

Social Housing in France and Paris Habitat



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Social Housing in France at a glance

- **Managed by non-for-profit housing providers (public or private)**
- **5 million social housing units corresponding to 18% of the French population**
- **65% of the population eligible**
- **25% of all housing units in cities with over 1500 inhabitants must be dedicated to social housing by 2025 (goal for Paris: 30%)**

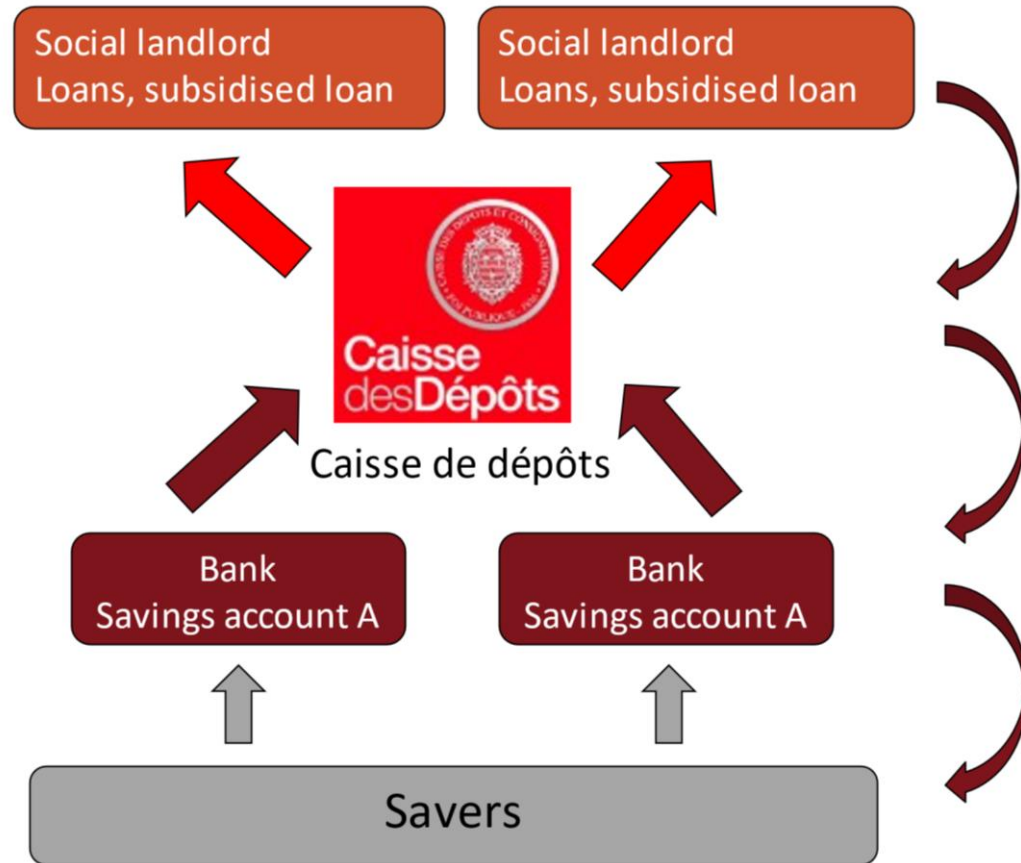
Categories of social housing

Income Ceilings for Social Housing Units in Paris and its surrounding areas
(annual income before income tax - 2021)

HOUSEHOLD MAKE UP	Entry-level housing for vulnerable groups	Standard social housing	Upper-level social housing	Intermediate housing (not a part of the 25% compulsory social housing)
1 person	€ 13,268	€ 24,116	€ 31,351	€ 38,377
2 people	€ 21,626	€ 36,042	€ 46,855	€ 57,357
4 people	€ 31,029	€ 56,410	€ 73,333	€ 89,769

3 categories of social housing units, with different rent levels, and different income level for tenants

