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PRESENTE Y FUTURO DE LAS POLÍTICAS DE VIVIENDA EN EUROPA

21 October 2020

#HOUSING #RIGHTTOHOUSING
@UIA_INITIATIVE @URBACT



INTRO



- Knowledge hub URBACT/UIA
- Methodology
- Facts and figures in EU
- “co”-laboration in housing
- No one left behind
- Housing and covid
- Future steps

JAN.2020- SPRING 2021

CITIES ENGAGING IN THE RIGHT TO HOUSING EU URBACT/UIA 2020

- Linking URBACT and UIA cities knowledge
- Capitalise on the work of networks such as ROOF, AltBAU and on Urbact good practices
- Capitalise on the 3rd call case of urban Innovative Action
- EU UA inclusion of migrants and refugees
- EU UA urban poverty
- EU UA affordable housing Action Plan



Action Plans



Monitoring of



Security in Public Spaces



Sustainable Living



Energy Transition



Climate Adaptation



Digital Transition



Circular Economy



Urban Poverty



Inclusion of Migrants and Refugees



Air Quality

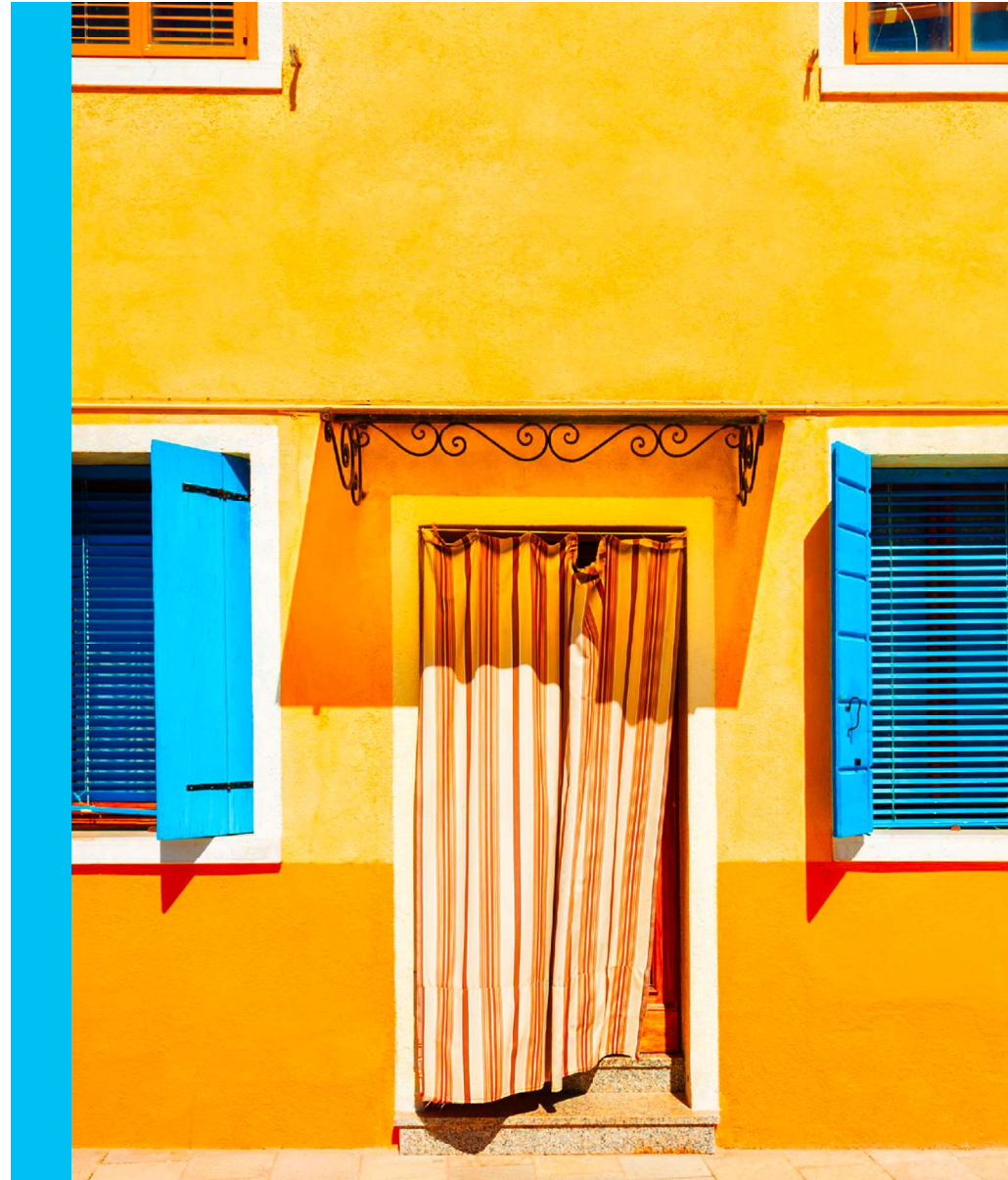
WHY

- 'Right to Housing' enshrined in international & EU instruments
- Europe's cities facing unprecedented housing crisis
- Housing = right ≠ commodity
- Housing as determinant of Health



