

Responses to Housing Challenges - A State Perspective on The Case of Oslo

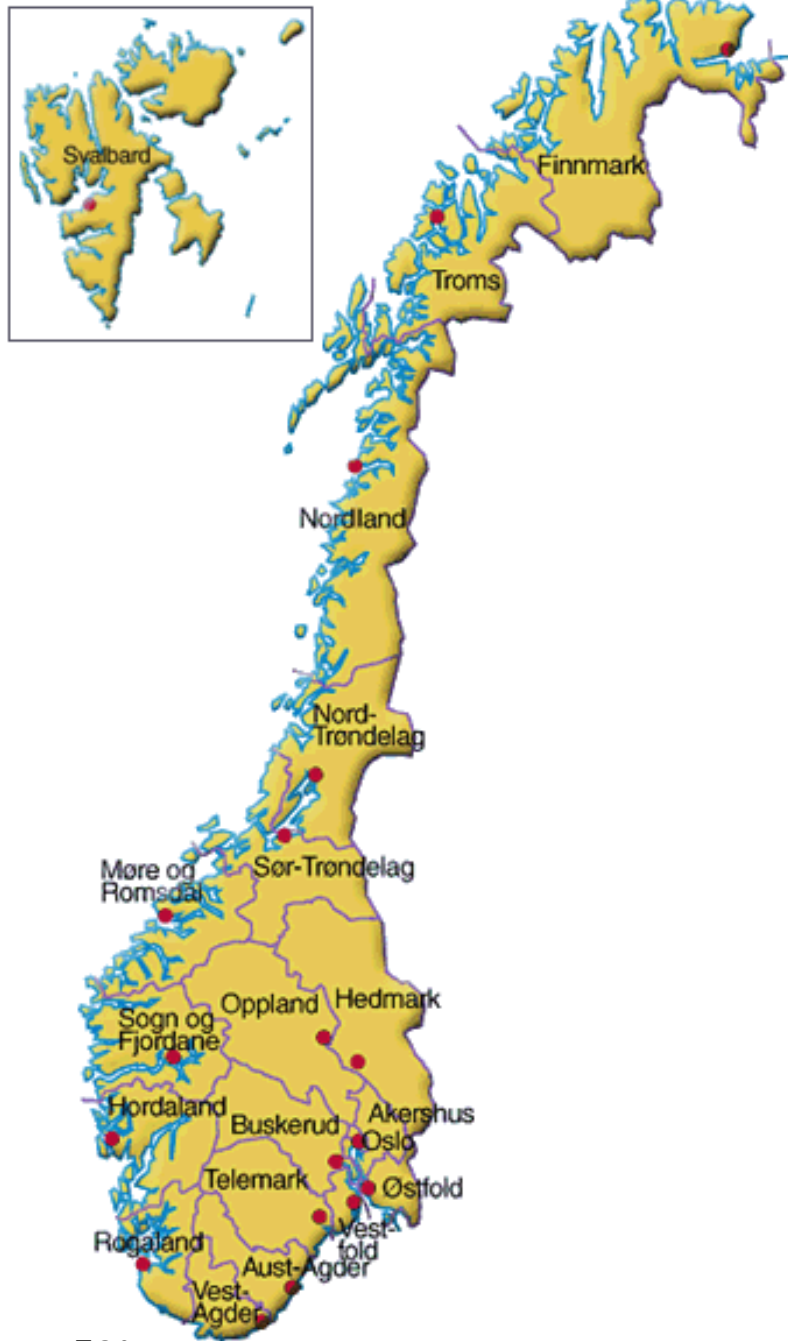
By

Anne Ruden

The Norwegian Housing Bank



Norway



71°

58°



The Oslofjord



