

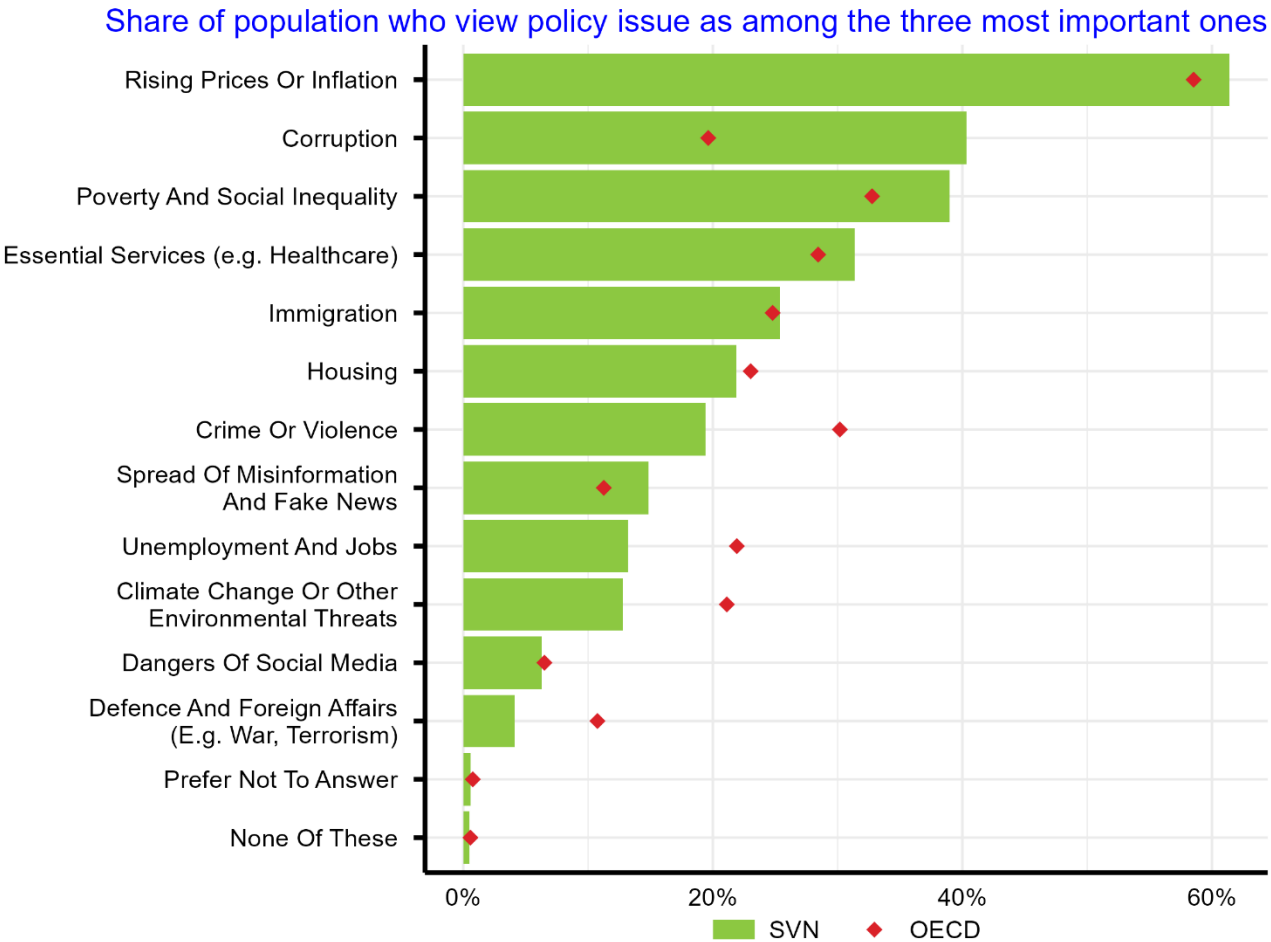
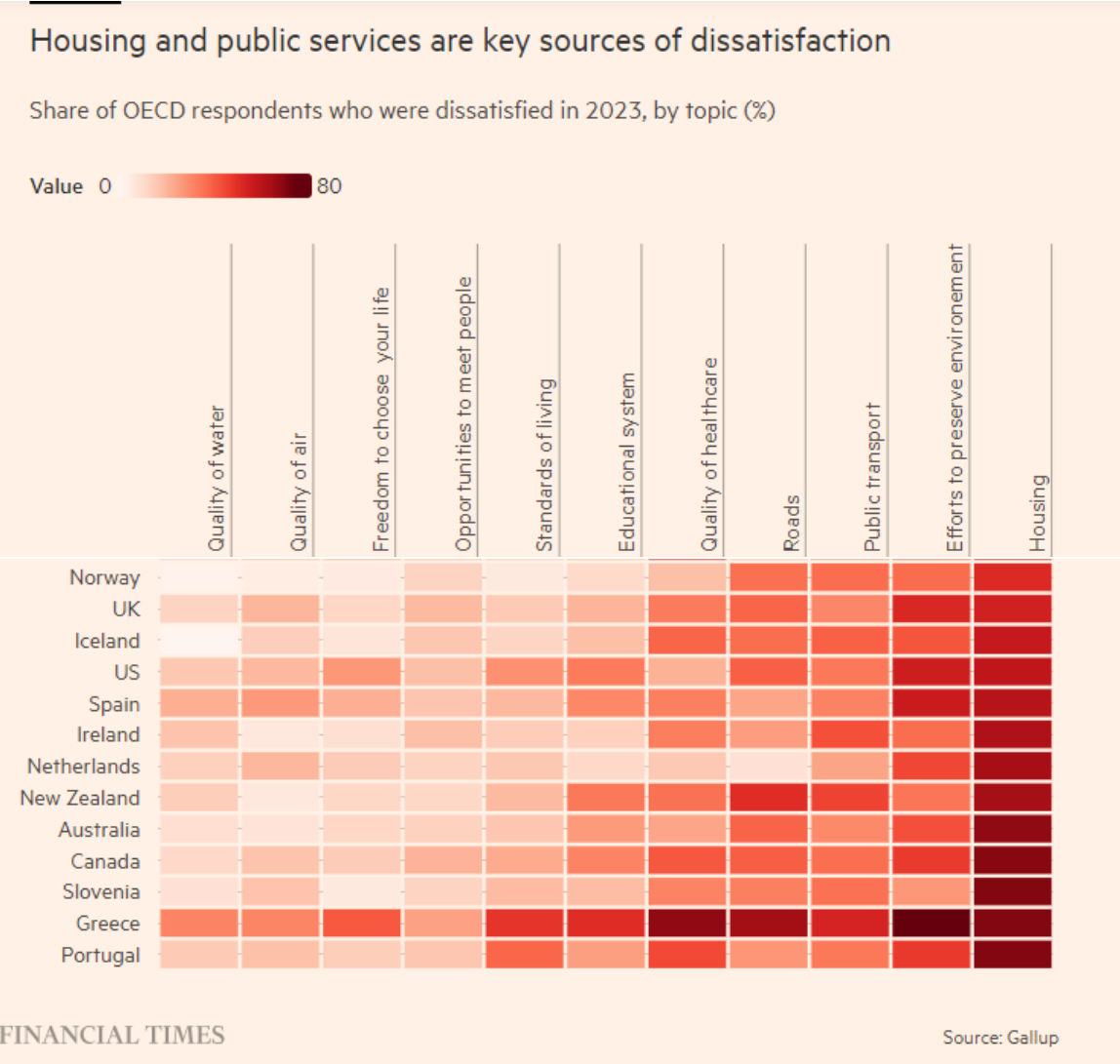
A ROADMAP FOR EFFICIENT, INCLUSIVE AND SUSTAINABLE HOUSING IN SLOVENIA

