



LIVE 10:00 (CET)

Please, use the chat for comments and the Q&A for questions



EUROPEAN UNION
European Regional Development Fund



#right2housing

@UIA_initiative
@URBACT



A call for long-term political commitment

Thursday 22nd April



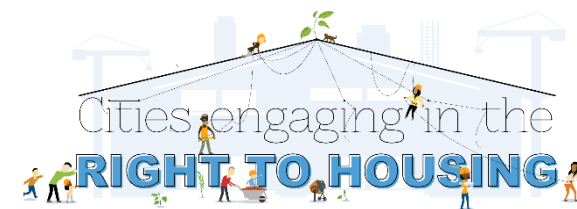
EUROPEAN UNION
European Regional Development Fund



#right2housing

@UIA_initiative
@URBACT

Programme




10h00 - 10h05	Welcome and Introduction , <u>Raffaele Barbato</u> , Project Unit Coordinator, UIA
10h05 - 10h20	The journey of Cities engaging in the right to housing <ul style="list-style-type: none"> • <u>Laura Colini</u>, UIA-URBACT expert and senior researcher
10h20 - 10h50	For a Post-Pandemic Right to Housing, presentation followed by Q&A <ul style="list-style-type: none"> • <u>David Madden</u>, PhD, Professor in sociology, Co-Director Cities Programme, London School of Economics and Political Science
10h50 - 11h10	The right to housing in cities <ul style="list-style-type: none"> • <u>Floresbela Pinto</u>, Cabinet of Paula Marques Deputy Mayor for Housing and Local Development, City of Lisbon, Portugal • <u>Derkien De Baets</u>, ICCARus project, City of Ghent, Belgium
11h10 - 11h30	Housing, a human and social right: the EU commitment <ul style="list-style-type: none"> • <u>Ciarán Cuffe</u>, Member of European Parliament, The Greens • <u>Nuno Serra</u>, Geographer and Researcher, and Advisor for the Portuguese Ministry for Infrastructure and Housing
11h30 - 11h45	Next steps <ul style="list-style-type: none"> • <u>Merja Haapakka</u>, DG for Regional and Urban Policy, European Commission • <u>Raffaele Barbato</u>, Project Coordinator, UIA • <u>Nuala Morgan</u>, Head of Communication and <u>Capitalisation</u>, URBACT



The journey of Cities engaging in the right to housing

Laura Colini, UIA-URBACT expert and
senior researcher

@lauracolini 

#right2housing

@UIA_initiative

@URBACT

“The right to adequate housing is more than having a roof over one’s head, it is the right to live in safety and dignity in a decent home.”

Special Rapporteur on the right to adequate housing <https://www.ohchr.org/en/issues/housing/pages/housingindex.aspx>

HOUSING

UIA-URBACT joint initiative



#HOUSING #RIGHTTOHOUSING
@UIA_INITIATIVE @URBACT

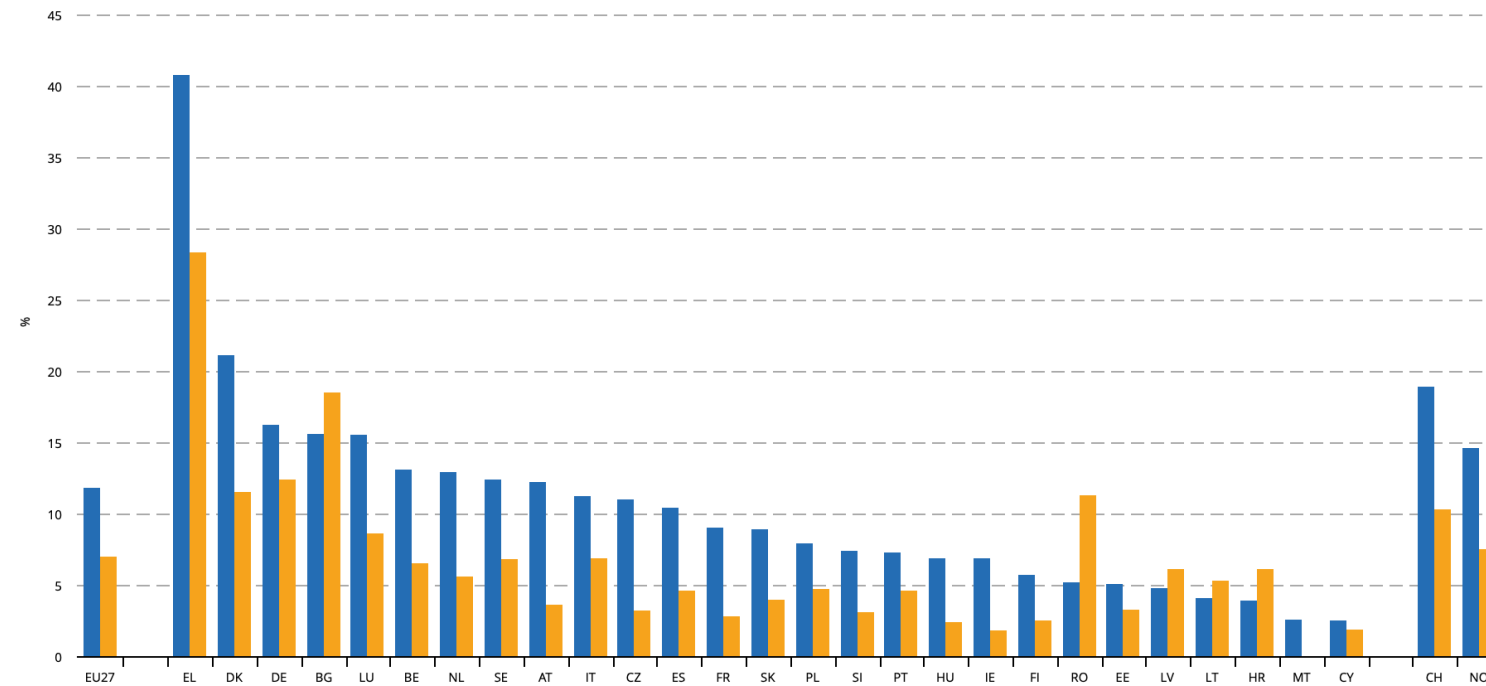


1 out of 10

Spends more than 40% of their income for rent

Housing cost overburden: cities or rural area, 2019

(in %)



☒ Cities ☒ Rural areas

For the definition of housing cost overburden rate, click [here](#).

