

# Housing Forum 2023

Warsaw, **October 2-3**

**Towards better housing**



**UNHCR**  
The UN Refugee Agency



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## Presentation of the Housing Now! Housing Agency

From Streets to Homes! Association  
(Budapest – Hungary)

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# The beginning: From Streets to Homes! Association

## From Streets to Homes Association

- NGO established in 2014 in Budapest, Hungary - grassroots, activists
- aim: help homeless & housing poor people access housing
- motto: **safe and decent housing is a basic human right**
- Based on **Housing First** methodology
- We develop and test housing policy model programs to end homelessness
- Currently we have a team of 30 people
- 100+ formerly homeless tenants in affordable rental housing
- Rent subsidy & integration support for 350+ refugees from Ukraine

# From Streets to Homes! Association: model programs

Five main activities:

1. From Huts to Homes - Housing First for homeless persons and families
2. Housing Now! Social Rental Agency
3. Housing and integration support for refugees from Ukraine
4. Community social work: self and mutual help groups - employment, women's group, peer mentoring
5. Awareness raising for general public & decision makers

# Housing Now! Social Rental Agency

HN mobilizes privately owned housing to provide affordable rental homes for people in need

- a) apartments owned by HN's Foundation
- b) renting and subletting from private homeowners, below market price:
  - i) 80-50% below market average: key workers
  - ii) 50% or below market average: social housing
- c) NGO owned housing

# Housing Now! Social Rental Agency

	Housing First - municipal ownership	Housing Now managed private homes			Total
		Social housing	Key workers' housing	Mobile homes	
Apartments	26	15	13	2	56
Tenants	43	36	24	3	106
...of which children	7	15	4	0	26



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# Housing Now! Social Rental Agency

Target groups:

- private homeowners
- tenants:
  - a) social tenants: people staying in temporary housing or institutions for a prolonged period
  - b) key workers: partnership with Social Workers' Unions & Union of Nursery Workers

Rent level 80% of market average or less - type of tenancy based on rent level

No rent deposit

Timeframe of contract: 2 years or more

Informal letting (tax evasion) not accepted; tax administration by HN

Housing quality: only small reparations undertaken at HN's expense



# Housing Now! Social and Key Worker housing

	<b>Social housing</b>	<b>Key Workers' housing</b>
Rent level	50% of market average or lower (lowest usually 20%)	80-50% of market average
Tenant selected by	From streets to Homes Association	Union partner
Monthly housing management overhead	HUF 10,000 - cca. EUR 25	HUF 5,000 - cca. EUR 12,5
Intensive social work	provided to tenants - Housing First principles	not relevant
Other support	In address and utilities registration, furnishing the dwelling, in kind donations if necessary	Usually not relevant; occasionally minimal support in administrative issues
Small renovations by FSHA before moving in	Yes	No



# Benefits for tenants

- Affordable rent level
- Long term, safe tenancy
- no deposit
- full administrative support, mediation with owner, neighbors if needed
- complex social work and support for social tenants

*Tenant's right to safety and human dignity*

# Benefits for owners

HN undertakes

- tenant selection and vetting,
- all legal and administrative tasks
- registering utilities on the tenants name
- assessment of the condition of the home and its equipments
- guarantees regular rent payment - no vacancy periods

HN also takes on small renovations and reparations at own expense; larger interventions can be arranged, and will be deducted from rent payment

→ Guarantee for upkeep and maintenance of home during contracting period



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# Thank You for Your attention!



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