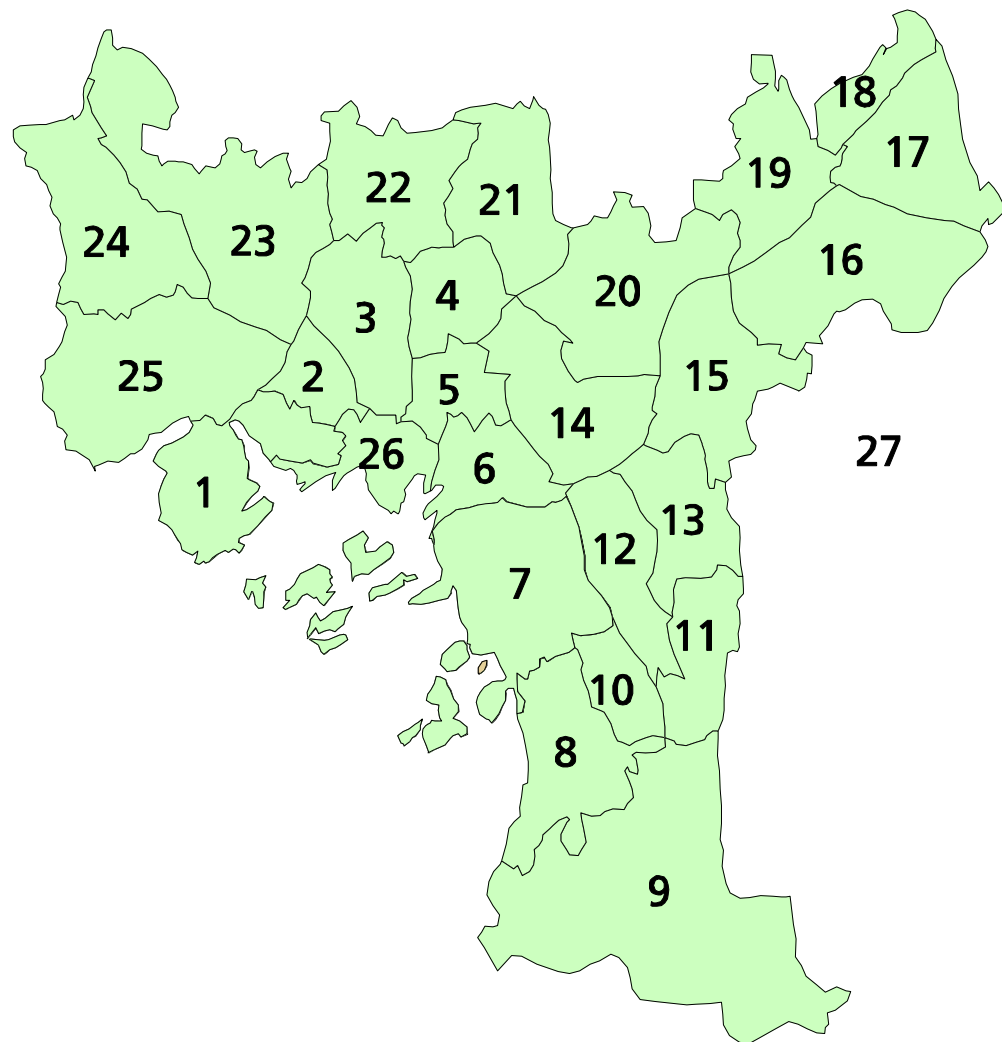


The Municipality of Oslo
Department of Planning and Building

The City between the Fjord and the Forest



Urban districts of Oslo



Urban districts:

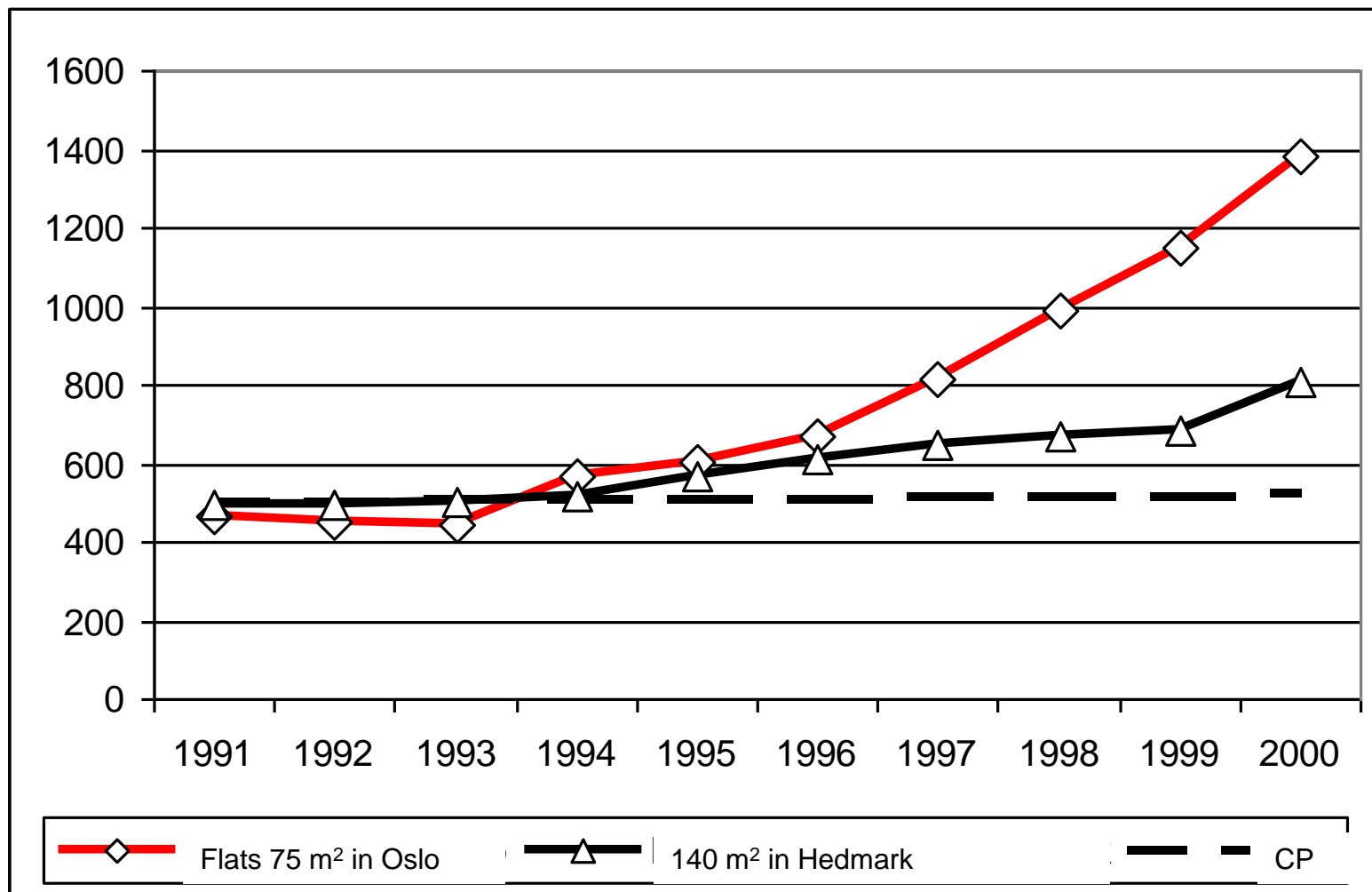
- 1 Bygdøy-Frogner
- 2 Uraniensborg-Majorstua
- 3 St. Hanshaugen-Ullev I
- 4 Sagene-Torshov
- 5 Grnerløkka-Sofienberg
- 6 Gamle Oslo
- 7 Ekeberg-Bekkelaget
- 8 Nordstrand
- 9 Søndre Nordstrand
- 10 Lambertseter
- 11 Bøler
- 12 Manglerud
- 13 Østensjø
- 14 Helsfyr-Sinsen
- 15 Hellerud
- 16 Furuset
- 17 Stovner
- 18 Romsås
- 19 Grorud
- 20 Bjerke
- 21 Grefsen-Kjelsås