Basic funding mechanism



A multilayered funding scheme

Self-financing through rental income

Direct subsidies from the national and local government

Individual housing benefits paid to households

Long-term loans from Caisse des Dépôts (public bank)

Indirect subsidies to social housing provider

- Tax benefits
- Loan guarantees

Social Housing in Paris



Paris, a small city

Paris is small



France

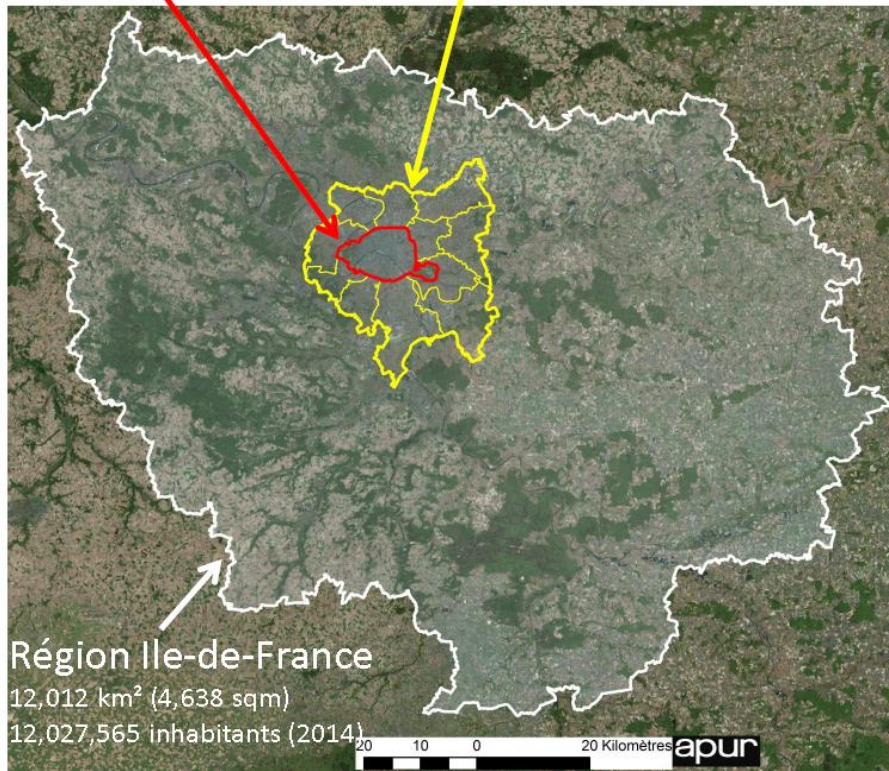
551,500 km²
(213,000 sqm)
64,277,242 inhabitants
(2015)

Paris

105 km² (40,5 sqm)
2,229,621 inhabitants (2013)

Métropole du Grand-Paris

814 km² (314,3 sqm)
6,999,097 inhabitants (2014)

