

Affordable housing in Oslo?

The dualism of the norwegian model; both a distributor of wealth and a segregator

Anna Malena Giske Skibevaag

The Norwegian housing market - overview

After WW2 it was a clear goal to make everybody own their dwelling. «Owning» means in this term owner occupation or being partial owner through your membership in a housing association- borettslag

Up to the 70s it was a common thought the norwegian state should be main driver in developing new housing. The rents in the housing association were also regulated at a low cost

During the 1980's dysfunctional mechanisms turned up; due to lack of housing, people started to pay black money to get a dwelling

The housing market was then liberalized and prices were not any longer regulated and public land being sold off and reached market cost

...and the state has no longer an active role in development of housing for people

The Norwegian housing market - overview



Photo both PBE: Typical 19th century buildings organized as co-operations and typical post war co-operation housing.

The majority of the Norwegians own their own home, the rental market is now weak, with few professional actors



82,3%
home ownership

The tool is tax
subsidies on the 23%
of the interest of your
loan.



29%

Low income
households owns
their own home
(2016)

+ the wealth created by rising housing prices, is evenly distributed along the majority of the population.

- the gap between the house owners and the tenants increases proportionally as the prices go up and makes it more difficult for those who does not own to break into the market.

For the older generation the owner occupation politics works as a distributor of wealth.

For the younger generation it works as a divider because of the explosive increase in housing prices recent years.

Only 1/3 of low-income people own their home.

49%

Of single
parents with
small children
owns

58%

Of immigrants
owns

- In 2003 39% of the low income households were owning their home, but in 2016 the share of home owners had decreased to 29%, it means it has decreased by 25%. (Levekårsundersøkelsen EU-SILC (SSB))
- Half of the house buyers in their 20's gets help from parents to buy their first home, which both drives the prices up, and separates between the ones who got financial backing from home and those who don't.
- In other words, the Norwegian models helps to distribute wealth, but also keeps the very poor people outside the market

Housing market in Oslo

- ▶ **The average price/m² sold flats in 2018 was app. 70% higher than the rest of Norway**
- ▶ **Property prices in Oslo have risen almost 200% from 2003 to 2018**



Everyone else who is not considered disadvantaged, is subject to the general market to find a place to live. In Oslo 70% owns their own home. Like in other growing citys the prices in Oslo, has risen so fast, that it is very hard for people with a normal income to buy an apartment.

The nurse index Oslo: 5%

Kristiansand 57% Bergen 35% Trondheim 29%

This would not be a problem if there was an alternative, like a stable and professional rental market, but it is not the situation in Norway.



Oslo Comprehensive Development Plan (CDP)

gives the framework for a more inclusive and equitable housing provision.

The goals:

- Variation of apartment sizes in the districts
- Areas with homogenous sizes and typologies should be supplemented with other types
- More and affordable housing should provide an alternative between the ordinary market and what is offered the most disadvantaged.
- Areas with today's lowest prices should be developed with additional qualities, and not too many disadvantaged people in the same area.



We need to ease access by offering:

- ▶ More rental apartments and a more professional rental market.
- ▶ More affordable housing, both ownership and rentals.
- ▶ More municipal housing, distributed evenly over the city.
- ▶ Experiments with new solutions, both construction and ownership models, housing concepts and sustainable architecture.



Sundholm Syd
Architect: AI gruppen

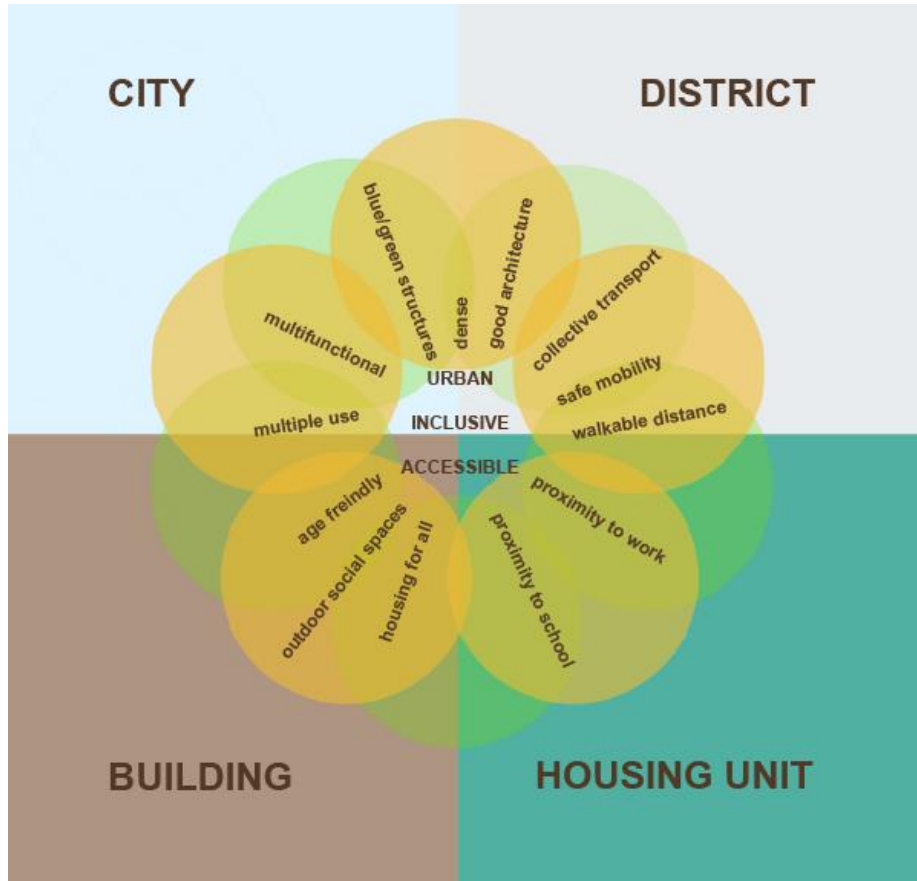
The third housing sector to accomodate the challenges... we are still discussing...

- ▶ Affordable rental homes where **residents have a role in maintenance**. Inspired by Almenbolig+ (Denmark)
- ▶ **First time dwellings** where the city pays for and holds 20% ownership
- ▶ **From rental to ownership dwellings** where rent includes down payment of mortgages

From a non-commercial perspective, a third housing sector is seen as a tool for creating long-term and stable living situations outside the commercial housing market.

From a commercial perspective, a third housing sector is understood as a market group which needs help entering the existing housing market, from a rental to an owner-occupied unit.

Architecture policy and housing quality programme



Housing co-operatives & owner occupation



Photo: Leif Ørnelund/Oslo Museum

Obos-idyll i gamle dager, før deregulering og boligkrakk, en epoke der stat og kommune hadde en mer aktiv rolle i boligbyggingen. Bildet viser Antenneveien på Lambertseter i Oslo 1956.



Årvollskogen, Jensen & Skodvin Photo: PBE

Photo PBE: Perimeter block close to the forest with an internal garden. A detailed regulatory plan and continuous collaboration with the same architect throughout the process has secured core values in the project.