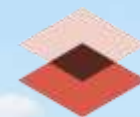


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# Affordable Housing in Brussels

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# CURRENT STATUS OF HOUSING IN BRUSSELS

## Number of Housing Units

**Total :**                    **606.437 housing units (01/01/2024), of which >90% are private**

**Public :**    54.169 housing units (8,9%) are owned by public authorities, including:

- **Social :**                    41.875 housing units (30/06/2024) (6,9% of the total) however, more than 4.000 are awaiting renovation
- **Municipal :**                10.693 housing units (30/06/2023)
- **Housing Fund :**            1.601 housing units (01/01/2023)

**Private with a social purpose under AIS management**  
7.946 housing units (30/09/2023)

# HOUSEHOLDS VS HOUSING IN BRUSSELS

**Number of Households :**

**578.881 (01/01/2024)**

**61% are renters**

**In which**

**>50% meet the income conditions for social housing**

**> 55.000 households are on the waiting list for social housing**

# DEFINITION OF AFFORDABLE HOUSING

## No definition

If we assume

rent <30% of income

You must be among the **20%** of households with the highest incomes to have access to at least **50%** of the rental market... (attention: figures from 2018 – Observatoire des Loyers (Rent Observatory))

Tableau 38 – Part théorique du marché locatif accessible à chaque décile de revenus (2018)

DÉCILES DE REVENUS	Revenu mensuel maximum	Part théorique du marché locatif accessible	
		Si le loyer ne peut dépasser 25% du budget	Si le loyer ne peut dépasser 30% du budget
2	870 €	0%	1%
3	1145 €	1%	3%
4	1322 €	3%	6%
5	1589 €	6%	13%
6	1932 €	14%	28%
7	2387 €	29%	47%
8	3075 €	65%	84%
9	4473 €	92%	96%

# DEFINITION OF AFFORDABLE HOUSING

**No definition... but...**

## Regional Policy Declaration 2019-2024

*«Ultimately, it will be necessary to have 15 % of **housing with a social purpose** across the entire regional territory, distributed in a balanced manner by municipality and neighborhood.»*

There is no definition of housing with a social purpose... but a proposal is included in the Monitoring of Public Housing Projects in Brussels:

*A ‘ **housing with a social purpose** ’ is defined as a housing produced or regulated within the framework of a regional public policy, whether in terms of rent setting or conditions for the acquisition and/or resale of properties.*

# HOUSING WITH A SOCIAL PURPOSE – WHAT DOES IT MEAN?

Specifically, this refers to this type of housing:

Social, moderate, and middle-income rental housing from the **SLRB**;

Rented through the Rental Assistance of the **Housing Fund** (moderate *rental*);

Rented through a **local public authority** (social, moderate, and middle-income *rental*);

Produced within the framework of **Urban Revitalization** tools (moderate *rental* and middle-income *ownership*);

Managed by an **AIS** (moderate *rental*);

*Acquired* through a **CLT** (social *ownership*);

*Acquired* through a **loan granted by the Housing Fund** of Brussels-Capital (moderate *ownership*);

*Acquired* from the **Housing Fund** (moderate *ownership*);

*Acquired* from or through **Citydev** (middle-income *ownership*).

# HOUSING WITH A SOCIAL PURPOSE – WHAT DOES IT MEAN?

**69.045 housing units**

**That is 11.4% of the total housing in Brussels.**

# HOUSING WITH A SOCIAL PURPOSE

## Distribution at the Municipal Level

Municipalities achieving the 15% target:

Watermael-Boitsfort (18,49%)

Molenbeek-St-Jean (17,82%)

