

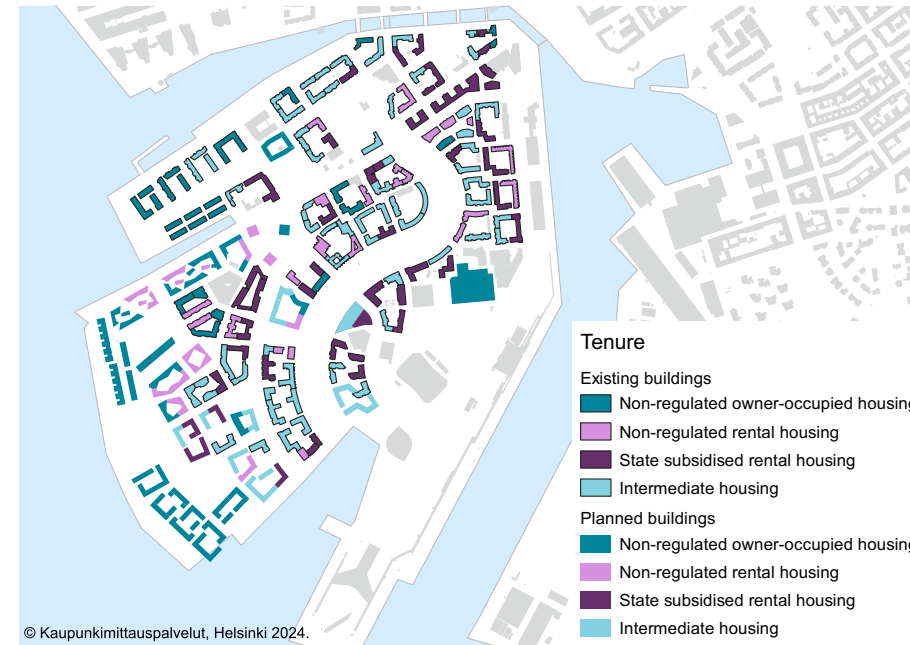
Implementation Programme on Housing and Related Land Use

2024

Helsinki



↓ The Helsinki Mix in Jätkäsaari



In Helsinki, the long-term planning of housing is directed by the implementation programme for housing and related land use, which is prepared for each council term. The current programme was approved by the City Council on 28 August 2024, and the fulfilment of its goals is monitored on an annual basis.

The Helsinki Mix

Different tenures cater to the different situations and needs of the households. The mix of tenures is also important in preventing segregation and ensuring the social sustainability of residential areas. Versatile housing stock enables housing pathways in residential areas, giving the residents a chance to root themselves in the area.

In this programme, tenures are divided into non-regulated owner-occupied housing, rental housing (including state subsidised rental housing and non-regulated rental housing) and intermediate housing (tenures between rental and owner-occupied housing). Helsinki's goal is a balanced mix of tenures in its yearly housing production. This also applies to all residential areas regardless of land ownership.

The quality of housing

The city is built for a wide variety of residents. As such, housing production in Helsinki needs to ensure, among other things, a sufficient number of family apartments, i.e. housing units with at least two bedrooms. The housing conditions of those who require special support must also be secured.

As regards forms of housing, blocks of flats are very typical of Helsinki. The aim of the City of Helsinki's Re-thinking Urban Housing Programme is to cooperatively increase the quality and appeal of blocks of flats and make new personalised solutions.

Housing production target

It is predicted that in the upcoming years, the population of Helsinki will grow by 8,000 people a year. At the end of 2023 Helsinki had a population of 674,500, and by 2040 the population will be 797,000. The City is aiming for sustainable growth by securing the preconditions for sufficient housing production, while ensuring that natural and green areas are preserved. The goal is to build 7,000 new homes each year.

Housing First

The number of homeless individuals has decreased in Finland and in Helsinki during the last ten years. The Housing First principle has been crucial in solving homelessness, namely by ensuring a home first and only then tackling possible problems in other areas of life. The City is committed to decreasing homelessness, and it has ensured the availability of housing counselling as well as supported or independent housing options.

Suburban regeneration

Suburban regeneration is a tool that Helsinki aims to use to implement its strategic goal of preventing segregation. Its purpose is to improve the quality and appeal of residential areas in a comprehensive way and to enable high-quality infill construction. The suburban regeneration areas are Malminkartano-Kannelmäki, Malmi, Mellunkylä and Meri-Rastila.

The City's role in housing policy

The City of Helsinki has an important role regarding housing policy. The City owns 65 percent of the land within its area. It has ownership of 67 500 apartments, 54 000 of which are state subsidised rental apartments. The property companies owned by the City are Helsingin kaupungin asunnot Oy (Heka) (state subsidised rental housing), Helsingin Asumisoikeus Oy (Haso) (right-of-occupancy housing) and Kiinteistö Oy Auroranlinna (non-regulated rental housing). The City also has its own housing developer, Asuntotuotanto.