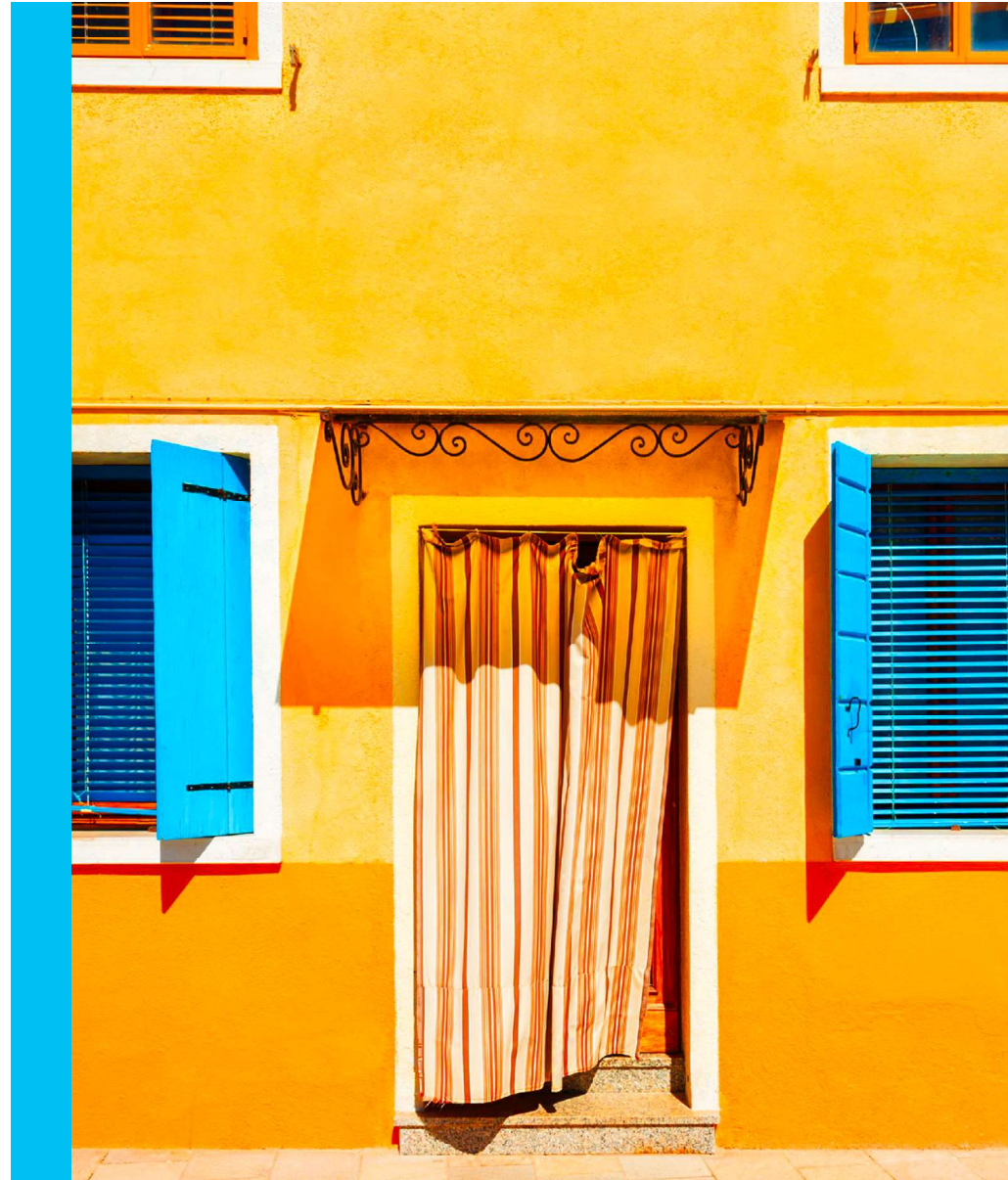
METHOD

- Municipal-led housing strategies through practices at URBACT/UIA cities
- stakeholders that link EU institutions, international organisation to research and activism
- Joint advocacy at EU level
- Work with partners: Urban agenda; Housing Europe; EIB; FEANTSA; IUT et al.



OUTPUTS

- **Launch session EU cities forum in Jan 2020**
- **3 online web-conferences – open to all - city cases + EWRC on covid**
- **Audiovisual documentary: interviews, city visits, podcast**
- **Articles**
- **Final recommendations report**





Brussels Capital Region

CALICO - Care and Living in Community

Topic: Housing
 Population: 1,191,064
 ERDF: EUR 4,999,999.32
 Duration: 01/11/2018-31/10/2021



Budapest

E-Co-Housing - Co-creating a Regenerative Housing Project Together with the Community

Topic: Housing
 Population: 124,841
 ERDF: EUR 4,508,055.00
 Duration: 01/11/2018 - 31/10/2021



Ghent

ICCARus (Gent knapt op) - Improving housing Conditions for CAPtive Residents in Ghent

Topic: Housing
 Population: 250,000
 ERDF: EUR 4,799,547.36
 Duration: 01/11/2018-31/10/2021



Ending homelessness

To end homelessness through innovative housing solutions at city level is the main driver from the Action Planning network. It is not about managing homelessness, but rather putting an end to it using the Housing First model and gathering accurate data. ROOF aims to achieve the strategic goal of Functional Zero (no structural homelessness).



Blossoming cities, blooming rents!

A visit to Porto as little as 15 years ago would show a fascinating city with little shops, abandoned buildings and facades eaten up by time. This UNESCO world heritage site shows much of the attractiveness and renewal done well: refurbished apartments, new facades and well-narrow streets every tourist would be eager to explore. The flour centre hasn't gone unnoticed: the Guardian newspaper recently ranked it in its 10 cities with the coolest neighbourhoods in Europe.

However, such developments have also created many challenges and come at a cost. The city is blossoming, but the rental sector is booming too: from 2013 to 2018, rents went up by as much as 88%. This is not without consequence on the lives of the city's inhabitants: according to official data, 1,348 evictions were recorded in the same five-year period.

Like Porto, many EU cities are struggling to keep the balance between competing tensions, such as between economic growth and the economic thirst for tourism and increased mobility, and between the need for renewal of historic urban areas and the demand of citizens to access adequate and affordable housing. As cities successfully regenerate, the risk of gentrification becoming the next frontier for residential real estate investments.

A joint housing initiative, launched at the Cities Forum

URBACT and UIA timely launched their new initiative on the right to housing during the Cities Forum in Porto (30-31 January 2020). Housing affordability was a recurring theme throughout the sessions of the Forum. From the Mayor's debate to UIA and URBACT joint session on the right to housing, a sense of urgency emerged from the discussions.

Throughout 2020, URBACT and UIA's initiative will provide a platform for city administrations, civil society, research and practitioners to debate and

