



UNIVERSITÀ  
DEGLI STUDI  
FIRENZE

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SCIENZE POLITICHE E SOCIALI

# **Appunti dalla conferenza New and Old Challenges in Housing Policies, 23 settembre 2021**

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## **New and Old Challenges for Housing, 23 settembre**

Conferenza promossa da Federsanità e l'Osservatorio regionale, con la partecipazione di due esperti stranieri, Bjorn Egner e Jean-Pierre Schaefer

organizzata in due tempi

- Una presentazione dei principali risultati della ricerca svolta durante la presidenza tedesca del Consiglio dell'UE su "Housing policies in the European Union", da parte di uno dei coordinatori, Prof. Björn Egner
- Un momento di confronto sul ruolo degli attori non pubblici, in particolare il terzo settore in alcuni contesti nazionali, la Germania, la Francia



## **Housing policies in the European Union**

**28 paesi, 38 esperti**

Two-step expert survey

- Step 1: questionnaire-based cross-national survey
- Step 2: focussed case study interviews for 12 member states
- Cross-validation with literature and international data sources
- Reviews by experts, the project advisory board, and national focal points for housing

Conference version, 6 November 2020

[https://www.die-wohnraumoffensive.de/fileadmin/user\\_upload/aktivitaeten/veranstaltungen/Housing-Policies-in-Europe\\_Conference-Version.pdf](https://www.die-wohnraumoffensive.de/fileadmin/user_upload/aktivitaeten/veranstaltungen/Housing-Policies-in-Europe_Conference-Version.pdf)



## General setup of housing policy

- Unique national styles of housing policy organization
- Vertical distribution of responsibility between levels of government
- Horizontal distribution of responsibility at the national level
- Overlapping responsibilities can be identified in both respects
- Responsible bodies with varying names (not “housing”)
- Strong overlaps with adjacent policy areas

## Responsibilities in flux

- Changes in national housing institutions in 75% of the member states (different directions)
- Shifts between levels in 40% of the member states (mostly decentralization)
- No clear trends, no convergence

## Responsibilities

### National authority:

- Subsidies for owners, buyers, and housing construction
- Taxation, tenancy law and rent regulation
- Environmental and energy issues
- Welfare (with notable exceptions)

