

European Smart and Sharing Cities

22nd November 2018

*Housing – local citizens versus tourists?
Markets and affordability*

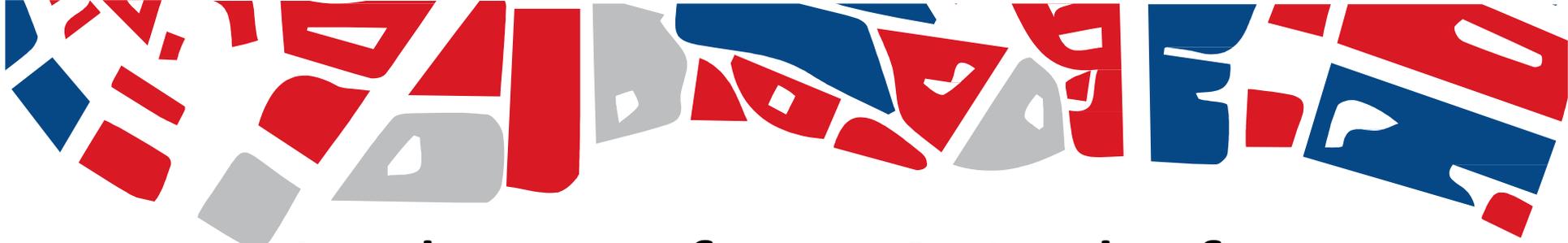
Cédric Van Styvendael,
President of Housing Europe, Belgium





State of Housing 2017

- House prices are growing faster than income in most EU Member States
- Housing has become **highest expenditure for Europeans**
 - overburden rate remains stable at high level
 - disproportionately hitting lower income groups
- Increasing levels of homelessness
- Housing construction is still low, especially major cities
 - issue of land
 - high construction costs.



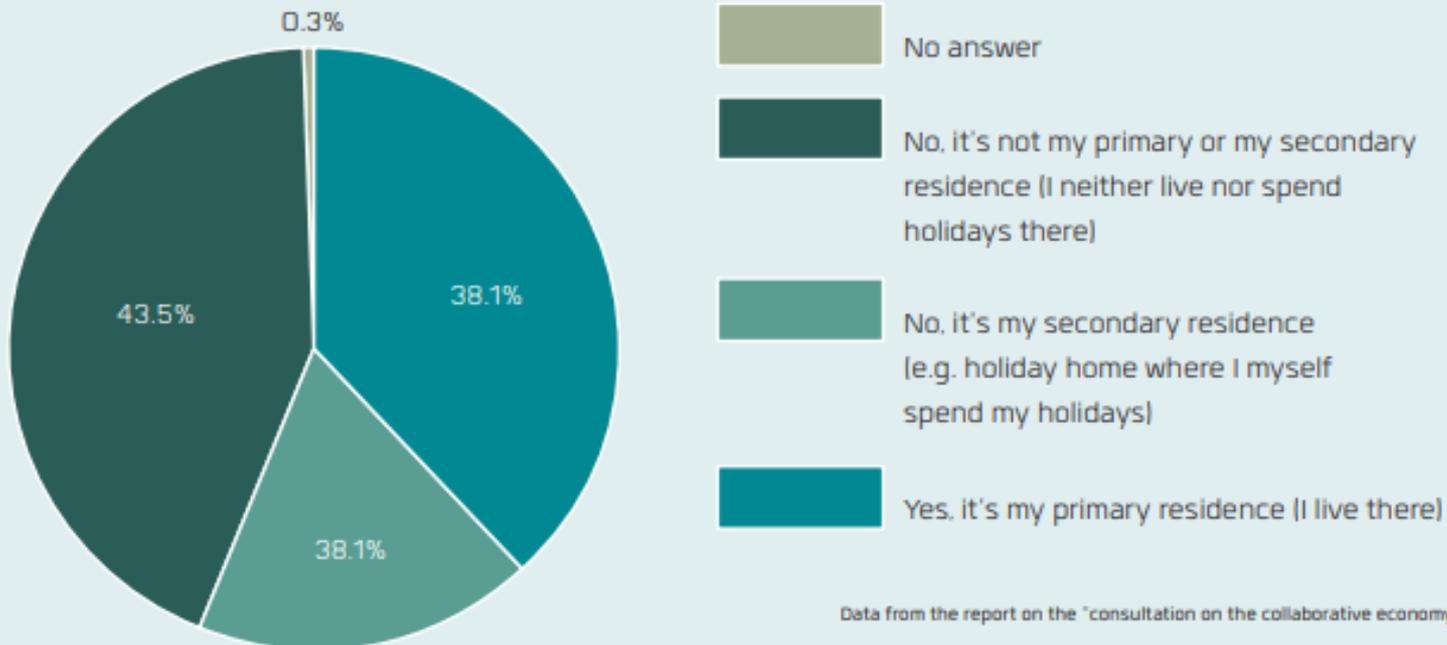
Main threats from STL platforms

- Private landlords taking units off “regular” market
 - **reducing long-term housing supply for locals**
- Extreme version of this: numerous units let out as a commercial enterprise by one entity
- Driving up rents, or preventing decrease in price
- **Local residents being priced/pushed out**
- Negative impact on neighbourhood
 - noise pollution
 - privacy & security concerns
- **Gentrification?**
- Effect on **availability & price of land**
- Effect on social & demographic mix in major cities.