Source: Eurostat - [access to dataset](#)

+13%

Average rent increase 2010-2019 with peaks in Estonia and Lithuania

+19%

House prices up by in the EU between 2010 and 2019

+70%

More than a decade ago- people sleeping rough

700 000

People sleeping rough or on emergency accommodations every night in EU

A history of chronic inadequacy

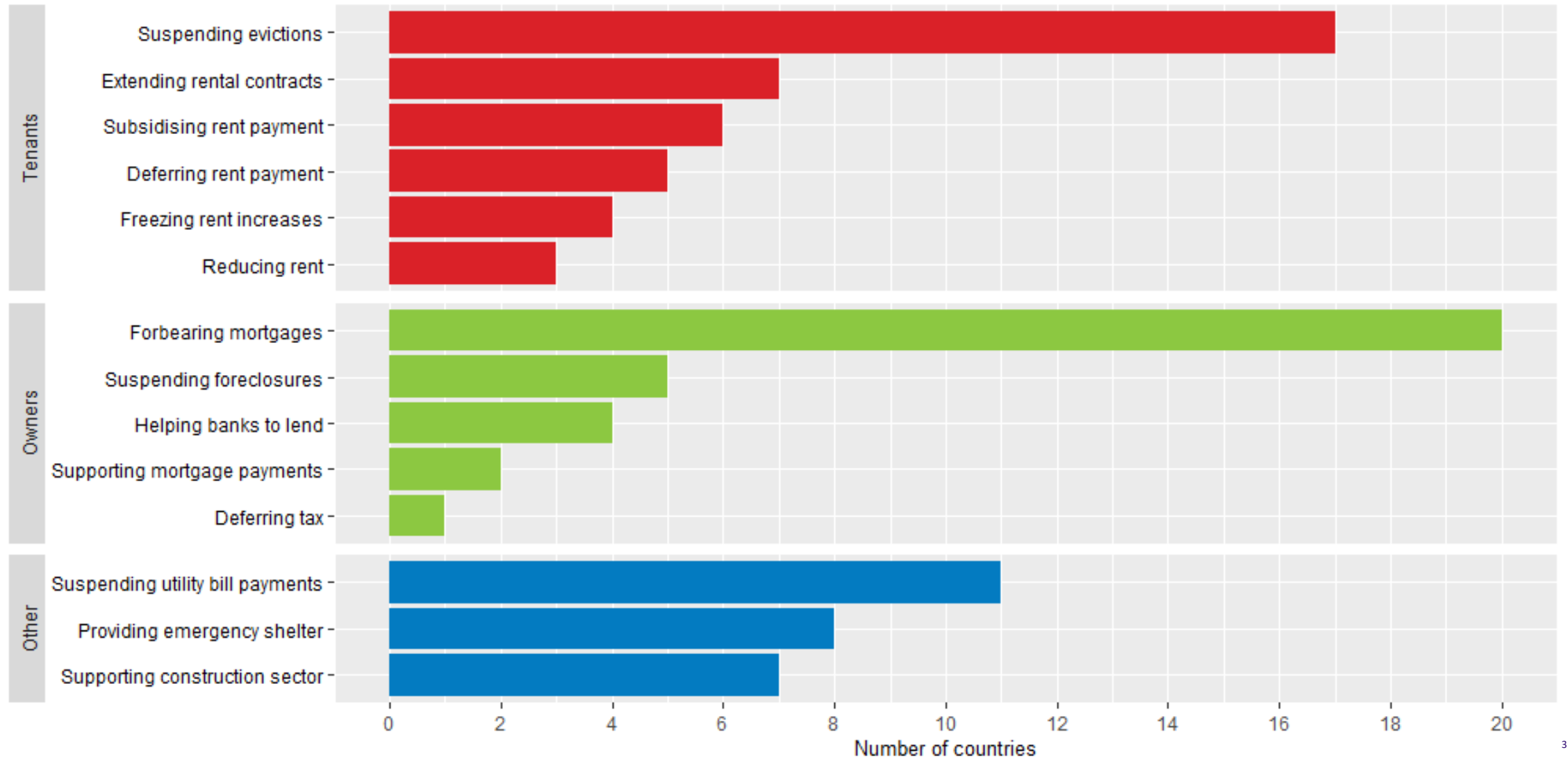
Structural strategies of dispossession and displacement

- Abandonment of the role of governments at different scales in securing housing rights
- Renoviction
- Gentrification
- Eviction
- Privatisation & Financialisation of land and housing
- Reinforcement of gender gaps
- Discrimination and segregation
- Criminalisation of poverty
- (racialized, institutionalised, perpetuated-) Violence of erasure, peripheralization and banishment

“Neither inevitable nor unstoppable”

[Leilani Farha](https://www.theguardian.com/society/2020/dec/10/homelessness-rising-but-neither-inevitable-nor-unstoppable) and Juha Kaakinen, Homelessness is rising, but it is neither inevitable nor unstoppable
<https://www.theguardian.com/society/2020/dec/10/homelessness-rising-but-neither-inevitable-nor-unstoppable>

