Institutional and organizational change in affordable housing provision

Access to social and affordable housing
Belgrade, 11 February 2010

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### Examples from 4 housing Systems

#### Share of housing Stock by tenure types

<table>
<thead>
<tr>
<th></th>
<th>Italy</th>
<th>Belgium</th>
<th>England</th>
<th>Holland</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home Ownership</td>
<td>73%</td>
<td>68%</td>
<td>69%</td>
<td>54%</td>
</tr>
<tr>
<td>Social Rental</td>
<td>5%</td>
<td>7%</td>
<td>21%</td>
<td>35%</td>
</tr>
<tr>
<td>Private Rental</td>
<td>14%</td>
<td>23%</td>
<td>10%</td>
<td>11%</td>
</tr>
<tr>
<td>Other</td>
<td>8%</td>
<td>2%</td>
<td></td>
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</tbody>
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Source: Social Housing Europe, 2007 / Cecodhas Social housing research observatory
Access to social and affordable housing

Brandsen et al., 2005
Social housing models

1. Public housing
2. Housing associations
3. Housing cooperatives
4. Private rental market
5. Self-built housing
Social housing models pathways #1

- Privatisation
- (Quasi) markets
  (England, the Netherlands, Italy)
  
I
  State

II
  Market

III
  Third sector

IV
  Community

Individual
Social housing models pathways #2

Increased market orientation of housing associations
(The Netherlands, England)
Increased market orientation of housing cooperatives (Italy)
New social housing **private providers** of (Italy, Flanders, England)
Some trends in social housing provision

- The state is retreating from social housing provision
- Mix of state, non-profit, community and private providers
- Focus on socially mixed housing estates
- Housing tailored to the needs of special care groups (elderly, disabled and other vulnerable groups)
- Housing not as a goal but as an instrument to create cohesive communities and support people to get on with their lives.
Assessment of social housing models

Source: Begovic, B. 2010. 1 is worst 5 is best, 9 criteria
Social housing models, revisited

1. Public housing
2. Housing associations
3. Housing cooperatives
4. Private rental market
5. Self-built housing

* Lower scores in the blue box indicate a lower feasibility in the Serbian context
Social Rental Offices: an option for Serbia?

Use existing private rented housing for a social purpose

I State

Manage & Support

II Market

Own & Maintain

III Third sector

IV Community
Social Rental Offices (Flanders) & Rental Accommodation Schemes (RAS) in Ireland

- Organizations are part of (or closely linked with) the local authorities
- Acquire rental homes from the private market
- Tenants receive a housing allowance
- Rents are often below market level, because Social Rental Offices are stabile lessees and provide support to their tenants and invest in the property
- Remains a small initiative (5,000 in Ireland, 4,000 Flanders)
Recommendations

1. Social housing should not only provide shelter but build cohesive communities and support people

2. Develop a legal framework that clearly defines and balances the rights and responsibilities of both tenants and landlords

3. Develop a transparent and flexible housing allocation system

4. Structurally assess the performance of social housing organisations

5. Develop a wide range of sanctions and incentives to stimulate improvement of social housing organisations.