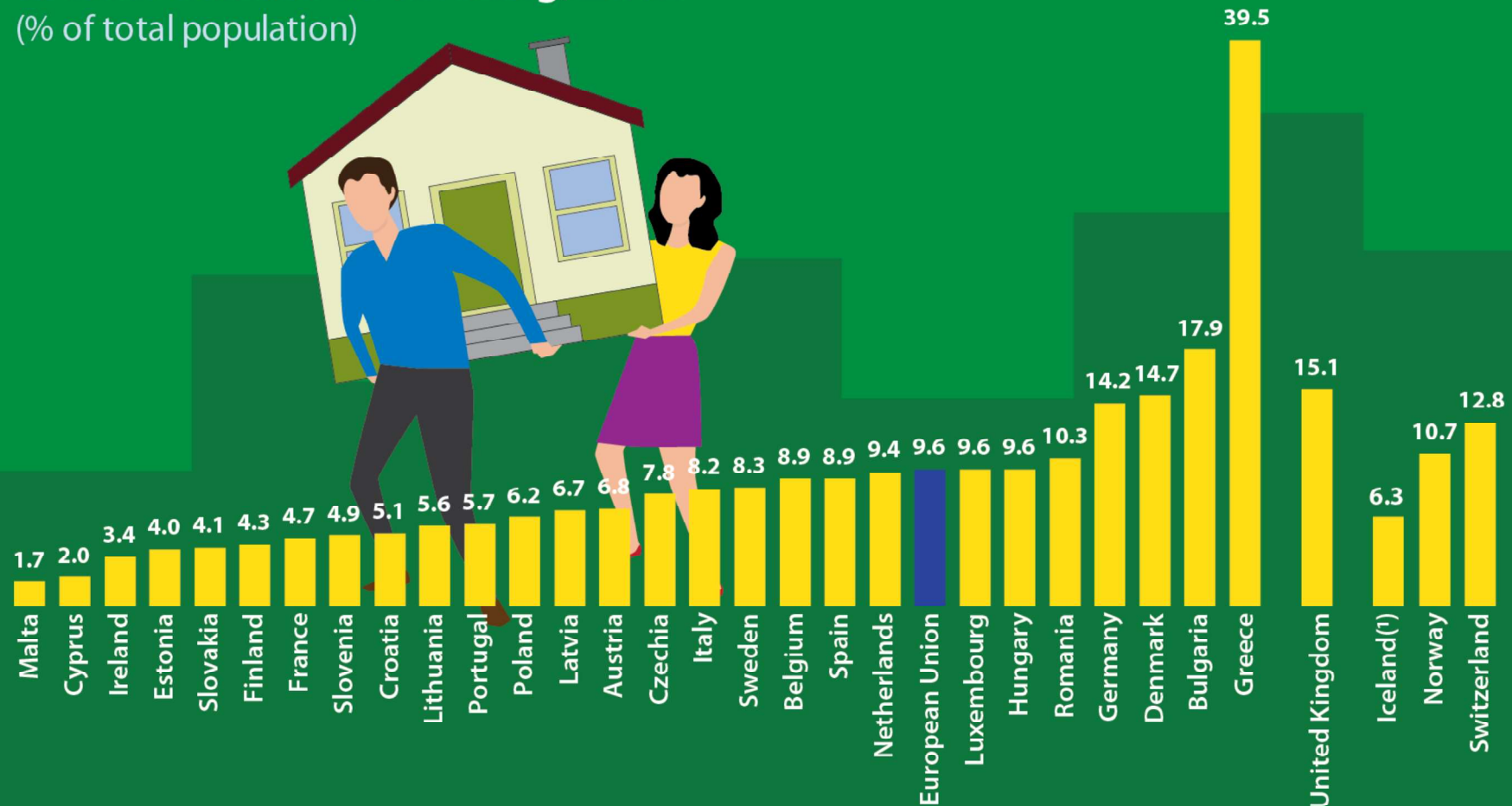


70%

MORE HOMELESS IN EUROPE IN A DECADE

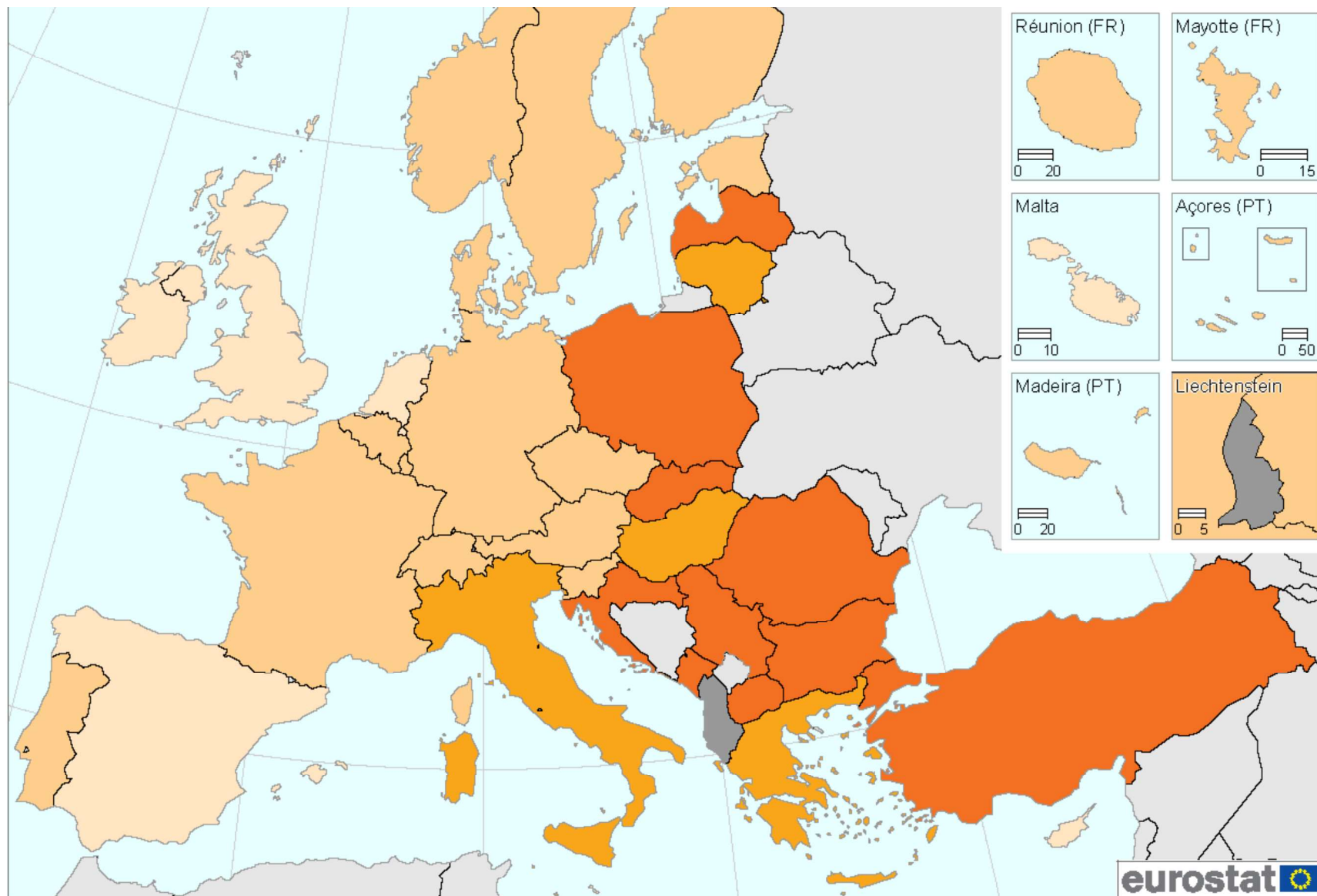
People living in households spending 40% or more of their income on housing, 2018

(% of total population)



Housing cost overburden rate: share of population living in households that spend 40% or more of their disposable income on housing

