

Urgency levels in Heka rental apartments from 6.9.2023

Level 1 = extremely urgent need of housing

The applicant is homeless

Homeless applicants include those living:

- outdoors and in temporary shelters
- in night shelters
- in care and nursing homes
- in a hostel or other temporary accommodation
- in supported or crisis housing, or
- temporarily with relatives or acquaintances due to lack of housing

The applicant is at risk of becoming homeless through no fault of their own

Homelessness is considered a threat if an applicant:

- has been evicted from their current home
- becomes homeless due to the demolition of their home
- becomes homeless as a result of a forced sale of owner-occupied housing, or
- the applicant's current accommodation has been declared unfit for habitation by a decision of a public authority

The applicant has a necessary and permanent need for accessible housing and their current dwelling is not accessible

The applicant lives in very cramped conditions

- Very cramped housing is classified as a situation where three or more persons live in one habitable room. The kitchen does not count as a habitable room.

The applicant is moving to Helsinki where they have a job but no housing

Level 2 = urgent need of housing

The applicant has housing costs that are disproportionately high in relation to their income

- Disproportionately high housing costs are considered to be when a household spends more than 40% of its gross income on rent and other housing costs for its current dwelling

The applicant has a fixed-term lease, which cannot be renewed

The applicant is over 18 years old and lives with their parents in Helsinki

The applicant lives in cramped conditions

- Cramped conditions are defined as a situation where one person but fewer than three live in one habitable room. The kitchen does not count as a habitable room. In single-parent households, a situation where the parent has no bedroom of their own is classified as cramped.

Heka's housing applicants who live in a dwelling that is too big for their needs

- The dwelling is larger than the household would be granted when applying for housing.

Your own or a family member's permanent illness or disability requires healthier or more suitable housing

- Does not apply to the need for accessible housing (see urgency level 1).
- The application must always be accompanied by a medical certificate

A barrier to the separation of a married or cohabiting couple is lack of housing

Level 3 = in need of housing

All applicants who do not belong to urgency levels 1 or 2

Applicants who exceed the asset ceiling cannot be offered housing.

Level 3 applicants include, for example, those:

- who have a long and/or difficult commute (not applicable to those moving to Helsinki from elsewhere for work, see level 1)
- who are starting a family and do not share a home.
- whose housing is unsuitable for shift work
- whose current housing is unsuitable for other reasons.