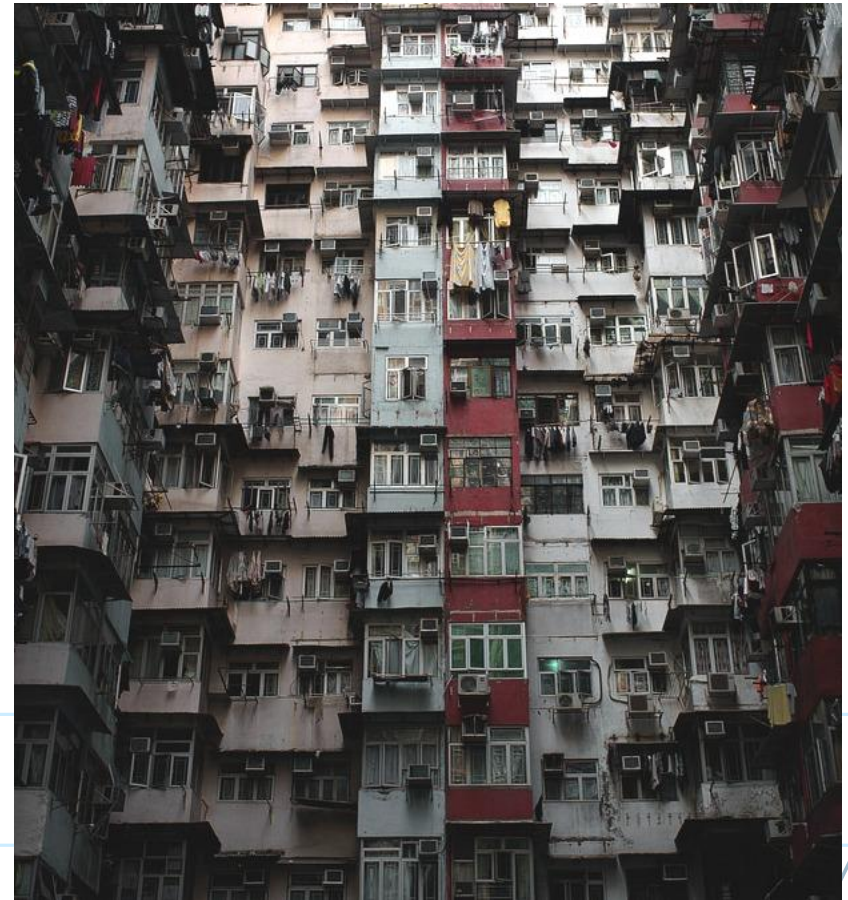


For safe, secure and affordable rental housing!



Sven Bergenstråhle
President
International Union of Tenants

The right to decent housing is a human right, but...



A tenure neutral policy is necessary

- ❖ Tenure neutrality means that ways of finance and the tax system do not favour any tenure form
- ❖ Big subsidies to home-owners – bigger profits to build for homeownership than rental housing



Berlin, Kreuzberg,
street festival

We need subsidies that lower prices

- Subsidies and/or subsidized housing are necessary.
- Any subsidy must be tied to conditions, so that it results in lower prices or lower rents.
- Subsidies without any conditions “dope” prices, hurt the economy and make it more difficult for new households to enter the housing market



Mixed tenure forms and affordable rental housing

- Political decisions:
 - subsidies,
 - fair rental laws,
 - regulated rents,
 - counteract land speculation
- Lower construction and land prices
- Different forms of non-profit or low profit rental housing
- Create cities open for all!



Social mixture

- The social climate in a city/ a housing area effects the health and the future possibilities of households
- Social and affordable housing - necessary in areas where the jobs and higher education are
- Create cities for all!



Amsterdam

Rent regulation

- ❖ Necessary for a sound and fair rental market
- ❖ Security of tenure - Control of rent increase for sitting tenants
- ❖ Free rent setting for new tenancies hamper mobility
- ❖ Deregulation has never resulted in increased construction of rental housing according to several research reports



Tenant's empowerment

- **Rental laws with a balance of interests between landlords and tenants**
- **Active tenant organisations**
- **Work for better housing**
- **Better social climate**
- **Fair rental laws, makes it possible for tenants to legally challenge unfair rental conditions**



IUT, 90 years of
cooperation, participation
and
tenant empowerment!

Organize and fight!

- ❖ **For rental laws with a balance of interests between landlords and tenants!**
- ❖ **For rent control and security of tenure!**
- ❖ **For decent and affordable rental housing**

And, finally , many thanks to:

