

Affordable housing for whom?

*The changing conditions of equal housing opportunities in
former
Red Vienna*

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Introduction

- Housing affordability has become one of the most pressing issues across Europe
 - Viennese housing system builds on its historically grown social housing segment
 - Different approach to housing affordability:
 - Housing provision as a social process
 - Housing policy as dynamic products of conflict that influence housing opportunities
 - Housing affordability in Vienna calls for a nuanced picture
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Analytical Approach

- **Housing**

- housing provision
- social relations and processes of institutionalization

- **Housing Policy**

- housing policy instruments
- housing segments & housing conditions

- **Affordability**

- as a relationship between housing and people
- equality of opportunity in the context of inequality of condition

Affordability

- What **housing** are we comparing?
 - tenure forms
 - housing quality (incl. location)
 - household characteristics
- How to **measure** housing affordability?
 - housing costs
 - income
- What is **(un)affordable** housing?
 - indicator vs. standard

Methods and Data

- Mixed-method approach
 - process tracing method to analyze policy documents
→ identify housing segments and insider/outsider
 - quantitative analysis of housing costs
→ deliver a nuanced picture of housing affordability
- Data sources
 - EU-SILC (housing cost burden)
 - Microcensus (gross rent per square meter)

Results

1. **Housing conditions** are institutionally mediated

→ **Segmentation** of the Viennese housing system

2. Housing regulations translate potentials into **housing opportunities**

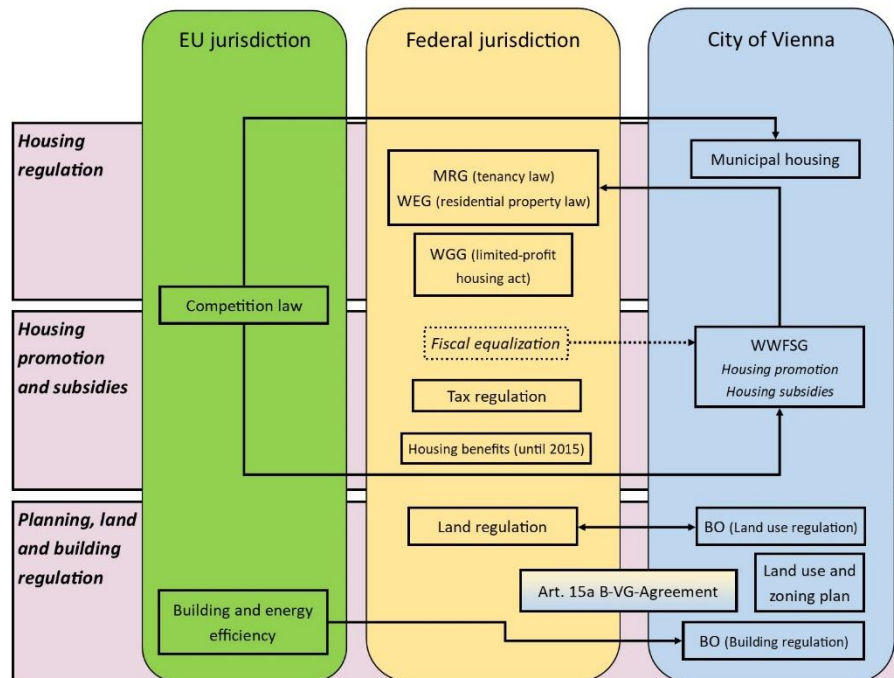
→ **Insiders/outsideers** in housing segments

3. Housing opportunities are realized in social conditions

→ **Housing affordability** for different segments and households

1. Housing conditions are institutionally mediated (I)

Housing policy within a multilevel governance arrangement



1. Housing conditions are institutionally mediated (II)

Rental housing segments in Vienna as the outcome of housing provision

Housing Provision		
Supply <i>Who provides?</i>	Allocation	
	<i>Rent setting</i>	<i>Duration</i>
Private rental housing	<i>regulated</i> reference value rent	unlimited
		limited
	<i>unregulated</i> free market rent	unlimited
		limited
Limited-profit housing	<i>new dwellings</i> high cost rent	unlimited
	<i>old dwellings</i> low cost rent	
Municipal housing	category rent cost rent	unlimited

