**Draft to be revised by the meeting**

**Housing Migrants in the UNECE region: challenges and practices**

Foreword

Cities around the world are facing a pressing challenge to meet the housing needs of a growing urban population, which by 2050 will reach 6,5 billion people, or two thirds of the global population. Major global trends such as urbanisation, migration and the global financial crisis and economic recession have had a critical impact on the housing sector’s capacity to deliver adequate and affordable housing for all. With governments struggling to meet the housing need of the local population, migration has often been seen as a adding further pressure to shrinking public budgets.

During the Seventy-seventh Committee Session on Housing and Land Management of 2016, the Committee adopted a decision to prepare a study on how countries are addressing the migration crisis through the provision of affordable housing (ECE/HBP/184).In response to this decision, the UNECE Housing Migrants Study examines current challenges and practices, and through a compendium of best practices, it illustrates that housing for migrants can positively impact the market and facilitate the integration of migrants. Indeed, housing holds a fundamental role in the integrative process of migrants as location, accessibility and affordability significantly determines their opportunities and life chance in the city. In order not to leave anyone behind, this report calls on all housing stakeholders, the public, private and not for profit sector alike to embrace a paradigm shift whereby housing strategies and projects have a long-term vision and include the active participation of migrants in the decision-making and in the management of housing.

Further, this study highlights the key role of cities and local administrations as well as the need to further coordinate policies, programmes and actions from across different sectors and levels of government. It is my hope that this study will stimulate fruitful research and discussion about the opportunities offered by the continuous movement of people towards cities. Let us work together and join our efforts to improve the livelihoods of people for a better future for all.

Acknowledgements

This study is the output of a joint effort led by the Secretariat of the Housing and Land Management Unit of the United Nations Economic Commission for Europe. Expert contribution to the study was provided by Dr. Orna Rosenfeld, Adjunct Professor of Sciences Po in Paris, France, Dr. Maria Psoinos, Canterbury Christ Church University, Research assistant and supported by Ms. Naomi Fagla Medegan, Sciences Po, France and Suzanne Spooner, Sciences Po, France and Camila Cattoi, University of Bologna, Italy. Financial contribution was provided by the City of Vienna and Switzerland

We also wish to acknowledge the following members of national and local governments, international banks and organisations, housing providers and civil society who also contributed to this research: Mr. Peter Cachola Schmal, Deutsches Architektur Museum, Germany; Mr. Andrea Colantonio, EIB, Luxemburg; Ms. Beatriz Corredor Sierra, PSOE, Spain; Mr. Luigi Cuna, CEB, France; Mr. Sebastien Garnier, AEDES, Netherlands; Mr. Bahram Ghazi, OHCHR, Switzerland; Mr. Nino Gventsadze, Ministry of Economy, Georgia; Ms. Sabina Kekic, City of Amsterdam, Netherlands; Mr. Samir Kulenovic, CEB, France; Mr. Christophe Lalande, UN-Habitat, Kenya; Ms. Fernanda Lonardoni, UN-Habitat, Kenya; Mr. Jesus Salcedo, UN-Habitat, Kenya; Ms. Jaana Nevalainen, Ministry of Environment, Finland; Mr. Ozgur Oner, GdW Federal Association of German Association and Real Estate Companies, Germany; Mr. Haris Piplas, ETH Zurich, Switzerland; Mr. Andreas Postner, Vorarlberg Wohnaraum, Austria; Mr. Christian Schantl, Stadt Wien – Wiener Wohnen, Austria; Mr. Guido Schwarzendahl, Bauverein Halle & Leuna, Germany; and Mr. Marc Uhry, Fondation Abbé Pierre, France.

Table of contents

Foreword ………………………………………………………………………………………………. 2

Acknowledgements ……………………………………………………………………………… 3

Table of contents …………………………………………………………………………………. 4

Glossary of terms and definitions …………………………………………………………. 5

Executive Summary …………………………………………………………………………………7

Introduction …………………………………………………………………………………………. 8

Background to the study ……………………………………………………………………… 11

Housing and its links to migrants in the UNECE region ………………………… 13

Main housing challenges in the UNECE region……………………………………… 16

Migrants’ Housing Challenges………………………………………………………………. 18

Housing Solutions for Migrant Groups ………………………………………………… 23

Part 1: Utilising Existing and Vacant Housing Stock ……………………. 24

Part 2: Turning Temporary and Emergency Shelter into Lasting Solutions for Migrants ………………………………………………………………………………. 37

Part 3: Improving Migrants’ Access to Social Housing ………………… 42

Part 4: The Role of Housing Cooperatives in Housing Migrants ……50

Part 5: Modular Housing Units for Migrants ………………………………. 54

Part 6: Improving Mechanisms for Access to Adequate Housing … 61

Conclusions …………………………………………………………………………………………. 68

Glossary of Terms and Definitions

There is no formal, universally agreed upon legal definition of “international migrant”. However, experts agree that **an international migrant** could be an individual who changes his/her country of usual residence irrespective of the reason for migration or legal status. Generally, a distinction is made between short-term or temporary migration, covering movements with a duration between 3 to 12 months, and long-term or permanent migration, referring to a change of country of residence for a duration of one year or more. The International Organization for Migration (IOM) provides the following definitions, here ordered alphabetically:

**Asylum seeker** - A person who seeks safety from persecution or serious harm in a country other than his/her own and awaits a decision on the application for refugee status under relevant international and national instruments. In case of a negative decision, the person must leave the country and may be expelled, unless permission to stay is provided on humanitarian or other related grounds[[1]](#footnote-1).

**Migrant** - Any person who is moving or has moved across an international border or within a State away from his/her habitual place of residence, regardless of (1) the person’s legal status; (2) whether the movement is voluntary or involuntary; (3) what the causes for the movement are; or (4) what the length of the stay is[[2]](#footnote-2).

**Refugee** - A person who, owing to a well-founded fear of persecution for reasons of race, religion, nationality, membership of a particular social group or political opinions, is outside the country of his nationality and is unable or, owing to such fear, is unwilling to avail himself of the protection of that country. (Art. 1(A)(2), Convention relating to the Status of Refugees, Art. 1A(2), 1951 as modified by the 1967 Protocol). In addition to the refugee definition in the 1951 Refugee Convention, Art. 1(2), 1969 Organization of African Unity (OAU) Convention defines a refugee as any person compelled to leave his or her country "owing to external aggression, occupation, foreign domination or events seriously disturbing public order in either part or the whole of his country or origin or nationality." Similarly, the 1984 Cartagena Declaration on Refugees states that refugees also include persons who flee their country "because their lives, security or freedom have been threatened by generalised violence, foreign aggression, internal conflicts, massive violations of human rights or other circumstances which have seriously disturbed public order[[3]](#footnote-3) ."

In addition, the following definitions are relevant in the context of this study:

**Recognised refugee** –A refugee is someone who has been forced to flee his or her country because of persecution, war or violence. A refugee has a well-founded fear of persecution for reasons of race, religion, nationality, political opinion or membership in a particular social group. Most likely, they cannot return home or are afraid to do so. War and ethnic, tribal and religious violence are leading causes of refugees fleeing their countries[[4]](#footnote-4).

It is important to make a distinction between the different types of migrants: (a) migrants entering the host country as highly skilled professionals, with formal employment, high or middle incomes and access to pension and other social security schemes; (b) migrants employed in low-skilled, irregular, seasonal and hazardous work, with low wages and no social security; (c) migrants employed informally in other countries. The first group of migrants often have legal and economic access to purchase or rent high-quality accommodation in well-located neighbourhoods with full access to services, infrastructure and facilities. For migrants of the second and third group, the situation is very different, as their access to the housing market may be hampered due to various factors, which are discussed later in the study.

In this study, the term ‘migrant’ encompasses the definitions for the terms **refugees, asylum seekers, internally displaced persons** (IDPs) and **stateless persons** as proposed by the United Nations High Commissioner for Refugees (UNHCR). The term “refugees” includes individuals recognized under the 1951 Convention relating to the Status of Refugees; its 1967 Protocol; the 1969 OAU Convention Governing the Specific Aspects of Refugee Problems in Africa; those recognized in accordance with the UNHCR Statute; individuals granted complementary forms of protection; or, those enjoying "temporary protection". A distinction should be made between the number of asylum-seekers who have submitted an individual request during a certain period ("asylum applications submitted") and the number of asylum-seekers whose individual asylum request has not yet been decided at a certain date ("backlog of undecided or pending cases"). Internally Displaced Persons (IDPs) are people or groups of individuals who have been forced to leave their homes or places of habitual residence, in particular as a result of, or in order to avoid the effects of armed conflict, situations of generalized violence, violations of human rights or natural- or human-made disasters, and who have not crossed an international border. Stateless persons are individuals not considered as nationals by any State under relevant national laws.

Executive Summary

In the last decades, urbanisation and international migratory flows have further consolidated cities’ pivotal role in the world stage. Attracted by the labour markets, public services and the social capital they offer, migrant populations[[5]](#footnote-5) are increasingly drawn towards urban areas, either as a transit hub or as an actual destination. While both immigration and housing policies are primarily managed at the national level in the UNECE region, arrangements for the social and economic accommodation of newcomers effectively take place at the local level.

This study shows that access to housing holds a major role in the integrative process of migrants as housing location, accessibility, affordability and habitability has a direct impact on inhabitants’ ability to seek employment, access education and healthcare among other basic services that cities offer. It further highlights the expectation that housing should play a positive role in the medium- and long-term integration of migrants. In addition, this research demonstrates that increased coordination between national and local governments through coherent housing policies and programmes can play a key role in addressing housing and integration challenges in different local contexts. Through a range of innovative practices adopted by public, private and non-profit organisations for the provision of housing for migrants, the study calls on all stakeholders to join forces at the national, regional and local levels and across sectors, housing tenures and disciplines to better integrate migrants and contribute to improved social cohesion across the UNECE region.

As housing systems in the UNECE member States are varied and diverse, along with their immigration policy and history, migrants’ experience of reception, integration and access to housing may differ greatly among countries but also within them − depending on the capacity (and willingness) of each city, neighbourhood (or even households) to welcome newcomers. This research highlights the extent to which the commitment and creativity of cities, housing providers and civil society at large can have an impact in designing and delivering a wide variety of housing solutions for newcomers. In this context, the exchange of knowledge and best practices on innovative housing initiatives can facilitate migrants’ successful social and economic integration in the UNECE region.

While some innovative practices exist, this study found that policies aiming at improving societal integration through housing solutions are often limited to the short/medium-term. The study emphasizes the long-term and multi-dimensional nature of integration through the provision of housing. In line with this vision, it advises that strategies should be designed for the active participation of migrants in policy-making and in the implementation and management process. This can take several forms − for example, panels or advisory groups, training and employment of migrants in local housing services, direct involvement of migrants in the provision or revitalization of housing, awareness raising of the services they might be entitled to, among others. Participation in public life of the host country is a form of integration that helps those involved as well as migrants who benefit indirectly, such as migrants who are not directly involved in innovative solutions but who benefit from the information shared by those engaged.

Introduction

As people come together to live, work, and find opportunities in cities, economic integration, high urbanisation and migratory flows have made cities hubs of diversity and innovation, thus transforming local governments into key stakeholders on the global migration stage. Generally, national governments manage the overall migration flows and related legal frameworks that attempt to manage this issue. However, since the majority of new arrivals settle within cities it is often local governments that assume the social and economic responsibility of integrating migrants in the country.

Cities around the world are facing a persistent challenge to meet housing needs and an ever-growing demand spurred by natural population growth, rural-to-urban migration and increasingly, the urbanisation of international migration flows. It is estimated that in 30 years, nearly two-thirds of the population will live in urban areas; and by 2030, 3 billion people around the world will require access to adequate and affordable housing.

According to the Universal Declaration of Human Rights of 1948 and the International Covenant on Economic Social and Cultural Rights of 1966, all individuals are entitled to an adequate standard of living[[6]](#footnote-6). Despite the centrality of this right within the global legal system, over a billion people around the world are either homeless or live in conditions which do not uphold to their human rights and dignity[[7]](#footnote-7).

In this context, a major challenge for sustainable urban development, as well as for the housing sector, is to understand how to respond to major global events such as international migration movements and economic downturns. In the UNECE region, the global financial crisis of 2007/8 and the following economic recession had a critical impact on the housing sector. By 2015, over 100 million people were cost overburdened, meaning that they were spending more than 40 percent of their disposable incomes on housing.

Migration in the UNECE region was met by increased poverty and housing need and reduced government funding for social and affordable housing In 2015 alone, 1 million migrants, refugees and asylum seekers crossed into Europe through the Mediterranean and Balkans[[8]](#footnote-8) and a total of 3.1 million people sought asylum from EU-28 countries between 2015 and 2017[[9]](#footnote-9). This major movement of migrants into Europe put further pressure on the region’s housing sector, requiring countries to identify innovative solutions at different levels of governance from public, private and non-profit organisations to support the provision of adequate housing for all.

Housing is thus at the forefront of the migration debate. Ensuring that vulnerable groups have access to a place to live is essential to ensure that children, women, men, the elderly and young people alike can live in safety and dignity, and, in accordance with the UN Agenda 2030, nobody is left behind[[10]](#footnote-10). Moreover, housing holds a major role in the integration process as its location, accessibility and habitability has a direct impact on inhabitants’ ability to seek employment and access education and healthcare among other basic services that cities offer. The provision of adequate and affordable housing is the primary means through which an integrative process can be supported, along-side the opportunity to access employment and education.

When arriving to UNECE countries however, immigrants often do not qualify for social housing benefits and must turn to more expensive market-based solutions, likely suffering from cost overburden in overcrowded and substandard housing. In the context of the contemporary migration movement towards Europe, new and pressing challenges have further arisen due to the different profiles of today’s international migrants, whom have turned out to be more diverse in terms of their countries of origin, skills, and educational backgrounds compared to previous migration waves.[[11]](#footnote-11)

The study is organised in six sections. Part 1 discusses case studies on the upgrading of existing vacant housing stock to house incoming migrants. Part 2 provides examples on upgrading or refurbishing collective housing to provide adequate housing for newcomers. Part 3 of this publication examines mechanisms to improve access to social and affordable housing for migrants while part 4 highlights the key role of housing cooperatives in providing housing for migrants. Part 5 showcases examples of modular housing specifically designed to house migrant populations. Finally, part 6 discusses various mechanisms that can improve access to adequate and affordable housing for migrants.

