

HOW WE WORK TO PREVENT PARALLEL SOCIETIES IN LARGE SCALE HOUSING AREAS

NON-PROFIT HOUSING
IN DENMARK

HEAD OF
CUSTOMERS SERVICE

VIVI BASBALLE

Non-profit housing in Denmark



AGENDA

Vivi Basballe,
Head of Customers Service fsb
- Copenhagen's largest housing
association.

Non-profit Housing in Denmark.

TINGBJERG FSB

A case of successful collaboration
between Copenhagen Municipality,
fsb - non-profit and private estate
development.

Non-profit housing in Denmark



HOW MANY LIVES IN NON-PROFIT HOUSING?



20 PCT.

of the housing stock in Denmark
is non-profit housing



Nearly

1 MILLION

people live in about 600,000 public
housing units in Denmark

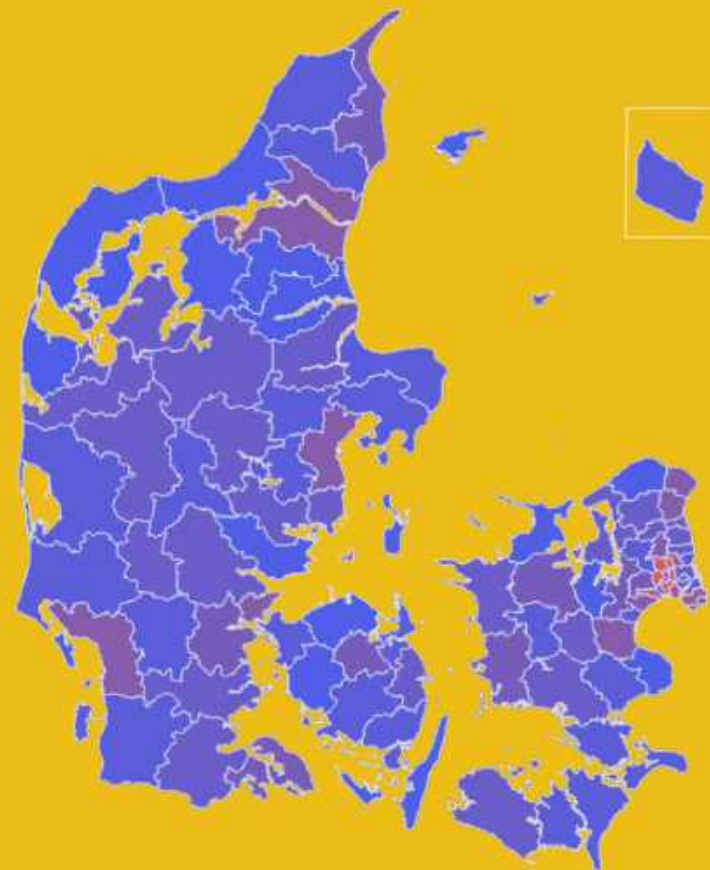


... which means that

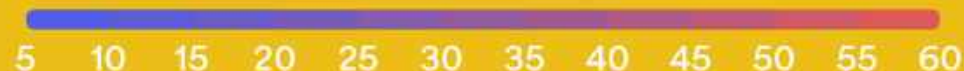
1 IN 6 PEOPLE

live in non-profit housing

PRESENT IN ALL 98
MUNICIPALITIES ACROSS THE COUNTRY



Percentage of the housing stock



THE GHETTO LISTS AND LEGISLATION ON PARALLEL SOCIETIES

The Minister of Housing has since 2019 published a list of parallel societies every year on December 1.

