



11th PEP

**Homelessness and housing
rights in times of crisis**

**Is having a roof enough to feel at home
in the EU of 2012?**

10. & 11. May 2012

Norwegian Delegation

Impact of economic crisis in Norway

- The strength effect is on the manufacturing and **construction sectors**.



Impact of economic crisis in Norway

- The minimum down payment for housing loan is increased from 10 to 15%



Consequences

- Consequences are an increase in:
 - housing prices,
 - unemployment rate,
 - labour migration

Disadvantaged people in the housing market:

1. Homeless
2. Youth
3. Immigrants
4. Lone parents
5. Large families
6. People with mental disorder or drug addiction
7. Low income people free of mental disorder or drug addiction

**Homeless
in 2008 =
6500**



Homelessness.

Homelessness increased due to:

1. Increase in number of youth discharged from child welfare institutions,
2. Shortage of social housing stock, and
3. Failure to pay housing rent:
 - Domicile eviction requests increased from 650 to **1100** incidences, **one third of them become homeless.**



Poor people, who are free from
mental disorders or drug addiction

- They are **excluded** from social housing.
- They have to live in **unsuitable** milieu.

Immigrants

- Are over-represented among the disadvantaged in the housing market
- Unemployment rate among immigrants increased from 4.4 % to 6.6 % (2.2%)



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- There is **discrimination** against immigrants, particularly in the private rental sector.
- They are racially and economically **segregated** in unsuitable houses and milieu
- Most immigrants (particularly youth) are **excluded** from the housing measures due to their low income-acquiring ability.



Housing market Mechanism

Housing market **creates and reinforces economic disparity** between generations, landlords and tenants and between immigrants and natives.

Good practices:

- Modification of the housing allowance measure to cover all types of households.
- Measures to reduce homelessness (housing first).
- The central bank reduced the interest rate, which stabilized the interest rate in the private banks.

Bad practices

- Liberation of the housing market → increase of housing prices and rent, and shortage of large houses.
- Municipalities have not used its right to buy 10 % of new buildings, which reduced possibility of solving the problem for disadvantaged people.

Recommendations:

- Housing should be given equal weight to health, education and income,
- Regulation of the housing market,
- Reserving of some social buildings to be used by the poor when needed,

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- Increase housing allowance for large families,
- Application of “from tenant to landlord” model,
- Housing measures should be more flexible for immigrants, and
- Improving housing quality and living milieu for low income people.