

# **Comparative Welfare States: Housing Policy in North America and Europe**

## **Institutional Analysis and Welfare State Regimes**

**United States, Canada, Britain, Germany France, Sweden,  
Netherlands, Denmark, Italy and Greece**

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**COMPARATIVE WELFARE STATES**  
**Housing Policy in North America and Europe:**  
**Institutional Analysis and Welfare State Regimes**

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# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

# Introduction

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- Housing is an essential factor in determining the quality of lives, the stability of communities, and the health of national economies.
- Accounts for a significant portion of personal-public consumption expenditures and gross private domestic investment.
- The housing sector is a leading indicator of economic activity, and a lagging indicator of social welfare.

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# Introduction

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- Direct government assistance in both industrialized and developing countries has been more extensive than in the United States.
- In most European countries the responsibility for producing housing and delivering housing services relies on both the public and private sectors;
- In the United States, the responsibility for producing housing remains almost exclusively in the private sector.

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

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# Introduction

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This paper categorizes and explores similarities and differences between housing policy and performance under various welfare regimes:

- Social democratic (Netherlands, Denmark, Sweden, and Norway),
- Liberal (United States, Canada, and United Kingdom),
- Conservative-corporatist (Germany and France), and
- Latin-conservative-corporatist (Italy and Greece) regimes.

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### Housing Policy in North America and Europe:

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## Research Objectives

Cross-sectional-country analysis to find out and analyze:

- Institutional factors affecting housing policy and production: Institutions, policies and politics.
- Housing policy goals, objectives and performance: social democratic, liberal, and conservative - corporatist.
- Chronology and evolution of significant housing policy: politics and policy.
- Drivers of housing demand: policy, demographics, economics, etc.
- Drivers of housing supply: policy, production, industry, firms, etc.

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

# Methodology

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The methodology used separated into seven parts:

- Data collection,
- Identification of research questions and hypotheses,
- Institutional analysis,
- Definition of welfare state regimes,
- Analysis and reasons for housing policy and institutions,
- Housing policy comparative analysis and
- Comparative data analysis.

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

## Data Collection

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- U.S. Department of Commerce, Bureau of the Census
- World Bank
- International Monetary Fund (IMF)
- Organization for Economic Cooperation and Development (OECD)
- Eurostat
- International Center for Research and Information on the Public and Cooperative Economy (CIRIEC)
- European Liaison Committee for Social Housing (CECODHAS)
- European Federation of National Organizations working with Homeless People (FEANTSA)
- United Nations: UNECE Environment and Human Settlements Division
- Confederation of Family Organizations in the European Community (COFACE)



# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe: Institutional Analysis and Welfare State Regimes

### Research Questions

#### Housing Policy Questions

- How did housing policy in North America and Europe arise?
- Were institutions and policies a response to an immediate crisis widely perceived by the general public?
- What body of the government and agency or agencies is (are) charged with developing and administering housing policies and programs?
- Do different welfare regimes produce different housing policy outputs: production, affordability, access, etc. What are the impacts on the general public and social welfare?
- What types of regimes and countries produce the best policy outcomes in regards to: production, affordability, access, and social welfare-satisfaction?

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## Housing Policy in North America and Europe: Institutional Analysis and Welfare State Regimes

### Research Questions

#### Housing Economic Questions

What are the drivers of supply and demand for housing:

- Legislative policy (Monetary/Fiscal)
- Economic (GDP/Employment/Income)
- Psychological (Consumer Confidence)
- Market (Home Prices/Affordability)
- Demographic (Households/Population)
- Institutional (Financial/Lending System)

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

## Institutional Analysis and Welfare State Regimes

# Literature Review

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# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

## Institutional Analysis and Welfare State Regimes

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# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

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# Institutional Analysis

## Institutionalism

Housing institutions and policies can be analyzed through the use of institutional analysis.

Institutionalism is an innovation in social science by comparing, contrasting and integrating other social science disciplines: psychology, economics, political science, public administration, etc. (Lane and Errson).

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

## Institutional Analysis

### *Institutionalism - Continued*

Institutions can be defined in many different ways:

- 1) Established law, custom, usage, practice, organization or other element in the political or social life of a people;
- 2) Law pointing toward norm interpretation, a regulative principle or convention subservient to needs of an organized community;

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

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## Institutional Analysis

### *Institutionalism - Continued*

- 3) Established organization or association, instituted to promote some object, one of public or general utility;
- 4) Verbal symbols describing a cluster of social usages, way of thought-action of prevalence and permanence, embedded habits of group or customs of a people;
- 5) Codified set of rules: written constitution, declaration of rights, majority rule, separation of powers, or public education;

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## Housing Policy in North America and Europe:

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## Institutional Analysis

Rational choice institutionalism sees institutions through rule interpretation, while sociological institutionalism sees institutions through organizational interpretation.

### Rational choice institutionalism

Analyzes institutions within a game framework, actors participate, negotiate, and strategize to maximize individual welfare by following, utilizing, and being constrained by rules of the game and structure of the playing field.



# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

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## Institutional Analysis

### Social Institutionalism

Institutions provide stable, valued and recurring patterns of behavior or outcomes.

Economic benefits, social order, morality, ethical behavior, distributional justice, etc can measure actions and outcomes of institutions.

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

## Institutional Analysis

### Social-Political Institutions

- Family
- Class
- Political Parties
- Religion,
- Corporation,
- Unions,
- Police-military,
- Private property,
- Legal system, codes, and courts
- State administration and agencies,

Collections of standard operating procedures and structures that define and defend values, norms, interests, identities and beliefs.

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

# Welfare State Regimes

## Welfare States

Welfare states are characterized by distinct systematic development and organization of policy programs, policies and outcomes:

- Housing,
- Woman labor force participation,
- Population growth,
- Education,
- Welfare income distribution,
- Public pensions,
- Healthcare, etc.

Welfare regimes are a large constellation of socio-economic institutions, policies and transfer-oriented programs.

