

BUILDING AFFORDABLE HOMES

Challenges and solutions
in the Nordic Region



Moa Tunström

URBAN PLANNING

SOCIAL SUSTAINABILITY

HOUSING POLICY AND COSTS

THE NORDIC WELFARE STATE

➔ Why does the contemporary Nordic welfare state lack affordable housing? What are the attempts to influence this?

Five countries – Five headlines

- **The rental housing market in Norway is marginal**
- **Housing is politicized in Iceland after the financial crisis**
- **Growth centers in Finland are under pressure**
- **A mix of more and less regulation to solve the mismatch on the Danish housing market**
- **Concerns regarding household debt in Sweden, and critique against credit restrictions that risk shutting out first time buyers**

Selected instruments and proposals

Norway

- More social mix by mixing tenure forms
- Encourage developer-municipality cooperation
- Sell municipal land on conditions to include low-income housing

Iceland

- Support to the construction of social housing
- Strengthen the legal standing of tenants
- Reduce the loan burden on households

Finland

- Land use, housing and transport agreements (MAL)
- Affordable housing targeted at growth nodes
- Investment subsidies to address the housing needs of special groups

Denmark

- Attracting private investors to boost new construction
- Encourage social mix in new developments
- Deregulation and industrialization of the building process

Sweden

- Investment subsidies to boost new construction
- Deregulation of the development process and reformed building regulations
- Priority to younger households

- **Housing as a commodity and a right**
- **Affordability is about**
 - **Supply: construction**
 - **Demand: regulating the market**
 - **Governance: planning law and policy for social mix and inclusion**

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