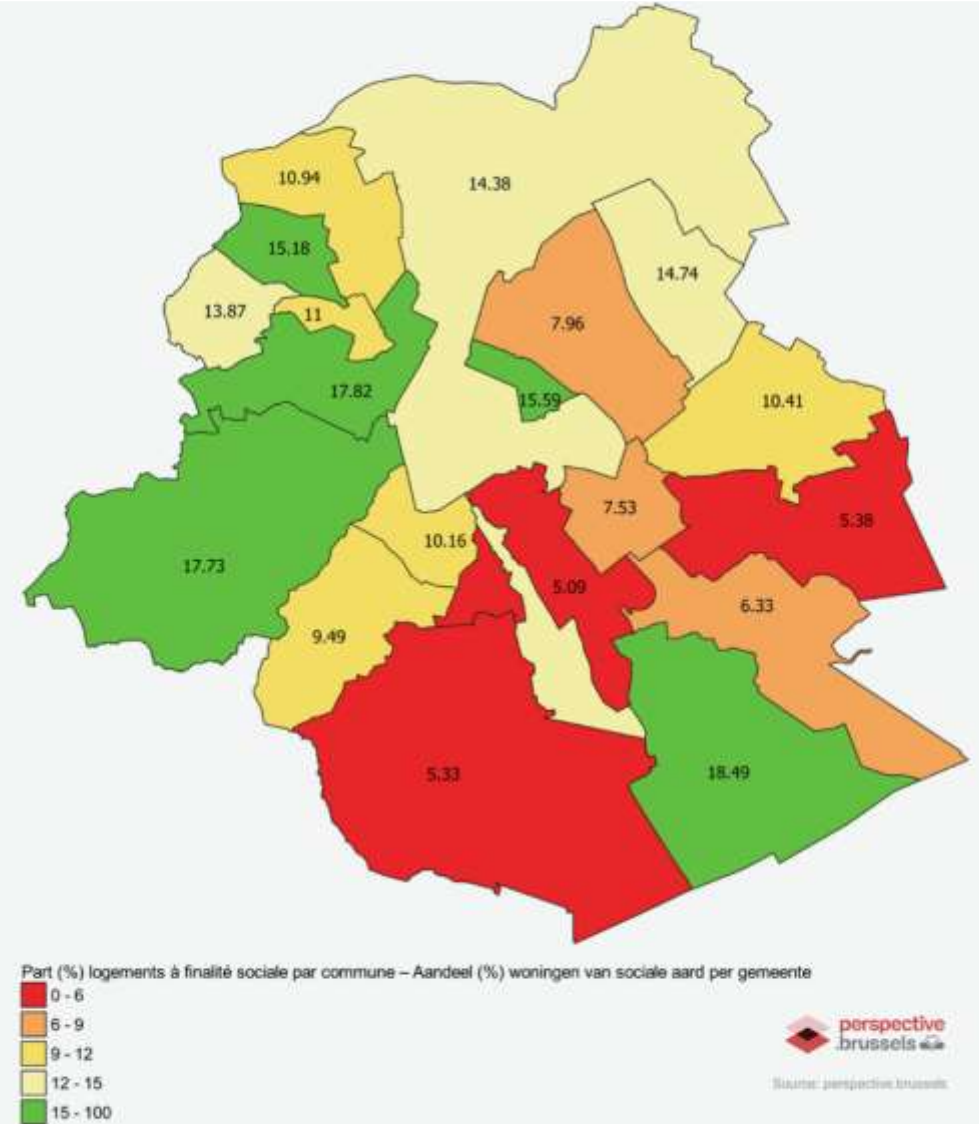
Anderlecht (17,73%)

St-Josse-ten-Noode (15,59%)

Ganshoren (15,18%)

Bruxelles-Ville, Evere et BSA are close to the target

All others are < 90% of the target, with some very far behind...