Residents
674 500



with foreign
mother tongue
20 %



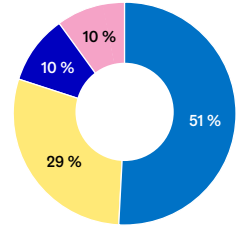
Homes
395 000



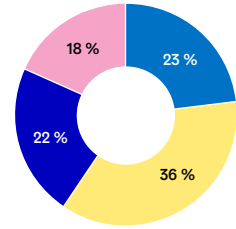
in blocks of
flats
86 %



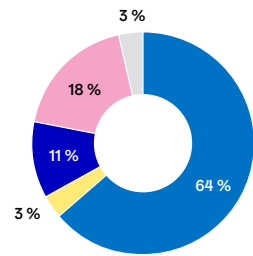
Households
356 000



- single households
- two people
- three people
- four or more people

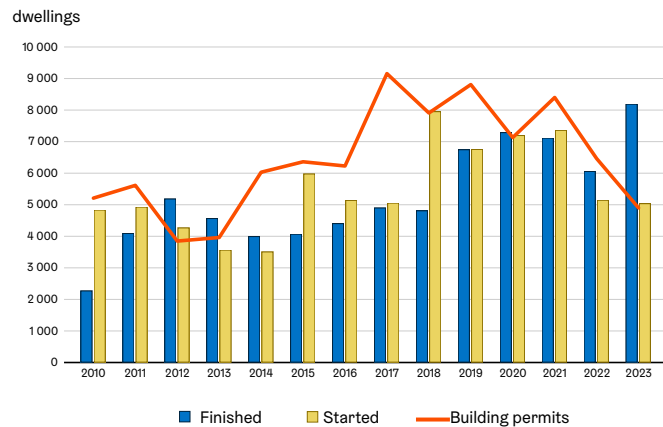


- studio apartments
- two rooms
- three rooms
- four rooms or more



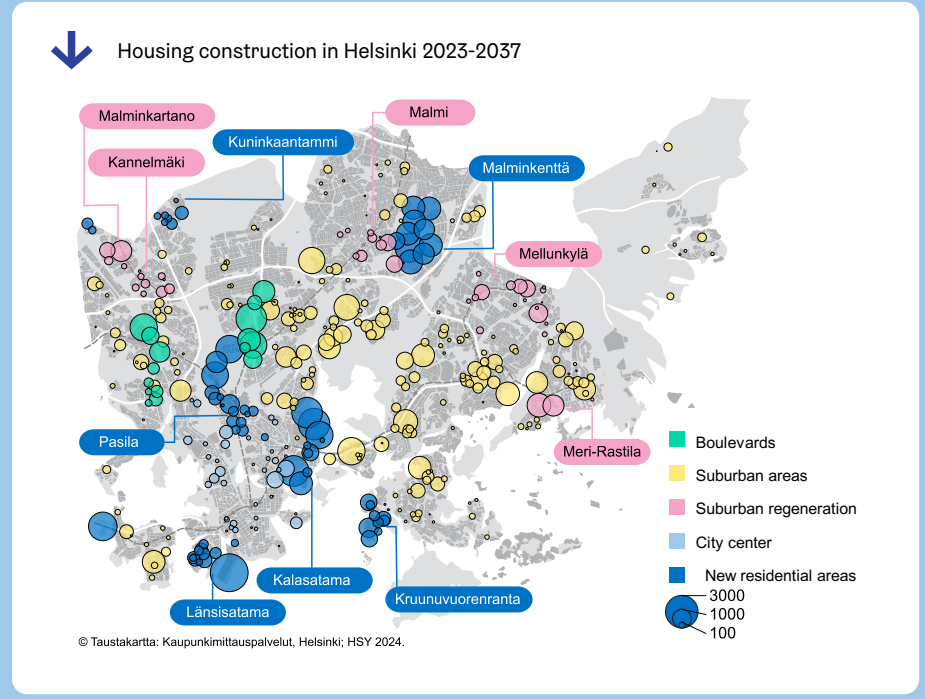
- owner-occupied housing
- state subsidised rental housing
- non-regulated rental housing
- right-of-occupancy housing
- Hitas and price-controlled housing

Housing production in Helsinki 2010-2023.
Source: municipal register



Main objectives of the programme

- In 2024–2027 the goal for housing tenures is following:
 - 45-50 % of housing production will be non-regulated owner-occupied housing
 - 40 % rental housing, divided as follows:
 - 20-25 % long-term regulated state subsidised rental housing, including housing for special needs groups as well as student and youth housing
 - 15-20 % other rental housing
 - 10-15 % intermediate housing
- The mix of tenures is the goal in all areas in Helsinki, regardless of land ownership.
- Homogenous residential areas are avoided. Generally, the share of rental apartments in the housing stock of an area must not exceed 50 %.
- The City's goal for its own housing production is 1,500 homes a year.
- The housing of special needs groups, such as mental health patients, people struggling with substance abuse, developmentally or physically disabled people and the elderly needing care services will be ensured.
- The sufficient proportion of family apartments, i.e. housing units with at least two bedrooms, must be ensured in the production of owner-occupied housing. In rental and other housing production the variety of housing types must be ensured.
- The quality of housing will be ensured by requiring good quality, sufficient amount of natural light and furnishability of the dwellings.
- The development programme for blocks of flats, Re-thinking Urban Housing, continues. Land use planning must ensure opportunities for detached and semi-detached housing in Helsinki.
- Suburban regeneration will continue in Malminkartano-Kannelmäki, Malmi, Mellunkylä and Meri-Rastila. The preconditions to build 25 % more housing units by 2035 must be secured to diversify the tenure type distribution in the areas in question.
- The City's goal is that 7,000 new homes will be built each year. In order to realise this goal, the City will annually provide plots for the production of at least 4,200 homes and detailed plans for housing production are prepared for at least 400,000 floor square metres on the City's land.
- Housing production will primarily be directed to areas other than green areas.



More information on the strategic planning of housing:
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