

Housing and Housing Policies in 14 Large European Cities

Results of a comparative monitoring system

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Executive Summary A

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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. Georg Fellner and Wolfgang Förster of the Department for Housing Research (City of Vienna, Municipal Department 50) act as the point of liaison (regarding the content and structure of the monitoring system).

On behalf of Synthesis Forschung:
Michaela Prammer-Waldhör

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**1
Amsterdam**

*The largest city
and the capital
of the Netherlands*

Amsterdam is the largest city and the capital of the Netherlands. The agglomeration has strong connections within the polygon Amsterdam – Utrecht – Rotterdam – The Hague.

*Moderate increase
in population size*

Amsterdam has 779,800 inhabitants (2010). In the last ten years, the population has been increasing moderately (+45,200, +6.2%).

*Slight increase in
the number of single-
person households*

About 54% of the 423,000 households in Amsterdam are single-person units; their number stands at 227,200 and has increased slightly (+2.4%) in the last five years. The average number of persons per household is about 1.8.

*One out of eight
persons with foreign
citizenship*

In Amsterdam the share of people holding a foreign citizenship is about three times higher than in the Netherlands as a whole (12.3 versus 4.6%); this share has practically remained unchanged over the past ten years. In 2010 95,600 residents of Amsterdam held a foreign citizenship. Most migrants come from Suriname and the Antilles, Morocco and Turkey.

*Housing policies and
the housing subsidy
system: 80,000 house-
holds in Amsterdam
receive housing
allowances*

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.

*Amsterdam is a city
with mostly rental
housing*

Amsterdam is a »city of tenants«. About 73% of the households live in rental housing (private rental or social housing). The share of owner-occupied housing stands at 27% and has been growing in the last five years (+6 percentage points). The total housing stock in Amsterdam consists in 397,600 apartments (used as a main residence) (2010).

*Annually 4,500 newly
constructed housing
units*

From 2006 to 2010 4,500 new housing units were constructed on annual average in Amsterdam. In 2010 about 4,600 new dwellings were built.

*Rents and
purchase prices*

In Amsterdam the average price of an apartment of 70 m² is about EUR 280,000 (2010). If a household concludes a new tenancy agreement for an apartment of the same size, it has to expect a monthly net rent of EUR 900 (private market).

For more information
see full report
(»Amsterdam«, 2004)

*Urban renewal
and restoration:
renovation of up to
2,000 housing units
annually with the
support of public funds*

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.

2

Barcelona***Second largest Spanish city and capital of Catalonia***

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.

Increase in population size

Barcelona has 1.622 million inhabitants (2010). The population has been increasing (by +117,000 or +7.8%) since 2000.

Increase in single-person households

About 30% of the 660,100 households in Barcelona are single-person units. The number of single-person units stands at 200,300. It has been growing in the last five years by 11.4%. The average number of persons per household is 2.5.

About 18% of the population have a foreign citizenship

In Barcelona 18% of the population are foreigners (285,800 in 2010) – versus 12% in Spain as a whole. Ten years ago the percentage of foreign citizens stood at 3.7 and 2.3%, 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.

Housing policies and the housing subsidy system: main focus on owner-occupied housing

In Barcelona (and in Spain as a whole) housing support schemes focus on funding housing construction and granting loans at reduced interest rates for building new owner-occupied apartments. 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.

In Barcelona two thirds of the housing stock are owner-occupied

Barcelona is a »city of owner-occupied housing«. About 67% of the households live in owner-occupied apartments. The share of rental housing stands at 23%. The total housing stock in Barcelona consists in 712,300 apartments (used as a main residence) (2010).

Annual average of 3,600 newly constructed housing units

From 2006 to 2010 3,600 new housing units were constructed on annual average in Barcelona. In 2010 about 3,500 new dwellings were built.

*Rents and
purchase prices*

In Barcelona the average purchase price of an apartment of 70 m² is EUR 330,000. If a new tenancy agreement is concluded, the monthly rent is likely to amount to EUR 850 (2010, 70 m², private market).

