

HOUSING as a FACTOR in SOCIAL EXCLUSION: VENICE Case Study

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December 12th, 2022



SMARTDEST
Center for Smart Destinations



**Serenissima
Development and
Preservation through
Technology**



**VENICE
PROJECT
CENTER**

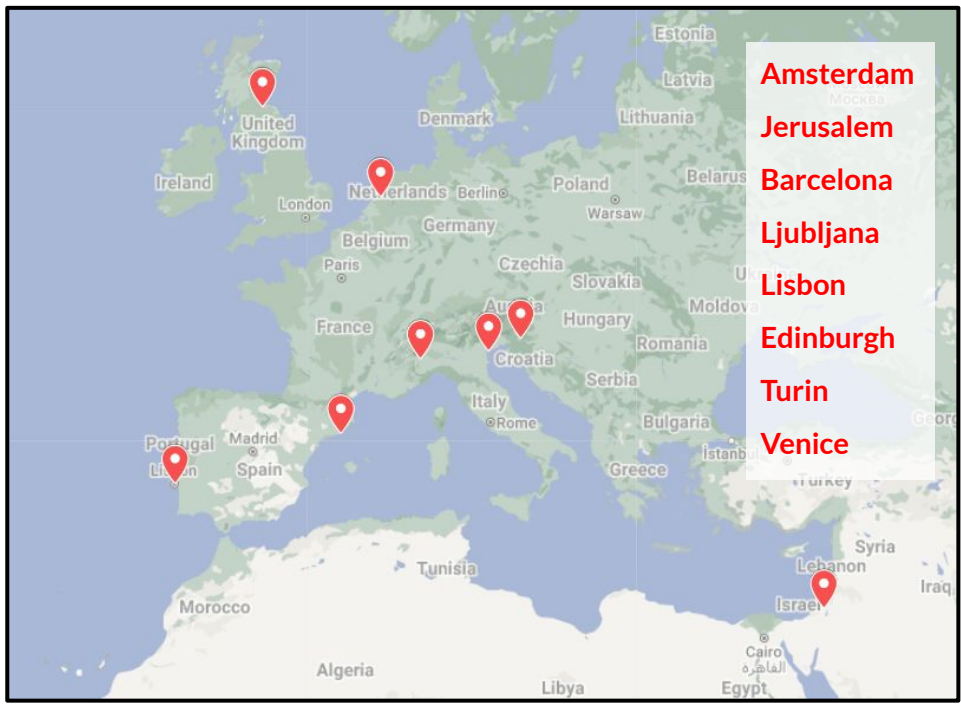
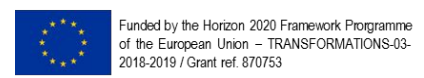


WPI




SMARTDEST

SmartDest Project (EU-H2020)



SMARTDEST



CITIES AS MOBILITY HUBS:
TACKLING SOCIAL EXCLUSION THROUGH
'SMART' CITIZEN ENGAGEMENT

- Home
- Project
- Partners
- Results & Publications
- Video Presentation
- City Labs
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POLITECNICO MILANO 1863

holland hogeschool



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Universidad de Alicante



TEL AVIV UNIVERSITY

IGOT Instituto de Geografia e Ordenamento do Território UNIVERSIDADE DE LISBOA



ERASMUS UNIVERSITEIT ROTTERDAM



University of Strathclyde



SerenDPT


Exclusion of RESIDENTS

1. Quality and Diversity of **JOBS**
2. Quality and Cost of **HOUSING**
3. Speed and Cost of **TRANSPORTATION**

Exclusion of RESIDENTS

1. Quality and Diversity of JOBS
- 2. Quality and Cost of HOUSING**
3. Speed and Cost of
TRANSPORTATION

Housing project goal



Our goal is to verify and collect new and accurate data on Venetian housing trends and to publish our results in a central and accessible location

