



# **Housing the EU Youth**

Civil Society Roundtable Review

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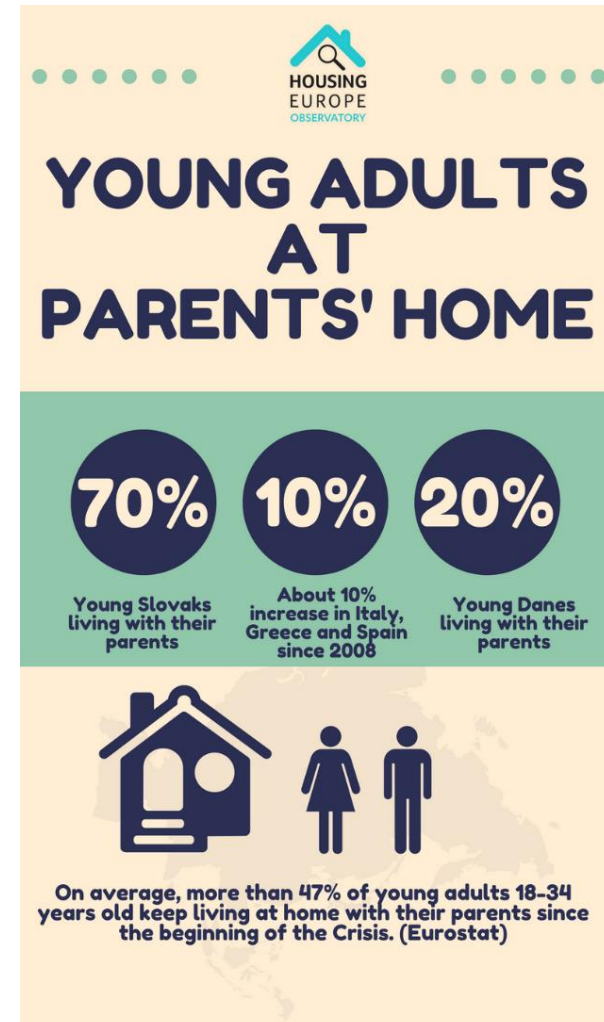
# Youth and housing in the EU

- Youth is not a homogeneous category with specific and 'static' characteristics
- No one-size fit all solutions
- But housing is key for wellbeing, autonomy, security, access to employment... for all – including youth
- Even more so as the GFC has hit youth the hardest (e.g. NEETs economic loss for the EU of about €142 billion a year)



# Young people living at parents home

- Almost half of young people aged between 18 and 34 in the EU lives at home with his/her parents
- Few young people live in the parental home in Nordic countries. On the contrary, this is very common in most Southern and Central-Eastern European countries.
- ...Impact of housing markets and/or changes in job market?



# Housing expenses

- On average 42% of young people aged between 16 and 29 who are at risk of poverty spend more than 40% of their income on housing, with the highest records in Greece, Denmark, the Netherlands, Norway



2 in 5 young people at risk of poverty are overburdened by housing costs



On average 13% of young people aged between 16 and 29 spend more than 40% of their income on housing.

# Quality of living conditions

- Often experiencing more problems with overcrowding as well as quality of the dwelling

## "FULL HOUSE"

### THE OVERCROWDING CHALLENGE



On average, 4 out of 10 people on low incomes aged between 16 and 29 in the EU live in a situation of overcrowding. The share varies significantly across countries, up to more than 7 out of 10 in **Romania, Slovakia** and **Bulgaria**.

# Housing challenges for Millennials

- Young people are being priced out of the city housing market
- Increasingly distanced from home ownership, many young people are turning to rental solutions ('Generation rent')
- leading to even more increases in rental prices, which in turn prevents saving for deposit
- 'Stay at home policies' in many MS
- Discrimination by landlords refusing to rent to young people based on their age or because they are receiving benefits or on a low income
- Youth homelessness is increasing in many EU Member States
- Lack of student accommodation in many cities and/or affordable options on the market

# Impact on inequality

- Housing at the heart of economic divides... even more so for future generations?
- *‘Availability and affordability of decent housing has become an important economic and social concern in the European Union (EU). This has accelerated in recent years, as housing price increases in metropolitan regions have often outpaced wage increases [...] **Young people and newcomers to cities are especially affected, while older generations owning homes in prime locations have benefited from the rise in the value of these assets.**’ [...] ‘Land and housing assets are a source of wealth inequality, have an important impact on spatial inequality, and **could potentially determine the degree of intergenerational mobility within a society**’*

(Source: World Bank (2018) Living and leaving: Housing, mobility and welfare in the European Union)

# Public, cooperative and social housing providers pave the way

- Offering affordable housing solutions to students
- Creating social mix and solidarity at local level
- Helping youth getting into work
- Empowering young residents through training and services
- Providing affordable housing for young professionals in tight housing market
- Applying innovative thinking to create living space for youth



# What works?

- The **housing markets are failing to answer needs of growing groups of the population**, youth being no exception: understand needs and respond with a range of options
- Investment in **building affordable housing** can help dealing with the shortage in housing stock which strongly impacts young people, especially in high-demand urban areas
- An effective approach to **empowering youth requires working in partnership and integrating** different services (e.g. employment/training!)

# The EU can help making this happen

- **Recognise and support the increasing role of public, not for profit and cooperative housing providers** in ensuring supply of affordable housing for youth and students (incl InvestEU?)
- **Review the link between housing and education**, the impact of housing affordability on levels of educational attainment at all educational levels
- Consider the link between the **availability of affordable housing, mobility and access to jobs**
- **Investing in social inclusion of youth** including measures such as the provision of long-term **housing, related social & care services** as well as training & education.

... Read the briefing 'Housing the EU Youth' at  
<http://www.housingeurope.eu/resource-1081/housing-the-eu-youth>



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