COUNTRIES HAVE INTRODUCED AN ARRAY OF RELIEF MEASURES



A housing disease

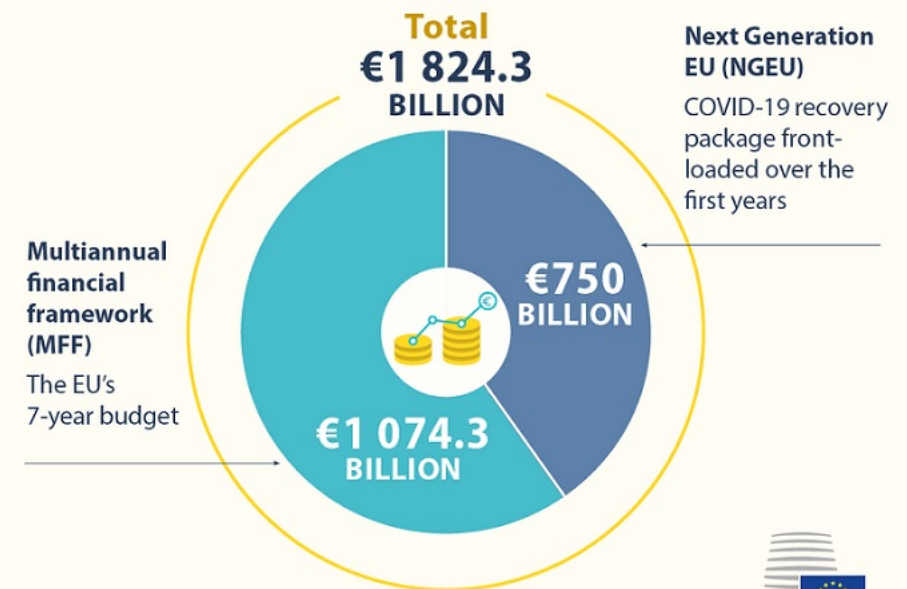
- Association between evictions and COVID-19 incidence and mortality (car
nfer, et al. 2020, Expiring Eviction Moratoriums and COVID-19 Incidence and Mortality; Evictions Caused More Than 10,000 COVID deaths-https://www.curbed.com/2020/11/evictions-caused-covid-deaths.html?fbclid=IwAR12zqXjylfGuWPqYoV0kUuxw5_coGEetO59-yhbT4l3fsqOdYbnqrU4IAY
- Association between housing overcrowding and incident of death
(https://www.insidehousing.co.uk/insight/insight/the-housing-pandemic-four-graphs-showing-the-link-between-covid-19-deaths-and-the-housing-crisis-66562?fbclid=IwAR0wPnyQsnLpcuqqeDy-7YGJQv08P5PKBeltEHFuWQD_4LrntEQzl53Vru4)
- Disparities on how the moratoria have been implemented (in some cases when moratoria were adopted evictions still took place) European Action Coalition, Organizing for housing justice in times of the Covid-19 Pandemic <https://housingnotprofit.org/resources/brochures-booklets/>
- National Association of Realtors has sued the Federal state for the eviction ban (USA)

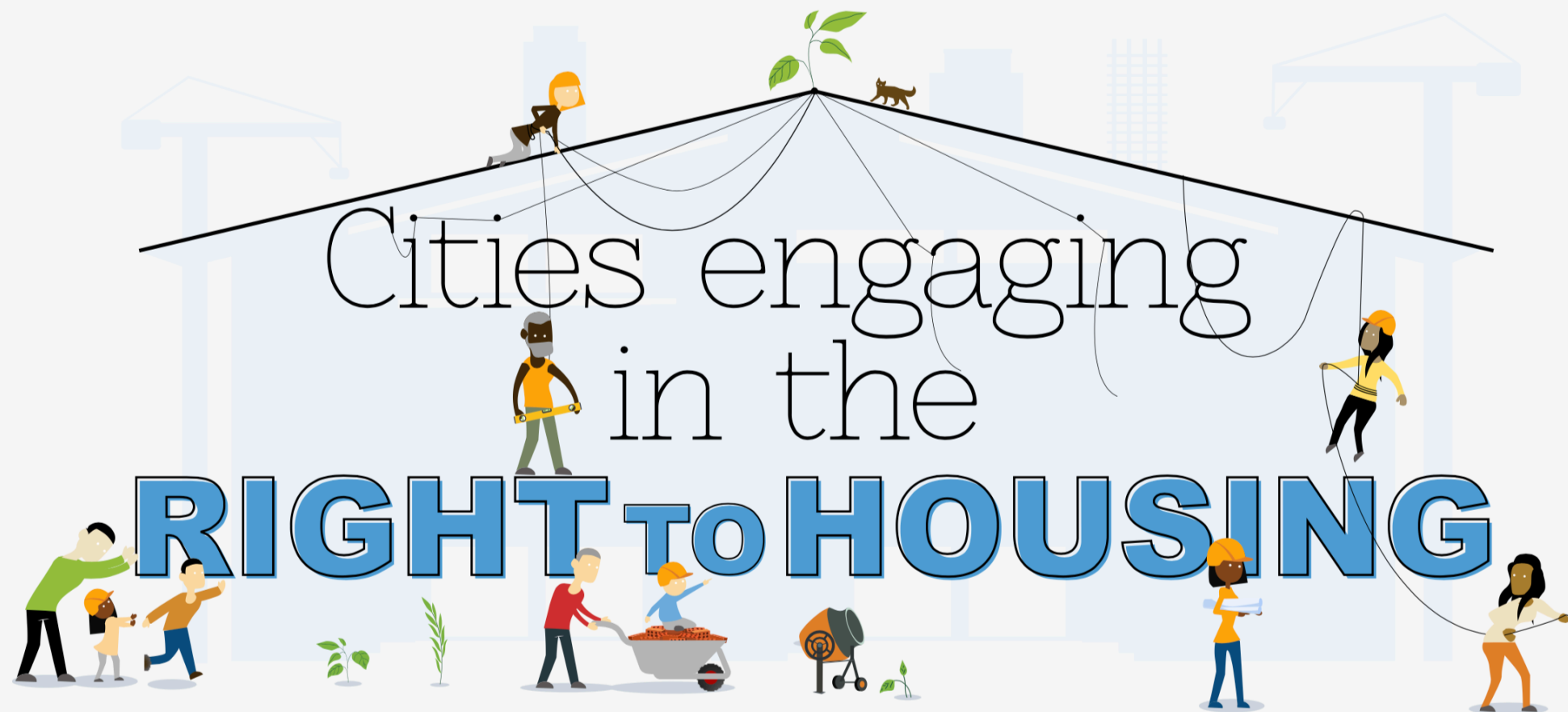
-30%

compared to 2019, in 2020, revenues plunged from \$4.8 billion to \$3.4 bn (from €4.07 bn to €2.89 bn).
<https://news.airbnb.com/airbnb-fourth-quarter-and-full-year-2020-financial-results/>