Volker Ziemann, OECD,

Portorož

13 November 2024

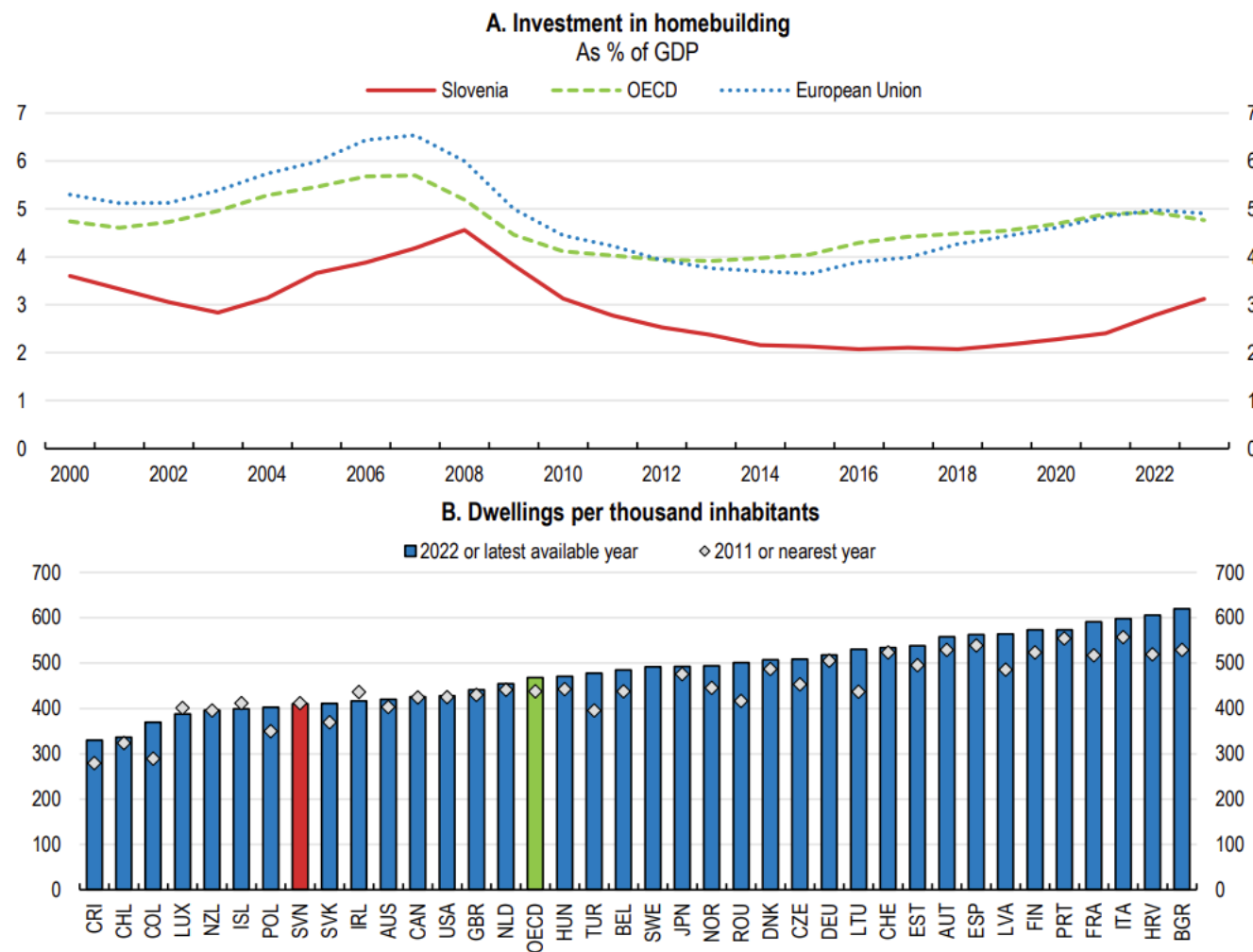
Housing is main source of people's dissatisfaction but not seen as a policy priority



