



UNECE Regional Online Workshop Housing Governance to Support Housing Affordability

*Focussing on Housing affordability challenges in the
South-Eastern Europe*

Grzegorz Gajda
Senior Urban Development Specialist





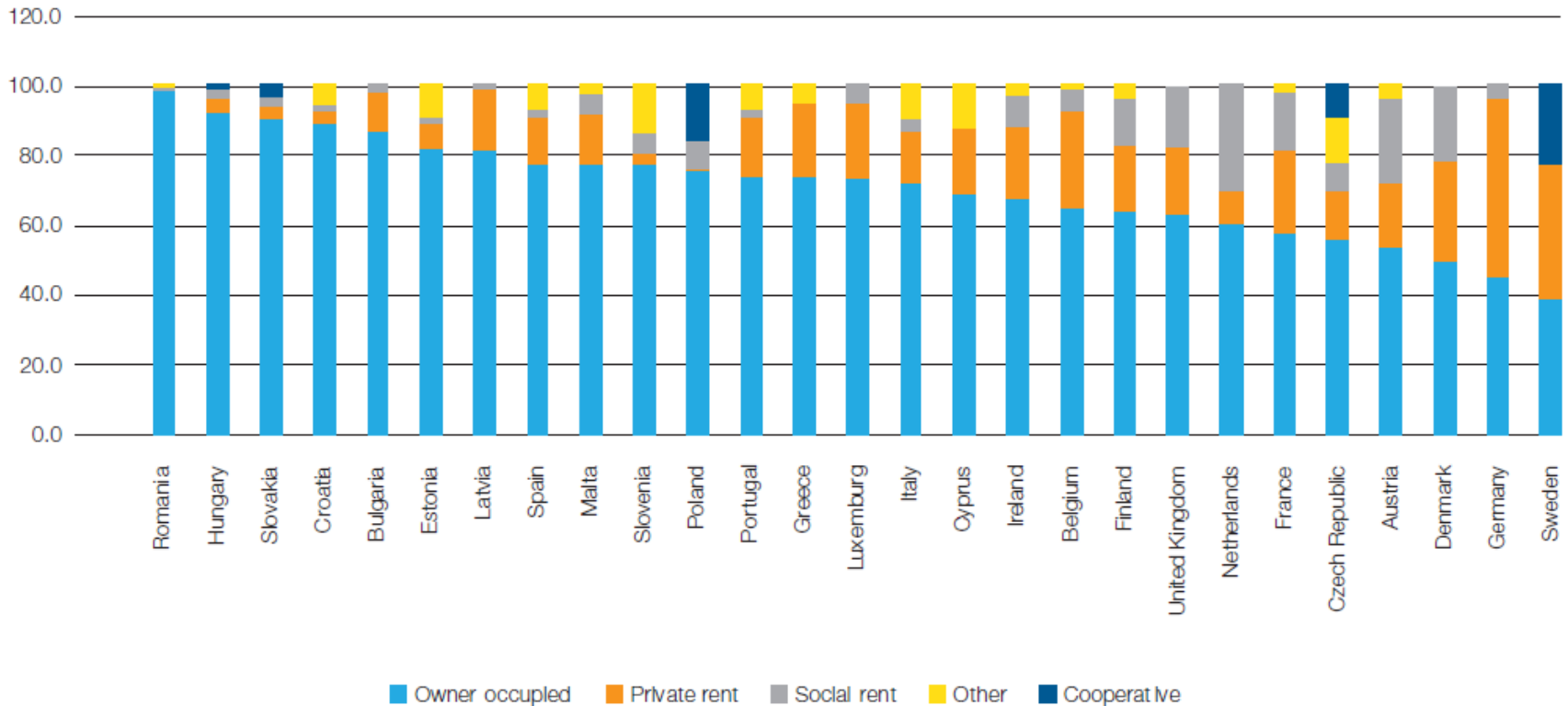
The idea of housing affordability

	Total population	Owner-occupied, with mortgage or loan	Owner-occupied, no outstanding mortgage or housing loan	Tenant, rent at market price	Tenant, rent at reduced price or free
EU-27	9.6	4.0	5.5	25.1	10.2
EA-19	9.8	4.0	4.5	24.9	10.1
Belgium	8.9	1.2	1.6	34.8	14.4
Bulgaria	17.9	6.3	16.7	50.1	20.3
Czechia	7.8	2.5	4.1	27.9	10.2
Denmark	14.7	5.2	7.1	28.9	:
Germany	14.2	8.6	8.6	20.9	16.1
Estonia	4.0	2.0	2.7	25.5	6.6
Ireland	3.4	1.2	1.2	14.3	5.2
Greece	39.5	29.2	29.0	83.1	8.6
Spain	8.9	3.5	2.6	38.1	10.1
France	4.7	0.7	0.6	14.9	8.9
Croatia	5.1	1.1	4.9	32.1	6.5
Italy	8.2	3.3	2.6	29.1	8.3
Cyprus	2.0	0.6	0.2	11.3	0.7
Latvia	6.7	9.6	5.8	11.5	6.0
Lithuania	5.6	2.0	4.9	30.9	13.6
Luxembourg	9.6	1.5	2.3	29.3	24.2
Hungary	9.6	8.3	5.9	46.9	19.9
Malta	1.7	2.1	0.3	12.1	1.7
Netherlands	9.4	2.2	4.0	25.6	7.8
Austria	6.8	2.6	2.4	14.5	7.8
Poland	6.2	6.2	5.1	26.4	6.6
Portugal	5.7	3.0	2.0	25.8	4.9
Romania	10.3	0.8	9.7	46.3	20.5
Slovenia	4.9	5.1	2.8	21.7	6.4
Slovakia	4.1	1.9	3.1	19.2	7.3
Finland	4.3	1.4	1.8	15.2	7.5
Sweden	8.3	1.7	6.4	18.8	0.0
United Kingdom	15.1	5.1	7.0	37.7	20.3
Iceland (¹)	6.3	4.6	2.1	16.9	12.8
Norway	10.7	6.5	3.6	35.4	6.5
Switzerland	12.8	4.7	6.6	19.4	14.7
Montenegro (²)	15.1	31.2	12.1	52.0	18.3
North Macedonia	10.2	:	9.8	38.1	12.4
Serbia	31.3	34.0	28.9	71.0	38.1
Turkey (²)	9.5	10.9	0.9	32.4	1.2

