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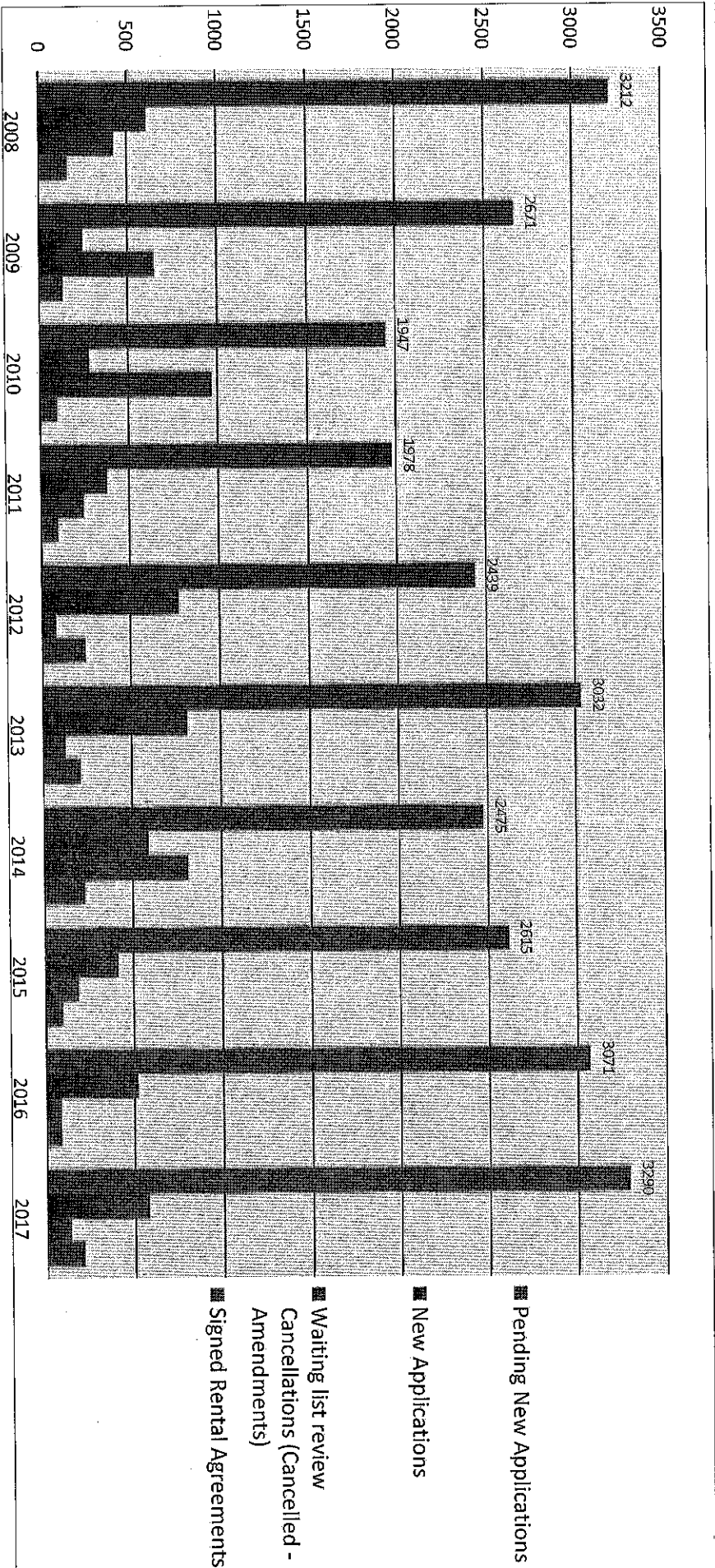
Housing Problems & High Rents

May 2018



Department of Housing and Community Development

DEMAND TRENDS FOR SOCIAL HOUSING ASSISTANCE





Institute for Urban & Housing Analysis

WAITING LIST OVERVIEW

- Pending applications average around 2,666 pa
- List drops sharply with each major review
- Rental agreements at the average rate of 156 pa is not enough
- Housing stress is felt under both recessionary and boom periods
- Waiting List peaks on or around an election year

- Assistance is to be prioritized on the basis of transparent, accountable and just measures within a long term strategy
- So far no evidence of a crisis in social housing
- However there is still the immediate need for seriously mitigating some issues