For more information
see full report
(»Barcelona«, 2005)

*Urban renewal
and restoration:
renovation of up to
30,000 housing units
annually*

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.

3

Berlin***The capital and the largest city of Germany***

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.

Slight increase in population size

Since 2000 the population of Berlin has been increasing slightly (+ 78,600, +2.3%). Currently the city has 3.461 million inhabitants (2010).

Strong increase in single-person households

About 54% of the 1.989 million households in Berlin are single-person units. The total number of single-person households in Berlin is 1,065,200. Single-person households have recorded a strong increase (+10,6% since 2005). The average number of persons per household is 1.7.

About one person out of seven residents has a foreign citizenship

Berlin accommodates a large, relatively stable number of people holding a foreign citizenship (14% or 472,500 in 2010; Germany as a whole: 8.7%). Ten years ago the percentage of foreign citizens stood at 12.8 and 8.8%, 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.

Housing policies and the housing subsidy system: housing support to households and subsidised housing construction

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.

Berlin is a city with mostly rental housing

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 1,898,800 apartments (used as a main residence) (2010).

Annually 3,200 newly constructed housing units

In the second half of the 1990s the number of newly constructed housing units in Berlin was about 20,000 on annual average; meanwhile it has been declining to about 3,200 units on annual average in the last five years (2010: 3,700 housing units).

*Rents and
purchase prices*

In Berlin the rent of a privately financed apartment of 70 m² is about EUR 500 (net, excluding services; letting to new tenant or re-letting). The purchase price of a comparable apartment is about EUR 130,000 (2010).

For more information
see full report
(»Berlin«, 2010)

*Urban renewal
and restoration:
special grants*

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.

4

Budapest

<i>Budapest is by far the largest city in Hungary</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>Decline in population size stopped</i>	In the period 1985 to 2004, the population of Budapest decreased by 16% to 1.697 million. Since then, the population of Budapest has started to increase slightly by 2.1% (2010: 1,733,700).
<i>Slight increase in the number of households</i>	In Budapest, about 45% of all 829,400 households are single-person units (2010, 369,100); their number has been growing since 2005 by 15.8%. On average, about 2.1 persons live in each household.
<i>About 5% of the people living in Budapest have a foreign citizenship</i>	About 5.1% of the population in Budapest have a foreign citizenship (87,900 in 2010). Hungary as a whole registers a share of foreign nationals of about 2.1% (2000: 2.2% versus 1.1%). About 50% of all immigrants come from Romania.
<i>Housing policies and the housing subsidy system: shift from rental towards owner-occupied housing</i>	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.
<i>Nowadays social housing plays only a minor role</i>	Council housing provided by the municipality accounts for about 5% 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 about 75%. The total housing stock of Budapest consists in 895,400 apartments (used as a main residence) (2010).
<i>8,800 newly constructed housing units</i>	From 2005 to 2010 the average annual number of newly constructed housing units in Budapest was 8,800. In 2010 about 6,200 new dwellings were built.

*Rents and
purchase prices*

In Budapest the average purchase price of an apartment of 70 m² amounts to EUR 90,000 (2010). If a new tenancy agreement is concluded for a flat of the same size (not subsidised), a household has to pay a monthly net rent of EUR 400.

For more information
see full report
(»Budapest«, 2006)

*Urban renewal and
restoration: focus on
older housing stock
and prefabricated social
housing developments*

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.

5

Helsinki***Helsinki is by far the largest city in Finland***

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.

Increase in the population size

In the nineties the population of Helsinki grew considerably (+13%). Growth slowed down in the following years; since 2000 the population has increased slightly (+12,900 or +2.3%) to a level of about 568,300 inhabitants (2010).

Increase in the number of single-person households

In Helsinki 49% of all 301,800 households are single-person units (2010: 148,200); their number has been growing steadily in the last five years (+2,9%). On average, 1.9 persons live in each household (2010).

Low share of people with foreign citizenship

About 8% of the population in Helsinki hold a foreign citizenship (44,500 in 2010); Helsinki's share in the total of Finland's migrants therefore corresponds to 3.1%. Ten years ago foreigners represented 4.7% of the inhabitants of Helsinki (and 1.8% of the population of Finland). People from Estonia, Russia and Sweden account for the largest groups of migrants.

