

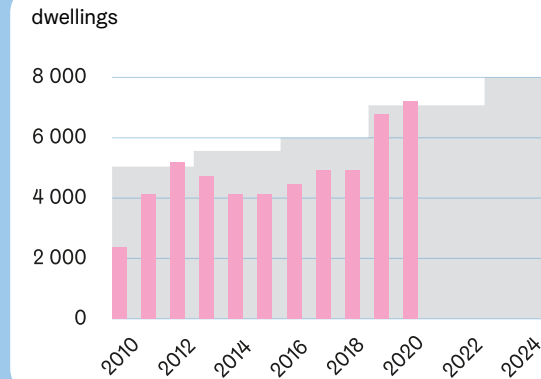
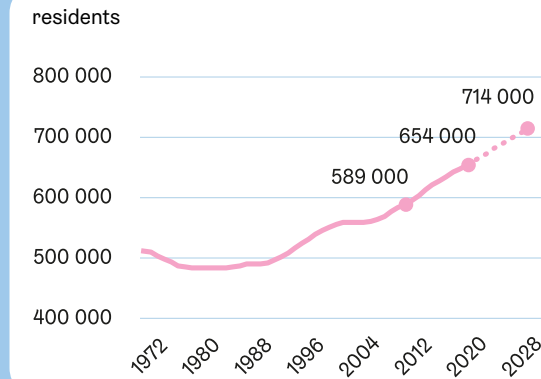
2020

Helsinki

Implementation Programme on Housing and Related Land Use



Helsinki's population 1972–2019 and forecast for 2028 (base case scenario) →



← Completed new dwellings in Helsinki and the housing production target since 2010

■ Housing production target
■ Completed new dwellings

In Helsinki, the long-term planning of housing is steered by the implementation programme for housing and related land use, which is prepared for each council term. The current was approved by the City Council on 11.11.2020, and the fulfilment of its goals is monitored on an annual basis.

Housing production target

The City is aiming for sustainable growth by securing the preconditions for sufficient housing production, while ensuring that natural areas and green areas are retained. At least 7,000 dwellings are built in Helsinki each year. Starting from 2023, the annual number will be at least 8,000 housing units.

Quality of housing

The city is being built for a wide variety of residents. As such, housing production in Helsinki needs to ensure a sufficient number of family dwellings, i.e. housing units with at least two bedrooms, for example. The housing conditions of those who require special support must also be secured.

Helsinki will be a carbon-neutral city by 2035. The Carbon-neutral Helsinki 2035 action plan indicates how the requisite emission reductions can be reached in practice for current and future buildings. For example, the share of wood construction is being increased each year.

As regards forms of housing, blocks of flats are very typical of Helsinki. The aim of the City of Helsinki's Re-thinking Urban Housing programme is to increase the quality, appeal and new personalised solutions of blocks of flats through cooperation.

Affordable housing

Efforts are being made to influence the price of housing through sufficient housing production and by adhering to a construction quota of regulated housing units. Indicators that measure the proportions of income and housing expenses will be developed to analyse the actual availability of affordable housing. The indicators will be used to compare the relationship between housing costs and earnings among households of varying sizes and various forms of housing.

Suburban regeneration

Suburban regeneration is a tool that Helsinki aims to use to implement its strategic goal of preventing regional segregation. Its purpose is to improve the comfort and appeal of residential areas comprehensively and

enable high-quality infill construction. During this programme period, the suburban regeneration areas are Malminkartano-Kannelmäki, Malmi and Mellunkylä.

The City as an operator impacting housing policy

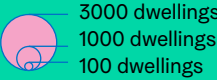
The City of Helsinki has an important role with regard to housing policy. The City owns 64 % of the land within its area. It has ownership of 63,500 dwellings, 51,800 of which are long-term regulated ARA rental dwellings. The property companies owned by the City are Helsingin kaupungin asunnot Oy (Heka), Helsingin Asumisoikeus Oy (HASO), Kinteistö Oy Auranlinna and Oy Helsingin asuntohankinta Ab. The City also has its own housing developer, Asuntotuotanto.

MORE INFORMATION ON THE STRATEGIC PLANNING OF HOUSING: Housing Programme Manager Mari Randell, telephone: +358 9 310 25823, mari.randell@hel.fi
City Executive Office, Economic Development and Planning Division, Housing
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PHOTOS: Lauri Rotko, Marja Väänänen **LAYOUT:** Aste Helsinki Oy