MEASURES TAKEN

The Housing Authority has taken the below measures to reduce the Waiting List

- Profiling Exercise
- Increase in Rent Subsidy
- Social Loan – Subsidy on Loan Scheme with APS & BOV
- Nikru biex Nassistu
- Restawr ta' Djar Battala
- Investment of over €100m for the construction of approximately 1,200 new units

PROFILING EXERCISE

DESKTOP PROFILING EXERCISE

- A Snapshot of applicants as on July 2017
- Data provided by applicants on date of applications was analysed
- Data was also collected from Department for Social Security, Inland Revenue Department and from MEDE & ITS

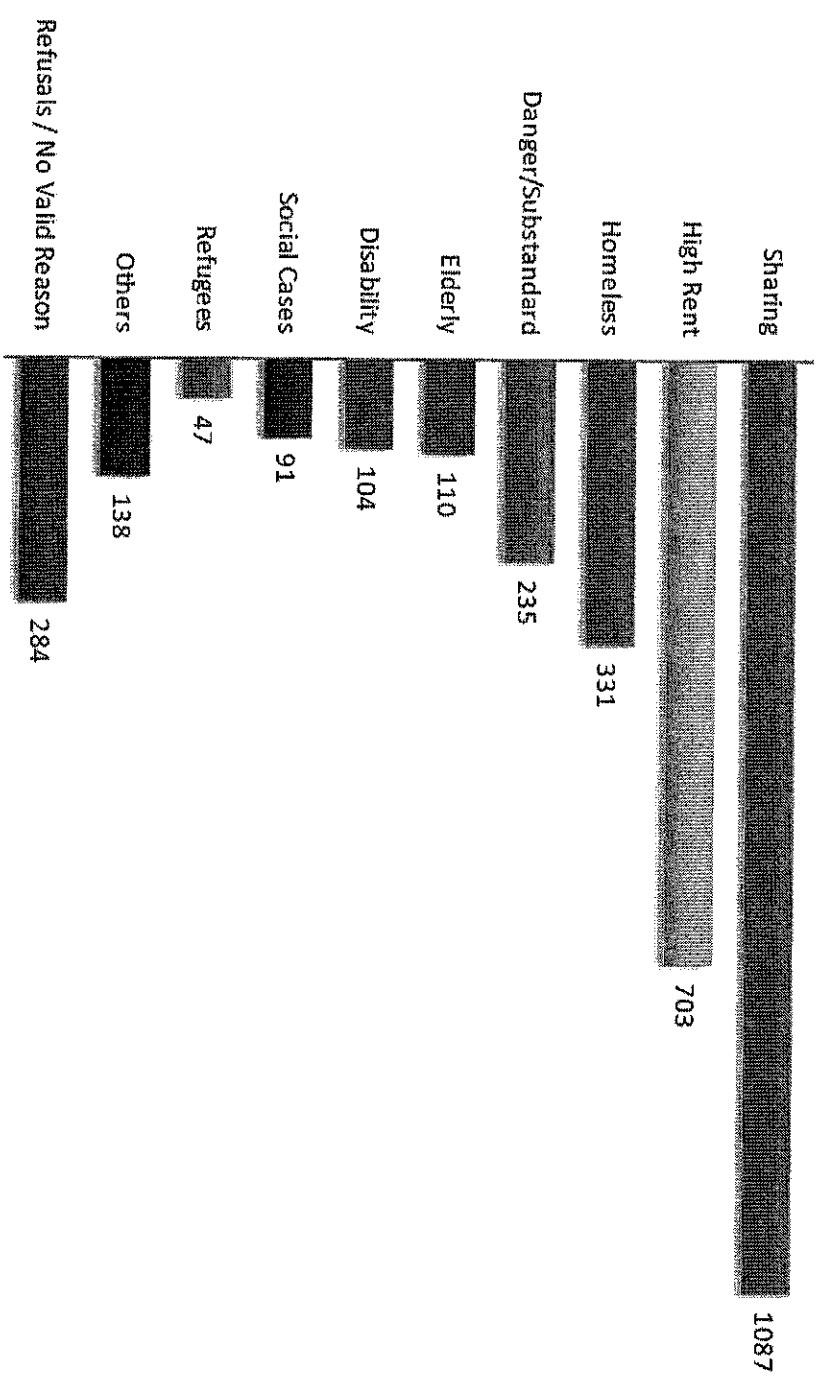
SURVEY

- Interviews – Quantitative & Qualitative
- Interviews are being conducted with approximately 3,200 applicants on the waiting list. The interview is composed of both :
 - A set of Close ended quantitative questions
 - Open ended qualitative questions

Based on the above, the HA will propose measures and initiatives to directly assist applicants.