Housing policies and housing subsidy system: high share of subsidised dwellings

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.

Rental housing dominates in Helsinki

More than half of the total housing stock in Helsinki is rental housing; 45% of the total housing stock is owner-occupied housing (2010). Five years ago the percentage of rental housing stood at 42%. The total housing stock of Helsinki consists in 328,900 apartments (2010).

About 2,400 newly constructed housing units per year

In the last five years, about 2,400 new housing units have been constructed in Helsinki annually (2010: 2,100).

*Rents and
purchase prices*

In Helsinki the average purchase price of an apartment of 70 m² is EUR 270,000. If a new tenancy agreement is concluded for a privately financed flat, the monthly rent is likely to amount to EUR 750 (2010, 70m²).

For more information
see full report
(»Helsinki«, 2006)

*Urban renewal and
restoration: relocation
of the Helsinki cargo
harbour*

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.

6

London

London is the largest city in the United Kingdom

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.

Steady increase in population size

Since the mid-nineties the population of London has been increasing steadily by +13.2% to a level of about 7.825 million (2010; 2000: 7,237,000).

Increase in single-person households

In the last five years the number of single-person households has increased in London to a level of about 1.068,500 (+13.5%). This corresponds to a share of about 31% in the total of 3.446 million London households (2010). On average, 2.3 persons live in each household (2010).

About one fifth of the Londoners have a foreign citizenship

In London about one fifth (1.663 million people) of the total population holds a foreign citizenship (Great Britain: 7.2%, 2010). Five years ago the percentage of foreign nationals living in London stood at 18.5% (Great Britain: 5.3%).

Housing policies and the housing subsidy system: every fifth household in London receives housing allowances

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.

More than half of all dwellings in London are owner-occupied

The total housing stock of London consists in 3.300 million apartments (used as a main residence, 2010). 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 2.5 percentage points.

Annually 20,400 newly constructed housing units

In London the number of new housing units constructed annually ranged between 13,900 and 24,100 in the last ten years (average for the last five years: about 20,400 units). In 2010 17,800 new dwellings were completed.

*Rents and
purchase prices*

In London the monthly rent for an apartment of 70 m² (privately financed) is about EUR 1,500 (net, excluding services; letting to new tenant or re-letting). The purchase price of a comparable apartment amounts to approximately EUR 490,000 (2010).

For more information
see full report
(»London«, 2001)

*Urban renewal and
restoration: subsidised
renovation programmes and special tax
allowances*

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.

7

Madrid

<i>The capital and by far the largest city of Spain</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>Substantial increase in population size</i>	Madrid has 3.270 million inhabitants (2010). Since the late 1990s Madrid's population has been increasing (almost) continuously, i.e. by a total of 390,800 (+13.6%).
<i>Increase in single-person households</i>	28% of the 1,230,900 households in Madrid are single-person units. The number of single-person units stands at 350,600. It has been growing in the last five years by 15.6%. The average number of persons per household is 2.7.
<i>About 17% of the population have a foreign citizenship</i>	In Madrid 17% of the population are foreigners – versus 12% in Spain as a whole. Ten years ago the percentage of foreign citizens stood at 7.9 and 2.3%, respectively. About 50% of all foreign nationals come from South America (predominantly from Ecuador, Bolivia, Peru and Columbia), one fourth was born in the EU.
<i>Housing policies and the housing subsidy system: main focus on owner-occupied housing</i>	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.
<i>In Madrid four fifths of the housing stock are owner-occupied</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 1,153,100 apartments (used as a main residence) (2010).

*Annual average of
5,500 newly con-
structed housing units*

From 2006 to 2010 5,500 new housing units were constructed on annual average in Madrid. In 2010 about 2,600 new dwellings were constructed.

*Rents and
purchase prices*

The average purchase price of a 70-m²-large apartment in Madrid totals EUR 270,000 (2010). If a household concludes a new tenancy agreement for an apartment of the same size (not subsidised), it has to pay a monthly net rent of EUR 850.

