

Social Housing

**TWIG on Permanent
Housing Solutions with
Linkages to Integration**

Social housing is an umbrella term referring to rental housing which ***may be owned and managed by the state, by non-profit organizations, by private sector, or by a combination of the three, usually with the aim of providing affordable housing.*** Social housing can also be seen as a potential ***remedy to housing inequality***



The primary role of social housing is to help households with problems in **gaining access to decent housing** on the market **to find accommodation** in an adequate social and urban mix.

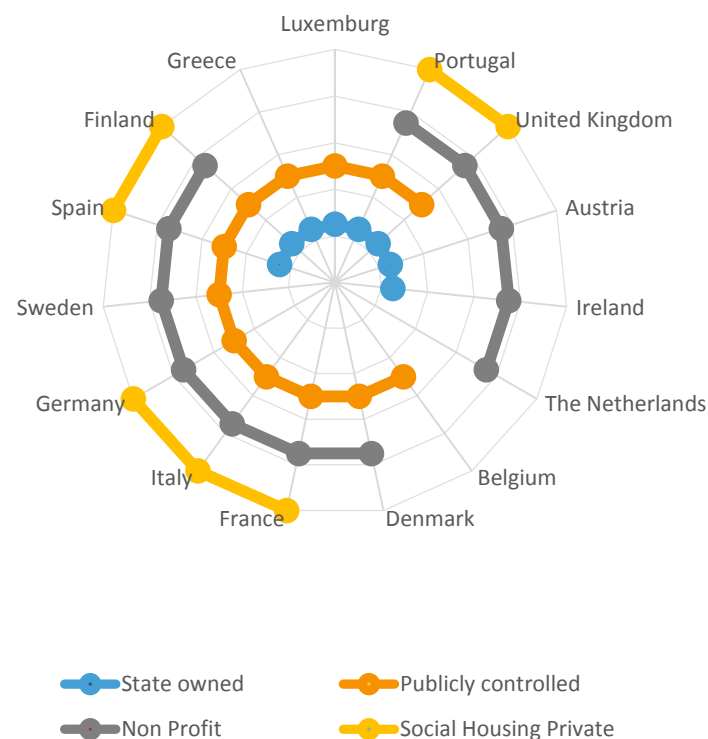
Different Countries, different cultures, different models

TYPE OF SOCIAL HOUSING PROVIDERS IN THE EU-15 ('OLD' MEMBER STATES)

	State owned	Public or publicly controlled companies	Not-for-profit social housing companies	Social housing companies
Germany	No	Municipal companies Public companies (Bund et Länder)	Co-operatives	Yes
Austria	Yes	No	Associations and companies	No
Belgium	No	Municipal companies	No	No
Denmark	No	Municipal associations	Associations of independent management units Co-operatives	No
Spain	Yes	Public companies	Co-operatives	Yes
Finland	Yes	Municipal associations	Co-operatives	Yes
France	No	Public bodies Companies of mixed economy	Associations Co-operatives	Yes
Greece	Yes	OEK	Not for profit companies co-operative companies	No
Ireland	Yes	No	No	No
Italy	No	Local public housing companies	Housing associations/ Co-operatives	No
Luxembourg	Yes	Low-cost housing Fund National company of lowcost housing	Co-operatives	Yes
The Netherlands	No	No	No	No
Portugal	Yes	Public body	Enterprises (corporaties)	No
United Kingdom	Yes	Yes (ALMO's)	Co-operatives Charities Approved social landlords	Yes
Sweden	No	Municipal companies	co-operative companies	Yes (marginal)
Sweden	No	Municipal companies	co-operative companies	No

Source: CECODHAS-USH-Dexiasurvey, 2007

Public, Non Profit, Private



BOX 5.

Number of people experiencing housing cost overburden in the UNECE region



100 million people in the UNECE region spend more than 40 per cent of their disposable income on housing – this is a conservative estimate³⁰.

UNECE estimates based on primary data collected for this research and following publications: CECODHAS, 2011; JCHS - Joint Center for Housing Studies of Harvard University, 2013a; European Union, 2012; Rosstat, 2012.

