

Housing and Housing Policies in 14 Large European Cities

Results of a comparative monitoring system

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Executive Summary B

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Housing and Housing Policies in 14 Large European Cities

Results of a comparative monitoring system

Housing has always been a top priority on the municipal agenda of Vienna. This longstanding practice has produced tangible results which have won international acclaim. Enjoying an excellent reputation in the housing sector, the municipality is encouraged to verify on an ongoing basis whether the full potential in Vienna's housing sector is being achieved.

Such an assessment has to be complemented by a comparative exercise. In order to evaluate Vienna's position, it is necessary to monitor developments in other European cities (e.g. Amsterdam, Barcelona, Berlin, Budapest, London, Helsinki, Madrid, Munich, Paris, Prague, Stockholm, Warsaw or Zurich).

The »Housing and Housing Policies in Large Cities« monitor provides comparative information in three formats:

- The series of reports »housing and housing policies« documents up-to-date information on the respective city in the year of report preparation.
- The series of reports »comparative information« is drawn up every year. Hence, this series provides more up-to-date information than the city reports published in past years.
- The »executive summary« series presents highlights of the standard reports in English.

Numerous experts (notably correspondents in the cities covered) have been most helpful in furnishing the information needed. Wolfgang Förster of the Department for Housing Research and International Relations (City of Vienna, Municipal Department 50) acts as the point of liaison (regarding the content and structure of the monitoring system).

On behalf of Synthesis Research:
Michaela Prammer-Waldhör

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1 ***City positions in the national context***

<i>Amsterdam</i>	Amsterdam is the largest city and the capital of the Netherlands. The agglomeration has strong connections within the polygon Amsterdam – Utrecht – Rotterdam – The Hague.
<i>Barcelona</i>	Barcelona is the second largest Spanish city and the capital of the Autonomous Community of Catalonia. The city is a centre of economic, cultural and administrative activities. It is embedded in the larger agglomeration of the Barcelona region.
<i>Berlin</i>	Berlin has been Germany's federal capital and the seat of the German government since 1990. The city of Berlin is at the same time one of the independent states of Germany and the centre of the Berlin-Brandenburg region. Berlin is by far the most densely populated city of Germany.
<i>Budapest</i>	Budapest is by far the largest city and the capital of Hungary. The city is the economic centre of the region of Central Hungary. About 17% of the Hungarian population live in Budapest.
<i>Helsinki</i>	Helsinki is the capital and largest city of Finland. The Helsinki urban region comprises the neighbouring cities of Espoo, Vantaa and Kauniainen; together they are called the Capital Region.
<i>London</i>	London is by far the largest city and the capital of the United Kingdom. The agglomeration of »Greater London« is the economic, administrative and cultural centre of the United Kingdom.
<i>Madrid</i>	Madrid is by far the largest Spanish city and the capital of Spain as well as the Autonomous Community (»Comunidad«) of Madrid. The city is divided into 21 districts, which are composed of individual neighbourhoods.
<i>Munich</i>	Munich is the largest city and capital of the Federal State of Bavaria. It is divided into 25 districts. Germany's third largest city is one of the most important economic, transport and cultural centres of the Federal Republic of Germany.

<i>Paris</i>	Paris is the largest city and the capital of France. The city is embedded in the larger agglomeration (province of Ile de France) and is the centre of economic, cultural and administrative activities.
<i>Prague</i>	Prague is by far the largest city in the Czech Republic. As the capital, it is the economic centre of the region and of the whole country.
<i>Stockholm</i>	Stockholm is the largest city and the capital of Sweden. The city and its agglomeration are the economic, administrative and cultural centre of the region and of the whole country; in Stockholm the level of household income exceeds the national average.
<i>Vienna</i>	Vienna is among Europe's medium-sized capitals. Together with the provinces of Lower Austria and Burgenland, Vienna forms the centre of the »Vienna Region«.
<i>Warsaw</i>	Warsaw is the largest city in Poland and the capital. It is the economic centre of the region »Mazowieckie«.
<i>Zurich</i>	Zurich is the largest city of Switzerland. As the capital of the canton of Zurich (Berne is the capital of Switzerland and the seat of the government), Zurich is the economic centre of the agglomeration around Lake Zurich – the Greater Zurich Area (»Millionen-Zürich«).