2. Housing regulations translate potentials into housing opportunities

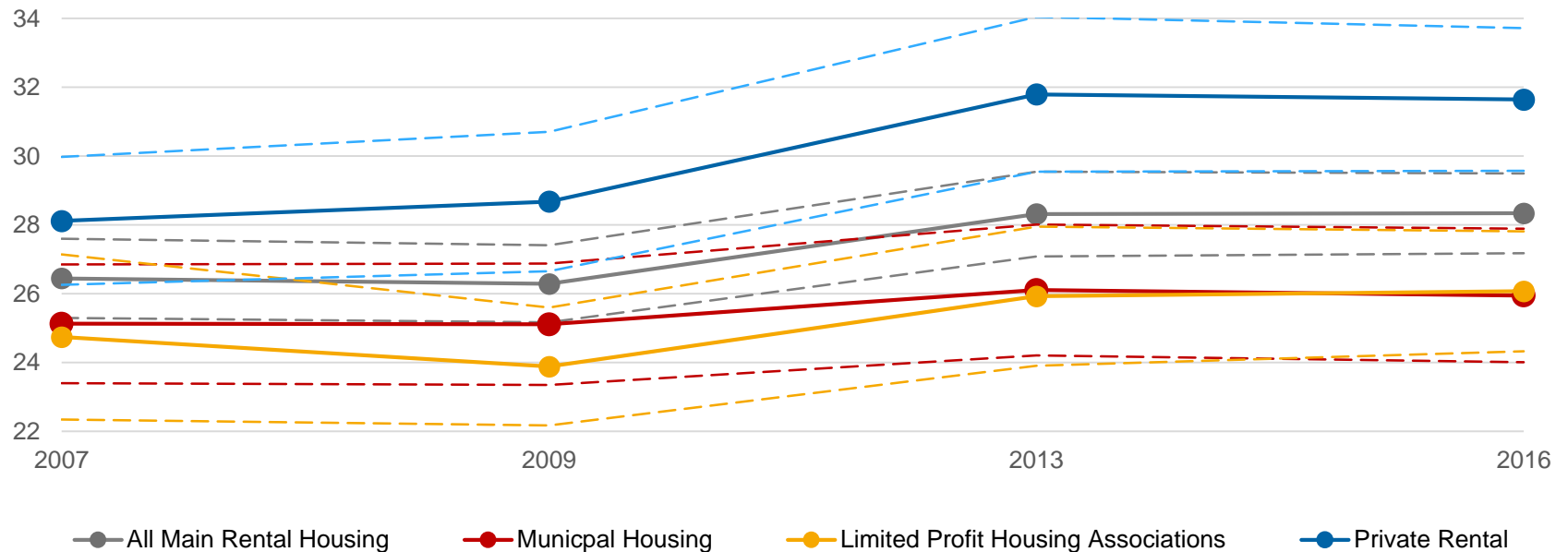
- **Housing supply** (housing quality)
- **Housing demand** (housing needs are met)
- **Housing allocation**
 - via housing market (private rental housing)
 - price mechanism
 - social barriers (e.g. racism)
 - via eligibility criteria (municipal and limited-profit housing)
 - income limits (min. and max.)
 - nationality, 2 or 5-year-residency rule
 - price mechanism (entry down payment requirements)

3. Housing affordability: Housing opportunities are realized in social conditions

- Rental housing segments (rent setting & (un)limited contracts)
 - Housing conditions (housing quality)
 - Household characteristics (eligibility & access)
- housing opportunities differ
- housing affordability for different opportunity structures

