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SELF-CONTAINED HOUSING FOR YOUNG PEOPLE

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SOCIAL ET ENVIRONNEMENTAL

France is one of the EU countries where leaving the parental home happens earliest and is most assisted by the family: at age 21, one young person in two lives with his parents. But it is also one where staying in the parental home is most correlated with job insecurity. Leaving and then coming back after the initial departure from the parental home affects nearly one in five young people. There is a concern that the current crisis is making this phenomenon worse for the 9.65 million people aged 18-29 in France in 2012.

According to the housing survey in 2006, private rental stock accounted for more than half of the 3.3 million households where the reference person was aged 18 to 29 years.

Social housing accounted for 19% in 2006 compared to 29% in 1988

The increasing number of main residences, especially larger units in suburban and rural areas, does not meet the needs of young people. The under 30 year olds are indeed over-represented in small private rental housing and often live alone in city centres, thereby increasing their net expenditure (accommodation expenses, including rent or loan repayments, after deducting housing allowances). 25-29 year olds spend 18.7% of their income on accommodation, compared to 10% for all age groups combined (the over 30s are much more likely than younger people to be home owners

and to have paid off their loans). 21% of households where the reference person is under 30 live in overcrowded housing (9% of all households). Their scarce resources and job insecurity expose many young people to increased guarantees being required by landlords and sometimes they have to accept inadequate accommodation. The number of spaces managed by the CROUSS (centres régionaux des œuvres universitaires et scolaires - Regional Centre for Student Services) (169,000) and the Hostels for Young Workers (FJT) (40,000 units) is insufficient, especially in areas of high demand.

The rate of annualised residential mobility for households under 30 years old reached 28% in 2006 compared to 7% for 40-49 year olds

Increased mobility and the changeability of the status of young people (student, apprentice, trainee, employee etc.), linked to a rather fragmented route to employment complicate the implementation of measures tailored to their needs. In response to a need for a rapid and comprehensive support system we see disjointed housing policies, targeted and rigid measures, just-in-time management etc.

For the ESEC, facilitating access to self-contained housing for 18-29 year olds requires the implementation of a set of diverse solutions, combining specific measures with the general guidelines of housing policies.



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THE ESEC RECOMMENDATIONS

👉 LEARNING TO BETTER UNDERSTAND THE NEEDS

- Improve statistical analysis of the needs of young people through an increased frequency of the INSEE (Institut national de la statistique et des études économiques - National Economic Studies and Statistical Institute) housing survey and support the housing survey of 18-29 year olds conducted by DREES (Direction de la recherche, des études, de l'évaluation et des statistiques - Directorate for Research, Studies, Evaluation and Statistics)
- Extend the CLLAJ (Comités Locaux pour le Logement Autonome des Jeunes - Local Committees for Self-contained Housing for Young People) and the analyses of housing needs of young people at the intermunicipal or SCOT (schéma de cohérence territoriale - territorial coherence programme) levels,
- to integrate them into the PLH (programme local de l'habitat - local housing plans) and PDALPD (Dispositif d'Accompagnement pour les Accédants à la Propriété - departmental action plans to house disadvantaged persons); promote the regional scale for the Ile-de-France
- Incorporate an assessment of needs and housing policies into a future Advisory Committee for young people

👉 INCREASE THE SUPPLY OF HOMES AVAILABLE FOR ALL AND SUITED TO THE NEEDS OF YOUNG PEOPLE FROM THE PERSPECTIVE OF SUSTAINABILITY

- Provide for the appointment of a regional head to coordinate actions focused at a municipal level, but taking into account of the prior involvement of communities (e.g., Ile-de-France)
- Put in place more evaluation and supervision of property tax exemption measures while targeting the highest-pressure areas
- Renovate and mobilise existing availability through rental intermediation and higher taxes on vacant homes and offices; use urban renewal policy to increase residential capacity
- Support the reform of the SRU (solidarité et de renouvellement urbain - urban solidarity and renewal) legislation by including a reassessment of the counting basis for social housing (housing financed by PLS (prêt locatif social - social housing loans) now counting as a half of a social housing unit)
- Build more low-cost public housing units in high-demand areas by affirmative action on the cost of property, to increase the proportion of types T1 and T2 available for affordable rental; increase the supply of shared accommodation and furnished dwellings and create a legal framework for quasi-hotel accommodation
- Provide a clear legal framework for shared accommodation and classify housing subsidies with other types of shared rentals
- Continue efforts to create a diverse and accessible supply of rental options in the French overseas departments, by promoting a strengthening of the LBU (single budget line)
- Increase the number of emergency accommodation facilities and adapt some of them to suit young people, while maintaining a holistic approach

👉 CONTROL THE COST OF HOUSING AND IMPROVE THE AVAILABILITY OF FINANCING

- Control the costs of disposal by using innovative methods in construction, financing and the assessment of standards by ensuring that 50% of the effort for new low-cost public housing units is done through PLAI or PLAI+ (Prêt locatif aidé d'intégration - subsidised loans for low-rental housing)
- Organise and strengthen control of rent amounts, including furnished dwellings and transform the clearly excessive tax on micro-housing rent into a rent cap
- Appeal to local stakeholders to voluntarily increase the supply, control land costs and limit other development of the land.
- Improve the effectiveness of accommodation financial support by making the amounts consistent with those of rents across the country as well as eliminating the waiting period and, except for students, the flat-rate assessment
- Move towards universal coverage for tenancy risks by basing it on multiple funding, integrated governance, transparent principles of access and comprehensive support

👉 RETHINK THE PRODUCT OFFERING

- Support associations conducting public education initiatives, in particular increasing the funding related to the overall management of FJTs
- Implement the objectives of the Anciaux Plan, consolidate CROUS as the operator for student housing and create a single legal regime for collective student accommodation for all operators benefitting from financial advantages, with regard to rents charged and housing allocation criteria
- Develop and diversify the supply managed by the URHAJs (Unions régionales pour l'habitat des jeunes - Regional Unions for Accommodation for Young People) and by the CROUS, and try out joint CROUS/FJT projects
- Provide access for young apprentices to residential places and increase local initiatives encouraging the provision of suitable housing located where the industries are concentrated
- Develop aparthotels for social purposes in order to achieve the goal of 5,000 new places as set out by the ENL legislation (engagement national pour le logement - National Commitment to Housing Act)

👉 RESTORE FLUIDITY TO THE RESIDENTIAL PROCESS AND LIMIT ABUSES

- Improve communication about the supply of low-cost public housing units aimed at young people, increasing rental intermediation on a reserved portion of the low-cost housing stock and incentive measures for the mobility of tenants (exchange grants)
- Restore intervention capabilities to 1% to allow it to expand access to housing beyond permanent employees
- Create a standard dossier limiting the supporting documents required by landlords, clarify the concept of «furnished», then strengthen controls
- Repeat the regulations allowing the existence of housing list agencies and their practices
- Progressively integrate energy efficiency criteria into adequacy standards and empower tenants to avail themselves of them (rent exemptions during upgrading)