

Public Housing in France

Some facts, causes, consequences

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What is Public Housing in France?

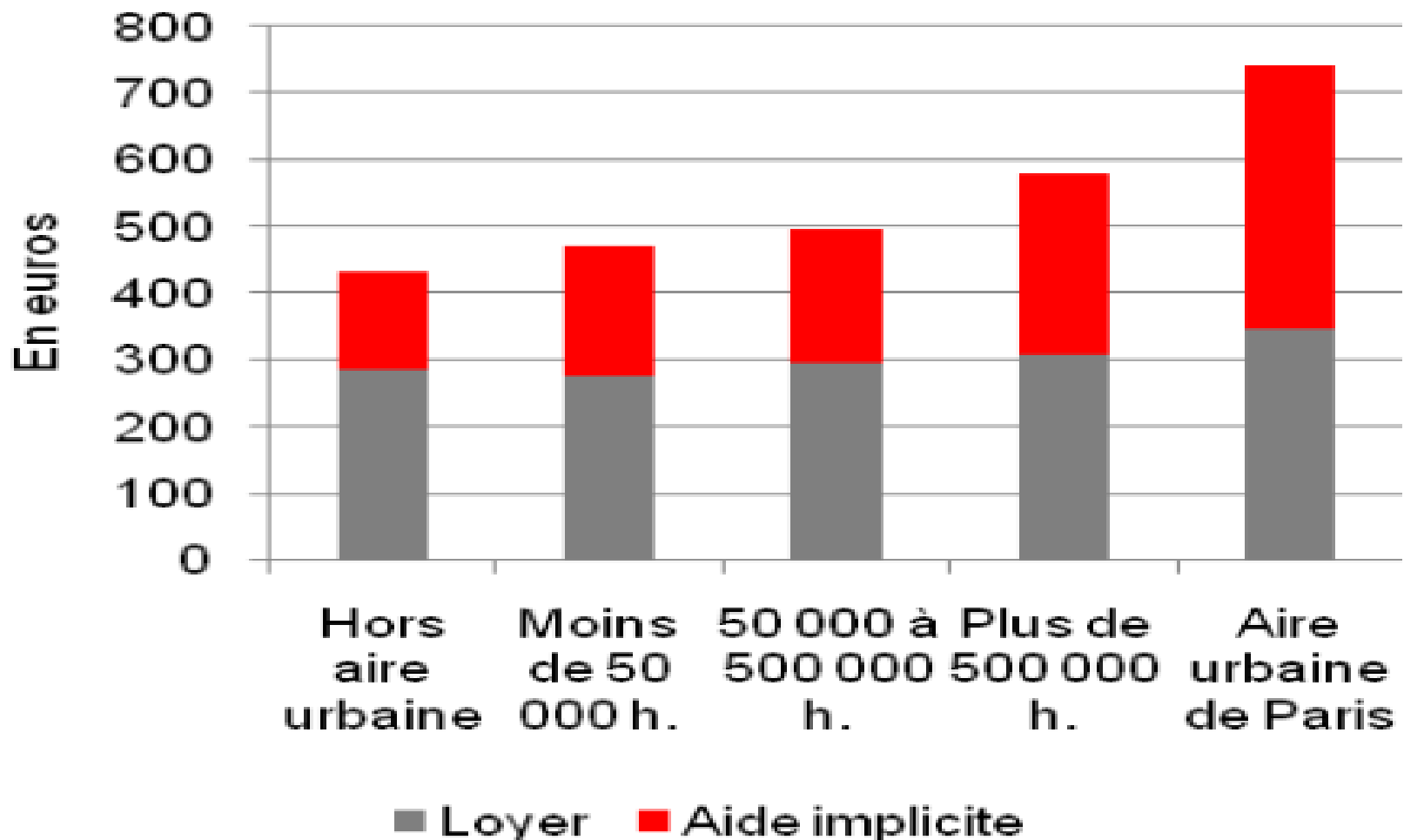
- **Public housing** or social housing in France (French : *logement social*, also called by generalization *Habitations à loyer modéré* or *HLM*) is a central, local or social program designed to provide subsidized assistance for low-income and poor people.
- The social housing sector in France accounts for about **18,4%** of the stock.
- About **1,6%** of the French GDP is dedicated to social housing, though the demand is around **2%**.