- European Commission, points at a 9,5% decrease in GDP in 2020 (July 2020)
- CP 6% of ERDF dedicated to Urban development > EUI
- Every MS will have to invest at least 25% of its ESF+ resources in social inclusion
- FEAD at least 3% to be spent per MS to support homeless people moving into housing (by paying for equipment)
- MS where the rate of children at risk of poverty or social exclusion is above the 2017-2019 EU average (23.4%) will have to spend at least of 5% of their ESF+ on actions for children's equal access to several services including decent housing
- European pillar of social rights_ Portuguese presidency
- EP resolution- report on adequate and affordable housing jan 2021
- Green Deal/ Renovation Wave will see National Recovery plans investing in social housing related (energy retrofiting FR, refurbishments IT, housing for elderly ES et al)
- The Affordable Housing Initiative (AHI) that will pilot 100 lighthouse renovation districts focuses on creating quality, liveable, affordable homes for people and will mobilise cross-sectoral project partnerships.

EU budget 2021-2027 and recovery plan





A dysfunctional urban agenda

We are living a global housing crisis. Though experiences differ between cities, everywhere has seen a **shift of paradigm**. Social policies and state interventions no longer provide adequate accommodation to all citizens. Instead, **housing became first a commodity and then a financial asset in the global market**.

◀ NO ONE LEFT
BEHIND



COLLABORATIVE ▶
HOUSING

When housing becomes a tradable asset, through the process of commodification, **financialisation turns homes into vehicles for global investment**, with cash flowing through intricate chains of wealth production. The result: overvalued housing markets that price residents out of their own homes. This financialisation process is dominated by international corporations and private equity firms, but it is also strongly anchored in local markets, and affected by the actions – or inaction – of local governments.

The commodification and financialisation of housing has accelerated over the last two decades as governments sell off public social housing, and land for private development, while also retrenching welfare systems.



Fair Finance Podcast 🔊

MATARÓ

A city-managed tenants' cooperative

There is a dramatic shortage of affordable housing in the city of Mataró (ES), where rents have risen by 27% since 2016. With just 265 units, the city's social housing is far from meeting demands : 1400 households are currently on the waiting list. Meanwhile, some 3500 properties sit empty because their owners do not have the resources to

▾ MORE

[MORE INFORMATION](#)

◀ NO ONE LEFT
BEHIND

COLLABORATIVE ▶
HOUSING



Fair Finance Podcast





< **NO ONE LEFT
BEHIND**

GHENT

A recurring fund to improve housing for 'captive residents'

Ghent (BE) suffers from a lack of affordable, quality housing for people with low income. In Ghent, 15.5% of inhabitants live in poverty, and housing solutions are limited. The affordable market segment for low-income citizens is shrinking quickly. As a result, Ghent counts 10 000 'captive residents', stuck in poor living conditions – in 6000 houses that are unsafe, of poor

▼ **MORE**

MORE INFORMATION

**COLLABORATIVE >
HOUSING**



Fair Finance Podcast 🔊



< **COLLABORATIVE
HOUSING**

GHENT

Aiming for zero homelessness and affordable housing for all

Ghent leads the URBACT ROOF network of nine EU cities working together to eradicate homelessness using the 'Housing First' model. Ghent is also active on migration inclusion, and its local project 'Refugee Solidarity', 'a pro-active approach for welcoming refugees, starting the integration process from day one' has been labelled good practice by URBACT.

✓ **MORE**

URBACT ROOF NETWORK

UIA ICCARUS PROJECT

**FAIR >
FINANCE**



< **FAIR
FINANCE**

BRUSSELS

Community Land Trust as an alternative to real estate speculation

CALICO is an intergenerational, collaborative, care housing project co-managed by Brussels Logement regional authority and Community Land Trust Brussels (CLTB).

Launched in 2018, CALICO secures the affordability of a multi-storey building, with apartments shared among three partners: CLTB; a feminist association;

✓ **MORE**

WATCH THE VIDEO

**NO ONE LEFT
BEHIND**



Collaborative Housing Podcast

< NO ONE LEFT
BEHIND



Housing Fair Finance

Web conference #3

URBACT- UIA Joint Knowledge initiative

Cities engaging in the right to housing

Please use:

- ✓ the chat for comments
- ✓ the Q&A for questions

Moderated by Laura Colini,
UIA and URBACT expert



EUROPEAN UNION
European Council, European Parliament, European Commission, European Court of Justice, European Court of Auditors

@UIA_initiative
@URBACT
#Right2Housing

What next?

- Responses with urgent measures
- Prepare for long term investments
- Reinforce accountability on communities and movements fighting against housing precarities
- ...Growing demands on public social adequate and affordable housing post-pandemic

Thanks


To listeners, organisers, volunteers, supporters who dedicated their free time

**Thanks for the inspiring suggestions and passionate inputs
to the EU UA Housing coordinator and all the people working who joined the online conferences for International Union of
Tenants, FEANTSA, Housing Europe, Eurocities, JRC, CNRS, OECD, CLTB, co-city Berlin, University of Delft, INURA,
Observatory Against Economical Crime, cities representatives, EU COM DG region and individually to K.van Sparrentak,
K.Cuffe, R. Rolnik, D. Madden and F. Schmit**

**and a special thank to the team of the EU programmes URBACT and UIA and their experts who worked for the first time together:
Raffaele Barbato, Nouhaila Bouhout, Amelie Cousin, Alice Fauvel, Luis Hanco, Amy Labarriere, Nuala Morgan, Ruth Owen,
Levente Polyak, Ophelie Tanguy, Ivan Tosics and OV media.**

Getting Inspired, presentation followed by Q&A

David Madden, LSE, associate
professor in Sociology

@davidmadden 



A mural by the street artist Stik on the side of Charles Hocking House, Acton, West London. The building has since been demolished. Source: *Street Art News*, 21 November 2014.