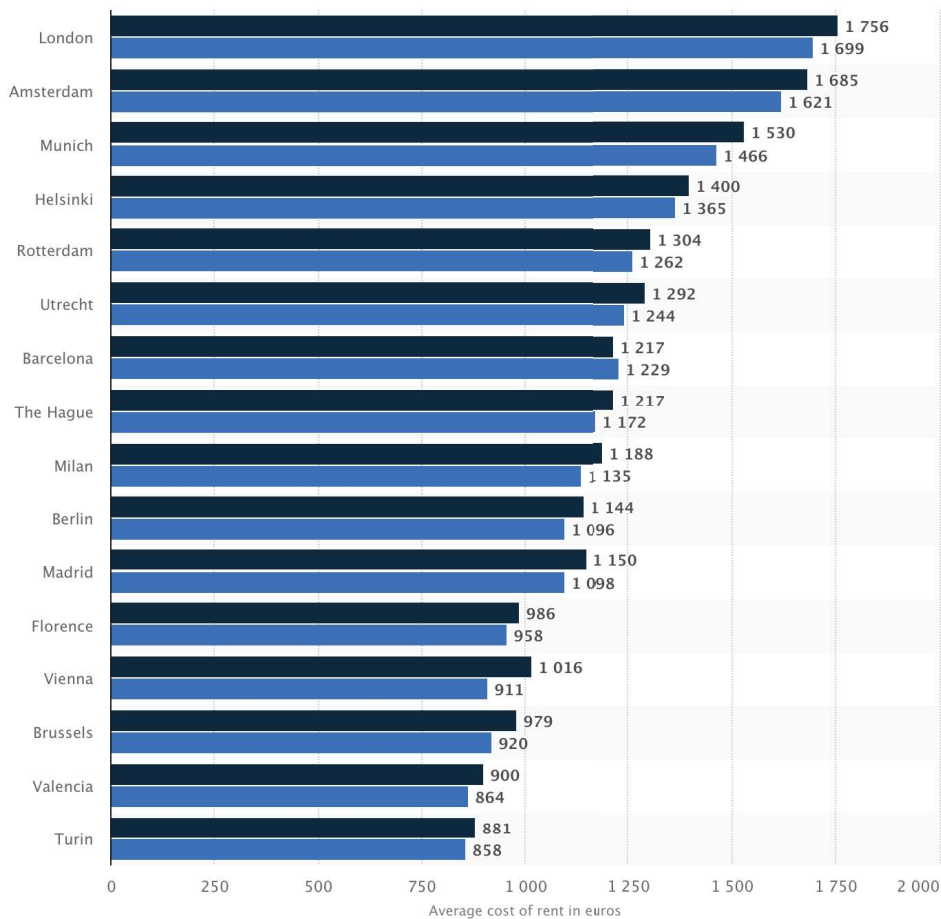
(¹) Data for 2016



in %

Administrative boundaries: © EuroGeographics © UN-FAO © Turkstat

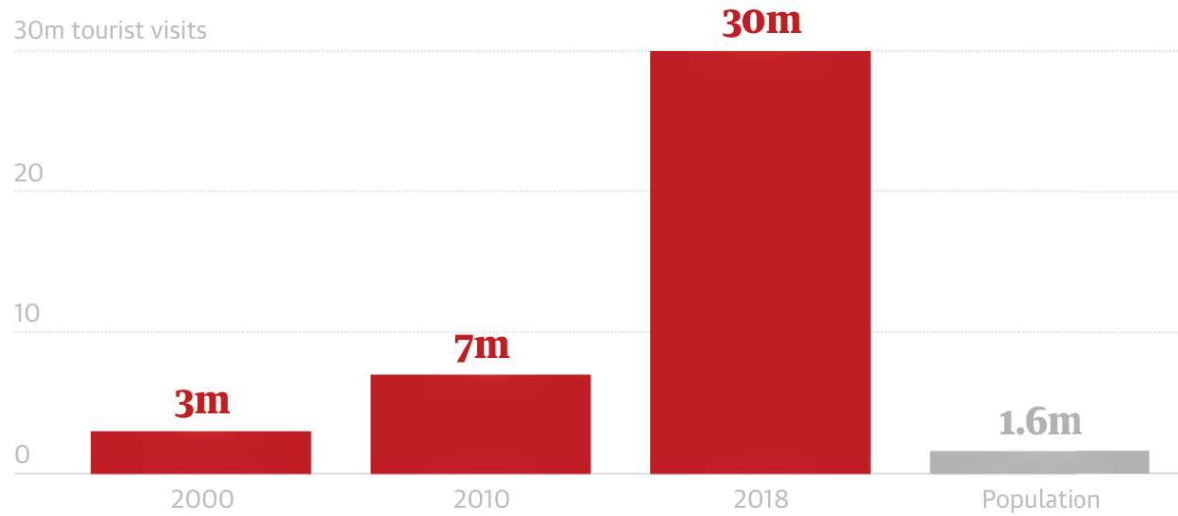
17.1 % OF THE EU-27 POPULATION LIVED IN OVERCROWDED HOUSEHOLDS IN 2018.



AVERAGE MONTHLY RENTAL COST OF A FURNISHED ONE-BEDROOM APARTMENT IN SELECT EUROPEAN CITIES AS OF 1ST QUARTER 2019 AND 1ST QUARTER 2020

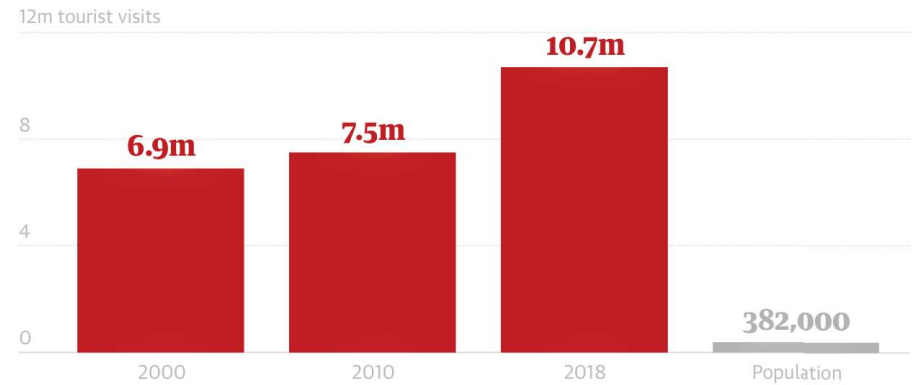
[HTTPS://WWW.STATISTA.COM/STATISTICS/1084608/AVERAGE-RENTAL-COST-APARTMENT-EUROPE-BY-CITY/](https://www.statista.com/statistics/1084608/average-rental-cost-apartment-europe-by-city/)

Tourist numbers in Barcelona have quadrupled in a decade



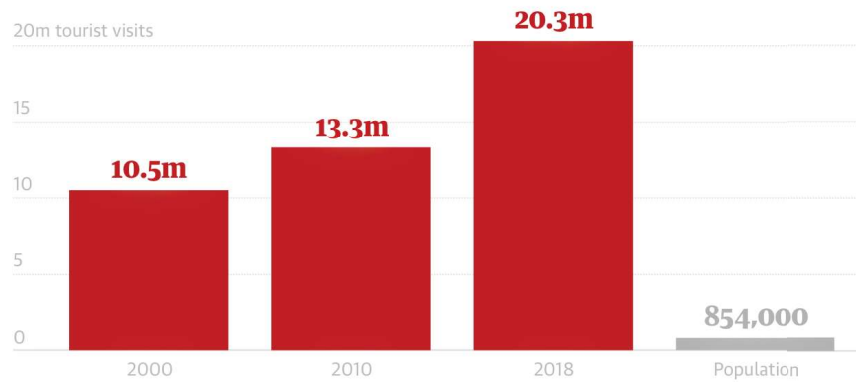
Guardian graphic. Source: Barcelona tourist office

Visitor numbers to Florence topped 10m in 2018



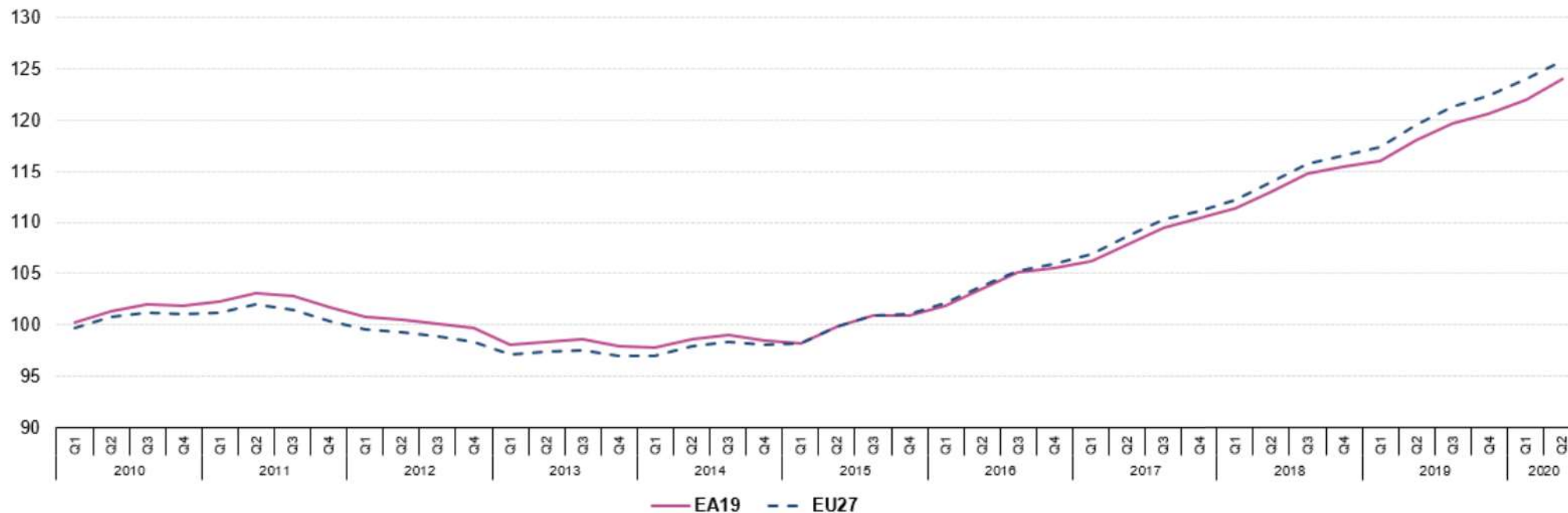
Guardian graphic. Source: Florence local council

Amsterdam visitor numbers have doubled in 20 years



Guardian graphic. Source: Amsterdam tourist board

House Prices – euro area (EA19) and EU27 aggregates – Index levels (2015 = 100), 2010Q1-2020Q2 (%)



Source: Eurostat (online data code: prc_hpi_q)



HOUSE PRICES ROSE BY 5% IN THE EURO AREA (EA19) AND BY 5.2% IN THE EU27 IN THE SECOND QUARTER OF 2020 COMPARED WITH THE SAME QUARTER OF THE PREVIOUS YEAR.