For more information
see full report

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Population: levels and trends

Amsterdam	Amsterdam has 767,500 inhabitants (2009). In the last ten years, the population has been increasing moderately (+36,200, +4.9%).
Barcelona	Barcelona has 1.622 million inhabitants (2009). The population has been increasing (by +118,100 or +7.9%) since 1999.
Berlin	Since 1999 the population of Berlin has been increasing slightly (+ 56,000, +1.7%). Currently the city has 3.443 million inhabitants (2009).
Budapest	In the period 1985 to 2004, the population of Budapest decreased by 16% to 1.675 million. Since then, the population of Budapest has started to increase slightly by 1.4% (2009: 1,697,800).
Helsinki	In the nineties the population of Helsinki grew considerably (+13%). Growth slowed down in the following years; since 1999 the population has increased slightly (+15,500 or +2.8%) to a level of about 566,700 inhabitants (2009).
London	Since the mid-nineties the population of London has been increasing steadily by +8,4% to a level of about 7.754 million (2009; 1999: 7,154,000).
Madrid	Madrid has 3.263 million inhabitants (2009). Since the late 1990s Madrid's population has been increasing (almost) continuously, i.e. by a total of 380.000 (+13%).
Munich	Since the turn of the millennium the population of Munich has increased slightly by about 3.7% (+48,900) to a level of 1.364 million.
Paris	The city suffered one of the most drastic population losses at international level (-25% from 1954 to 1998). In 1999 the population grew for the first time since 1955; since that year the population of Paris has increased slightly by about 3,7% (+76,200) to a level of 2.153 million.
Prague	In the nineties the city's population decreased by about 2.3%. In the last ten years the population has been growing by 5.2% (or 62.200), reaching a total of 1,249 million inhabitants in 2009.

Stockholm The population of Stockholm has been increasing steadily by a fifth since the beginning of the 1990s. Over the last ten years it has grown by 85,700 (12%) to 829,400 inhabitants (2009).

Vienna Vienna has a resident population of 1,698,800 persons (2009); the resident population has grown by 10% in the past ten years (+150,300).

Warsaw Since 1999 the population of Warsaw has been growing by 2.2%; currently it stands at 1.714 million inhabitants (2009).

For more information
see full report

Zurich Over the last ten years Zurich has registered an increase in its population (+22,200 or 6.2%) to about 382,900 inhabitants (2009).

3

Households: levels and trends

<i>Amsterdam</i>	About 54% of the 418,700 households in Amsterdam are single-person units; their number stands at 226,600 and has increased slightly (+2.4%) in the last five years. The average number of persons per household is about 1.8.
<i>Barcelona</i>	About 30% of the 659,900 households in Barcelona are single-person units. The number of single-person units stands at 201,100. It has been growing in the last five years by about 16%. The average number of persons per household is 2.5.
<i>Berlin</i>	About 54% of the 1.988 million households in Berlin are single-person units. The total number of single-person households in Berlin is 1,074,300. Single-person households have recorded a strong increase (+13% since 2004). The average number of persons per household is 1.7.
<i>Budapest</i>	In Budapest, about 44% of all 824,100 households are single-person units (2009, 362,600); their number has been growing since 2004 by about 19%. On average, about 2.1 persons live in each household.
<i>Helsinki</i>	In Helsinki 49% of all 299,200 households are single-person units (2009: 147,800); their number has been growing steadily in the last five years (+4,8%). On average, 1.9 persons live in each household (2009).
<i>London</i>	In the last five years the number of single-person households has increased in London to a level of about 933,700 (+3,7%). This corresponds to a share of about 29% in the total of 3.276 million London households (2009). On average, 2.4 persons live in each household (2009).
<i>Madrid</i>	About 30% of the 1,151,700 households in Madrid are single-person units. The number of single-person units stands at 345,200. It has been growing in the last ten years by about a third. The average number of persons per household is 2.8.
<i>Munich</i>	In Munich 54% of all 741,200 households are single-person units (398,000). Their number has been decreasing in the last five years by almost a tenth. On average, 1.8 persons live in each household (2009).