### Multi-level authority: spatial affairs

### Local authority: allocation of social housing



**Table 7: Vertical shifts**

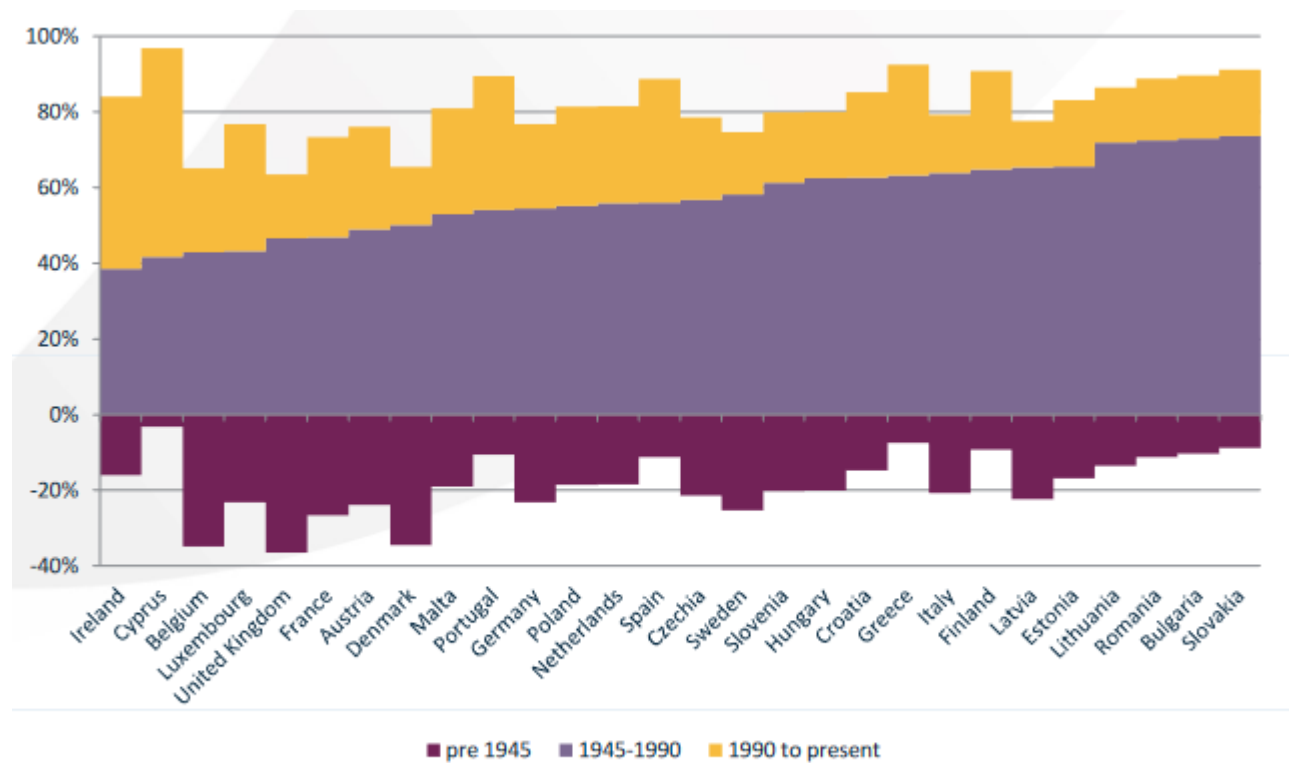
strong vertical shifts to bottom (-2)	small vertical shifts to bottom (-1)	no vertical shifts (0)	Small vertical shifts to top (+1)	strong vertical shifts to top (+2)
Belgium	Austria	Croatia	Denmark	
Portugal	Bulgaria	Cyprus	Ireland	
	France	Czech Republic		
	Germany	Estonia		
	Lithuania	Finland		
	Netherlands	Greece		
	Spain	Hungary		
		Italy		
		Latvia		
		Luxembourg		
		Malta		
		Poland		
		Romania		
		Slovakia		
		Slovenia		
		Sweden		
		UK		
<b>Total: 2 countries</b>	<b>Total: 7 countries</b>	<b>Total: 17 countries</b>	<b>Total: 2 countries</b>	<b>Total: 0 countries</b>

Source: Expert survey. Question: "Have there been vertical shifts in responsibility regarding housing policy between levels of government (national, regional, local, other) over the past ten years?"