[https://ec.europa.eu/eurostat/statistics-explained/index.php?title=File:House_prices_-_euro_area_\(ea19\)_and_eu27_aggregates_-_index_levels_\(2015_%3D_100\),_2010q1-2020q2_\(%25\).png](https://ec.europa.eu/eurostat/statistics-explained/index.php?title=File:House_prices_-_euro_area_(ea19)_and_eu27_aggregates_-_index_levels_(2015_%3D_100),_2010q1-2020q2_(%25).png)

#1 COLLABORATIVE HOUSING

COMMUNITY LAND TRUST: [UIA CALICO](#), BRUSSELS CAPITAL, BY ARTHUR CADY, CALICO PROJECT MANAGER

REFLECTIONS ON CLT AND CO-HOUSING, BY DR MICHAEL LAFOND, [URBANIST AND ACTIVIST](#)

CITY CASE ON COOPERATIVE HOUSING: [URBACT ALT/BAU](#), CHEMNITZ, BY VOLKER TZSCHUCKE

REFLECTIONS ON COOPERATIVE HOUSING, BY ANDREAS WIRZ, EXPERT ON COOPERATIVE ARCHITECT AND MEMBER OF WBG ZURICH

CITY CASE ON CO-HOUSING: [UIA E-CO-HOUSING](#), BUDAPEST, BY REBEKA SZABO, DEPUTY-MAYOR

REFLECTIONS ON COLLABORATIVE HOUSING, BY DR DARINKA CZISCKHE, [TU DELFT](#) URBANIST AND SOCIOLOGIST

MICHALIS GOUDIS, [HOUSING EUROPE](#)

<https://www.uia-initiative.eu/en/events/how-can-cities-build-alternative-community-led-housing-models-urbactuia-webconference>

INTENTIONAL COMMUNITIES

HABITAT PARTICIPATIF

CO-HOUSING

COOPERATIVES

BAUGRUPPEN

SELF-BUILD

INTENTIONAL COMMUNITIES

COLLABORATIVE?

HABITAT GROUPE

COMMUNITY HOUSING

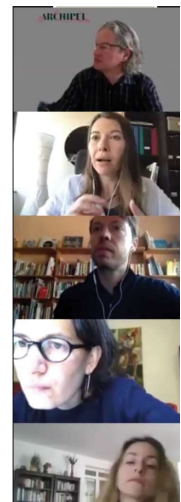
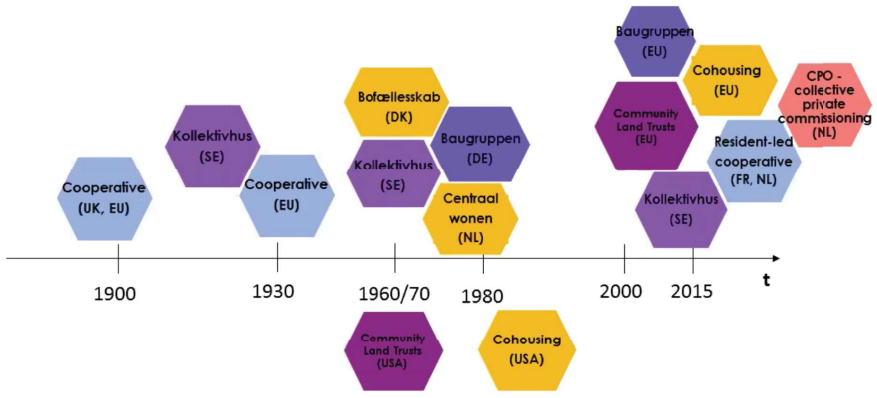
SOCIAL PRODUCTION OF HOUSING

Ref. Czischke D. (2018) Collaborative housing and housing providers: towards an analytical framework of multi-stakeholder collaboration in housing co-production International Journal of Housing Policy Vol. 18, No. 1, 55–81.

“HOUSING ARE DEFINED BY HIGH DEGREES OF USER PARTICIPATION, THE ESTABLISHMENT OF RECIPROCAL RELATIONSHIPS, MUTUAL HELP AND SOLIDARITY, AND DIFFERENT FORMS OF CROWD-FINANCING AND MANAGEMENT, AMONGST OTHERS”

Ref. Czischke D. (2018) Collaborative housing and housing providers: towards an analytical framework of multi-stakeholder collaboration in housing co-production International Journal of Housing Policy Vol. 18, No. 1, 55–81.