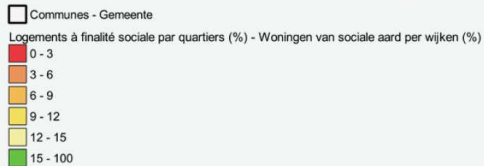
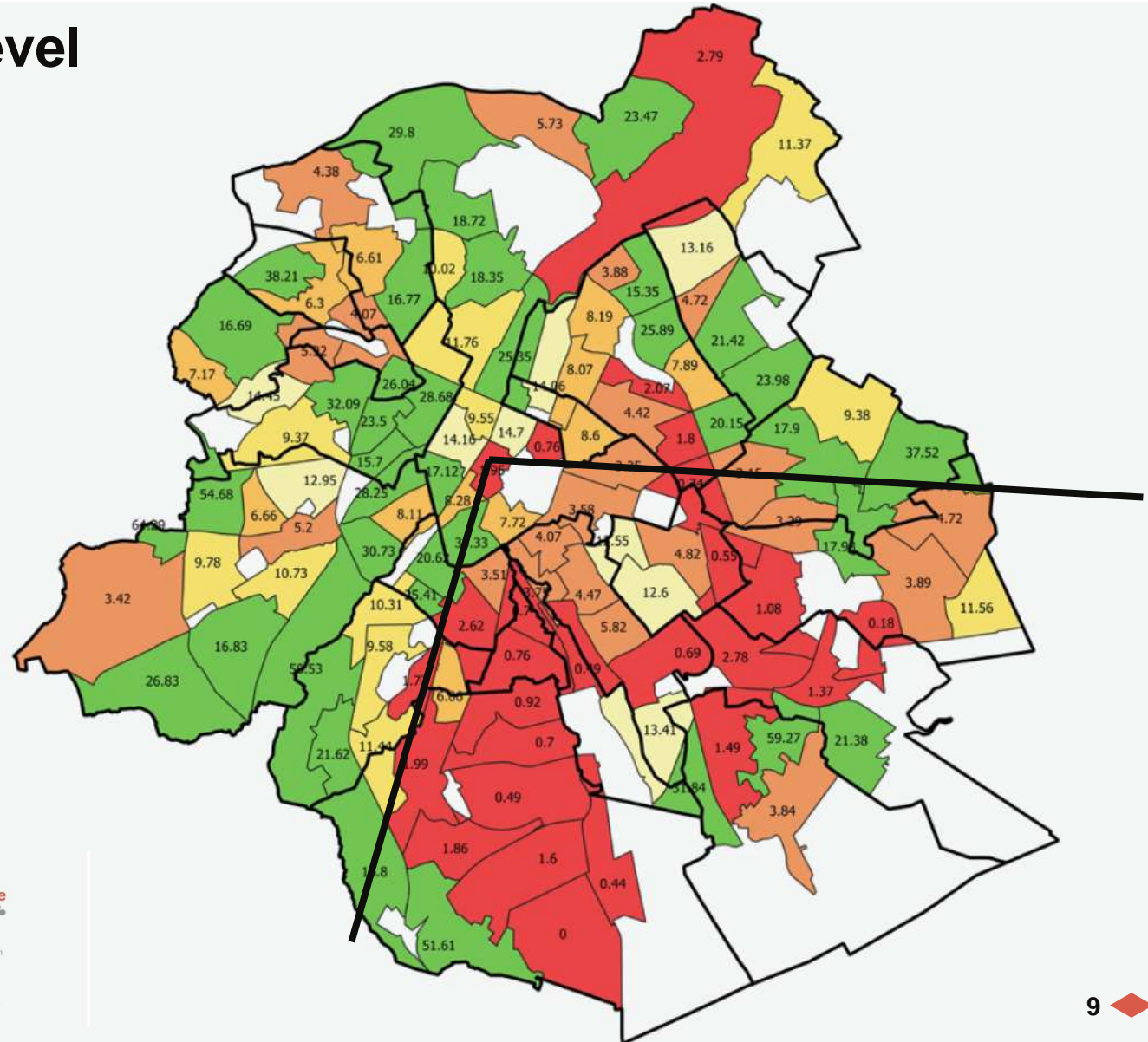
# HOUSING WITH A SOCIAL PURPOSE

## Distribution at the Neighborhood Level

A more nuanced image of the Region

Diverse realities within the municipalities

An 'empty' southeast quadrant... and not just in the second ring!



# A housing crisis in Brussels, which is above all a crisis of affordable housing.

# WHAT POLITICAL DEVELOPMENTS?

## The implementation of a Housing Emergency Plan 2020-2024

**Respond to the commitment of the Regional Policy Declaration to find a rehousing solution for 15,000 households on the SLRB waiting list.**

**Boost the renovation of social housing**

**Develop financial accessibility to housing**

**Support access to home ownership**

# WHAT POLITICAL DEVELOPMENTS?

## The implementation of a Housing Emergency Plan 2020-2024

**33 concrete actions addressing simultaneously:**

**Increasing the supply of housing with a social purpose**

**Improving public action in the field of housing**

**Supporting all renters**

**Guaranteeing the right to housing**

**Promoting access to home ownership**

# WHAT POLITICAL DEVELOPMENTS?

## The implementation of an Emergency Housing Plan

More than 15,000 SOLUTIONS for households waiting for social housing through:

The construction / acquisition of 4.450 new social housing units

The reform of the rent allowance: more than 12,500 new beneficiaries

The socialization of the public housing stock: 1.750 public housing units available at social housing rates

More than 2.500 additional housing units in AIS

The RENOVATION of 36.758 social housing units

# WHAT POLICIES FOR THE FUTURE?