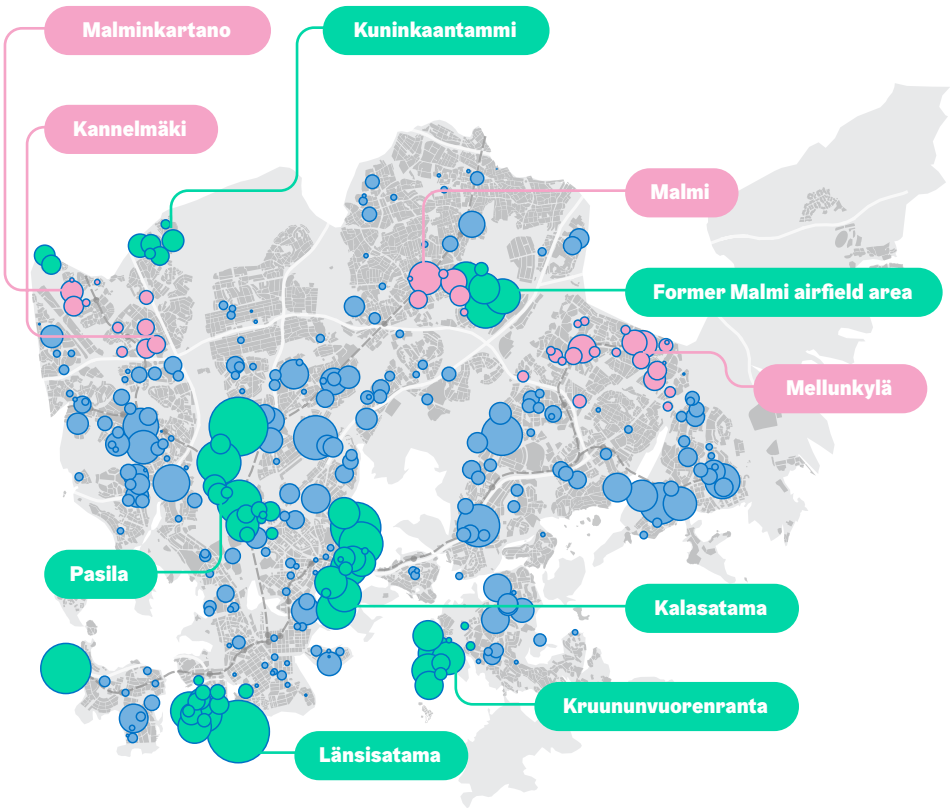
Housing construction
in Helsinki 2020–2035

- Urban development projects
- Suburban regeneration areas
- Infill construction



Key housing figures

378 000 dwellings	19 % ARA rental housing	660 000 residents
86 % in blocks of flats	28 % non-regulated rental housing	340 000 households
23 % studio apartments	41 % owner-occupied housing	49 % single households
37 % two rooms	3 % right-of-occupancy housing	31 % two persons
22 % three rooms	9 % otherwise occupied housing units	10 % three persons
18 % four rooms or more		10 % four or more persons



Main objectives of the programme

- At least 7,000 new and converted dwellings are built in Helsinki each year. Starting from 2023, the annual number will be at least 8,000 dwellings. Housing construction is conducted in a sustainable way, conserving nature and green areas.
- The City's goal for its own housing production is 1,500 dwellings a year – starting from 2023, it will be 25 % of the actual housing construction volume.
- Between 2021 and 2022, the City will annually provide plots for the production of at least 4,900 dwellings – as of 2023, it will be providing plots for 5,600 dwellings each year. Plot reservations will remain at a level that enables at least four years of housing construction on the City's land, in accordance with the tenure type distribution specified in the programme.
- Each year, detailed plans for housing production are prepared for at least 700,000 floor square metres. The reserve of detailed plans must enable housing production for at least five years in accordance with the tenure objectives specified.
- In 2021–2022 (*starting from 2023*) 25% of housing production (30 %) will be long-term regulated ARA rental housing, of which 300 (500) will be student and youth housing, 30 % (20 %) intermediate housing and 45 % (50 %) non-regulated owner-occupied and rental housing.
- The preparations will begin with a model that secures affordable owner-occupied housing in various residential areas in Helsinki while avoiding the issues with the current system. The aim of the preparations is to abolish the current

Hitas system and replace it midway through the programme period.

- Homogenous residential areas are avoided. Generally, the share of rental apartments in the housing stock of an area must not exceed 50 %.
 - The development programme for blocks of flats, Re-thinking Urban Housing, is continued. Land use planning must ensure opportunities for detached and semi-detached housing in Helsinki.
 - The sufficient proportion of family dwellings, i.e. housing units with at least two bedrooms, must be ensured in the production of owner-occupied housing.
 - During this programme period, the suburban regeneration areas are Malminkartano-Kannelmäki, Malmi and Mellunkylä.
- The preconditions must be secured to build 30 % more housing units by 2035 to diversify the tenure type distribution in the areas in question.
- The most important urban development projects in the coming years will be Kalasatama, Länsisatama, Kruunuvuorenranta, Pasila, Kuninkaantammi and the area of the former Malmi airfield. From the perspective of future housing production, the progress of planning will be promoted to ensure new regional construction projects. These areas constitute about 50 % of housing production.
 - 50 % of the annual housing construction volume takes the form of infill construction within the suburban zone (including the suburban regeneration areas).