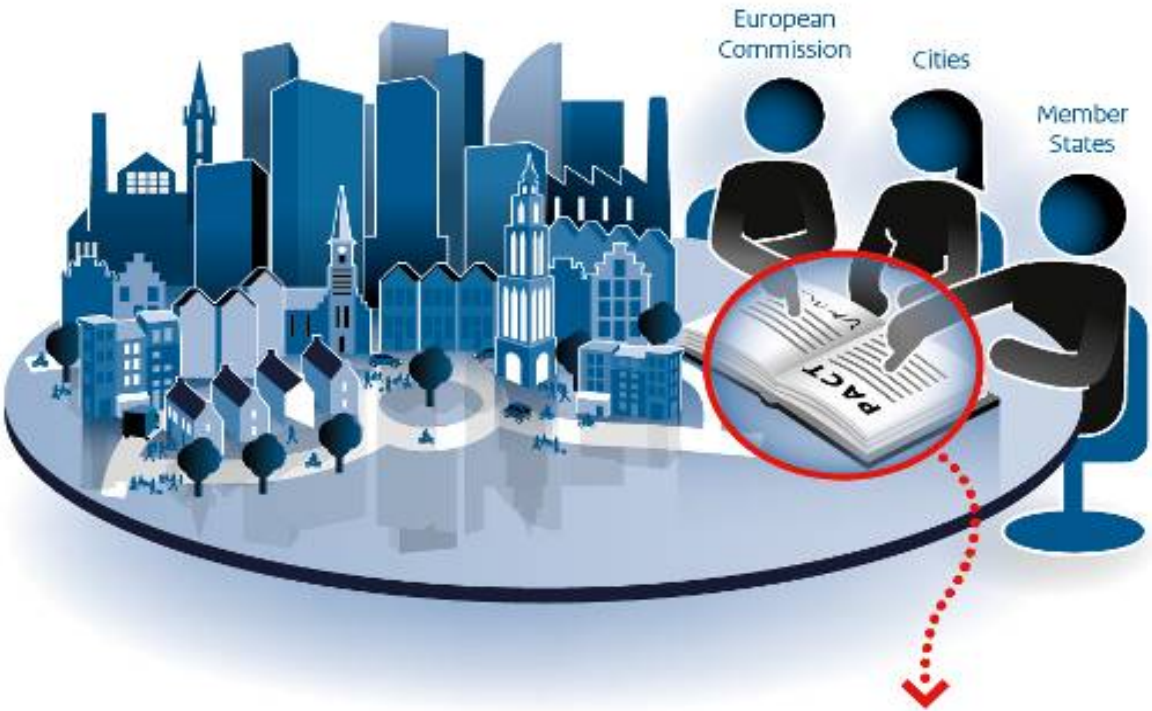
URBAN AGENDA FOR THE EU

Housing Partnership
Action Plan in a nutshell

General Presentation

EU Urban Agenda

Working together towards the city of the future



More than 70% of Europeans live in cities. And those cities continue to grow. This has many positive implications. But cities also have problems and challenges of their own.

The EU Urban Agenda helps by providing a platform where cities, member states and the European Commission can work together. The Pact of Amsterdam marks its launch.

Towards the Urban Agenda for the EU

30 May 2016
Pact of Amsterdam

1997 2007 2010 2015 2016

- Customised regulations
- Facilitating urban investment
- Learning from each other's experiences

