



Landlords: public and private partners

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POD MAATSCHAPPELIJKE INTEGRATIE
BETER SAMEN LEVEN
SPP INTÉGRATION SOCIALE
MIEUX VIVRE ENSEMBLE





Workshop methodology



45 min.
Speakers'
presentations

Arnaud Jacquinet – Housing First Belgium
Maria Clemensen - Housing First Copenhagen
Time for questions



25 min.
Group
discussion

- 3 key success factors in housing provision and relations with owners
- 3 key challenges in housing provision and relations with owners



20 min.
Sharing in
plenary



PROVIDES

- Starting point for social integration
- Security and predictability
- Safety and stability
- Privacy, control over life
- Allows efforts onto other areas

CHALLENGES

- Availability
- Affordability
- Allocation to collectives
- Neighbours relations

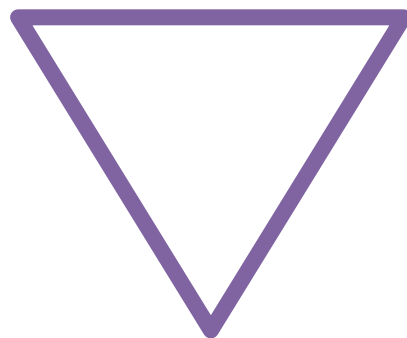
Relations with owners



Who are the owners?

SOCIAL SECTOR

Public sector (not only)
Larger stocks
Social sensitiveness
Existing rules
Cheaper
Waiting lists



PRIVATE SECTOR

Individuals or organizations
Smaller stocks
Not necessarily social sensitive
Market conditions
More expensive
Normalized

DIRECT PROVISION

HF implementing organizations
Owned or rented dwellings
Easier availability and control
Need to management resources



Hábitat in Spain

Main expressed concerns

- Housing availability (social and private)
- Shortage of social housing for many demanding collectives
- High costs of private market housing



	Housing structure	€/person/day Programme cost
BARCELONA	10 Private market	42€
MÁLAGA	8 Private + 1 social	32€
MADRID*	20 social	28€

*Total social dwellings in Region of Madrid : 100,000



Relations with owners



GOOD RELATIONS will improve...

- Housing availability
- Housing stability
- Relocation processes
- Sustainability of programmes
- Mediation with neighbours
- Intervention process
- Exits from the programme

BAD RELATIONS may generate...

- Greater housing instability
- Higher eviction rates
- Relocation difficulties
- Escalated conflicts



How to generate good relations?

EXPLAIN WHAT YOU DO

- Let owners and neighbours understand homelessness and Housing First
- Engage them in

BE SERIOUS

- Understand laws and housing market configurations
- Have clear protocols & processes

ALLOCATE RESOURCES


- Mediation with neighbours
- Support to landlords (mediation, property management...)
- Incentives (warranty rent payment, management, etc.)

BE DARING

- Propose innovative solutions
- Advocate for housing allocation agreements to homeless people
- Establish alliances for property management



Drivers for housing provision and stability

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- Landlord engagement programmes
 - Independent property management / Support to landlords
 - Owners & tenants education schemes
 - Incentives (financial, mitigation or rent guarantee funds)
 - Guarantees through public-private partnerships
 - Sliding rent schemes
 - Agreements for allocation of % of social housing to homelessness



2 good examples

Arnaud Jacquinet

HF Belgium

The role of the “capteur logement” to improve access to housing and housing retention

Maria Clemensen

HF Copenhagen

Different forms of social housing - advantages and challenges



Merci
Dank uwe
Thank you

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