



# URBAN AGENDA FOR THE EU

WORKING TOGETHER FOR BETTER CITIES

## OBJECTIVES



## KEY PRINCIPLES



## 12 PRIORITY THEMES



**“MOST EU POLICIES HAVE AN URBAN DIMENSION. LET'S WORK WITH CITIES!”**

Corina Cretz  
European Commissioner for Regional Policy

## TIMELINE





# EU-Urban Agenda: The Partnership on Housing

## Meetings:

- set up phase in autumn/winter 2015
- 1st working meeting in December 2015, Geneva
- February 2016, Brussels
- July 2016, Bratislava
- September 2016, Geneva
- December 2016, Vienna



## Housing Partnership: Partners

- EU: DG REGIO, DG EMPL, DG ENER, EIB
- Member States: Latvia, Luxemburg, Netherlands, Slovakia, Slovenia
- Cities: Lissabon, Poznan, Riga, Scottish Cities Alliance, Vienna (and EUROCITIES)
- Stakeholders: AEDES (NL), Housing Europe, International Union of Tenants
- Experts



European Week of  
Regions and Cities

Brussels  
10-13 October 2016

# Coordinators

## **Elena Szolgayová**

DG Housing Policy and Urban Development  
Ministry of Transport, Construction and Regional Development  
Námestie slobody 6, P.O.BOX 100  
810 05 Bratislava 15, Slovak Republic  
Tel.: +421 2 59494 894  
[Elena.Szolgayova@mindop.sk](mailto:Elena.Szolgayova@mindop.sk)

## **Michaela Kauer**

Brussels Liaison Office  
City of Vienna  
Avenue de Tervueren 58  
1040 Brussels, Belgium  
Tel.: +32 2 743 85 01  
[Michaela.kauer@wien.gv.at](mailto:Michaela.kauer@wien.gv.at)



European Week of  
Regions and Cities

Brussels  
10-13 October 2016





## What has been done so far?

- EP, CoR and EESC produced opinions on housing, energy poverty and urban policies
- Cities, their networks and stakeholders developed proposals for better conditions for urban housing policies on EU-level, e.g. Initiative of 30 Mayors of European cities on Housing, 2013
- EUROCITIES set up a WG Urban Agenda to keep member cities informed
- Information and networking events for cities and stakeholders



# Some key questions for our work:

- What is the overall contribution of housing policies to make **cities places where all citizens can live**, learn, work, access opportunities equally?
- How can cities **maintain social cohesion** and **decrease inequality** through a broad affordable housing stock?
- What **financial instruments and legal conditions** do cities need for their housing policies on EU level and to boost long term investment in affordable housing with adequate recognition of their social and environmental returns?
- How can cities address **affordability and security for tenants** and small home owners, including protection from speculation and expulsion?



## 3 Working Groups:

State aid	State aid, competition law, definition of SGEI, VAT issues	IUT, EIB, HE, Aedes, Eurocities, Vienna, Lisbon, Commission	Vienna
Finance & funding	Investments & instruments, loans, “golden rule”, European semester, Innovative funding	Netherlands, Commission, HE, SCA, Lisbon, EIB, URBACT, Poznan, Riga, Aedes	Scottish Cities Alliance
General Housing Policy – construction standards & affordability and social cohesion	Part #1: Land use, building ground, spatial planning, renovation, energy efficiency, anti-speculation Part #2: Security of tenure, co-management, co-design, rent stabilisation, support for vulnerable groups	Luxembourg, Slovakia, URBACT, Riga, HE, Vienna, EIB, IUT, Lisbon, Commission	Housing Europe (for Part #1) International Union of Tenants, Slovakia (for Part #2)