Source: OECD Trust Survey, 2023



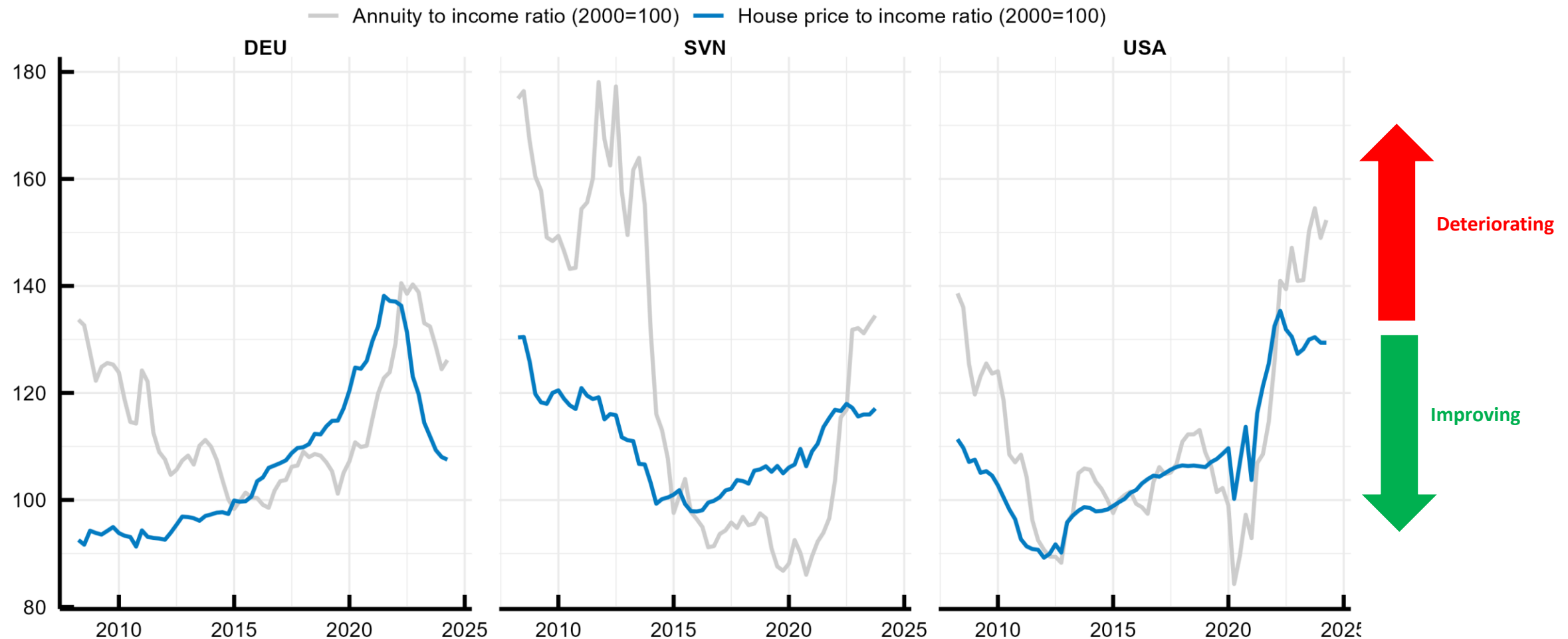
Investment in homebuilding lags behind both the EU and OECD averages



Note: Panel A: Data refers to the European Union, including 27 countries. Unweighted averages for OECD and European Union aggregates. Panel B: 2021 for Slovenia instead of 2022.
Source: OECD Economic Outlook: Statistics and Projections database; Eurostat National Accounts database; OECD Affordable Housing database; and OECD calculations.



