



Invitation, October 3<sup>rd</sup>, 2011  
International Tenants' Day/UN World Habitat Day

Make it happen now!

# Affordable Rental Housing for the Young

Location: B-1040 Brussels, Committee of the Regions  
(CoR) Rue Belliard 99-101, Room JDE 51,  
9.30 – 17.00 h

**With the patronage of Libor Rouček, the Vice-President of the European Parliament**

The event will focus on the access of the young population in the housing market since one of the biggest problem in EU today. Young people are increasingly squeezed out of the housing market; affordable housing in both the private and social rented sector is in short supply and buying a home is out of reach of many. Because of this reason nearly 50 % of the young people (18-34 years old) in EU today, still live with one of their parents. Delayed adulthood as a social phenomenon produced by housing conditions is a problem that employment and social policies should take seriously, in terms of the potential negative effects it can have on family life, labour market mobility and employment rates. On the occasion of UN World Habitat Day/International Tenants' Day, IUT will debate about solutions to the housing shortage for young adults.

## 9:30- 10:15 Welcome and opening

**Gerhard Stahl**, Secretary General of the Committee of the Regions

**Sven Bergenstråhle** - President IUT- Young adults' right to live independently- consequences of the housing shortage for young people

**Ylva Westander**, IUT- Analyst, The housing situation of young people in Europe

## 10:15 -11:30 Panel 1 How to strengthen the housing market position of young people? Solutions at EU and UN level

To facilitate youth's housing transition is important that housing stock becomes diversified. Housing markets should offer not only owner-occupied housing, but also affordable rental housing. The recent sub-prime mortgage crisis in the United States clearly demonstrates how serious the risk of home ownership can be for those who couldn't afford it. Owner occupancy subsidies actually provoke the rise of housing prices, which consequently make it even more difficult for the young people to move to urban areas where also the supply of affordable rental housing is insufficient. Producing an adequate supply and diversity of affordable rental housing can help young people's housing transition and boost EU's labour mobility. In this panel decision makers and field experts will discuss how the EU policy could strengthen the position of the young people in the housing market and how a sufficiently large affordable rental sector would facilitate the spatial flexibility of the starters in the working market.

**Moderator: Rudy de Jong**, Vice President- CECODHAS Housing Europe

### Panel Discussion Input:

- **Hugo Priemus**, Professor of Housing, Delft University of Technology (NL) - How to strengthen the housing market position of young people?
- **Claudio Acioly Jr**, Chief Housing Policy Section, UN HABITAT Nairobi, Global Housing Strategy- strengthening the position of tenants
- **Karima Delli, MEP**; Vice-President of the Intergroup "Urban" (FR), The EU Parliament's strategy for youth housing inclusion
- **Alain Hutchinson**, Member of the Committee of the Regions, Member of the Brussels Parliament (BE), The CoR Strategy "Towards an European agenda for social housing"
- **Hella Dunger- Löper**, Permanent Secretary for Building and Housing, Berlin (DE), Berlin's solution for young people

## 11:15-11:30 Discussion Panel 1

11:30 -11:45 Coffee break

## 11:30- 13:00 Panel 2 Young peoples' housing exclusion

There is a shortage of affordable housing which would allow young people to move away from home and live independently. This shortage also represents a problem for the whole economy. If the job mobility is difficult to attain because of the lack of affordable housing, companies and institutions will not get the employees they seek and need. The same problem is there for those seeking to accomplish higher education and the lack of decent and affordable housing will hamper the intellectual capital of EU's Member States.

**Moderator: Freek Spinnewijn**, Director of FEANTSA

### Panel Discussion Input:

- **Kathleen Kelly**, Joseph Rowntree Foundation (UK), The consequences of the "debt tolerant society"
- **Tamzin Taylor-Rosser**, National Youth Reference Group Co-ordinator, Saint Basils (UK), Prevention of youth homelessness
- **Giacomo Magnoni**, Sindacato Inquilini Casa e Territorio, SICET (IT)  
The boomerang children: results from the survey conducted on affordable housing for young in Italy
- **Karol Szylo**, Polish Tenants Organization, Is heritage the only option to become housing independent?
- **Albert Arnau**, President of FAVIBC- Les Associacions de Veïns dels barris d'habitatges de promoció pública de Catalunya, Youth's housing exclusion and squatting in Catalunya

## 12:45-13:00 Discussion Panel 2

13:00- 14:00 Lunch Break, Atrium 5 of the Committee of the Regions (CoR)

## 14:00- 15:30 Panel 3 Housing diversity, solutions for young people

Is the existing social housing stock adequate to the needs of the young population and the demographic change of the society?  
Are large parts of affordable rental sector needed to facilitate spatial flexibility of the labour market and to recover from the current crisis?  
In this panel a range of possible policy measures that could be used to increase availability, accessibility, including more housing benefits; giving higher priority to the young in social housing and expanding student accommodation, will be considered.

**Moderator:** **Sander Scheurwater**, Head of EU Policy & Public Affairs RICS (Royal Institution of Chartered Surveyors)

### Panel Discussion Input:

- **Laurent Ghekière**, Head of EU's office of Union Social pour l'Habitat, USH (FR), Are HLM still a home option for young people?
- **Stéphanie Sotison**, Confédération Nationale du Logement CNL (FR), Housing list, how long should I wait?
- **Vačlav Prochaska**, Czech Union of Tenants (CZ), CEE: Speculation, restitution and the lack of rental housing
- **My Malmeström-Sobelius**, Swedish Youth Organization "I want a Housing Now"  
Creative solutions to the housing shortage of the youth
- **Giuseppe Porcaro**, Secretary General of European Youth Europe
- **Allan Päll**, Chairperson of European Students Union, Youth rights: Can the young afford mobility in Europe
- **Gyula Hegyi**, Member of the Cabinet of Commissioner László Andor, European Commission  
" EC's strategy for youths housing inclusion"

## 15:15- 15:30 Discussion Panel 3

15:30- 16:00 Coffee Break

## 16:00- 17:00 Conclusion and Remarks

**Moderator:** **Giuseppe Porcaro**, Secretary General of European Youth Forum

### Input:

- **Libor Rouček MEP**, Vice- President of the European Parliament (CZ)
- **Merja Haapakka**, DG REGIO European Commission, Unit Urban Development, Territorial Cohesion
- **Michael Newey**, Senior Vice President at RICS
- **Conny Reuter**, President of Social Platform
- **Magnus Hammar**, Secretary General IUT

### Drinks Reception

Conference Languages: English, French

### Registration

RSVP by September 25<sup>th</sup>  
daniela.janeva@iut.nu  
Fax +32 2 513 09 55

### Contact:

Barbara Steenbergen  
International Union of Tenants (IUT)  
Head of Liaison office to the EU  
23, Rue du Luxembourg  
B-1000 Bruxelles  
Phone: + 32 2 513 07 84  
Fax: + 32 2 513 09 55  
barbara.steenbergen@iut.nu  
[www.iut.nu](http://www.iut.nu)