Country	Owner occupied %	Private rental %	Social rental %	Other %
Poland*	64.1		11	18.3
Portugal	75	18	3	4
Romania	96	0.7	2.3	1
Russia	86	11	14	
Serbia*	87	11	2	
Slovakia*	91	3	3	3
Slovenia	83	3	4	10
Spain	85	11	2	2
Sweden*	44	35		21 Coop.
Switzerland	37	49	14	
Tajikistan	93			7
The Netherlands	58	10	32	
Turkey	68			
Ukraine	93	2	3	2
United Kingdom	66.4	15.6	18	
USA**	65	32	3	
Uzbekistan	98			



Ukraine Shelter Cluster
ShelterCluster.org
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Targeting Beneficiaries, different models

TABLE 3.

Social housing models based on allocation

Universal Model	Generalist Model	Residual Model
Allocation		
Open to the whole population (subject to registration on the social housing waiting list)	- Vulnerable households - Special groups - Households below defined income thresholds	- Vulnerable households - Special groups (e.g. refugees, asylum seekers, disabled, mentally challenged, substance abusers, etc.)
Mission		
Enable access to decent housing for all	Respond to difficulties in accessing the housing market	Respond to the population excluded from the housing market

Challenges in UNECE region:

Lack of accessible housing supply and increased needs (conflict accentuates this)

Source: Ghekière, 2007.

THE RESIDUALIZATION TREND

FIGURE 1.

Models of social housing allocation and current trends

Universal	Generalist	Residual
		
Households with a wide range of income levels	Households below a defined income threshold	Vulnerable households and special groups

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Incomes & Expenditures

(for IPDs according IOM NMS)

Table 11. Average amounts paid by IDPs for accommodation by type of accommodation, UAH

Rented apartment	1,985
Rented room in apartment	1,141
Rented house	1,191
Host family / relatives	772
Own accommodation	1,085
Dormitory	687
Collective centers	759
Hotels	1,874
Other	1,454

Figure 31. Average amounts paid by IDPs for accommodation by type of settlement, UAH

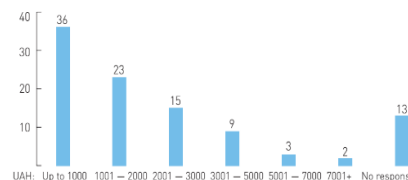
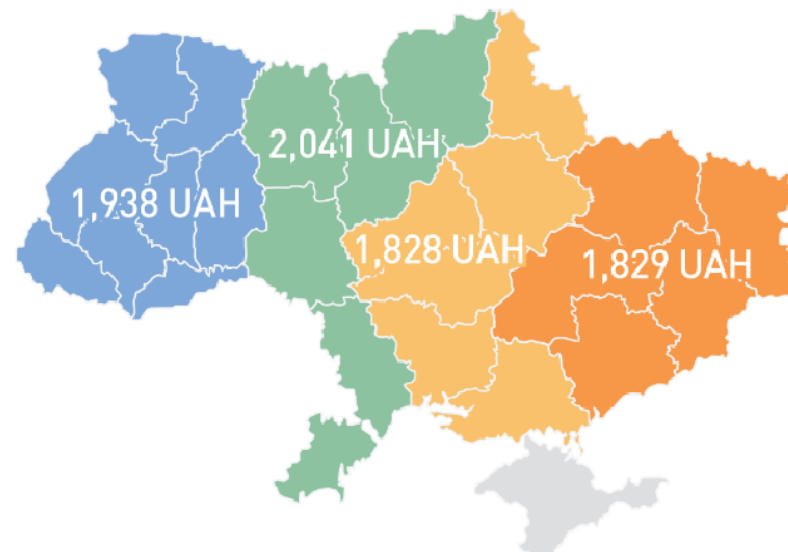


