



High-quality housing in Helsinki



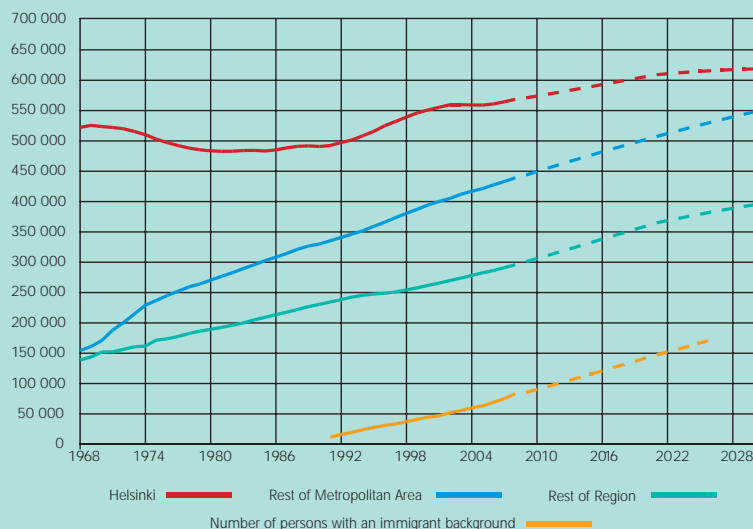
Helsinki offers its residents high-quality housing, suitable for different life situations, in a healthy, safe and comfortable environment. Helsinki is an attractive place to live in both regionally and internationally.

Housing challenges in Helsinki

The population of Helsinki was about 568,000 at the beginning of 2008 and is expected to grow by about 10%, to 619,000, by 2030. Population growth elsewhere in the Helsinki Metropol-

itan Area will be relatively higher than in Helsinki itself, and it is estimated that the population of the Helsinki Metropolitan Area will be 1,561,000 in 2030.

Population of Helsinki and the Helsinki Region in 1968–2008 and prognosis 2009–2030



Slightly more than half of the projected population growth in Helsinki will come from migration. People move to Helsinki from abroad and from beyond the Helsinki Metropolitan Area in Fin-

land. The typical migrant is a young adult. Within the Helsinki Metropolitan Area, those who move from Helsinki to the neighbouring municipalities are typically families with children.

The principal challenges in the Helsinki Metropolitan Area are the housing supply, consolidation of the urban structure and ensuring good public transport services. These challenges will be met through cooperation in land use, housing and transport planning, with the participation of central government.

Towards high-quality housing in Helsinki

- Diversity in the housing supply will be increased, housing conditions will be improved, and the housing market will be balanced.
- Population groups and the different life situations of residents will be taken into account in housing production, forms of possession, and the development of financing models.
- The availability of labour will be secured, thus ensuring a solid foundation for business.
- New housing districts will be designed to be attractive and distinctive in financially, ecologically and socially sustainable ways.
- The vitality of existing housing districts will be reinforced.
- Climate change will be combated by integrating the community structure and by ensuring energy efficiency in housing construction and renovation projects.



Land use and housing implementation programme

Housing policy in Helsinki is governed by the land use and housing implementation programme, which is drawn up for a ten-year period and revised during each City Council period, at an interval of four years. The programme determines the housing vision, the housing and land policy goals, and the measures to be taken during the programme period. The current programme runs from 2008 to 2017.

