



Housing exclusion :
current trends and challenge
**Impoverishment of tenants in
France**

Cecodhas Seminar
Creating inclusion and combating poverty :
Social and cooperative housing taking up the challenge
29 th october 2009

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A wide targeting mission for rental social housing ...

- 64 % of all households are below income ceilings for standard HLM (Habitation à Loyer Modéré = moderate rent dwelling)
- Average income ceiling :
 - 2 500 € per month (average taxable income in France : 2 200 € per month)
 - More precisely 1 600 € a month and a consumption unit (average income per consumption unit in France : 1 400 € per month and consumption unit)

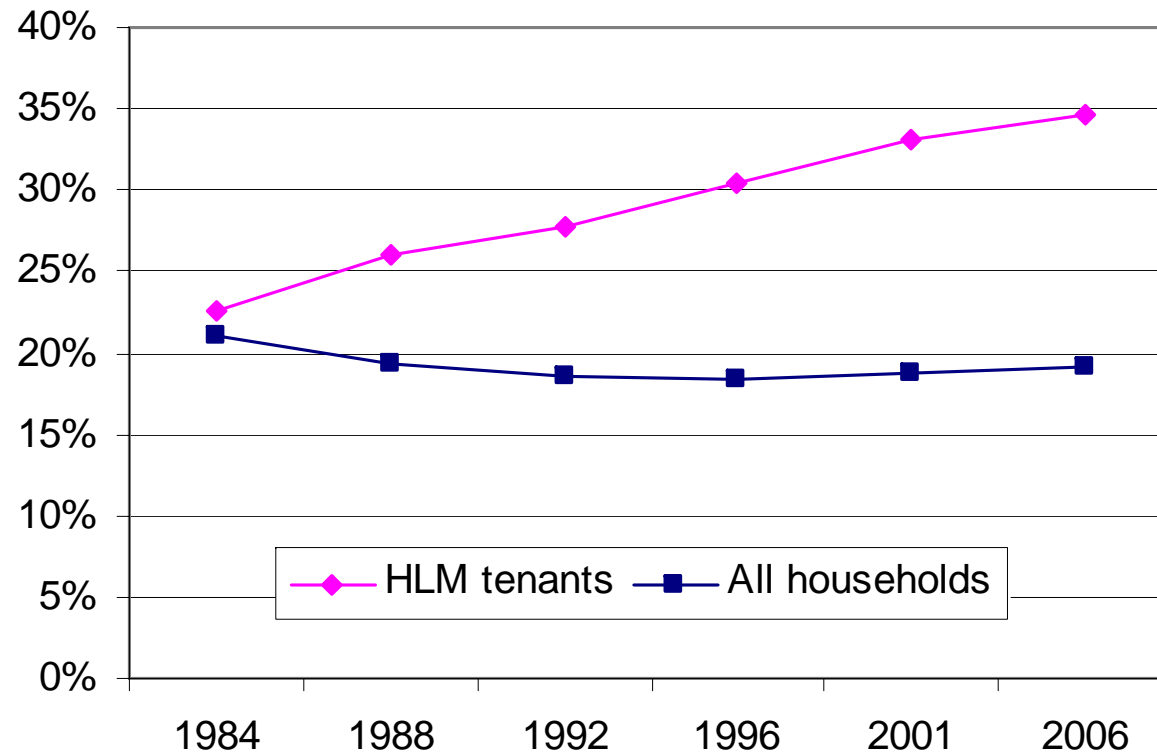
... but a wide offer towards poor households

- Poverty threshold (60 % of median): 820 € per month and CU
 - 19 % of whole households are poor
 - 35 % of HLM households are poor
 - 38 % of HLM households who moved in recently (4 last years) are poor



Impoverishment of HLM tenants

Poverty rate



Poverty threshold

€ per month and CU

1984	1988	1992	1996	2001	2006
660	710	735	745	800	820

€ per month, in real terms (2006)