- 22 Sogn
- 23 Vindern
- 24 Røa
- 25 Ullern
- 26 Sentrum
- 27 Marka

System of Government i Oslo

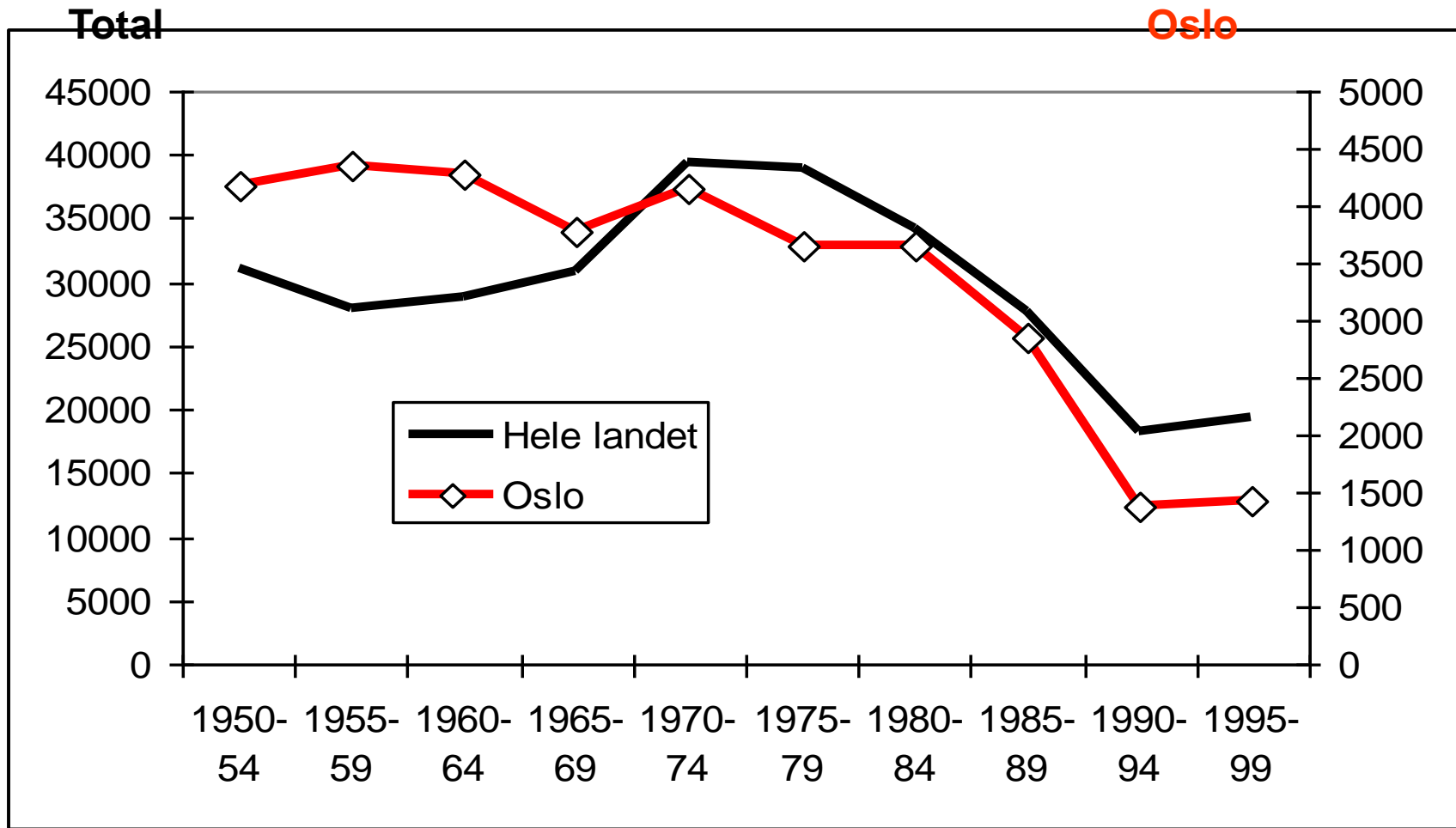
- Parliamentary system of government
- Social policies and education fully decentralised
- Implementation of housing policy mainly carried out by
 - the 25 (15) districts,
 - The Housing and Real Estate Office
 - The Planning and Building Authority



