

GUIDELINES ON SOCIAL HOUSING





Role of social housing

- Aims and political responsibility

Defining criteria

- Allocation
- Affordability
- Security of occupation

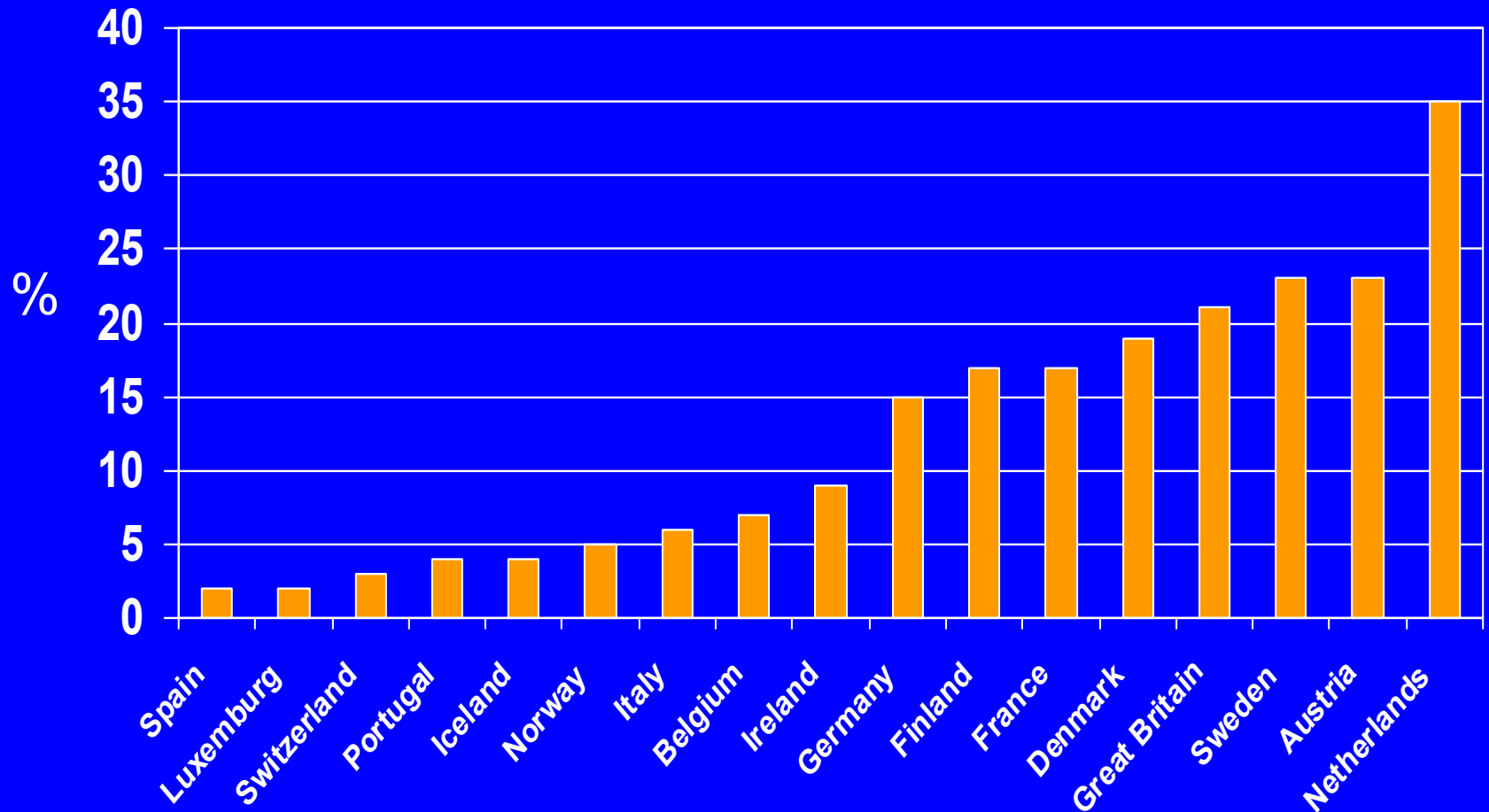
- **Financial sustainability**
- **Social cohesion**
 - Social mix
 - Spatial inclusion – access to services and jobs
 - Tenants’ democracy
- **Environmental and quality Aspects**