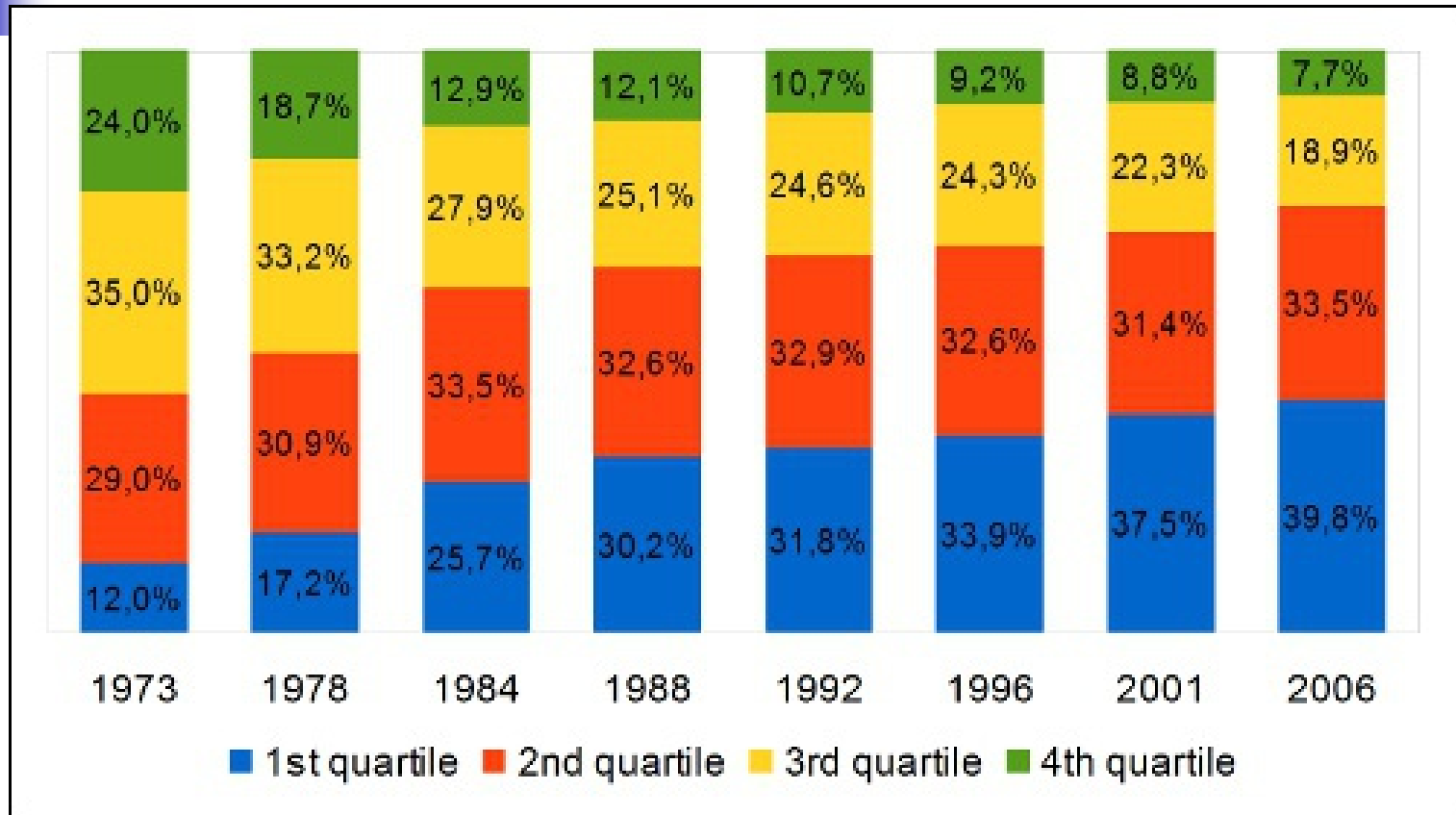
Housing Traditions in France

- France has one of the longest traditions of social and state intervention in the housing market, since 1775!
- Royal Saltworks at Arc-et-Senans was built with a part dedicated to house workers.
- In the 19th century the *cités ouvrières* (company towns) appeared, inspired by the Phalanstère of Charles Fourier.
- After World War II the Government launched a huge construction plan, including the creation of new towns ("*villes nouvelles*") and new suburbs with HLM.
- France still retains this system, a law of 1998 making it an obligation for every town to have at least 20% HLM.