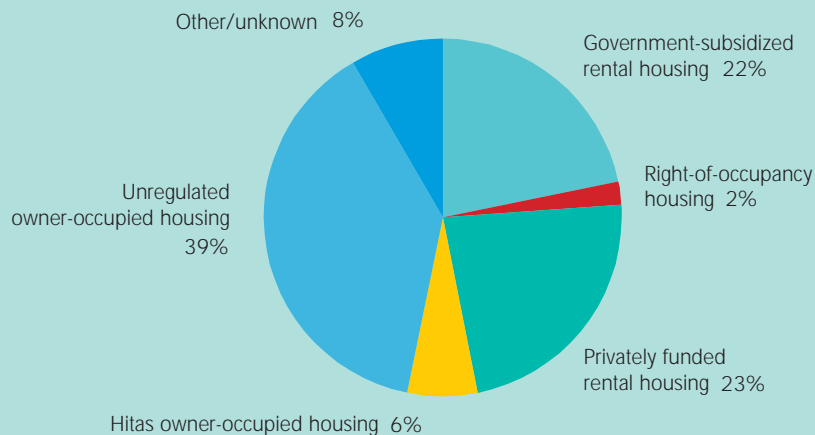




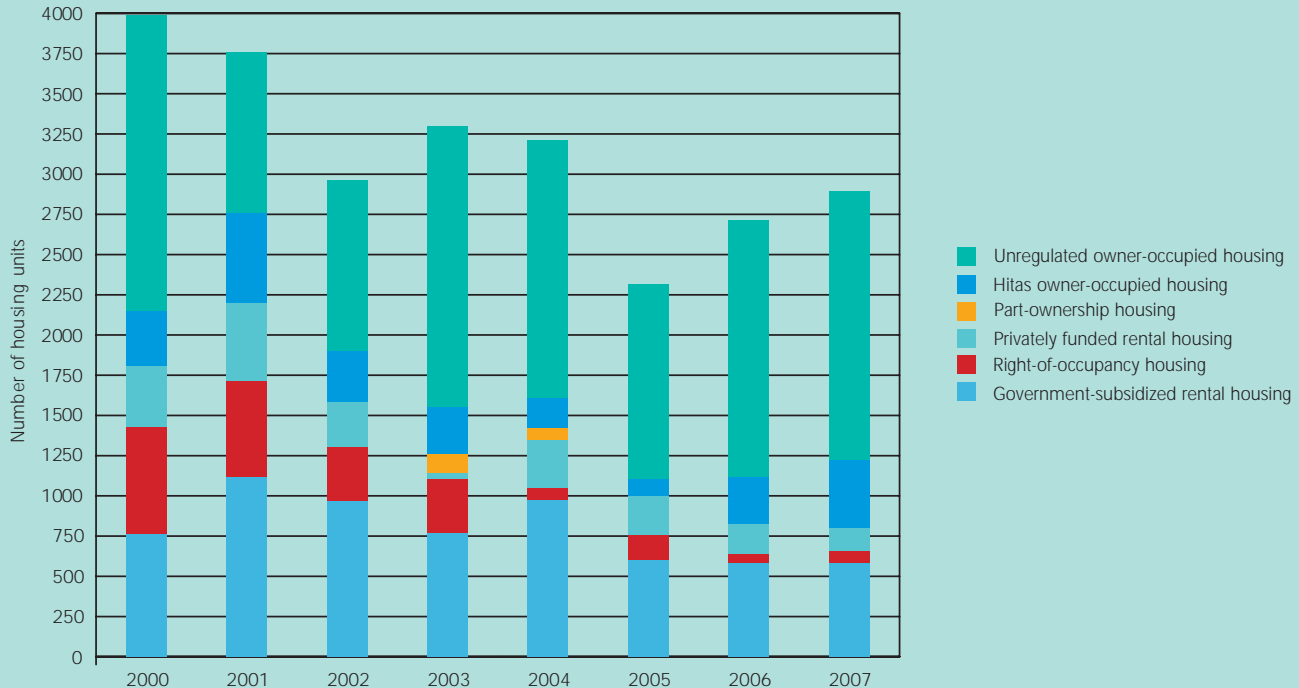
New homes in distinctive housing districts

Housing production will be boosted to 5,000 units per year. The functional structure, neighbourhood environment, housing supply and services in new city districts will be created with a view to upholding the distinctive character of the districts and of their natural and cultural environment. Good public transport services will be provided. Cycling will be taken into account in traffic design.

Housing stock in Helsinki in 2007 by form of possession and form of financing
Total housing units (approx.) 318 000



Annual starts in housing production in Helsinki in 2000-2007 by form of possession and form of financing



Hitas – reasonably priced new high-quality housing

Hitas is a price and quality control system operated by the City of Helsinki and enabled through conditions imposed on the allocation of land for construction. The aim of the system is to offer reasonably priced owner-occupied housing to city residents. In the 2000s, some 300 to 500 Hitas units have been built per year, accounting for about 8% of all new housing construction. In addition to price and quality control on new construction, the system also caps the resale prices for existing Hitas units. At the moment, about 14% of the total owner-occupied housing in Helsinki consists of Hitas units.