# Background to the Study

Access to adequate, affordable, decent and sustainable housing[[12]](#footnote-12) is a fundamental human need and must be available to all. The 2030 Agenda,[[13]](#footnote-13) including the 17 Sustainable Development Goals (SDGs), particularly SDG 11 “Sustainable Cities and Communities”[[14]](#footnote-14), the Geneva UN Charter on Sustainable Housing[[15]](#footnote-15) and the New Urban Agenda[[16]](#footnote-16) are key frameworks that promote the right to housing. Importantly, these agendas encourage Governments to implement holistic responses to the challenges and opportunities presented by migration for sustainable urban development.

A key input from the UNECE’s Committee on Housing and Land Management (CHLM) in this area is the implementation of the Geneva UN Charter on Sustainable Housing, endorsed at its Seventy-sixth Committee Session in April 2015. Under the principles of environmental protection, economic effectiveness, social inclusion, participation and cultural adequacy, the Charter encourages international cooperation at all levels. One of the main messages of the Geneva UN Charter on Sustainable Housing is the support of universal access to safe, inclusive, accessible and affordable housing, especially for vulnerable groups such as migrants, refugees, asylum seekers, internally displaced persons (IDPs) and stateless persons. At its Seventy-seventh session, held in September 2016, the Committee discussed the issue of housing for migrants in the context of an already existing lack of affordable and decent housing in the UNECE region, especially in cities.

It further emerged that the housing dimension of migrants’ integration has been surprisingly under-investigated compared to other integration strategies. Indeed, research and policies concerned with the integration of migrants usually focus on issues such as employment, language and citizenship. Improving migration governance at the city level is also at the heart of the Mediterranean City-to-City Migration (MC2CM) project, funded by the European Commission and the Swiss Development Agency and implemented by UN-Habitat, United Cities and Local Governments and the International Centre for Migration Policy Development. One of the main outcomes of the MC2CM phase and lessons learn from pilot cities is indeed the need to focus on affordable housing, among other services[[17]](#footnote-17).

Exploring the housing dimension is of paramount importance also due to the very character of today’s migratory movements., Today’s migrants are faced with a much more restrictive social and economic labour context compared to much of the 20th century[[18]](#footnote-18). With less work available due to offshoring or difficulties in absorbing workers in local labour markets, employment is no longer the main avenue of integration for migrants. As a result, other forms of social inclusion such as housing provision must take a leading role.

The research and preparation of the “UNECE Housing Migrants in the UNECE region: challenges and practices” study started in 2016 with the organisation of the UNECE, UN-Habitat and OHCHR side event at the European meeting in Prague in 2016 “Addressing housing affordability issues in the UNECE region”. The discussion focused on responses of different public and private organisations to identify innovative practices developed at national and local levels that have proven to successfully address challenges relating to the provision of adequate and affordable housing. The Committee then decided to prepare, with the support of partner organizations, a study on how countries are addressing the migration crisis through the provision of affordable housing (ECE/HBP/184). The study has been carried out during 2016-2017 and revised throughout 2018 with the support of the City of Vienna, the Federal Office for Housing of Switzerland, and UN-Habitat’s Housing Unit. The methodology used to draft this study took the form of an extensive literature review and interviews with representatives of local and central governments, international banks, housing providers and third-sector organizations.

Housing and its link to migrants in the UNECE region

Migratory influxes often create social, cultural and economic challenges to origin, transition and host communities. From a social and economic standpoint, refugees and migrants often add additional pressure on host communities, where access to resources such as health, education and other social services and employment opportunities may already be scarce for local inhabitants. These conditions often result in refugee and migrant communities being excluded from many of the opportunities that cities offer. Despite these challenges, effective policy interventions and preventive strategies can promote and offer access to integration services through the provision of adequate housing, health screening and mental health services, education and language courses and employment, can enable origin, transition and host cities to capitalise and benefit from migration in the long-term.

In 2017, it was estimated that there were approximately 258 million international migrants around the world, representing 3.4% of the global population. Between 2000 and 2017, the total number of international migrants increased from 173 to 258 million persons, an increase of 85 million (49%). While the total number of international migrants is on the rise, mirroring the increase in the world’s population, migrants continue to represent only around 3% of the total world’s population per capita, a figure that has remained remarkably stable since WWII[[19]](#footnote-19).

In 2017, the Asian continent was the final destination of the largest number of international migrants (80 million), followed by Europe (78 million) and Northern America (58 million). Africa (25 million), Latin America and the Caribbean (10 million) and Oceania (8 million) combined hosted around 43 million, or 17%of the global total. Between 2000 and 2017, the global share of international migrants residing in Asia increased from 29 to 31%, while Europe’s share declined from 33 to 30 %.

It is important to note that this data covers all types of migrants. When it comes to displaced persons, an unprecedented 68.5 million people around the world have been forced from a home due to persecution, conflict, or generalized violence[[20]](#footnote-20). Among them, nearly 25.4 million people are refugees. 85% of the world’s displaced persons are in developing countries.

In 2017, the number of asylum applications (non-EU) received by the EU-28 Member States reached 685,000, of which 160,000 were from children. While this number represents a substantial decrease compared to the peak years of 2015 and 2016 - when asylum applications totalled over 2.5 million - migration keeps exerting great pressure on European borders. The European Commission reported that in the first months of 2018, irregular crossings have been increasing along certain routes. A recent report pointed to a 9-fold year-on-year increase from Turkey to Greece along the Eastern Mediterranean corridor in this period. Recent concerted action to address irregular transit along the Western Balkan and Central Mediterranean route resulted in the intensification of crossings along the Western Mediterranean/Atlantic route[[21]](#footnote-21).

This study places the housing challenges faced by migrants into the wider context of housing trends and challenges in the UNECE region. The United Nations Committee on Economic, Social and Cultural Rights has stated that the right to adequate housing should not be interpreted narrowly. The right to adequate housing should be seen as the right to live somewhere in security, peace and dignity. The characteristics of the right to adequate housing are clarified mainly in the Committee’s general comments No. 4 (1991) on the right to adequate housing and No. 7 (1997) on forced evictions.[[22]](#footnote-22)

There are several conditions that must be met before particular forms of shelter can constitute “adequate housing”. These elements are just as fundamental as the basic supply and availability of housing. For housing to be adequate, it must, at a minimum, meet the following criteria:

* Security of tenure: housing is not adequate if its occupants do not have a degree of tenure security which guarantees legal protection against forced evictions, harassment and other threats.
* Availability of services, materials, facilities and infrastructure: housing is not adequate if its occupants do not have safe drinking water, adequate sanitation, and energy for cooking, heating, lighting, food storage or refuse disposal.
* Affordability: housing is not adequate if its cost threatens or compromises the occupants’ enjoyment of other human rights.
* Habitability: housing is not adequate if it does not guarantee physical safety or provide adequate space, as well as protection against the cold, damp, heat, rain, wind, other threats to health and structural hazards.
* Accessibility: housing is not adequate if the specific needs of disadvantaged and marginalized groups are not taken into account.
* Location: housing is not adequate if it is cut off from employment opportunities, health-care services, schools, childcare centres and other social facilities, or if located in polluted or dangerous areas.
* Cultural adequacy: housing is not adequate if it does not respect and consider the expression of cultural identity.

Additionally, the UN promoted the “Housing at the Centre” approach[[23]](#footnote-23), which positions housing at the centre of national urban policies and of cities. The “Housing at the Centre” approach is based on the UN-Habitat “Global Housing Strategy”[[24]](#footnote-24), which is grounded on the principles of inclusive cities as the sound foundations for achieving adequate housing for all. Inclusive cities are achieved by mainstreaming human rights in urban development, including housing. This is in the hopes of producing new and more sustainable housing solutions, especially for groups in vulnerable situations such as migrants, including refugees.

Further, such documents also include the protection against forced evictions, which is a key element of the right to adequate housing and is closely linked to security of tenure. Forced evictions are defined as the “permanent or temporary removal against their will of individuals, families and/or communities from the homes and/or land which they occupy, without the provision of, and access to, appropriate forms of legal or other protection.”[[25]](#footnote-25)

### The Geneva United Nations Charter on Sustainable Housing stresses that the development of sustainable housing in the UNECE region faces multiple challenges, resulting from a complex interplay of trends related to globalization, demographic changes, climate change and the economic crisis. As a result of the global financial crisis of 2008, these trends culminated in increased attention from governments to the lack of housing affordability and to the decline in access to decent and healthy housing, which exacerbates social inequality and segregation in the urban space. The Geneva Charter is consistent with this and has informed the United Nations agenda published in 2015 that seeks to position housing at the centre of urban policies[[26]](#footnote-26), a central focus of the “New Urban Agenda”[[27]](#footnote-27).

Main housing challenges in the UNECE region

### **Affordability**

Lack of affordable housing has been widely recognised as one of the most challenging consequences of the global financial crisis. In 2015, the UNECE study on ‘Social Housing Models in the UNECE Region: Models, Trends and Challenges’ highlighted that the aftershocks of the 2008 global financial crisis resulted in an unprecedented housing need. At least 100 million low- and middle-income earners in the UNECE region were estimated to be overburdened by housing cost. In this context, unemployment rose, incomes fell, and households cut back on non-essential and discretionary spending to reduce debt to manageable levels to meet mortgage and living expenses.

### **Tenure availability**

Prior to the financial crisis, economic growth and almost unanimous support by governments to housing policies incentivising home ownership turned this tenure into the most dominant one in the UNECE region. In the western parts of the region[[28]](#footnote-28), the increased share of homeownership was achieved by making access to mortgages relatively easy. In the eastern frontiers[[29]](#footnote-29), the high rates of home ownership were achieved through the privatization of public housing[[30]](#footnote-30). In the countries with a mature social housing sector, there was a tendency to decrease the social housing stock through limited construction, selling off to sitting tenants and demolition[[31]](#footnote-31). In countries with emerging social housing sectors, new state-supported housing initiatives are in the early stages of implementation and are in limited scale.

### Overall, such a marked focus on homeownership resulted in ever higher housing prices across the UNECE region, pushing at least 100 million people into housing cost overburden. Moreover, rough sleeping numbers and homelessness numbers notably increased in the aftermath of the 2008 financial crisis. Lack of housing affordability leads those on lower incomes to seek housing that is cheaper and often of lower quality. This can, in turn, lead to and perpetuate segregation in cities Declining living conditions due to lack of housing maintenance and energy inefficiency also cause additional housing-related hardships. Although available data are limited, it is estimated that more than 52 million people in the European Union cannot adequately heat their homes, and more than 40 million face arrears with their utility bills[[32]](#footnote-32).

**Stock availability**

In a context in which housing shortage and decreased affordability are already a major concern for countries in the UNECE region, accommodating large numbers of migrants is a major issue for which innovative solutions are needed. Migrants are in fact particularly vulnerable to a range of human rights violations, including violations of the right to adequate housing.[[33]](#footnote-33)As they are usually not entitled to subsidised housing and usually face discrimination and numerous obstacles in accessing private and public housing, migrant workers often live in small private rented rooms or flats, properties arranged or provided by employers, slum dwellings, overcrowded houses of relatives and friends. Employers often oblige migrant domestic workers or factory workers to live at their place of work, frequently contravening national labour laws. Many end up living in overcrowded dormitories, sleeping in shifts and without access to adequate sanitation.

### Migrants’ housing challenges

Lack of information about housing alternatives and schemes, bureaucratic procedures, regulations in the housing sphere and tenants’ rights often combine to make it difficult for migrants to pursue adequate housing even when national and local legislation does not prevent them from doing so. Further, insufficient information and inadequate advice, discrimination in the allocation of dwellings or financial assistance, laws restricting the access of non-citizens to public housing, cumbersome bureaucracy and lack of access to grievance mechanisms restrict the access of migrants to public housing in the public sphere. Often, language constraints make these tasks harder or even impossible. All of the above are but an overview of the challenges that migrants face when attempting to access adequate housing.

The segregation within the urban structure of the hosting country is another spatial yet important dimension of migrant housing conditions: stereotyping, xenophobia and suspicion against migrants and the erection of barriers to keep them away from the local community foster the exclusion of migrants from the urban space. Violence and forced evictions targeted towards migrants also raise serious concerns in this regard.

Migrants often find themselves in a disadvantaged situation to access housing compared to the native-born populations. The following are some of the constraints faced by migrants in accessing adequate housing [[34]](#footnote-34):

**Migrants are often spatially segregated:**

Migrants are particularly vulnerable to human rights violations, including to violations of their right to adequate housing and to forced evictions. Inadequate planning, combined with influxes of migrant populations, contributes directly to long-term social and spatial segregation within urban areas. When faced with no other choice, migrant populations, including refugees, will ultimately use available land to settle, namely areas that lack proper tenure and ownership. Often, such places are located in areas prone to natural hazards, or on unsuitable land for housing, adjacent to roads, railways, riverbeds, slopes, etc.

**Migrants can be excluded from already limited local services:**

The population flow towards urban areas can result in added constraints towards the access to land, housing and basic services. Growing demand for these limited services can cause social tension between host populations and migrants. The United Nations also points to rural-urban migration adding challenges relative to the urban management of infrastructures such as electricity, solid-waste and wastewater management, as well as the provision of potable water, thus posing increased ecological and public health challenges within local administrations. Additionally, migrants are faced with more difficulties when trying to access subsidies and social benefits. All of the above are fundamental for adequate housing.

**Migrants are often not considered in decision making and not included in participatory processes:**

Local and national authorities are generally lacking sufficient financial resources and technical skills to facilitate migrant inclusion in planning. Inclusion may be achieved through the management of communities that support equitability and inclusion in order to protect migrants’ rights as well as supporting adequate participatory processes specific to target groups. In certain countries where decentralisation is strong, for instance Germany or Austria, integration is above all a local and provincial issue.

**Migrants have more difficulties affording adequate housing:**

Housing markets are related to social issues, particularly in the context of migration. Several studies have exposed the fact that different indicators related to housing can show the extent to which cities are successful at managing the integration of migrants: for instance, property ownership is an indicator of migrants’ long-term settlement in the country; and rental tenure is an indicator of protection from discrimination on the rental market. Across Europe, migrant households are three times less likely to be homeowners, especially in destinations such as Spain, Italy, Greece and Belgium.

A study commissioned by the EU found that the housing cost overburden rate for non-EU citizens saw a significant increase from 2013 to 2014, when 30 per cent of non-EU citizens in working age belonged to this group, compared to 11 per cent among nationals. The housing cost overburden rate allows policymakers to assess how housing costs affects migrants’ poverty and quality of life.

