



## Pledge Eurocities

Date : 01/02/2019 Ghent

### Commitment to principle 19 on housing and homelessness

## Pledge

**The City of Ghent makes housing a priority with ambitious goals. We will provide better housing to all target groups, but with a specific focus on people on low incomes and families with children. We will invest in social housing and low-budget rental homes of higher quality. We will make additional efforts to address homelessness, including an expansion of shelter and housing first initiatives.**

## Explanation

The City of Ghent sets ambitious goals and makes housing a priority. We therefore deploy additional staff and resources, and join forces with all partners in our city.

A flexible housing policy that meets actual needs should be based on accurate data. We wish to come up with an appropriate answer to the current housing shortage. Within this scope, we will investigate the best solutions for all groups and segments. By providing customised solutions and legal certainty, we will mobilise all forces in the city to increase the quality of the available homes.

We will focus on the considerable housing shortage among people on low incomes. Specifically for them, we will invest in social rental housing and additional high-quality private rental properties. Within these segments, we will invest in the expansion of the offer and an increase in the quality. We will make the final transition from low-budget owner-occupied homes to lowbudget rental homes. We will investigate alternative construction and financing methods in order to deliver new projects more quickly. We will invest € 90 million in our housing policy. We look also for external resources and will involve private investors.

Together with our partners, we will invest in the development and construction of new, high-quality and affordable rental homes for income groups relying on the low-range segment of the rental market.

We will activate real property of the Groep Ghent for additional social housing and low-budget rental homes, partly by means of long-lease formulas. In this context, we aim for a minimum of 200 new low-budget rental homes. Sogent will develop new construction and financing models to expand the offer of social housing and low-budget rental homes together with other partners.

We will support the private rental market primarily in terms of housing quality, partly by eliminating obstacles for tenants and landlords. We will improve the basic housing quality by means of specific subsidies, advice and guidance. We will also create a structural rolling fund for the sustainable renovation of 50 homes a year that are purchased by people who cannot afford to renovate their home.

In Ghent we do not accept children having to spend the night in the street. The winter shelter for the homeless and accommodation for homeless families is therefore extended in line with the Bed, Bath, Bread and Guidance (BBB+) principle. Thanks to the housing first model, we help families to escape the downward spiral of poor living conditions. To this end, we will double the number of entry-level homes from 5 to 10, always in combination with an educational programme for children and a work programme for adults. We will continue the unoccupied building project and will provide additional temporary and transit homes.

## Indicators

- We will invest € 90 million in our housing policy.
- We aim for 200 new low-budget rental homes.
- We will create a structural rolling fund for sustainable renovation.
- Every year, 50 homes will be renovated that are purchased by people who cannot afford to renovate their home.
- We will double the number of entry-level homes from 5 to 10.
- We will perform a number of social housing renovations.
- We will perform a number of new social housing developments (both replacements and new constructions).

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