NL 2016

The Task of the Housing Partnership

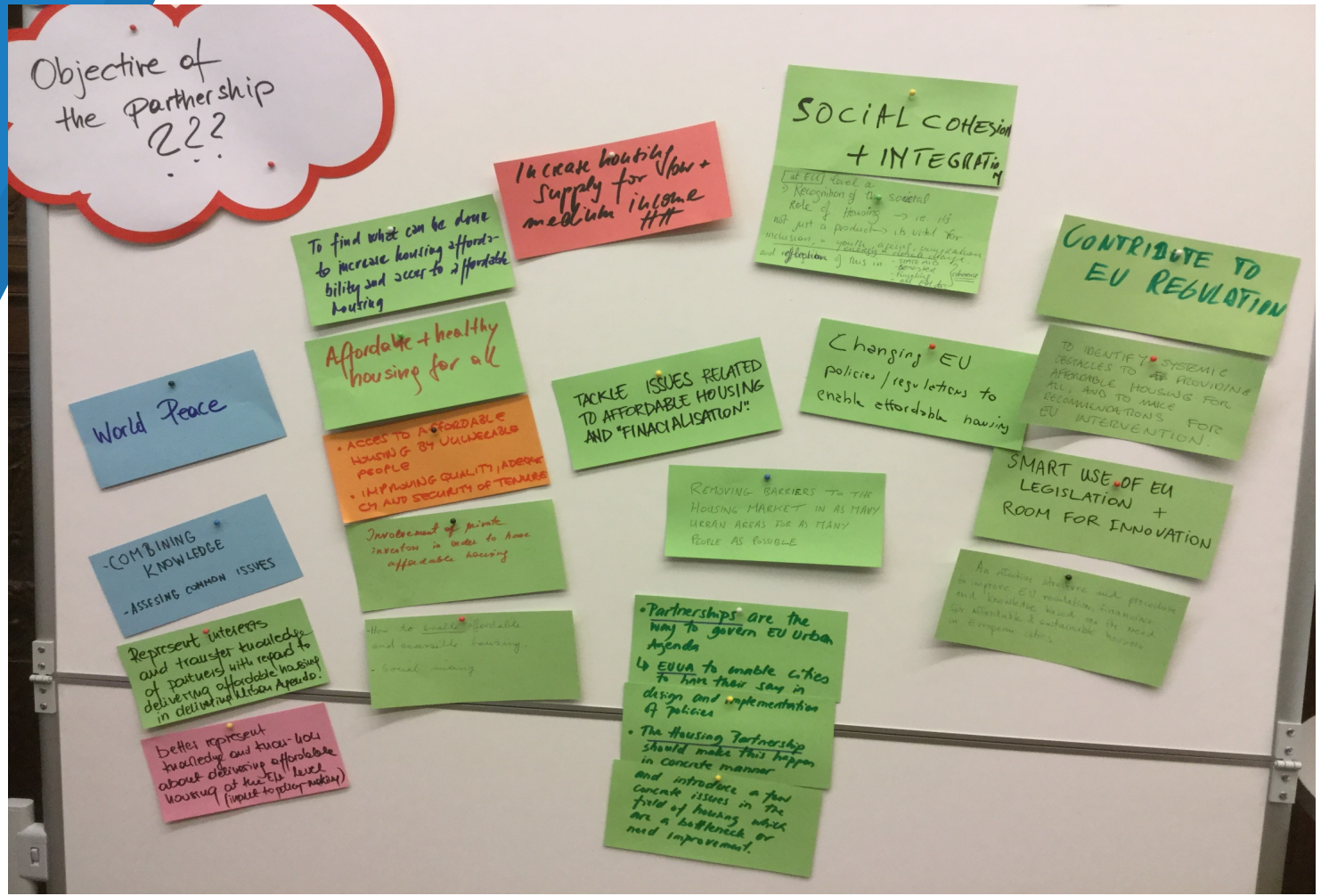
"The objectives are to have affordable housing of good quality. The focus will be on public affordable housing, state aid rules and general housing policy."

"Each Partnership will formulate an Action Plan with concrete proposals for Better Regulation, Better Funding and Better Knowledge."

