

# Emerging Housing Trends in Europe?

## Housing Ireland Conference

March 10th 2023



# Ambitious high-level EU initiatives must leave no one behind – What is the Housing Dimension?



# How did we end up here?



**FRANS TIMMERMANS**  
EUROPEAN COMMISSION VICE-PRESIDENT

*“There is a mistake many of us made in the 1980s believing that leaving things to the market will benefit everyone, especially social housing. That didn't work out well I would say and you have enough comparing material in Europe”*





# How did we end up here?



**FRANS TIMMERMANS**  
**EUROPEAN COMMISSION VICE-PRESIDENT**

*“Young people can't afford to live where jobs are, teachers can't afford to live in the city. Housing is one of the things in your life that you need security for like health or jobs. And now we are in the perfect storm because all these three are threatened”*





# Call to housing policymakers to stick together



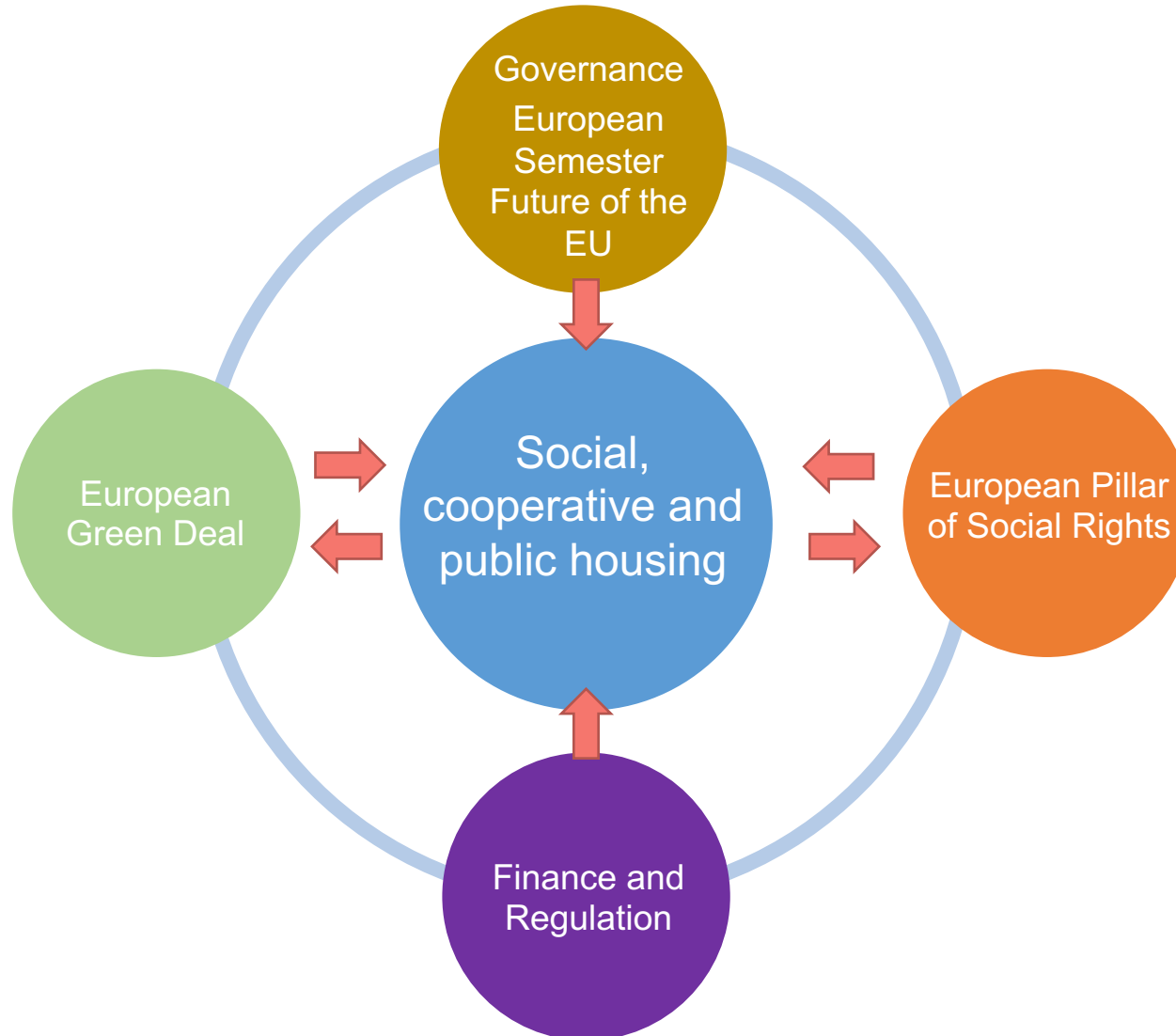
**NICOLAS SCHMIT**  
**COMMISSIONER FOR JOBS & SOCIAL RIGHTS**

*“Housing is a European problem with national and local solutions.*

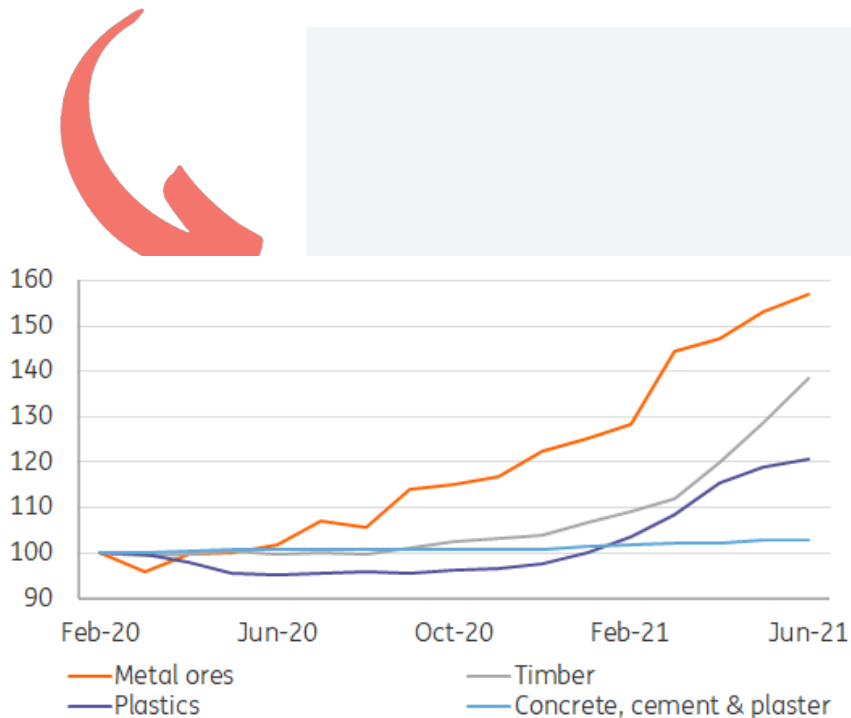
*The EU can help to put together all the actors and have good exchanges of views and practices, to have a positive dynamic.”*



