

HOW TO MAKE IT HAPPEN

At a time when many countries are at a crossroads regarding their housing policy, it has to be ensured that they choose the right path for this transition. Housing and housing-related policies have to deliver concrete results at a much faster pace. An holistic approach to migration must address accommodation & housing from a number of perspectives:

- **THINK AND MAKE THE CITY OF TOMORROW**

In the framework of the cohesion policy 2014 - 2020 (European Structural and Investment Funds) more than the already available **351.8 million Euros** should be spent on urban and social regeneration of cities, integrated urban development, and change of use of empty buildings. The **Asylum, Migration and Integration Fund (AMIF)** should further finance accommodation, social integration and urban development in EU member states with regard to the integration of asylum seekers in communities in order to avoid housing refugees neither in places with no job prospects, no social services nor in places with already high level of segregation.



- **MORE SUPPORT TO BUILD AFFORDABLE HOMES MORE QUICKLY**

There is a bigger need than ever to learn from best practices, what are the approaches in different member states to overcome obstacles in the quick and cost effective construction of new dwellings. Regarding the long term finance of new construction of dwellings, the **European Fund for Strategic Investments (EFSI)** should be mobilized as a way to step up the activities of national public banks or other agencies in the field of affordable housing.

- **PROVIDE ADEQUATE SUPPORT AROUND SUSTAINABLE AND PERMANENT HOUSING**

Housing providers can help strengthen local acceptance and will be decisive in preventing extremist reactions and in breaking down stereotypes. Safeguarding the liveability of neighbourhoods and fighting segregation is part of the daily work of many social and affordable housing providers in the EU. However, housing providers will only be able to do their part if the various components of the welfare state are properly functioning and funded: education, health and employment measures must be applied to support the smooth integration of refugees.

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THE COMMUNITIES OF OUR FUTURE HOUSING, MIGRATION AND INTEGRATION

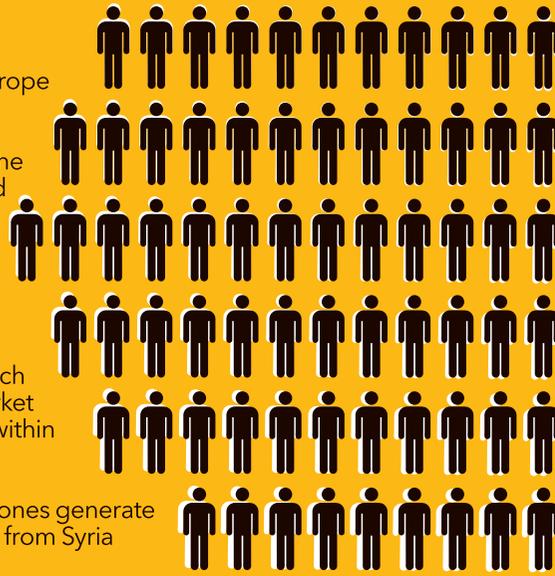


Better EU policies for more and better homes.
Housing Europe builds on what works.

A NEW REALITY

Large scale migration towards and within Europe is the new norm for many reasons such as:

- Climate change and drought reshape the environment in which people live in and trigger their search for resilient places to live in.
- The broad economic context of the recent years is changing the living conditions in many countries pushing more and more people to move in search of better quality of life. The internal market only accelerates these mobility trends within the EU.
- Imponderables such as emerging warzones generate refugee waves like the most recent one from Syria
- Those newcomers arrive in ageing European society that faces questions over the sustainability of their pension systems and welfare state in general.



SPOTLIGHT ON THE GROUND

- In France, currently asylum seekers cannot apply for social housing until they have an identification document and a residence permit. Within the social housing stock, it is estimated that about **30 - 40.000** units are empty and ready to house refugees. Our member, USH, will work on a case by case basis with local authorities to establish integration programmes.
- In Germany, the migration challenge with more than **1.000.000** people entering the country must be added to the existing housing shortage in metropolitan areas and in university cities. Our member, GdW has issued 3 key demands that would make addressing the growing needs easier:
a) temporarily lowered standards & accelerated procedures; **b)** ensuring social support; **c)** considerably more cost-effective construction.
- Sweden has been for years one of the countries in Europe receiving the highest proportion of asylum seekers compared to its population. By the end of 2015, the country had received between **140.000** and **190.000** asylum seekers. Most Swedish municipalities lack both temporary and permanent housing solutions. Our member, SABO has managed through framework agreement procurements of Kombohus to cut construction costs while reducing energy demands, showing the way forward.



THE INTEGRATING ROLE OF HOUSING PROVIDERS

Part of the daily job of social housing providers is to understand tenants' needs and provide early support, which could take various forms: from employment and skills training to advice on welfare support and direct care provision. They already cooperate with a wide range of stakeholders from various sectors, including health and homelessness, within the community, even more now that communities and neighbourhoods are hit by unemployment and poverty as well as new migration flow.

In Lyon, France

The **Accelair** programme was launched in 2002 within the framework of EQUAL and aims at fostering social and professional integration of refugees through a coordination response providing access to employment, training and housing. (bit.ly/1TCowBy)

In Bradford, UK

Horton Housing Association in Bradford works closely with partners including Bradford Council, private landlords, schools, its own training centre and other training providers and the Job Centre to make sure people coming to the city are given a warm welcome. The support offered includes providing suitable accommodation, access to education and health services, support with language skills and cultural orientation, and other housing-related support, including counselling, drop-in services and maintaining connections to family and friends. (bit.ly/1MR34TR)

In Rotterdam, Netherlands

The regeneration programme of the southern part of Rotterdam is a joint initiative of the Dutch government, the municipality of Rotterdam, local schools, hospitals, social housing bodies and the business community. Based on an integrated approach, founded around **3 basic pillars "School-Work-Living"**, the programme has already started delivering at a neighbourhood scale, such as in Afrikaanderwijk. (bit.ly/1jRGcWt)

UNDERSTAND RESIDENTS' NEEDS AND PROVIDE EARLY SUPPORT