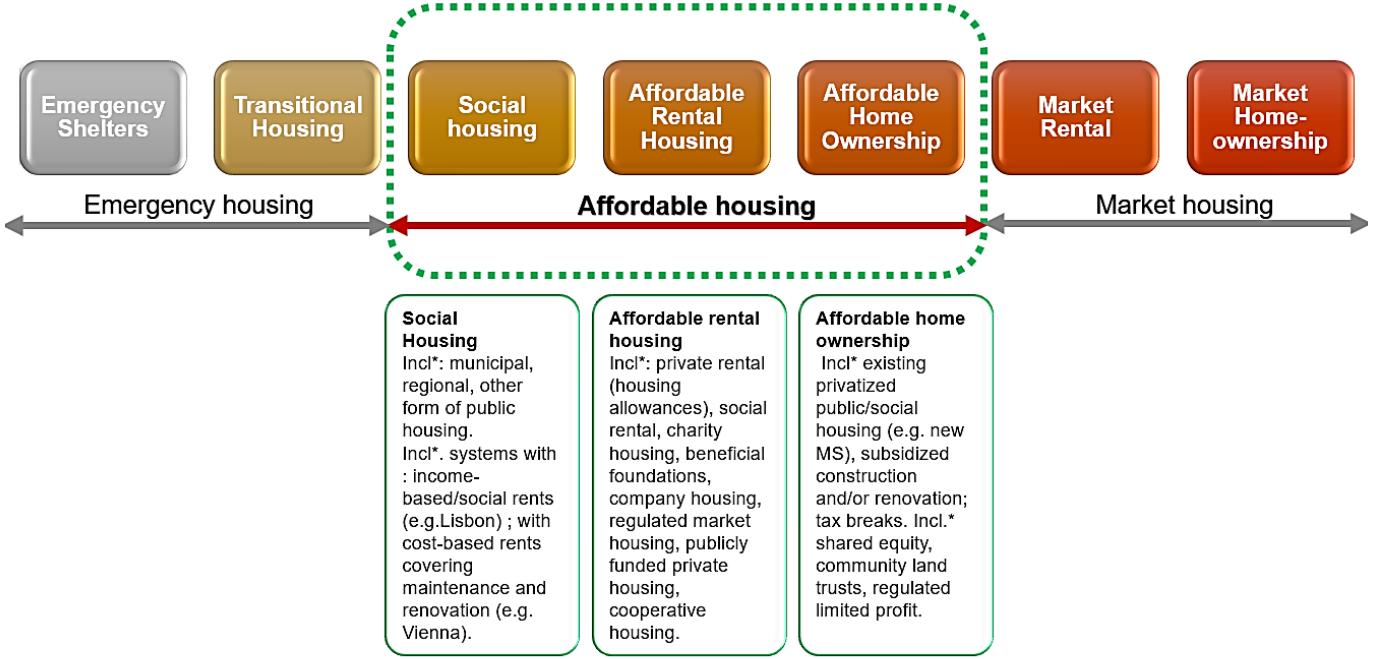
(Pact of Amsterdam, 2016)

The Members of the Partnership

- **Cities/City Networks:** Lisbon (PT), Poznan (PL), Riga (LV), Scottish Cities Alliance (UK), Vienna (AT, coordinator), EUROCITIES
- **Member States:**, Latvia, Luxembourg, Netherlands, Slovakia (coordinator), Slovenia + 2 observers (Czech Republic and Sweden)
- **Stakeholders**: AEDES, Housing Europe, International Union of Tenants (IUT)
- **EU- Institutions:** DG REGIO, DG ENER, DG EMPL, European Investment Bank (EIB), URBACT (observer)
- **Expert:** Faculty for Urban Studies Science Po, Paris


