

ΕΓΓΡΑΦΟ ΠΟΛΙΤΙΚΗΣ

Τίτλος εγγράφου: Youth's Housing Problem

Οργάνωση/σεις: EDON

Ημερομηνία υποβολής: 10/10/2023

Περίληψη – εισαγωγή: (120 – 150 λέξεις):

Although housing is an essential social good for the provision of which the state has primary responsibility, the lack of a proper and comprehensive political response to the problem has led to its exacerbation, exerting pressure especially on young people.

At the same time, the outbreak of the global financial crisis and the banking crisis in Cyprus, as well as the anarchic construction of «towers» almost all over the island, due to the so called «golden passport» program that led to the rise in real estate prices, magnified the problem to alarming proportions, with as a result, young couples do not actually have the possibility of acquiring their own home, while renting a home is an extremely large cost of the monthly budget if we consider the excessively high prices that prevail especially in urban centers.

The problem has now reached an impenetrable level due to the inflationary pressures in the economy that are dispersing the average income and the repeated increases in lending rates that make borrowing prohibitive for the majority of the youth.

Θέσεις πολιτικής: (σε μορφή bullet-point)

- Tax reliefs for the purchase-construction of a 1st home for young couples.
- Expanding the separation of state land and allocating the plots to young couples in real need at a cost price. Where necessary, to expropriate ecclesiastical and other available land for this purpose.
- Construction of high-quality housing units by the state to serve the weaker income groups.

- Scheme to provide very cheap plots of land to young couples wishing to settle in the countryside.
- Restoring the Unified Housing Plan for refugees and the weaker income strata.
- Establishment of a Central Housing Agency, which will monitor, elaborate, and implement a long-term integrated state housing policy.
- Providing incentives to apartment owners with the aim of reducing rents.
- Taxation of large Idle Property with the imposition of a special fee for land and vacant residential units in urban centres, with special criteria of value and use.
- Inclusion of housing policy in the actions supported by the Recovery and Resilience Plan.
- Creation of rental market plans and affordable rent plans.
- Cooperation of Local Authorities and Cyprus Land Development Corporation (CLDC) for the production and distribution of residential units at affordable prices (utilisation of privately owned land).
- Determining rent ceilings, through state housing plans
- Strengthening of the Housing Financing Organization, so that it fulfils the purpose for which it was established.
- Creation of (state) rental purchase programs, with the ultimate goal of purchasing the unit itself in a future period of time, if conditions are more favourable.
- Creation of cooperative funds for the joint exploitation of land. Cooperatives may be established by guild funds, e.g. holiday accommodation is being developed for members of guilds (Building Societies).
- Creation of a state grant fund with an interest-free or low-interest loan type.

- Grants from government programs (eg Care, District Administrations) are received from financial institutions as the amount of the same contribution (advance payment).
- Encouragement and incentives to land development agencies, for the development of student housing (reduction of requirements from the competent authorities).
- Reduced Tax Rates with the simultaneous setting of a rent ceiling.
- Cooperation of Local Authorities and other state bodies for the joint development of student housing.
- Acceleration of the procedures for the implementation of Student Centers by educational institutions.
- State Funding to State Agencies for the implementation of student housing projects.