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

# Welfare State Regimes

## The Three Worlds of Welfare Capitalism

Gøsta Esping-Andersen (1990) believes welfare state regimes are organized around its own logic or organization, stratification and social integration; and are defined as the ways in which welfare production is allocated between state, market and households.

- Liberal Regimes: United States, United Kingdom, Australia, Canada, Japan and Switzerland.
- Corporatist Regimes: Germany, France, Austria and Belgium.
- Latin Conservative-Corporatist Regimes: Spain, Portugal, Italy, Greece
- Social Democratic Regimes: Netherlands, Sweden, Denmark, Norway.

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

# Welfare State Regimes

## Social Democratic Regimes

Social Democratic Regimes are institutional redistributive models of the social welfare state. This type of welfare regime values:

- Economic efficiency and attaches importance to equality.
- State has powerful active role-responsibility for promoting public welfare (socialist economics).
- Reaction to social consequences (market failure) of free market economics and liberal politics.

(Esping-Andersen, Goodin, Headey, Muffels and Dirven)

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

# Welfare State Regimes

## Social Democratic Regimes- *Continued*

- Ranks high the elimination of poverty and reduction in class-cast distinctions (stratification-commodification).
- Promotes the ideal of social citizenship: equal participation, worth, opportunities, access, and resources.

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

# Welfare State Regimes

## Liberal Regimes

Liberal regimes as residual welfare models of social policy and positive state intervention. This type of welfare regime values:

- High importance on economic efficiency.
- Individual primary responsibility for economic and social well-being.
- Capitalist economic premises, liberal politics, state has residual-passive social welfare policy role.
- Fundamental value: government neutrality, not crusading, not promoting basic values, and freedom from interference.

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

# Welfare State Regimes

## Liberal Regimes - *Continued*

- Endorses capitalist acts, promotes relations of free exchange and mutual benefits.
- Strives for maximum benefit of social welfare: high disposable income and low tax rates.
- Leaves as much to free market.
- Tightly targets income and social service benefits.



# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

# Welfare State Regimes

## Conservative-Corporatist Regimes

Conservative-Corporatist regimes strive for industrial achievement or performance based models to create Social Security State. This type of welfare regime values:

- Economic efficiency, placing more importance on social integration and social stability.
- State active or passive according to responsibilities, assigns primary responsibility for welfare to individuals and social units.
- Rooted in communitarian social market economics.

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

# Welfare State Regimes

## Conservative-Corporatist Regimes - *Continued*

- Characterized by group politics, and mutualist social policies (risk pooling).
- Residual of pre-industrial feudal forms, teaching of Catholic Church. Fundamental values: social cohesion and integration, station and duty, fraternity and brotherhood, solidarity and belonging, attachment to community.
- Facilitator of group based mutual aid: primary social group (family), patriarchal, breadwinner model, labor force attachments (family policy, allowances, child benefits).
- New communitarianism, soft corporatism.

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

# Welfare State Regimes

#### Conservative-Corporatist (C)

Austria  
Belgium  
France  
Germany

#### Social Democratic (S)

Denmark  
Finland  
Netherlands  
Norway  
Sweden

#### Liberal (L)

Canada  
Switzerland  
United States  
United Kingdom

#### Latin-Mediterranean Conservative-Corporatist (C)

Italy  
Spain  
Greece

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

# Analysis of Housing Institutions

## Reasons for Housing Policy

### Reasons states provide welfare-housing services:

- Governments-incumbents wanting to stay in power,
- Government legitimization and credibility,
- Improving human capital investment-productive services,
- Provide poor with consumption capabilities,
- Promotion of nationalism-patriotism,
- Morality-ethics, etc.

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

# Analysis of Housing Institutions

## Reasons for Housing Policy - *Continued*

- 1) Promotion of Economic Efficiency
- 2) Reduction, Prevention and Relief of Poverty
- 3) Promotion of Social Equality and Redistribution
- 4) Promotion of Social Integration-Cohesion and Avoidance of Social Exclusion
- 5) Promotion of Social and Family Stability and Protection
- 6) Promotion of Personal Autonomy, Individualism and Independence

Different countries internalize their values and act in different ethical and ideological ways, operationalizing, weighting and ranking priorities, resulting in policy choice that represents social consensus and external standards of assessment.

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

# Analysis of Housing Institutions

## Reasons for Government Intervention in Housing Market

- North America and Europe, housing policy has been developed to motivate both supply and demand.
- Policies intended to alleviate chronic shortages of housing, ability of lower income groups to afford housing services.
- Up to 33% of the population in Europe can not afford the full cost of occupied-housing, indicating market failure and reason for government intervention (Balchin, 1996).

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

# Analysis of Housing Institutions

Reasons for Government Intervention in Housing Market - *Continued*

## Demand for Housing

Motivated through fiscal and monetary accommodation:

- Lower interest rates and mortgage underwriting standards,
- Increased housing expenditures,
- Tax advantages (capital gains and interest deductions)
- Supports, subsidies and allowances (Balchin, 1996).

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

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# Analysis of Housing Institutions

## Reasons for Government Intervention in Housing Market

### Supply of Housing

Motivated through fiscal and monetary accommodation:

- Increased public investment in public housing construction,
- Lower interest rates and mortgage underwriting standards for construction loans (efficient mortgage capital markets),
- Accelerated cost recovery and depreciation allowances for housing,
- Tax advantages (capital gains and interest deductions) for loans,
- Low-no interest new construction and renovation loan supports,
- Grant subsidies and tax allowances (Balchin, 1996).