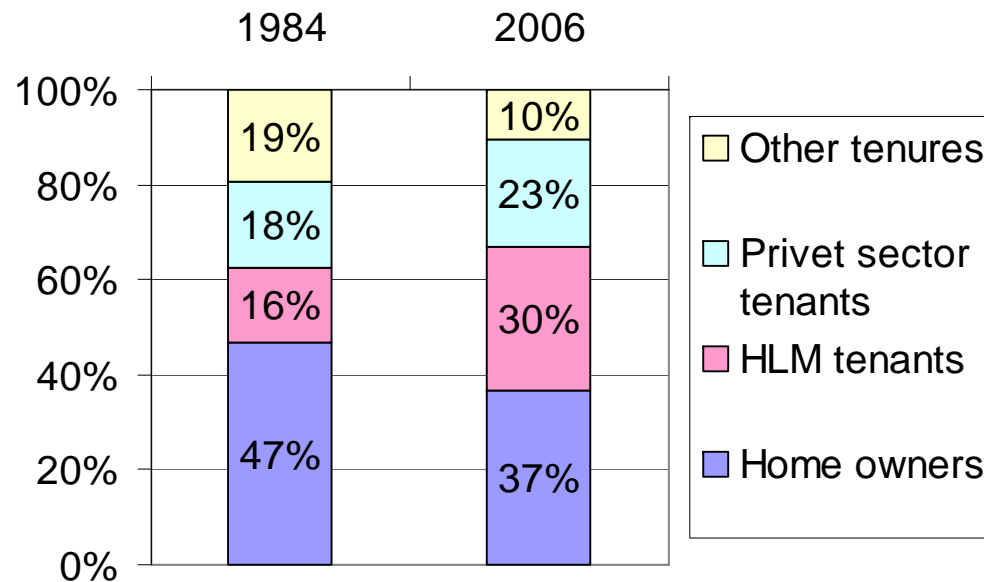
Source : calculations from USH on National Housing surveys, INSEE, calculation made on households not individuals, students excluded, metropolitan France



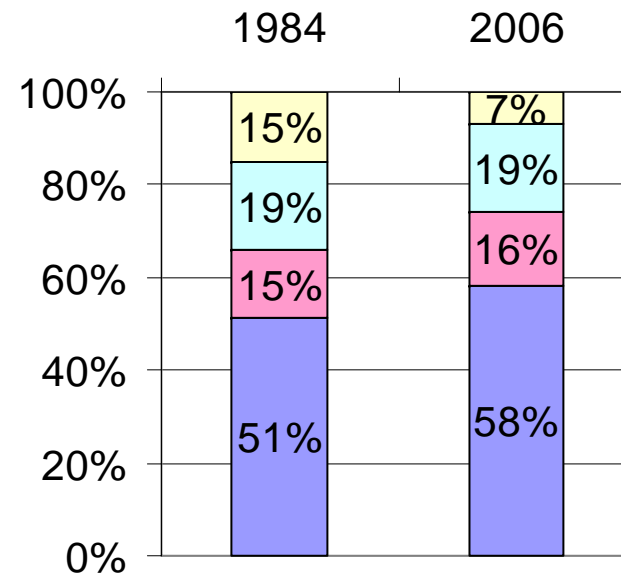
Where do live poor people?

Housing tenure in 1984 and 2006:

Poor households



To compare, whole households





Why ?



Middle class being replaced by poorer households

Households moving out and in between each housing survey, population and standard of living

	1984-1988	88-92	92-96	97-01	02-06
Moving out from Hlm					
- Number	0,6 M	0,5 M	0,5 M	0,6 M	0,5 M
- Standard of living, income per month and CU (median)	1 280 €	1 280 €	1 300 €	1 350 €	1 310 €
Moving in a Hlm					
- Number	1,0 M	0,9 M	1,0 M	1,3 M	1,1 M*
- Standard of living, income per month and CU (median)	1 020 €	1 060 €	1 020 €	1 000 €	1 020 €

300 €

€ per month, in real terms (2006)

Source : calculations from USH on National Housing surveys, INSEE, students excluded, metropolitan France

* Between 2002 and 2006, 0,5 million Hlm households left for another housing tenure, 0,3 million disappeared, 0,3 million new Hlm dwelling were created, so 1,1 million households could moved in. Households moving from an Hlm to another one are not taken into account.



Middle class being replaced ...

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- Number	0,6 M	0,5 M	0,5 M	0,6 M	0,5 M
- Standard of living	1 280 €	1 280 €	1 300 €	1 350 €	1 310 €
Moving in a Hlm					
- Number	1,0 M	0,9 M	1 M	1,3 M	1,1 M
- Standard of living	1 020 €	1 060 €	1 020 €	1 000 €	1 020 €

+ 0%

... By always poorer ones

The whole households					
- Number					
- Standard of living	1 190€	1 230 €	1 240 €	1 340 €	1 380€

€ per month, in real terms (2006)

+ 26%



Middle class being replaced ...

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- Number	1,0 M	0,9 M	1 M	1,3 M	1,1 M
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-14 %