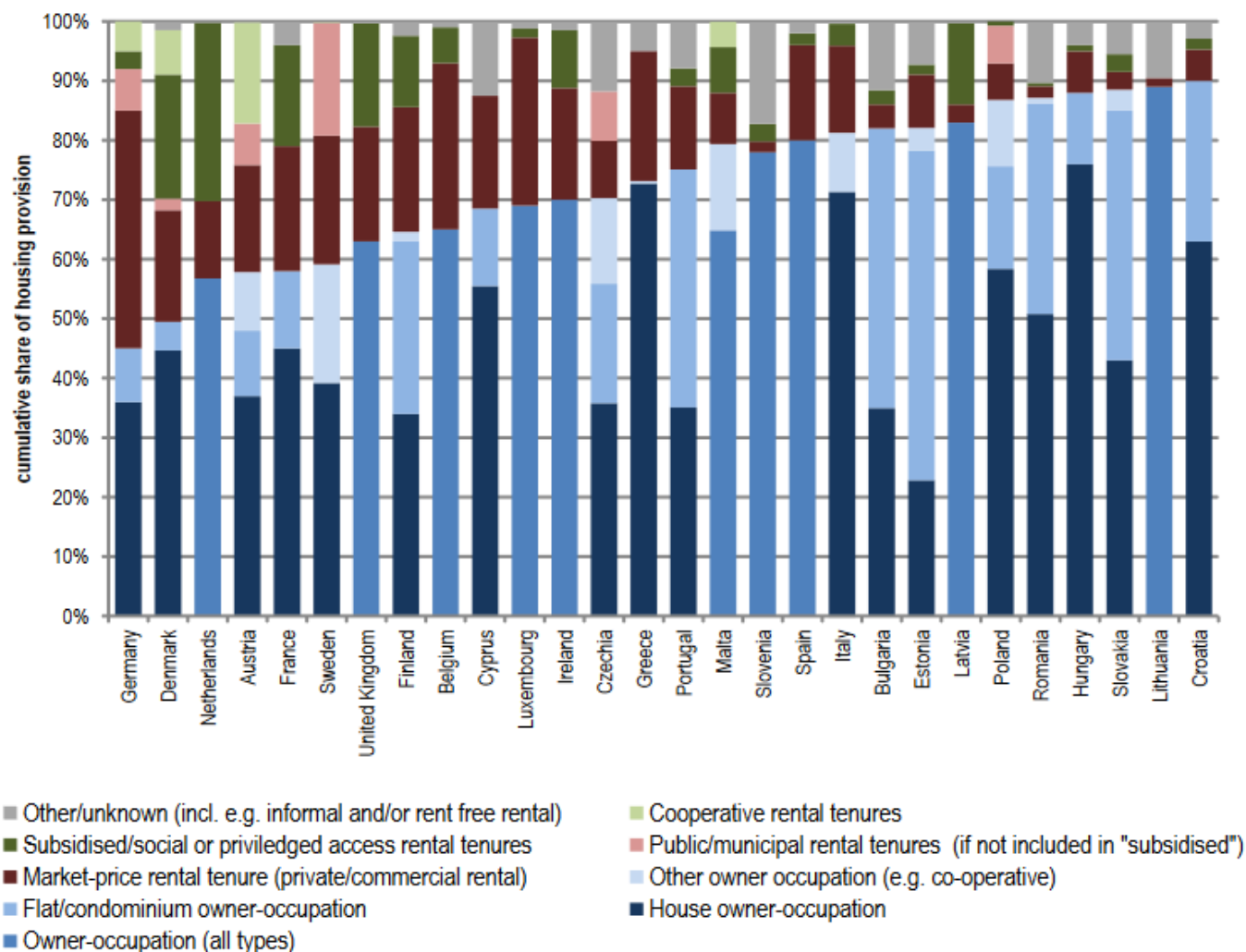
# Problems

- Major: price and rent increases in **urban areas**, lack of affordable and **social housing**
- Mixed: credit access and **financial overburden**
- Limited: **underregulated** rental markets
- Future: lack of **barrier-free** housing, energy poverty