## COMPARATIVE WELFARE STATES

### Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

# Factors Driving Housing Supply and Demand

## Supply Factors

Showing strong correlation with housing supply:

- Inflation
- Consumer confidence
- Absolute change in GDP
- Change in home prices
- Interest Rates
- Affordability

## COMPARATIVE WELFARE STATES

### Housing Policy in North America and Europe:

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# Factors Driving Housing Supply and Demand

## Demand Factors

Showing strong correlation with housing demand:

- Number of persons per household
- Home price appreciation
- Income per household growth
- Inflation rate
- Employment growth

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### Housing Policy in North America and Europe:

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# Factors Driving Housing Supply and Demand

## Factors Driving Housing Performance (Outcomes)

- Freely operating market for housing,
- Land supported by system of property rights and title registration,
- Land and improvements used as collateral to borrow money for land purchase and construction,
- Lenders free to adjust interest rates and loan terms to reflect risk and market conditions,
- Properties can be sold or rented without price controls .

(McClure, 2002)

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

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## Housing Policy Comparative Analysis

Different countries use use different institutional forms and policy choices to produce and provide housing services: public (government) vs. private (market) sector provisions (hybrid).

*Housing markets that are well regulated, but free to operate within these regulations, provide better, more and lower priced housing.*

Shlomo Angel, Housing Policy Matters.

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## Housing Policy in North America and Europe:

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# Housing Policy Comparative Analysis

## European

Housing in western Europe is characterized by active housing policies, reflected in 1%-to-4% of GDP going to housing expenditures.

Housing has become increasingly integrating with social security systems, environmental protection, and grass roots mobilization (European Parliament, 1996).

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

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# Housing Policy Comparative Analysis

## European

Planned housing investment and social rental management can contribute to active citizenship, community participation and social-economic cohesion;

Fragmented housing policies and market instabilities inhibit cross-national labor mobility, promote social segregation (ethnic, age and income), and erode regional and neighborhood comparative advantages.

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

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# Housing Policy Comparative Analysis

## European

Housing policy development in Europe since WWII has gone through four distinct phases (Balchin, 1996):

**Phase I (Post WWII):** Left-and-right of center governments united over eradication of large-scale housing shortages (**mass production/destruction/immigration**).

**Phase II (1970 – 1982):** Left of center (social democratic) governments in Western Europe employed **object subsidies** to promote large-scale housing in the social sectors: Sweden (through 1976), Denmark (through 1982), W. Germany (1970–1982), Belgium (1970–1974, 1977–1980), Netherlands (1973–1977), United Kingdom (1974–1979).

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

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# Housing Policy Comparative Analysis

## European

**Phase III (1976 – 1986):** Right of center governments cut social expenditures, social-rental construction superseded, existing social housing stock privatized, rent controls lifted, subject benefits increased for middle- and upper-middle classes: Sweden (from 1976), Netherlands (from 1977), United Kingdom (from 1979), Belgium (from 1981), Denmark (from 1982), Germany (from 1982); and left of center governments: France (1981 – 1986).

**Phase IV (1986 ->):** Continuation of right of center governments, movement toward liberal (market rate-owner occupied) housing policy regimes, away from social democratic housing provisions.



# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

## Institutional Analysis and Welfare State Regimes

# Comparative Data Analysis

Social Democratic Regimes have less persons per household

Country	Total households in housing Units
(L) United States 1990	91,947,410
( C ) Germany 1987	26,506,523
( C ) France 1990	21,520,700
(L) Canada 1991	10,018,270
(S) Netherlands 1989	5,861,820
(S) Sweden 1990	3,830,037
( C ) Austria 1981	2,763,870
(L) Switzerland 1980	2,449,784
(S) Finland 1989	2,008,531
(S) Norway 1990	1,751,343
(C) Ireland 1981	896,054

Country	Persons Per Unit
(S) Sweden 1990	2.1
(S) Finland 1989	2.3
(C) Ireland 1981	2.3
(S) Netherlands 1989	2.3
(S) Norway 1990	2.4
(L) Switzerland 1980	2.4
(L) United Kingdom 1996	2.4
( C ) Austria 1981	2.5
( C ) Belgium 1991	2.5
( C ) Germany 1987	2.5
(L) Canada 1991	2.6
(L) United States 1990	2.6
( C ) France 1990	2.6

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

# Comparative Data Analysis

Liberal Regimes have more rooms per household

Country	Median Rooms Per Housing Unit
(L) Canada 1991	5
(L) United States 1990	5
( C ) Spain 1991	5
(L) United Kingdom 1996	5
( C ) Belgium 1991	4
( C ) France 1990	4
(S) Netherlands 1989	4
(S) Norway 1990	4
(S) Sweden 1990	4
( C ) Austria 1981	3
( C ) Germany 1987	3
(L) Switzerland 1980	3
(S) Finland 1989	2

Liberal Regimes have less persons per room

Country	Persons Per Room
(L) Canada 1991	0.5
(L) United States 1990	0.5
( C ) Germany 1987	0.5
(S) Sweden 1990	0.5
(L) United Kingdom 1996	0.5
( C ) Belgium 1991	0.6
(S) Norway 1990	0.6
(L) Switzerland 1980	0.6
( C ) Austria 1981	0.7
( C ) France 1990	0.7
(S) Netherlands 1989	0.7
(S) Finland 1989	0.8

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe: Institutional Analysis and Welfare State Regimes

### Comparative Data Analysis

From 1970-1992,  
Liberal Regimes  
tended to invest  
less in housing.

Larger  
Corporatist states  
(France/Germany)  
invested more.

Largest Social  
Democratic  
regime Sweden  
and Netherlands.

HOUSING INVESTMENT, WESTERN EUROPE		
COUNTRY	% TOT. INVEST AV. 70'-89'	% TOT. INVEST 1992
France (C)	29	27
Sweden (SD)	NA	27
Germany (C)	28	26
Italy (D)	27	26
Greece (D)	27	23
Netherlands (SD)	27	23
Spain (D)	26	20
Denmark (SD)	26	20
Luxembourg (C)	NA	20
Belgium (C)	25	21
Ireland (L)	23	22
Austria (C)	NA	19
United Kingdom (L)	20	18
Portugal (D)	19	17

Source: U.N. Annual Bulletin of Housing and Building Statistics.  
Notes: (SD) Social Democratic; (C) Corporatist-Conservative; (L) Liberal Regimes, (D) Dualist Rudimentary Liberal/Corporatist.