In this short talk, I want to discuss how the pandemic is impacting the housing question and the prospects for a right to housing. **The pandemic makes a real right to housing more important than ever. It is also shaping the political environment surrounding housing, creating opportunities as well as risks.** To make these points, I'll be drawing on some things I've written recently about urbanisation, housing and the pandemic, as well as secondary sources.

The urban process under covid capitalism

David Madden

The covid-19 pandemic is a public health crisis, but it also fits into a broader pattern of capitalist crises and bears their tell-tale sign: a widening, painful divergence between that which is socially necessary and that which is economically viable. From housing and health care to social infrastructure and basic working conditions, the political-economic status quo has been revealed as incapable of meeting the needs of everyday life. Urbanisation is not coming to some kind of lugubrious end, as many commentators were argu-

Our cities only serve the wealthy.
Coronavirus could change that

David Madden

Urban spaces have always catered to the needs of the elite but the community reaction to the pandemic shows it doesn't have to be this way

Disaster Urbanization: The city between crisis and calamity

David J. Madden
London School of Economics and Political Science

Abstract

This paper asks what critical urban theory can add to the sociology of disasters. If the fundamental insight of disaster studies is that there's no such thing as a natural disaster, the starting point for critical urban studies is that capitalist urbanization is a disaster waiting to happen. Disasters are promoted and inflected by the specific forms of crisis and vulnerability created by neoliberal urbanization. Disasters are also ways in which urban space is produced and remade, in a process that can be called disaster urbanization. A critical account of the relationship between contemporary urbanization and disaster can help us better understand the disaster-prone, unevenly urbanizing future.



It will come as no surprise to anyone here that covid-19 arrived in cities and housing systems that were already in crisis.

The pre-existing housing crisis

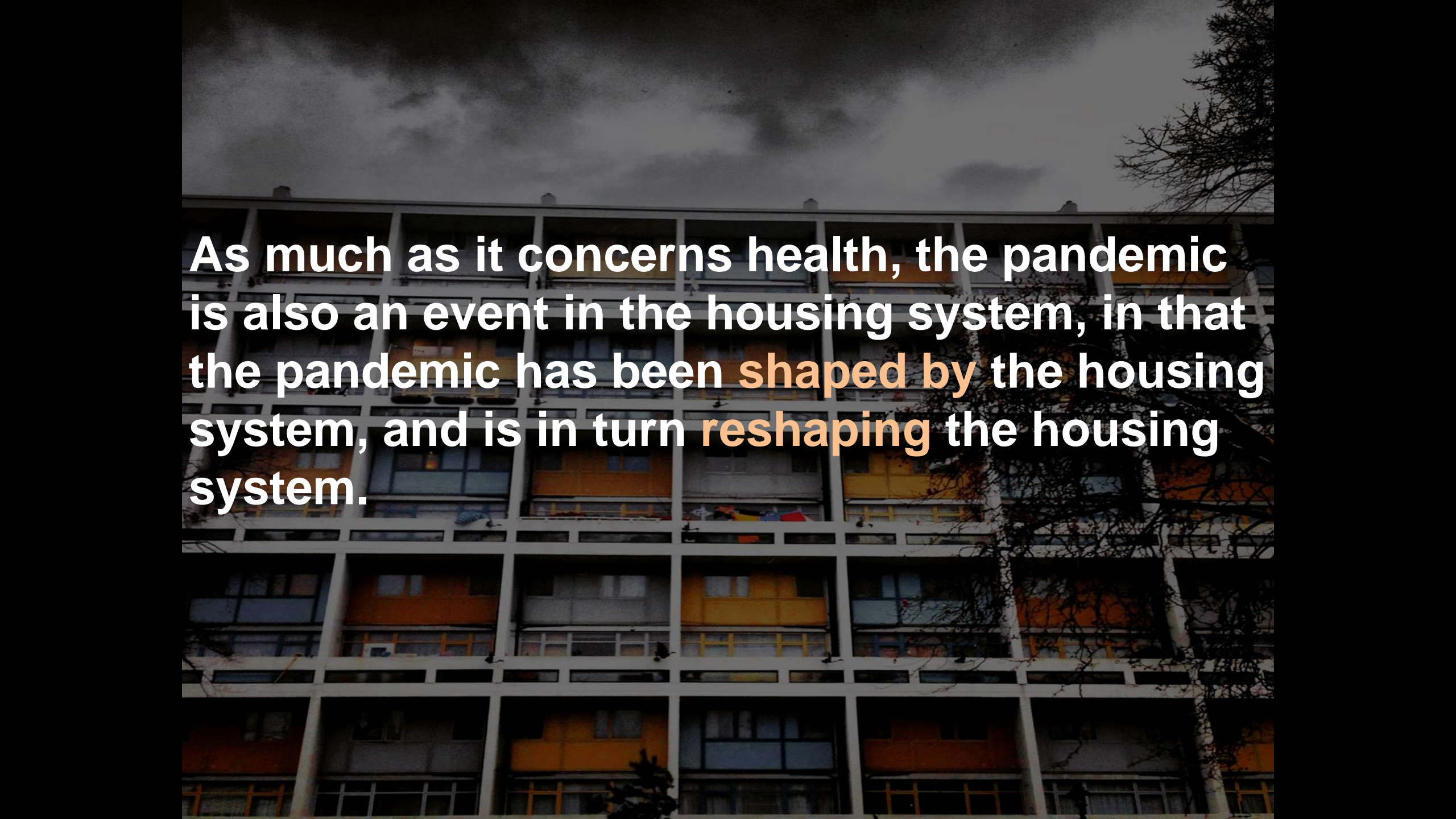
Signs of the pre-existing housing crisis include:

- Residential unaffordability and inaccessibility across various tenures
- Precarity and residential insecurity, exemplified by insufficient tenancy rights, homelessness, and other issues
- Displacement at multiple scales
- 'Crisis of care' and social reproduction

The pre-existing housing crisis

...These were driven by factors such as:

- Growth of wealth and income inequality, which is racialised and also intersects with other inequalities
- Privatisation of social housing and the neoliberalisation of the state
- Financialisation and the restructuring of real estate capital

A photograph of a multi-story apartment building with a grid-like facade. The building has many windows and balconies, some of which are enclosed with orange or yellow panels. The sky is overcast and grey. The text is overlaid on the left side of the image.