CHALLENGES

- Isolation in areas
- Unbalance in composition of residents
- High unemployment/passive support
- Low education levels
- Social fraud
- Poor basic conditions for children and young people

DEFINITION OF A PARALLEL SOCIETY

A non-profit housing area with at least 1,000 residents, where the proportion of immigrants and descendants from non-Western countries exceeds 50 percent, and at least two of the following four criteria are met:

- 1 The proportion of residents aged 18-64 who are not engaged in the labor market or education exceeds 40 percent, calculated as an average over the past two years.
- 2 The proportion of residents convicted of violating the Penal Code, the Weapons Act, or the Act on Narcotic Substances is at least three times the national average, calculated as an average over the past two years.
- 3 The proportion of residents aged 30-59 who have only completed primary education exceeds 60 percent.
- 4 The average gross income for taxable residents aged 15-64 (excluding students) is less than 55 percent of the average gross income for the same group in the region (equal to 3061 euro pr. month).

NEW LEGISLATION = SWIFT ACTION AND NEW WAYS OF ADMINISTRATION

New objectives for non-profit housing: Family housing must be reduced to 40 percent of the housing by 2030.

OPTIONS IN CONNECTION WITH THE LEGISLATION ON PARALLEL SOCIETIES:

- Sale
- Demolition
- Building private housing

New framework agreement with Copenhagen Municipality with flexible rental criteria.



FSB TINGBJERG

8 km from the city center
1064 housing units

NEW REQUIREMENTS IN CONNECTION WITH THE NEW LEGISLATION

- Unemployment
 - Crime
 - Education
 - Income
- + mandatory to send 1-year-old children to daycare



YEAR	RESIDENTS (1,000+)	NON-WESTERN BACKGROUND >40%	OUTSIDE THE LABOR MARKET >40%	AVERAGE INCOME 55%	CONVICTED (3 X NATIONAL AVG.)	PRIMARY EDUCATION ONLY >60%
2023	5658	71,2	23,1	58,9	1,6	65,3
2022	5873	72,4	25,5	55,3	1,95	66,6
2021	6112	72,6	25,2	54,7	2,69	69,2
2020	6290	73	24,3	53,4	2,19	72,4
2019	6626	73	25,7	52,8	2,04	75,4
2018	6526	73,1	27,6	51,4	1,83	76,3

NEW MOVE-IN REQUIREMENTS

FSB TINGBJERG 2019



ADULT

Full time job

Income (3061 euro)

Education (above 9th grade)

Clean criminal record



ADULT

Full time job

Income (3061 euro)

Education (above 9th grade)

Clean criminal record



CHILD 15 YEARS OLD

Education (above 9th grade)
or Full time job

Income (3061 euro)

Clean criminal record



CHILD 1 YEAR OLD

Daycare/nursery

THE DEVELOPMENT PLAN

Collaboration between Copenhagen Municipality, fsb and other non-profit housing associations and private estate development.

NO SALE AND NO DEMOLITION

- Building new homes so that social housing only accounts for 40 percent
- By 2030 1,500 private housing units
- Private apartments
- Private row houses
- Nursing homes for the elderly
- Childcare facilities
- The primary school fully renovated

A new large grocery store, smaller shops, a community center, and a gathering place surrounded by inviting green common areas.



TOOLS

- Courtyards are shared between non-profit and private housing
- Allotment gardens for everyone
- Open gardens and playgrounds
- Groups create common rules
- Shared responsibility for operation and maintenance
- Shared laundry
- Integrated area
- Integrated schools and institutions
- Community center



IT WORKS - DEVELOPMENT FROM 2018 TO 2024

- Tingbjerg is no longer in the (Ghetto) list according to the Ministry of Interior and Housing as of December 1, 2022.
- More people have found employment, and residents' income has increased. Additionally, crime has decreased, and more of Tingbjerg's young people are obtaining an education.
- The sale of private housing is going well.
- There is an 8-year waiting list for housing in fsb.
- In just four years, the proportion of young people who started a youth education 15 months after finishing 9th grade at Tingbjerg School has increased from 62.8 percent in 2016/2017 to 97 percent in 2020/2021.
- This places the school above the national average of 85.9 percent.

