

- Some 6,000 housing units will be built in the City each year, both as new construction and through altering the purpose of use of existing buildings. Prerequisites will be created for increasing the housing production to 7,000 housing units before 2019. 40 per cent of the housing production will be realised as infill development.
- Annually, at least 380,000 floor square metres of city-owned land is assigned for housing development. The reservation intake of plots for housing purposes shall correspond to four years of housing production.
- Town plans for housing production shall be prepared for at least 600,000 floor square metres per year.
- The town plan reservation intake shall allow housing production of at least five years.
- 25 per cent of the housing production will be realised as government subsidised rental housing, of which 1,100 units per year will be built as ordinary rental housing units, 300 as housing units for students and 100 as housing units for young people.
- Each year, 30 per cent, or 1,800 housing units, will be realised as Hitas housing (price and quality regulated owner-occupied housing units), partial ownership housing and right-of-occupancy housing, and 45 per cent, or 2,700 housing units as unregulated rental and owner-occupied housing production.
- Some 1,500 housing units per year are produced as part of the City's own housing production. 50 per cent of these are government-subsidised rental housing units (ARA).
- A new General Plan is being prepared in Helsinki to ensure the housing production. The objective is a compact city with several centres that are interlinked through rail traffic. The planning co-operation concerning housing land use and traffic in 14 municipalities in the Helsinki region will continue during the programme period.

A substantial part of the Helsinki housing stock was built in the 1950–70's. The need for renovations grows in the older housing stock, when high-rise blocks built during the intensive suburbanisation period reach the renovation age. As energy efficient solutions as possible are strived for both in new construction and in renovation. In new construction, the goal is to diversify the housing stock through different kinds of experimental development projects.



The City of Helsinki has a significant role as a housing policy actor. The city owns 70 per cent of its land area. The City's housing assets consist of 60,000 housing units, of which 48,500 are government-subsidised rented housing units. The City also has its own housing developer.

Implementation Programme on Housing and Related Land Use

www.uuttahelsinkia.fi/asumaan

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City of Helsinki



HOME TOWN HELSINKI

New City

During the next decade, several entirely new neighbourhoods will be built in Helsinki. Building new areas on the waterfront and along good transport services diversifies the city's housing supply and complements the urban structure. In addition to the new residential areas, the significance of complementary building will also increase.

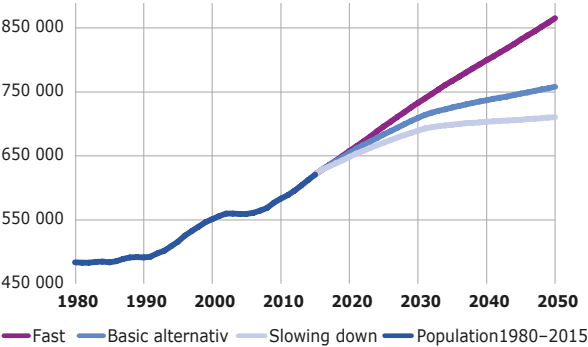
Some 70 per cent of the new housing units to be completed during 2016–2025 will be built on city-owned land, thus ensuring that the land use control is being implemented in a sustainable way.



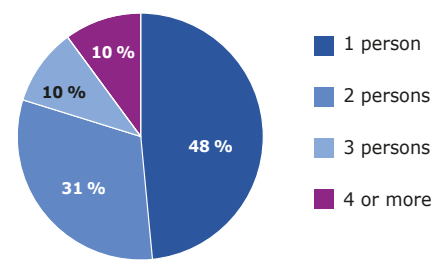
Population still growing

The population of Helsinki is growing rapidly due to immigration and migration within Finland. The population is almost 630,000 and it has been estimated that the population will grow by about 230,000 new residents by 2050. At the same time, the size of the households keeps getting smaller, which affects the growth of the demand for housing units.

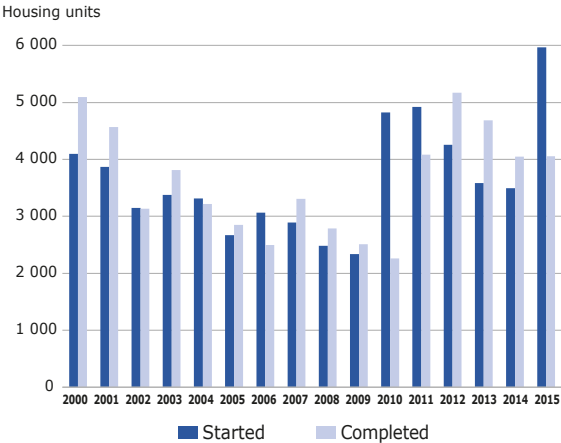
Population of Helsinki 1980–2015 and population projection alternatives 2016–2050