As much as it concerns health, the pandemic is also an event in the housing system, in that the pandemic has been **shaped by** the housing system, and is in turn **reshaping** the housing system.

A health crisis meets a housing crisis

Obviously the pandemic is still unfolding. But it has clearly impacted the housing question in numerous ways, including:

- Prioritisation of rentiers over workers
- The build-up of arrears and debt
- Opportunistic 'crisis financialisation'
- New formations of urban risk
- New interfaces between home and work
- So-called 'K-shaped' recovery

A new housing politics?

At the same time, in many ways the pandemic has shaken up the political settlement around housing:

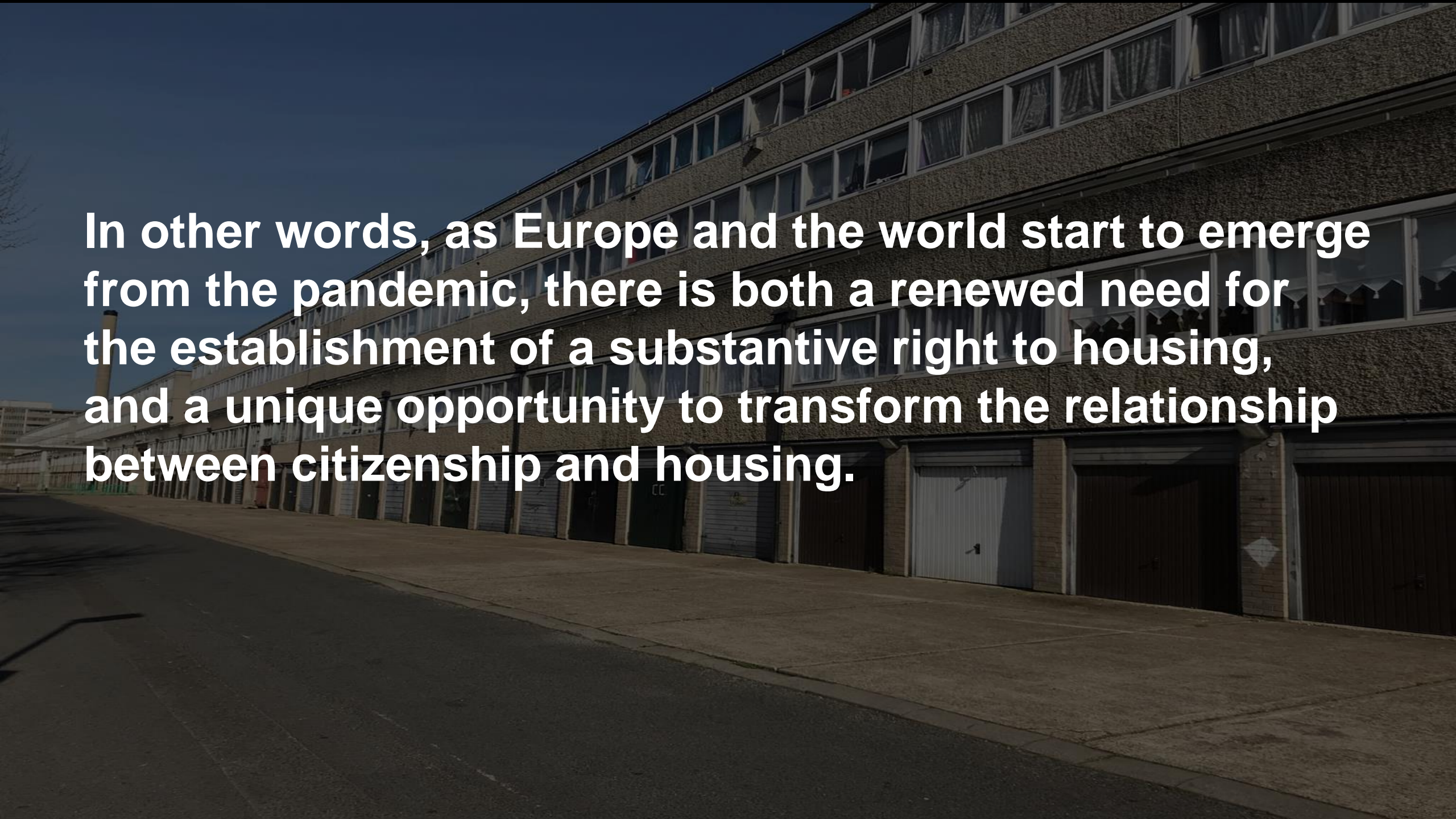
- The link between housing and health is now unmistakable
- New politics of public debt
- New understanding of what's feasible, regarding homelessness, evictions, and much else

According to the University of British Columbia Housing Research Collaborative's *Covid Housing Policy Roundtable Report* (principal author: Carolyn Whitzman, November 2020), new housing policies adopted during the covid pandemic sought to:

- dampen the spread of COVID-19 through housing-related measures
- improve health outcomes of marginalized communities
- 'build back better' by using COVID-19 as a 'wake up call' to improve adequate housing

COVID Housing Policy Roundtable Report

November 2020



In other words, as Europe and the world start to emerge from the pandemic, there is both a renewed need for the establishment of a substantive right to housing, and a unique opportunity to transform the relationship between citizenship and housing.



So what should a post-pandemic right to housing look like?

A post-pandemic housing strategy

- Pursue recovery from the pandemic as transition to a different kind of housing system
- Underscore the ways in which rent has exacerbated the pandemic's impact
- Build from the new public understanding of what and who is 'essential'
- Draw on the new public understanding of the importance of home

Post-pandemic housing risks

In addition to opportunities for establishing the right to housing, there are also risks:

- That recovery will take the shape of new waves of gentrification and displacement
- That new attempts at bolstering social housing will be dwarfed by a new phase of financialisation
- That pandemic-driven xenophobia and anti-migrant politics are integrated into the housing system
- That a new post-pandemic move towards austerity will eventually take hold and cash-strapped local governments will make deep cuts to housing

Establishing a post-pandemic right to housing will be one of the central tasks in the recovery and after. But housing cannot be seen in isolation from other political and economic issues. Establishing a real right to housing will require multi-issue alliances and action at all scales, from the neighbourhood to the municipality to the national and transnational.