www.cohousing-berlin.de



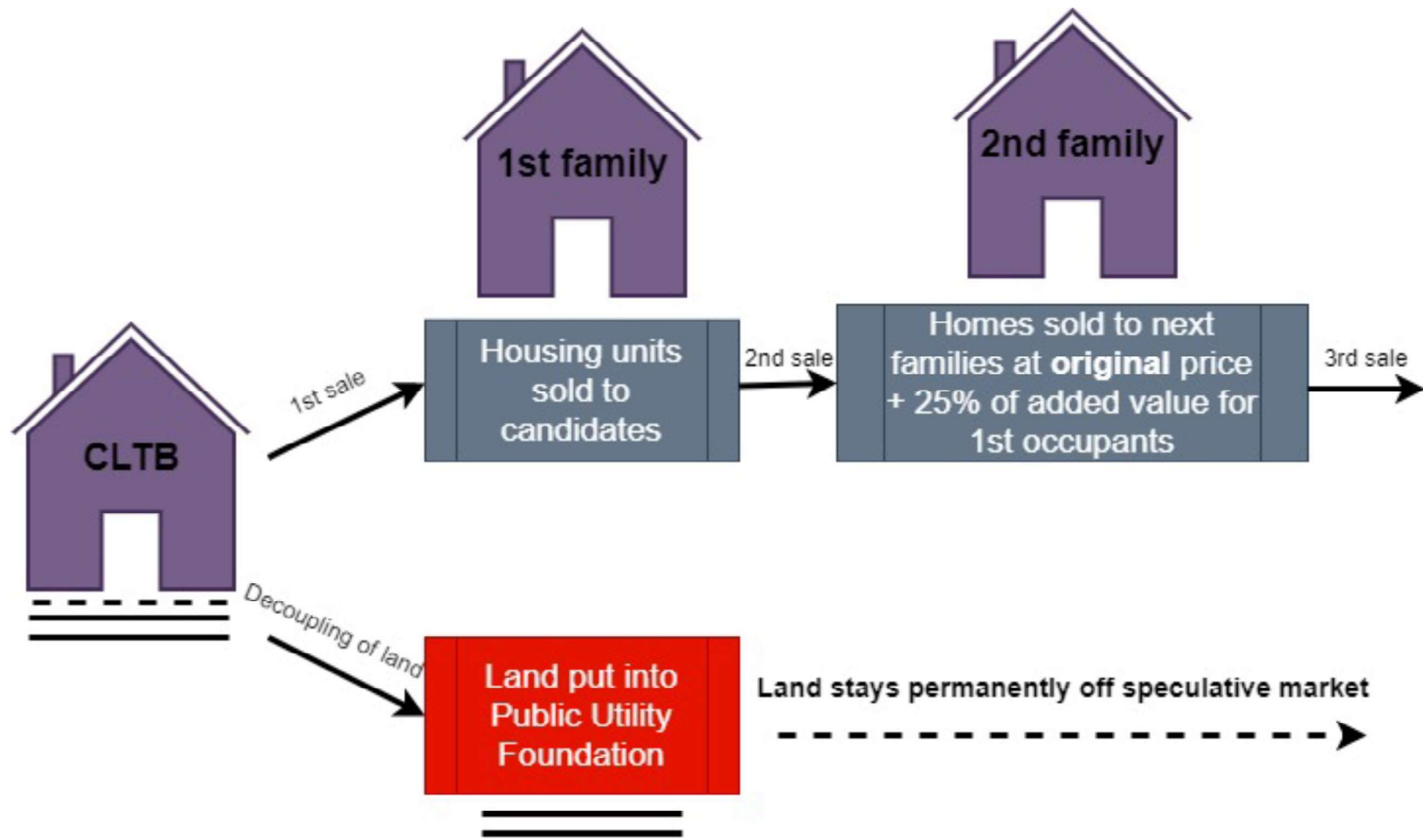
PILOT PROJECT PROVIDING 34 HOMES

CALICO: CARE AND LIVING IN COMMUNITY BRUSSELS, BE

34 APARTMENTS OF WHICH 8 SALES AT A SOCIAL PRICE BY CLTB, 4 APARTMENT TO RENT FOR PEOPLE AGED AT LEAST 55 AT THE MOVING-IN DATE, 2 APARTMENT "TRANSIT" FOR VERY VULNERABLE HOUSEHOLDS



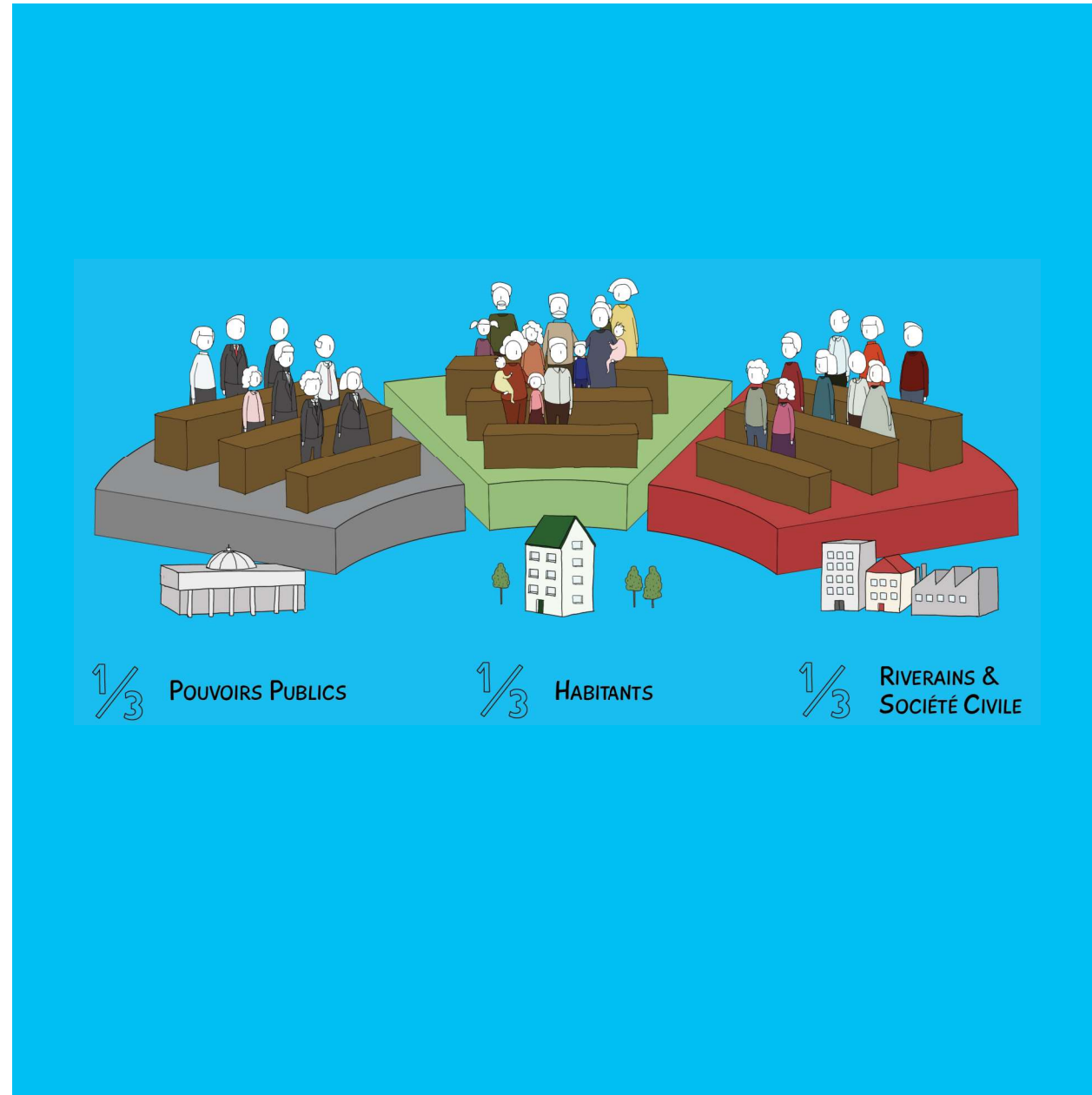
HOUSING-ORIENTED (CLTS) PROVIDES AFFORDABLE HOUSING WHICH PRIORITISES ACCESS TO HOMEOWNERSHIP FOR LOW AND MODERATE-INCOME PEOPLE. IN A TYPICAL CLT OWNERSHIP STRUCTURE, THE LAND TRUST ACQUIRES THE LAND AND LEASES IT WITH A LONG-TERM GROUND-LEASE TO HOMEOWNERS OF THE BUILDING SITTING ON THE SAME LAND. THE LESSEE CAN BE A NOT-FOR-PROFIT BODY (ORGANISATION, FOUNDATION, COOPERATIVE OR HOUSING CORPORATION RELATED TO THE CLT) THAT RENTS OR SELLS THE UNITS IT TO LOW-INCOME GROUPS WHOSE POSSIBILITY TO PROFIT FROM EQUITY GAINS ARE LIMITED BY THE CONDITIONS OF THE CLT ITSELF. BY FREEZING THE VALUE OF PROPERTIES, THE COMMUNITY LAND TRUST SECURES THEIR AFFORDABILITY INDEFINITELY.



