

Young Generations, Housing, and Inequality in Southern Europe

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Source: <https://www.dinheirovivo.pt/economia/mensalidades-pagas-pelos-novos-creditos-bancarios-situam-se-em-media-nos-575-euros-14979222.html>

1. INTRODUCTION & CONTEXT

Young generations and housing inequality in Southern Europe (SE): Why?

- Portugal, Spain, Italy, and Greece have undergone significant changes in their housing systems: 2008 Global Financial Crisis, Troika interventions, homeownership dynamics, family structures, fragile welfare systems, financialization, touristification, and the Urban Lease Regime.
- These changes in housing among young people in SE could lead to intergenerational housing inequality (access to housing and the quality of dwellings).
- Multiple crises: COVID-19, the Russia-Ukraine and Israel-Hamas wars, the climate crisis, and the energy crisis—further exacerbate these issues.

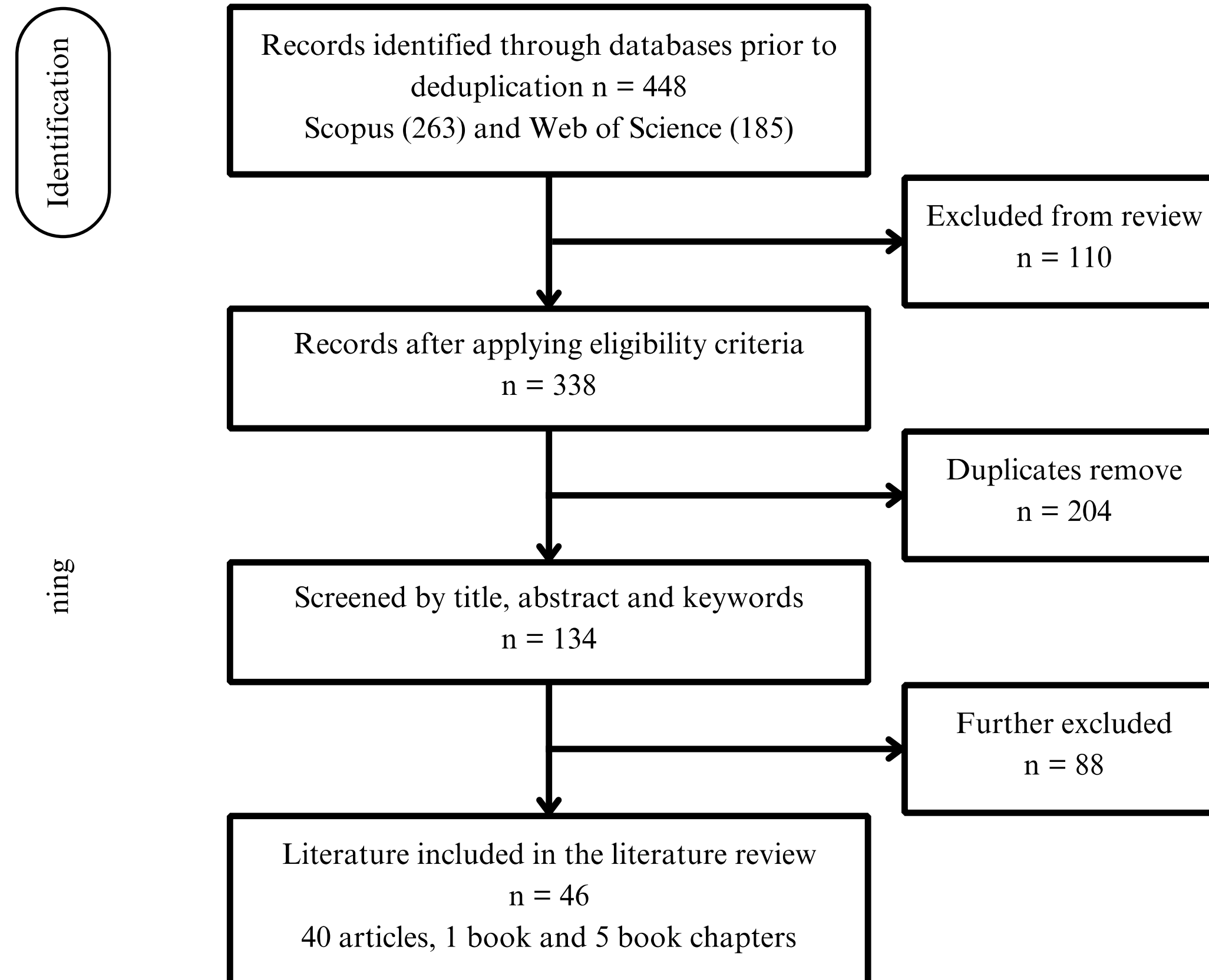
2. DATA AND METHODS



2. DATA AND METHODS

- Multimethod approach;
- Systematic literature review;
- Quantitative data from Eurostat;
- Qualitative data of housing policy for young people in Southern European countries
97 documents, including 71 legislative documents, 29 news articles, 20 websites
four PowerPoint presentations, and 22 other documents.