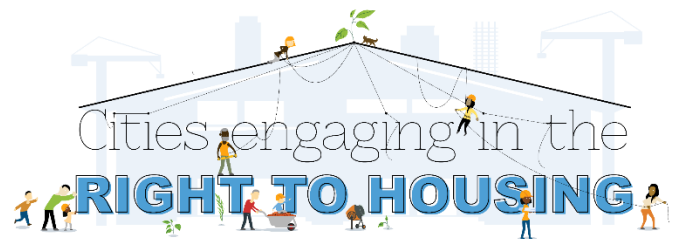
Martha Rosler, *Housing Is a Human Right*, Time Square, New York, 1989.

Source: *e-flux*, 28 January 2016.



The End
Thank you

Email: d.j.madden@lse.ac.uk
Twitter: [@davidjmadden](https://twitter.com/davidjmadden)



Q & A

#right2housing

@UIA_initiative

@URBACT

The right to housing in cities

- April, 22 - City of Lisbon
- Floresbela Pinto, City of Lisbon, Housing and Local Development

Lisbon's Local Housing Program



LHP

Mission And Goals

Improving the city

A - Improve the quality of housing (public and private)

B - Improve the quality of urban life and territorial cohesion

C - Promoting Social Cohesion

Attracting new population

D - Matching supply with demand for housing

E - Saving Resources (time, energy, money)

Moving from crisis to opportunity

F - Give priority to rehabilitation

G - Ensure the soil needed to re-inhabit Lisbon

H - Promoting Open Administration



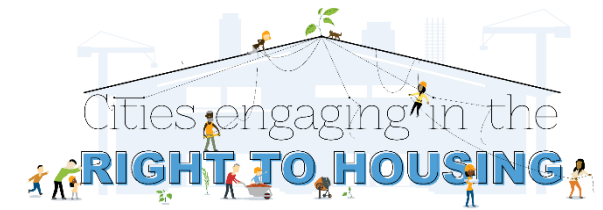
#right2housing

@UIA_initiative

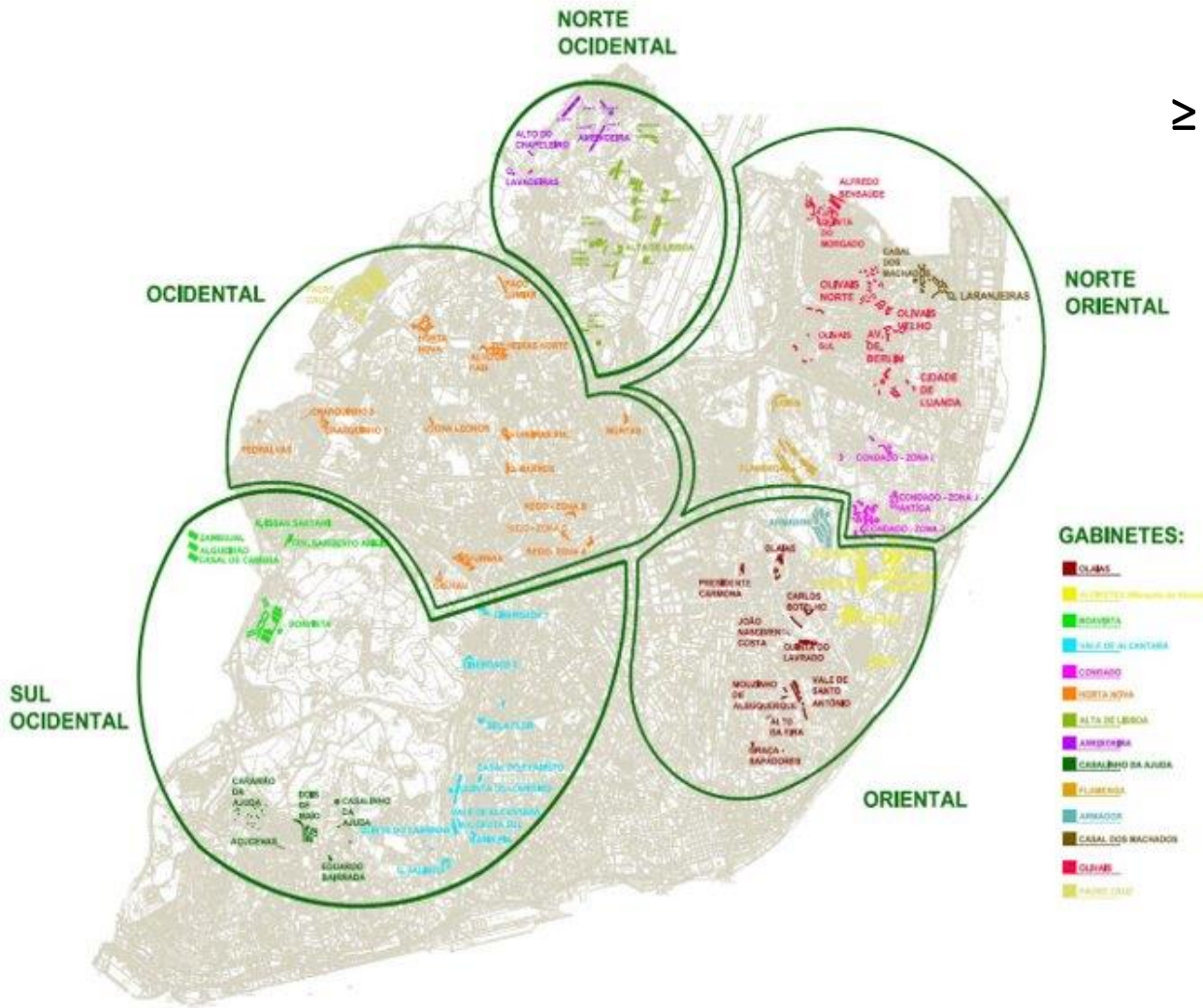
@URBACT

Lisbon's municipal housing

CML/GEBALIS, EM



≥ 75 thousand inhab./ Lx 505 thousand



- 22.621

Houses in Public Neighb.