Source: Eurostat

% of people whose housing expenses exceed 40% of their income

Housing ownership statistics in the EU

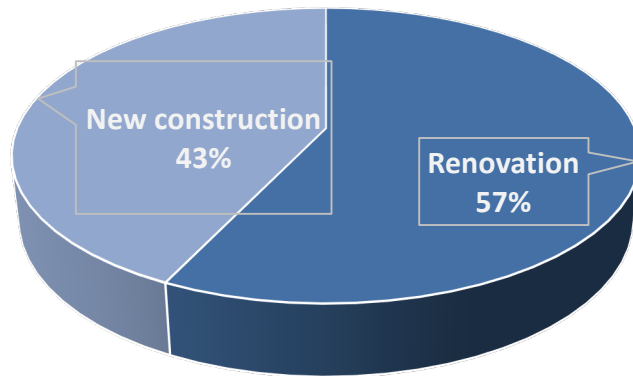


Source: Housing Europe

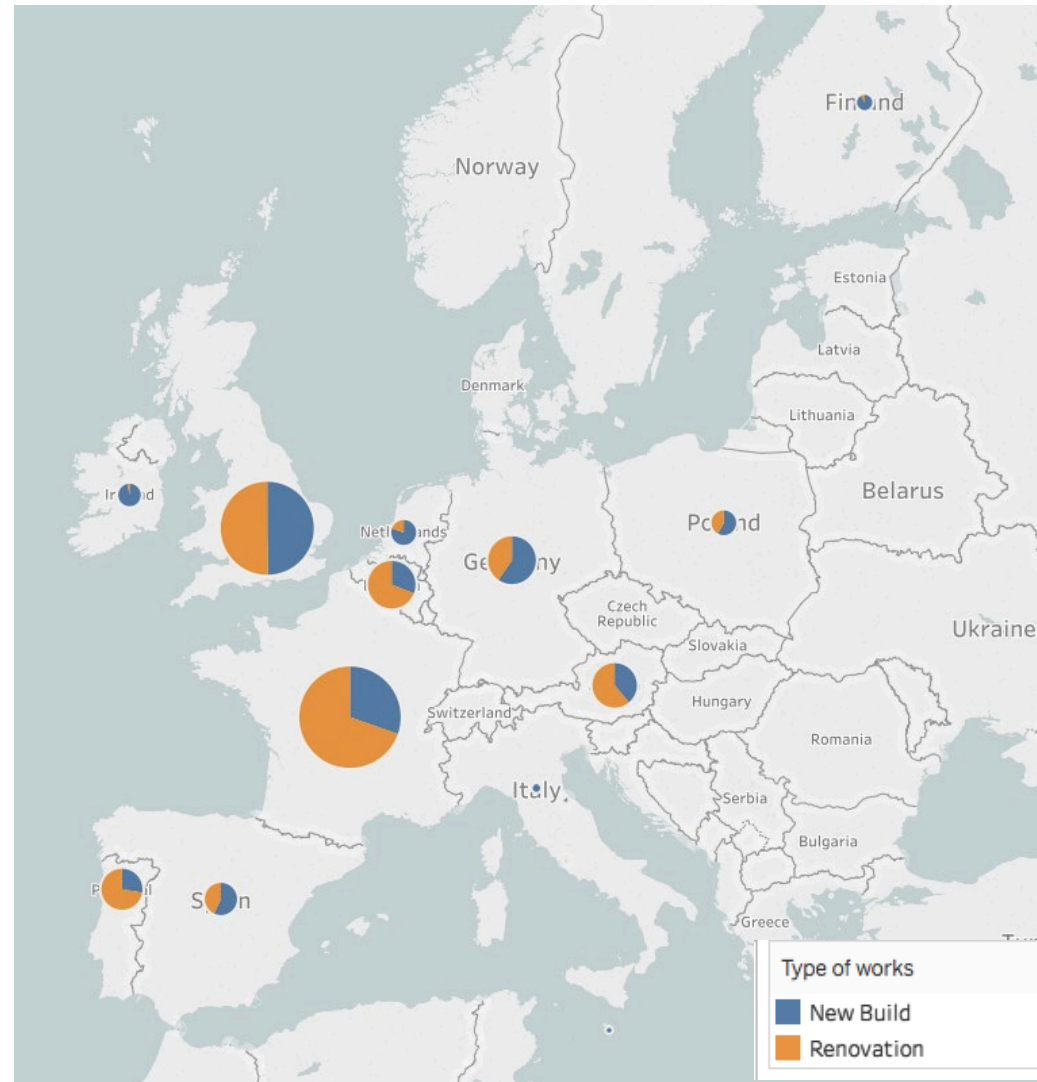
EIB activity to date



- Value of Projects
65.9 mld EUR
- EIB share
18.6 mld EUR



- 603,000 Renovated
- 255,000 New





What is then social and affordable housing



- **It is not a charity!**

Benefits

- workforce mobility
- better urban planning

Clients

- municipality
- company
- intermediary

Key success factor

- financial sustainability



Thank you
g.gajda@eib.org