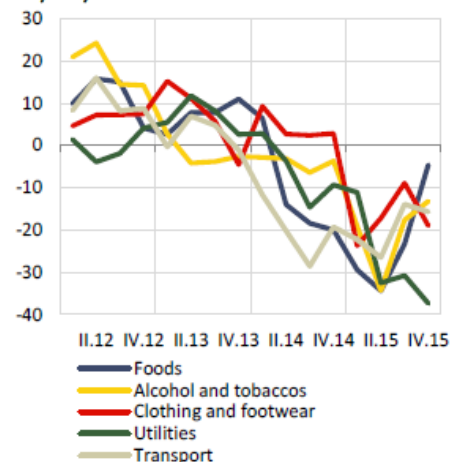
Table 9. Purposes for taking loans or debts by IDP household before displacement, %

Purchase of accommodation	11.6
Land acquisition	0.7
Start-up of business	13.3
Renovation of the dwelling	17.5
Education	3.2
Health care	17.9
Purchase of clothing	9.9
Other	22.2
No response	3.8



IDPs debts & solvency ratio

Final Consumption Expenditures of Households by Purpose, % y-o-y



Source: SSSU

Expenditure structure, %

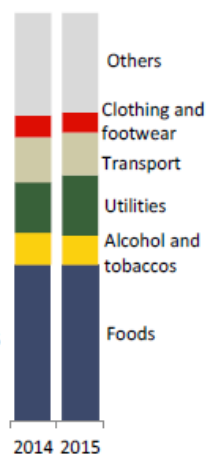
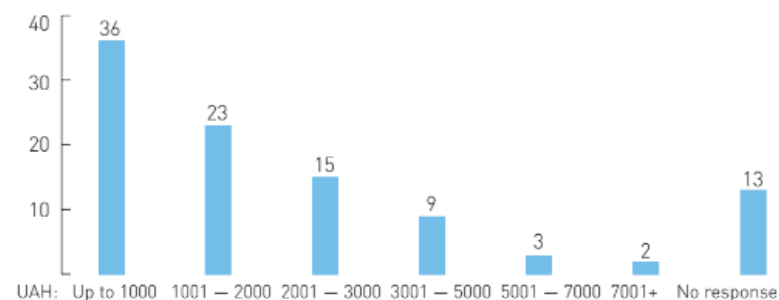


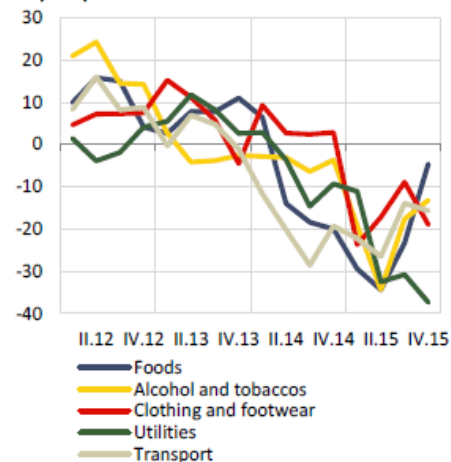
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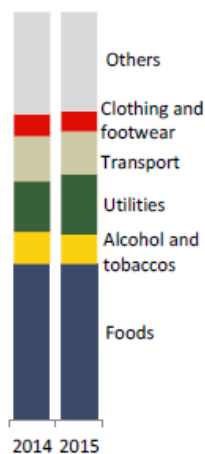
Figure 26. Loan amount that IDP households need to repay, % of respondents who have loan or debt obligations