**Migrants are prone to live in overcrowded spaces:**

Nearly 1 in 4 people in deprived or overcrowded homes in OECD countries live in an immigrant household. It is common to find migrants living in poor conditions due to a lack of habitable space and sanitation. In the EU, overcrowding is understood as the ratio between household rooms and number of household members. The United Nations understands that a dwelling unit is considered to provide sufficient living area for household members if there are fewer than three persons per habitable room.

Overcrowding and housing cost overburden are two key general EU social inclusion indicators relevant for migrants. EU-wide, the overcrowding rate among those born outside the EU and aged 20-64 stands at 25 per cent, compared with 17 per cent for the native-born. The levels are highest (40-55 per cent) in Central and Southeast Europe (Bulgaria, Croatia, Greece, Hungary and Poland) and lowest (<10 per cent) in Belgium, Cyprus, Ireland, Malta and the Netherlands[[35]](#footnote-35).

Moreover, the temporary shelters that are provided by cities, namely for refugees and homeless persons, are often overcrowded and do not cater to the specific needs of particular groups such as women and girls. Overcrowded spaces in shelters or dormitories particularly affect women’s and girls’ dignity, privacy and/or personal security.

**Migrants are prone to forced evictions and homelessness:**

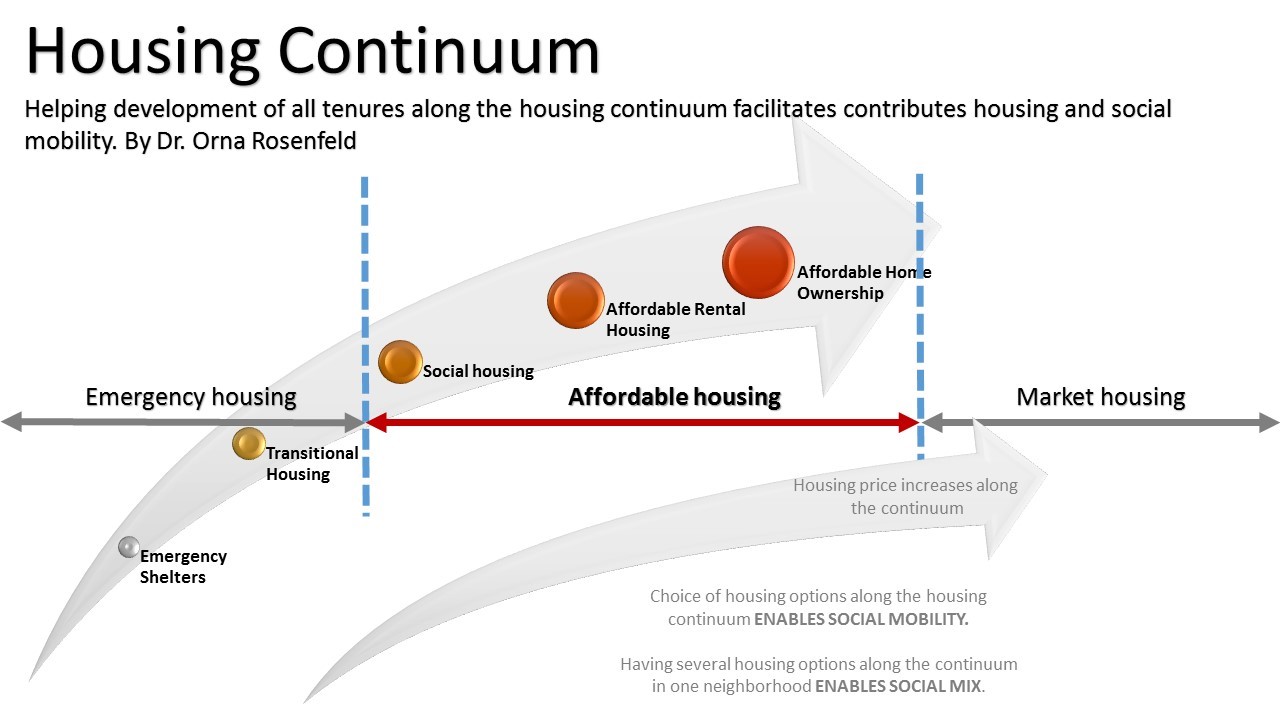
Migrants are often more vulnerable to access housing or shelter as they are faced with great challenges linked to employment opportunities. Even if they can secure an accommodation, having an uncertain income will always put them at risk of being evicted. For these two reasons, undocumented migrants tend to be the majority among the homeless. Their undocumented status and their criminalization in many countries -coupled with the added negative stigma of homelessness- means that most will be unable or unwilling to challenge discriminatory or otherwise abusive rental practices and will thus seek informal housing remedies.

**Migrants often face discrimination:**

Housing discrimination can be subtle and difficult to prove. Nonetheless, discrimination on the housing market negatively impacts the already challenging situations in which migrants find themselves. It reinforces segregation and undermines social and spatial inclusion.

For instance, a survey in Spain revealed that when renting an apartment, the response of real estate agents and homeowners differs depending on whether the tenant-to-be is a migrant or not. This same study conducted in 2016 showed that 69.8 per cent of people who were told by phone that there was no apartment available were foreign-born applicants. The share of people with migrant background who received such feedback during in-person visits is even higher: 86.7 per cent. Therefore, it is common to find housing markets that are not regulated by policies meant to combat discriminatory practices against migrants, and that increase migrants’ risk of default of payments and produce conflicts.

This research recognises and highlights that the housing systems in the UNECE region are varied. Hence, the study covers a range ofhousing tenures and emerging solutions and analyses a various affordable housing options for migrants along the housing continuum (see Figure 1).

****

**Figure 1**. Housing continuum toward social mobility in housing.

# 

# Housing Solutions for Migrant Groups

# Part 1: Utilising Existing and Vacant Housing Stock

The introduction of this study brought to light the relevance and magnitude of the housing crisis affecting the UNECE region as well as the issues faced by migrants in gaining access to shelter. The present section enhances a paradox; this scarcity occurs while more than eleven million dwellings stand empty on the continent. According to The Guardian[[36]](#footnote-36), which collated data from various organisations and national statistics institutes, in some countries, the number of vacant homes accounts for an important share of the total housing stock. This is for instance the case of Spain, whose last census revealed that 13.65% of housing units are empty. Research shows that large amounts of vacant properties are detrimental to municipalities in many ways: they affect property and rental values, investment and redevelopment[[37]](#footnote-37) For instance, vacant properties represent a loss of tax revenues for local governments, while also spending resources to maintain them. For instance, Philadelphia spends over $20 million yearly to maintain 40,000 vacant properties and loses an estimated $5 million in tax revenues.

Thus, a number of innovative initiatives have emerged in the past years in order to make use of vacant dwellings to accommodate migrants or refugees who often struggle to find a housing solution on their own. This section will consider some examples.

**Case Study 1: The Dream Neighbourhood Project – City of Cleveland, United States**

As the economic and financial crisis hit the United States in 2007/8, housing vacancy rates increased from 9.5% to 11.2%[[38]](#footnote-38)Cleveland was severely affected by the economic slowdown as the city relies on industrial activity. It is now the seventh American city with the highest stock of vacant properties (11.4%).

The Dream Neighbourhood project aims to revitalize three decaying neighbourhoods in Cleveland city centre by renovating vacant houses and letting them to refugees and immigrant families as rental property. Some other homes are expected to be sold to migrant families. The project focuses on the Stockyard, Clark Fulton and Brooklyn Centre neighbourhoods (see map) where 162 properties are vacant. The Thomas Jefferson International Newcomers Academy is also located in the area. Unique of its kind in Cleveland, this municipal school serves as an English Immersion programme for limited English proficiency students who have been in the United States for less than two years. Currently, 25 nationalities are represented, and 22 languages are spoken.

The idea of the project is the outcome of converging interests:

* Refugee Service agencies have to find accommodation for the refugee families who are referred to them by the Bureau of Population, Refugees, and Migration. Refugees resettled in the United States are indeed dispatched across 190 municipalities and assigned to a non-governmental organisation which assists them from the moment they arrive on American soil. Some of those organisations are faith-based organisations, such as the St. Rocco and St. Bonafice churches in Cleveland.
* The City Council deals with the issue of vacant properties while considering refugees as a worthy population to invest in since a study carried out in 2013 for the Refugee Services Collaborative of Greater Cleveland concluded that:
  + “The total annual economic impact (direct, indirect, and induced) of refugee household spending is estimated to have been $33.3 million in 2012 which supported 386 jobs in the Cleveland area”.
  + Refugee-owned businesses, such as restaurants, retails, and others, had generated $12 million in 2012 and generated 175 jobs.
* The Detroit-Shoreway Community Development Organisation, a non-for-profit organisation dedicated to neighbourhood renewal, had started rehabilitating some houses in the area envisioned for the Dream Neighbourhood since 2011 and had already formed partnerships with non-profit and for-profit developers. Based on its experience, the Dream Neighbourhood's rehabilitation scheme could be expanded to rehabilitate the rest of the neighbourhood.

The scheme entails the transfer of each property to developers for rehabilitation through a competitive bidding process. Each developer is then expected to rehabilitate the house in 270 days before marketing the unit exclusively to Cleveland's refugee service agencies, in charge of accommodating refugees. A restrictive covenant on the deed prevents the developer from using the property for any other purpose. Some developers made the choice to hire refugees to renovate the houses, as the non-profit government-purposed Cuyahoga Land Bank for instance. The latter aims to teach refugees valuable skills that would allow them to find a permanent job afterwards.

Lastly, the choice of the project area should ensure the final success of the project as 850 manufacturing positions have to be fulfilled, commercial space is available for migrant entrepreneurs, and there is good transportation towards the rest of the city and various community and social support organisations to assist in refugee integration.

**Additional sources:**

Cities of Migration. (2016). Dream Neighbourhoods: City Innovation in Refugee Housing. Available at: http://citiesofmigration.ca/good\_idea/dream-neighbourhoods-city-innovation-in-refugee-housing/

Cleveland.com. (2015). Dream Neighborhood project offers parts of Cleveland -- and refugees -- a second chance: editorial Available at: http://www.cleveland.com/opinion/index.ssf/2015/07/dream\_neighborhood\_offers\_aama.html

Brian Cummins' blog. (2015). Dream Neighborhood initiative presented to City Planning Commission. Available at: http://brian-cummins.blogspot.fr/2015/07/dream-neighborhood-initiative-presented.html

U.S. Department of State. The Reception and Placement Program. Available at: http://www.state.gov/j/prm/ra/receptionplacement/index.htm

**Case Study 2: Canopy Housing Project – Leeds, West Yorkshire, United Kingdom**

The housing situation in Leeds is critical, especially in what concerns social housing. As 25,000 people are waiting to be allocated a social housing unit (2015)[[39]](#footnote-39), only 4,500 of such dwellings are let each year. However, 5,500 housing units are vacant in the city. Thus, the City Council has been supporting a variety of innovative initiatives, such as Canopy's, aiming at solving the housing issue by making use of this empty property.

The goal of Canopy Housing Project is to renovate empty and derelict dwellings to accommodate homeless people, asylum-seekers and refugees. Employees of the association first identify empty dwellings within the Hyde Park and Beeston neighbourhoods in Leeds. They negotiate with the owner so that the association can get ownership of the dwelling.

The renovation process is then started. For heavy works, such as plumbing and electrical networks, the association pays professional workers. Otherwise, all the remaining refurbishing is carried out by a team of volunteers, among which the future tenant, which can be a local or a migrant.

New tenants are provided with the basic furniture, kitchen/bathroom essentials and bedding to start a home. Rent is kept low and no deposit nor rent in advance is required. Additionally, the association supports tenants in their application to housing benefit. The tenant can also access the facilities available at Canopy's office, i.e. laundry, computers and workshops.

Financial resources from collected rents is reused to fund renovations. They represent 45% of the association's resources. Canopy is also financially supported by the City Council and housing associations (53% of total resources). The remaining 2% comes from various donations.

**Additional sources:**

Canopy Housing Project. Available at: http://www.canopyhousingproject.org/

Mlati, F., Tardis, M. (2008) “Panorama des initiatives sur l'accès au logement des réfugiés dans 15 pays européens”, Observatoire de l'intégration des réfugiés statuaires. Available at: http://www.france-terre-asile.org/images/etude-logement-dec2008.pdf

The Yorkshire Evening Post. (2015). Leeds housing crisis exclusive: 5,500 homes empty as waiting lists soar. Available at: http://www.yorkshireeveningpost.co.uk/news/leeds-housing-crisis-exclusive-5-500-homes-empty-as-waiting-lists-soar-1-7535480

**Case Study 4: Countryside Renewal: Riace and Satriano - Italy**

The economic and financial crisis exacerbated the trend of Southern Italian workers migrating to the North of the country or abroad in search for employment. It has been estimated that 116,000 people left the *Mezzogiorno* in 2013 alone. The depopulation of the South has been further accentuated by a negative population balance: the number of births dropped to its 1861 level while the recorded deaths have increased. Depopulation is thus a major issue for Southern Italy. As underlined by a recent OECD report, many rural areas are now seeking new residents, including migrants, in order to revive their local economies[[40]](#footnote-40).

Located in Calabria, the villages of Satriano and Riace have not escaped the tendency. Satriano has seen its population shrunk from 3,800 in the 1950s to 1,000 today. By 2011, Riace had a population of approximately 1600 people. Calabria's shores are a traditional place of arrival for migrants and in recent decades, Satriano and Riace’s city governments perceived migration as an opportunity to revitalize their towns and economies and avoid their complete desertification.

In order to be able to welcome refugees, the two villages have benefited from the support of the SPRAR, the Protection System for Refugees and Asylum-Seekers, a national network created by the Italian Ministry of Home Affairs and funded both by the national government and the European Union.

The SPRAR aims to provide financial support to municipalities developing initiatives to host refugees and to foster connections between those municipalities and a variety of organisations responsible for running integration activities for newcomers. Examples of such organisations include the *Mediazione Globale* cooperative in Satriano and the *Città Futura* association in Riace.

SPRAR-funded projects can be dedicated to specific types of refugees. For instance, individual adults and two-parent families ("ordinary category"), single-parent families, unaccompanied minors, victims of torture and disabled persons ("vulnerable categories").

According to the Asylum Information Database, 430 reception initiatives have started, “out of which 57 reception projects are dedicated to unaccompanied children, while 32 reception projects are destined to persons with mental disorders and disabilities.” Overall, SPAR-funded projects were providing a total of 21,449 accommodation places as May 31, 2015.