For more information
see full report
(»Madrid«, 2010)

*Urban renewal
and restoration:
renewal of the urban
centre*

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.

8

Munich

<i>Third largest city of Germany and capital of the German Federal State of Bavaria</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>Increase in population size</i>	Since the turn of the millennium the population of Munich has increased slightly by about 10.8% (+134,300) to a level of 1.382 million.
<i>Over half of the households are single-person units</i>	In Munich 54% of all 749,600 households are single-person units (402,900). Their number has been decreasing in the last five years by almost 8%. On average, 1.8 persons live in each household (2010).
<i>High share of people with foreign citizenship</i>	23% of the population in Munich hold a foreign citizenship (317,500 persons), while foreigners account for 8.7% of the total population of Germany (2000: 23% versus 8.8%). 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.
<i>Housing policies and housing subsidy system: allocation of municipal real estate</i>	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«.
<i>More than three quarters of all housing is rental housing</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 750,500 apartments (used as a main residence) (2010).
<i>About 6,700 newly constructed housing units per year</i>	About 6,700 new housing units have been constructed annually in Munich in the last five years. In 2010 4,300 new dwellings were completed.

*Rents and
purchase prices*

In Munich the average purchase price of an apartment of 70 m² is about EUR 260,000. If a new tenancy agreement is concluded for an apartment of 70m² (financed privately), the monthly rent is likely to amount to EUR 850 (2010).

For more information
see full report
(»Munich«, 2010)

*Urban renewal and
restoration: National
Action Plan »Social
City«*

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.

9

Paris***The capital and the largest city of France***

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.

Slight population increase in the last ten years

The city suffered one of the most drastic population losses at international level (–25% from 1954 to 1999). In 2000 the population grew for the first time since 1955; since that year the population of Paris has increased slightly by about 6.3% (+131,000) to a level of 2.211 million.

Half of the households are single-person units

About 52% of the 1.165 million households in Paris are single-person units, their number stands at 603,400 and has been increasing in the last five years by 3.6%. The average number of persons per household in Paris is about 1.9 (2010).

About 15% of the Paris population have a foreign citizenship

In Paris 336,100 persons (15.2%) hold a foreign citizenship (2010). In 2000 the share of foreign nationals was 18%. In France as a whole the share of foreign nationals has 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).

Housing policies and the housing subsidy system

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.

Paris is a city with mostly rental housing

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% (stable since 2005). The total housing stock of Paris consists in 1.163 million apartments (used as a main residence) (2010).

*3,100 newly
constructed
units annually*

Last year 3,100 dwellings were completed in Paris (2010). This number is equivalent to the annual average of dwellings newly constructed in the last five years.

*Rents and
purchase prices*

In 2010 the monthly average rent of a privately financed apartment in Paris with a space of 70 m² was EUR 1,600 (net without services; let to new tenants or re-let). The purchase price of a comparable apartment amounts to about EUR 470,000.

For more information
see full report
(»Paris«, 2007)

*Urban renewal
and restoration:
public funding*

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.

10
Prague

Prague is the largest city in the Czech Republic

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.

Increase in population size

In the nineties the city's population decreased by about 2.3%. In the last ten years the population has been growing by 6.4% (or 76,000), reaching a total of 1.257 million inhabitants in 2010.

One third of the households are single-person units

In Prague about 33% of all 553,600 households are single-person units (180,500). Their number has been increasing by 1.5 percentage points in the last five years. On average, about 2.3 persons live in a household (2010).

An eighth of the Prague population holds a foreign citizenship

In 2010 158,800 foreign nationals lived in Prague; this number corresponds to one eighth of the city dwellers (2000: 6.5%). In the entire Czech Republic the share of the foreign population doubled in the past ten years (from 2.0 to 4.4%). People from Slovakia, Ukraine and Russia account for the largest migrant communities.

Housing policies and the housing subsidy system: main focus on low-income households and affordable social housing

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.