Répartition des loyers HLM et des aides implicites selon la taille de l'aire urbaine



Income distribution of social-housing tenants between 1973 and 2006



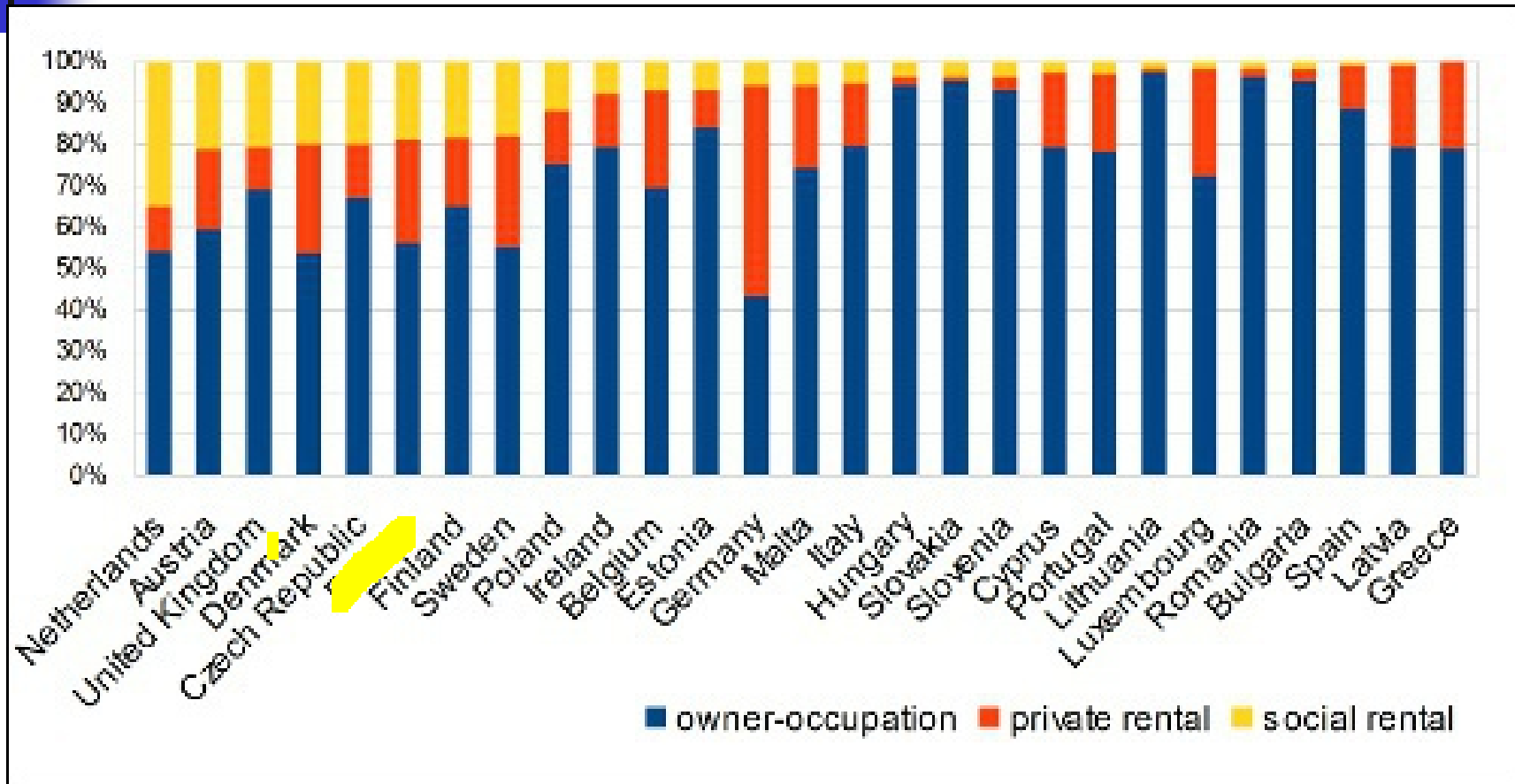
Source: INSEE [French National Institute of Statistics and Economic Studies], analysis by the USH.

The public and social housing in 9 European countries

Country	Number of residences per 1,000 inhabitants
Netherlands	147
Austria	102
Denmark	102
Sweden	95
United Kingdom	85
France	69.2
Germany	27
Italy	18
Spain	3

➤ France had 4,576,100 *HLM* as of 01/01/11

Housing in the 27 EU member states

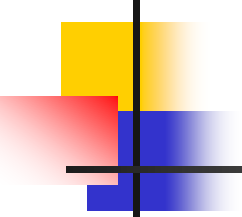


Source: CECODHAS Housing Europe, 2007



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- Фондов развития?



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- Адресное развитие сфер промышленности, сельского хозяйства
- Увеличение занятости населения, стимулирование малого и среднего бизнеса



Summary remarks

- Although there is no single European model for social housing, there are nevertheless a number of common trends and features in most countries in Europe: delegation to local government, a new focus on fragile populations, reductions in the proportion of social housing.
- In France, the welfare state is tending to break with its “universalist” vocation in order to target action on increasingly vulnerable populations.
- The expectations for new housing for 2013: 280k-300k instead of 500k (the lowest level for 50 years!)