Classified by Type





12 LOCALITIES REPRESENT 50.5% OF THE TOTAL APPLICANTS ON THE WAITING LIST

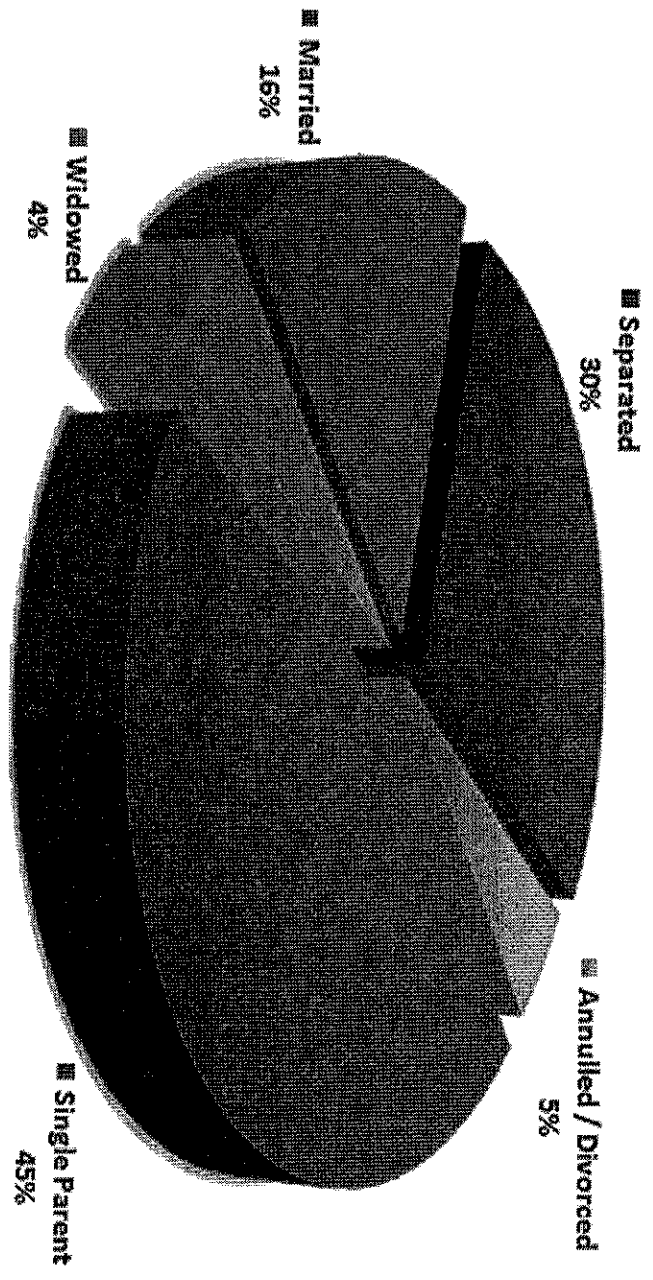
Locality	Applicants	%
SAN PAWL IL-BAHAR	206	6.7
BIRKIRKARA	173	5.6
VALLETTA	155	5
HAMRUN	149	4.8
BORMLA	144	4.7
QORMI	124	4
MARSASKALA	113	3.7
BIRZEBBUQA	111	3.6
ZABBAR	99	3.2
FGURA	98	3.2
MOSTA	91	3
MARSA	91	3

Locality	Applicants	%
PAOLA	90	2.9
GZIRA	89	2.9
SAN GWANN	86	2.8
MSIDA	84	2.7
ZEBBUG	73	2.4
ISLA	67	2.2
SLEIMA	65	2.1
SANTA VENERA	62	2
TARXIEN	63	2
ZELTUN	62	2
PIETA'	52	1.7
ZURRIEQ	48	1.6
NAXXAR	47	1.5
RABAT	47	1.5
BIRGU	41	1.3
FLORIANA	41	1.3
SAN GILJAN	36	1.2
SIGGIEWI	35	1.1
XGHAJRA	30	1
OTHERS	410	13.1