The Central Service in Rome decides the placement of asylum-seekers in one of the 430 reception projects run by municipalities with the support of the SPRAR. Asylum claimers may also be sent to temporary accommodation centres located in Sicily, Puglia and Calabria, where Satriano and Riace are located. However, most places in the SPRAR system are allocated to recognised refugees as a way to start integrating them into the Italian society.

***Satriano Village***

In Satriano, the programme for hosting and integrating refugees is run by the social cooperative *Mediazione Globale* on behalf of the municipality. Predominantly staffed with migrants who gained Italian citizenship, *Mediazone Globale* supports refugees in their daily lives (learning Italian, buying food, finding accommodation, etc) as well as in their asylum application process.

As being granted asylum can take up to one year, the cooperative helps applicants to secure a job in the meantime. Migrants can secure placements within the municipal services and take up jobs such as gardening, street cleaning and maintenance, or in private companies, with which an agreement is signed; employers hiring refugees benefit from breaks on social charges and the refugee's monthly salary, amounting to an average of €400 The municipality is able to offer this charge break thanks to the resources granted by the SPRAR, which allocates €35 per day per refugee.

Five refugees have worked with local companies thanks to the aforementioned arrangement with the municipality. Two Malian refugees subsequently secured regular close-ended contracts.

The project has had a physical impact on the town as an historic building, the Palazzo Condò was converted into an accommodation centre for refugees. The building now offers 20 beds and the municipality also aims to open a daytime centre for the elderly population of Satriano in the near future. Through these activities, the municipality aims to ensure a better integration of refugees through contacts with the local population in the framework of activities provided in the centre.

The municipality is envisioning to expand the programme, which currently benefits 18 refugees, by renovating empty houses to either turn them in more shelters for temporary migrants or to rent them out to refugees willing to settle in the town. Twenty refugees are currently living in Satriano but the municipality is hoping to welcome more.

***Riace Village***

Riace's action towards refugees is older than Satriano's: it started in 1998 when a boat of Kurdish asylum-seekers arrived by sea to the town. The latter is now home to more than 400 migrants from 20 different countries, which represents 14% of the village's population.

The project started with *Città Futura*, an association created at the initiative of the municipality. The organisation secured a loan of €51,000 from Banca Etica and started renovating village houses which had been abandoned after their former owners emigrated. They are now hosting refugees for free. From there, it was decided that the welcoming of migrants would carry out four objectives:

1. Their integration into local life through work, schooling and interactions with the local population;
2. The renewal of Riace through fostering economic and tourist activities;
3. The promotion of traditional activities, such as handicraft;
4. The development of a culture of hospitality.

As such, an integrated approach was adopted in which housing only is one of the components. Along with the renovation of houses, new jobs were created in agriculture and maintenance and small businesses and crafting workshops were opened. This type of approach allows locals and migrants to work side by side. Since the 1990s, Riace’s population has increased significantly from 900 to 2,313[[41]](#footnote-41).

Former mayor Domenico Lucano also had the idea to launch a “Riace Euro”, a form of voucher through which refugees can buy necessary items in local stores while waiting to receive government benefit. Once granted to them, local shop keepers can ask refugees to pay what they owe based on the coupons they kept as a proof.

For this initiative, considered one of the most successful in terms of integrating migrants, Domenico Lucano was included in the 2016 Forbes ranking of top-50 world's greatest leaders.

**Additional sources :**

L'Humanité. Italie en pleine crise economique le mezzogiorno se depeuple. Available at: http://www.humanite.fr/italie-en-pleine-crise-economique-le-mezzogiorno-se-depeuple-556174

Urbact. (2016). In Italy, a struggling town looks to refugees for revival. Available at: http://urbact.eu/italy-struggling-town-looks-refugees-revival

European Website on Integration. (2016). Italy: Integration model of small village Riace acknowledged by Fortune magazine Available at: https://ec.europa.eu/migrant-integration/news/italy-integration-model-of-small-village-riace-acknowledged-by-fortune-magazine

RFI. (2016). Riace, un modèle d'intégration de migrants dans le sud de l'Italie. Available at: http://www.rfi.fr/europe/20160402-riace-italie-modele-integration-migrants-domenico-lucano-fortune

Altrialiani. (2009). Riace et città futura. Available at: http://www.altritaliani.net/spip.php?article252

Observatoire Européen de l'Economie Sociale. Association Città Futura Giuseppe Puglisi. Available at: http://www.ess-europe.eu/fr/bonnepratique/association-citta-futura-giuseppe-puglisi

Courrier international. (2016). Italie. Riace, village modèle de l’accueil des réfugiés. Available at: http://www.courrierinternational.com/article/italie-riace-village-modele-de-laccueil-des-refugies

Bloomberg. (2016). Italian Villages Welcome Refugees to Avoid Oblivion Available at: <http://www.bloomberg.com/news/articles/2016-03-01/italian-villages-reach-out-to-refugees-as-oblivion-fear-mounts>

**Case Study 4: Grandhotel Cosmopolis – Augsburg, Germany**

Grandhotel Cosmopolis was conceived to answer three needs: accommodation for refugees, tourists and room for artists. The Bavarian city of Augsburg, in Southern Germany, is in fact characterized by a migration rate of over 40%, which places great pressure on the housing stock. Further, while Augsburg is traditionally a city of Art, there was a widespread lack of studios for artists. In addition, while promoting tourism, there was an evident lack of affordable accommodation for them. In this context, several buildings in Augsburg’s city centre stood empty.

One of these buildings, a former nursing home owned by Diakoniewerk, a charity organization of the Protestant Church, was turned into accommodation catering to different needs. One floor is occupied by a hostel, three floors house asylum-seekers and the top floor is a hotel. A total of 60 individuals can be hosted, among them 9 refugee families waiting for their asylum application to be processed. Additionally, there is a seminar room for events, several artist studios and a kitchen where all residents share meals prepared by volunteers. The building also has a kiosk-café, a restaurant, and an inter-cultural garden with a playground. These spaces are meant to attract neighbourhood's residents as well as generate incomes.

Asylum-seekers are involved in the hotel's cultural activities and operations according to their personal abilities. They are additionally supported by the Wilde 13, a group of volunteers which helps them with official administration work, translation and research to facilitate their arrival and integration into the city.

Artists are offered rent-free studios as long as they make contributions to the hotel, by organizing (for profit) artistic events for instance. Travellers are invited to pay as much as they can for the accommodation offered. The minimum amount asked is €40 for a single room, €60 for a double room and €20 for a hostel bed.

The hotel has now become an official collective accommodation facility used by the German government to host asylum-seekers.

**Case Study 5: Hoost – Amsterdam, Netherlands**

The HOOST project was founded by a group of Dutch citizens who had been involved as volunteers in the Heumensoord emergency shelter for refugees in Amsterdam. Bad living conditions in the Heumensoord emergency shelter eventually led authorities to close the camp in May 2016. Having witnessed the conditions faced by refugees at Heumensoord, Lian Premius, a former volunteer at Heumensoord, formed a group of volunteers - the Gastvrij Oost (Hospitable East) - to show that refugee temporary accommodation can be different.The group thus adopted a different approach from other refugee shelters in the Netherlands. For instance, instead of locating their facilities outside of the city, the HOOST project found that effective integration would have been better achieved if refugees were accommodated in the middle of Amsterdam. Through the provision of housing in the heart of the city, refugees could start integrating with the local population upon arrival.

In order to set up their refugee shelter, Gastvrij Oost identified an empty office building belonging to the Ymere housing corporation. The latter aimed to turn the building into 20 small dwellings for first-time buyers, including recognised refugees. However, such transformation implied to turn the building use from commercial to residential. As a consequence, Ymere agreed to lease the property to Amsterdam's Eastern District Council while securing the different permits. In turn, the Council allowed Gastvrij Oost to temporarily make use of the building to house asylum-seekers from February to July 2016, which explains why the HOOST project is now over. A total of 30 refugees were housed in the shelter during the 6 months.

Gastvrij Oost benefited from the financial support of Ymere and of the District Council, which provided the resources needed to turn the building into a shelter. The furniture was donated by Facebook followers of the project and daily expenses were met through crowd-funding: from January to April 2016, €10,000 were raised from 187 inhabitants of Amsterdam East. The allocation of refugees was possible thanks to the cooperation between the municipality and the Central Department for Sheltering Refugees. In terms of living space, each family was assigned to one private room in the building. In terms of services, volunteers provided refugees with Dutch language classes, job seeking support and medical visits.

Finally, collective life and self-management were bettered as refugees scheduled tasks such as cleaning, buying groceries and cooking for all residents. Further, refugees were supported by four volunteers who helped them manage the finances and fix technical problems.

From the experience gained during the HOOST project, the network BOOST Ringdijk was launched in July 2016. BOOST aims to share with stakeholders the lessons learnt during the HOOST project and to provide recommendations to municipalities, government agencies and promoters on the set up of small-scale temporary accommodation facilities. Second, it manages a new project called Let’s Make Room, to explore the possibilities of reusing vacant properties in Amsterdam for semi-permanent housing of refugees. Let’s Make Room brings together refugees, craftsmen, designers and developers.

**Additional Sources:**

Al Jazeera. (2016). Part of the neighbourhood: Syrian refugees in Amsterdam. Available at: http://www.aljazeera.com/indepth/features/2016/06/part-neighbourhood-syrian-refugees-amsterdam-160606075150971.html

UNHCR. The world in numbers. Available at: <http://popstats.unhcr.org/en/overview>

**Case Study 6: City Plaza Hotel – Athens, Greece**

As one of the main entry points used by migrants to enter the European Union before transiting to other countries, Greece registered a relatively low number of refugees on its territory in 2015: 30,187[[42]](#footnote-42). However, when the Balkan route was closed in March 2016, thousands of migrants unable to cross into other European countries were left with no accommodation. Like other UNECE countries, a high number of dwellings are left unoccupied in Greece.

The City Plaza project was initiated by a network of Greek activists, academics and citizens who seized the City Plaza, a long-abandoned seven-story hotel in Athens, with the aim of creating a co-operative residence for hundreds of refugees.

Today, City Plaza hosts about 400 refugees for free, among whom 185are children. Each family lives in a room and is provided with three daily meals as well as with hygiene products and other essentials. Much like the HOOST project, the City Plaza Hotel initiative illustrates the extent to which community participation and self-management principles can turn empty buildings into decent housing for migrants. The hotel is in fact self-managed by its residents, who take up tasks based on their preferences or abilities: cleaning, cooking, ensuring security in the facility, providing education and childcare, providing medical care, ensuring communications and receiving newcomers.

Regular participation is ensured through regular assemblies, which provide a platform to discuss management and organizational issues.

The initiative is currently funded exclusively from national and international donations.

**Additional sources:**

Solidarity to Refugees, Blog. Available at: http://solidarity2refugees.gr/

IRIN News. (2016). Welcome to the city plaza: Greece’s refugee hotel. Available at: <http://www.irinnews.org/feature/2016/05/06/welcome-city-plaza-greece%E2%80%99s-refugee-hotel>

Best hotel in Europe. Available at: <https://best-hotel-in-europe.eu/>

# Part 2: Turning Temporary and Emergency Shelter into Lasting Solutions for Migrants

Currently, governments across the UNECE region have been using collective centres, camps, hotels, mobile homes, etc. to house incoming migrants, refugees, asylum seekers and/or internally displaced persons. Such forms of accommodations are found in countries where migrants first enter the UNECE region, such as Italy, Turkey or Greece; in transit countries, such as Hungary or Serbia; as well as in countries where their asylum application is processed, such as Germany or France.

There exist several reasons for which collective accommodation centres are widely used by governments. Most importantly, container villages or camps enable the rapid generation of housing solutions to house incoming refugees immediately. Further, there is a misconception around container villages being more cost-effective than permanent housing. Collective accommodation facilities, however, hold significant drawbacks in the long-term.

According to the Robert Bosch Foundation, a German organisation aiming at encouraging refugees' participation and acceptance into society, collective accommodation is distressing for newcomers and represents a strong impediment to their successful integration within the host society. Indeed, collective facilities are often overcrowded and unhygienic with families living “in a single room”, without being “able to cook for themselves, where adults are not allowed to work, and where children are unable to play with any meaningful sense of freedom”. Other testimonies describe the overcrowding and outbreaks of violence which come along with camp/centre life. Collective accommodation facilities thus present several “physical” (concrete living conditions) and social issues[[43]](#footnote-43) [[44]](#footnote-44) [[45]](#footnote-45). Second, collective accommodation facilities are costly to maintain. According to the OECD, “costs for temporary accommodation, costs in reception centres and administrative costs together made up a third of total costs” of welcoming refugees[[46]](#footnote-46).

**Case Study 1: Kilis** **Öncüpinar Accommodation Facility – Öncüpınar, Turkey**

Turkey adopted an open-door policy towards Syrian refugees in October 2011, which means that any Syrian citizen crossing the Turkish border were granted temporary protection. Located next to the Öncüpinar village in the Kilis province in Turkey, the Kilis Öncüpinar Accommodation Facility (referred to as “Kilis” hereafter) was set up to accommodate refugees.

Kilis Öncüpinar is made of 2,053 containers housing a total of 13.570 Syrian refugees. Even though Kilis Öncüpinar is a camp, it is included as a good practice in this study because of the following: (a) Good infrastructure and amenities; (b) Innovative management methods and; (c) Fostering “life normalization”.

1. *Infrastructure and Amenities*

Kilis Öncüpinar is equipped with power lines and water pipes, enabling the whole settlement to benefit from street-lightening and housing containers to offer significant comfort to residents. Each container indeed offers a 21m² living area made of three rooms. One of these is occupied by the bathroom, equipped with its own hot water tank. In addition, the kitchen corner has a stove and a fridge, and most containers have a television equipped with satellite dishes.

Regarding amenities, 56 classrooms in various schools have enabled the education of 4,241 Syrian children and offered vocational classes to adults, both men and women. Also, the camp is equipped with 1,125m² of playground, computer rooms and laundries. Daily food needs are met through Kilis Öncüpinar 's three grocery stores. As for healthcare, the camps have their own clinic, staffed with 5 doctors, translators and 13 healthcare personnel. In terms of security, 77 policemen and 110 private security guards oversee the camp. The area is also equipped with 104 security cameras.