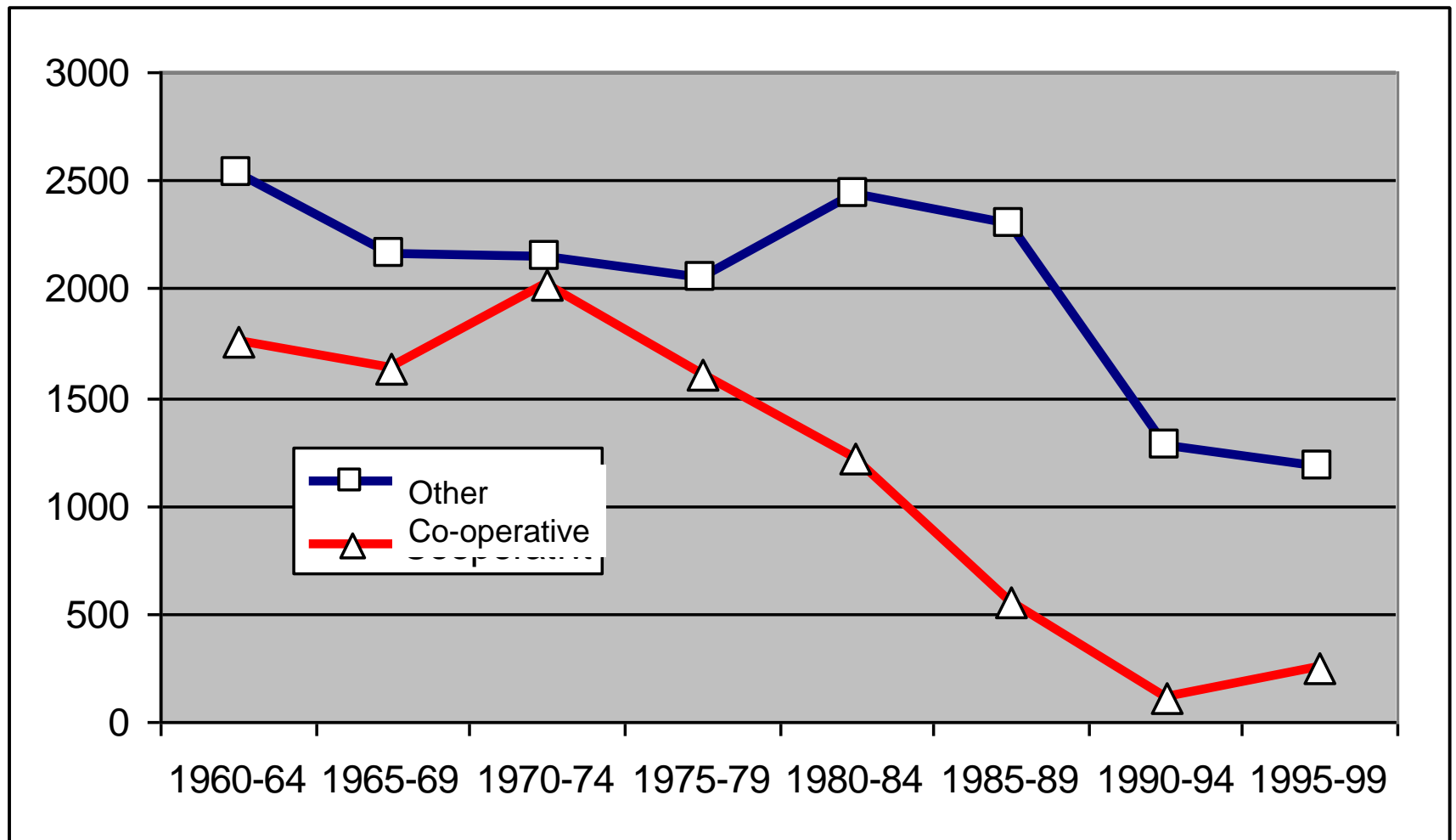
Prices of flats in Oslo, Rural Housing and Consumer Prices