Increase in owner-occupied housing

Prague has a total housing stock of 551,300 apartments (used as a main residence, 2010). Almost half of the housing stock in Prague is owner-occupied housing (47%); this share has almost doubled in the last five years (2005: 25%).

Annually 6,900 newly constructed housing units

In the last five years about 6,900 new dwellings have been constructed in Prague every year. In 2010 6,200 housing units were completed.

For more information
see full report
(»Prague«, 2003)

***Urban renewal and
restoration: renovation
of prefabricated
concrete buildings***

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.

11 Stockholm

By far the largest city in Sweden

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.

Substantial increase in population size

The population of Stockholm has been increasing steadily by a quarter since the beginning of the 1990s. Over the last ten years it has grown by 96,700 (12.9%) to 847,100 inhabitants (2010).

High share of single-person households

The 303,700 single-person units correspond to a share of 61% in the total of 495,400 households in Stockholm. Their number has increased in the last five years by 12.3%. On average, about 1.7 persons live in each household (2010).

Every tenth person has a foreign citizenship

In Stockholm people with a foreign citizenship have represented a relatively stable share of 10% over the past ten years. For Sweden as a whole, the share of persons holding foreign citizenship stands at 6.7% (2010; +1.3 percentage point since 2000). The largest groups of migrants come from other Scandinavian countries (share of about one quarter).

Housing policies and the housing subsidy system: mixed system and reduction of public funds

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.

Private rental apartments and social housing are the main housing sectors

About two thirds of the total housing stock in Stockholm 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 or in detached and semi-detached houses.

***Annually 4,300 newly
constructed housing
units***

In the period 2006 to 2010 the average annual number of newly constructed housing units in Stockholm was 4,300. In 2010 about 3,700 new dwellings were constructed.

***Rents and
purchase prices***

In Stockholm the average purchase price of a 70-m²-large apartment amounts to EUR 220,000. If a new tenancy agreement is concluded for a privately financed apartment with a size of 70 m², a monthly rent of EUR 550 is charged (2010).

For more information
see full report
(»Stockholm«, 2005)

***Urban renewal and
restoration: public
funding stepped up***

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.

12

Vienna

<i>By far the largest city in Austria</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>Increase in population size</i>	Vienna has a resident population of 1,714,100 persons (2010); the resident population has grown by 10.3% in the past ten years (+160,200).
<i>Increase in the number of households</i>	Two persons on average live in one of the 845,700 private households (2010). 48% of all Viennese households are single-person households (2010: 402,200); they have been increasing by 8.7% since 2005.
<i>About one out of five persons has a foreign citizenship</i>	In Vienna the number of people holding a foreign citizenship has been growing to a share of 21.5% of the total population (2010). Austria as a whole reports a share of persons with foreign citizenships of 11%. Ten years ago the percentage of foreign people stood at 15.9% in Vienna (and 8.8% 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.
<i>Housing policies and the housing subsidy system: focusing on housing projects</i>	The budget earmarked for funding housing projects amounted to about EUR 710.3 million in 2010. This exceeds the average of the last five years by about 35%. The City of Vienna allocated EUR 90.5 million on annual average to housing allowances in the past five years. In 2010 about 57,600 households received housing allowances amounting to EUR 91.3 million.
<i>Private rental apartments and social housing are the main sectors of the housing market in Vienna</i>	About 80% of the total housing stock consist in rented flats; owner-occupied apartments, semi-detached houses as well as one-family houses account for about 20%. The subsidised housing sector (rented flats and owner-occupied apartments) comprises 400,000 housing units (220,000 communal flats and 180,000 apartments managed by non-profit builders). The total housing stock of Vienna consists in 845,700 apartments (used as a main residence) (2010).
<i>Annually 6,200 newly constructed housing units</i>	In 2010 the number of newly constructed subsidised dwelling units was 4,900. In the period 2006 to 2010 the average annual number of newly constructed housing units in Vienna was 6,200.

*Rents and
purchase prices*

In 2010 the monthly rent for a privately financed 70-m²-large apartment in Vienna was EUR 550 on average (net, excluding services; new tenancy agreement). The average purchase price of an apartment of the same size amounted to about EUR 140,000.