1. *Innovative management methods*

Kilis is run by the Turkish Disaster and Emergency Management Presidency or AFAD. In terms of management, the camp is staffed with Turkish government-appointed employees who report to the camp administrator while NGOs are only given a supporting role instead of being responsible for the whole service provision. This management method has enabled innovation in service provision. A debit card was provided to refugees. Each family is given approximately $50 per family member a month. The system has proven particularly effective, especially in terms of food supply. In most camps, the World Food Programme is responsible for catering to refugees, leading to refugees having to queue for hours in order to get their ration. With the debit card system, refugees are free to shop whenever convenient in one of Kilis's stores. The latter are all run by different private companies so that competition keeps prices reasonable. The debit card system has had several positive consequences: refugee families are able to keep their food habits; providing unprepared food supplies instead of three hot meals a day has enabled money savings for government; the local economy is stimulated as products are supplied by stores; and certain testimonies mention the prevention of the appearance of a black market in the camp.

1. *Fostering “life normalization”*

Kilis fosters community life. Each of the camp’s sections has an elected leader who is in charge of relations with Kilis' personnel. It allows for refugees to have a say in daily management. Further, refugees are allowed to open home-businesses within the camp, which enables to recreate a small local economy.

**Additional sources:**

Kirişci, K. (2014) Syrian Refugees and Turkey’s Challenges: Going Beyond Hospitality. Washington D.C.: Brookings. Available at: http://www.brookings.edu/~/media/research/files/reports/2014/05/12-turkey-syrian-refugees-kirisci/syrian-refugees-and-turkeys-challenges-may-14-2014.pdf

AFAD. Available at: https://www.afad.gov.tr/en/IcerikDetay1.aspx?ID=16&IcerikID=749

The New York Times. (2014). How to build a perfect refugee camp. Available at: http://www.nytimes.com/2014/02/16/magazine/how-to-build-a-perfect-refugee-camp.html

Dezeen. (2015). Refugee tents are a waste of money, says Alejandro Aravena. Available at: http://www.dezeen.com/2015/11/30/alejandro-aravena-humanitarian-architecture-refugee-tents-waste-money-emergency-shelter-disaster-relief/

**Case Study 2: Logement des Migrants (Adoma, Caisse des Depots) – France**

Founded as National Construction Company for the Algerian workers in 1956, Sonacotral was created with the function of building homes for Algerian migrant-workers who lived in slums in the suburbs of France. The buildings were planned to be temporary, being taken for granted that these workers would return back to their country. Instead for the following sixty years, the mission of the company evolved: renamed Adoma in 2007, it now manages 167 migrant workers' homes, 369 social residences and 174 reception centres for asylum seekers.

Initially funded by the State and local investors, the European Investment Bank decided to lend EUR 50 million euros to Adoma to rehabilitate buildings and help provide housing to asylum seekers and refugees in 2016. As the first national operator for the accommodation and support of asylum seekers, Adoma manages 192 reception structures throughout the country, which counts more than 16,794 persons.

As part of improvement work to over a quarter of the housing stock, energy efficiency measures will be implemented for most dwellings. The addition of amenities such as bathrooms, showers, or kitchenettes will make large rooms in the existing housing stock self-contained. Lastly, preventive measures relating to safety, particularly fire safety, are an important part of the maintenance programme.[[47]](#footnote-47)

**Additional sources:**

La Croix. (2014). Foyers de migrants : plus de 6 000 logements en cours de renovation. Available at: www.la-croix.com/Actualite/France/Foyers-de-migrants-plus-de-6-000-logements-en-cours-de-renovation-2014-09-17-1207667

Liberation. (2016). Soixante ans d'immigration française dans les foyers Adoma. Available at : www.liberation.fr/apps/2016/09/residence-provisoire/

Adoma. L’insert pour le logement. Available at: www.adoma.fr

EIB. (2016). Press release. Available at: www.eib.org/infocentre/press/releases/all/2016/2016-087-visite-officielle-de-manuel-valls-premier-ministre-au-siege-de-la-bei-a-luxembourg.htm

# Part 3: Improving migrants’ access to Social Housing

There is no single definition of social housing across Europe[[48]](#footnote-48). On the two ends of the spectrum, social housing can be reserved for most vulnerable households (as in England) as it can house a wide range of income-groups. In Denmark, any individual can apply to social housing[[49]](#footnote-49). However, among social housing beneficiaries, a large share is generally made of single-parent families, the elderly and the poor. The following cases provide examples of ways to ensure that migrants can acclimate to their new living environment.

**Case Study 1: Globaler Hof – Vienna, Austria**

The stock of social housing is very significant in Vienna as 60% of population lives in subsidized apartments. More than 220,000 apartments are owned by the Viennese government which spends €600 million a year on housing. 25% of those funds are municipal, the rest is financed by the federal government. Another 136,000 social housing units are owned and managed by 200 non-profit housing associations.

Thanks to this financial commitment, 80% of new housing units are subsidised. The subsidy is provided to builders, who benefit from them after committing to reserve half of the units for low-income residents.

Those builders compete through a competitive bidding process. A jury made of representatives of the city architects, builders and specialists in housing law chooses designs based on economy, quality and ecological impact. This competition encourages creativity in social housing design.

The strong role played by the municipal government both as a financing institution and regulator has permitted to create a number of mixed-income, but also multicultural social housing developments. Indeed, the social housing policy has been an integral part of Vienna's policy for achieving social equality objectives and reduce segregation.

The case study examines one example of IESHE in Vienna, the Globaler Hof (“global courtyard”). The latter was chosen in this chapter because it was set up 16 years ago, thus enabling the observation of how the social housing development evolved in the long term. The successful example of Globaler Hof has inspired several other projects of the kind in Vienna.

Globaler Hof was created under the lead of Sozialbau AD, Austria's leading non-profit housing organisation. It is located in Vienna's 23rd district, in the Wiesen Nord neighbourhood. The location was chosen specifically because the 23rd district originally had only a small percentage of migrants. The project offers 141 dwellings, spread across four housing blocks which accommodate about 300 people from 18 countries. 60% of its residents are migrants – promoting the notion of diversity and multiculturalism.

A structural precondition for the successful integration of migrants in the premises of Globaler Hof was the adoption of “good planning” practices. For instance, the design of several spacious communal facilities, together with wide corridors, have been facilitating exchange between residents and improved the overall sense of neighbourliness. Communal rooms include laundries, children’s play rooms but also rooms for residents’ parties. Open spaces are also often used as meeting areas. A further element of success of the Globaler Hof project lies in the presence of a caretaker (concierge) who lives in the building. Nowadays, the role that concierges used to have has been passed to service companies. Addressing residents’ concerns through mediation and mutual understanding throughout the years has enabled residents to resolve issues[[50]](#footnote-50).

**Additional sources:**

Der Standart. (2014). Ein Multikulti-Dorf in Wien. Available at: http://derstandard.at/1392686305374/Ein-Multikulti-Dorf-in-Wien

European Foundation for the Improvement of Living and Working Conditions (2009) Housing and Segregation of Migrants: Case study – Vienna, Austria. Clip Network. Dublin: European Foundation for the Improvement of Living and Working conditions. Available at: http://www.eurofound.europa.eu/sites/default/files/ef\_publication/field\_ef\_document/ef0949en6.pdf

European Foundation for the Improvement of Living and Working conditions (2009) Housing and integration of migrants in Europe. CLIP Network. Dublin: European Foundation for the Improvement of Living and Working conditions. Available at: https://www.coe.int/t/democracy/migration/Source/migration/congress\_public\_2.pdf

**Case Study 2: Rent Discount for Social Housing Residents – The Netherlands**

In the Netherlands, three-quarters of the rental housing market are regulated social housing units. The latter are rented out by housing corporations, non-profit commercial organisations which make use of their profits for the provision of quality affordable housing. As housing corporations are financially autonomous, they are able to implement independent projects. In June 2016, the Trudo Housing Corporation launched a scheme aimed at encouraging diversity in neighbourhoods, specifically targeted at providing housing for refugees. As part of a five-year, €430 million investment programme for the construction of 1756 social housing sites, the housing corporation offered tenants a €100 rent discount if they helped refugees integrate into Dutch society. Currently, Trudo Housing Corporation is housing 85 refugees.

Volunteer social housing residents are expected to spend 10 hours a week helping newly arrived refugees navigate Dutch bureaucracy and familiarise them with Dutch rules and customs. Trudo Housing Corporation expects that the initiative will help refugees settle more easily in their new neighbourhood and ease their contacts with the relevant administration that they will have to contact for employment, education and welfare services.

The Housing Corporation considers the €100 discount a sufficient incentive in an area where the average rent is €435.

**Case Study 3: Startblok Housing Project– The Netherlands**

*Startblok* is a modular social housing project for young refugees and for youngsters living in the Netherlands. In order to qualify for housing, residents have to be between 18 and 28 years old. The project consists of 565 units for rent: 463 studios and 102 rooms in multi-person apartments, to be leased for five years each. *Startblok* was developed in Riekerhaven, a former sports-grounds, located in Amsterdam New West.

Monthly Rent for a studio is €510 but tenants can get a monthly allowance of €177 approximately. For a room in a shared apartment, rent ranges from €387 to €461 monthly. No allowance is provided in the latter case. The stakeholders involved in the project are:

* The municipality of Amsterdam, which is responsible for providing social housing to refugees, provided the land for the development of the project.
* The housing corporation *De Key*, which builds and owns about 37,000 rental housing units in Amsterdam, Diemen and Zandvoort. *De Key* was in charge of the construction of Startblok.
* *Socius*, a housing provider for Dutch youngsters interested in developing projects with a social impact won the bid for developing, setting up and executing the self-management of *Startblok*. *Socius* is also in charge of the recruitment and selection of future young tenants living in the Netherlands.
* The Central Department for Sheltering Refugees, responsible or refugees in the Netherlands. The Department selects refugees who can live in *Startblok* facilities.
* *Vluchtelingenwerk*, an NGO which offers personal support, information and counselling to refugees and asylum-seekers in the Netherlands and to the *Startblok* residents.

***Self-management***

Tenants are encouraged to help manage their living environment by participating in social management and general management. “Social management” refers to creating a cohesive community and a livable environment. It further entails coordinating social initiatives, activities and events. General management refers to daily tasks such as taking care of social media, participating in the selection of future tenants and maintenance works.

The self-management team is coordinated and supported by *Socius*. In total, about 10% of tenants are involved in management activities, for which they receive a small wage.

All tenants, even those who are not formally part of the management team can suggest activities such as sports, cooking, games, film showings or musical events and can organise them with the help of the management team.

***Solidarity***

The underlying idea of the *Startblok* project is that tenants help each other have a good start into society. As such, solidarity is enhanced in various ways.

First, a buddy project couples a foreigner to a Dutch youngster with similar interests. Buddies are matched before moving to *Startblok* so that they can start getting to know each other prior to moving into the premises. They are expected to exchange skills, knowledge and support each other. Second, the 102 tenants with private bedroom in their apartment, they get to share their kitchen, bathroom and living room with one to three other persons. Attention is paid to always have refugees live with Dutch youngsters to foster communication and sharing. Third, all tenants are organised in “living groups”, meaning that they will be offered to participate in activities together. Each living group has two self-appointed managers and is provided with a common space to carry out social activities.

**Additional sources:**

Startblok. Available at: http://www.startblok.amsterdam/en/

Socius. Available at: http://www.socius-wonen.nl/index.html

**Case Study 4: Social Housing in a Supportive Environment (SHSE) - Serbia**

Serbia has a very limited number of social housing units for two reasons. First, the socialist public housing has been privatised. Second, the new social housing policy is in its early stages of design and implementation. The lack of public housing and the closure of collective centres have resulted in refugees having to look for accommodation in the private rental market. In the early 2000s, many were found to live in very poor conditions, leading the Serbian government to consider inadequate housing as an impediment to successful integration into society. As a consequence, the Ministry of Labour and Social Policy launched the SHSE programme in 2002 with the support of UNHCR and the Swiss Agency for Development and Cooperation.

The SHSE programme aims to house most vulnerable refugee families. It has two interrelated components:

***The construction of social housing units owned by local authorities***

Special attention is paid to the quality of design, the location and access to services and infrastructure. In order to provide the highest possible standards, all buildings are newly constructed rather than refurbished. The average cost per unit is US$553 per m².

Newly constructed social housing units are part of two-storey buildings, which are similar to other local buildings in terms of quality and aesthetics. Buildings usually include six to eight apartments per block and are integrated in the urban tissue, among other residential buildings. Aesthetics and location aim to avoid stigmatisation and discrimination.

Community spaces are central to design as they enable contact between residents. The communal rooms, laundries, terraces and outdoor space are barrier-free and both accessible for social housing and neighbourhood residents.

Programme stakeholders are:

* The Ministry of Labour and Social Policy of Serbia, providing guidance to the project development;
* Donor organisations, which provide most of the financing. Together with the Serbian national government, donor organisations bring 70% of financial resources. When the project started, the Swiss Agency for Cooperation and Development was the main donor. The European Union has now taken over as main donor.
* Municipalities are expected to provide the land for construction, which corresponds approximately to the remaining 30% of the programme's cost. They are also responsible for the maintenance of social housing buildings. Municipalities participating in the programme are selected according to the number and vulnerability of refugees and IDPs they receive and their ability to provide land and infrastructure.

***The creation of a supportive environment for social housing residents***

Fostered by the Centre for Social Work and host families, the SHSE programme has been envisaged to cater to residents' needs.

Host families are selected by the local Centre for Social Work and trained in terms of communication, conflict management skills and support to mentally and physically ill persons. They also are refugees or IDPS with children who have the capacity to work. There is one host family per residential building who lives as the other families and is tasked to providing them with the necessary support in their daily life. This way, the host family acts as a point of contact with external bodies and can help all other refugees integrate in the neighbourhood. Additionally, the host family is responsible for maintaining common areas and helping other residents with their own maintenance. Each municipality compensates the host family for their services. Compensation ranges from rent-free living to a proper salary with attached pension and health insurance.

Host families do not pay rent, but only their utility bills. Some municipalities also offer some form of additional support for most vulnerable households.

Every year, municipal authorities hold a meeting to determine which residents have achieved sufficient autonomy. Families deemed independent enough are supposed to secure their own dwelling in the private market. However, the goal of the project is not to lead beneficiaries towards self-reliance but to offer protection to a particularly vulnerable population.

***Achievements***

By January 2016, 1,229 social housing units had been built in 43 municipalities across Serbia under the programme. They were housing a total of 3,301 people.

Additionally, a 2009 study jointly conducted by the NGO Housing Centre and the Ministry of Labour and Social Policy highlighted the impact achieved by the project:

* 81% of beneficiaries eventually obtained Serbian citizenship. However, they often were (or one of the family members was) ethnically Serb in most cases.
* 100% of the children of beneficiary families were attending school, which contrasts with the rates for refugee children living in collective centres: the drop-out rate is of 67% for elementary school and climbs to 70% for secondary education. Indeed, even though education is free of charge in Serbia, many refugee children in collective centres have dropped out of school to help their parents earn money for basic necessities. Providing them with tenure security and social support has thus had an impact on education.
* 32% of beneficiaries secured employment while being accommodated in SHSE and 50% of those thanks to the help of the Centre for Social Work. The absence of language barrier was certainly crucial to achieve these results.