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe: Institutional Analysis and Welfare State Regimes

### Comparative Data Analysis

From 1970 – 1989,

Larger Corporatist  
states:

- France (C6.2%)
- Germany(C6.0%)

Invested more in  
housing as a percent  
of GDP.

Followed by Latin-  
Corporatist regimes:  
Greece (C6.3%) and  
Spain (C5.8%)

HOUSING INVESTMENT: AVERAGE PER ANNUM, 1970 - 1989		
RANK	COUNTRY	%GDP
1	Greece (D)	6.34
2	France (C)	6.20
3	Germany (C)	5.98
4	Spain (D)	5.82
5	Ireland (L)	5.67
6	Netherlands (SD)	5.52
7	Italy (D)	5.51
8	Denmark (SD)	5.22
9	Belgium (C)	4.52
10	Portugal (D)	4.22
11	United Kingdom (L)	3.59

Source: United Nations Annual Bulletin of Housing and Building Statistics.  
Notes: (SD) Social Democratic; (C) Corporatist-Conservative; (L) Liberal Regimes, (D) Dualist Rudimentary Liberal/Corporatist.

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

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# Comparative Data Analysis

In 1996, Latin-Corporatist regimes highest **owner-occupied** housing (C70%).

Social Democratic regimes greatest **social rented** housing (S25%)

Corporatist regimes highest **private rented** housing (C27%).

TENURE AND SPENDING IN HOUSING				
Country	Owner Occupied	Social Rented	Private Rented	Housing Costs % GDP
<b>Social Democratic Regime</b>				
Denmark	50%	18%	24%	1%
Netherlands	47%	36%	17%	3%
Sweden	43%	22%	18%	4%
<b>Average</b>	<b>47%</b>	<b>25%</b>	<b>20%</b>	<b>3%</b>
<b>Corporatist Regime</b>				
Belgium	62%	6%	30%	0.24%
Germany	38%	26%	36%	1.4%
France	54%	17%	21%	2%
Austria	41%	23%	22%	NA
<b>Average</b>	<b>49%</b>	<b>18%</b>	<b>27%</b>	<b>1.2%</b>
<b>Mediterranean/Latin Corporatist/Dualist Rudimentary Liberal Regime</b>				
Greece	70%	0%	26%	NA
Spain	76%	2%	16%	1.0%
Italy	67%	6%	8%	NA
Portugal	66%	4%	28%	NA
<b>Average</b>	<b>70%</b>	<b>3%</b>	<b>20%</b>	<b>1%</b>
<b>Liberal Regime</b>				
United Kingdom	66%	24%	10%	3.3%
<b>European Union</b>	<b>56%</b>	<b>18%</b>	<b>21%</b>	<b>NA</b>

Source: Tenure, ECODHAS; European Parliament, 1996.

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

# Comparative Data Analysis

In 1995, highest *owner-occupied* housing: Ireland (L80%), Spain (C76%), Finland (S72%), and Greece (C70%).

Highest *private rental* housing: Switzerland (C60%), Germany (C36%), Luxembourg (C31%), and Belgium (C30%).

Highest *total social* housing: Netherlands (S36%), Germany (C26%), United Kingdom (L24%), and Austria (C23%).

HOUSING TENURE, WESTERN EUROPE, 1995				
Country	Owner Occupied	Private Rental	Social Rental	Total Rental
<b>Private Rented Sector Above EU Average</b>				
Switzerland (C)	31%	60%	3%	63%
Germany (C)	38%	36%	26%	62%
Luxembourg (C)	67%	31%	2%	33%
Belgium (C)	62%	30%	7%	37%
<b>Social-Rented Sector Above or Broadly at EU Average</b>				
Netherlands (SD)	47%	17%	36%	53%
Austria (C)	41%	22%	23%	45%
Sweden (SD)	43%	16%	22%	38%
Denmark (SD)	50%	24%	18%	42%
France (C)	54%	21%	17%	38%
<b>Owner-Occupied Above EU Average</b>				
Ireland (L)	80%	9%	11%	20%
Spain (D)	76%	16%	2%	18%
Finland (SD)	72%	11%	14%	25%
Greece (D)	70%	26%	0%	26%
Italy (D)	67%	8%	6%	14%
United Kingdom (L)	66%	10%	24%	34%
Portugal (D)	65%	28%	4%	32%
Norway (SD)	60%	18%	4%	22%
<b>European Union</b>	<b>56%</b>	<b>21%</b>	<b>18%</b>	<b>39%</b>
Source: CECODHAS (European Liaison Committee for Social Housing, 1995; Economist Publications, 1994, The World in 1995. Notes: (SD) Social Democratic; (C) Corporatist-Conservative; (L) Liberal Regimes, (D) Dualist Rudimentary Liberal/Corporatist.				

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe: Institutional Analysis and Welfare State Regimes

### Comparative Data Analysis

In 1972,

Social Democratic  
followed by Corporatist  
regimes

provided more dwellings  
per 1,000 inhabitants:

**Sweden (S13),  
Netherlands (S12),  
Norway (S11) and  
Denmark (S10);**

France (C12),  
Switzerland (C12),  
Germany (C11).

**DWELLING COMPLETED PER 1,000 INHABITANTS IN SELECTED  
EUROPAN COUNTRIES, 1972**

RANK	COUNTRY	DWELLINGS
1	Sweden (SD)	12.8
2	France (C)	12.3
3	Netherlands (SD)	12.2
4	Switzerland (C)	11.6
5	Norway (SD)	11.1
6	Federal Republic of Germany (C)	10.7
7	Denmark (SD)	10.0
8	Spain (D)	9.6
9	Hungary (C)	8.5
10	Czechoslovakia (C)	8.3
11	Ireland (L)	6.8
12	Romania (C)	6.8
13	Austria (C)	6.5
14	Yugoslavia (C)	6.4
15	Poland (C)	6.1
16	United Kingdom (L)	5.9
17	Bulgaria (C)	5.4
18	Italy (D)	4.8
19	German Democratic Republic (C)	4.1

Source: United Nations, Department of Economic and Social Affairs, 1976.