3.1 Search conducted in the electronic databases



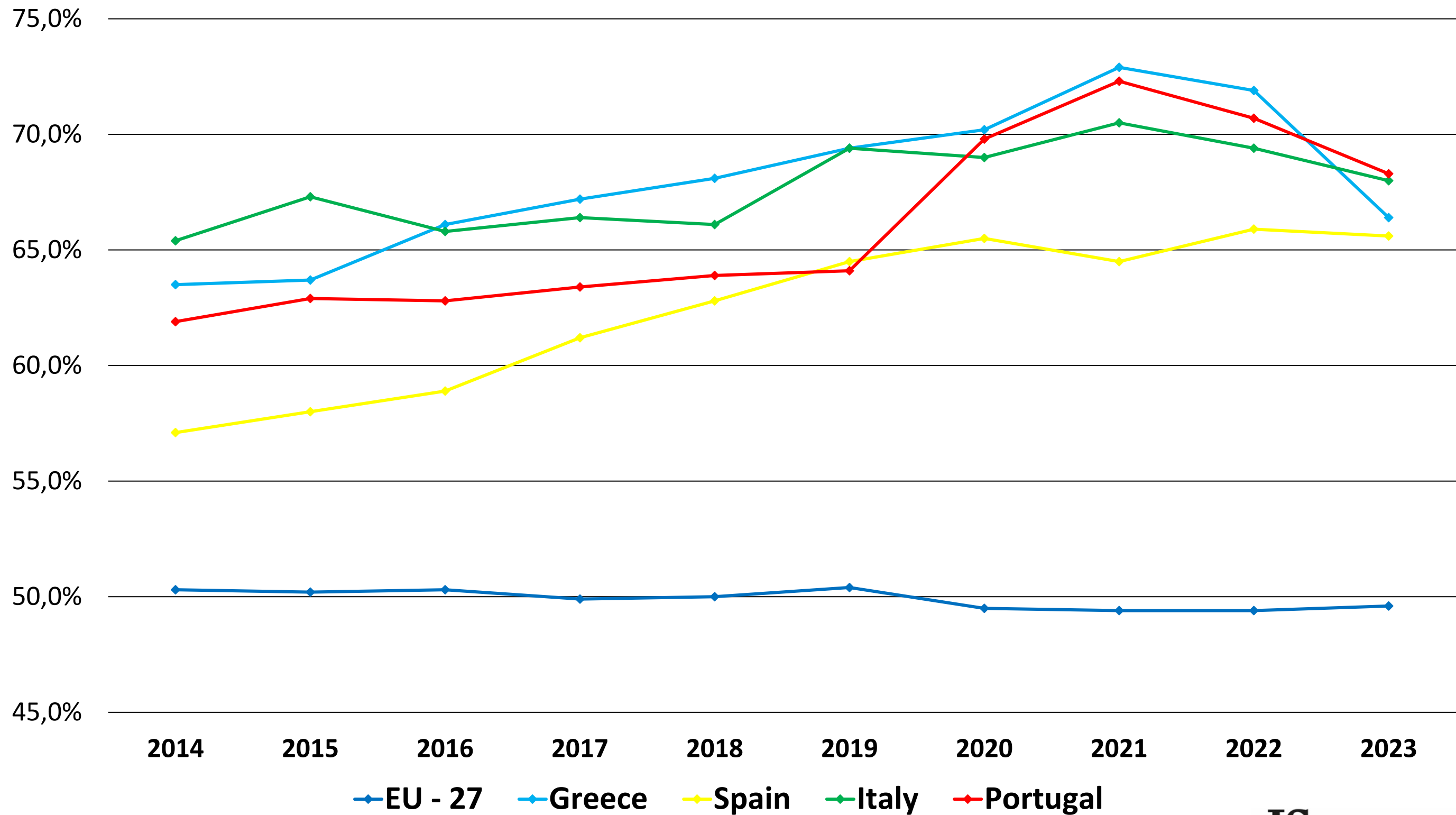
Literature review: search strategy

Source	Therms of research	Results
Scopus	“young people” OR youth OR generation* AND housing AND welfare OR polic* AND “Southern Europe” OR Portugal OR Spain OR Italy OR Greece	128
	“young people” OR youth OR generation* AND housing AND welfare OR inequality OR polic* AND “Southern Europe” OR Portugal OR Spain OR Italy OR Greece	135