<i>Paris</i>	About 51% of the 1.156 million households in Paris are single-person units, their number stands at 586,400 and has been increasing in the last five years by 0,7%. The average number of persons per household in Paris is about 1.9 (2009).
<i>Prague</i>	In Prague about 33% of all 548,200 households are single-person units (178,300); almost the same percentage was registered five years ago. On average, about 2.3 persons live in a household (2009).
<i>Stockholm</i>	The 283,200 single-person units correspond to a share of 61% in the total of 464,300 households in Stockholm. Their number has increased in the last five years by 8%. On average, about 1.8 persons live in each household (2009).
<i>Vienna</i>	Two persons on average live in one of the 838,400 private households (2009). 47% of all Viennese households are single-person households (2009: 396,000); they have been increasing by 10% since 2004.
<i>Warsaw</i>	In Warsaw about 40% of all 804,300 households are single-person units; the number of single-person households has increased to 322,000 since 2004 by 7.2%. About 2.1 persons on average live in each Warsaw household.
<i>Zurich</i>	In Zurich about more than a half of all 214,000 households are single-person units. Their number has been increasing considerably in the last five years by 8.3% (to about 111,200). The average number of persons per household is about 1.8 (2009).

Fore more information
see full report

4

People with a migration background

<i>Amsterdam</i>	In Amsterdam the share of people holding a foreign citizenship is about three times higher than in the Netherlands as a whole (12 versus 4%); this share has practically remained unchanged over the past ten years. In 2009 90,300 residents of Amsterdam held a foreign citizenship. Most migrants come from Suriname and the Antilles, Morocco and Turkey.
<i>Barcelona</i>	In Barcelona 18% of the population are foreigners (284,400 in 2009) – versus 12% in Spain as a whole. Ten years ago the percentage of foreign citizens stood at 3 and 2%, respectively. About 53% of the foreign nationals living in Barcelona were born in America (above all South America). More than one fifth of all foreigners come from Europe; 15% are of Asian descent and 10% immigrated from Africa.
<i>Berlin</i>	Berlin accommodates a large, relatively stable number of people holding a foreign citizenship (14% or 473,200 in 2009; Germany as a whole: 9%). Ten years ago the percentage of foreign citizens stood at 13 and 9%, respectively. Almost one third of all persons with a migration background comes from the European Union (including 30% from Poland), one fourth of all foreign nationals was born in Turkey.
<i>Budapest</i>	About 4.9% of the population in Budapest have a foreign citizenship (84,000 in 2009). Hungary as a whole registers a share of foreign nationals of about 1.9% (1999: 3.7% versus 1.5%). About 50% of all immigrants come from Romania.
<i>Helsinki</i>	About 7.4% of the population in Helsinki hold a foreign citizenship (41,700 in 2009); Helsinki's share in the total of Finland's migrants therefore corresponds to 2.9%. Ten years ago foreigners represented 4.7% of the inhabitants of Helsinki (and 1.7% of the population of Finland). People from Estonia, Russia and Sweden account for the largest groups of migrants.
<i>London</i>	In London about one fifth (1,625 million people) of the total population holds a foreign citizenship (Great Britain: 7%, 2009). Five years ago the percentage of foreign nationals living in London stood at 17% (Great Britain: 5%).