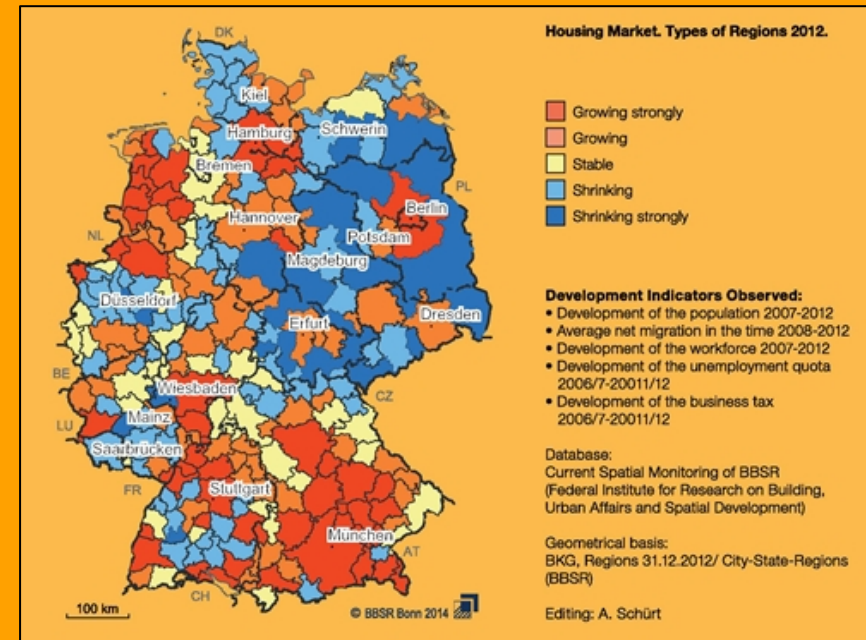
# The context: The State of Housing in the EU

The **overall state of housing in the EU remains unstable**: 6 years after the low point of 2009 many steps remain to be taken to respond to two very alarming issues:

1. There are **not enough affordable homes available** in most European countries to meet the increasing demand
2. There are **more people without a home today** in Europe than six years ago

# Housing markets locally diverse

- In some countries **housing production not keeping up with demographic trends** (UK, SW, NL, LU)
- **Localized shortage** in urban areas VS **shrinking regions** with costly housing vacancy
- **Spatial segregation** of deprived neighbourhoods

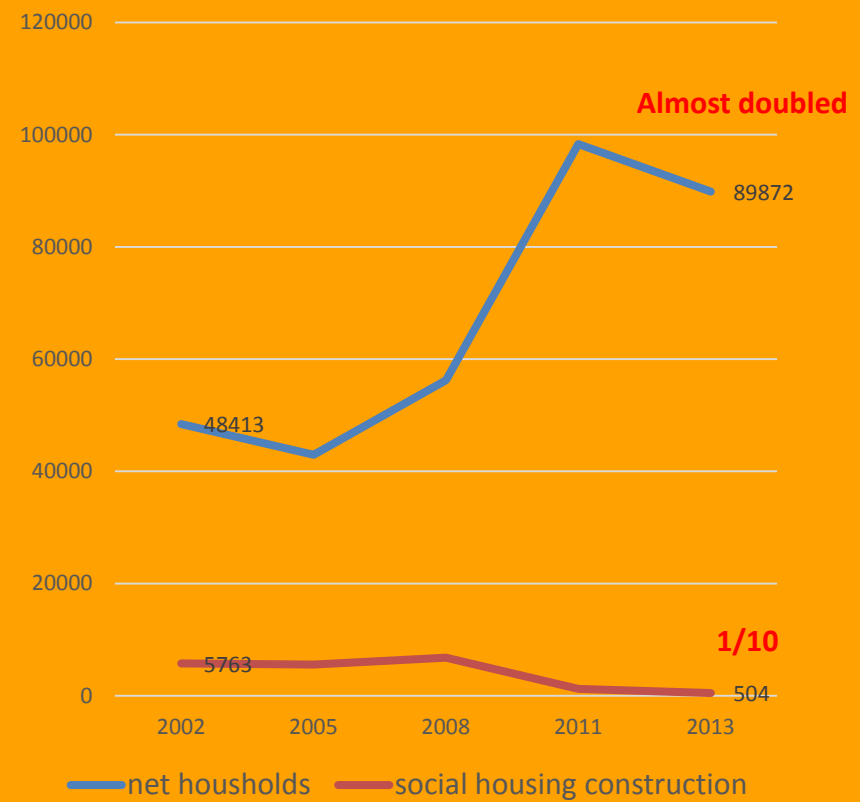




# Lack of affordable housing

- New affordable/social housing production has decreased between 2009 and 2012
- ...but number of households on waiting lists keeps increasing:
  - BE 140 000 to 186 000
  - FR 1.2 to 1.7 million
  - IT 600 000 to 650 000