Households of Helsinki according to the number of persons 2015



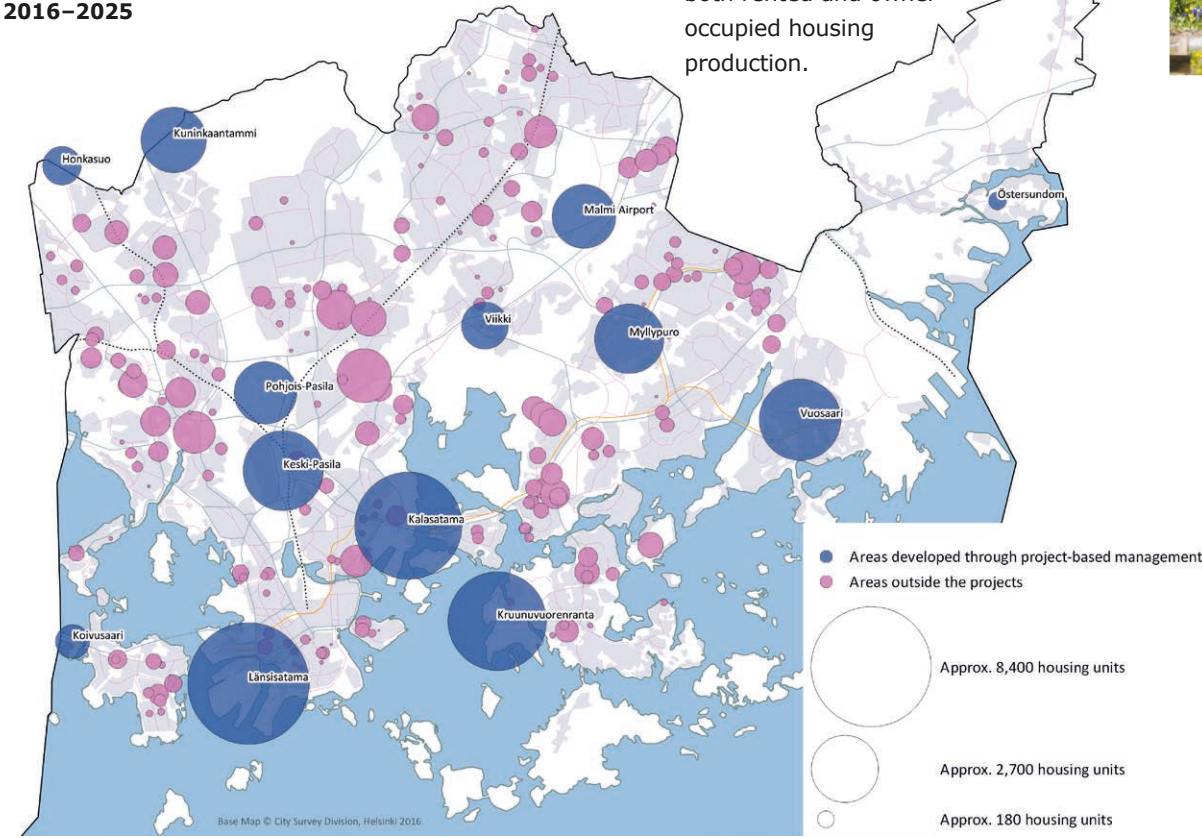
Started and completed housing production 2000–2015



The long-term planning of housing and the associated land use is guided by the programme for implementation, which is drawn up for every council period.

The Home Town Helsinki 2016 programme has been approved by the City Council on 22 June 2016 and the fulfilment of the goals is followed up annually.

Areas of focus for housing development 2016–2025



Urban housing in high-rise blocks and single-family houses

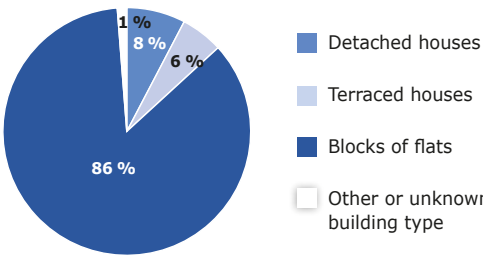
The housing stock of Helsinki comprises approximately 350,000 housing units. The majority of the City's housing stock consists of small units, the share of one-room flats and two-room flats is almost 60 per cent of the housing stock. 86 per cent of the housing units are in high-rise blocks and 14 per cent in detached and terraced houses.

The diversification of the housing stock is guaranteed by setting up housing production targets for both rented and owner-occupied housing production.



There is also an intent to control the size distribution of housing units, to ensure that households of different sizes are offered high-quality and interesting housing alternatives.

Number of housing units in Helsinki according to building type 2014



Housing units according to tenure status 2014