- Madrid* In Madrid 19% of the population are foreigners – versus 12% in Spain as a whole. Ten years ago the percentage of foreign citizens stood at 6 and 2%, respectively. 50% of all foreign nationals come from South America (predominantly from Ecuador, Bolivia, Peru and Columbia), one fourth was born in the EU.
- Munich* About 23% of the population in Munich hold a foreign citizenship (308,600 persons), while foreigners account for 9% of the total population of Germany (1999: 21% versus 9%). Eight out of ten foreign nationals were born in Europe (one half in EU Member States and the other half in non-EU countries); more than 13% come from Turkey, 8% from Croatia, almost one eighth of all foreigners immigrated from Asia.
- Paris* In Paris, about one fifth of the total population holds a foreign citizenship (2009). In 1999 the share of foreign nationals was 19%. In France as a whole the share of foreign nationals has also remained stable (about 6%) in the past ten years. Four out of ten persons with a migration background come from North African countries (Algeria, Morocco and Tunisia); another four tenth immigrated from Member States of the European Union (particularly Portugal, Spain and Italy).
- Prague* In 2009 158,800 foreign nationals lived in Prague; this number corresponds to one eighth of the city dwellers (1990: 6%). In the entire Czech Republic the share of the foreign population doubled in the past ten years (from 2 to 5%). People from Slovakia, Ukraine and Russia account for the largest migrant communities.
- Stockholm* In Stockholm people with a foreign citizenship have represented a relatively stable share of about 10% over the past ten years. For Sweden as a whole, the share of persons holding foreign citizenship stands at 6% (2009; +1 percentage point since 1999). The largest groups of migrants come from other Scandinavian countries (share of about one quarter).

Vienna In Vienna the number of people holding a foreign citizenship has been growing to a share of 21% of the total population (2009). Austria as a whole reports a share of persons with foreign citizenships of about 11%. Ten years ago the percentage of foreign people stood at 16% in Vienna (and 9% in Austria, respectively). The vast majority of migrants (33%) comes from the former Republic of Yugoslavia; one third of the foreign resident population of Vienna immigrated from EU Member States.

Warsaw About 5% of the population in Warsaw hold a foreign citizenship. For Poland as a whole, the share of persons with foreign citizenships stands at about 1.8%. The largest migrant groups come from Ukraine, Belarus and Germany.

For more information
see full report

Zurich Zurich accommodates a larger concentration of people holding a foreign citizenship (about 31%) than Switzerland as a whole (22%, 2009). Ten years ago this ratio was 29% to 20%. One fifth of all foreign nationals comes from Germany, one eighth from Italy and one tenth immigrated from Serbia and Montenegro.

5

Housing policies and housing subsidy system

Amsterdam

Three quarters of all rental housing in the Netherlands are social housing (council housing, cooperative housing). In the past 10 years the focus of the Dutch housing policies has been shifting towards two areas: first, public funding of owner-occupied housing; and secondly, housing allowances granted on a regular basis. In Amsterdam the average monthly transfer payments per household for housing allowances amount to about EUR 130. This adds up to annual costs of about EUR 106 million; nearly 80,000 households receive this kind of financial support in Amsterdam.

Barcelona

In Barcelona (and in Spain as a whole) housing policies mainly focus on funding owner-occupied housing. The monthly rents of co-operative housing are adjusted to the respective household income. Regular housing allowances do not exist within the Spanish housing subsidy system. About 1.0% of the Spanish GDP is invested annually in housing policies.

Berlin

Instruments of the housing subsidy system are state-funded social housing measures (construction and renewal of social housing), on the one hand; on the other hand, various subsidies (e.g. housing allowance) are made available to households in Berlin facing difficulties in accessing the housing market.

Budapest

There is a wide range of housing subsidies in Budapest and Hungary, e.g. support for mortgage loans, interest-free loans, special programmes for new rental housing or savings through building societies. In recent years, the main focus has been on funding owner-occupied housing. The rents of co-operative housing and council housing are adjusted to the respective household income. Currently, Hungary's public sector invests a total of more than EUR 0.9 billion per year in subsidies.