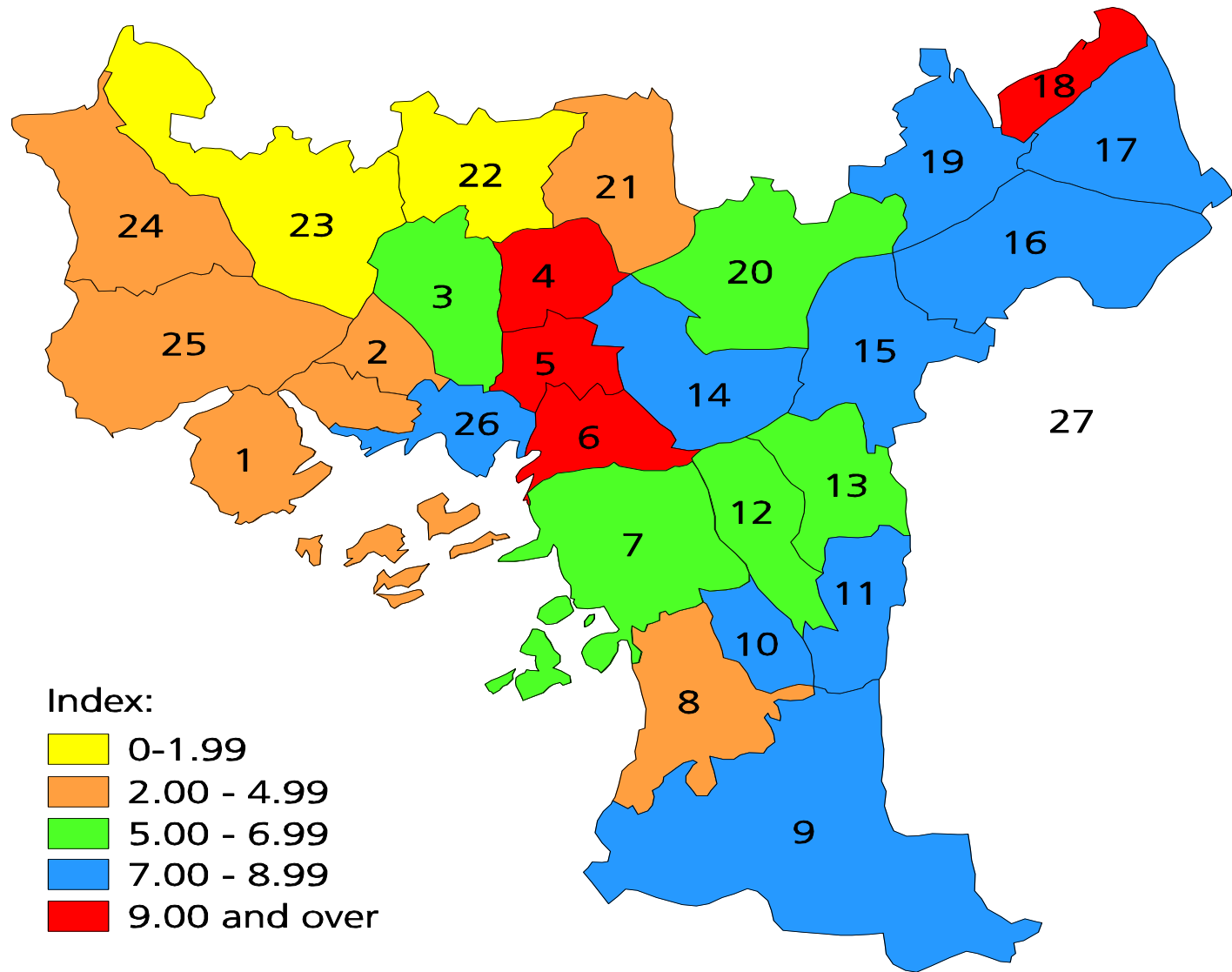
Annual new housing construction in Norway total and Oslo