Affordability has evolved differently across countries and types of financing



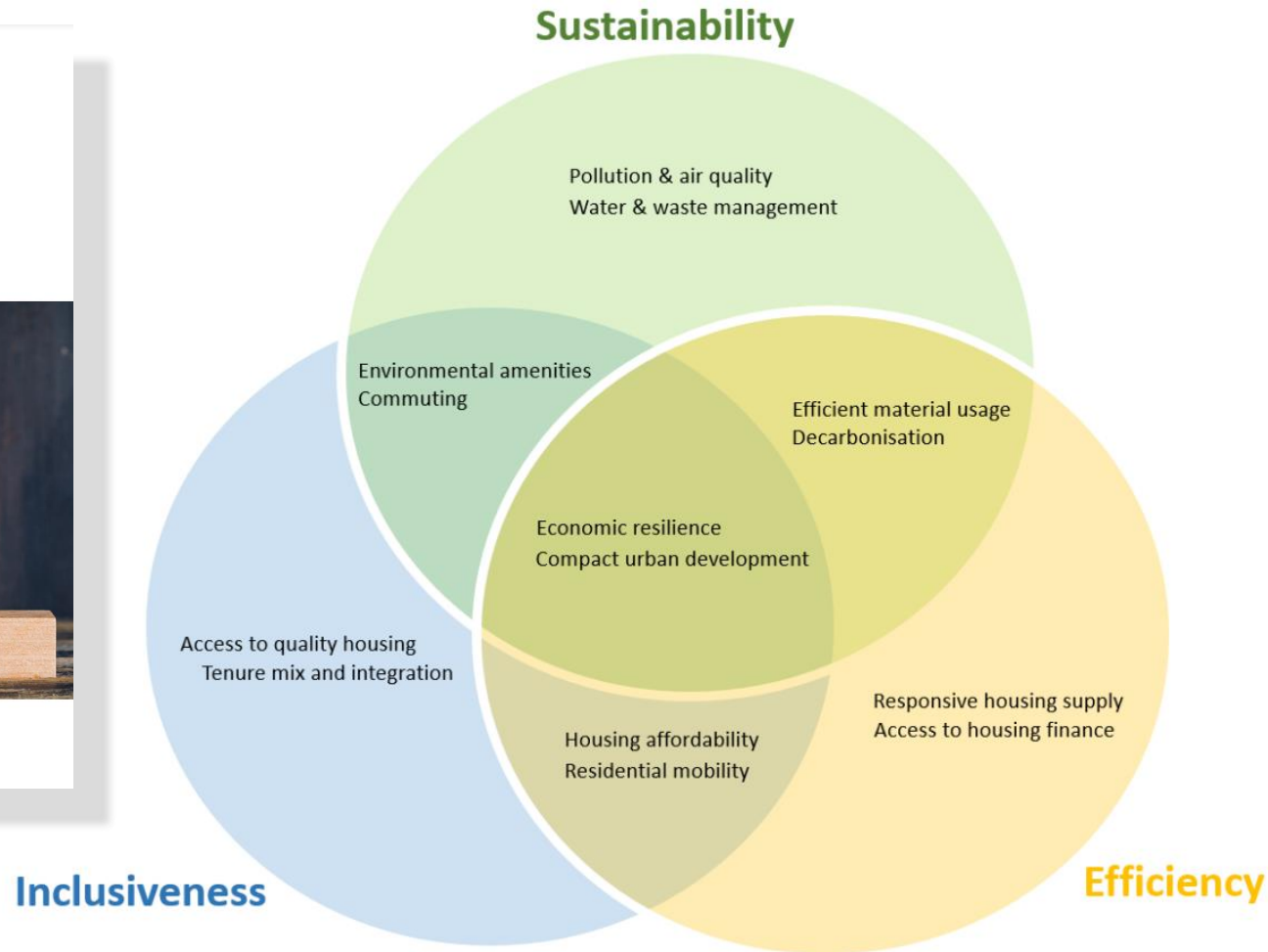
Source: OECD calculations.