Responsible housing policy

The City of Helsinki is its own largest landowner, and the majority of new housing is built on City property. The City both sells and rents land for housing construction. The conditions imposed on the allocation of land for construction ensure that the City's goals regarding forms of possession and financing in housing are attained. The City aims to ensure diversity and a range of reasonably priced dwellings in housing production.



Goals for forms of possession and financing in housing production

	Percentage
Government-subsidized rental housing	20%
Other reasonably priced rental housing	20%
Hitas, part-ownership and right-of-occupancy housing	20%
Unregulated owner-occupied and rental housing	40%

According to the principles agreed on for the Helsinki Metropolitan Area, government-subsidized rental housing should account for 20% of housing production. In Helsinki, this means 1,000 units per year on average, about half of which are intended for groups with special needs, for students and for young people leaving home. The City itself builds 1,500 housing units per year, at least half of which is government-subsidized rental housing.

The City as developer

The Helsinki Housing Production Department (ATT) is the City's own developer organization. In 2007, about 800 housing units built by the ATT were completed, nearly one third of the total housing production

in Helsinki in that year. According to the City's goals, new construction by the ATT focuses on government-subsidized rental housing built for City ownership and on right-of-occupancy housing. Nearly 200 housing units, or

about 24%, of the housing production of the ATT in 2007 were sold. The ATT also renovates housing companies owned by the City.



Many types of home

The attractiveness of flats will be increased by improving the quality of construction in blocks of flats and by improving the func-

tional quality of living environments, buildings and homes. The City may allocate land for independent high-rise construction. In low-rise construction,

the aim is to achieve an urban and coherent community structure.

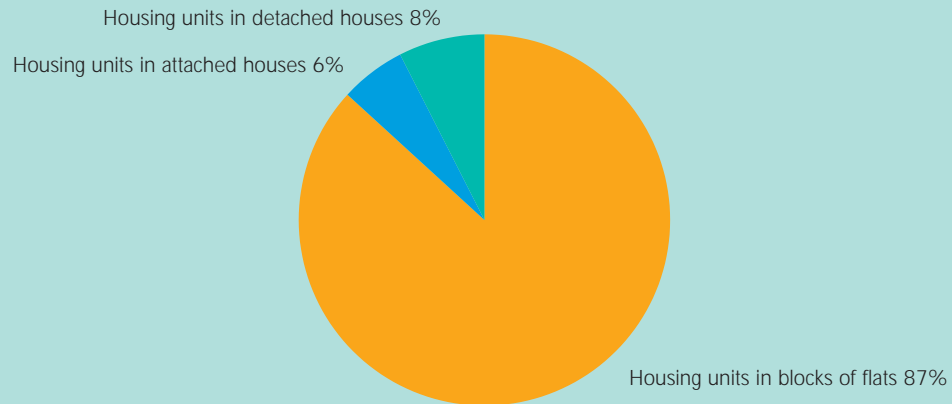
Most of the housing stock in Helsinki is located in high-rise buildings,

and there are a lot of small flats. Indeed, the amount of living space per person in Helsinki, 34 m² per person, is less than elsewhere in the Helsinki Metro-

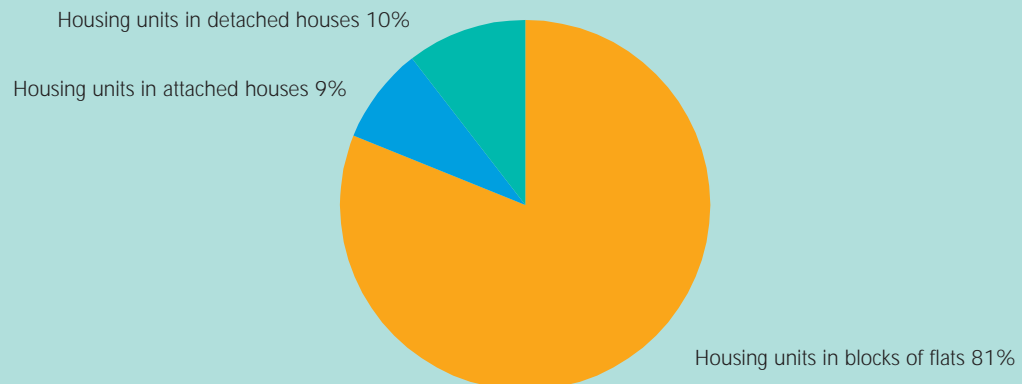
politan Area and elsewhere in Finland. In new production of owner-occupied and right-of-occupancy housing, the aim is to achieve an average net floor