SHSE was one of the finalists of the World Habitat Awards in 2009 and 2014.

**Additional sources:**

Internal Displacement Monitoring Centre (2015) “Home Sweet Home: Housing Practices and Tools Which Support Durable Solutions for Urban IDPs”. Available at: http://www.internal-displacement.org/assets/publications/2015/20150325-global-home-sweet-home/20150325-global-home-sweet-home-en-full-report.pdf

Housing Centre. (2014). Social housing in supportive environment. Available at: <https://issuu.com/housingcenter/docs/wha_2014_2015_booklet?e=13250810/9031465>

World Habitat. (2009). Building and Social Housing Foundation. Available at : <https://www.bshf.org/world-habitat-awards/winners-and-finalists/social-housing-in-supportive-environments-shse/>

UNHCR. (2016). Housing solutions for twenty six displaced families in Kragujevac thanks to a donation from the European Union. Available at: <http://www.unhcr.rs/en/dokumenti/saopstenja-za-medije/stambena-resenja-dvadeset-sest-raseljenih.html>

# Part 4: The Role of Housing Cooperatives in Housing Migrants

Housing cooperatives (Coops) are a typology of private companies formed by individuals with the aim of facilitating access to housing for their members. Residents are the collective managers of the company and collectively establish rules and decisions relating to their living environment. Housing cooperatives' primary aim is to provide quality and affordable housing. However, some carry out additional purposes such as the promotion of ecological practices or the provision of housing to specific groups such as the elderly, single mothers or migrants.

**Case Study 1: Mika - Karlsruhe, Germany**

In Germany, housing cooperatives have been in existence since the 19th century and are a widely spread form of housing for the national population. The country currently reports around 1,800 housing cooperatives across its territory, offering a total of 2.1 million rental housing units to nationals or foreigners.

The *MiKa* cooperative in Germany was founded with the idea to offer 30% of its 86 apartments to migrant families. *MiKa* offers long term rental contracts as residents are able to remain for several generations.

The project was born thanks to the financial support from both the German government and the GLS Bank, which provided loans for the cooperative to gather the €7,670,000, which were necessary to buy, rebuild and renovate the buildings of a former military barracks for the creation of housing.

The apartment buildings, offering from one to seven rooms, were designed by the members of the cooperative. The buildings lay around an opened interior courtyard which provides space for community events. Mika's website makes mention of its use as a playground, garden and a meeting space. Further, mutual support between residents is fostered through mutual baby-sitting and car sharing for instance.

All those common activities and services foster peaceful coexistence between residents of different cultural backgrounds. This is further achieved through the mediation and exchange forum, set up in 2003, which allows residents from different social and ethnic backgrounds to interact and get to know each other. For instance, non-violence seminars are organized to teach residents how to manage conflicts.

Additionally, affordability is core to the cooperative as it was decided that rent would be set at € 5.27/m² on January 2007 and increased of €0.31 every two years. Since its creation the cooperative has received numerous awards[[51]](#footnote-51).

**Additional sources:**

Mika. Gemeinschaftsorientiertes Wohnen. Available at: <http://www.mika-eg.de/wohn_gemeinsam.html>

Housing Co-op International. Co-operatives housing Germany. Available at: <http://www.housinginternational.coop/co-ops/germany>

**Case Study 2: 400 Riel - Gatineau, Canada**

In Canada, housing cooperatives have been housing migrants since the mid-1980s. Most of those coops were developed by ethnic community groups to create a link between housing and other programs aiming to integrate newcomers in the country. Examples are the Chilean Housing Coop in Vancouver and the Tamil Cooperative in Toronto. The latter was rewarded the Cooperative Housing Foundation of Canada's Award for Co-operative Achievement on June 2015 for its dedication “supporting newcomers adjusting to their new homes and the larger community”.

Created in 1984, the *400 Riel* coop consists of 34 individual houses. In 2015, members decided to allocate one of the empty houses for a refugee family. The house has four bedrooms, which appears valuable considering that large refugee families often struggle to find accommodation which matches their family composition given their few resources.

The refugee family (currently composed of eight members) is offered the house at a low rent ($250 a month) for a year. The idea is to allow the family to have a secured accommodation for one year, which is supposed to allow refugees to focus on skills building and finding employment.

Despite the fact that the coop is only housing one refugee family at a time, the concept and financing mechanisms behind the 400 Riel initiative remain interesting. While the support provided by the Canadian government stops one year after their arrival, refugees settling in Quebec are eligible for housing allowances only one year after settling into a housing cooperative. As a result, there is a gap of one year in financial support for refugees.

To deal with this issue, members of the coop started crowd-funding through the platform mécènESS[[52]](#footnote-52). In addition, some members of the coop willingly decided to fund from their own pocket the difference between the affordable rent offered to the family and the amount of the real rent. Unless a partnership is formed with the Housing Society of Quebec to provide the family with some form of housing allowance to fund the amount of the rent.

**Additional sources:**

Co-operative news. (2016). Canada’s Co-operators commit to helping refugees. Available at: http://www.thenews.coop/101954/news/co-operatives/canadas-co-operators-commit-helping-refugees/

**Case Study 3: Stitching New Home Rotterdam – Rotterdam, The Netherlands**

Stitching New Home Rotterdam is a housing programme managed by the De Verre Bergen Foundation. Founded in 2011, this foundation is actively involved in many social projects involving migrants’ integration into Dutch society.

The New Home Rotterdam initiative (SNTR) aims to increase the supply of housing for refugees by means of purchasing private homes that have been for sale on average more than six months. The idea behind this approach is that this way houses aren’t taken away from local people who may be interested in moving to those areas. The cost for one apartment is on average 100,000€ and refugees are asked to pay rent for their property. This fee goes to the foundation, which uses the money to pay part for language courses and for guidance on education and work opportunities for refugees.

Beneficiaries have the chance to participate in a 16-week program to learn Dutch, at a level where participants can work or do further education. The foundation also offers programs for refugees to get familiar with their new home: the city, district, healthcare and education systems, as well as assistance in employment.

**Additional sources:**

Alliance magazine. (2016). Migration and refugee crisis: Is venture philanthropy reactive enough. Available at: http://www.alliancemagazine.org/blog/migration-refugee-crisis-venture-philanthropy-reactive-enough/

Stichting Nieuw Thuis Rotterdam. Huisvestiging. Available at: www.sntr.nl/programma/huisvesting/

De Verre Bergen. Een kansrijke toekomst voor Syrische statushouders in Rotterdam. Available at: www.deverrebergen.nl/plannen-voor-rotterdam/stichting-nieuw-thuis-rotterdam/

# 

# Part 5: Modular Housing Units for Migrants

One of the main issues that hinder the delivery of housing in the UNECE region, and affordable housing in particular[[53]](#footnote-53), relates to the several challenges faced by the construction industry: high construction costs, slow construction pace, and scarce or expensive land, which prevent the fast provision of affordable housing and lead to a significant housing shortage in the UNECE region[[54]](#footnote-54). In many cases, housing is constructed in the same ways it was half a century ago. Thus, selected studies claim that the use of industrial approaches, i.e. prefabrication or modular methods could offer a potential solution to the challenges of the construction industry. Industrial approaches to construction refer to any kind of off-site production followed by on-site assembling.

This section provides several examples of prefabricated accommodation for refugees, mostly in Germany. Germany has seen a surge in the use of such a building method in recent years to foster the construction of hundreds of thousands of prefabricated dwellings under government contracts.

However, only cases where prefabrication methods were used to accommodate migrants for a longer term illustrate that modular methods should not only be seen as an emergency solution but can also provide good quality and lasting dwellings.

|  |  |  |
| --- | --- | --- |
| City of Ostfildern | | |
| Link: <http://www.u3ba.de/projekte/sozialwohnungsbau-ostfildern> | | |
| **Year of completion** | **Composition** | **Residents** |
| February 2015 | 39 residents in 3 buildings  One-bedroom apartments | Formerly homeless people and refugees |
| **Method used:** Timber frame | |
| **Construction cost:** €29,400/dwelling or €1,400/m² | |
| **Living space per person:** 21m² | | **Life span:** 40 years |
| **Pictures** | | |

|  |  |  |
| --- | --- | --- |
| City of Bad Soden | | |
| Link: <http://www.rigollarchitekten.de/index.php/projekt/wohnanlage.html> | | |
| **Year of completion** | **Composition** | **Residents** |
| May 2015 | 40 two-bedroom self-contained units | Families of asylum-seekers |
| **Method used:** Timber frame | |
| **Construction cost:** €47,500/dwelling or €1,750/m² | |
| **Living space per person:** 9,71m² | | **Life span:** not mentioned |
| **Pictures** | | |

|  |  |  |
| --- | --- | --- |
| City of Tübingen | | |
| Link: <http://www.haefele-architekten.de/referenzen.html#collapseOne> | | |
| **Year of completion** | **Composition** | **Residents** |
| April 2015 | Two-bedroom self-contained apartments | 96 asylum-seekers |
| **Method used:** Room modules in steel | |
| **Construction cost:** €1762/m² | |
| **Living space per person:** 14,50 m2 | | **Life span:** 5/10 years |
| **Pictures** | | |

|  |  |  |
| --- | --- | --- |
| City of Königsbrunn | | |
| Link: <http://www.variahome.de/home/> | | |
| **Year of completion** | **Composition** | **Residents** |
| July 2015 | 20 two-bedroom self-contained apartments | Asylum-seekers |
| **Method used:** Prefabricated wooden room modules | |
| **Construction cost:** €1,700/m² | |
| **Living space per person:** 7.6m² | | **Life span:** Not mentioned |
| **Pictures:** | | |

|  |  |  |
| --- | --- | --- |
| City of Kriftel | | |
| Link: <http://www.rigollarchitekten.de/index.php/projekt/Wohnanlage-Kriftel.html> | | |
| **Year of completion** | **Composition** | **Residents** |
| August 2014 | 22 two- and three-bedroom self-contained apartments | 40 asylum-seekers |
| **Method used:** Container, steel frame | |
| **Construction cost:** €48,545/dwelling or €1,443/m² | |
| **Living space per person:** 9,79m² | | **Life span:** 5 years |
| **Pictures:** | | |

|  |  |  |
| --- | --- | --- |
| City of Geneva | | |
| Link: <http://www.acau.ch/projets/amig-rigot> | | |
| **Year of completion** | **Composition** | **Residents** |
| February 2019 | Not mentioned | 370 migrants, mostly families |
| **Method used:** Prefabricated, wood | |
| **Construction cost:** €26,000,000 | |
| **Living space per person:** not mentioned | | **Life span:** minimum 10 years |
| **Pictures** | | |

The selected prefabricated housing projects show how such construction methods can be used both to house migrants while their application is processed (cases of Bad Soben, Tübingen, Königsbrunn and Kriftel) or as a lasting housing solution (case of Ostfildern and Geneva).

These housing projects were selected as best practices for housing migrants because of the quality of life they offer to newcomers. Indeed, contrary to most reception facilities where refugees have to share their living space, and which do not pay much attention to design, the prefabricated housing buildings presented above offer each family some privacy and the possibility to have a family life as normal as possible. For instance, families are able to cook their own food and children enjoy space to play.

The *Königsbrunn* complex was designed as a “social project” aiming to start the integration process of asylum-seekers into the German society while their application is processed. Thus, offices for volunteers and social workers were integrated into the complex. The other projects lack this social dimension even though they are dedicated to housing the same population.

These housing projects had the main advantage to have been built quickly (less than 9 months from design to set up). However, the costs of construction are similar to classical building methods. Ordering those dwellings from German firms presents the advantage of boosting the prefabricated construction sector (11.5% of growth in 2015) but buying them from third countries might be a way to reduce costs.

For instance, various Turkish companies, such as *Villa Prefabrik*, have developed expertise in producing prefabricated dwellings following the Marmara Earthquake in 1999. They appear to be able to produce a prefabricated dwelling for $1,300, including shipping costs to Europe. Currently, *Villa Prefabrik* receives orders from Germany, the Netherlands and Switzerland.

Local authorities are planning to use those complexes to house refugees for 5 to 40 years (see the “Lifespan” boxes). Depending on the length of the refugee crisis, those lifespans might be extended. However, the dwellings could then be reconverted for other purposes like housing students, the elderly, homeless people etc. It could thus be seen as a long-term investment for municipalities.

The case of *Ostfildern* shows that, when building prefabricated housing complexes, authorities could consider including both locals and refugees in need of accommodation. Thus, if prefabricated housing is intended to accommodate refugees in the long term, ensuring social mix could allow the integration of refugees into society.

# Part 6: Improving Mechanisms for Access to Adequate Housing

Once granted refugee status or subsidiary protection, asylum seekers are required to leave the temporary accommodation which they were provided with during the application process. They are usually expected to do so in a short time frame: two months in Belgium, 28 days in the United Kingdom, 15 days in Slovenia, and 14 days in Bulgaria. In Western European countries such as United Kingdom, France or Germany, refugees are not given particular priority. In some other countries, mostly Eastern European countries such as Bulgaria and Slovenia, migrants are expected to find their own accommodation in the private housing market.

**Case Study 1: Conditional Rental Subsidy – Romania**

In Romania, asylum seekers are required to leave their accommodation centre soon after being granted asylum. But as few as 49% of those can sustain an independent life. As a consequence, refugees face an important risk of homelessness. A conditional in-cash housing support is aimed to support refugees.[[55]](#footnote-55) While staying at the centre, refugees have to follow an integration programme including cultural orientation, language courses, social counselling and receive two months of financial assistance (three lei (€0.67) per person per day for food, 1.8 lei (€0.40) per person per day for accommodation and 6 lei (€1.35) per person per day for other expenses).

**Additional sources:**

UNHCR (2013) “Refugee Integration and the Use of Indicators: Evidence from Central Europe. Available at: http://www.refworld.org/docid/532164584.html

After this one-year period, a rental subsidy may be provided for one year maximum. It covers 50% of the rent. It is granted only to refugees who have completed the integration programme and who were denied access to social housing, considering that the latter stock is small: according to Housing Europe, the stock of social housing represents 2.3% of the national housing stock.