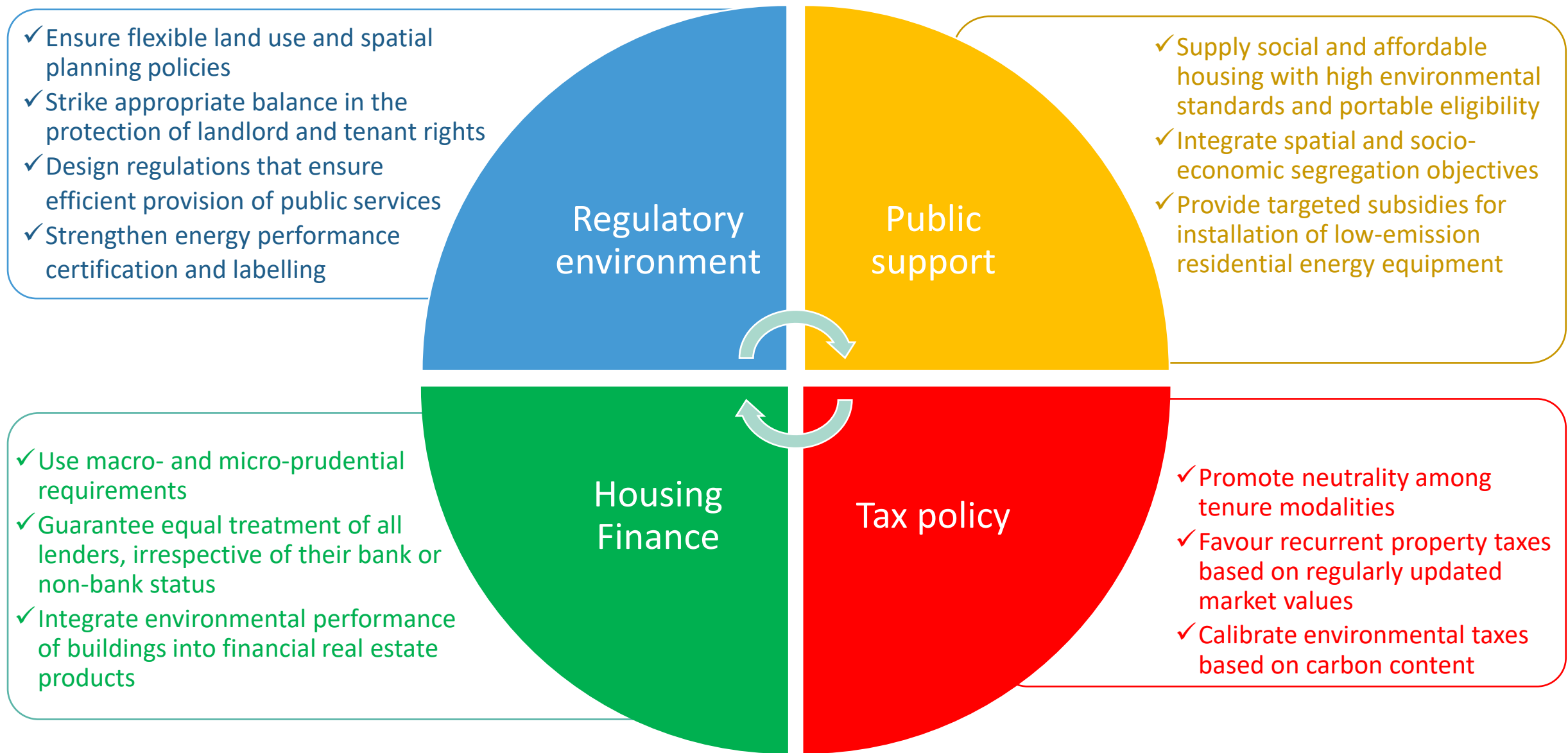


The OECD Agenda For Housing Policy Reform



Take into account the multifaceted nature of housing policies





Source: An agenda for housing policy reform (OECD, 2024)



Housing policies often come with trade-offs

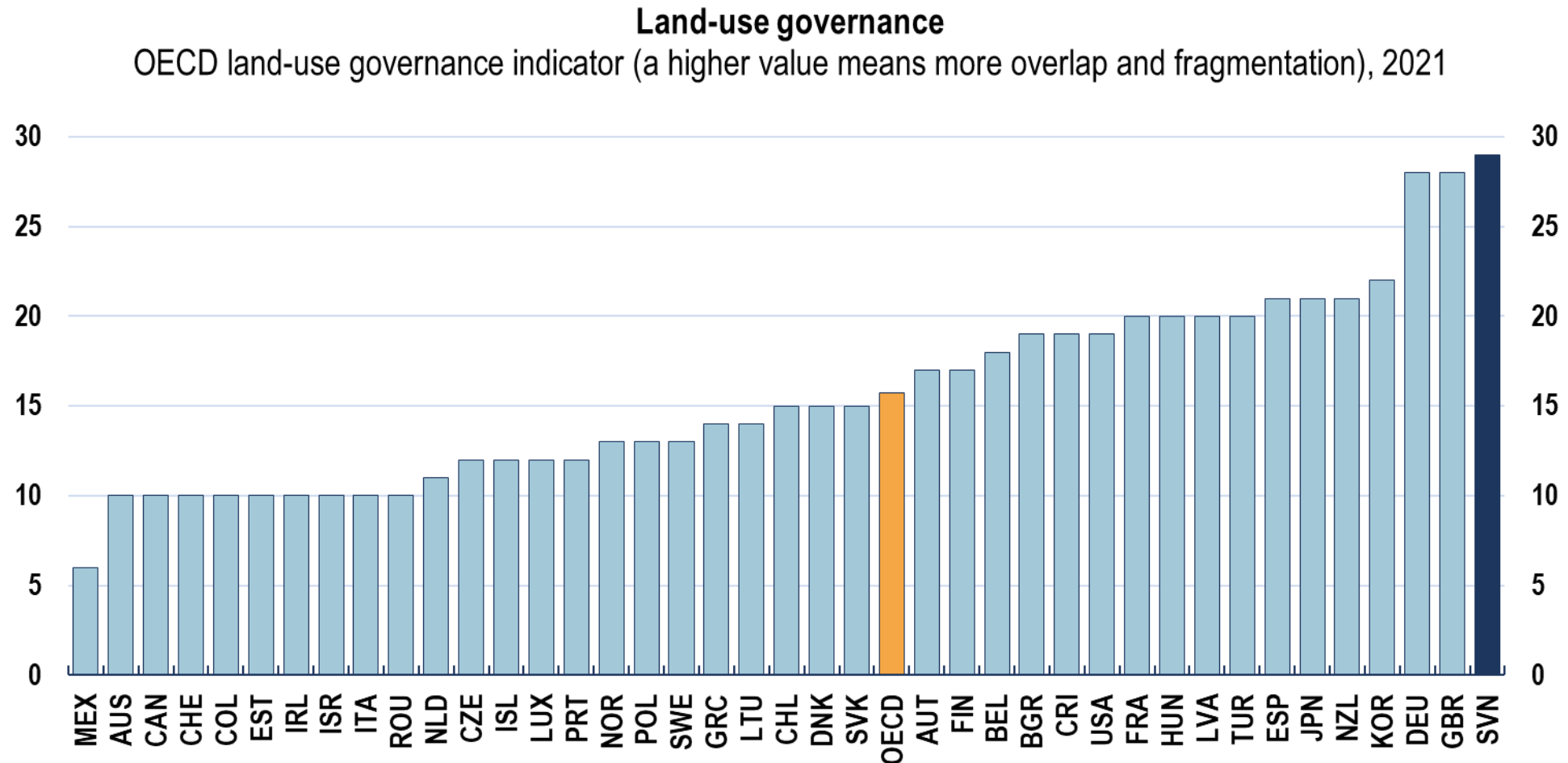
	Spatial planning and land use policies	Rental regulation	Property taxes	Promote tenure neutrality
Examples	<ul style="list-style-type: none"> ➤ Reduce minimum lot size and building height restrictions ➤ Land value captures 	<ul style="list-style-type: none"> ➤ Relax rent control ➤ Balance tenant and landlord rights 	<ul style="list-style-type: none"> ➤ Shift from transaction taxes to recurring property taxes 	<ul style="list-style-type: none"> ➤ Gradually withdrawing mortgage interest relief for homeowners
Objectives	<ul style="list-style-type: none"> ✓ Unlock supply ✓ Compact urban development 	<ul style="list-style-type: none"> ✓ Facilitate mobility ✓ Incentivise housing construction 	<ul style="list-style-type: none"> ✓ Facilitate mobility ✓ Provide tax revenues with little economic distortion 	<ul style="list-style-type: none"> ✓ Avoid debt build-up ✓ Reduce upward pressure on house prices ✓ Additional tax revenue
Caveats	<ul style="list-style-type: none"> ❖ Vulnerable to political-economic headwinds ❖ Legal and administrative obstacles 	<ul style="list-style-type: none"> ❖ May put low-income tenants at risk 	<ul style="list-style-type: none"> ❖ May require gradual phase-in and compensatory measures 	<ul style="list-style-type: none"> ❖ Increases overall tax burden ❖ (temporally) narrows access to homeownership