Notes: (SD) Social Democratic; (C) Corporatist-Conservative; (L) Liberal Regimes, (D) Dualist Rudimentary Liberal/Corporatist.

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

## Institutional Analysis and Welfare State Regimes

# Comparative Data Analysis

From 1990-to-2000,

**Social Democratic** regimes provided *less* dwellings per 1,000 inhabitants.

**Latin-Corporatist** regimes provided *more* dwellings per 1,000 inhabitants.

Dwellings completed per 1000 population in 1990 and 2000					
Sorted by 2000	1990	2000	Sorted by 1990	1990	2000
(C) Ireland	5.6	13.2	(C) Cyprus	14.0	7.6
(C) Greece b/	11.9	9.3	(S) Finland	13.0	6.3
(C) Cyprus	14.0	7.6	(C) Greece b/	11.9	9.3
(L) Luxembourg c/	6.7	7.0	(S) Netherlands	6.8	4.7
(C) Israel	4.3	6.7	(S) Sweden	6.8	1.7
(C) Austria	4.7	6.6	(L) Luxembourg c/	6.7	7.0
(C) France	5.9	6.4	(L) Switzerland	6.6	5.0
(S) Finland	13.0	6.3	(S) Norway	6.4	4.3
(C) Germany b/	3.2	6.1	(C) France	5.9	6.4
(L) United States	5.2	5.5	(C) Ireland	5.6	13.2
(L) Switzerland	6.6	5.0	(S) Denmark	5.3	2.9
(S) Netherlands	6.8	4.7	(L) United States	5.2	5.5
(S) Belgium a/	4.3	4.6	(C) Austria	4.7	6.6
(S) Norway	6.4	4.3	(S) Belgium a/	4.3	4.6
(C) Turkey c/	4.1	3.4	(C) Israel	4.3	6.7
(C) Italy b,d/	3.6	3.0	(C) Turkey c/	4.1	3.4
(S) Denmark	5.3	2.9	(C) Italy b,d/	3.6	3.0
(S) Sweden	6.8	1.7	(C) Germany b/	3.2	6.1

Source: UNECE Environment and Human Settlements Division, Housing database.

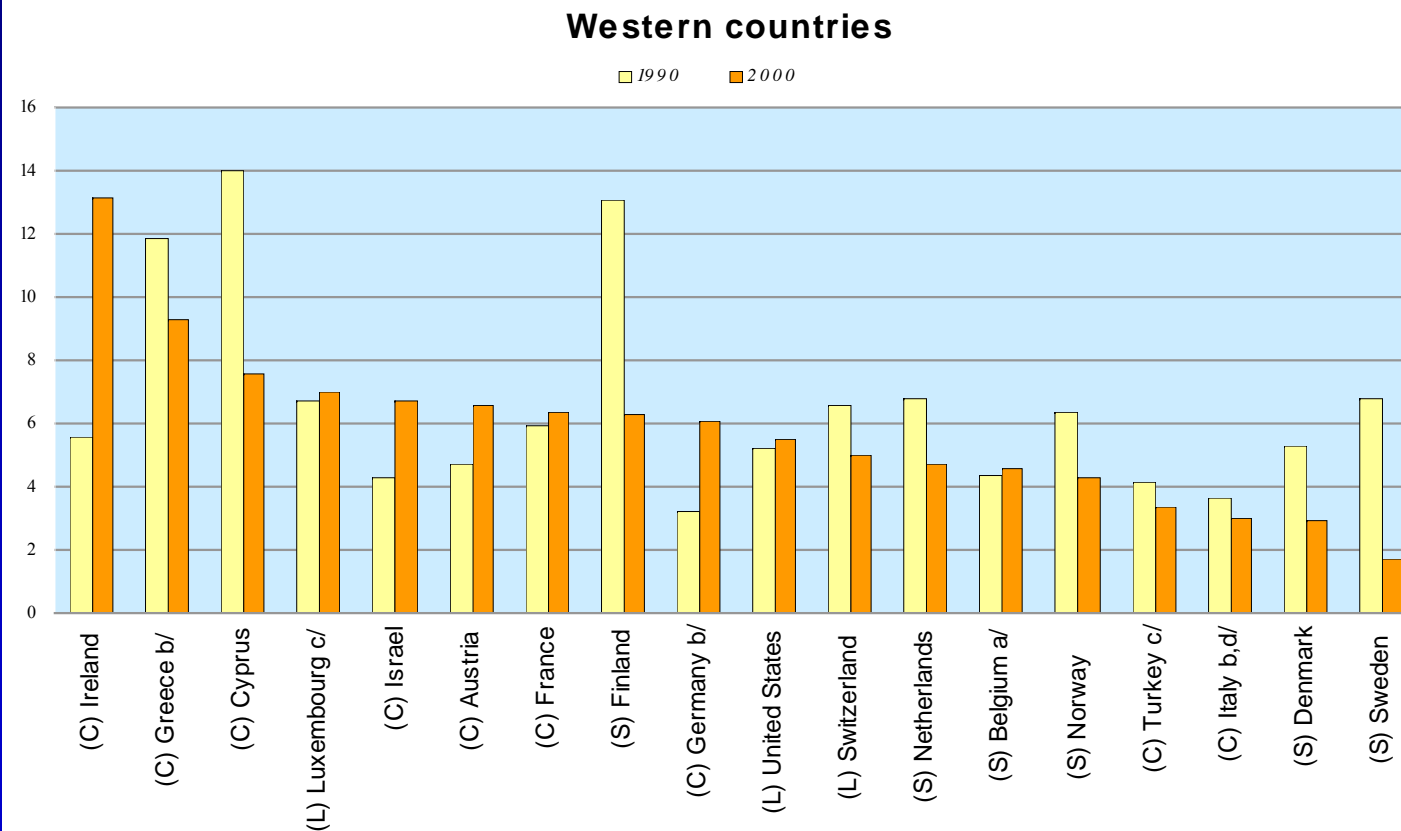


# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe: Institutional Analysis and Welfare State Regimes

### Comparative Data Analysis

Dwellings completed per 1000 population, 1990 and 2000



Source: UNECE Environment and Human Settlements Division, Housing database.