Web of Science	“young people” OR youth OR generation* AND housing AND welfare OR polic* AND “Southern Europe” OR Portugal OR Spain OR Italy OR Greece	89
	“young people” OR youth OR generation* AND housing AND welfare OR inequality OR polic* AND “Southern Europe” OR Portugal OR Spain OR Italy OR Greece	96

3. PRELIMINARY FINDINGS

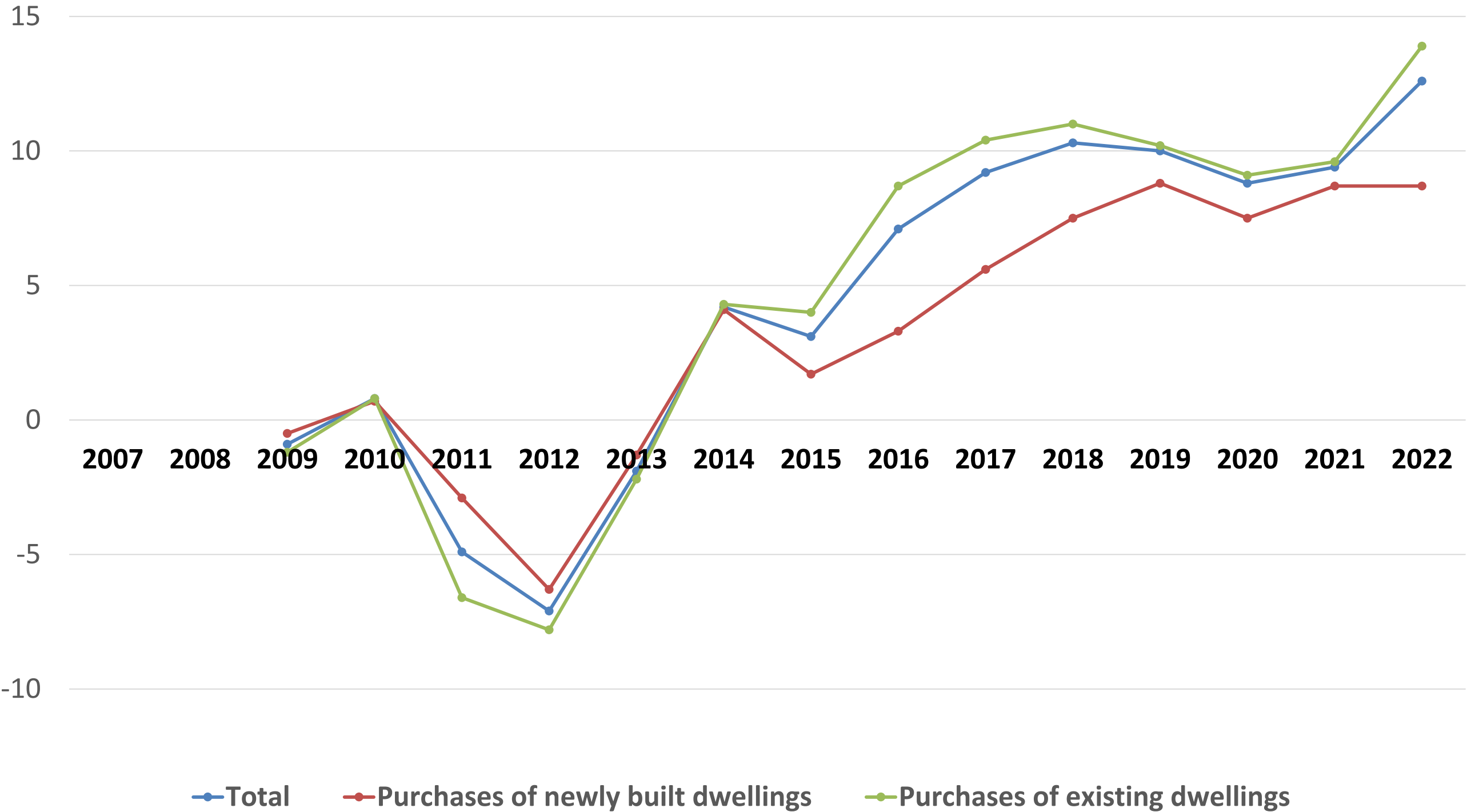


Persons from 18 to 34 years, living with their parents, 2014-2023



Source: Eurostat [ilc_lvps08]