American Topical & Historical Society

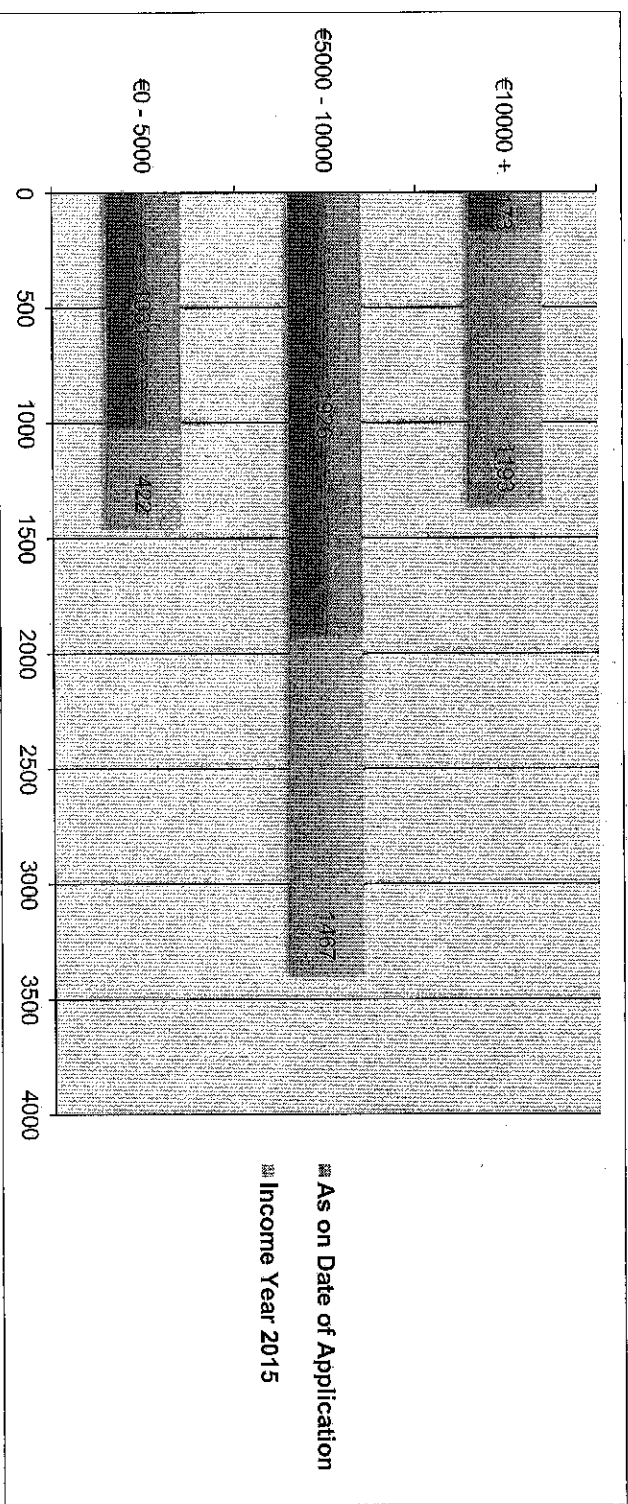
Marital Status





Income on Date of application VS Income of Year 2015