“UnfairBnB” report

Corporate Europe Observatory – May 2018

Is the apartment/house that you are renting out your primary residence?



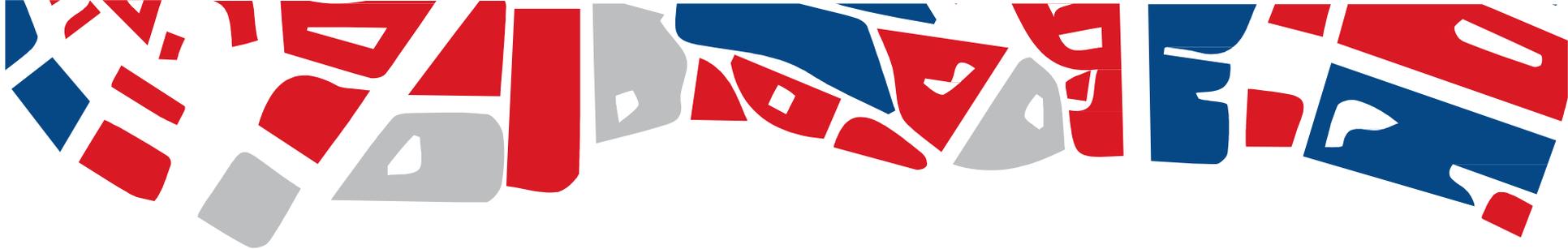
Data from the report on the "consultation on the collaborative economy in the tourism accommodation sector", European Commission, June 2017.



Cities, regions & countries

- Currently “tackling” the issue of short-term letting platforms
- Also:
 - Prague
 - Frankfurt
 - Wales
 - Iceland
 - Canada
 - USA (NYC, San Francisco, Philadelphia, Colorado, Washington)
 - Japan
 - Australia...

City	Total listings	Entire house/apartment for rent	High availability
London	49,348	51.2%	58.8%
Berlin	20,576	50.0%	38.2%
Barcelona	18,531	46.6%	63.9%
Paris	61,152	86.9%	34.4%
Rome	25,275	60.1%	91.4%
Athens	5,127	83.2%	91.6%
Venice	6,027	74.9%	87.1%
Amsterdam	18,861	79.5%	28.1%
Brussels	6,192	64.6%	57.8%
Copenhagen	20,545	80.7%	37.6%
Dublin	6,729	47.0%	49.9%
Edinburgh	9,638	56.8%	57.4%
Madrid	16,313	63.4%	64.7%
Málaga	4,853	76.3%	85.3%
Mallorca	14,858	87.5%	94.4%
Manchester	868	41.3%	83.8%
Trentino	1,847	77.3%	92.0%
Vienna	7,893	67.3%	67.0%



Permissive, notificatory or restrictive responses:

- Obligation to **register** as a host with city/local authority
- **Limiting** no. of totally days and/or consecutive days for letting out room/unit
- Cap on number of permits
- Ban on use of apts for purposes other than long term letting
- Ban on renting out secondary + residences.



Potential solutions:

- Genuine **transparency**
- Proper **management / regulation**
- Proper **accountability / enforcement**
- “Use it or lose it” approach to vacant buildings & land
- Inclusionary zoning mechanisms on new developments
- Vertical extensions where & when appropriate
- Simply, **build** more affordable housing!



Universal call for action

- Global alliance for affordable, people centred housing:
Co-operative Housing Intl, Urbamonde, Habitat Intl Coalition, Housing Europe
- **True diversity of tenure** (incl community-led housing, CLTs, co-op, public, social non-for-profit, municipal housing) can:
 - help combat inequality that starts with access to decent quality homes
 - improve liveability of our cities & rural areas with modern housing for all at the centre
 - bring us closer to implementation of the right to housing
 - eradicate homelessness & housing exclusion
- Support the UN Special Rapporteur's campaign "**The Shift**"
- **SDG Goal 11:** make cities & human settlements inclusive, safe, resilient & sustainable.

save the date



Lyon, France | June 6th, 2019

EUROPEAN RESPONSIBLE HOUSING AWARDS

deadline for entries: February 15th, 2019



www.responsiblehousing.eu

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