Housing affordability within rental housing segments

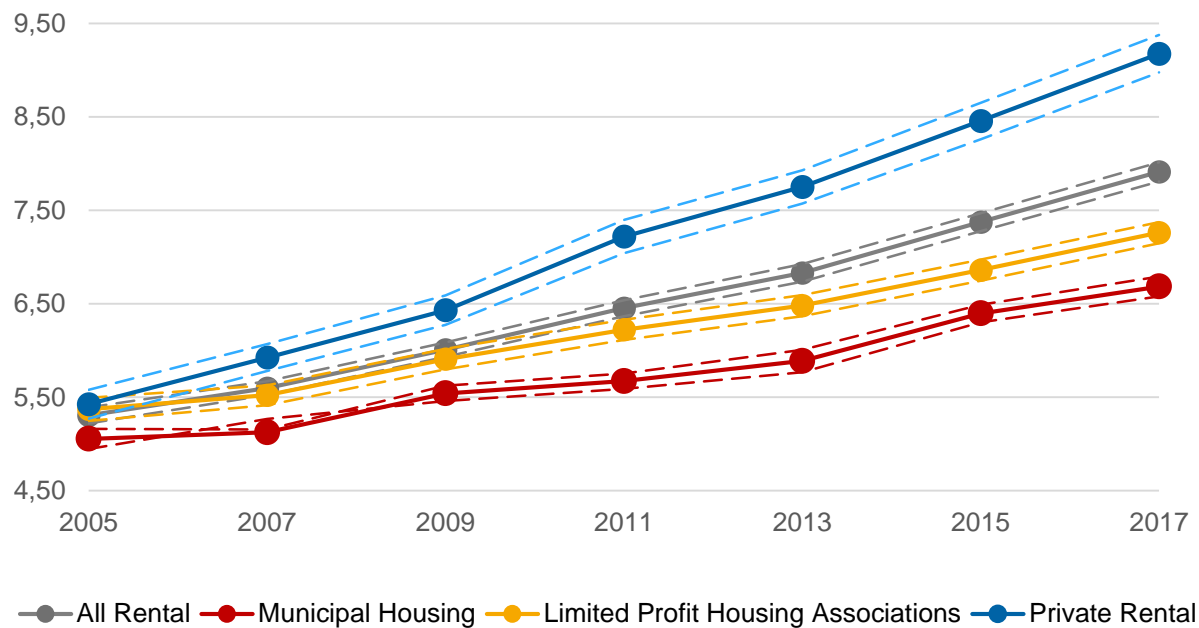
Housing Cost Burden



Source: Statistik Austria, EU-SILC; Dotted lines = Confidence Interval 95%

Housing affordability within rental housing segments

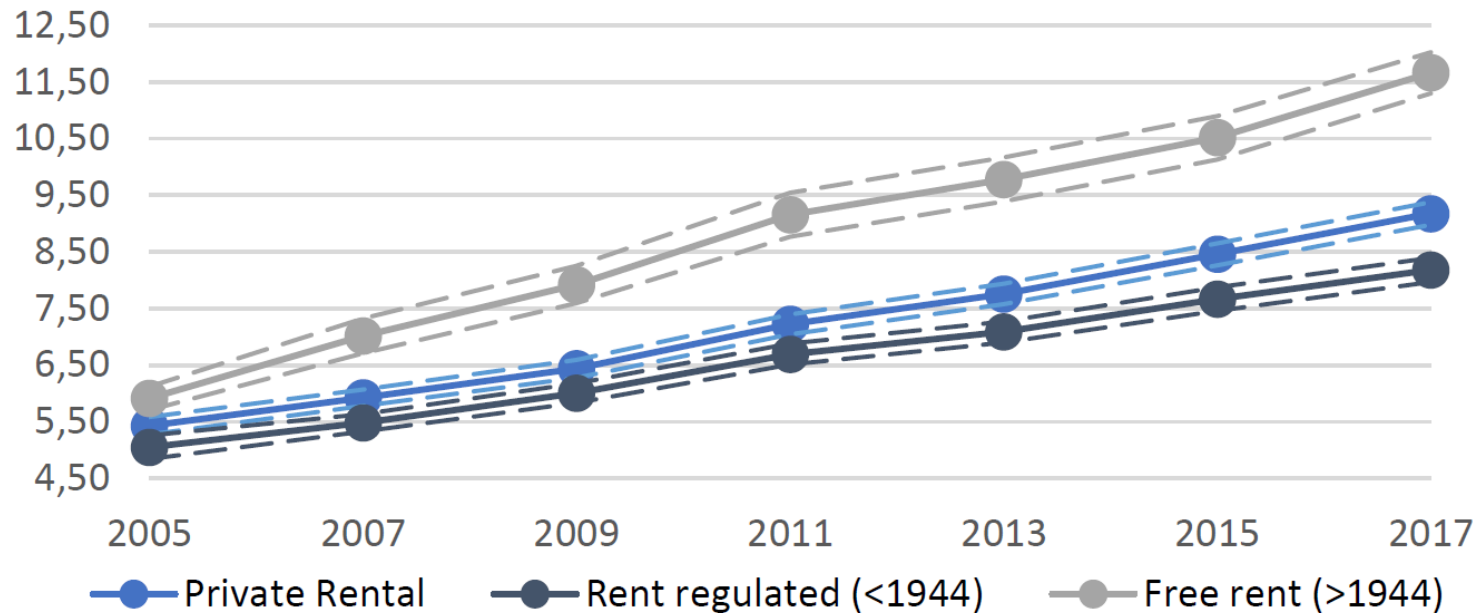
Gross Rent (incl. utility costs) per square meter



Source: Statistik Austria, Mikrozensus; Dotted lines = Confidence Interval 95%

Housing affordability within private rental segments

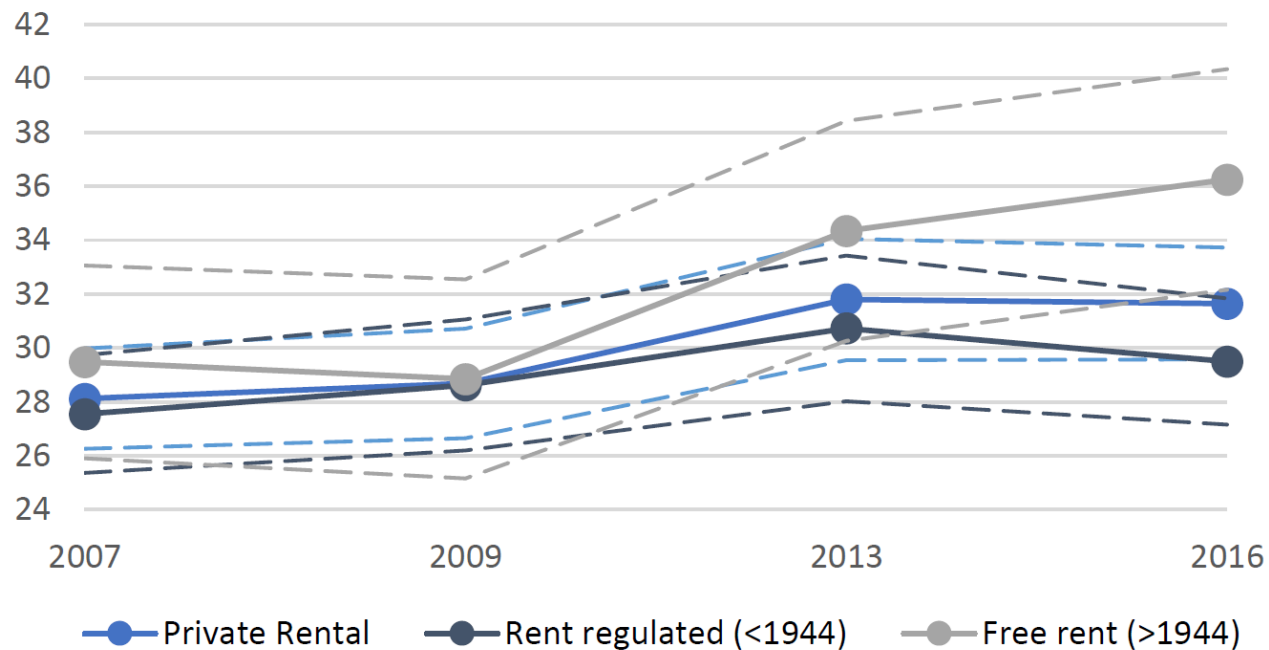
Gross Rent (incl. utility costs) per square meter