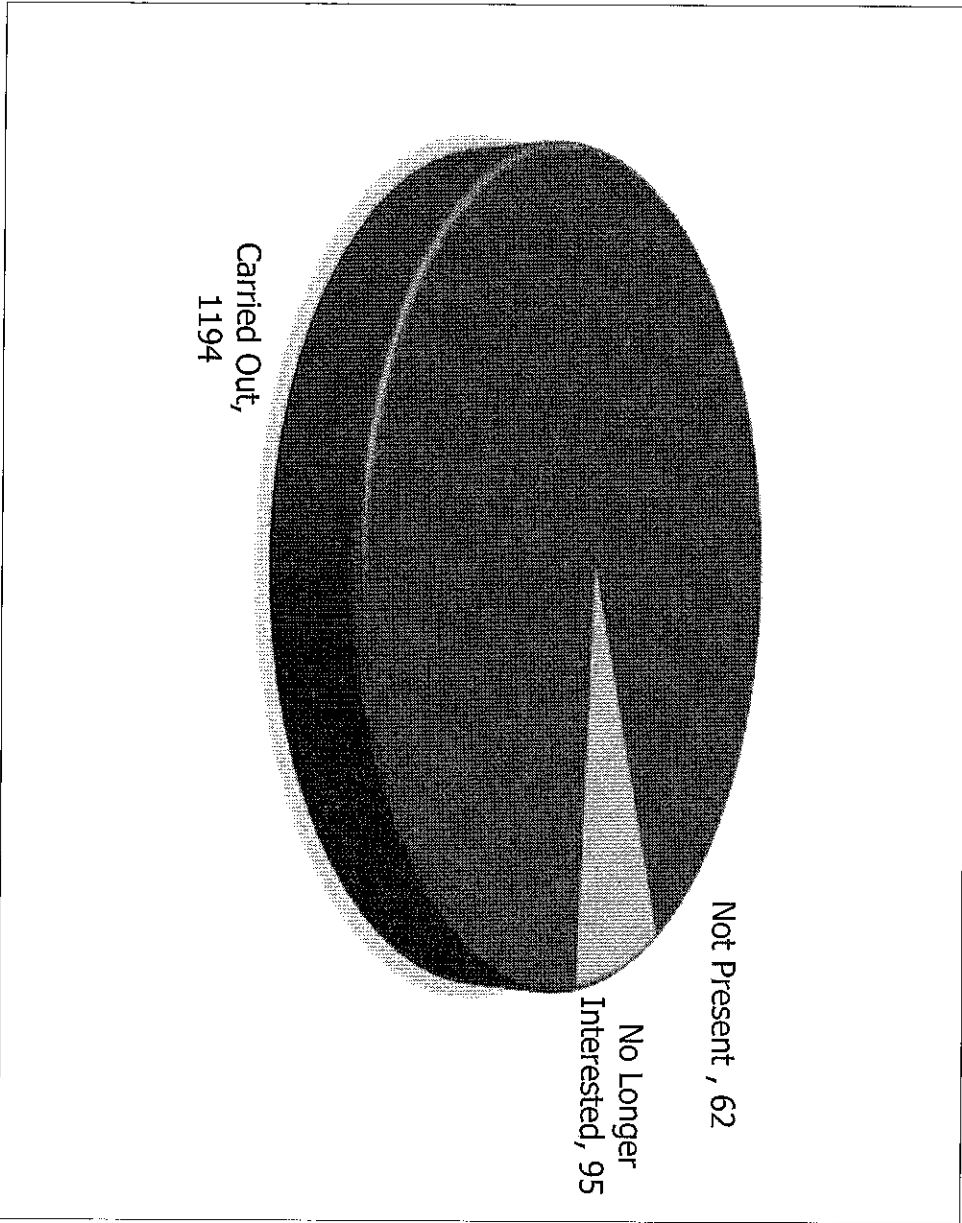
	€0 - 5000	€5000 - 10000	€10000 +
As on Date of Application	1031 33%	1926 62%	173 6%
Income Year 2015	422 14%	1467 48%	1193 39%