area of 75 m² per unit, with a view to increasing the amount of living space per person and to improving the supply of family dwellings.

Housing stock in Helsinki in 2007 by building type
Total housing units (approx.) 318 000



Housing production in Helsinki in 2000-2006 by building type
Average annual production (approx.) 3 400



Flourishing city districts

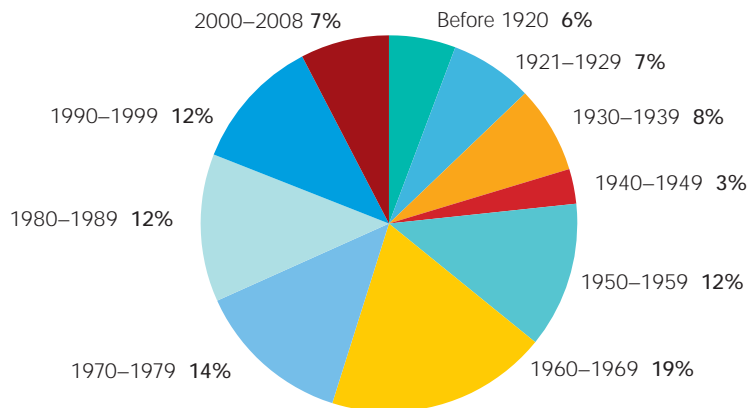
Infill development is undertaken in old city districts in order to attract new residents, to diversify the population structure and to protect services. The City is increasing its advisory services for repairs and financing related to the maintenance and renovation of old building stock. The installation of lifts in old blocks of flats is being supported through advisory services and financial contributions.



The City as landlord

The City of Helsinki owns nearly 50,000 rental housing units, which accounts for about 15% of the city's entire housing stock. Some 95,000 people, or 17% of the city's population, are tenants of the City. Most of the housing owned by the City was built using government loans or interest subsidies, and thus the income and property limits determined by central government apply in the selection of tenants.