Social housing needs vs construction, Ireland

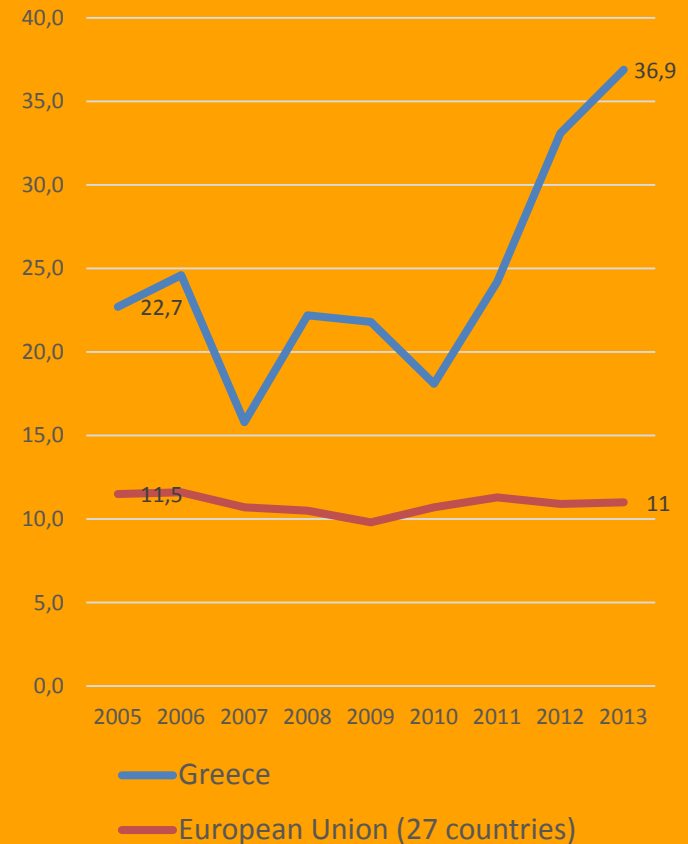




# Housing (un)affordability

- 81 and half million Europeans **'overburdened'** by housing costs
  - Highest in EL, NL, DK, DE
- Rising relative housing costs **in crisis-ridden countries**
  - **Greece** most striking increase