Source: Own Calculations, based on EUROSTAT, national statistics

**Figure 3: Tenure composition in EU member states**

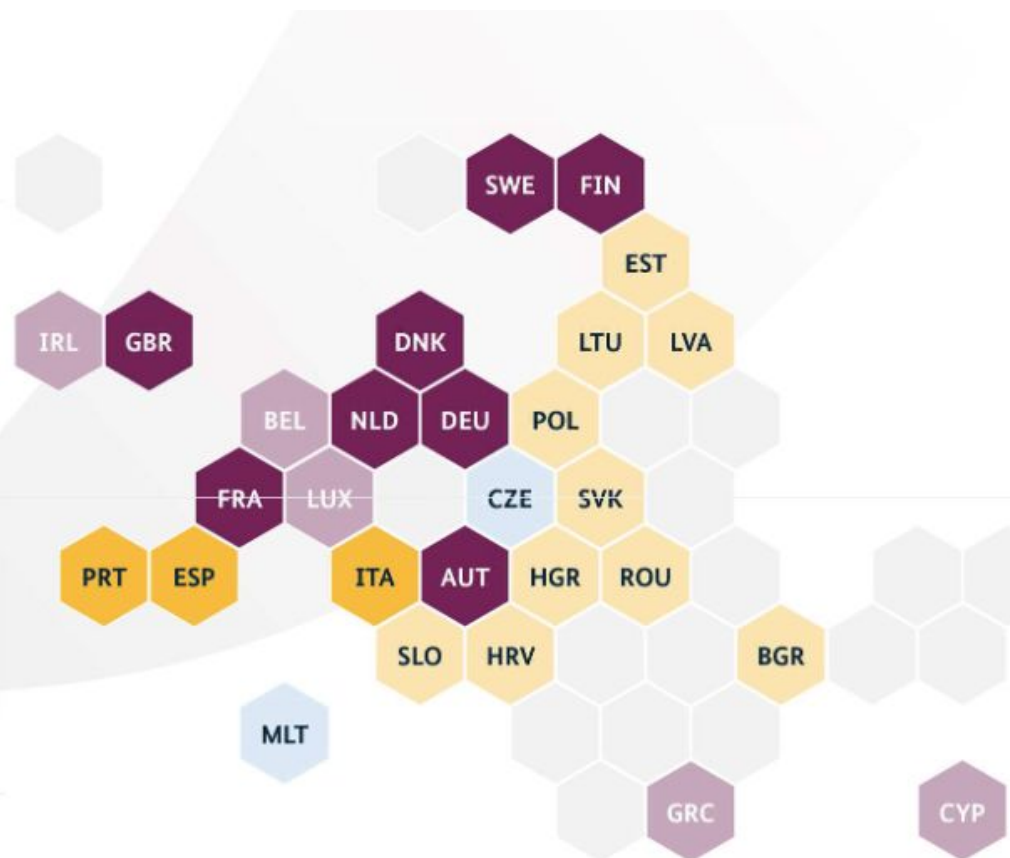


*Different forms of owner-occupation can only be shown for Member States where this data was available. In all other cases, the aggregated share of owner-occupation (all types) is shown. Source: Expert survey B 2.1.1, B 2.1.2., B 2.2.1, B2.2.2. Figures may apply to different base years and be based partially on expert estimates.*



