

# ITALY

2016 Index<sup>1</sup>: **23<sup>rd</sup>**



## HOUSING COSTS

### Housing cost overburden rate<sup>2</sup>:

Share of the population overburdened by housing costs is fairly average compared to the rest of Europe.

4.9% of the population are in rent or mortgage arrears (**10.3% of poor households**).



## UNFIT HOUSING

9.5% of the Italian population is living in severe housing deprivation, one of the highest rates in Europe.

A large proportion of the population (**18%**) is unable to maintain adequate temperatures in the home (**+7.2 percentage points** between 2009 and 2014), and this is particularly true of poor households (**38.3%, +12 percentage points** between 2009 and 2014).

High rate of overcrowding: **27.2%** of the total population. Non-EU citizens are **2.5 times** more likely (**56.1%**) to live in overcrowded conditions than Italian citizens (**22.6%**).

**25%** of the population and **32.8%** of poor households are living in damp conditions.



## CONTEXT

The cost of housing increased faster than incomes between 2004 and 2009, when it started falling to almost reach the long-term trend in 2015 (101.7).

Italy was not officially subject to a Troika programme and does not have a Memorandum of Understanding, but the country is nonetheless under strong pressure to put in place austerity measures.

According to RentsWatch<sup>5</sup>, **Rome is the 19th most expensive city in Europe**. Average cost for new rental contracts in the last 6 months: **€14/m<sup>2</sup>**. **Milan is ranked 16th (€14.8)**.

During the 2011 Eurostat census, Italy had more than **7 million unoccupied conventional dwellings** (secondary residences and vacant housing), i.e. **22.7%** of the total number of conventional dwellings.

<sup>1</sup> See FEANTSA and the Foundation Abbé Pierre.

<sup>2</sup> European Index of Housing Exclusion: <http://www.feantsa.org/en/report/2016/09/17/an-overview-of-housing-exclusion-in-europe>.

<sup>3</sup> People spending more than 40% of their disposable income on housing.

<sup>4</sup> For example, the European Commission, in its 2016 Country-specific Recommendations called on Italy to expedite the reduction of non-performing loans, which could potentially lead to an increase in housing exclusion.

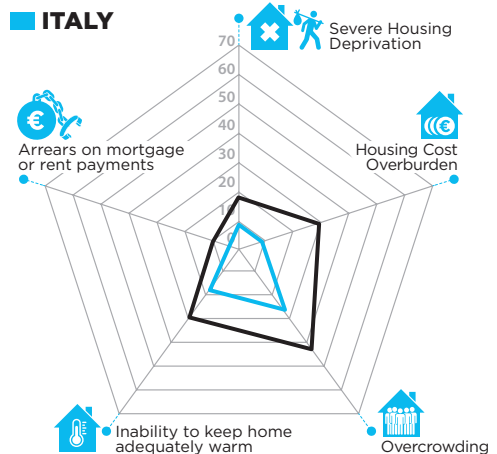
<sup>5</sup> The increase of that percentage since 2009 is, in the calculations of the Netherlands Environmental Assessment Agency, larger than the 7.8% mentioned (more like 22%), see <http://www.clo.nl/nl2174>.

<sup>6</sup> <http://www.rentswatch.com>

## Housing Exclusion indicators in 2014 (%)

— Total population — Poor people (below 60% of median equalised income)

### ITALY



### EUROPEAN UNION