Rate of housing overburden

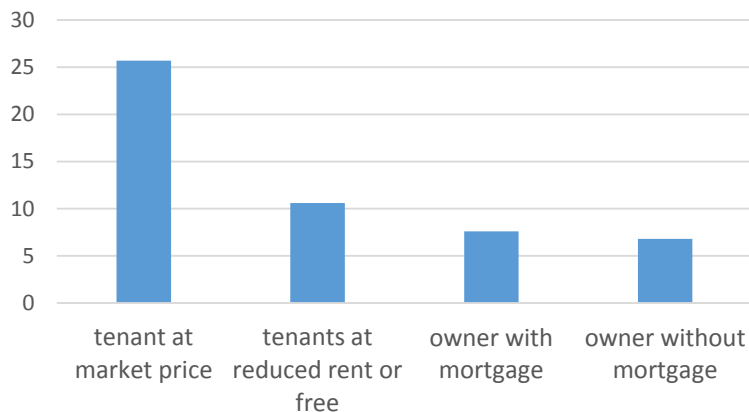




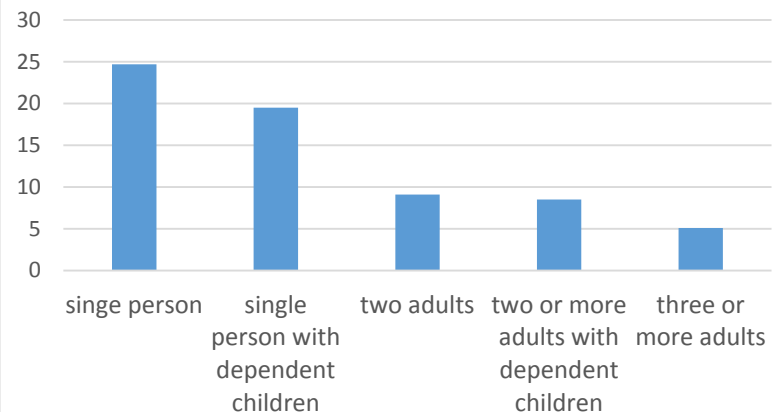
# Risk of social exclusion

- Decreasing tenants' protection, expulsions of home owners, increasing homelessness
- Housing costs a much heavier burden for **the poor** (41% compared to 22%)

Housing cost overburden rate by tenure  
EU 28 average



Overburden rate by household type  
EU 28 average





# A 'housing trap'?

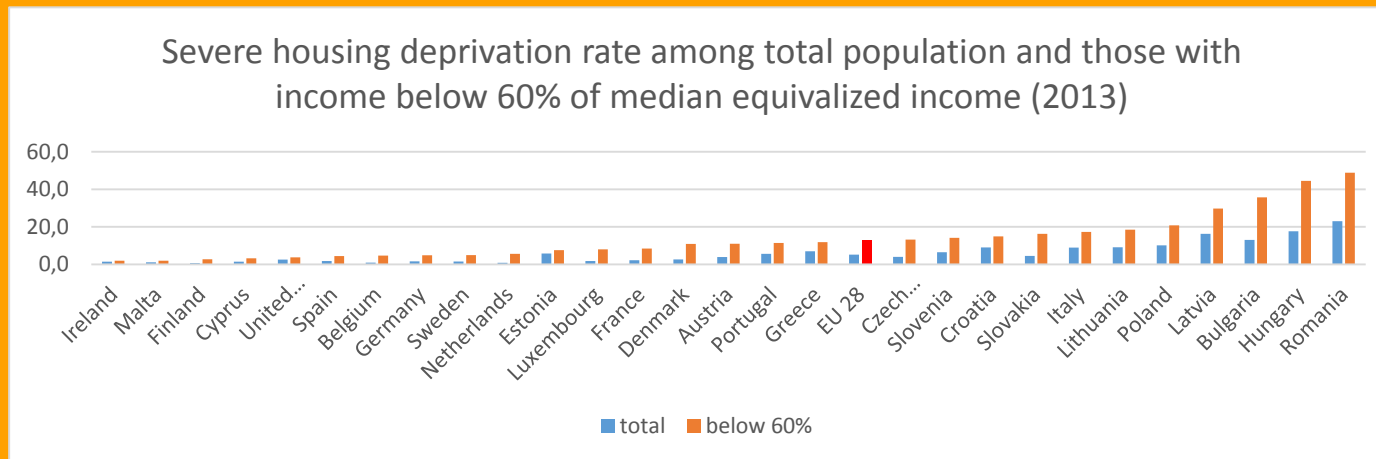
- Increasingly **difficult for those who enter** the housing market
- High prices and stricter mortgage lending, not enough affordable rental housing, protection of tenants, security for small home owners

A **generational** issue:

- 48% of young **adults live with their parents**
  - 74% in SK, 71% in CY, 65% in IT, 64% in HU)
- increasing **youth homelessness**



- **Housing quality and fuel poverty:** Lack of **basic amenities:** improving, but still an issue in RO, BG, EE, LT, LV, HU, PL



- **Fuel poverty**, with between 50 and 125 million Europeans unable to afford thermal comfort. Clear link with energy performance