CALICO

GOVERNANCE STRUCTURE

- Management into councils
- Thematic organisation
- Sociocracy
- Involvement of future inhabitants, neighbourhood and other NGOs active in the city
- Public/private coordination





#2 NO ONE LEFT BEHIND

2020 OVERVIEW OF HOUSING EXCLUSION IN EUROPE: 1ST DIALOGUE ON KEY FINDINGS

ABBÉ PIERRE FOUNDATION – FEANTSA ANNUAL REPORT

CHLOÉ SERME-MORIN, RESPONSIBLE FOR THE COORDINATION OF THE REPORT ON HOUSING EXCLUSION IN EUROPE, FEANTSA

SARAH COUPECHOUX, FONDATION ABBÉ PIERRE

FROM MANAGING HOMELESSNESS TO ERADICATING HOMELESSNESS – LESSONS FROM GHENT (BE), PATRICIA VANDERBAUWHEDE, LEAD

PARTNER OF URBACT ROOF NETWORK

PANEL 1 - DISCUSSION ON TACKLING HOMELESSNESS:

MARIE MCLELLAND, GLASGOW (UK), URBACT ROOF NETWORK

TOM PEDERSEN RØNNING, ODENSE (DK), URBACT ROOF NETWORK

MARTINE CHANAL, UIA HOME SILK ROAD PROJECT, METROPOLE OF LYON (FR)

EMPOWERING REFUGEES AND MIGRANTS IN LIMBO STATE TO IGNITE HOUSING AFFORDABILITY – LESSONS FROM ATHENS (EL),

ANTIGONE KOTADINI, COORDINATOR OF UIA PROJECT CURING THE LIMBO

PANEL 2 – DISCUSSION ON HOW TO ADDRESS HOUSING EXCLUSION OF MIGRANTS

MERIC OZGUNES, THESSALONIKI (EL), ROOF AND ARRIVAL CITIES URBACT NETWORKS

JOLIEN DE CROM, ANTWERP (BE), UIA CURANT PROJECT

THOMAS LACROIX, CNRS RESEARCH FELLOW, FORMER MIGRINTER DEPUTY DIRECTOR

ESTIMATES OF THE NUMBER OF HOMELESS PEOPLE IN EU



FRANCE

143,000 homeless people (1 night in 2012)



DENMARK

6,431 homeless people (1 week in 2019)



IRELAND

10,148 homeless people in emergency accommodation (1 week in 2020)



THE NETHERLANDS

39,300 homeless people (annual estimate)



SLOVENIA

4,029 homeless people registered by social services (annual estimate)

No common definition of homelessness/methodologies & lack of standardised EU statistics on homelessness



Accompanied adult (18-24 years)



Together:

- living room
- kitchen
- bathroom



Young volunteers (20-30 years)

81 refugees and 77 buddies cohoused in 3 years

One-2-one integration

EXILED & HOMELESS



Definitions & outlines

asylum seekers, beneficiaries of international protection, 'dublinised' people, transit, rejected asylum seekers



9 countries selected for comparative analysis (highest nb of asylum applications in 2019) : DE, FR, GR, IT, ES, NL, SE, BE, UK



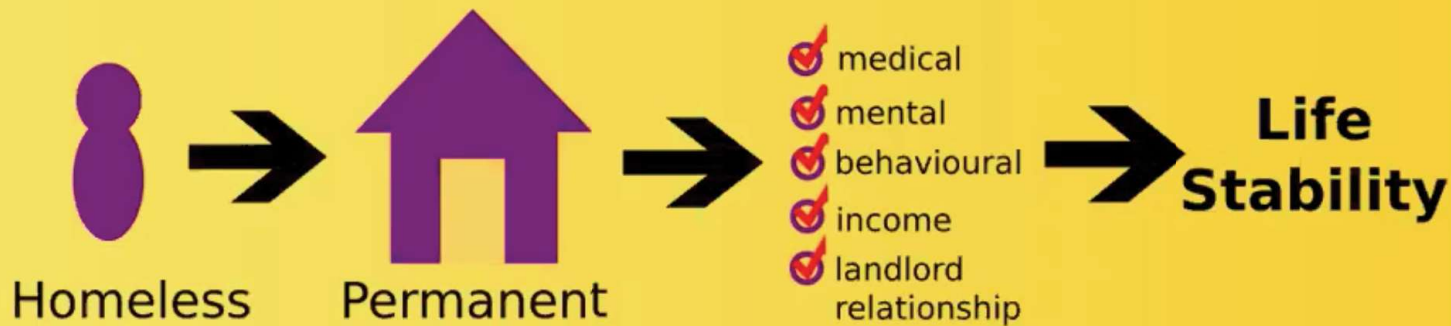
STEPS OF THE ASYLUM PROCEDURE AND TIMESPANS REQUIRED BY EU LAW

Making an application	(Pre-, and) Registration of application	Lodging of claim	Assessment of responsible EU MS under Dublin Regulation	Hearing of the applicant	First-instance decision	(Possible second-instance decision)	Issuance of residence permit
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Housing Readiness



Housing First



SPECIAL SESSION EWRC - HOUSING AND COVID

PART 1 - STATE OF THE ART

MICHAELA KAUER, COORDINATOR OF THE EU URBAN AGENDA HOUSING PARTNERSHIP, CITY OF VIENNA, AUSTRIA
**FEDERICA DE PACE, JUNIOR ECONOMIST, OECD, FRANCE CO-AUTHOR OF THE STUDY “HOUSING AMID COVID-19:
POLICY RESPONSES AND CHALLENGES”**

PART 2 – CHALLENGES, OPPORTUNITIES AND COMMITMENTS FOR LOCAL, NATIONAL AND EU LEVELS

BARBARA STEENBERGEN, HEAD OF EU OFFICE, INTERNATIONAL UNION OF TENANTS, BELGIUM
SILVIA GANZERLA, POLICY DIRECTOR, EUROCITIES
BENT MADSEN, PRESIDENT HOUSING EUROPE

EWRC HOUSING AND COVID

- EU,national and local administration unprepared
- Housing social determinant of health
- Unprecedented emergency solutions to protect the most vulnerable (homelessness impossible to ignore) ...
- ...in collaboration with public health bodies (temporary accommodation, moratoria, health outreach, social support et al)