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

## Institutional Analysis and Welfare State Regimes

### Comparative Data Analysis

**Social Democratic regimes lowest percent owner-occupied dwellings:**

Sweden (S38%),  
Netherlands (S50%),  
Denmark (S51%)

**Corporatist regimes highest owner-occupied dwellings:**

Ireland (C80%), Italy (C68%), and Portugal (C65%)

Housing stock by size and tenure			
	Year	Total dwellings	
		1 000	% of owner occupied dwellings
(C) Ireland	2001	1 337	80.0
(S) Norway	1990	1 751	78.2
(L) United Kingdom	1996	24 495	68.2
(C) Italy	1991	19 736	68.0
World Average			67.1
(C) Portugal	1991	3 056	64.7
(S) Belgium	1991	3 742	64.6
(L) Canada	1999	11 553	63.7
(L) United States	1999	102 803	61.3
(S) Finland	2000	2 512	58.1
(C) Austria	2000	3 261	56.4
(C) France	1999	23 810	54.7
(S) Denmark	2000	2 509	51.1
(S) Netherlands	2000	6 762	50.4
(S) Sweden	1990	4 044	37.8
(C) Germany	1998	37 050	37.8
(L) Switzerland	1990	3 575	31.0

NECE Environment and Human Settlements Division, Housing database.

## Breakdown of (occupied) dwellings by construction period:

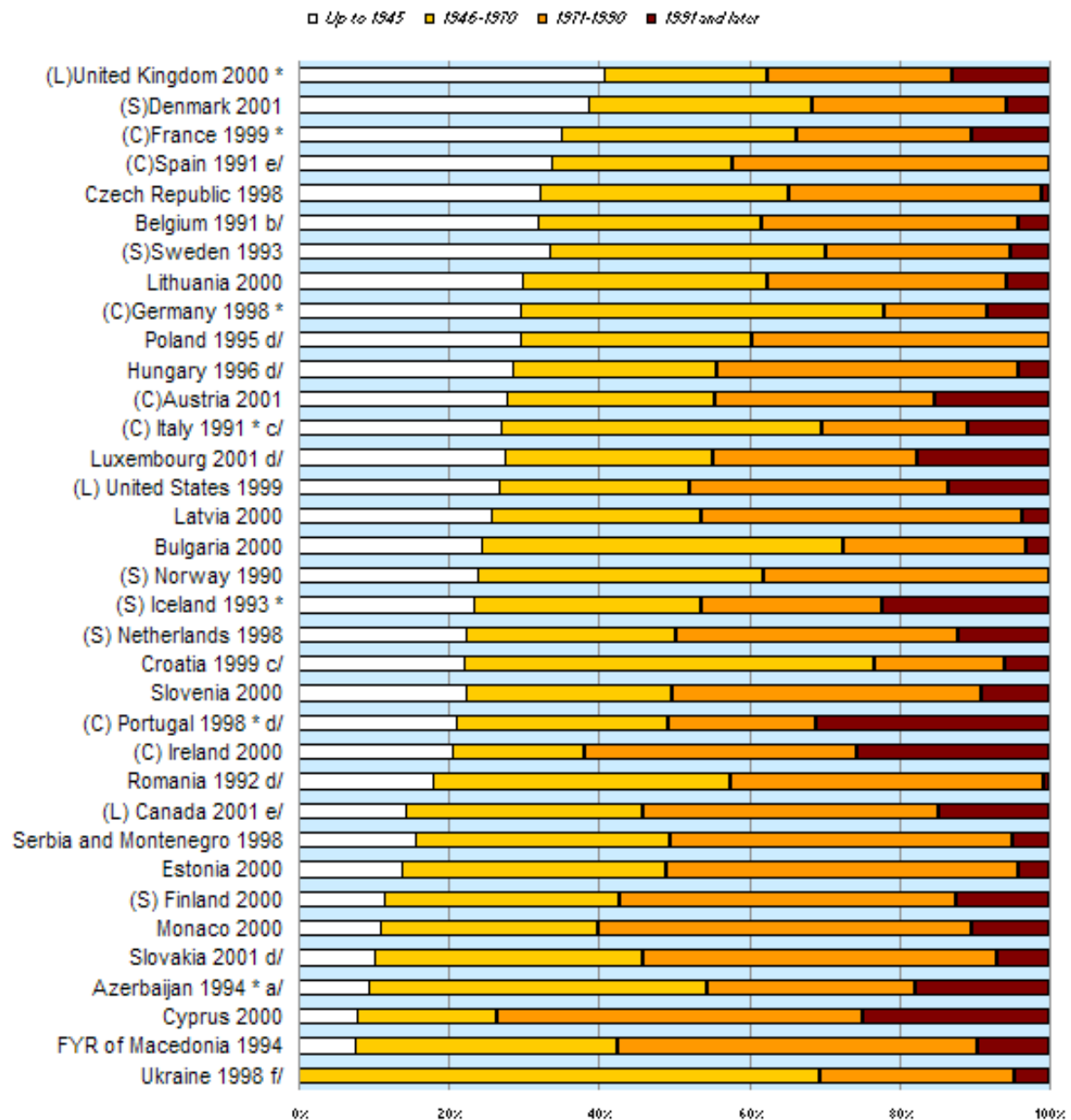
### Countries largest % Pre-WWII stock:

- United Kingdom (L)
- Denmark (S)
- France (C)
- Spain (C)
- Sweden (S)
- Germany (C)

### Countries smallest % Pre-WWII stock:

- Finland (S)
- Canada (L)
- Ireland (C)
- Netherlands (S)

Dwellings by construction period, in selected countries



# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

## Institutional Analysis and Welfare State Regimes

### Comparative Data Analysis

Breakdown of (occupied) dwellings by construction period:

Countries with **smallest** % Pre-WWII:

- Finland (S11%)
- Canada (L14%)
- Ireland (C21%)
- Portugal (C21%)
- Netherlands (S22%)
- Iceland (S23%)

Dwellings by construction period	
	Up to 1945
(S) Finland 2000	11.1
(L) Canada 2001 e/	14.4
(C) Ireland 2000	20.5
(C) Portugal 1998 * d/	20.9
(S) Netherlands 1998	22.3
(S) Iceland 1993 *	23.2
(S) Norway 1990	23.8
(L) United States 1999	26.6
(C) Italy 1991 * c/	26.9
(C) Austria 2001	27.6
(C) Germany 1998 *	29.6
(S) Sweden 1993	31.5
(C) Spain 1991 e/	33.8
(C) France 1999 *	34.9
(S) Denmark 2001	38.6
(L) United Kingdom 2000 *	41.0

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

## Institutional Analysis and Welfare State Regimes

# Comparative Data Analysis

Breakdown of dwellings  
by construction period:

Countries with the  
**largest % stock built  
between 1946 - 1970:**

- Germany (C48%)
- Italy (C43%)
- Norway (S38%)
- Sweden (S35%)
- Canada (L32%)
- France (C31%)

Dwellings by construction period	
	1946-1970
(C)Germany 1998 *	48.3
(C) Italy 1991 * c/	42.8
(S) Norway 1990	38.0
(S)Sweden 1993	34.6
(L) Canada 2001 e/	31.6
(C)France 1999 *	31.4
(S) Finland 2000	31.2
(S) Iceland 1993 *	30.1
(S)Denmark 2001	29.8
(C) Portugal 1998 * d/	28.3
(S) Netherlands 1998	28.0
(C)Austria 2001	27.9
(L) United States 1999	25.4
(C)Spain 1991 e/	23.9
(L)United Kingdom 2000 *	22.0
(C) Ireland 2000	17.6

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

## Institutional Analysis and Welfare State Regimes

# Comparative Data Analysis

Breakdown of dwellings by construction period:

Countries with the **smallest** % stock built between **1971 - 1990**:

- Germany (C 14%)
- Portugal (C19%)
- Italy (C20%)
- Sweden (S23%)
- France (C23%)
- Iceland (S24%)
- United Kingdom (L25%)

Dwellings by construction period	
	1971-1990
(S) Finland 2000	44.3
(C)Spain 1991 e/	42.3
(L) Canada 2001 e/	39.3
(S) Norway 1990	38.1
(S) Netherlands 1998	37.5
(C) Ireland 2000	36.2
(L) United States 1999	34.4
(C)Austria 2001	29.2
(S)Denmark 2001	25.8
(L)United Kingdom 2000 *	25.0
(S) Iceland 1993 *	24.0
(C)France 1999 *	23.4
(S)Sweden 1993	23.2
(C) Italy 1991 * c/	19.6
(C) Portugal 1998 * d/	19.5
(C)Germany 1998 *	13.9

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

## Comparative Data Analysis

Breakdown of dwellings by construction period:

Countries with the **largest % stock built after 1991:**

- Portugal (C31%)
- Ireland (C26%)
- Iceland (S22%)
- Austria (C15%)
- Canada (L15%)
- United States (L14%)
- United Kingdom (L13%)

Dwellings by construction period	
	1991 and later
(C) Portugal 1998 * d/	31.2
(C) Ireland 2000	25.7
(S) Iceland 1993 *	22.1
(C) Austria 2001	15.3
(L) Canada 2001 e/	14.8
(L) United States 1999	13.5
(L) United Kingdom 2000 *	13.0
(S) Finland 2000	12.3
(S) Netherlands 1998	12.2
(C) Italy 1991 * c/	10.8
(C) France 1999 *	10.3
(C) Germany 1998 *	8.2
(S) Denmark 2001	5.7
(S) Sweden 1993	4.9
(S) Norway 1990	0.0
(C) Spain 1991 e/	0.0

