



Husbanken

Housing in Norway Public and private responsibility

By Inger Vold Zapffe, Ass. General Director

Some facts

- About 5.2 mill inhabitants
- About 2.4 mill dwellings
- 80% own their dwelling
- About 5% social, rental housing
- New dwellings average 124 m²
- About 17 % of housing accessible for wheelchairs
- Only 7% fully usable for wheelchair-users
- 428 municipalities



Who does what - in Norwegian Housing Policy?

The state

- 🏠 Policies
- 🏠 Legal framework
- 🏠 Financial means
- 🏠 Public institutions
- 🏠 Initiate research

The municipality

- 🏠 Planning- and building authority
- 🏠 Landuse-regulations
- 🏠 Land- and housing supply
- 🏠 Housing for the needy

Private sector

- 🏠 Finance
- 🏠 Build
- 🏠 Manage
- 🏠 Own
- 🏠 Trade

”The Norwegian Housing Model”

- Shared responsibilities between public and private partners
- High of degree of homeownership
- Deregulated housing market

- In Norway the state:
 - does not build, manage or own ordinary dwellings
 - but facilitate that municipalities, private co-operatives, private builders, and –later also the private credit market and NGOs, fill their roles in the social, housing policy

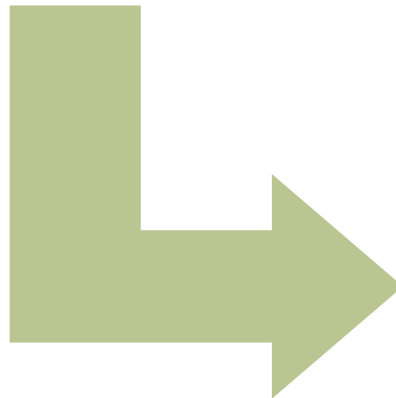


Political goal: «Good housing for all»

Financial means: loans, grants and housing allowance

Knowledge

Co-operation and dialogue



- *Municipalities*
- *Private building sector*
- *Knowledge "industry"*
- *NGOs, etc*

The Norwegian State Housing Bank

An agency under
The Ministry of Local Government and
Modernisation

The main goals of housing policy are now:

- Ensuring a properly functioning housing market
- Increasing housing supply for disadvantaged groups
- More green and universally designed housing, and buildings in attractive locations
- In addition, the Housing Bank has the following general goal:
- Efficient and user-oriented management systems