- 3.081

Houses in Dispersed Property

- 1.422

Non-residential Spaces

- 7000

New units in progress

- 5 Intervention Zones

- 73 Public Neighb.

Average technical rent – 275€

Housing: Yearly new applicants - ≥ 2.500



Major strategic housing programmes



- Social Rent Municipal Housing
- Affordable Rent Program – LisboaPRAtodos
- Support solutions for transitional housing
- Municipal lease subsidy
- New construction
- Integrated Program - Renewal of Municipal Districts
- Secure Rent Income
- Zone limits for short term rental projects



Websites



Municipality of Lisbon

<http://www.cm-lisboa.pt>



Housing and Local Development

<http://habitacao.cm-lisboa.pt>

Housing Access Platform

<https://habitarlisboa.cm-lisboa.pt/>

#right2housing

@UIA_initiative

@URBACT



Right to housing in Ghent

UIA-project ICCARus

Improving housing conditions for captive residents in Ghent

Derkien De Baets

#right2housing

@UIA_initiative

@URBACT

Right to housing in Ghent



#right2housing

@UIA_initiative

@URBACT

ICCARus – an answer for captive owners

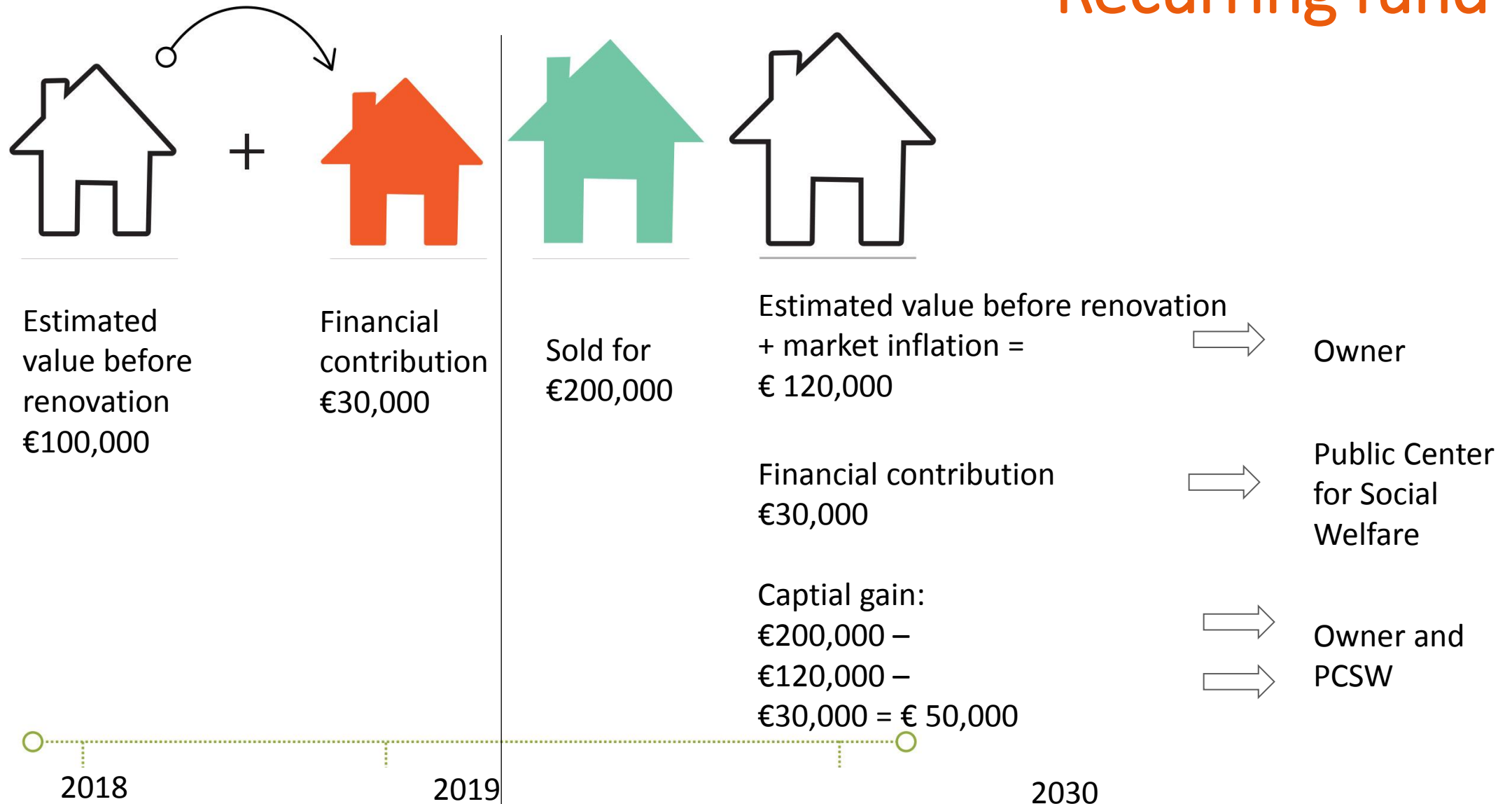


#right2housing

@UIA_initiative

@URBACT

Recurring fund



GENT KNAPT OP



EUROPEAN UNION
European Regional Development Fund



#right2housing

@UJA_initiative
@URBACT

Housing, a human and social right: the EU commitment

Ciarán Cuffe, Member of European Parliament, The Greens
@CiaranCuffe

Nuno Serra, Geographer and Researcher, and Advisor for
the Portuguese Ministry for Infrastructure and Housing

What's next?

Merja Haapakka, DG for Regional and Urban Policy,
European Commission

Raffaele Barbato, Project Coordinator, UIA @rafbarb

Nuala Morgan, Head of Communication and
Capitalisation, URBACT, @nuala_connects



Thank you for your participation

right2housing.eu 🔍



EUROPEAN UNION
European Regional Development Fund



#right2housing

@UIA_initiative
@URBACT