- Helsinki* The Finnish housing financing and subsidy system combines different funding options for the construction of both owner-occupied housing and rental housing. The acquisition of owner-occupied housing is financed by banks. Housing loans are subsidised through tax deductibility of interest. Subsidised rental housing construction by municipalities and social housing companies is mainly financed through public budgets and bank loans (including the interest subsidy) guaranteed by the Housing Fund of Finland. About 42% of the housing stock in Finland have been financed through public loans.
- London* Two thirds of the annual budget for housing policies are allocated to housing allowances; about one fifth of all households receives this type of financial support. One fifth of the housing budget is spent on the direct funding system (construction of new housing; renovation of the existing housing stock); and about 15% are allocated to public financial aid or mortgage loans.
- Madrid* High apartment prices, in particular in the centre of Madrid, have led to an exodus of city dwellers to the outskirts. This has resulted in a large number of unoccupied apartments. The key objective of the housing policy of Madrid is to create affordable living space so as to counteract this trend. On the one hand, this is to be achieved by supporting social housing; on the other hand, the existing housing stock is to be renovated. Housing support schemes in Spain focus on funding housing construction and granting loans at reduced interest rates for building new owner-occupied apartments.
- Munich* A central issue of Munich's subsidy system is the fact that council housing is made available to tenants at prices significantly below the market value. Various instruments of subsidy systems for the construction of rental and owner-occupied apartments are based on this »price reduction«.
- Paris* The French housing subsidy system is dominated by personal subsidies. Almost half of the French households in social housing draw some kind of housing allowance; in the private rental housing sector this share stands at about a third, in the sector of owner-occupied housing at approximately 10%. One third of the total of newly built dwellings in Paris consists in social housing built by so-called »moderate rent housing agencies« (»HLM«) with the aid of public-sector funding.

<i>Prague</i>	<p>There is a wide range of housing support tools in the Czech Republic: interest-free loans, support for mortgage loans, special support for rental housing, savings through building societies, subsidies for the repair of the existing housing stock or social allowances for housing. The Prague City Council currently focuses on low-income households unable to afford housing without public financial support.</p>
<i>Stockholm</i>	<p>In recent years Swedish housing policies have been characterised by a reduction of public funding and the transition towards a market economy. An annual budget of about EUR 1.5 billion is allocated to the housing subsidy system (mortgage loans, subsidies for rental housing or the repair of the housing stock, social housing allowances); this expenditure represents a share of almost 4.0% of the GDP. The Stockholm City Council is responsible for implementing national housing policies.</p>
<i>Vienna</i>	<p>The budget earmarked for funding housing projects amounted to about EUR 517.3 million in 2009. This is 8% higher than the average of the last five years. Financial support granted to individuals has risen significantly in recent years; in the last five years the expenditure for the housing allowance of the City of Vienna increased by 35% (2009: EUR 93.1 million). About 56,900 households received housing allowances in 2009.</p>
<i>Warsaw</i>	<p>The Warsaw City Council targets its housing policies at low-income households unable to afford (social) housing without financial support. About 8% of the annual municipal budget is spent on housing subsidies, the construction of new housing and the renovation of the existing housing stock.</p>
<i>Zurich</i>	<p>In Switzerland the housing subsidy system focuses on funding housing projects and, in particular, on the construction of rental housing. The main funding instrument used by the municipality consists in granting building rights on public land (building without acquiring building sites). Other funding instruments are the acquisition of stakes in the co-operative capital of non-profit builders, the granting of interest-free loans and the assumption of fees for guarantees. The canton of Zurich grants interest-free loans to subsidise building rehabilitation (energy).</p>

For more information
see full report

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Rental and owner-occupied housing