- 26%

... By always poorer ones

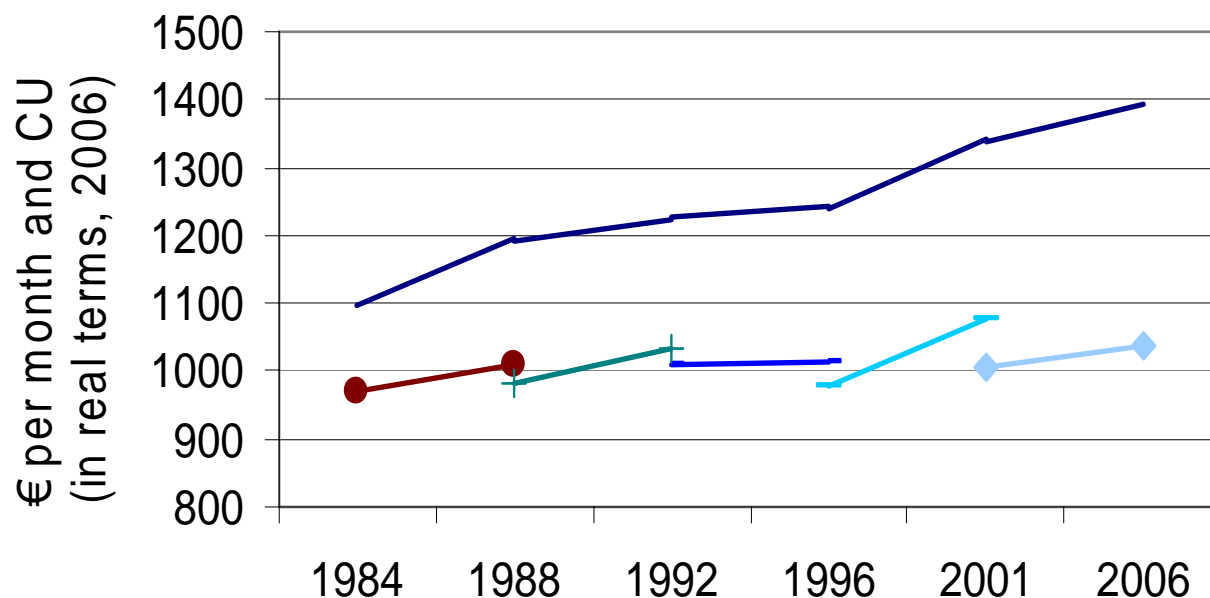
The whole households					
- Number					
- Standard of living	1 190€	1 230 €	1 240 €	1 340 €	1 380€

€ per month, in real terms (2006)



No impoverishment for cohorts beginning with Hlm tenants

Median standard of living between 1984 and 2006



cumulated growth
1984 – 2006
all permanent
households
(disappearing
households excluded)

+ 28 %

Whole cohorts
beginning with Hlm
tenants

+ 25 %

● lived in Hlm in 1984

— lived in Hlm in 1992

+ lived in Hlm in 1988

— lived in Hlm in 1996

◆ lived in Hlm in 2001

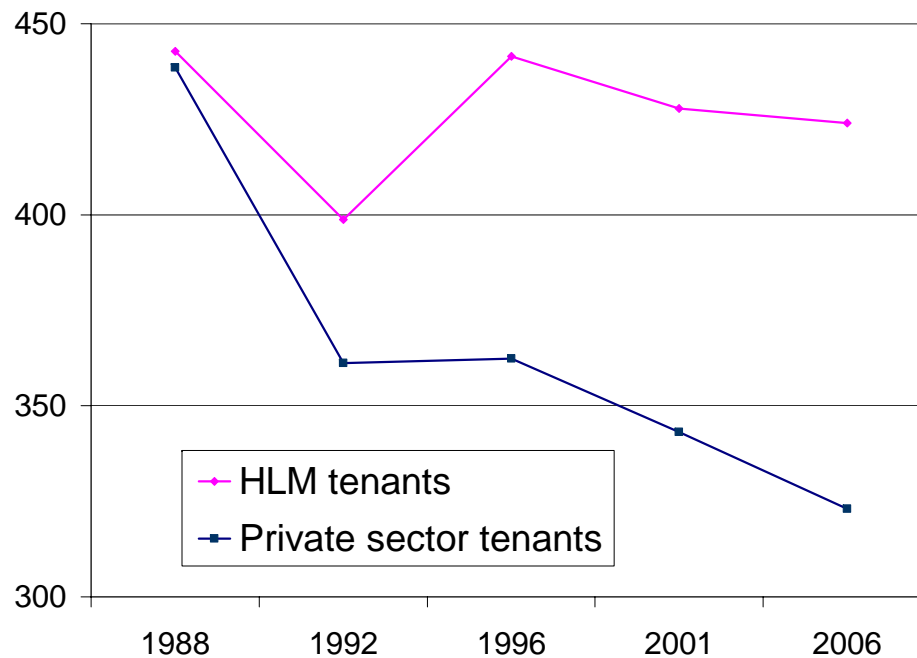
— all permanent households



Compared conditions of living

Net budget = income + housing benefits
- rent – housing duties (energy, water)