Objective of the Partnership ???
To find what can be done to increase housing affordability and access to affordable housing
Increase housing flow + supply for medium income HH
SOCIAL COHESION + INTEGRATION
CONTRIBUTE TO EU REGULATION
World Peace
Affordable + healthy housing for all
• ACCES TO AFFORDABLE HOUSING BY VULNERABLE PEOPLE
• IMPROVING QUALITY, ADEQUACY AND SECURITY OF TENURE
TACKLE ISSUES RELATED TO AFFORDABLE HOUSING AND "FINACIALISATION"
Changing EU policies / regulations to enable affordable housing
TO IDENTIFY SYSTEMIC OBSTACLES TO PROVIDING AFFORDABLE HOUSING FOR ALL, AND TO MAKE RECOMMENDATIONS FOR EU INTERVENTION.
-COMBINING KNOWLEDGE
-ASSESING COMMON ISSUES
Involvement of private investors in order to have affordable housing
REMOVING BARRIERS TO THE HOUSING MARKET IN AS MANY URBAN AREAS FOR AS MANY PEOPLE AS POSSIBLE
SMART USE OF EU LEGISLATION + ROOM FOR INNOVATION
Represent interests and transfer knowledge of partners with regard to delivering affordable housing in deliverying Urban Agenda!
How to enable affordable and accessible housing
- Social mixing
• Partnerships are the way to govern EU Urban Agenda
↳ EUUA to enable cities to have their say in design and implementation of policies
• The Housing Partnership should make this happen in concrete manner
Better represent knowledge about delivering affordable housing at the EU level (input to policy-making)
and introduce a tool concrete issues in the field of housing which are a bottleneck or need improvement.

The Scope of Housing Partnership



Priority Themes

State aid, competition law, definition of SGEI,

VAT issues

Investments & instruments, loans, “golden rule”, European semester, innovative funding

Protection of vulnerable groups, anti-speculation, renovation & energy efficiency, co-management & co-design, spatial planning, rent stabilisation & control, land use & building ground, security of tenancy

Better legislation

Action 1: Guidance on EU regulation and public support for housing

Action 2: Capacity building for application of state aid rules in affordable housing sector at a city level

Action 3: Revision of the SGEI decision with regard to the narrow target group of social housing

Affordable Housing in Central and Eastern Europe: Identifying and Overcoming Constrains in New Member States

UK COLLABORATIVE CENTRE FOR HOUSING EVIDENCE

University of Glasgow | Policy Scotland

scottishcitiesalliance

Aberdeen • Dundee • Edinburgh • Glasgow • Inverness • Perth • Stirling

Overcoming Obstacles to the Funding and Delivery of Affordable Housing Supply in European States[1]

Better funding & financing conditions

Action 11: Recommendations on EU-Funding of Affordable Housing

Action 12: Recommendations on the European Semester and Affordable Housing

Norway
Finland
United
Kingdom
Ukraine
France
Romania
Spain
Greece

Better knowledge (base and exchange)

For cities:

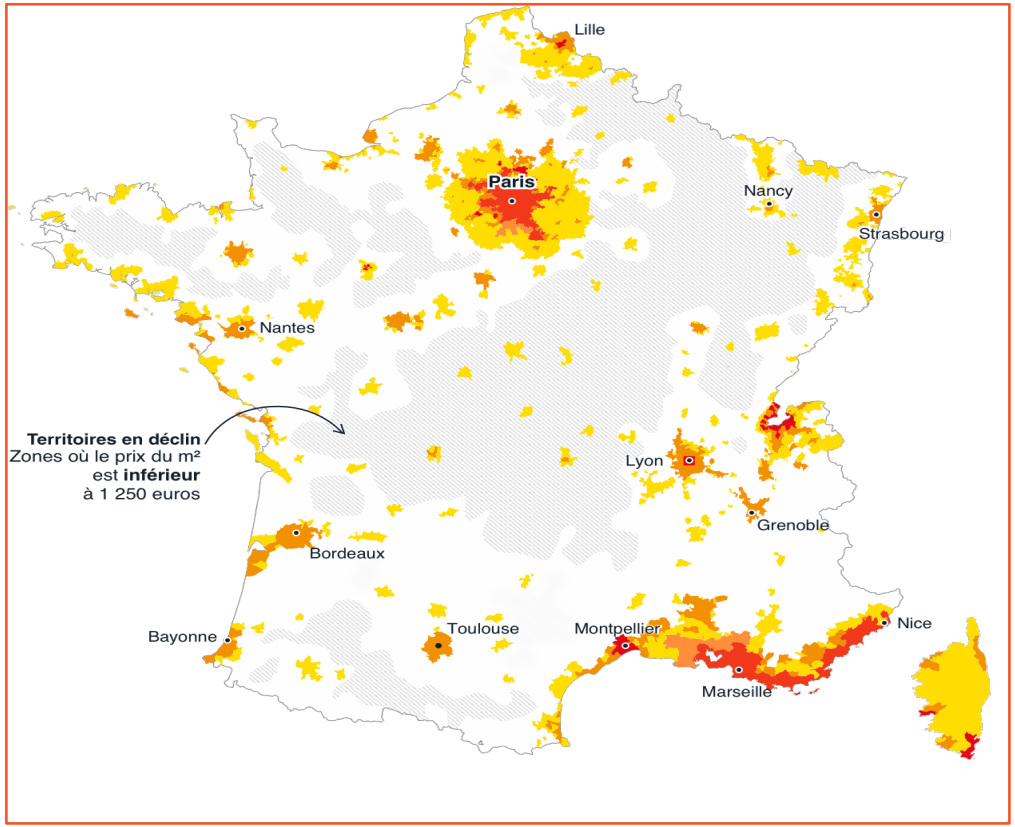
Action 4: Affordable Housing Good Practice Database

Action 5: Provide policy guidance for supply of social and affordable housing in Europe

Action 6: Exchange Programme for Urban Housing Responsibles

Fragmentation of the housing market in France by pressure areas

Source/Authors: Costil, Gittus, Pichot & Agathe Dahyot (2017)



Better knowledge (base and exchange)

On EU-level:

Action 9: Recommendations on Improvement of EU Urban Housing Market Data

Action 10: Gender Dimension in Affordability/Energy Poverty

Action 7: Monitoring System for Affordable Housing in the European Union

Action 8: Exchange on Affordable Housing on Member State level

IUT POSITION PAPER

Delivered to the EU Urban Agenda Partnership for Affordable Housing
Lisbon 22. March 2018

The International Union of Tenants

The International Union of Tenants (IUT) was founded in 1926 and is a non-governmental and not-for-profit umbrella membership organisation with the purpose of safeguarding tenants' interests and promoting afford[illegible] rental housing across the world. Its members consists of 69 nat[illegible] tenants associations in 46 countries. IUT offices are located in S[illegible] Brussels. IUT considers housing as one of the fundamental rights, w[illegible] addressed locally, nationally and internationally. Adequate housing [illegible] safeguards for peace and security.

How to define, achieve and measure affordability in rental housing

Housing is a fundamental right as citizens cannot enjoy other rights without it. However, a "roof over people's head" is not enough to promote social inclusion: housing assistance should be integrated with proximity to other public services at local level e.g. transport, health care, education, jobs and training opportunities. A household's expenditure on housing is usually the one which takes the largest share of its budget. Lowering housing costs then means greater opportunities for households to spend more money on other goods and services, which contributes to the creation of new jobs. Affordable housing is a service of general interest and an important pillar for a social, sustainable and inclusive society.

One definition of affordability is: "**Housing is affordable when housing of an acceptable** minimum **standard can be obtained and retained leaving sufficient income to meet essential non-housing expenditure**."[1] This definition is called the residual income concept.

Good Policy and Practice

Policy recommendations on 8 priority themes:

- protection of vulnerable groups
- anti-speculation
- renovation and energy efficiency
- co-ownership, co-management and co-design
- spatial planning
- rent stabilisation and control
- land use and building ground
- security of tenancy

Want to know more?

Housing Partnership website:

https://ec.europa.eu/futurium/en/housing

Contact to coordinators:

Michaela.kauer@wieng.gv.at

Elena.Szolgayova@mindop.sk