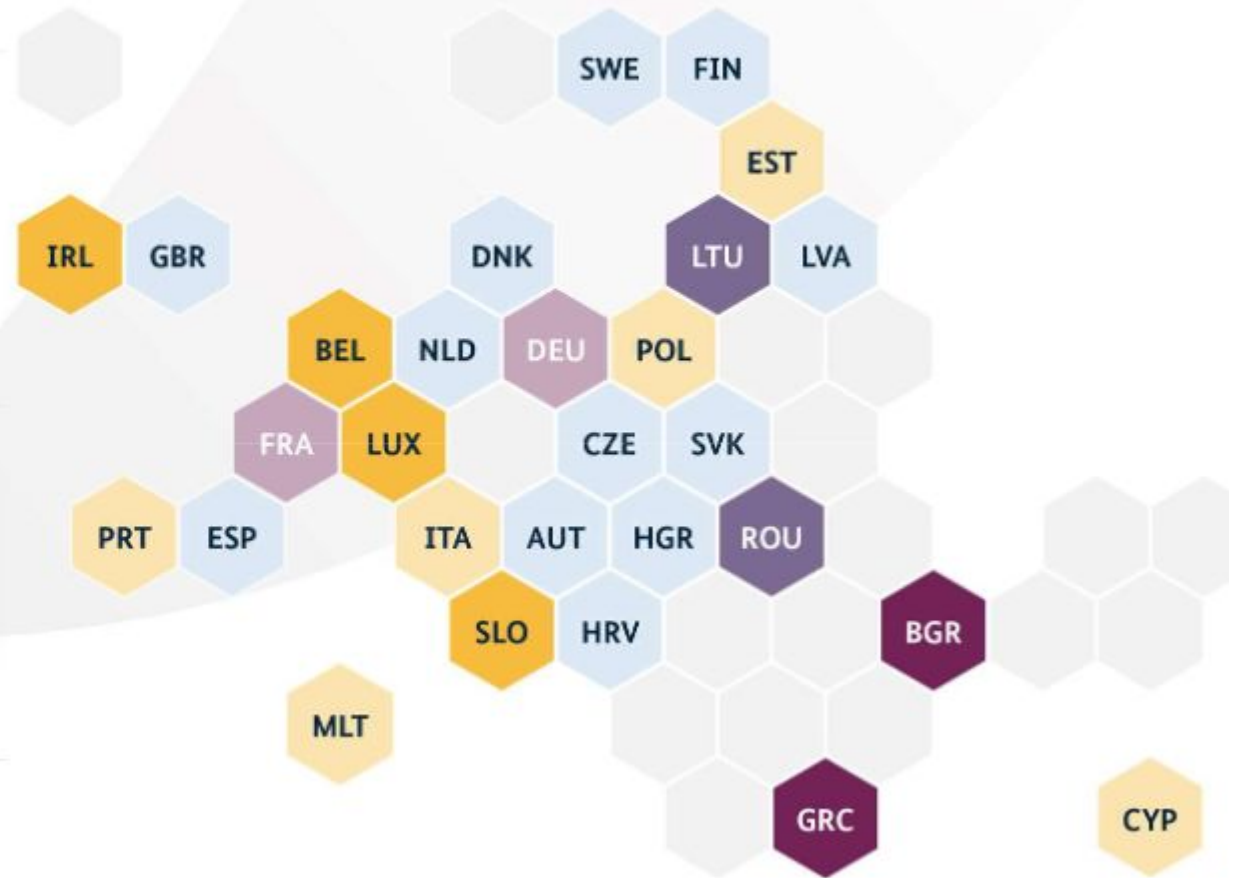
## Tenure systems categories

- Diversified systems
- Rather diversified, mainly two-tier systems
- Rather concentrated on owner-occupation systems
- Priority of owner-occupation systems
- Individual systems



## Reform of instrument mix

- Establishment of housing policy
- Stable instrument mix
- Strengthening housing allowances
- Strengthening subsidised housing
- Strengthening homeownership
- Few or unclear reform activities