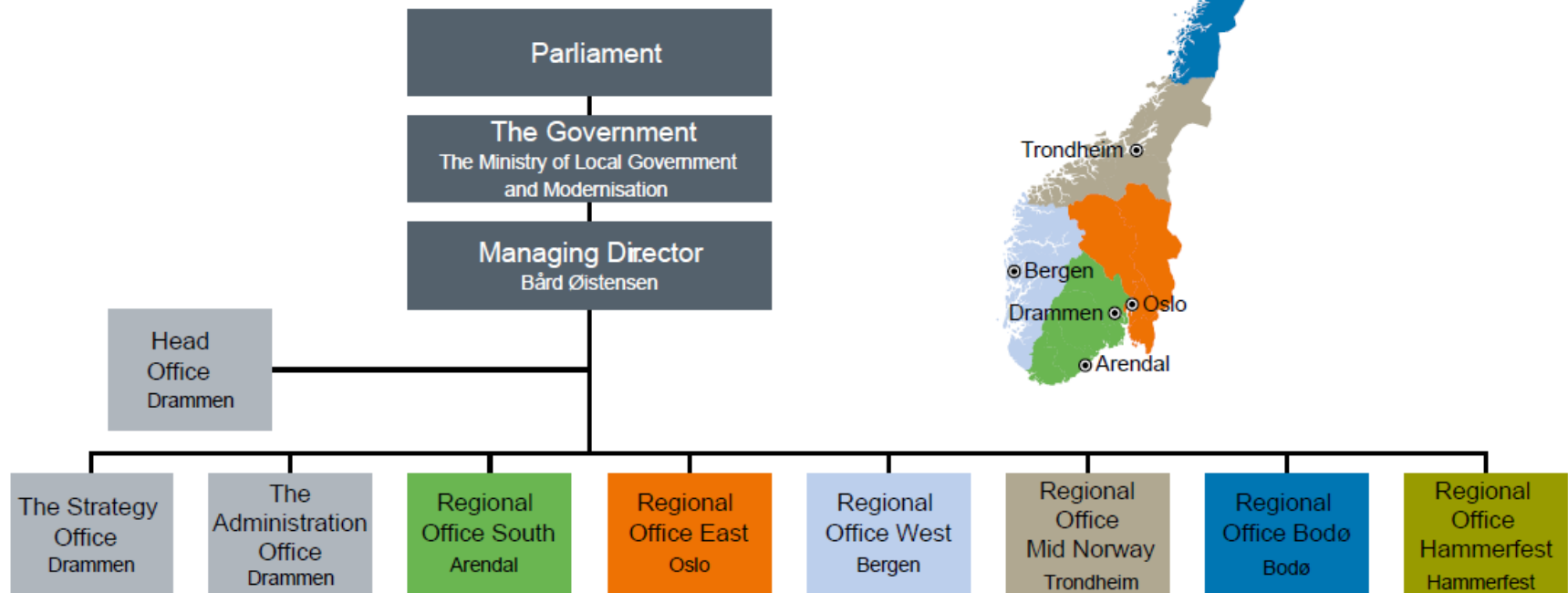


Why a Norwegian State Housing Bank?

- Institutional history from 1946
- Long term commitment and system-stability important for policymaking
- The first 35 yrs strong focus on increasing numbers of dwellings
- Now Norway has a deregulated and liberalized housing market
- Private banks finance the majority of housebuilding
- However: recognized need to correct market deficiencies
- The bank's activities adapted to the market – flexible structure over time
- High cost efficiency
- Transparent and well developed control systems

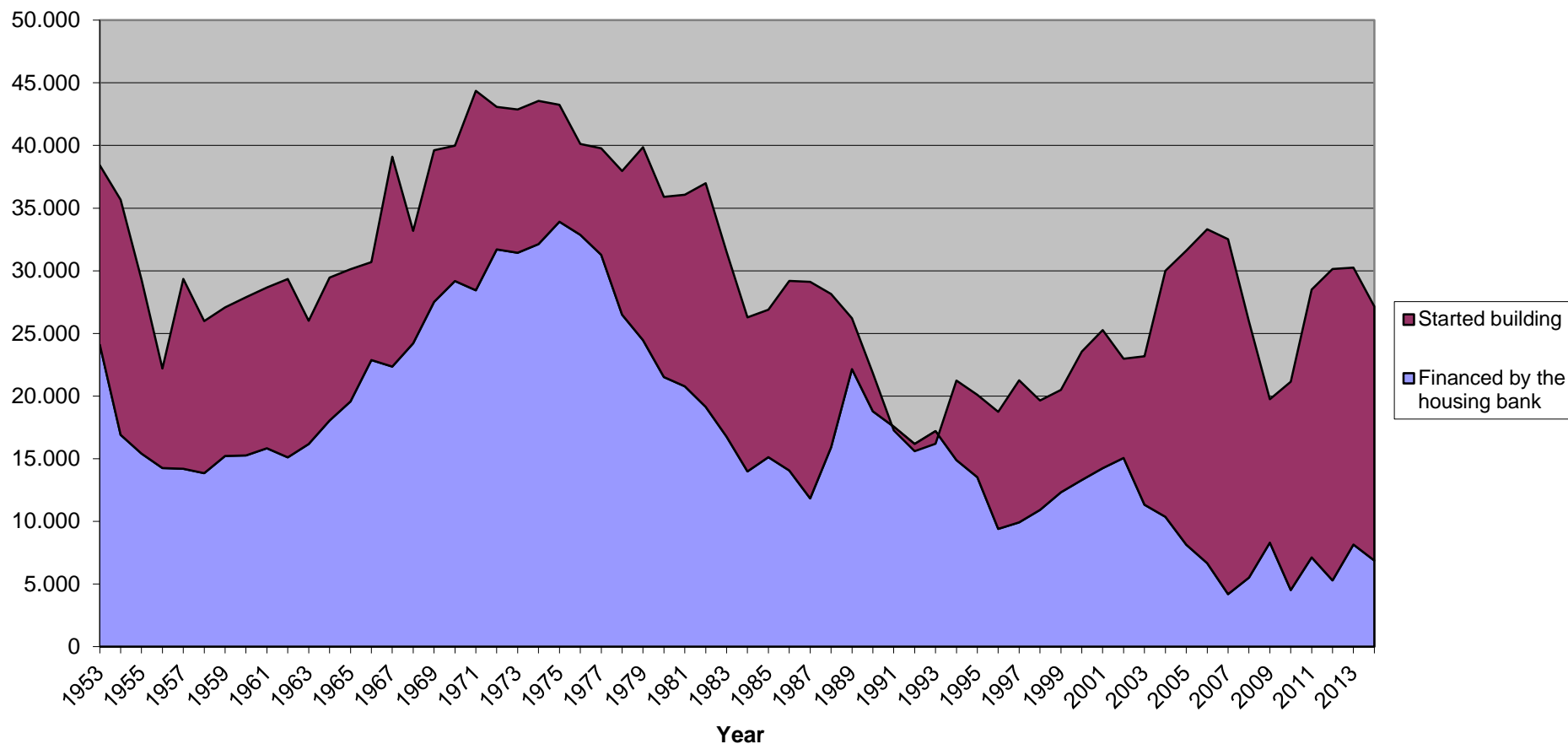
HB – a decentralised organisation: 350 employees, a small hq and 6 regional offices:

Organisational chart



Number of dwellings

New dwellings 1953 - 2014



The present Housing Bank measures

- Traditionally to enable entry to the market
- Modestly priced prime loans – no direct subsidies
- Top up with start-up loans- through the municipalities
- Grants to establish special housing solutions
- Help the vulnerable to stay in a good house
- Consumer support to purchase/ pay housing costs
- Grants to research, capacity building and information

KEY FIGURES FOR THE HOUSING BANK'S ACTIVITIES

	2009	2010	2011	2012	2013	2014
Programmes						
Housing allowance						
Amount disbursed in NOK million	2,701	3,121	3,177	3,087	2,919	2,964
Number of recipients during the year	136,708	149,700	155,500	152,600	148,300	144,740
Targeted grants for first-time buyers						
Amount awarded in NOK million	309	266	301	319	379	333
Number of housing units	1,431	1,064	1,454	1,242	1,352	1,224
Targeted grants for rental housing						
Amount awarded in NOK million	805	411	391	432	521	794
Number of housing units	2,426	1,151	1,002	1,002	974	1,166
Investment grants for sheltered housing and nursing homes						
Amount awarded in NOK million	926	448	1,178	1,099	1,424	3,603
Number of housing units	1,887	819	1,128	1,165	1,378	2,463
Targeted grants for student accommodation						
Amount awarded in NOK million	351	192	235	242	350	359
Number of housing units	1,486	845	1,054	1,039	1,483	1,259
Start-up loans						
Amount awarded in NOK million	4,422	5,248	6,075	7,028	6,895	6,069
Number of housing units	6,012	7,076	10,913	12,512	11,309	8,770
Basic construction loans						
Amount awarded in NOK million	12,420	6,043	10,529	9,922	14,233	10,700
Number of housing units	7,554	3,932	5,697	5,287	8,151	5,843
Basic renovation loans						
Amount awarded in NOK million	1,306	613	583	881	1,422	1,483
Number of housing units	4,440	1,874	2,138	2,946	3,601	3,345



The HB loans – high cost efficiency

- Low losses – sensible security
- Customers payments reflect the state borrowing costs, + a margin
- Interest rate june 2015:
Floating 2,080%

Fixed rate agreements:

3 years 1,884%

5 years 2,080%

10 years 2,374%

20 years 2,667%

The Housing Bank increasingly focus on

- Disadvantaged in the housing market
- Environmental and quality concerns of building sector
- Inclusion –universal design



A major challenge right now: Housing for refugees

- 33 000 refugees comming in 2015?
- 7 800 refugees were settled in 340 municipalities in 2014
- 18 000 need housing in 2016?
- The municipalities report dramatical lack of adequate dwellings
- Political debate on short and long term solutions



Universal design

- useful for all, necessary for some

- Strong public focus on improved accessibility
- Starting point: equality for all
- Ageing population increases need for more accessible housing
- A long time perspective; inexpensive if planning long term (as for environmental thinking-)



Government goals for environment and energy

- Reduce energy use in construction
- Increased density
- Reduce use of harmful substances and emissions
- Reduce waste
- Environmental building processes, management and maintenance
- Save energy costs



The Housing Bank and energy goals for 2020

- Halved energy requirements in all housing built or rehabilitated
- At least half of all supply of energy shall be from renewable energy sources

How:

- Pilot projects
- Bridge knowledge and market
- International co-operation
- Research
- Development of standards



Legislation



Thank you!
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The Housing Bank 1946-2015

- from bank to a welfare agency

- Welfare and quality focus;
- Municipalities, individual builders, NGOs, professional builders
- Focus on research and development; and knowledge among partners
- Handles considerable financial incentives