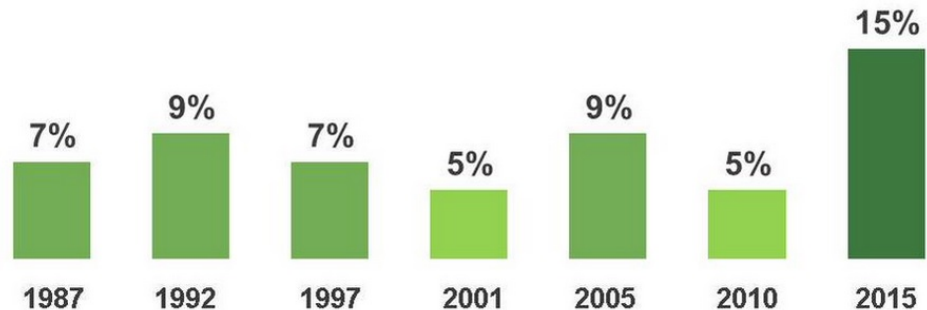
# Policy developments

- **Public support for housing** in the EU 27 has decreased from 1.1% of GDP in 2003 to 0.8% in 2012
- But housing a **‘hot’ issue**, back on the political agenda

## Issues Index housing – last measure before polling day

Q. What do you see as the most important issue/other important issues facing Britain today? [unprompted]

% saying housing



All measures April, except March 2005. N.B. June GE in 1987

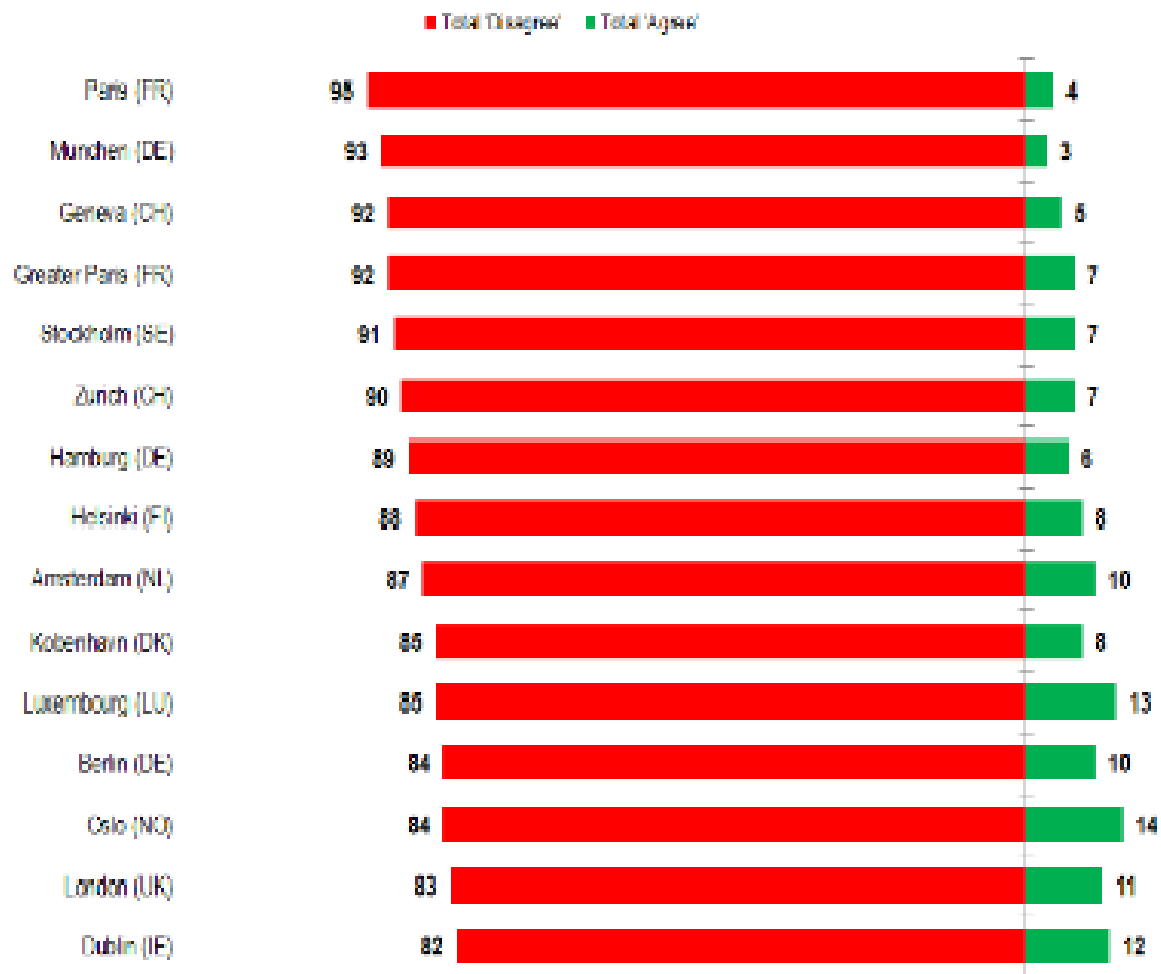
Source: Ipsos MORI Issues Index

Base: c1,000 GB adults per month





It is easy to find good housing at a reasonable price in [CITY NAME]





## Innovative solutions:

- **Combining public funding of private housing renewal with tenants' protection:** AT
- **Turning empty properties into social housing:** IE, ES, PT, MT
- **Social rental agencies:** BE, LU, IT, ES, HU
- **Tackling speculation by controlling land prices:** land lease in LU, community land trusts in BE, district management in AT, DE



## **Joan Clos, Director General of UN Habitat:**

*‘Adequate housing is widely unaffordable for a relevant part of the population. Housing needs to be at the centre.’*

## **Charter of Fundamental Rights of the EU:**

*§ 3. In order to combat social exclusion and poverty, the Union recognises and respects the right to social and housing assistance so as to ensure a decent existence for all those who lack sufficient resources, in accordance with the rules laid down by Community law and national laws and practices.*



European Commission



# URBAN AGENDA FOR THE EU

## PARTNERSHIP ON HOUSING

### what?

Partnerships are a key delivery mechanism within the Urban Agenda for the EU and represent a multilevel and cross-sectoral governance approach. The Partnership on Housing aims to formulate practical proposals for better regulation, better funding and better knowledge base and exchange in the field of housing, in particular affordable housing. These proposals should be seen as a contribution to improving the design, revision and implementation of EU legislation, policies, instruments and initiatives having an impact on the provision and access to affordable housing.