Portugal house price index, 2007-2022



Source: Eurostat [ilc_lvps08]

Systematic literature review: findings

	Precarity, labor market and economy	Housing market	Family, income, and social class	Cultural system
Countries				
Portugal	(Breidenbach, 2018) (Newman & Aptekar, 2008) (2)	(Alves et al., 2023) (Jorge, 2022) (Mendes, 2020) (Newman & Aptekar, 2008) (2) (Abeal-Vázquez & Sánchez Santos, 2012) (5)	(Lameira et al., 2022) (Breidenbach, 2018)	(Breidenbach, 2018)
Spain	(Byrne, 2020) (González, 2019) (Breidenbach, 2018) (Guerrero, 2017) (Newman, 2008) (1) (Newman & Aptekar, 2008) (2) (Moreno, 2012)(4)	(Colom Andrés & Molés Machí, 2019) (Redaelli, 2019) (Echaves-García, 2017) (Ahn & Sánchez-Marcos, 2017) (Newman & Aptekar, 2008) (2) (Rodríguez, 2010) (3) (Blanco & Subirats, 2008) (Moreno, 2012) (4) (Abeal-Vázquez & Sánchez Santos, 2012) (5)	(Breidenbach, 2018) (Guerrero, 2017)	(Breidenbach, 2018) (Newman, 2008) (1)
Italy	Di Felicianantonio & Dagkouly-Kyriakoglou, 2022 (Gritti & Cutuli, 2021) (Bertolini & Goglio, 2019) (Breidenbach, 2018) (Newman, 2008) (1) (Newman & Aptekar, 2008) (2)	(Newman & Aptekar, 2008) (2) (Berloffa & Villa, 2010) (Scoccianti, 2010)	(Stanojevic & Tomasevic, 2021) (Grevenbrock et al., 2023) (Manzo et al., 2019) (Breidenbach, 2018) (Mattioli & De Luigi, 2018)	(Stanojevic & Tomasevic, 2021) (Breidenbach, 2018) (Newman, 2008) (1)
Greece	Di Felicianantonio & Dagkouly-Kyriakoglou, 2022 (Breidenbach, 2018) (Newman & Aptekar, 2008) (2)	(Newman & Aptekar, 2008) (2)	(Dagkouli-Kyria koglou, 2022) (Breidenbach, 2018)	(Breidenbach, 2018)

(1) Comparative: Denmark, Spain, Italy, Japan, and Sweden.

(2) Comparative: Germany, Austria, Belgium, Denmark, Spain, Finland, France, Greece, Ireland, Italy, Luxembourg, Netherlands, Portugal, United Kingdom, and Sweden.

(3) Comparative: Germany, Denmark, Spain, Finland, France, Ireland, Netherlands, United Kingdom, and Sweden.

(4) Comparative: Germany, Austria, Belgium, Denmark, USA, Finland, France, Greece, Ireland, Italy, Luxembourg, Norway, Netherlands, Portugal, United Kingdom, and Sweden.

(5) Comparative: Austria, Spain, France, Ireland and Portugal

3. Preliminary findings

Southern European; social democratic countries and Japan: Denmark, Spain, Italy, Japan, and Sweden.

Conservative, Southern European; social democratic and liberal countries: Germany, Austria, Belgium, Denmark, Spain, Finland, France, Greece, Ireland, Italy, Luxembourg, Netherlands, Portugal, United Kingdom, and Sweden.

Conservative, Southern European; social democratic and liberal countries: Germany, Denmark, Spain, Finland, France, Ireland, Netherlands, United Kingdom, and Sweden.

Conservative, Southern European; social democratic and liberal countries: Germany, Austria, Belgium, Denmark, USA, Finland, France, Greece, Ireland, Italy, Luxembourg, Norway, Netherlands, Portugal, United Kingdom, and Sweden.