# Average Living Floor Space in Meters (0 – 200)

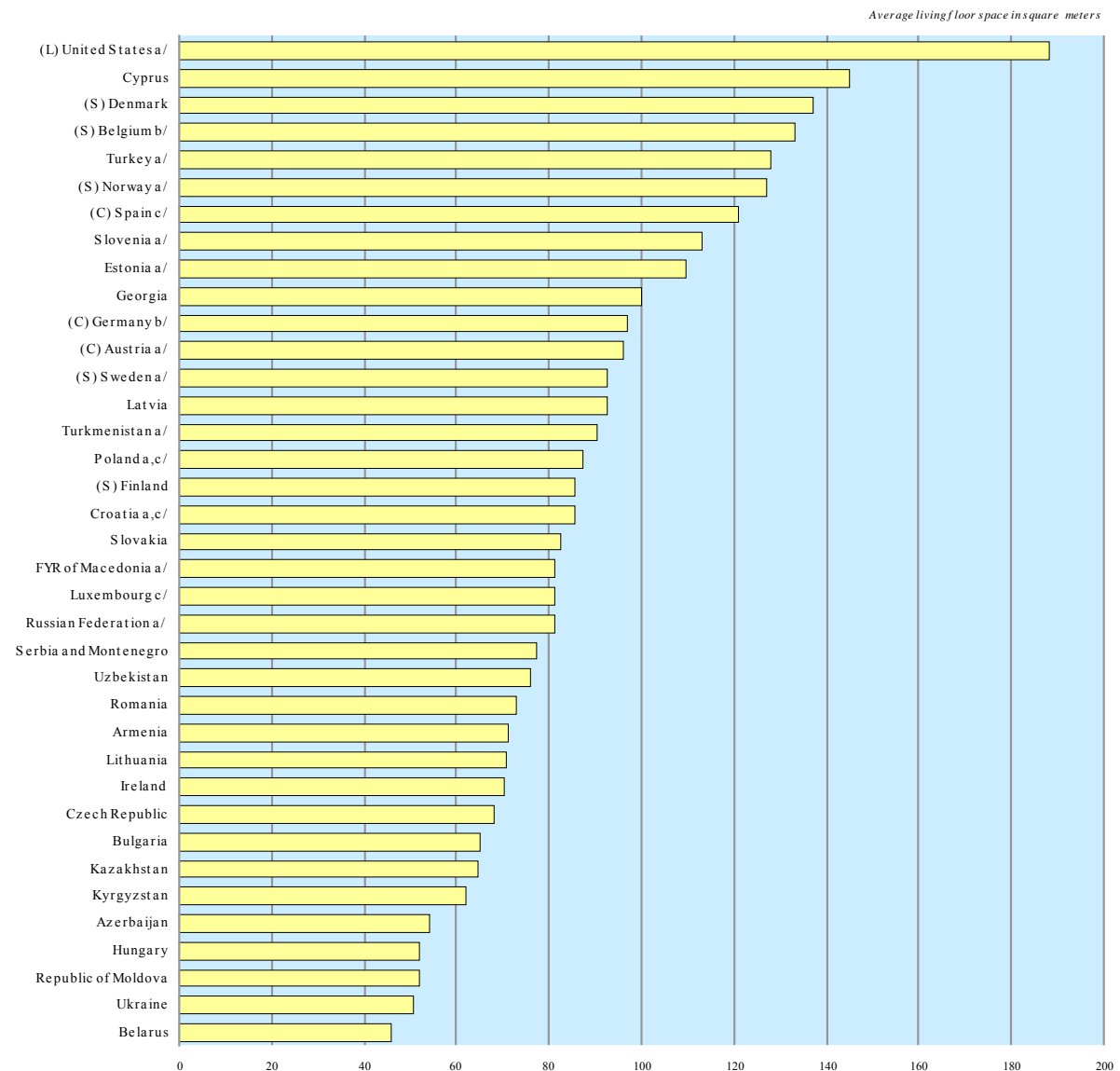
## Largest average estimated size of dwellings (2000):

- United States (L188)
- Denmark (S137)
- Belgium (S133)
- Norway (S127)
- Spain (C121)

## Smallest:

- Finland (S86)
- Sweden (S93)
- Austria (C96)
- Germany (C97)

Average estimated size of dwellings, 2000



Source: UNECE Environment and Human Settlements Division, Housing database.



# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe: Institutional Analysis and Welfare State Regimes

### Conclusions

#### Welfare State Regimes

Social-democratic regimes provide a one-nation system of welfare based on equality and quality for all (Sweden/Scandinavian countries);

Corporatist regimes promote free market capitalism and privatization to enforce rights for specific classes and occupations, replacing social provision with private provision of welfare benefits (Germany, Austria, Netherlands, France);

Liberal regimes provide minimum means-tested benefits for low-income and working class stakeholders (United States, Canada, United Kingdom, Ireland).

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

# Conclusions

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## Social Democratic Regimes (High Equality/Universal)

**Less** persons per household (tenure balance/neutrality)

Greatest % **social rented** (subsidized) housing (25%)

In 1972, provided **more** dwellings per 1,000 inhabitants:

Sweden (13), Netherlands (12), Norway (11) and Denmark (10)  
through rationalized land, construction, design and equipment

**Lowest** percent **owner-occupied** dwellings: Sweden (8%),  
Netherlands (50%), and Denmark (51%) (older/lower quality)

Larger average estimated size of dwellings

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe: Institutional Analysis and Welfare State Regimes

### Conclusions

#### Corporatist – Conservative Regimes (High Investment/Utilitarian)

More investment in housing as a percent of GDP (1970 – 1989), strict building standards (large public service building corporations).

From 1990-to-2000, provided *more* dwellings per 1,000 inhabitants (low-cost worker housing/construction subsidies).

**Highest % owner-occupied** dwellings: Germany (38%), France (55%), and Austria (56%): suburban decentralization/savings

Highest % *private rental* housing (subsidies): tenure neutral, social-private rental balance

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe: Institutional Analysis and Welfare State Regimes

### Conclusions

#### Liberal Regimes (High Quality/Owner Occupied)

Less investment in housing as a percent of GDP (1970 – 1989),  
reductions in direct housing subsidies toward household supports.

More rooms per household and less persons per room

-construction standards (single-family)

-lower densities (suburban)

Reliance on mortgage supports and tax allowances (interest)

Development of private mortgage market institutions

Shift from non-profit to for-limited profit development

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

## Conclusions

Social-democratic bias towards social rental and co-op housing (not-for-profit providers); larger public housing stock, less degree of segregation.

Corporatist bias towards both social and private rental sectors, temporary solutions to housing problems with out disruptions in social stratification (tenure-neutral);

Liberal bias towards owner-occupied housing and social stigmatism-stratification (inequality/segregation housing classes), no discussion market failures, importance-significance of social housing.

(Balchin, 1996)

# COMPARATIVE WELFARE STATES

## Housing Policy in North America and Europe:

### Institutional Analysis and Welfare State Regimes

## Conclusions

Esping-Andersen did not include housing in his analysis; however, the prior tables identified and matched housing metrics with countries by regime type.

Comparative analysis of housing policy is worthwhile, with a focus on policy borrowing, and political bargaining between housing and other matters of policy intervention.

Across Europe, there are different mixes of housing allocation, clustering in different ways than welfare regimes (Matznetter, 2001).