Builders of new Housing Construction in Oslo



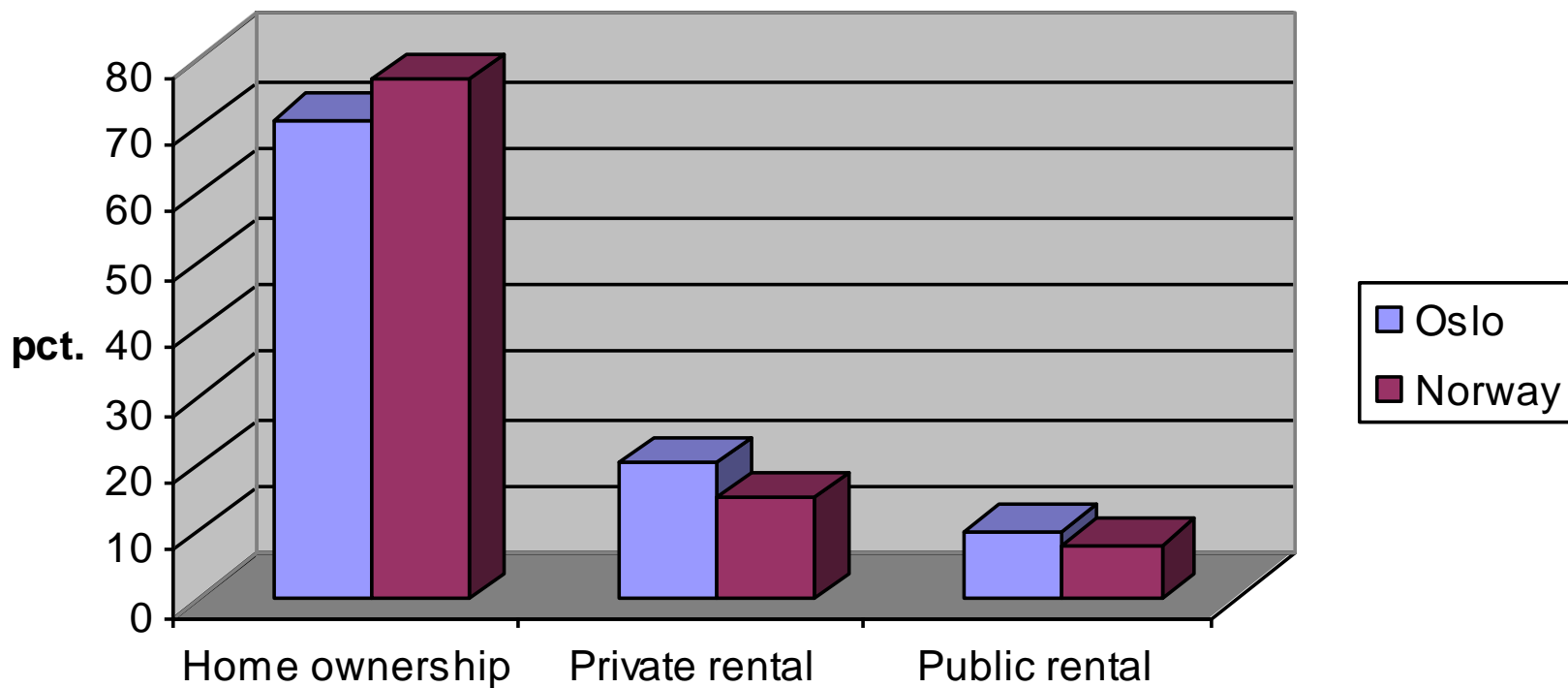
Index for welfare problems. 2001



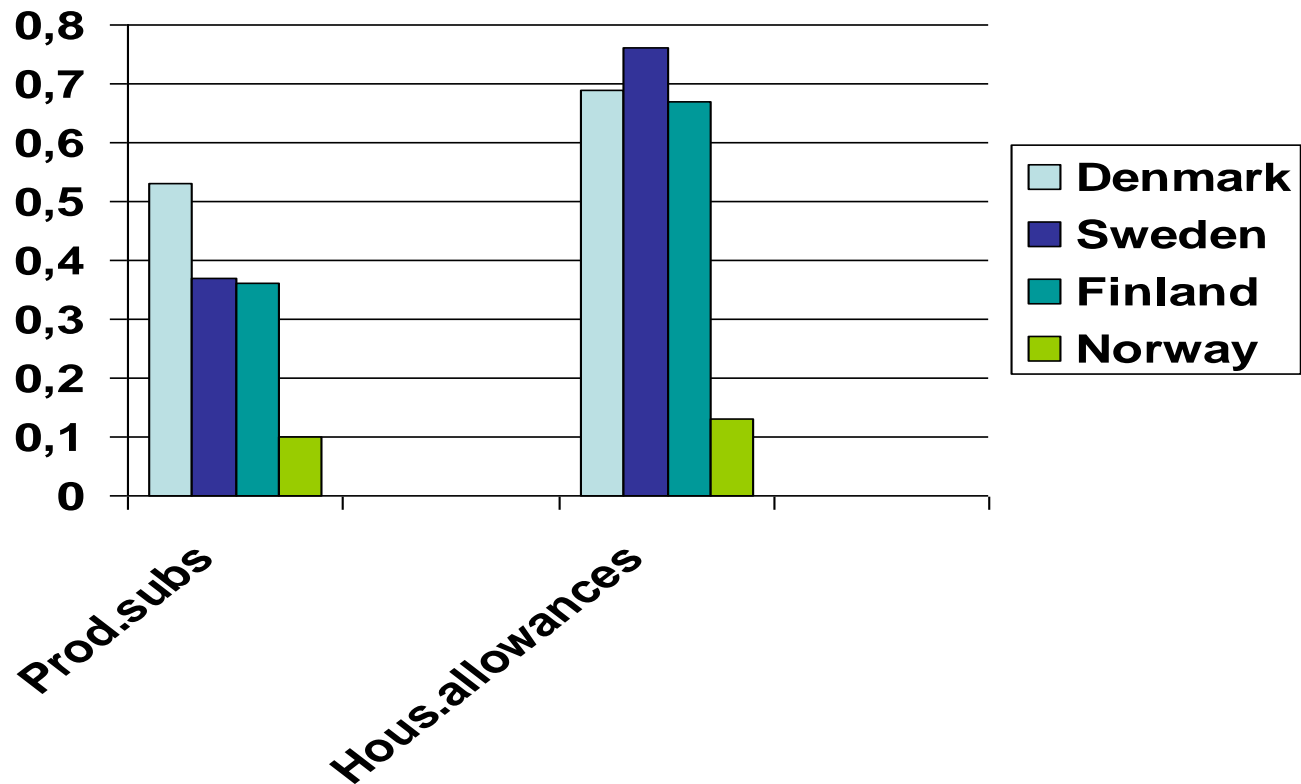
Index:

- 0-1.99
- 2.00 - 4.99
- 5.00 - 6.99
- 7.00 - 8.99
- 9.00 and over

Housing ownership structure in Norway



Housing Subsidies in Scandinavian Countries Pct. of GNP 1999

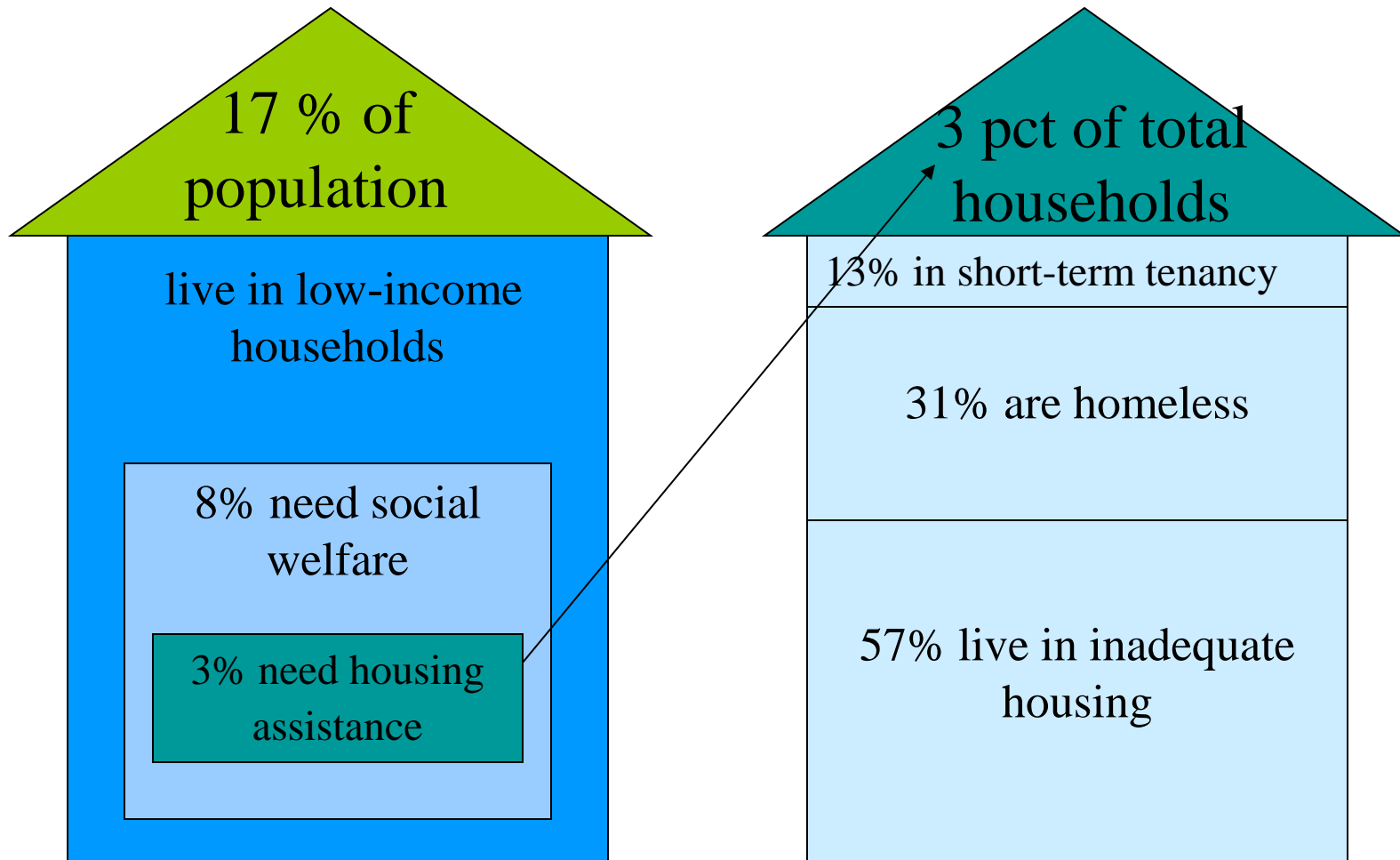


The main challenges

- **Optimising existing resources:**
 - More targeting of disadvantaged groups
 - Provide housing and follow up for people with complex problems
 - Acquire resources and flexibility to meet the needs of a changing market
 - Transparency in transfers and policy schemes
- **How**
 - More emphasis on planning and on documentation of needs
 - Increased delegation to the 25 (15) districts
 - More economised use of municipal housing – market pricing
 - Promote co-operation between sectors and region



Who needs housing assistance in Oslo?



New ambitions

“The Municipality shall play an active role to promote and facilitate build of 40 000 new, functionally and environmentally good housing units by 2015”

What types of housing units?

28 000 large projects

8 000 smaller projects

4 000 in densification



And later?

Room for more;

- land reserves for
 - 29000 more housing units in new plots
 - 23 000 housing units in densification



Main Strategies

- Densification
- Focus on main connection points for public transportation
- Develop last “virginal” land areas
- The “Fjord-city” developments



How?

- Better planning tools
- Co-ordinated processes for planning and implementation
- Deliberate use of municipal land
- Planning deals as a housing policy measure





The Fjord City

1. Filipstad-Tjuvholmen
2. Pipervika
3. Akershus Castle
4. Bjørvika-Bispevika
5. Sørenga-Sjursøya





1. Filipstad - Tjuvholmen





2. Pipervika





3. Akershus Castle





4. Bjørvika - Bispevika





5. Sørenga - Sjursøya



How to Increase Affordability

- Impact of a better balanced housing market
- Demand side measures
- Construction of low cost housing units;
 - Land priced at half market price, subsidies retained
 - State subsidies
 - Active land use policy /zoning and property management (carrots and sticks)



Planning deals as housing policy measures – used with caution

- ✓ To be used to stimulate housing development – not choke it
- ✓ A joint commitment between city and developer

- Developer:
 - Roads, water, basic green areas
- Municipality:
 - Schools, primary health and social care
- To be negotiated:
 - Borderline infrastructure; extensive developments



Other ways for a municipality to influence private developers

- Take initiatives
- Bring parties together
- Active use of municipal property
- Co-ordinate its own activities
- Integrate new developments with urban renewal
- Initiate pilot projects



Conclusion

- The market in need of better framework conditions to solve the housing needs of Oslo
 - The efficiency of a demand side subsidy depends on the response of the housing supply
 - Some supply side subsidies needed for new affordable housing
 - Affordable housing needs an active land policy
- ***Housing policies depend on the underlying urban policies***