<i>Amsterdam</i>	Amsterdam is a »city of tenants«. About 72% of the households live in rental housing (private rental or social housing). The share of owner-occupied housing stands at 28% and has been growing in the last five years (+8 percentage points). The total housing stock in Amsterdam consists in 394,400 apartments (used as a main residence) (2009).
<i>Barcelona</i>	Barcelona is a »city of owner-occupied housing«. About seven tenths of the households live in owner-occupied apartments. The share of rental housing stands at 30%. The total housing stock in Barcelona consists in 687,700 apartments (used as a main residence) (2009).
<i>Berlin</i>	Berlin is a »city of tenants«. About 86% of the households live in rental housing, (mostly) subject to rent control. The percentage of owner-occupied housing is 14%. The total housing stock in Berlin consists in 1,894,600 apartments (used as a main residence) (2009).
<i>Budapest</i>	Council housing provided by the municipality accounts for less than 10% of the total housing stock in Budapest (1990: 30%). This strong decline has been due to the privatisation of a major share of the municipal housing stock by selling it to former tenants or to real estate investors. About one quarter of the households lives in rental housing, the percentage of owner-occupied housing is 75%. The total housing stock of Budapest consists in 889,800 apartments (used as a main residence) (2009).
<i>Helsinki</i>	More than half of the total housing stock in Helsinki is rental housing; 46% of the total housing stock is owner-occupied housing (2009). Five years ago the percentage of rental housing stood at 42%. The total housing stock of Helsinki consists in 327,000 apartments (2009).
<i>London</i>	The total housing stock of London consists in 3.272 million apartments (used as a main residence, 2009). About 55% of this housing stock are owner-occupied; about one quarter belongs to the social housing sector of the municipality (council housing) or to housing co-operatives; private rental housing represents one fifth of London's total housing stock. The share of owner-occupied housing has decreased in the last five years by 3 percentage points.

<i>Madrid</i>	Owner-occupied apartments represent by far the largest housing market segment meeting the housing requirements of households in Madrid. Only one tenth of Madrid's housing stock are rented flats, while municipal housing covers one eighth of the demand. The total housing stock in Madrid consists in 1,150,600 apartments (used as a main residence) (2009).
<i>Munich</i>	More than three quarters of the total housing stock in Munich is rental housing; this share has been quite stable in the last five years. About 10% of the dwelling stock belong to the social housing sector of the municipality (council housing) (77,000 dwellings). The total housing stock of Munich consists in 746,500 apartments (used as a main residence) (2009).
<i>Paris</i>	Paris is a »city of tenants«. About two thirds of all households are living in rental housing or in subleased housing units. The share of owner-occupied housing is about 33% (+1 percentage point since 2004). The total housing stock of Paris consists in 1.154 million apartments (used as a main residence) (2009).
<i>Prague</i>	Prague has a total housing stock of 545,200 apartments (used as a main residence, 2009). More than half of the housing stock in Prague is rental housing, two thirds of which belong to the social housing sector of the municipality (council housing), one third is private rental housing, about one quarter belongs to housing co-operatives and another quarter is owner-occupied housing.
<i>Stockholm</i>	About two thirds of the total housing stock in Stockholm (439,400) are rental housing (private rental apartments and social housing); the three largest municipality housing associations are responsible for about 125,000 council housing units. About one third of the whole housing stock consists either in owner-occupied apartments (23%) or in detached and semi-detached houses (10%).

Vienna At least three quarters (78%) of the total housing stock consist in rented flats; owner-occupied apartments, semi-detached houses as well as one-family houses account for 20%. The subsidised housing sector (rented flats and owner-occupied apartments) comprises 400,000 housing units (220,000 communal flats and 178,000 apartments managed by non-profit builders). The total housing stock of Vienna consists in 838,400 apartments (used as a main residence) (2009).

Warsaw Almost half of the total housing stock in Warsaw is co-operative housing; about one eighth are communal flats. About four out of ten housing units are owner-occupied apartments, whose share has grown by 7.5 percentage points in the past five years.

For more information
see full report

Zurich In Zurich social housing represents about one fourth of the total housing stock. The total share of rented flats in Zurich is about 92% (-0.9% in the last five years), while owner-occupied apartments account for 8%. The total housing stock of Zurich consists in 207,400 apartments (used as a main residence) (2009).