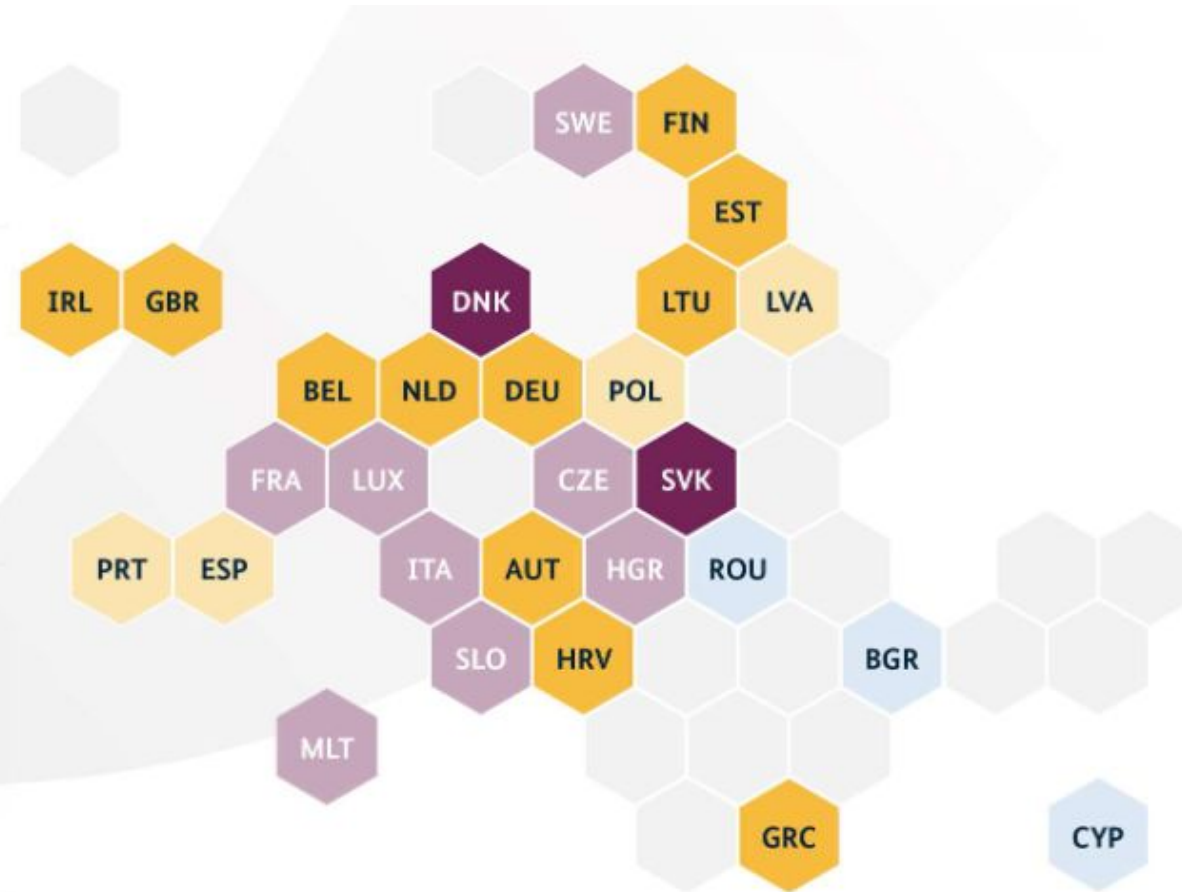
**Table 19: Drivers of housing policy**

Member State	Immigration	Refugee crisis	Emigration	Urbanisation	Ageing society	Decreasing household size	Energy efficiency requirements
Austria	Small extent	Small extent	Not at all	Small extent	Some extent	Small extent	Some extent
Belgium	Very small extent	Very small extent	Very small extent	Very small extent	Some extent	Small extent	Great extent
Bulgaria	Not at all	Not at all	Very small extent	Very small extent	Not at all	Not at all	Small extent
Croatia	Not at all	Not at all	Not at all	Some extent	Some extent	Some extent	Some extent
Cyprus	Very small extent	Not at all	Not at all	Small extent	Not at all	Not at all	Some extent
Czech Republic	Not at all	Not at all	Not at all	Very small extent	Small extent	Small extent	Some extent
Denmark	Very great extent	Very great extent	Not at all	Some extent	Very small extent	Not at all	Small extent
Estonia	Very small extent	Very small extent	Very small extent	Some extent	Some extent	Some extent	Great extent
Finland	Small extent	Some extent	Small extent	Very great extent	Some extent	Some extent	Some extent
France	Some extent	Small extent	Not at all	Great extent	Small extent	Some extent	Great extent
Germany	Great extent	Some extent	Not at all	Great extent	Some extent	Some extent	Great extent
Greece	Great extent	Small extent	Not at all	Not at all	Some extent	Small extent	Some extent
Hungary	Not at all	Not at all	Some extent	Very small extent	Small extent	Small extent	Some extent
Ireland	Great extent	Some extent	Very small extent	Great extent	Some extent	Some extent	Great extent
Italy	Small extent	Small extent	Not at all	Some extent	Small extent	Small extent	Great extent
Latvia	Great extent	Very great extent	Very great extent	Very great extent	Great extent	Very great extent	Some extent
Lithuania	Not at all	Not at all	Great extent	Some extent	Some extent	Not at all	Great extent
Luxembourg	Great extent	Very small extent	Very small extent	Great extent	Small extent	Very small extent	Some extent
Malta	Great extent	Very small extent	Not at all	Very small extent	Small extent	Some extent	Small extent
Netherlands	Some extent	Some extent	Not at all	Some extent	Some extent	Some extent	Great extent
Poland	Very small extent	Not at all	Some extent	Very great extent	Great extent	Small extent	Very small extent
Portugal	Some extent	Not at all	Some extent	Some extent	Great extent	Some extent	Great extent
Romania	Not at all	Not at all	Not at all	Some extent	Not at all	Not at all	Very small extent
Slovakia	Not at all	Not at all	Not at all	Very small extent	Very small extent	Very small extent	Great extent
Slovenia	Not at all	Not at all	Not at all	Not at all	Small extent	Not at all	Some extent
Spain	Some extent	Very small extent	Very small extent	Great extent	Great extent	Not at all	Great extent
Sweden	Very great extent	Very great extent	Small extent	Great extent	Small extent	Very small extent	Some extent
UK	Some extent	Very small extent	Very small extent	Small extent	Some extent	Great extent	Great extent

The scale is: to a very great extent, to a great extent, to some extent, to a small extent, to a very small extent, not at all, don't know / unclear

# Drivers of housing policy

- Major: Energy efficiency requirements & urbanization
- Mixed: Immigration
- Future: Ageing society (map)