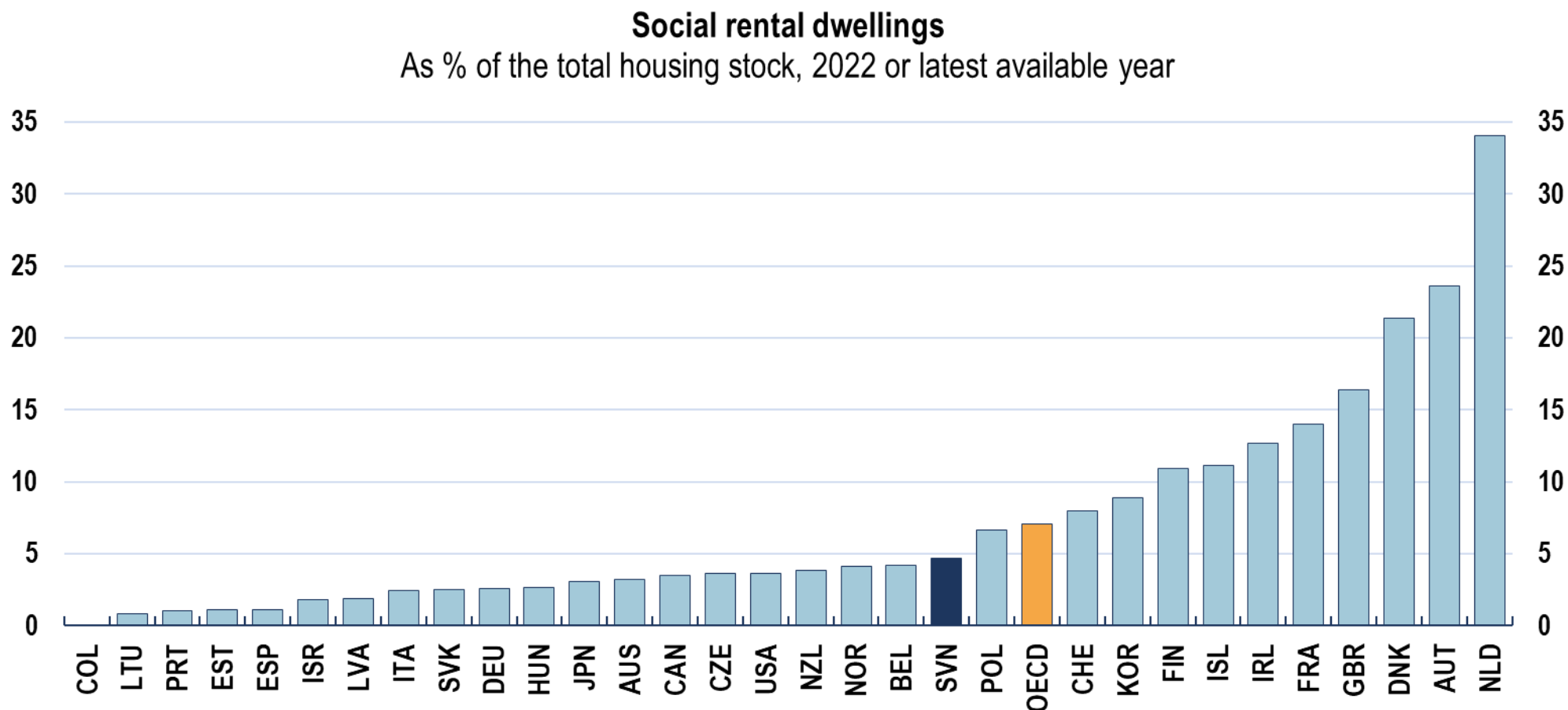
Addressing housing market challenges in Slovenia

Housing governance can be improved by establishing regional spatial plans and one-stop shops for building permits