7

Newly constructed housing units annually

<i>Amsterdam</i>	From 2005 to 2009 4,100 new housing units were constructed on annual average in Amsterdam. In 2009 about 4,200 new dwellings were built.
<i>Barcelona</i>	From 2005 to 2009 3,800 new housing units were constructed on annual average in Barcelona. In 2009 about 3,700 new dwellings were built.
<i>Berlin</i>	The annual number of newly constructed housing units in Berlin has been declining from 22,700 in the middle of the 1990s to 3,000 units in 2009 (annual average in the last five years: about 3,100 housing units).
<i>Budapest</i>	From 2005 to 2009 the average annual number of newly constructed housing units in Budapest was 10,000. In 2009 about 10,400 new dwellings were built.
<i>Helsinki</i>	In the last five years, about 2,500 new housing units have been constructed in Helsinki annually (2009: 2,200).
<i>London</i>	In London the number of new housing units constructed annually ranged between 13,700 and 24,100 in the last ten years (average for the last five years: about 20,600 units). In 2009 19,500 new dwellings were completed.
<i>Madrid</i>	From 2005 to 2009 7,000 new housing units were constructed on annual average in Madrid. In 2009 about 2,400 new dwellings were constructed.
<i>Munich</i>	About 6,800 new housing units have been constructed annually in Munich in the last five years. In 2009 4,100 new dwellings were completed.
<i>Paris</i>	In the last five years about 3,000 new housing units have been constructed in Paris every year. In 2009 3,100 dwellings were completed.
<i>Prague</i>	In the last five years about 7,000 new dwellings have been constructed in Prague every year. In 2009 7,400 housing units were completed.
<i>Stockholm</i>	In the period 2005 to 2009 the average annual number of newly constructed housing units in Stockholm was 3,900. In 2009 about 4,900 new dwellings were constructed.

Vienna In recent years (from 2005 to 2009), the number of newly constructed dwelling units increased from 5,500 to 6,900. 6,300 housing units on average were completed annually in this period.

Warsaw Since 2005 about 16,500 new housing units have been constructed in Warsaw every year. In 2009 19,500 units were completed.

For more information
see full report

Zurich From 2005 to 2009 about 1,600 new housing units were constructed on annual average in Zurich. In 2009 almost 1,400 new dwellings were built.

8

Urban renewal and restoration

- Amsterdam** A »soft renovation process« has been taking place in the historic centre of Amsterdam in the past decades, which has led to the physical renewal and socio-economic rejuvenation of entire districts. Other renovation activities concentrate on social housing estates like Bijlmermeer on the outskirts of the city. In recent years between 1,500 and 2,000 housing units annually have been renovated with the support of public funds.
- Barcelona** Between 13,000 and 30,000 housing units per year have been renovated and modernised in Barcelona since 1999. Nearly 100% of the renovation and modernisation activities have received public funding.
- Berlin** In the period 2003 to 2007 a total of EUR 1.77 million was spent on urban renewal measures; an additional EUR 159 million will be allocated to urban renovation programmes by 2010. Out of this budget, EUR 58 million will be used for improving the social infrastructure, while 37 million euro will be spent on upgrading social living environments. Federal government and municipal subsidies are available for the thermal rehabilitation of buildings.
- Budapest** The older housing stock in the central districts of Budapest requires intensive renovation and modernisation. There is still an urgent need for urban renewal programmes for the pre-fabricated concrete slab social housing developments from the 1960s and 1970s on the outskirts of the city.
- Helsinki** The new construction areas designated in the Helsinki Master Plan 2002 include approximately 6.6 square kilometres of potential housing construction and approximately 4.4 square kilometres of potential office space construction. A key element of the Master Plan is the transfer of the cargo harbour operations from the city centre to Vuosaari, 14 kilometres east of Helsinki's centre.
- London** Different schemes of subsidised renovation programmes are applied to the districts of London. About 8% of the housing stock need urgent renovation work as they do no longer meet modern housing standards. Private owners or investors are eligible for special tax allowances covering between 50 and 70% of these costs.