## Ageing society influence on housing policy



**Table 14: Providers of private/market rate rental housing**

Member state	Private/market rate rental sector			
	Individual landlords	Corporate for-profit organisations	Public bodies or agencies	Corporate for-profit organisations controlled by state
<b>Austria</b>	Yes	Yes		
<b>Belgium</b>	Yes			
<b>Bulgaria</b>	Yes			
<b>Croatia</b>	Yes	Minor relevance		
<b>Cyprus</b>	Yes	Minor relevance		
<b>Czech Republic</b>	Yes	Minor relevance	Yes	
<b>Denmark</b>	Yes	Yes		
<b>Estonia</b>	Yes	Yes		
<b>Finland</b>	Yes	Yes		
<b>France</b>	Yes	Minor relevance	Very minor relevance	
<b>Germany</b>	Yes	Yes	Yes	Yes
<b>Greece</b>	Yes			
<b>Hungary</b>	Yes			
<b>Ireland</b>	Yes	Minor but growing relevance in the last decade		
<b>Italy</b>	Yes	Yes		
<b>Lithuania</b>	Yes			
<b>Latvia</b>	Yes			
<b>Luxembourg</b>	Yes			
<b>Malta</b>	Yes			
<b>Netherlands</b>	Yes	Yes		
<b>Poland</b>	Yes	Minor relevance		
<b>Portugal</b>	Yes			
<b>Romania</b>	Yes	Minor relevance		
<b>Slovakia</b>	Yes			
<b>Slovenia</b>	Yes	Minor relevance		
<b>Spain</b>	Yes	Yes		
<b>Sweden</b>	Yes	Yes	Yes	
<b>United Kingdom</b>	Yes	Minor but growing relevance	Very minor relevance	

Source: Expert survey B 2.2.4.

**Table 15: Providers of subsidised/privileged-access social rental housing**

Member state	Subsidised/privileged access social rental sector				
	Individual or corporate for-profit	Public bodies or agencies	Corporate for-profit organisations controlled by state	Non-profit organisations	Other non-state social housing organisations or associations
Austria	Yes	Yes		Yes	Yes
Belgium	Yes (social housing agencies)			Yes	
Bulgaria		Yes			
Croatia		Yes			
Cyprus					
Czech Republic	Minor relevance	Yes			
Denmark					Yes
Estonia		Yes			
Finland		Yes	Yes		Yes
France	Yes	Yes	Yes	Yes	
Germany	Yes	Minor relevance	Yes	Yes	
Greece					
Hungary		Yes			
Ireland		Yes		Yes	
Italy		Yes		Yes	
Lithuania		Yes		Yes	
Latvia		Yes			
Luxembourg		Yes	Yes	Yes	
Malta		Yes			
Netherlands	Yes			Yes	
Poland	Minor relevance	Yes			Minor relevance
Portugal	Minor relevance	Yes			
Romania		Yes			
Slovakia		Yes			
Slovenia		Yes			
Spain		Yes			
Sweden				Minor relevance	
UK	Very minor relevance	Yes		Yes	Minor relevance

Source: Expert survey B 2.2.4.



## **Attori privati e associativi nell'alloggio sociale, verso una mappatura delle forme di partenariato**

### **Francia:**

**Logements locatifs intermédiaires** (LLI), dal 2014: classe media, tassazione agevolata e esenzione dell'imposta sulla proprietà; molti fondi cofinanziati dal pubblico per produrre 50.000 unità abitative entro il 2028, altre 80.000 entro il 2030

**Pret Social Location Accession** (PSLA), da dieci anni: affitto con possibilità di acquisto su prezzo bloccato per 10 anni, da cooperative di housing sociale; circa 10.000 abitazioni all'anno

**Bail réel solidaire**, nuovo: Un office foncier solidaire acquista il terreno che affitta a chi acquista appartamento; riduzione del prezzo di vendita (previsione di 8.500 abitazioni quest'anno)

Multiproprietà o cooperative, con partecipazione degli abitanti alla progettazione e alla manutenzione, spazi e attività condivise, definizione legale nel Code de la Construction et de l'Habitation

## **Attori privati e associativi nell'alloggio sociale, verso una mappatura delle forme di partenariato**

### **Germania**

***Wohnungsgemeinnützigkeit aboliti*** alla fine degli anni Ottanta: costruzione dai privati con sussidi o prestiti pubblici per segmenti di popolazione, per 30 anni il privato riscuote solo un canone dalla municipalità, dopo rientra sul mercato

***Sistema attuale***: municipalità possiede quota di maggioranza di una compagnia privata, che costruisce e gestisce ma canoni calmierati imposti; compagnie cresciute a livello regionale

***Housing cooperativo, genossenschaftwohnen***: cittadino socio di cooperativa, coproprietario, paga utenze e contribuisce a manutenzione, appartenenza nominale all'associazione; modello non accessibile a fasce medie-basse

***Sindacati nell'housing***, dal 2000 circ.; il sindacato entra nell'associazione di cui sopra