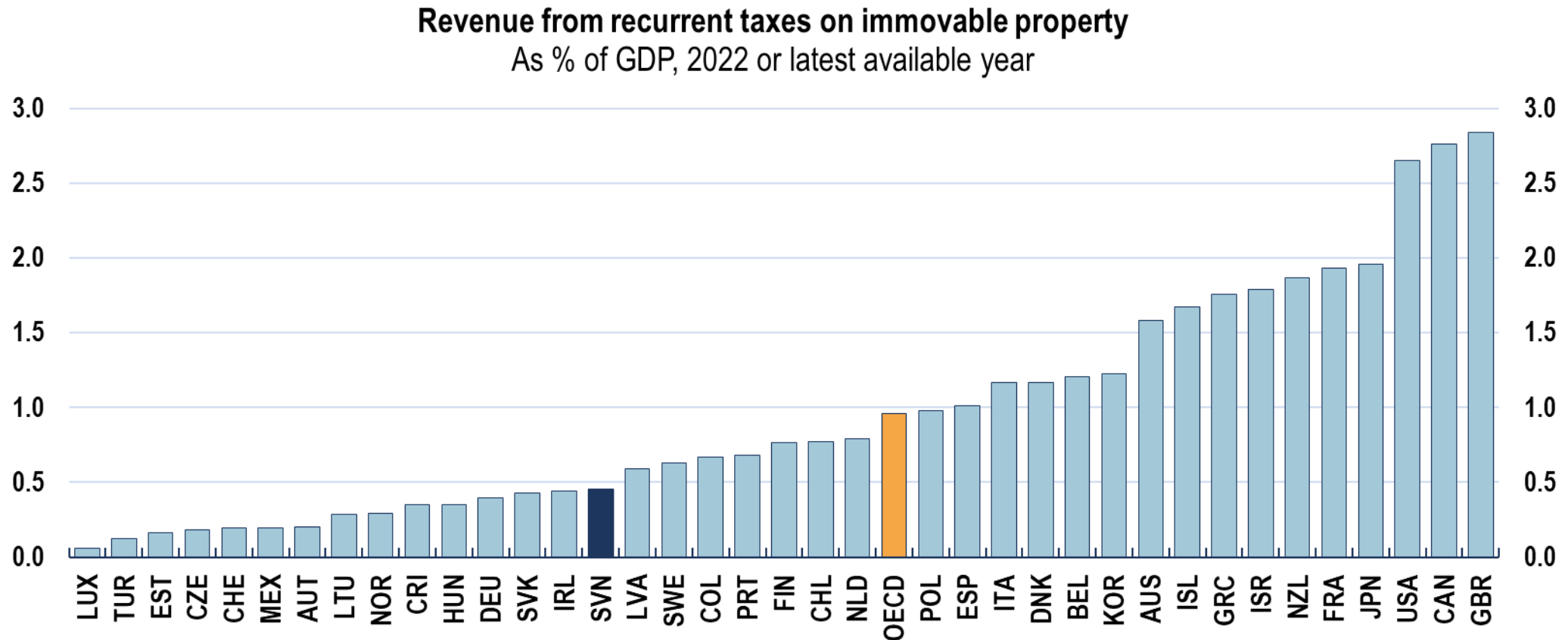


Source: OECD Housing Governance Indicators Dashboard, <https://www.oecd.org/housing/policy-toolkit/data-dashboard/housing-governance>.