- Madrid* The sharp increase in the population in the period 1940 to 1970 was paralleled by uncontrolled urban sprawl and the proliferation of suburbs without adequate urban infrastructure. Subsequently, speculation and high apartment prices in the city centre drove the urban population from the centre to the periphery. Only in the early 1980s was Madrid's urban development subject to an urban renewal plan, which had been drawn up to halt the decay of the city centre. Among the most important goals of Madrid's urban renewal plan are the elimination of sub-standard dwellings and the renovation of unoccupied flats.
- Munich* In addition to measures of traditional urban renewal, the city of Munich takes part in the National Action Plan »Social City«. Its aim is to provide positive incentives to urban development in selected neighbourhoods to counteract social-spatial segregation. In the past five years public subsidies amounting to about EUR 53.2 million were made available for renovation and restoration (of about 3,700 apartments) in Munich.
- Paris* Approximately two thirds of the Paris housing stock was constructed before 1945. Public funding is available for the renovation and the modernisation of the private rental, owner-occupied and the co-operative housing sector in Paris.
- Prague* The older housing stock in the central districts of Prague needs comprehensive renovation, repair and maintenance work in the next years, especially due to severe flood damages in August 2002. Massive renovation is also required in the field of social housing, in particular of buildings from prefabricated concrete slabs erected on the outskirts of the city in the 1960s and 1970s. Since these needs have not been addressed during the past decades, substantial financial support from all kinds of public funds is indispensable.
- Stockholm* Although the number of new housing is increasing again, public funding for renovating the existing housing stock in Stockholm has been stepped up. In Stockholm, the annual number of renovated housing units ranges between 5,000 and 7,000.

Vienna In 2009 financial aid totalling EUR 221.4 million was made available for the renovation of houses (about 520 funding requests were approved) and apartments (9,500) by the City of Vienna.

Warsaw Besides the older housing stock in the central districts of Warsaw, the extensive social housing developments on the outskirts of the city (blocks of flats made of prefabricated concrete slabs in the 1960s and 1970s) will require intensive renovation in the next years.

For more information
see full report

Zurich About one fourth of all apartments in Zurich has been built after 1970; the social housing sector – in particular co-operative and council housing – is in need of renovation. Interest-free loans are given by the canton of Zurich to cover a maximum of 15% of the rehabilitation expenses.

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List of published reports: series 2

In the context of the comparative monitoring system (series 2), the following volumes of reports are available (last year of publication in parentheses):

»City reports on housing and housing policies«

Comprehensive report format:

- Vienna (2010)

Standard report format:

- Belgrade (2009)
- Berlin (2010)
- Munich (2010)
- Paris (2007)
- Zurich (2008)

Overview report format:

- Ankara (2009)
- Belgrade (2008)
- Bucharest (2007)
- Hamburg (2009)
- Lyon (2007)
- Madrid (2010)
- Milan (2008)

»A comparison of Vienna with 13 European cities«

Comparative report format:

- Population (2010)
- Housing (2010)

»Results of a comparative monitoring system«:

Executive Summary format:

- Housing and Housing Policies in 14 Large European Cities – Executive Summary A (2010)
- Housing and Housing Policies in 14 Large European Cities – Executive Summary B (2010)

List of published reports: series 1

The first series of publications (now continued in series 2) on »Monitoring Housing Policies« comprises the following reports (year of publication of latest issue in parentheses):

»City reports on housing and housing policies«

Standard reports:

- Budapest (2006)
- Helsinki (2006)
- Munich (2006)
- Vienna (2006)
- Barcelona (2005)
- Stockholm (2005)
- Amsterdam (2004)
- Berlin (2004)
- New York (2003)
- Prague (2003)
- Zurich (2003)
- Warsaw (2002)
- Dublin (2001)
- London (2001)
- Paris (2001)

Short reports:

- Athens (2005)

»A comparison of Vienna with other European cities«

Contrasting cities:

- Population (2006)
- Housing (2006)
- Urban Profiles (2006)

»Results from a comparative monitoring system«

Summaries:

- Housing and Housing Policies in Large Cities – Executive Summary A (2006)
- Housing and Housing Policies in Large Cities – Executive Summary B (2006)

»Special reports«

Focus on:

- Homelessness (2002)
- Migration (2002)

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