Conservative, Southern European; and liberal countries: Austria, Spain, France, Ireland and Portugal

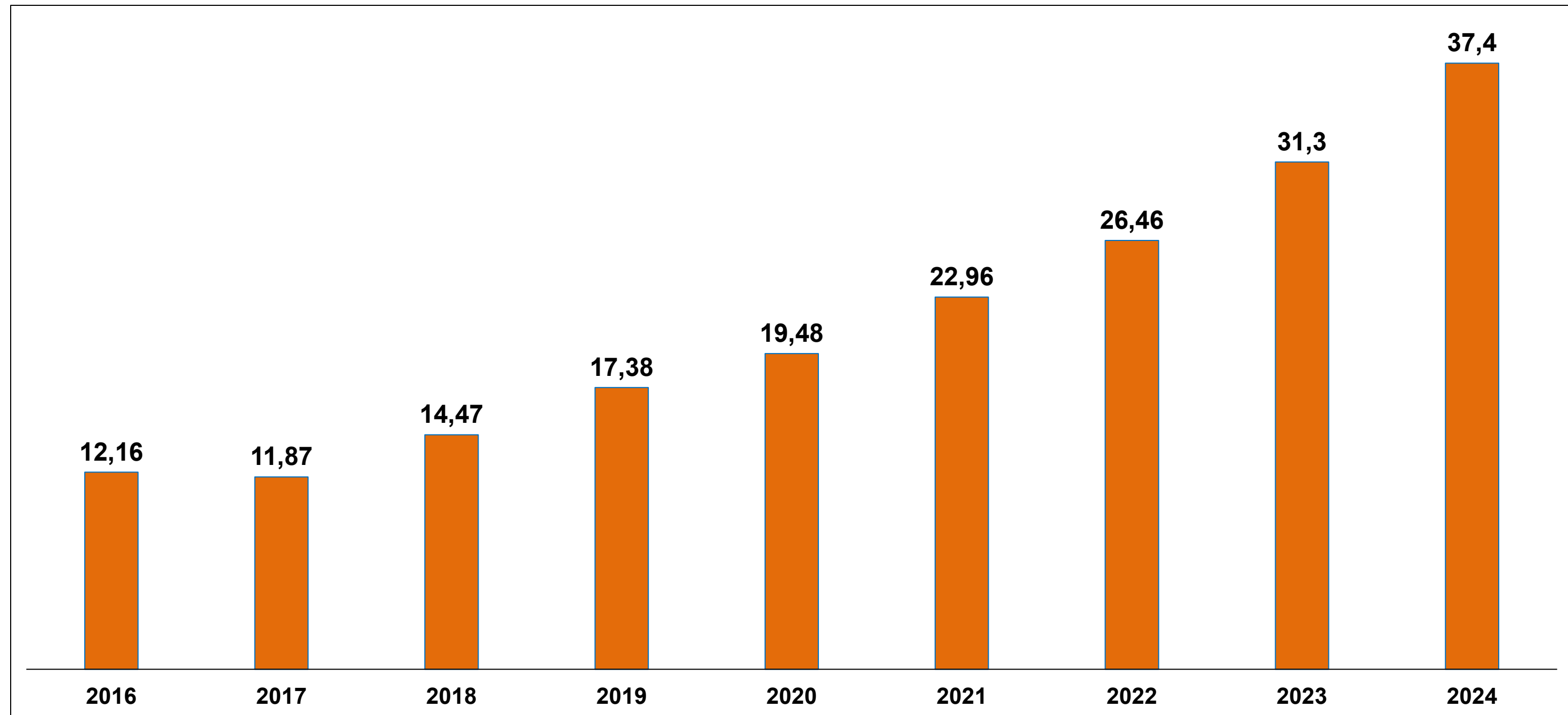
3. Preliminary findings

- **Housing inequality and young people in Southern Europe: Theoretical arguments**
 - Precarity, labor market and economy;
 - Housing market;
 - Family, income, and social class;
 - Cultural system;
 - Other (minor) arguments: gender; education and training; and religion.