Final Consumption Expenditures of Households by Purpose, % y-o-y



Expenditure structure, %

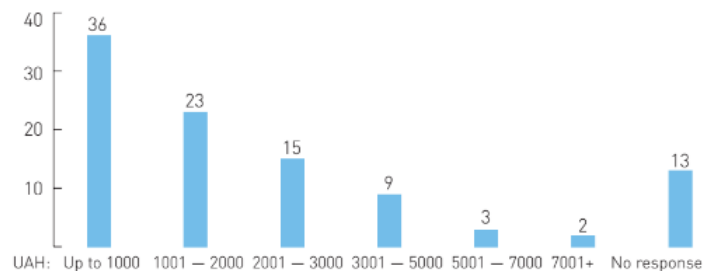


Source: SSSU

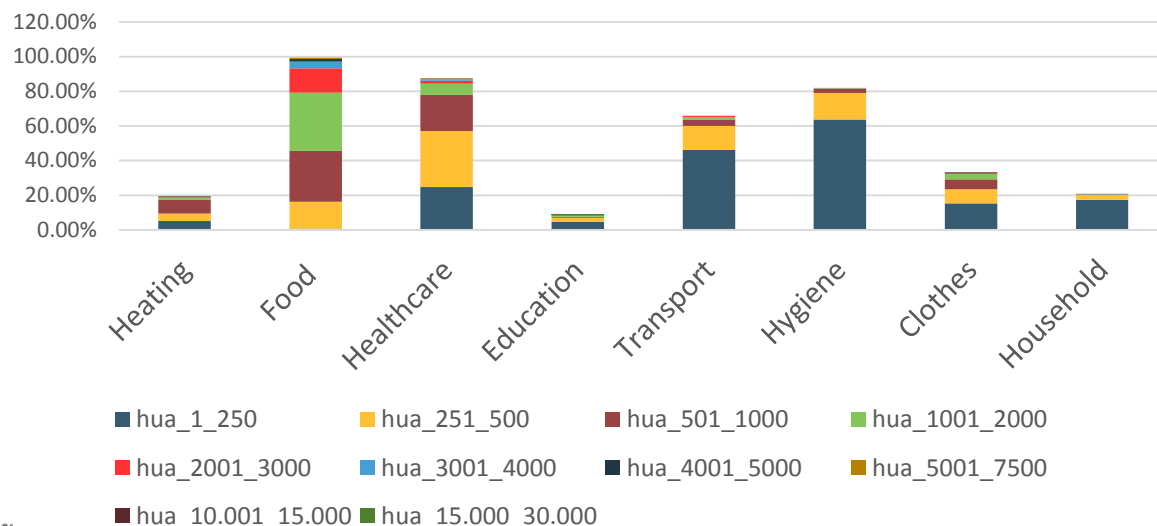
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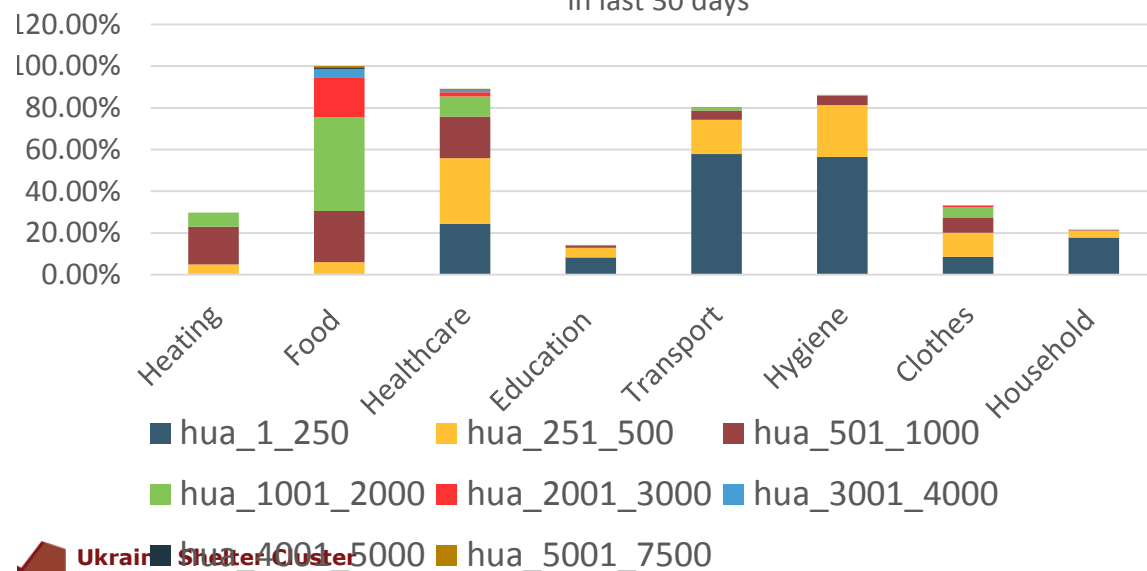
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Spending Habits of Non-Displaced People in Donetsk and Luhansk