PROFILING - SURVEY

Interviews as on 14th May 2018

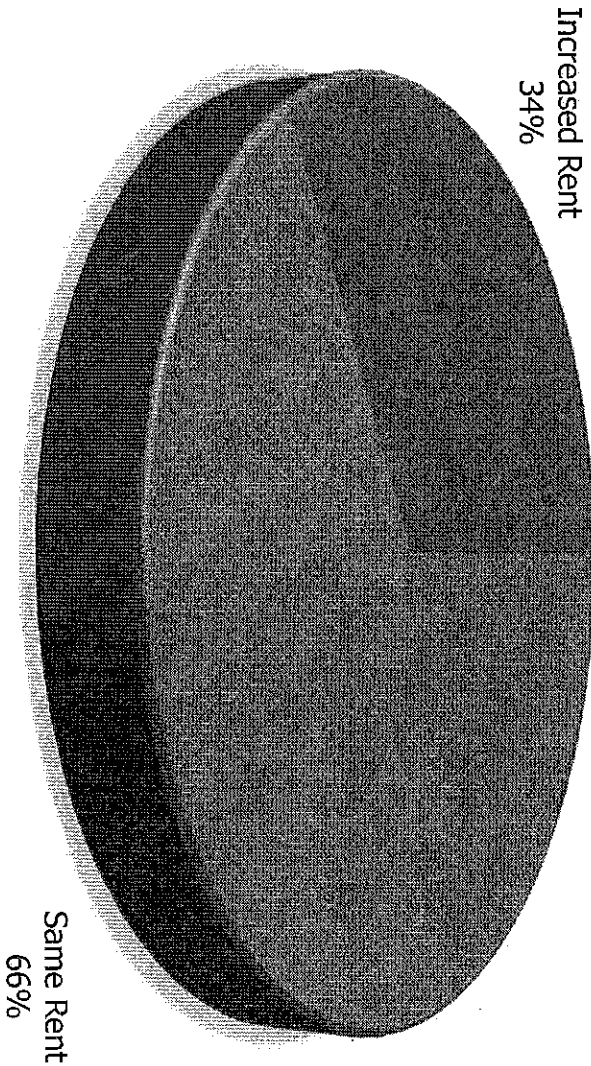




Agency for the State of Hawaii

SAME APPLICANTS- THE EFFECT ON RENT

EFFECT ON RENT

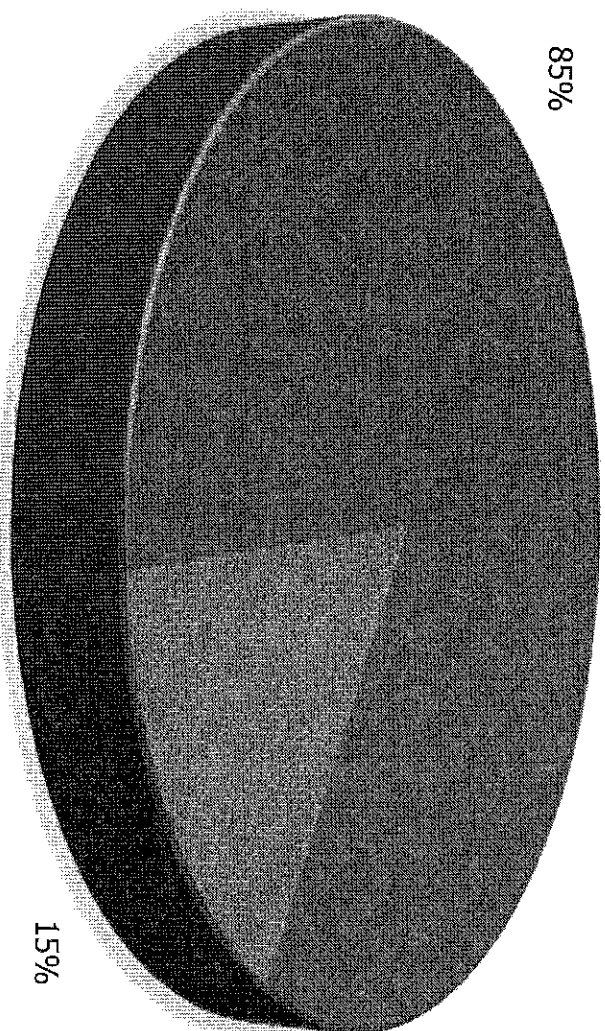


Same Rent	Increased Rent
452	228



Department of the Environment, Heritage and Planning

THE EFFECT ON RENT - INCREASE IN RENT PER MONTH



■ Increase over €50 per month

■ Nil or less than €50 per month



American Tax & Financial Advisors Association

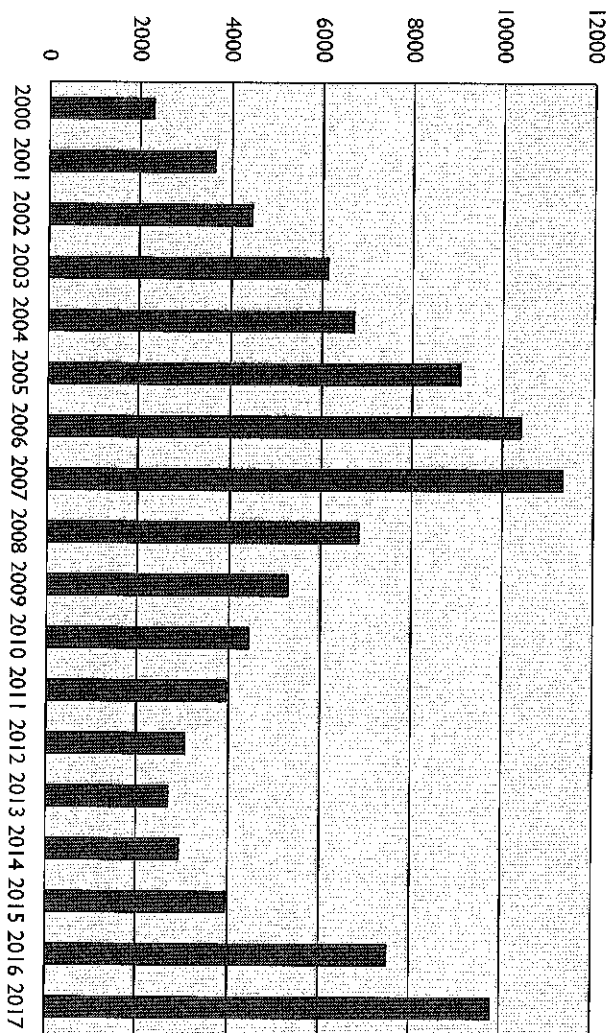
SOCIAL LOANS

Status of Applications	Applications Received	
	<u>2017</u>	<u>2018</u>
Deed Signed	5	0
Signed Preliminary Agreement	27	0
Signed HA Agreement - to sign preliminary agreement	15	0
Discussed with APS & FSWS - Clients looking for property	95	1
To be interviewed by FSWS & referred to APS	131	181
In Initial Stages	1	15