Responsibilities:
Developing, construction, financing, ownership, Management

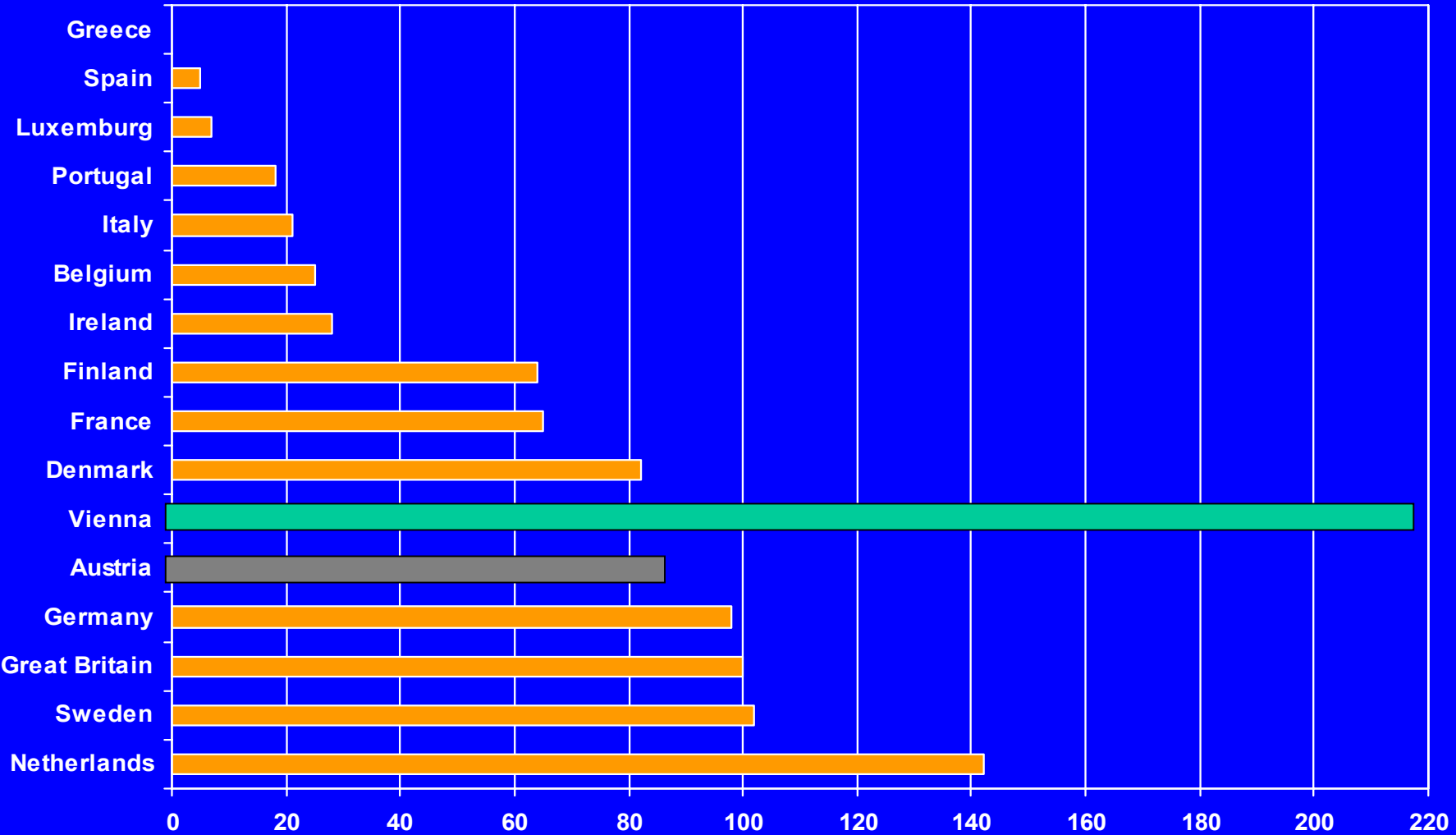
Actors:

- State, regions, local authorities
- Social housing associations
- Tenants, households
- Private developers and investors

THE SHARE OF SOCIAL HOUSING IN THE HOUSING STOCK IN SOME EUROPEAN COUNTRIES AROUND 2000



SOCIAL RENTAL HOUSING PER 1.000 INHABITANTS



UNECE TASK FORCE ON SOCIAL HOUSING GUIDELINES



UNECE GUIDELINES ON SOCIAL HOUSING

- Aim of the Guidelines
- The role and definitions of social housing
- Institutional Framework
- Legal framework
- Privatisation of social housing
- Housing economics and social housing finance
- Social cohesion
- Social housing Design
- Pilot Projects and Research

THE ROLE AND DEFINITIONS OF SOCIAL HOUSING

Role:

- **Social housing and social housing policies**
 - **Social housing as an outcome of social housing policies**
 - **Trends towards other social housing policy tools**
- **Societal and economic aims social housing can/should serve (e.g. social inclusion, access to jobs, mobility of the workforce, policies of decentralization)**
- **Linkage between social housing and other sectors**

Definitions:

- **Different definitions for social housing which exist across the ECE region taking in particular into account:**
 - **Form of tenure**
 - **Target groups**
- **Current definitions, which are available beyond the level of a single country, e.g. CECODHAS definition**

**Historical Development of social housing in countries of the ECE region
(including transition countries)**

INSTITUTIONAL FRAMEWORK

- **Different actors involved and interactions between them:**
 - Public sector (State, regions, local authorities)
 - Private sector
 - Non profit sector, e.g. social housing associations
 - Tenants, households
- **Division of responsibility between actors for:**
 - Development
 - Construction
 - Financing
 - Ownership
 - Management
- **Particular attention is to be given to:**
 - The division of competencies and responsibilities between the local, regional and national authorities including financial relationship and the problematic of un-funded mandates
 - The role of the private sector and relationship between public and private sector institutions including state regulations of private and non-profit activities
 - The role of citizens and non-governmental organizations

LEGAL FRAMEWORK

- Right to housing and its practical implementation (e.g. political commitment/budgetary constraints); Right of assistance to find housing
- Treatment of the social housing thematic in the different national legislations (on all levels of government)
- (Contractual) agreements between the different actors within social housing
- Legal provisions regarding security of tenure
- Legal provisions regarding evictions
- Legal provisions regarding security of ownership in regard to „poor owners“ mainly in the countries of transition

HOUSING ECONOMICS AND SOCIAL HOUSING FINANCE

Housing economics:

- **Macro-economic setting: Social housing vs. Housing provision through the market**
 - **Affordability**
- **Cost of social housing to society (including the economic consequences of good/bad social housing policies)**

Financing of social housing:

- **Generation of resources:**
 - for investment
 - for maintenance and operation of the existing social housing stock
- **Forms of financing/financial support:**
 - Demand/supply side
- **Sustainability of financing:**
 - Risk of funding gaps

FORMS OF SUBSIDIES

		Object Subsidies	
		Yes	No or little
Housing allowance	Yes	Other E.U.countries (15 members), Australia, Japan	Canada, Netherlands, Spain, U.S.A.
	No	Belgium, Luxembourg, Portugal	

SOCIAL COHESION

- Social mix/Prevention of social segregation
- Spatial inclusion – access to jobs and public services
- Public participation
- Inclusion of groups with special needs
- Avoiding of poverty traps/providing incentives to target groups to find their own, private solutions
- Zoning

SOCIAL HOUSING DESIGN

- Quality and standards including:
 - construction process: quality and price competition among developers
- Health aspects
- Ecology, energy saving solutions
- Pilot/demonstration projects
- Evaluation and research

MAIN FINDINGS / RECOMMENDATIONS

- Social rented housing is necessary to cope with
 - housing market inefficiencies
 - social exclusion
- Social housing = part of social housing policies
- Integration of social housing → social and functional mix
- Mix of “object” and “subject” subsidies
- Market finance + public (revolving) funds
- Professional management, public control, tenants’ participation
- Competition and market mechanisms → costs, quality
- Social housing: Health and ecology
- Social housing = pioneering in new standards → pilot projects, evaluation and research