# Where is Housing on EU Landscape



# 3 fundamental principles for Housing



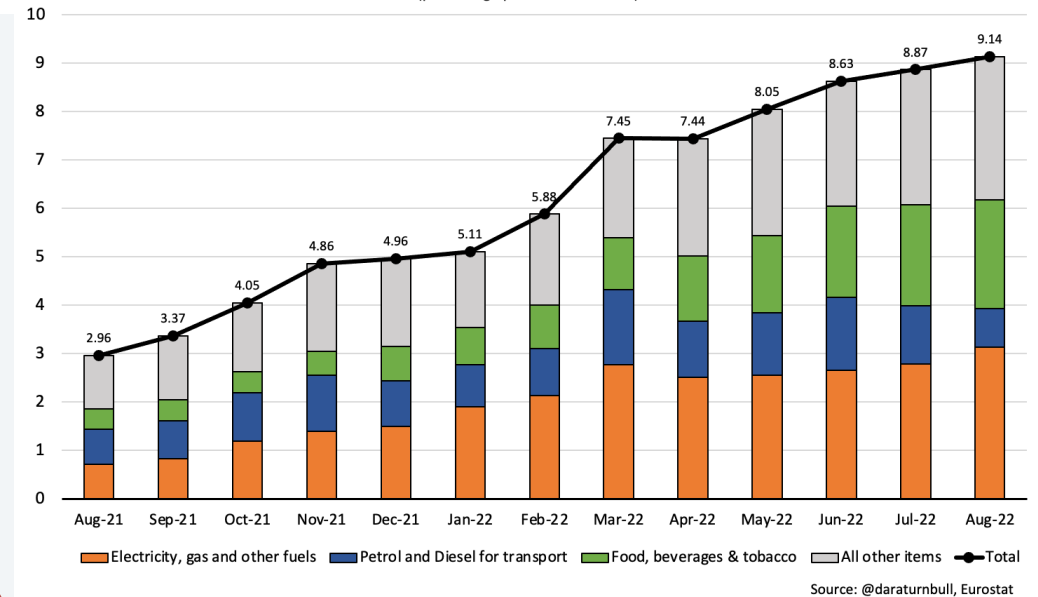
Affordability

Availability

Sustainability

The balance between those 3 objectives is difficult to reach – Regulations are a determining factor BUT external factors also

What is driving high inflation in the Eurozone?  
(percentage point contributions)





# Which Housing governance systems are in place for resilient societies in face of challenges ?



UN HABITAT  
FOR A BETTER URBAN FUTURE



- ✓ Good governance
- ✓ Land policy
- ✓ Better finance
- ✓ Climate sustainability

Figure III Key elements of good governance

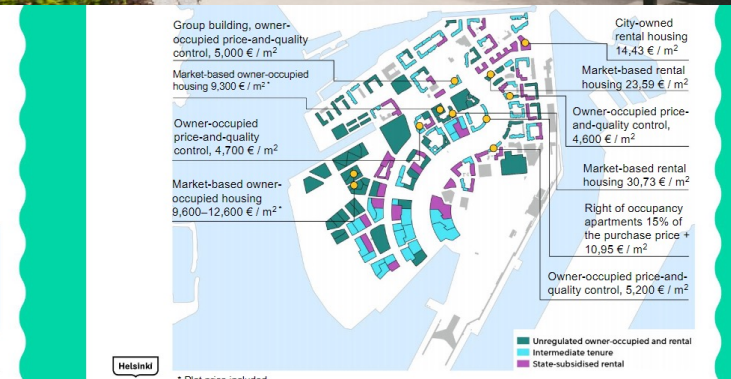
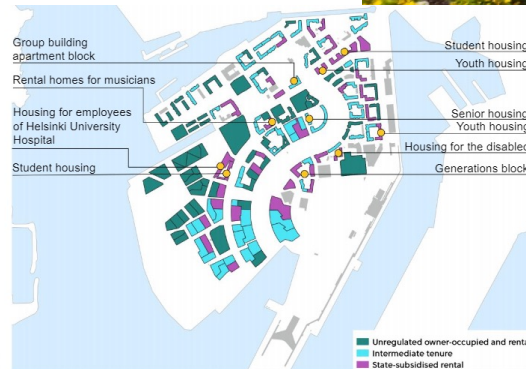


Source: SIGMA, Principles of Public Administration. Available at <http://www.sigmaweb.org/publications/principles-public-administration.htm>.

# Finland

(app. 16% of social housing, over 300 thousand social rental dwellings)

- The Housing Finance and Development Centre (ARA) is a **public** is a **public agency offering grants, grants, subsidies and guarantees** from **guarantees** from ARA to fund housing fund housing construction, purchase, and purchase, and renovation. ARA funds social ARA funds social housing and several types and several types of affordable affordable homeownership to reduce cost reduce cost and increase availability of finance for these.
- **'Helsinki mix' to avoid social segregation** each development 25% social housing, 30% subsidised housing for sale, 45% private no difference between subsidised and private housng
- **Success in tackling homelessness** through Housing First policy, supported by availability of social housing





# Austria

(app. 24 % of social housing, about 940 thousand social rental dwellings)