Withdrawn/Invalid/Not Eligible for Loan	87	18
Total	361	215

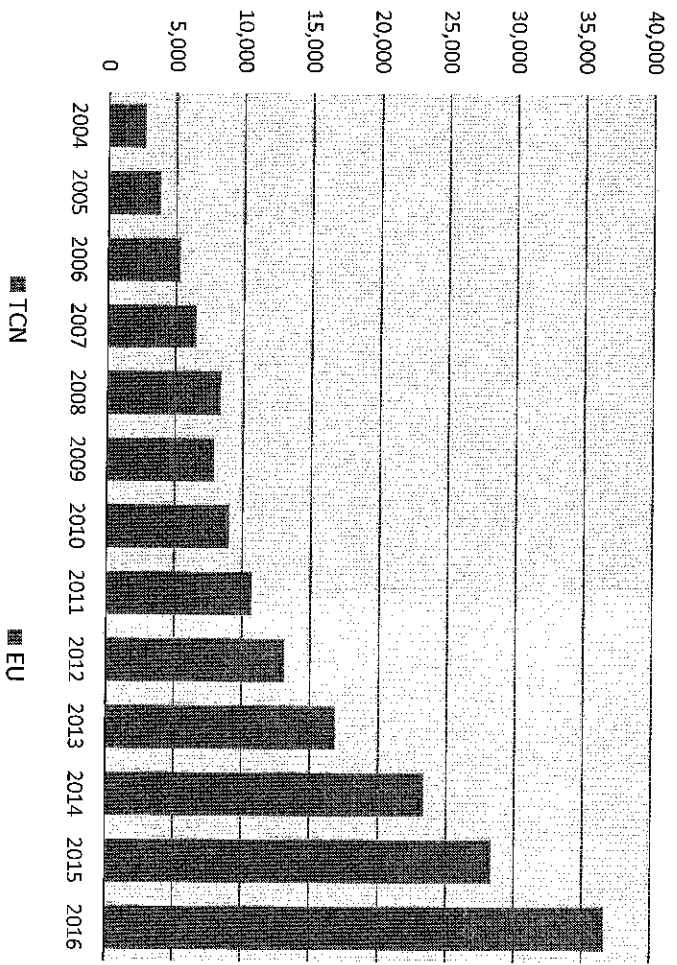


Department for the Environment, Planning and Transport

DEVELOPMENT PERMITS



SIZE OF FOREIGN WORKFORCE IN MALTA



The rate of growth of demand was greater than the rate of growth of supply.



REASONS FOR INCREASE IN THE RENTS

- The property market was not ready for this rapid increase in demand
- One of the main contributors for the increase in the demand for rented property was the influx of highly paid foreign workers
- Solution is not for Government to intervene in the market mechanism but to
 - directly assist the vulnerable
 - to regulate (not control) the rental market
- Recent increase in permits and housing investment is expected to eventually put downward pressure on prices.

ANY QUESTIONS?

Thank you

