of the Borrowers' Support Fund is to provide financial support borrowers who find themselves in financial difficulty and at the same time are obliged to repay the instalments of the loan.	Cash support to cover mortgage payments	National/Federal
Russian Federation	Mortgage relief	According to Government decree #373 of 20/04/2015, mortgage borrowers with financial problems can temporary postpone mortgage payments, extend mortgage terms, convert to local currency or reduce rate or outstanding debt.	Variety of measures	National/Federal
United Kingdom (England)	Support for Mortgage Interest	For homeowners, DWP offers Support for Mortgage Interest (SMI). The primary purpose of SMI is to protect owner-occupiers from the threat of repossession during short periods of unemployment or sickness. SMI was previously paid as a benefit, but from April 2018 it has been paid as an interest-bearing loan secured with a legal charge against the property. The loan is currently recovered at the point of sale or transference of ownership of the property, and is only recovered from the available equity in the property. Any remaining balance is written off.	Interest-bearing loan	National/Federal

Source: 2019 OECD Questionnaire on Affordable and Social Housing (QuASH).