Timeline, housing policy developments and young people, in Southern Europe, 2018-2023

Timeline — housing policy developments and young people, in Southern Europe, 2018-2023						
Political events	<ul style="list-style-type: none"> Sánchez I Government (PSOE) (Spain) Conte I Government (M5S, LSP and MAIE) (Italy) 	<ul style="list-style-type: none"> Ursula von der Leyen President of European Commission XXII Constitutional Government (PS) (Portugal) Conte II Government (M5S, PD, LeU and MAIE) (Italy) Mitsotakis I Government (ND) (Greece) 	<ul style="list-style-type: none"> Beginning of the Covid-19 pandemic Sánchez II Government (PSOE and Unidas Podemos) (Spain) 	<ul style="list-style-type: none"> Beginning of the energy crisis Approval of the RRP's for Portugal, Spain, Italy, and Greece Dissolution of the Assembly of the Republic (Portugal) Draghi Government (M5S, LSP, PD, FI, IpF, IV and Art.1) (Italy) 	<ul style="list-style-type: none"> Beginning of the inflationary crisis Russia-Ukraine War XXIII Constitutional Government (PS) (Portugal) Meloni Government (FdI, LSP, FI, NM, MA, and MAIE) (Italy) 	<ul style="list-style-type: none"> End of the Covid-19 Israel-Hamas War Resignation of the XXIII Constitutional Government (Portugal) Sánchez III Government (PSOE and Sumar) (Spain) Mitsotakis II Government (ND) (Greece)
<div> <div>2018</div> <div>2019</div> <div>2020</div> <div>2021</div> <div>2022</div> <div>2023</div> </div>						
Portugal	<ul style="list-style-type: none"> Amendment of “Porta 65 - Jovem” Programme 	<ul style="list-style-type: none"> PNAES - National Plan for Housing in Higher Education 	<ul style="list-style-type: none"> Amendment of PNAES 	<ul style="list-style-type: none"> Amendment of PNAES 	<ul style="list-style-type: none"> Amendment of “Porta 65 - Jovem” Programme and PNAES 	<ul style="list-style-type: none"> Rent to Sublet Program and amendment of “Porta 65 - Jovem” and PNAES
Spain	<ul style="list-style-type: none"> State Housing Plan 2018-2021 	<ul style="list-style-type: none"> Amendment of State Housing Plan 2018-2021 	<ul style="list-style-type: none"> Amendment of State Housing Plan 2018-2021 		<ul style="list-style-type: none"> “Bono Alquiler Joven”, State Plan for Access to Housing 2022-2025 and amendment of the State Housing Plan 2018-2021 	
Italy		<ul style="list-style-type: none"> Amendment of the First Home Mortgage Guarantee Fund 	<ul style="list-style-type: none"> Amendment of the First Home Mortgage Guarantee Fund 	<ul style="list-style-type: none"> Amendment of the First Home Mortgage Guarantee Fund 	<ul style="list-style-type: none"> Youth Rental Bonus and amendment of the First Home Mortgage Guarantee Fund 	<ul style="list-style-type: none"> Amendment of the First Home Mortgage Guarantee Fund
Greece					<ul style="list-style-type: none"> “My Home” Loan Program and “Coverage” Housing Assistance Program 	<ul style="list-style-type: none"> “Save - Renovate for Young People” Program

Global annual value of grants from the “Porta 65 ”, 2016-2024 (M€)



Portugal: developments in youth housing policy in 2024



<https://www.idealista.pt/news/imobiliario/habitacao/2024/05/12/63970-das-rendas-aos-jovens-as-30-medidas-do-novo-governo-para-a-habitacao>

3. Preliminary findings

- **Portugal: developments in youth housing policy in 2024**
- Promoting Youth Housing.
- Public Guarantee for Young People: Enable young people to obtain bank financing for the purchase of their first home.
- Exemption from IMT and Stamp Duty: Grant exemptions from IMT (Municipal Property Transfer Tax) and Stamp Duty for young people up to 35 years old when purchasing their first home (up to 316,000€).
- Reform of the “Porta 65” : Remove exclusions based on rent limits.
- Emergency Program for Student Housing: Implement the "National Housing Plan 2025-26" to provide students with an additional 18,000 beds.
- POSSIBLE IMPACT: increase housing inequality.

4. Concluding Remarks



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- Southern European countries and young people housing inequality;
- Intergenerational inequality: present and future impacts;
- New social contract: welfare state future developments in (Southern) Europe;
- Urgent policy implications;
- Housing policy for young people in Southern European countries;
- New avenues of research: intergenerational justice; comparative; sustainable welfare; new social contract; welfare attitudes and politics; housing discontents.

Housing, Welfare, and Inequalities in Southern Europe: Exploratory Research from Portugal on Generation Z



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GRAZIE!

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Source: https://www.toonpool.com/cartoons/Mortgage%20drowning_100920tim