For more information
see full report
(»Vienna«, 2011)

*Urban renewal and
restoration: about
12,400 housing units
are renovated with the
support of public funds*

In 2010 financial aid totalling EUR 319.7 million was made available for the renovation of houses (about 510 funding requests were approved) and apartments (12,400) by the City of Vienna.

13

Warsaw

Warsaw is by far the largest city in Poland

Warsaw is the largest city in Poland and the capital. It is the economic centre of the region »Mazowieckie«.

Slight increase in population size

The population of Warsaw has been decreasing in the 1990s to a level of 1.618 million (–2.2%). Since 1998 the population has been growing by 6.3%; currently it stands at 1.720 million inhabitants (2010).

Considerable increase in the number of single-person households

In Warsaw about 40% of all 811,700 households are single-person units; the number of single-person households has increased to 327,200 since 2005 by 7.1%. About 2.1 persons on average live in each Warsaw household.

About 5% of the people have a foreign citizenship

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.

Housing policies and the housing subsidy system: focus on low-income households and social housing

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.

Social housing plays a major role on the housing market

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 5.4 percentage points in the past five years.

Annually 16,100 newly constructed housing units

Since 2006 about 16,100 new housing units have been constructed in Warsaw every year. In 2010 12,500 units were completed.
Seite: 29

For more information see full report (»Warsaw«, 2002)

Urban renewal and restoration: prefabricated blocks of flats on the outskirts of the city in need of renovation

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.

14

Zurich

Zurich is the largest Swiss city

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«).

Increase in population size

Over the last ten years Zurich has registered an increase in its population (+24,500 or 6.8%) to about 385,500 inhabitants (2010).

Considerable increase in the number of single-person households

In Zurich about more than a half of all 218,400 households are single-person units. Their number has been increasing considerably in the last five years by 5.3% (to about 111,000). The average number of persons per household is 1.8 (2010).

Almost three out of ten persons have a foreign citizenship

Zurich accommodates a larger concentration of people holding a foreign citizenship (about 30%) than Switzerland as a whole (22%, 2010). Ten years ago this ratio was 29% to 20%. One fifth of all foreign nationals comes from Germany and one eighth from Italy; one tenth immigrated from Serbia and Montenegro.

Housing policies and the housing subsidy system: low level of newly constructed subsidised housing

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).

Zurich is a city with almost exclusively rental housing

In Zurich social housing represents about one fourth of the total housing stock. The total share of rented flats in Zurich is about 92%, while owner-occupied apartments account for 7.8% (+1.0 percentage point in the last five years). The total housing stock of Zurich consists in 208,100 apartments (used as a main residence) (2010).

1,600 newly constructed units annually

From 2006 to 2010 about 1,600 new housing units were constructed on annual average in Zurich. In 2010 about 1,200 new dwellings were built.

*Rents and
purchase prices*

The average purchase price of a 70-m²-large apartment in Zurich amounted to approximately EUR 470,000. If a new tenancy agreement is concluded for a privately financed apartment with a size of 70 m², the monthly rent is likely to amount to EUR 1,100 (2010).

For more information
see full report
(»Zurich«, 2008)

*Urban renewal
and restoration:
social housing
in need of renovation*

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.

Appendix

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List of published reports: new series since 2007

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

»Die städtische Bevölkerung und ihre Wohnversorgung«
»City reports on housing and housing policies«

Comprehensive report format:

- Vienna (2011)

Standard report format:

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

Overview report format:

- Ankara (2009)
- Brussels (2011)
- Bucharest (2007)
- Hamburg (2009)
- Izmir (2011)
- Lyon (2007)
- Madrid (2010)
- Milan (2008)
- Turin (2011)

»A comparison of Vienna with 13 European cities«

Comparative report format:

- Population (2011)
- Housing (2011)

»Results of a comparative monitoring system«:

Executive summary format:

- Housing and Housing Policies in 14 Large European Cities – Executive Summary A (2011)
- Housing and Housing Policies in 14 Large European Cities – Executive Summary B (2011)

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