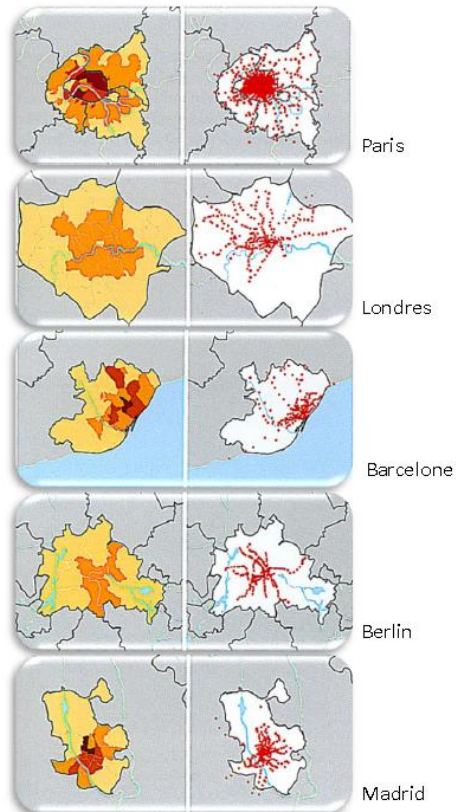


Région Ile-de-France

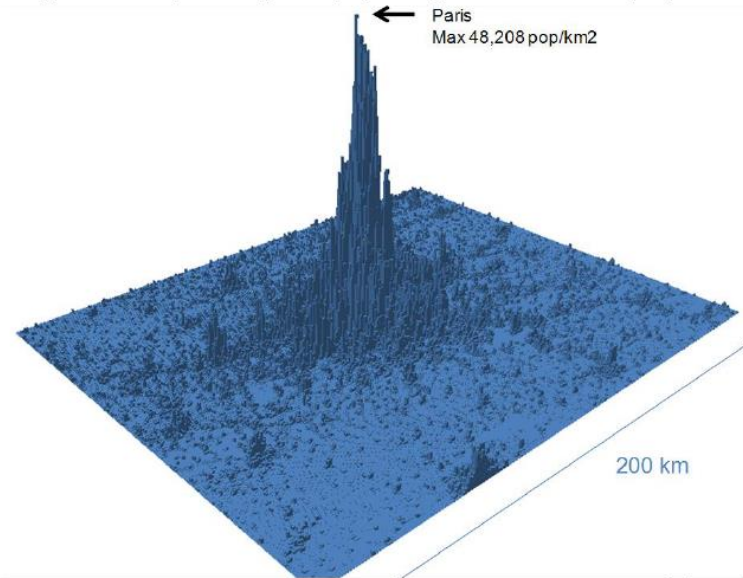
12,012 km² (4,638 sqm)
12,027,565 inhabitants (2014)

Paris, a dense city

Paris is compact : Great Paris as a global density 8500 inhabitants by sqkm, Paris is more than 20 000 up to 48 000 .



A hyper dense city centre gradually sprawling in first and second peripheries





A housing market under pressure

- **Average price for private housing**
€ 28/sq.m for rental,
€ 10,000/sq.m for purchase
- **Average rent in a social flat**
From € 7/sq.m to € 13 /sq.m, depending on the level of incomes
Around € 17/sq.m for the intermediate category

Paris Habitat, major social housing player

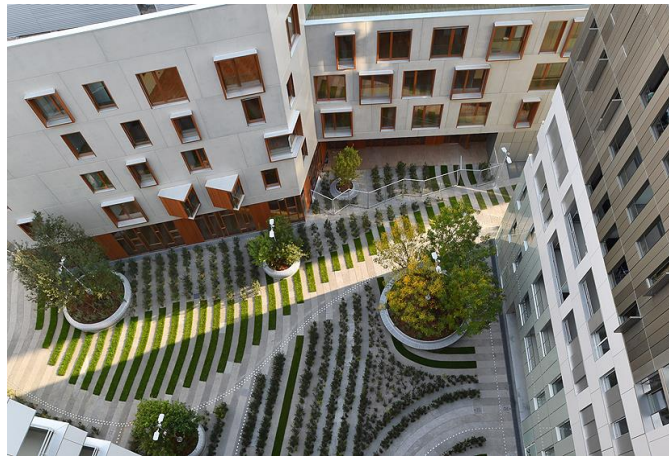




Paris Habitat, major social housing player

- **The largest public social housing company in France and the main social housing actor in Paris**
- **A non-for-profit company founded in 1914**
- **125,000 social housing units, 90% located in Paris**
- **One out of nine Parisian is a Paris Habitat tenant**

Architectural quality & diversity





Paris Habitat, major social housing player

Developing services for the city and its residents

- Shops, green spaces, nurseries, schools, sports and health facilities

Diversifying supply to meet the need of specific target groups

- Residences for young employees or students
- Housing for older or disabled citizens
- Residences with social assistance
- Temporary accommodation
- Large social housing units to house families

THANK YOU FOR YOUR ATTENTION

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vivre
ensemble
la ville