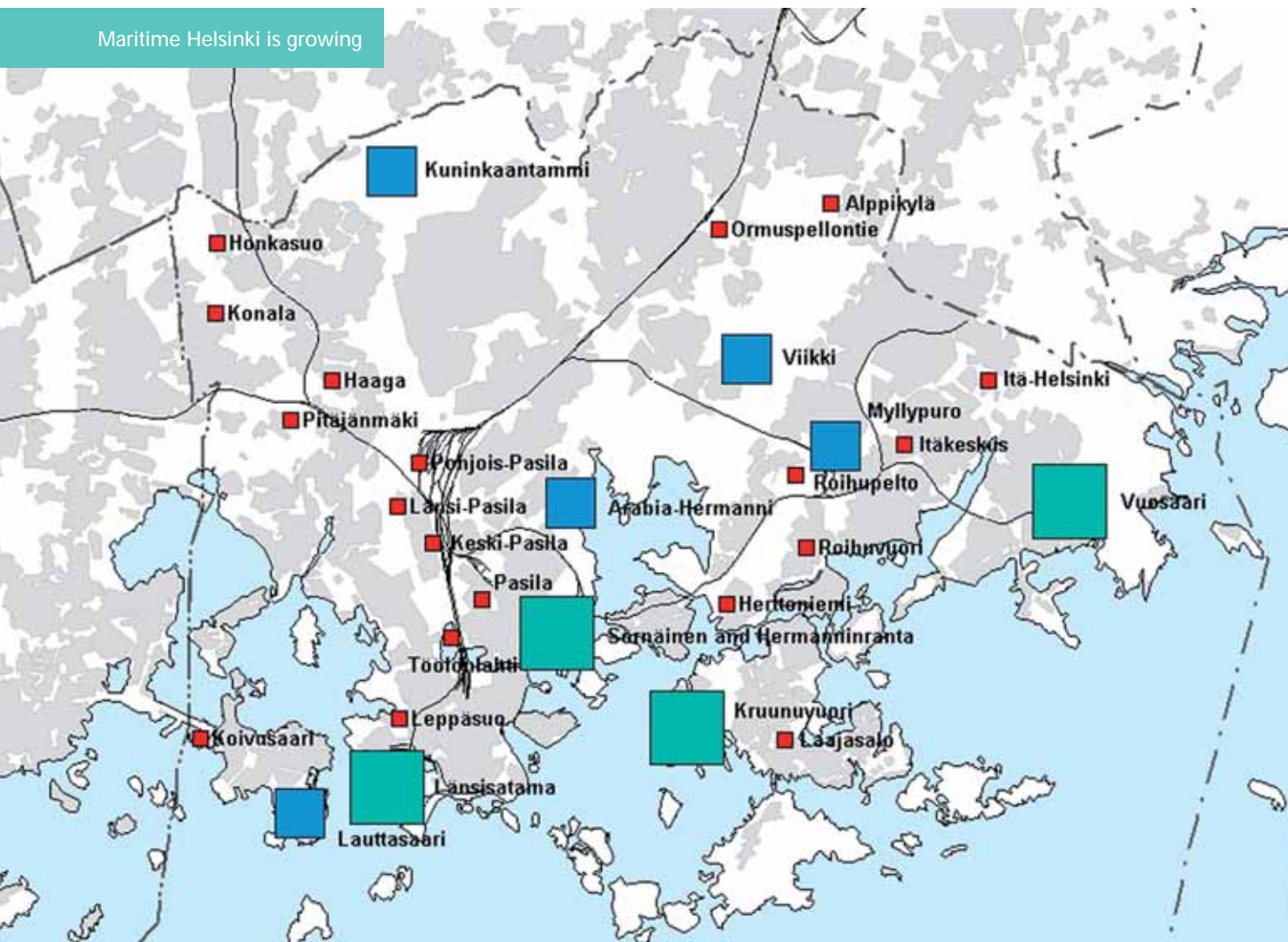
Housing stock in Helsinki in 2007, by year of construction
Total housing units (approx.) 318 000



Major housing construction areas

Area	Year that constr. is to start	Housing production 2008–2017	
		net sq.m	housing units
Project areas			
New areas			
Länsisatama	2008	616 000	6 500
Kalasadama	2010	454 000	4 800
Kruunuvuori	2011	340 000	3 600
Toölönlahti	2014	5 000	50
Keski-Pasila	2014	95 000	1 000
Old areas			
Arabia-Hermanni	1994	204 000	2150
Herttoniemi	1993	20 750	210
Viikki	1992	222 000	2 300
Vuosaari	1989	326 500	3 400
Other areas (over 30 000 net sq.m)			
Kuninkaantammi	2012	195 000	2 050
Myllypuro infill development	2008	176 000	1 850
Lauttasaari	2008	147 300	1 550
Koivusaari	2012	100 000	1 050
Konala industrial area	2008	95 000	1 000
Pasila, railway workshops	2006	83 300	870
Alppikylä	2008	81 600	850
Haaga infill development	2008	78 250	820
Pitäjänmäki infill development	2008	76 250	800
Honkasuo	2011	60 000	430
Länsi-Pasila	2008	53 350	560
Ormuspellontie	2008	52 150	540
New areas of detached houses in Itä-Helsinki	2010	51 540	360
Roihupelto	2015	44 000	460
Laajasalo, Länsi-Jollas	2008	39 500	280
Pohjois-Pasila	2016	34 000	350
Leppäsuo	2008	33 250	350
Itäkeskus	2008	33 200	340
Roihuvuori	2010	32 000	330

Maritime Helsinki is growing



Available net floor area in housing construction, 2008–2017
(net sq.m, housing units, residents).



326 000–616 000



147 000–326 000

5 000–147 000





Further information:

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