Coordinators : City of Vienna, Slovakia; Countries : Latvia, Luxembourg, the Netherlands, Slovakia, Slovenia; Cities : Poznan, Riga, Scottish Cities Alliance, Vienna; Stakeholders : Aedes, Eurocities, Housing Europe, International Union of Tenants (IUT), URBACT, European Investment Bank (EIB); The European Commission : Directorate-General for Regional and Urban Policy, Directorate-General for Employment, Social Affairs and Inclusion and Directorate-General for Energy.



Adequate housing is a basic human right and plays a key role in ensuring a good quality of life in European cities. Although a competence of national, regional and local governments, several EU policies and regulations have an impact on how housing policies can be formulated. housing affects social cohesion and stability; many challenges need to be addressed such as post-crisis development, increased migration and growing social tensions. More affordable and healthier homes are needed also, as well as a better energy efficiency in buildings. Together, we can develop a comprehensive framework for the provision of affordable housing.

### why?

The Housing Partnership will improve knowledge regarding social housing and other affordable housing models in Europe, looking into different systems both from the consumer and producer perspectives. Models of financing will be explored and current EU legislation, policies and instruments with an impact on housing policies will be reviewed. In the Action Plan the Partnership will identify actions to tackle agreed priority themes and to specify first concrete steps to be implemented.

### who?

### how?

#### Coordinators

The Urban Agenda for the EU is a joint initiative of the European Commission, Member States, cities and other relevant stakeholders to address urban challenges

Elena Szolgayová  
DG Housing Policy and Urban Development,  
Ministry of Transport, Construction  
and Regional Development



urban.agenda@minbzk.nl



Michaela Kauer  
Brussels Liaison Office  
of the City of Vienna

StoDtWien



MINISTRY OF TRANSPORT, CONSTRUCTION AND  
REGIONAL DEVELOPMENT OF THE SLOVAK REPUBLIC

More information:

@EU\_Regional

EUinmyRegion

#EUUrbanAgenda

<http://europa.eu/IncB4Rf>