Source: Statistik Austria, Mikrozensus; Dotted lines = Confidence Interval 95%

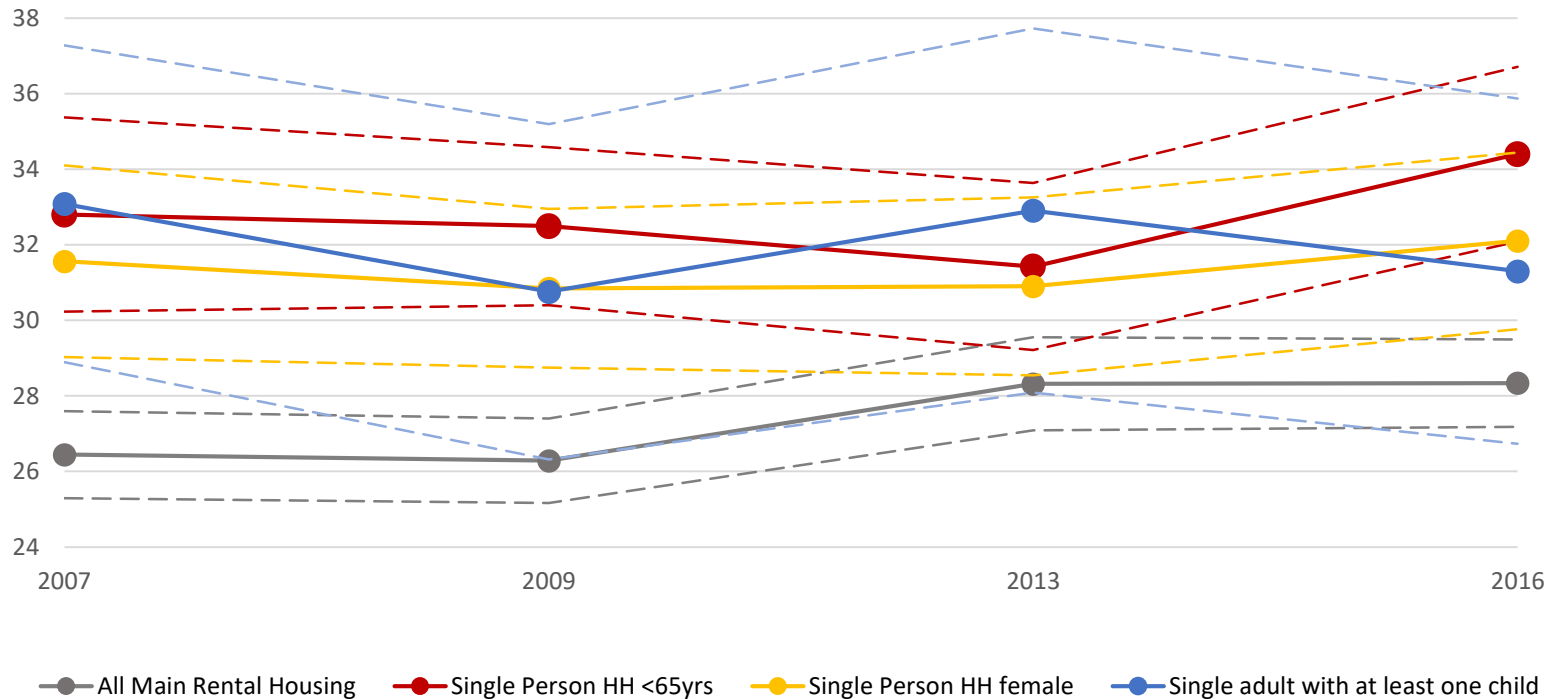
Housing affordability within rental housing segments

Housing Cost Burden



Source: Statistik Austria, EU-SILC; Dotted lines = Confidence Interval 95%

Housing Cost Burden for different household types



Source: Statistik Austria, EU-SILC; Dotted lines = Confidence Interval 95%

Housing Cost Burden for low income quintiles



Source: Statistik Austria, EU-SILC; Dotted lines = Confidence Interval 95%

Discussion

- Multilevel institutional arrangements establish **housing segments** which differ with regards to affordability
 - social housing successfully provides affordable housing
- **Price dynamics over time** vary according to housing segments
 - pronounced increases in the (unregulated) private rental segment
- Affordability challenges arise at the interplay of housing segments and **household characteristics**
 - low-income households and single-person households

Conclusion and Outlook

- Housing **affordability** as a relation between housing and people
- Housing **opportunities** are shaped by institutional regulations (housing segments and eligibility/access for households)
- Affordability challenges in Vienna: in sub-segments for specific households

- Further research into **housing opportunities** is necessary
 - Institutionally established **sub-segments** (housing quality)
 - Housing **regulations** produce insiders/outsideers (eligibility)
 - Housing **conditions** of different households (housing quality & access)