OECD WORK ON AFFORDABLE HOUSING

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OECD work on housing

- Housing identified as a key policy challenge by OECD countries
- Subject of a whole-of-Organisation horizontal project, which will deliver:
  - Cross-national data (e.g. [OECD Affordable Housing Database](https://www.oecd.org))
  - Policy assessments & recommendations
  - Cross-cutting analyses & country-specific support

OECD Housing Strategy
A tool to assess & compare housing outcomes & policies across countries: OECD Housing Questionnaire (“QuASH”)

- What is it?
- Topics covered
- Country coverage
- Periodicity

A comprehensive survey to gather data on housing supply and demand, as well as information on specific housing policy measures.
A tool to assess & compare housing outcomes & policies across countries: OECD Housing Questionnaire (“QuASH”)

- What is it?
- Topics covered
- Country coverage
- Periodicity

1. Housing supply and demand
2. Housing policy framework
3. Housing governance
4. Land use regulations
5. Homelessness and housing exclusion
6. Measures to support homeowners (subsidies, mortgage support, tax relief, measures to finance housing regeneration)
7. Measures for the rental market (private rental market, social (subsidised) rental housing)
8. Cash benefits / Housing allowances
9. Support to developers to finance affordable housing construction
10. Housing transaction costs
Sample questions: **Housing supply & demand**

**Total dwelling stock**

Please provide requested data for two years: (1) 2010 (or nearest available year, indicating which year) and (2) the most recent year for which data are available. Please indicate the source and provide any needed explanation in the “Comments” box below.

<table>
<thead>
<tr>
<th></th>
<th>Amount (2010, or nearest year)</th>
<th>Indicate year (2010, or nearest year)</th>
<th>Source</th>
<th>Amount (most recently available)</th>
<th>Indicate year (most recently available)</th>
<th>Source</th>
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</thead>
<tbody>
<tr>
<td>Total number of dwellings units existing at the end of the year</td>
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<td>Total number of dwellings built/completed in the year</td>
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<td>Total number of vacant dwellings units in the year</td>
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Sample questions: **Housing policy objectives**

Does your country have a national housing strategy?

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<th>Yes</th>
<th>No</th>
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Please identify the 5 most important objectives of your country’s housing strategy.

<table>
<thead>
<tr>
<th>Objective</th>
<th>Description/details</th>
<th>Year of reference</th>
<th>Source</th>
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<tbody>
<tr>
<td>Objective 1</td>
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<td>Objective 5</td>
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Does your country set explicit (quantitative and/or qualitative) targets around affordable housing development at national level?

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<tr>
<th>Yes</th>
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Sample questions: **Social (subsidised) housing**

### MEASURE 1

Please indicate the name of the first measure.

<table>
<thead>
<tr>
<th>Name of the measure</th>
<th>Original language</th>
<th>English translation, if available</th>
<th>Web link, if available</th>
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**Please indicate the type of the first measure, and provide any additional information in the comment box.**

- Choose one of the following answers

  - Direct provision of social (subsidised) housing
  - Grants to social housing providers
  - Loans and/or loan guarantees to social housing providers
  - Tax credits and/or tax deductions for social housing providers
  - Subsidised land for social housing providers
  - Other. Please specify in the comment box.
A tool to assess & compare housing outcomes & policies across countries: OECD Housing Questionnaire ("QuASH")

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- **36 OECD countries**
- **Accession & key partners** (Brazil, China, Costa Rica, Colombia, India, Indonesia, Russian Federation, South Africa)
- **Non-OECD EU members** (Bulgaria, Croatia, Cyprus, Malta, Romania
- ...
A tool to assess & compare housing outcomes & policies across countries: OECD Housing Questionnaire ("QuASH")

- What is it?
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- Approximately every 2-3 years
  - 2014
  - 2016
  - 2019
  - 2021
Advantages of the OECD Housing Questionnaire

• Online questionnaire
• Single response per country (token)
• Can be completed by multiple ministries/institutions
• Comprehensive thematic coverage (or select specific topics)
• Facilitates cross-country comparison & analysis
• Can identify level(s) of government responsible for different aspects of housing policy
• Free to use the QuASH
Preliminary findings from 2019 OECD Housing Questionnaire: Housing policy measures in OECD countries

- **Support to homeowners**
  - Support to finance housing regeneration: 41
  - Subsidies to facilitate home ownership: 31
  - Tax relief for access to home ownership: 31
  - Mortgage support to facilitate home ownership: 27

- **Support for the rental market**
  - Social rental housing: 33
  - Measures to regulate short-term holiday rentals: 20
  - Some form of rent controls: 15
  - Tax relief measures for rental costs: 14
  - Minimum dwelling quality regulations: 13
  - Rent guarantees and deposits: 11

- **Support for owners and/or renters**
  - Housing allowances: 36
Revenue foregone from tax relief for homeowners can be significant...

- EUR 5.4 billion (1.5% of GDP) in Norway
- EUR 10 billion (1.3% of GDP) in the Netherlands
- EUR 68 billion (0.4% of GDP) in the United States
- EUR 5.9 billion (0.4% of GDP) in Canada in 2018…
A unique source of cross-country housing data: OECD Affordable Housing Database

This database provides harmonised indicators for OECD and European countries across three dimensions:

- **Housing market context**
  - Housing stock
  - Housing prices
  - Tenure…

- **Housing conditions**
  - Housing quality
  - Housing affordability
  - Housing exclusion, homelessness…

- **Public policies for affordable housing**
  - Support for buying or renting a home
  - Social rental housing
  - Rental regulations…

http://oe.cd/ahd - Updates to be released in late November
THANK YOU
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