- Both **municipal public companies** (Wiener Wonen the largest with over 220 thousand homes) and
- “**Cost rent**”, **limited-profit housing association** (LPHA) system. Regulated by Limited-Profit-Housing-Act
- **Funding schemes at level of federal provinces**, equity is permanently tied up for limited-profit purposes and surpluses are continuously reinvested
- **Promotes affordability**, well-maintained assets and growth over the long term
- **Strong evidence** that LPHA play stabilising effect on the overall housing market, both in terms of price and quality
- **Both politicians and the population value the contribution** of LPHAs: 9 in 10 people in Austria think that housing associations play an important role in the housing market
- Adding nearly EUR 1 billion to Austrian GDP annually





# France

(app. 16% social housing, about 5 million social rental dwellings)

- **HLM companies** (public and private entities all under same regulation)
- **Housing over 10 million people**
- **Centralized model** with compulsory social housing targets for municipalities
- **Key role of public bank Banque des Territoires** (ex CdC) financing social housing through revenues from a dedicated saving account – dedicated ‘channel’ providing counter-cyclical investment
- **Integrating in this model EU funds and financing**



## Using evidence and examples of innovation to make affordable housing a more attractive investment:

### Added value and challenges

- **Affordability & stability**
- **Solidarity & cooperation** with other social economy actors
- **Mixed communities**

What next?

- **More responsive to changes in housing demand** (increase in provision of rental housing/intermediate tenures, housing for elderly people, for students young people ...)
- **More responsive to residents' needs in terms of services** (from care services to cultural and leisure, energy communities ...)
- **More outreach/better communicate** the added value to be relevant and attractive



# Response to the EU fossil fuel crisis



**URSULA VON DER LEYEN**  
**EUROPEAN COMMISSION PRESIDENT**

*“...in these times it is wrong to receive extraordinary record profits benefitting from war and on the back of consumers.*

*In these times, profits must be shared and channelled to those who need it the most.”*





# Housing Evolutions Hub

Best practice & source of inspiration





- LOCAL DRIVERS:  
SHRINKING POPULATION
- CIRCULAR  
DEMOLITION
- URBAN MINING
- MATERIAL BANKS
- SOCIAL COHESION
- PUBLIC SPACES

**SUPERLOCAL**  
**SUPER CIRCULAR ESTATE**  
KERKRADE, NETHERLANDS



REUSE OF MATERIALS FROM DEMOLITION OF  
TWO EMPTY HOUSING BLOCKS FOR  
CONSTRUCTION OF NEW SOCIAL HOUSING,  
MAINTAINING THE SOCIAL FABRIC.



This project has received funding from the  
European Union's Horizon 2020 Research  
and Innovation Programme under grant  
agreement No 841850





# Example in Social Housing in NL

## Trudo - Vertical forest in Eindhoven

- 125 housing units
- €620/month rent
- 520 trees
- 10,000 plants
- 8,000 Kgs CO2

<https://www.trudo.nl/trudo-toren>







**PALAZZO DEL CARBONE,  
REGGIO EMILIA**

Affordable Housing for  
Students in the centre of  
Reggio Emilia



# commitment to boost public investment

## 10-point plan

Europe's Housing Crisis calls for a clear commitment to boost public investment from the EU and European Housing Ministers

Long-term investment in social, cooperative, and public housing

A fair energy transition that makes green citizenship a reality for all

Inclusive and attractive Next-Generation neighbourhoods



# The richness of the Housing Europe Network



43,000 local housing organisations  
25 countries  
24,936,000 dwellings  
roughly 200,000 new dwellings per year  
over 200,000 dwellings refurbished per year  
roughly €40bn in new investment per year  
7,500+ staff employed by the federations  
300,000+ staff employed by local providers

**One goal**  
To provide decent & affordable  
housing for all



**Our members**  
ALBANIA – AUSTRIA – BELGIUM – CYPRUS  
CZECH REPUBLIC – DENMARK – ESTONIA – FINLAND  
FRANCE – GERMANY – GREECE – IRELAND – ITALY  
LUXEMBOURG – NETHERLANDS – NORWAY – POLAND  
PORTUGAL – SLOVENIA – SPAIN – SWEDEN  
UNITED KINGDOM – ARMENIA – SWITZERLAND

**Our partners**  
BELGIUM – CROATIA – GREECE – FRANCE – ITALY  
KOSOVO – LATVIA – EASTERN EUROPEAN REGION

#HousingEvolutions