BUT

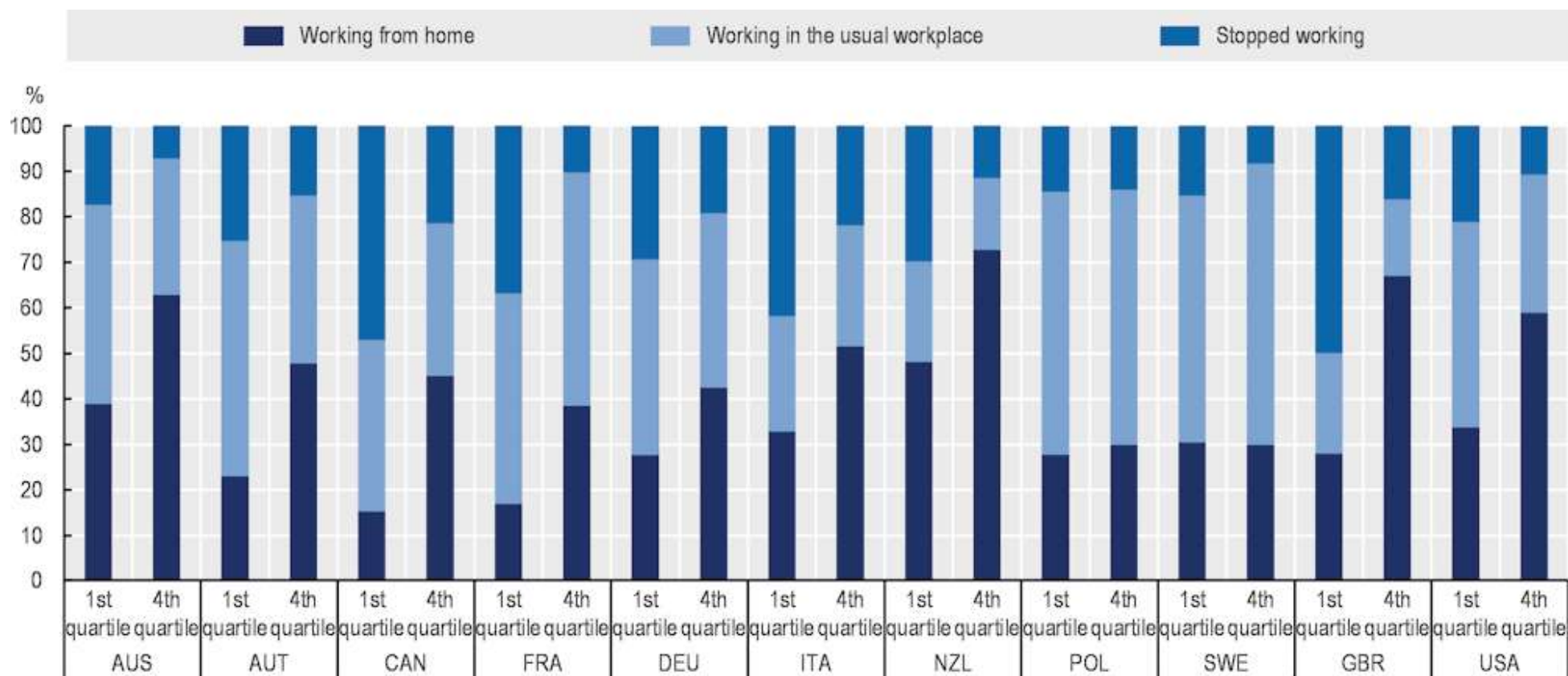
- ... issues and tensions in service provisions and lack of adequate spaces
- Deferral of rental payment, suspension of loan payment but not the payable interest, risk of stimulate the accumulation of debt after the crisis
- There are disparities and unclarities on how the moratoria have been implemented (in some cases when moratoria where adopted evictions still took place)
- Moratoria of the eviction, risk of evictions taking place in high numbers when the moratorium is lifted
- Et al.

CHALLENGE

- How to make the most progressive measures under COVID a turning point
- Create political will for zero eviction and zero homeless

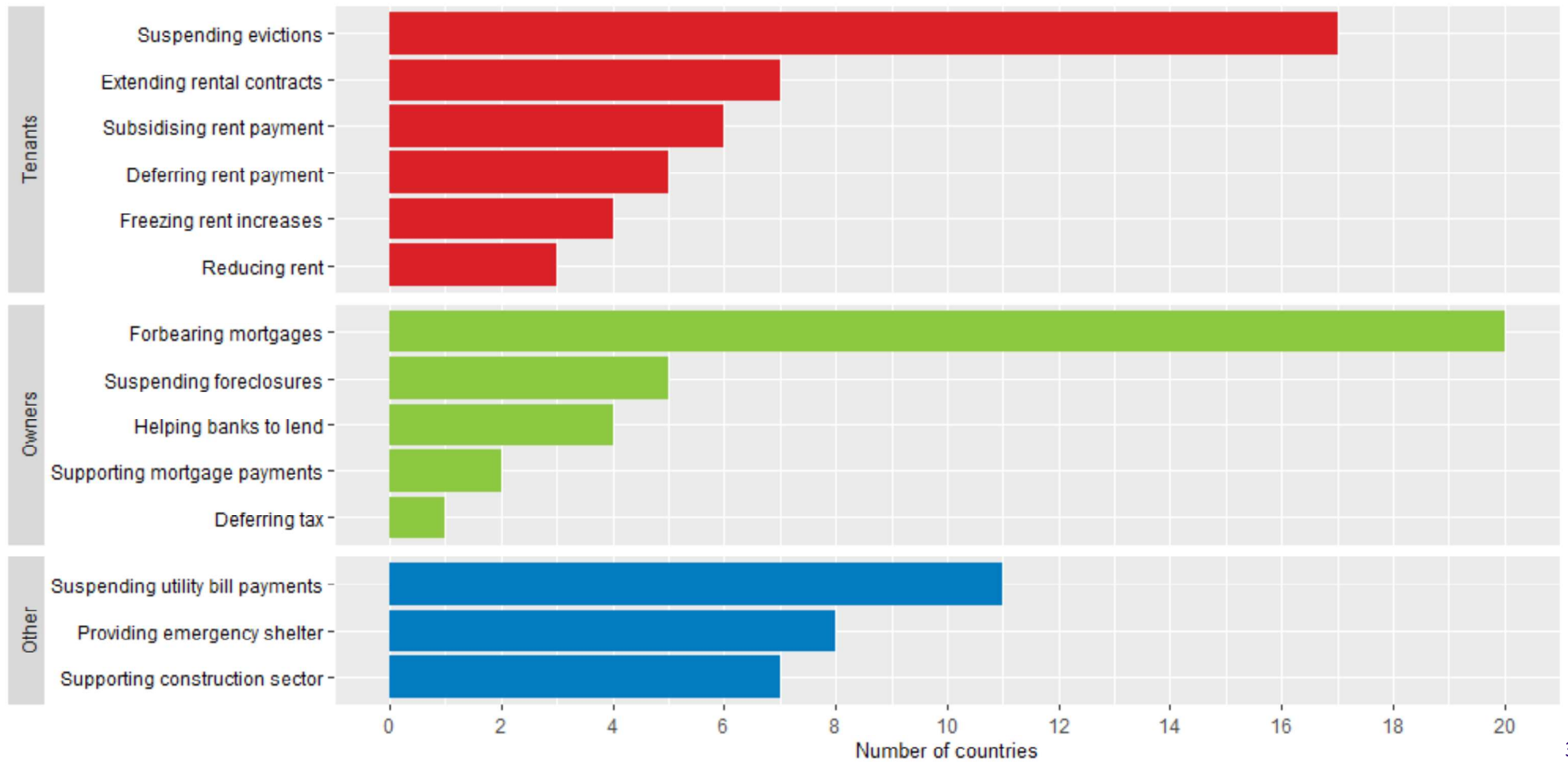
LOW INCOME HOUSEHOLDS ARE MORE EXPOSED TO THE COVID-19 JOBS CRISIS

Mid-April 2020 work situation of people who were employed before the crisis by income level



Source: OECD Employment Outlook 2020

COUNTRIES HAVE INTRODUCED AN ARRAY OF RELIEF MEASURES



Source: OECD (2020), *Housing Amid COVID-19: Policy Responses and Challenges*.

OUTCOMES -EWRC

- Empower cities to invest in social, public and affordable housing solutions
- Make the EU Renovation Wave an inclusive, participatory and neighbourhood building projects
- Use the European Pillar of Social Rights as an instrument to implement for affordable housing for all as a right
- Public funding in housing must be conditioned to respect basic human right for decent housing
- A strong social, public, cooperative housing sector does make housing crisis-proof
- Support measures for non-market oriented housing
- Zero eviction campaign
- Use Eu semester and recovery fund

QUOTE BY SPEAKERS AT THE EWRC

REFERENCES AND NEXT STEPS

- **UIA/URBACT Initiative Cities engaging in the right to housing**
- **Fair finance housing 19 November**
- **Articles, Podcast, video**
- **Dedicated URBACT/UIA webpage on housing linking to Cities works in URBACT**
- **Final report**

- **<https://urbact.eu/cities-engaging-right-housing>**
- **<https://www.uia-initiative.eu/en/news/cities-engaging-right-housing>**