Spending Pressures of IDP renters claiming to earn less than 2500.5 UAH in last 30 days



People of Concern in Collective Centres

- 75% of Collective Centres that are currently in operation do not require their residents to pay for rent
- Increasing risk of eviction which will have the most direct consequences for IDPs with disabilities, the elderly, and those who have not had to maintain regular employment more acutely singled headed households

Presentation of Technical Essay

- Pre-Conflict Housing market in Ukraine
- Repairing Homes;
Repairing Communities
- Integration/relocation
- Displacement in urban contexts
- Reforms in Ukraine
- Shelter as key to recovery process

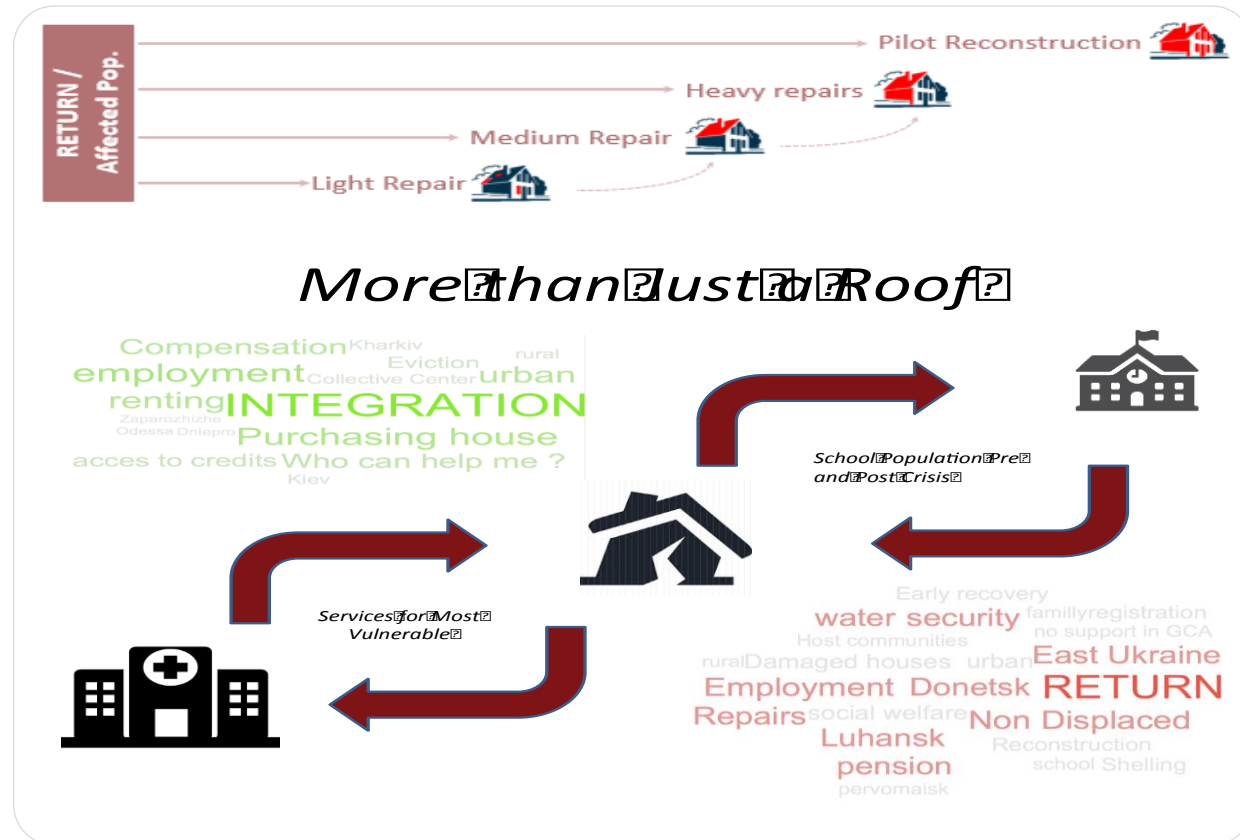


Figure 1 along contact line the linear reconstruction process encompass rehabilitation of more than just a roof. Shelter Cluster visual material