The social housing stock could be expanded



Raising revenues from property taxes can improve the tax mix

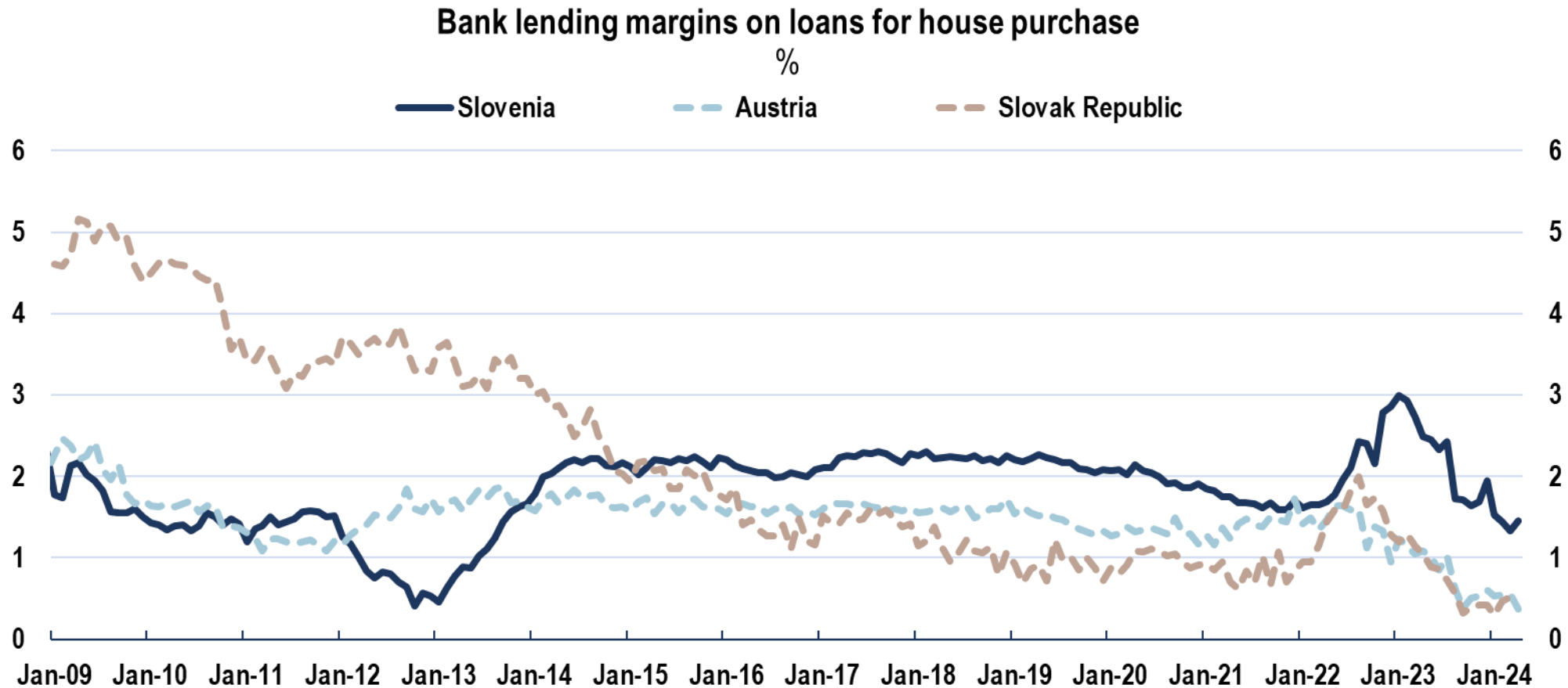


Note: OECD unweighted average.

Source: OECD Revenue Statistics database

Restricted Use - À usage restreint

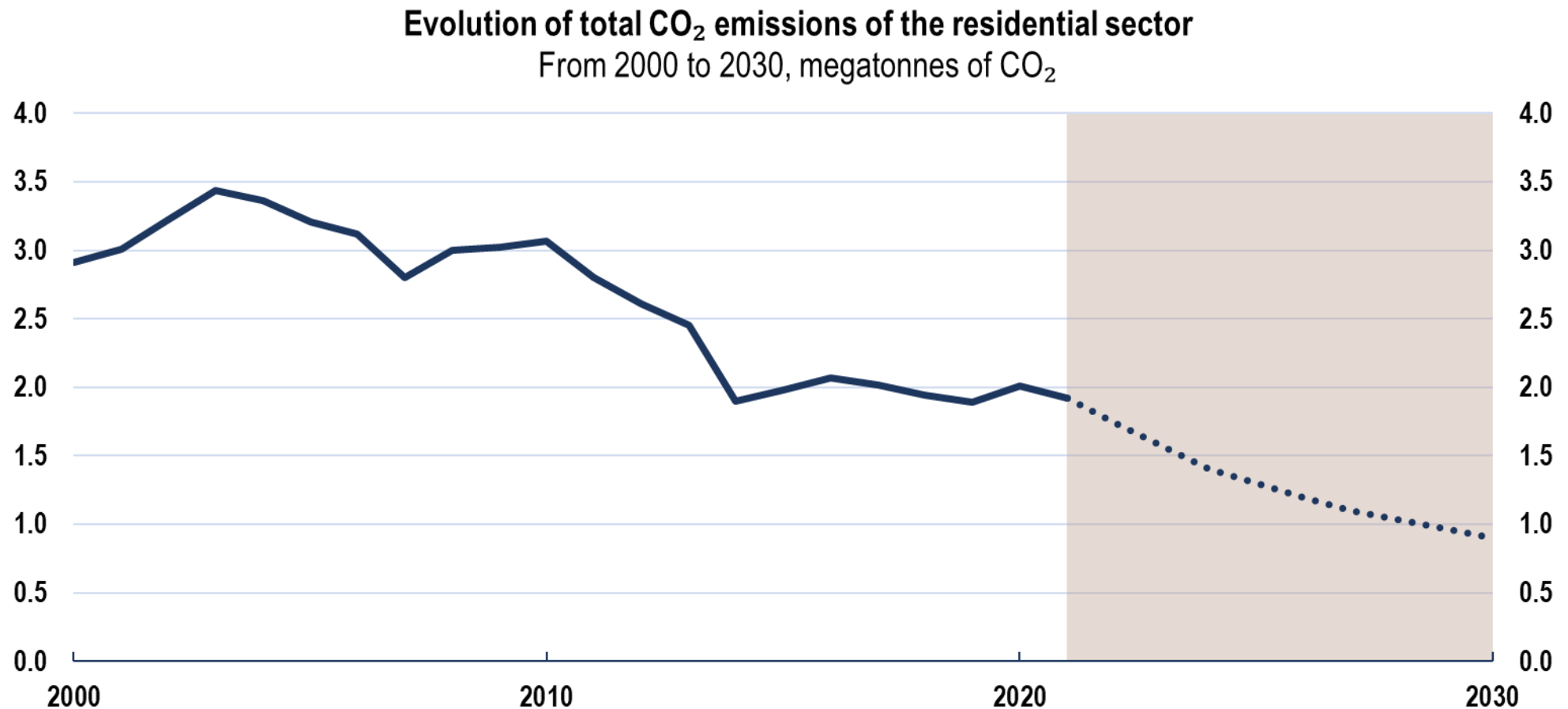
Fostering competition and efficiency in the banking sector would lower lending margins and help develop mortgage financing



Note: Data refers to lending margins of Monetary Financial Institutions (MFIs).

Source: European Central Bank (ECB).

Greater use of energy efficiency certificates and incentivising renovation would accelerate the decarbonisation of homes



Note: Dotted line refers to projections.

Source: IEA Energy Efficiency Indicators, 2023.

Restricted Use - À usage restreint

THANKS !

https://www.oecd.org/en/publications/oecd-economic-surveys-slovenia-2024_bc4a107b-en.html

OECD Economic Surveys: Slovenia 2024

Report

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