**Case Study 2: Armenian Redwood project – Armenia**

Armenian Redwood Project (ARP), along with Oxfam in Armenia announced its commitment to increase the efforts pioneered by UNHCR in Armenia in 2014 within the context of its emergency housing project on the provision of rental subsidies to vulnerable families displaced from Syria, seeking protection in Armenia.

Interested families apply through a written application, which is then reviewed by a selection committee that represents the stakeholders in the program. Those who meet the criteria are accepted to stay in the country for a certain period (3, 6 or 9 months) and are eligible to receive a rental subsidy that averages to USD 130 per month. These amounts are directly transferred by the ARP onto the bank accounts of the beneficiaries on a monthly basis.

Depending on their vulnerability, some refugees are given the chance to extent their eligibility period. Since in 2016 UNHCR halved the budget for this project, ARP and Oxfam embarked on a global campaign to sustain the Rental Subsidy Programme, supporting around 500 of the most vulnerable families already enrolled and some new ones.

**Additional sources:**

Armenian Redwood Project. (2015). Launch of emergency housing project. Available at: www.armenianredwoodproject.org/new-page-1/

The Washington Post. (2014). Rebuilding a life in Armenia after fleeing Syrian conflict. Available at: https://www.washingtonpost.com/news/in-sight/wp/2014/09/25/returning-home-syrian-armenians-look-to-rebuild/?utm\_term=.b4c7592a6181

**Case Study 3:** **Rehousing Allowance – Belgium**

When arriving to Belgium, asylum seekers are housed in reception centres. They might be run by FEDASIL, the Federal Agency for the Reception of Asylum Seekers, by a partner organisation, such as the Red Cross or Caritas, or be part of a local reception initiative implemented in a municipality.

When granted official protection, refugees are given two months to find accommodation. Additionally, the social assistance that the refugee can receive is conditioned to the residence on a municipality's territory. However, refugees face many barriers to secure accommodation on the private rental market, which puts them at risk of homelessness. Among those is the lack of resources that the Rehousing Allowance aims to address.

The rehousing allowance applies to a variety of vulnerable people, among them recognised refugees, who might benefit from it when leaving the reception centre. It is consisting of:

* The move allowance, to assist people move in and out consists of €808.03, plus 10% for each additional household member, not exceeding 3 additional persons. Thus, the maximum allowance is of €1050.44. It is allocated only once per household.

The rent allowance of €156.56 per month, plus 10% for each additional household member, not exceeding 5 additional persons. The maximum amount per month is €234.83. It is allocated for five years, renewable once, in which case it would be decreased of 50%.

**Additional sources:**

City of Brussels. Allocation de relogement - sans abri. Available at: http://logement.brussels/primes-et-aides/allocation-de-relogement-sans-abri

Regional Habitat Observatory. Observaotire regional du logement. Available at: http://www.slrb.irisnet.be/publications/observatoire-regional-du-logement

**Case Study 4: HSB (Swedish Cooperative Housing Association) – Sweden**

The HSB - Swedish Cooperative Housing Association- consists of 33 regional cooperative associations who in turn have 3,903 cooperative local housing companies as members. HSB housing stock amounts to 317,000 units with 27,000 rental dwellings. Mostly located in urban areas, the co-operatives have approximately 20 to 100 apartments each, with an average size of 80 units.

Tenants must be members of the co-operative; which membership is approved by the Board. Members pay a monthly fee that covers interest and amortisation expenses of the cooperative’s loans as well as the operating expenses and scheduled future maintenance. The monthly fee is related to the size of the units the member occupies.

There is no financial assistance from the government. Depending on the project, members/tenant-owners finance between 75 – 80% of the development cost and the rest of the funding is raised by the cooperatives through loans from the banks and other private financial institutions. Tenant-owners can normally get a loan from the banks equivalent to 85% of the down payment required.

Both the HSB and Riksbyggen have set up saving mechanisms whereby individuals can save to buy their future cooperative housing shares. Individuals who use this mechanism receive priority on new developments.

**Additional sources:**

Housing International. Co-operative housing Sweden. Available at: http://www.housinginternational.coop/co-ops/sweden

Power House Europe. HSB - The Swedish Cooperative Housing Association. Available at: http://www.powerhouseeurope.eu/national\_platforms/sweden/hsb\_the\_swedish\_cooperative\_housing\_association/overview/

HSB – Housing Cooperative Sweden. Stockholm. Available at: https://www.hsb.se/stockholm/

**Case Study 5: Welcome Fund for Syrian Refugees – Canada**

The Community Foundations of Canada (CFC) is a national network gathering Canada’s 191 community foundations. The latter are non-profit organisations which finance community-impact initiatives in a variety of fields from shelter and education to arts and recreation. On December 10, 2015, CFC announced the creation of a Welcome Fund for Syrian Refugees.

The CFC launched this fund to fundraise from the private sector. The fund has managed to gather significant resources. In particular, the company Manulife donated $6,000,000. The CFC distributes the resources to the various community foundations according to local needs and the number of refugees welcomed. Those foundations then direct the funds to charitable organisations. These financial resources are meant to be used to fund accommodation, job training and skills development for refugees. Calgary was the first city to receive funds from CFC (about $600,000) which have been used since to supplement the monthly housing allowances received given to the city’s 700 government-assisted refugees.

**Additional sources:**

Canadian Ministry of Immigration and Citizenship. Data on Refugees. Available at: http://www.cic.gc.ca/english/refugees/welcome/milestones.asp

Community Foundations of Canada. (2015). Manulife and Community Foundations of Canada establish Welcome Fund for Syrian Refugees. Available at: http://communityfoundations.ca/manulife-and-community-foundations-of-canada-establish-welcome-fund-for-syrian-refugees/

CBC News. (2016). Refugee agencies making headway in housing Syrians, but thousands still need homes. Available at: <http://www.cbc.ca/news/canada/refugees-housing-moving-in-1.3476893>

**Case Study 6: Provivienda - Spain**

Provivienda is active in several Spanish cities with the aim to facilitate “the access to privately-rented housing for people with limited financial means”. Its activities include:

* The provision of updated information and advice to find accommodation on the rental market and
* The provision of mortgages;
* The provision of multi-risk insurance guarantees through insurance companies or directly acting as a guarantor;
* The management of a fund, mainly through public resources, to compensate landlords in case of tenants' inability to pay rent;
* The creation of partnerships with landlords either through individuals voluntarily agreeing to set the rent 20% below market rate, or through Provivienda funding a landlord's property refurbishing after which the latter reserves the flat for Provivienda's beneficiaries over a contractually agreed time period. When a tenant is found, the lease is guaranteed for a minimum of five years.

Provivienda's guarantees normally apply for a year only. They can be extended to five years in exceptional cases. Provivienda has housed 87,000 people since its creation. However, no information is provided on the share of refugees among these beneficiaries.

**Additional sources:**

Inmigra Madrid. Inmigración. Available at: http://www.madrid.org/cs/Satellite?cid=1142319770072&idPaginaAsociada=1142319770072&language=fr&pagename=PortalInmigrante%2FPage%2FINMI\_pintarContenidoFinal

Building and Social Housing Foundation. Rental Mediation Programme. Available at: https://www.bshf.org/world-habitat-awards/winners-and-finalists/rental-mediation-programme/

Mlati, F., Tardis, M. (2008) Panorama des initiatives sur l'accès au logement des réfugiés dans 15 pays européens, Observatoire de l'intégration des réfugiés statuaires. Available at: http://www.france-terre-asile.org/images/etude-logement-dec2008.pdf

Provivienda. Available at: https://www.provivienda.org/

**Case Study 7: Welcommon – Greece**

The Wind of Renewal (WoR) was founded in 2014. The cooperative is working to advance a number of social and economic objectives, including the integration of refugees into host communities and the promotion of sustainable and green social enterprises. To advance these goals, the WoR has been collaborating with local governments, EU institutions, cooperative movements, other civil society organizations (CSOs) as well as universities and researchers on wide range of projects and activities.

In September 2016, the WoR launched “Welcommon”, an innovative community center for hosting and promoting the social inclusion of refugees. It is implemented by the social enterprise Wind of Renewal (“Anemos Ananeosis”) in cooperation with the Athens Development and Destination Management Agency (EATA), in the framework of the relocation program of the United Nations High Commission for Refugees (UNHCR). Welcommon’s refugee housing facility is located in Exarhia, Athens, in a former clinic rented for 9 years. Its central location and its accessibility by public transport contributes to avoiding the marginalization of the refugees and facilitates the participation of local people in its activities.

Welcommon accommodates up to 200 people with separate rooms designated for families. Beneficiaries are identified by the UNHCR within the framework of its relocation program, with priority given to vulnerable groups including pregnant women, families with children, and the elderly, among others. Currently the majority of the 160 guests are Syrian children, who are usually accompanied by only one parent.

All guests undergo medical check, and all children are vaccinated so that they can attend the formal education system. In cooperation with the community of Syrians, living already in Greece, they are in the process of setting up a network of Arabic-speaking volunteer doctors of various specializations.

The community centre covers the costs of settlement and all the basic needs of the refugees beside housing facilities. The project organizes training for refugees and facilitates their active participation and cooperation with the local population. It aims to provide adequate infrastructure and quality services, while applying good practices that ensure the dignity of the refugees.

**Additional sources:**

ILO News. (2016). Cooperative housing for refugees in Greece. Available at: http://www.ilo.org/global/topics/cooperatives/news/WCMS\_537883/lang--en/index.htm

Anemosananeosis. The Wind of Renewal. Available at: http://anemosananeosis.gr/en/what-we-do/

# Conclusions

The analysis that has been carried in this study has shown that housing is a key vector for the socio-economic inclusion of migrants and a pre-condition for the integration and economic sustainability of migrants in cities. As the report showed, the employment dimension does not represent the main avenue of social inclusion in contemporary migratory movements anymore. For this reason, providing access to decent and affordable housing is of paramount importance for migrants in the UNECE region. This publication has also illustrated that initiatives and programmes providing access to medium and long-term housing solutions in the years immediately following migrants’ arrival in the host country is a critical element in their long-term integration prospects, including access to employment and education, among other issues. In this context, the location, accessibility, habitability and affordability of housing has a direct impact on migrants’ ability to seek employment, education and health among other basic services that cities offer.

While both housing and immigration policy are generally set at the national level in the UNECE region, the effects of both are primarily visible at the regional and local level. For this reason, efforts to provide adequate accommodation for newcomers in cities calls for national governments to delegate a greater deal of powers and resources to local governments, who may then wish to engage other stakeholders in the project. The study emphasizes the long-term and multi-dimensional nature of integration. In line with this vision, it advises that strategies should be designed for the active participation of migrants in policy-making and in the implementation process. This can take several forms − for example, panels or advisory groups, training and employment of migrants in local housing services, direct involvement of migrants in the provision or revitalization of housing. Beyond common integration programmes, such participation in the public life of the host country is also a form of integration that helps those involved but also other migrants who benefit from the information shared by those engaged.

Mapping of the practices for housing migrants carried out for this study also revealed that these also depend on the creativity of individual cities, housing associations, NGOs and other civil society groups. Consequently, migrants’ experience of reception, integration and access to housing may differ greatly between countries but also within them − depending on the capacity (and willingness) of each individual city, neighbourhood (or even households) to absorb newcomers. Considering the observed diversity, innovative solutions for housing of migrants exist in a variety of local tenures, levels of implementation (e.g. national, regional, local, etc.); and there is a variety of potential providers of the housing for migrants.

Based on the analysis of this study, the following conclusions can be drawn:

**(a) Supporting social mobility of migrants, refugees, asylum seekers and IDPs through the housing continuum approach[[56]](#footnote-56)**

The housing systems in UNECE member States are characterized by their great diversity. The mapping of innovative practices for housing showed that this variety and richness is also present in housing solutions for migrants. Housing solutions can address the housing continuum beyond emergency shelters to cover transitional housing, social housing, affordable rent, affordable home ownership as well as private rent and home ownership. In localities where a wide variety of affordable housing options are available along with comprehensive long-term integration strategies, the ‘housing continuum’ approach enables migrants to improve their living conditions, supports their social mobility and supports the long-term integration process. The challenge for local and national governments alike, is to use the examples presented and implement them at the scale needed for each context. There is a continuing need for housing policy to support tenure-balanced housing provision and a wide range of affordable housing options to enable the social mobility of the most vulnerable migrants, without prioritizing over home ownership as a single model.

**(b) Moving towards ‘dynamic and multi-level’ approach of migrant integration**

A comprehensive examination of the cutting-edge literature in human geography, psychology and sociology suggests that integration is an increasingly dynamic and multi-level process. This process, among other issues, rests on the interaction between the host community and the newcomers. Calls for migrant and service providers to collaborate in the design and set-up of necessary services and learn together are on the increase. In the context of housing and integration, the study found that the following two points are of crucial importance:

* *Engagement of beneficiaries in housing policy and project design*

The engagement and participation of beneficiaries in housing policy and project design is of key importance to secure relevant information on experiences and needs at both national and city levels.

* *Engagement of the host communities in the process of new migrant integration*

Integration is a multi-dimensional process[[57]](#footnote-57) that by its very nature requires interaction between the newcomers and the host community. The research shows that such interaction may be challenging in normal circumstances[[58]](#footnote-58) ). However, scarcity and austerity may add an additional level of complexity. The housing crisis and its ramifications revealed an increased and unmet housing need across the ECE region. it is important to balance the housing allocation of the local population in need with that of migrants. In this context, preparation and engagement of host communities (including accessing capacities for absorption) is of vital importance to ensure integration is possible in specific host localities. Additionally, all housing related strategies should be accompanied with an evidence-based communication strategy that inform locals and migrants alike of the benefits of the approach to all citizens.

**(c) Integrated approach to housing for migrants’ projects**

Housing and integration matters bring together numerous sectors and disciplines. If treated as a mere part of other disciplines, the solutions are unlikely to bring impactful results. In response to the migrant crisis, many local authorities, housing providers and individuals have shown interest and commitment to this field. The interviews with the representatives of local and central government highlight that the examination of the governance structures tasked to implement housing and integration programmes for migrants is of vital importance as well. In the past two decades, there has been an important move toward decentralisation of (general) housing responsibilities to local authorities. It should be noted, however, that the competences to ensure housing and integration of migrants are divided between different tiers of government, both vertically and horizontally. For positive results, an integrated approach to migrant integration, with clear roles and responsibilities, and collaboration between different tiers of government and disciplines, are of key importance.

