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.
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

Increase housing supply for very + medium income

Social Cohesion + Integration

Contribute to EU Regulation

World Peace

Affordable + healthy housing for all

Tackle issues related to affordable housing and "financialisation"

Changing EU policy/regulation to enrich affordable housing

Smart use of EU legislation + room for innovation

Partnerships are the way to deliver EU Urban Agenda.

In order to enable cities to have their say in design and implementation of policies.

The housing partnership should make this happen in a concrete manner, and address a few concrete issues in the field of housing that are still lacking or need improvement.
The Scope of Housing Partnership

- **Emergency Shelters**
- **Transitional Housing**
- **Social Housing**
  - Incl*: municipal, regional, other form of public housing.
  - Incl*: systems with income-based/social rents (e.g. Lisbon); with cost-based rents covering maintenance and renovation (e.g. Vienna).
- **Affordable Rental Housing**
  - Incl*: private rental (housing allowances), social rental, charity housing, beneficial foundations, company housing, regulated market housing, publicly funded private housing, cooperative housing.
- **Affordable Home Ownership**
  - Incl*: existing privatized public/social housing (e.g. new MS), subsidized construction and/or renovation; tax breaks. Incl*: shared equity, community land trusts, regulated limited profit.
- **Market Rental**
- **Market Home-ownership**

Emergency housing - Affordable housing - Market housing
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

Overcoming Obstacles to the Funding and Delivery of Affordable Housing Supply in European States
Better funding & financing conditions

Action 11: Recommendations on EU-Funding of Affordable Housing

Action 12: Recommendations on the European Semester and Affordable Housing
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 Responsibilities
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
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