Net budget per CU between 1988 and 2006, for poor households



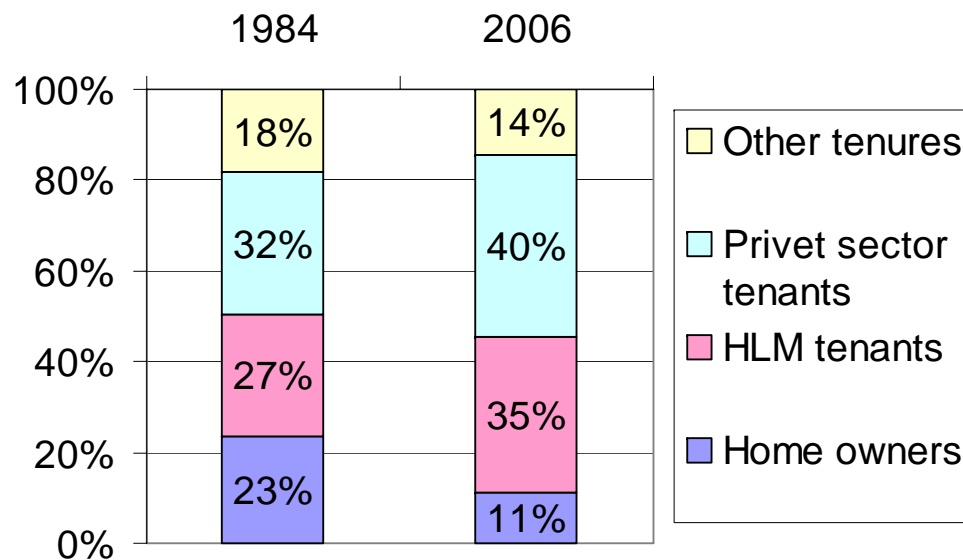
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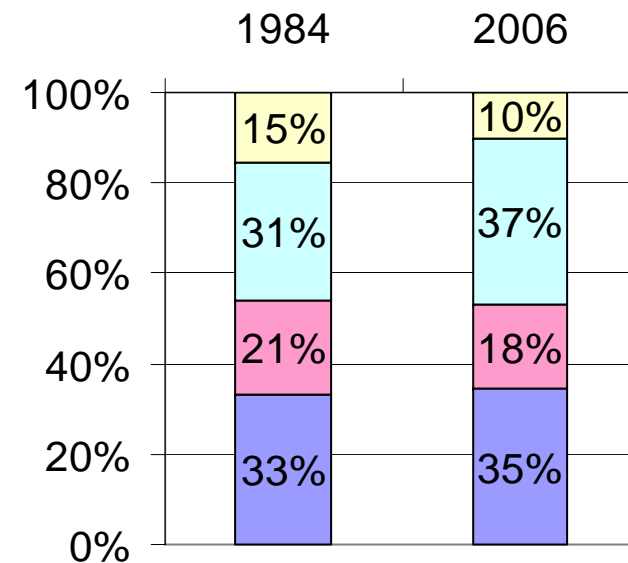
Tenure choice shrinking for poor households ?

Housing tenure for recent movers in (in the 4 years before the survey)

Poor households



To compare, all households





Poor neighborhoods, low attractivity ?..Mixity et mixity!

Hlm in social space (Tabard Classification), in 2006

	Poverty rate	Distribution of whole households	Distribution of Hlm	Hlm rate
Western paris area/ superior service industry	12%	13%	9%	11%
Urban areas/ administration, tourism	21%	12%	11%	14%
Paris suburb, technical middle classes	13%	13%	14%	17%
Qualified industrial work	16%	19%	23%	20%
Industrial work	23%	9%	11%	19%
Poor neighborhoods, « ZUS »/ unemployment, cleaning	31%	8%	22%	44%
Mixt spaces: farming and industry	22%	12%	5%	7%
Farming, food industry	22%	15%	5%	5%
All areas	19%	100%	100%	16%

chapter 55 of
SRU law in
2000 :
objective
20% in 2020

Program for
urban renewal,
since 2003:
demolish and
rebuild a fifth of
dwellings,
renew another
fifth



Current trend and challenges

- The trend : specialisation of Hlm
- efforts from operator, and public policies, to promote mixity and improve quality
 - Keeping housing budget low, even through environmental concern
 - Increasing stock in upper urban areas
 - Integrating « grands ensembles » in the City
 - Allocating dwellings in transparency
 - Offering tenure trajectories
- operators fearing notwithstanding ghetto, «social parking lot»
 - Willing to conserve a wide targeted mission for Hlm, even while promoting « enforceable right for housing »





legal missions

for Habitations à Loyer Modéré operators

- « to build, plan, allocate and manage social rental dwellings » to :
- « improve the condition of living of poor and modest people »,
- « contribute to necessary mixity in cities and neighborhoods »,
- « participate in promoting the right for housing »

1st article of the book of « code de la construction et de la consruction » regarding HLM



The shape of impoverishment - 2

Distribution of Hlm tenants total income relatively to all households' income