**(d) Integration of international efforts in housing migrants**

The need to adjust national policies for the provision of affordable adequate housing as a response to the economic, financial and migration crises has been discussed in different forums by governments, not least during annual sessions of the intergovernmental UNECE Committee of Housing and Land Management, which joins high-level officials responsible for housing and land management in 56 countries in the UNECE region. There is increased interest in re-balancing the tenures and searching for new and innovative solutions. The mapping and analysis of the innovative solutions for the housing and integration of migrants in the early years following their arrival shows the creativity and commitment of cities, housing providers, NGOs and civil society in general. International organizations should support this enthusiasm and energy and help efforts to improve access to medium- and long-term housing solutions for migrants. International organizations are seen as the hubs of knowledge exchange. They should establish long-term commitments to the housing migrants’ data collection, best practice mapping and exchange, as well as capacity-building.

International organizations, governments, NGOs, public and private sectors should unite their efforts. Each have their own expertise and strength and by combining efforts, housing migrants can promote social mobility and social cohesion for all.

Housing issues now form an important part of the current and growing calls for metropolitan urban governance and management. In this sense, cities will have key solutions for the challenges linked to migratory patterns, including the informal sector and the overall growth of substandard housing, and the provision of basic services for all. It is crucial to have a long-term vision of inclusive and participatory governance that combats the mushrooming of urban sprawl, and promotes spatial integration and inclusivity, and discourages segregation and exclusion in cities.

**Adequate migration policies linked to housing** will depend mainly on the interactions between national governments; and on cities’ responses to the various migration fluxes and their ability to plan and develop practical solutions that take into account how migration transforms, expands, and diversifies an urban space from a neighborhood to the city level. Migrant inclusion in cities is an important element that can shape the economic, social, and cultural vibrancy of cities. Well-directed migration policies have the power to contribute to the flow of money, increase public revenue, knowledge and ideas between cities of origin and destination, as well as enhancing social cohesion and livelihoods among the host and migrant communities.

1. IOM. (2011). Key Migration Terms. Available at: <https://www.iom.int/key-migration-terms> [↑](#footnote-ref-1)
2. IOM. (2011). Key Migration Terms. Available at: <https://www.iom.int/key-migration-terms> [↑](#footnote-ref-2)
3. IOM. (2011). Key Migration Terms. Available at: <https://www.iom.int/key-migration-terms> [↑](#footnote-ref-3)
4. UNHCR (2018). Refugee Facts. Available at: <https://www.unrefugees.org/refugee-facts/what-is-a-refugee/> [↑](#footnote-ref-4)
5. See ‘Definitions’ section. [↑](#footnote-ref-5)
6. For definition, see ‘Right to Housing section’. [↑](#footnote-ref-6)
7. OHCHR, & UN Habitat. (2009). The Right to Adequate Housing. Available from: www.ohchr.org/Documents/Publications/FS21\_rev\_1\_Housing\_en.pdf [↑](#footnote-ref-7)
8. UNHCR. (2015). Over one million sea arrivals reach Europe in 2015. Retrieved from United Nations High Commissioner for Refugees. Available from: https://www.unhcr.org/news/latest/2015/12/5683d0b56/million-sea-arrivals-reach-europe-2015.html [↑](#footnote-ref-8)
9. EUROSTAT. (2018). Asylum applications (non-EU) in the EU-28 Member States, 2006–2017. Available from: EUROSTAT Asylum Statistics.https://ec.europa.eu/eurostat/statistics-explained/index.php/Asylum\_statistics [↑](#footnote-ref-9)
10. Sustainable Development Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable. Available from: https://sustainabledevelopment.un.org/sdg11 [↑](#footnote-ref-10)
11. OECD (2015). Is this humanitarian migration crisis different? Migration Policy Debate No 7. Available from: www.oecd.org/migration/Is-this-refugee-crisis-different.pdf [↑](#footnote-ref-11)
12. OHCHR, & UN Habitat. (2009). The Right to Adequate Housing. Available from: www.ohchr.org/Documents/Publications/FS21\_rev\_1\_Housing\_en.pdf [↑](#footnote-ref-12)
13. United Nations. (2015). Transforming our World: The 2030 Agenda for Sustainable Development. Available from: https://sustainabledevelopment.un.org/post2015/transformingourworld [↑](#footnote-ref-13)
14. Sustainable Development Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable. Available from: https://sustainabledevelopment.un.org/sdg11 [↑](#footnote-ref-14)
15. UNECE. (2015). Geneva UN Charter on Sustainable Housing: Ensure access to decent, adequate, affordable and healthy housing for all. Available from: https://www.unece.org/fileadmin/DAM/hlm/documents/Publications/EN\_Geneva\_UN\_Charter\_on\_Sustainable\_Housing.pdf [↑](#footnote-ref-15)
16. Habitat III. (2016). The New Urban Agenda. United Nations Conference on Housing and Sustainable Urban Development. Available from: http://habitat3.org/wp-content/uploads/NUA-English.pdf [↑](#footnote-ref-16)
17. ICMPD, UCLG, & UN Habitat. (2016). Mediterranean City-to-City Migration: Dialogue, Knowledge and Action. Available at: https://www.icmpd.org/fileadmin/1\_2018/MC2CM/Policy\_Recommendation\_EN\_Online.pdf [↑](#footnote-ref-17)
18. ICMPD, UCLG, & UN Habitat. (2016). Mediterranean City-to-City Migration: Social cohesion and intercultural/inter-religious dialogue. Available from: https://www.uclg-cisdp.org/sites/default/files/MC2CM\_BackgroundPaper\_P2P\_Lisbon\_EN%20%281%29.pdf [↑](#footnote-ref-18)
19. United Nations. (2017). Population Facts. Available at: http://www.un.org/en/development/desa/population/publications/pdf/popfacts/PopFacts\_2017-5.pdf [↑](#footnote-ref-19)
20. UNHCR. (2017). Global Trends. Forced Displacement in 2017. Available at: http://www.unhcr.org/5b27be547.pdf [↑](#footnote-ref-20)
21. EC Europa. (2018). Progress report on the Implementation of the European Agenda on Migration. Available at: https://ec.europa.eu/home-affairs/sites/homeaffairs/files/what-we-do/policies/european-agenda-migration/20180516\_progress-report-european-agenda-migration\_en.pdf [↑](#footnote-ref-21)
22. OHCHR, & UN Habitat. (2009). The Right to Adequate Housing. Available at: www.ohchr.org/Documents/Publications/FS21\_rev\_1\_Housing\_en.pdf [↑](#footnote-ref-22)
23. In its resolution HSP/GC/25/L.6, the 25th Session of the Governing Council of UN-Habitat “Takes note of the ‘Housing at the Centre approach’, which positions housing at the centre of national urban policies and of cities, and encourages the United Nations Human Settlements Programme and member States to consider the implementation of the Global Housing Strategy, as appropriate, including through the design of tools and mechanisms to promote inclusive housing finance at the national and local levels to bridge the housing gap and to contribute to the progressive realisation of the right to adequate housing for all.” [↑](#footnote-ref-23)
24. UN Habitat. (2013). Global Housing Strategy. Available at: http://www.unesco.org/new/fileadmin/MULTIMEDIA/HQ/SHS/pdf/Workshop-Social-Inclusion\_UN-Habitat.pdf [↑](#footnote-ref-24)
25. General comment 7, which goes on to note that “the prohibition on forced evictions does not, however, apply to evictions carried out by force in accordance with the law and in conformity with the provisions of the International Covenants on Human Rights” (para. 4). [↑](#footnote-ref-25)
26. UN Habitat. (2016). World Cities Report 2016, Housing at the Centre of Urban Policies. Available at: https://unhabitat.org/wp-content/uploads/2014/03/WCR\_Housing-at-the-Center-of-Urban-Policies-1.pdf [↑](#footnote-ref-26)
27. Habitat III. (2016). The New Urban Agenda. United Nations Conference on Housing and Sustainable Urban Development. Available from: http://habitat3.org/wp-content/uploads/NUA-English.pdf [↑](#footnote-ref-27)
28. ‘Western part’ of the region typically relate to Northern America, Northern, Western and Southern Europe. However, it must be stressed that some successful transition economies as well as successful in the Middle East may share characteristics typical to those in the above listed regions. [↑](#footnote-ref-28)
29. Relate to Central, Eastern and South Eastern Europe, and countries in Central Asia. [↑](#footnote-ref-29)
30. In this context the term ‘public housing’ refers to housing provided in countries with economies in transition during the socialist period. [↑](#footnote-ref-30)
31. UNECE (2015) Social housing in the UNECE region: models, trends and challenges. Geneva, United Nations. Available at: [↑](#footnote-ref-31)
32. Pittini, A. (2012). Housing affordability in the EU: Current situation and recent trends. CECODHAS Housing

    Europe’s Observatory Research Briefing. Vol.5, No.1 [↑](#footnote-ref-32)
33. OHCHR, & UN Habitat. (2009). The Right to Adequate Housing. Available from: www.ohchr.org/Documents/Publications/FS21\_rev\_1\_Housing\_en.pdf [↑](#footnote-ref-33)
34. These findings have been drawn from this source: UN-Habitat. (2018). Fifth Global Mayoral Forum on Human Mobility, Migration and Development. Access to Adequate Housing: The Pathway to Migrants’ Inclusion in Cities. [↑](#footnote-ref-34)
35. UN-Habitat. (2017). Social housing and urban planning, inclusive cities for migrants, Mediterranean City to city Migration Project, Nairobi. [↑](#footnote-ref-35)
36. The Guardian, Rupert Neate. (2014). Available at: https://www.theguardian.com/society/2014/feb/23/europe-11m-empty-properties-enough-house-homeless-continent-twice [↑](#footnote-ref-36)
37. Butler, E. (2016) Second Chances for the Second City's Vacant Properties: An Analysis of Chicago's Policy Approaches to Vacancy, Abandonment, & Blight, 91Chi.-Kent. L. Rev.233. Available at:http://scholarship.kentlaw.iit.edu/cklawreview/vol91/iss1/10 [↑](#footnote-ref-37)
38. LSE Blogs, Roderick W. Jones, William Alex Pridemore. (2014). The increasing numbers of vacant houses, fuelled by the housing crisis, are associated with higher burglary rates. Available at: http://eprints.lse.ac.uk/60332/1/\_\_lse.ac.uk\_storage\_LIBRARY\_SECOND~1\_libfile\_shared\_REPOSI~1\_Content\_LSEUSA~1\_LSEUSA~2\_blogs.lse.ac.uk-The\_increasing\_numbers\_of\_vacant\_houses\_fuelled\_by\_the\_housing\_crisis\_are\_associated\_with\_higher\_burg.pdf [↑](#footnote-ref-38)
39. https://www.leeds.gov.uk/opendata [↑](#footnote-ref-39)
40. OECD. (2018). Working together for local integration of migrants and refugees. Available at : https://read.oecd-ilibrary.org/social-issues-migration-health/working-together-for-local-integration-of-migrants-and-refugees\_9789264085350-en#page5 [↑](#footnote-ref-40)
41. https://www.citypopulation.de/php/italy-calabria.php?cityid=080064 [↑](#footnote-ref-41)
42. UNHCR. The world in numbers. Available at: http://popstats.unhcr.org/en/overview [↑](#footnote-ref-42)
43. Euractiv. (2015). Study: Shared housing for refugee’s limits integration. Available at : <http://www.euractiv.com/section/justice-home-affairs/news/study-shared-housing-for-refugees-limits-integration/> [↑](#footnote-ref-43)
44. Irishtimes. Iives in Limbo.Testimonies from Ireland. Available at: <http://www.irishtimes.com/news/lives-in-limbo> [↑](#footnote-ref-44)
45. See Deutsche Welle. (2015). Refugee camps remain substandard in Serbia. Available at: http://www.dw.com/en/refugee-camps-remain-substandard-in-serbia/a-18806541 and Independent. (2016). Refugee crisis: Thousands are living in cramped conditions in a former German airport waiting to be granted asylum. Available at: http://www.independent.co.uk/news/world/europe/refugee-crisis-thousands-are-living-in-cramped-conditions-in-a-former-german-airport-waiting-to-be-a6950896.html [↑](#footnote-ref-45)
46. OECD. (2016). ODA reporting of in-donor country refugee costs. Available at: https://www.oecd.org/dac/stats/RefugeeCostsMethodologicalNote.pdf [↑](#footnote-ref-46)
47. CEB. France: housing solutions for migrants. Available at : https://coebank.org/en/news-and-publications/projects-focus/france-housing-solutions-migrants/ [↑](#footnote-ref-47)
48. UNECE (2015) Social housing in the UNECE region: models, trends and challenges. Geneva, United Nations. Available at: http://www.unece.org/fileadmin/DAM/hlm/documents/Publications/Social\_Housing\_in\_UNECE\_region.pdf [↑](#footnote-ref-48)
49. Social housing Europe. Available at: http://eprints.lse.ac.uk/62938/1/Fernandez\_Social%20housing%20in%20Europe\_2015.pdf [↑](#footnote-ref-49)
50. Ludl, Herbert (2016) Integration in Housing: Models for Social Cohesion, Sozialbau AG. [↑](#footnote-ref-50)
51. A full list is available at: <http://www.mika-eg.de/stand_preise.html> (German). [↑](#footnote-ref-51)
52. Meceness. Refugies bien loges. Available at :https://meceness.ca/projects/refugies-bien-loges/ [↑](#footnote-ref-52)
53. Social Housing in the UNECE region: Models, Trends and Challenges (2015) [↑](#footnote-ref-53)
54. McKinsey Global Institute (2014) A blueprint for addressing the global affordable housing challenge. McKinsey & Company 2014 [↑](#footnote-ref-54)
55. UNHCR (2013) “Refugee Integration and the Use of Indicators: Evidence from Central Europe. Available at: <http://www.refworld.org/docid/532164584.html> [↑](#footnote-ref-55)
56. The ‘housing continuum’ is a concept used by policy makers to consider the broad range of responses available to help a range of households in different tenures to access affordable and appropriate housing. The concept enables policy makers to move away from a one-size-fits-all strategy of providing public housing, towards ‘the range of housing options available to different households on a continuum. For more: https://www.ahuri.edu.au/policy/ahuri-briefs/understanding-the-housing-continuum. [↑](#footnote-ref-56)
57. Psoinos, M. and Rosenfeld, O. 2017. Developing the understanding of migrant and refugee integration in the

    EU: implications for housing policies. Paper presented at The Migration Conference, Harokopio

    University, Athens, 23−26 August [↑](#footnote-ref-57)
58. Ponzo, I. (ed.). 2010. Immigrant integration policies and housing policies: the hidden links. Paper presented at the Forum of International and European Research on Immigration (FIERI), Turin, Italy. [↑](#footnote-ref-58)