We aimed to answer 4 main questions

**WHAT ARE THE
TYPES OF
HOUSING?**

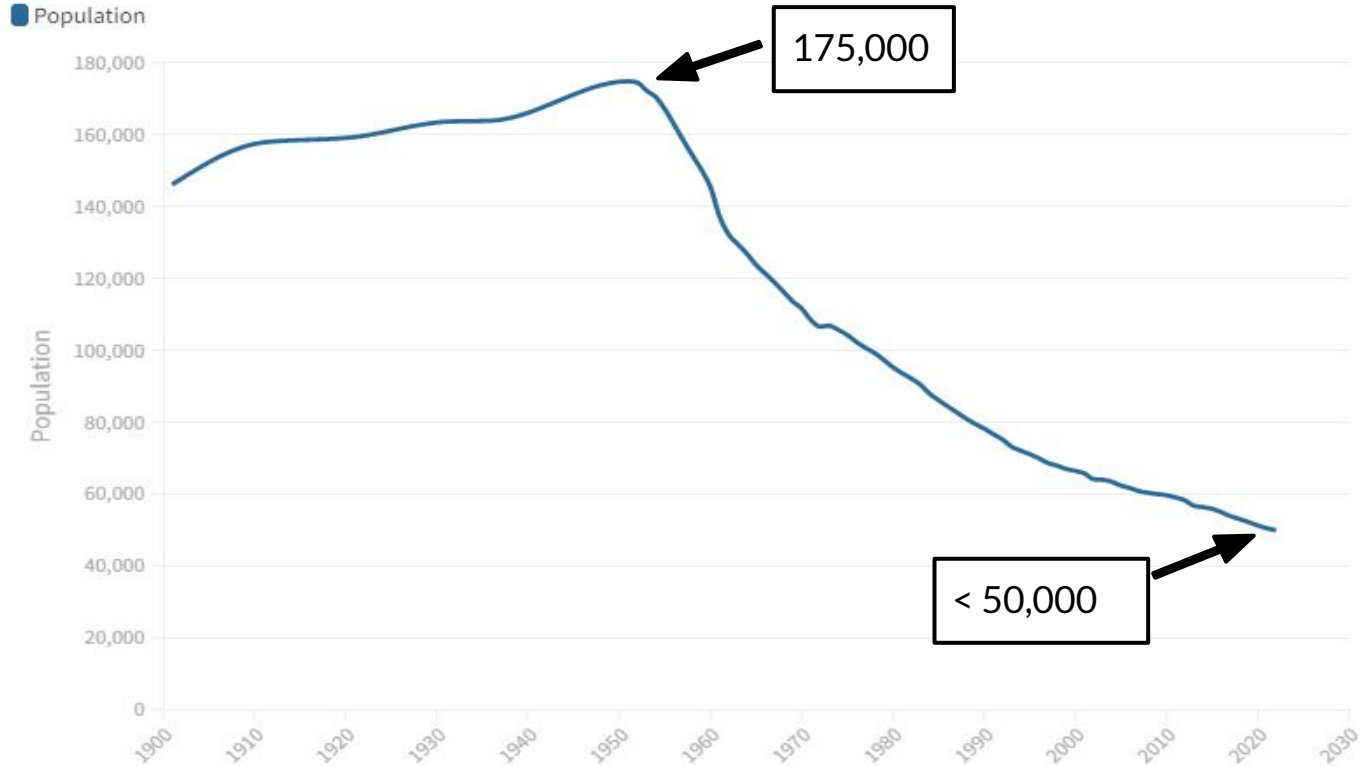
**HOW MANY
HOUSES ARE IN
VENICE?**

**HOW MUCH IS
AVAILABLE TO
RESIDENTS?**

**WHAT IS THEIR
AFFORDABILITY?**

Since 1951 Venice has lost 125,000 residents

Venice Historic Center Population Since 1901



... so there should be plenty of housing?



Housing is often blamed for the depopulation of the city



Li.SC collective university - Ca' Bembo Liberata

Followers: 3948 • Followed: 51

Ocio

BRP EXTENSION CONTRACTED CONSTRUCTION TOURIST LOCATIONS THE PROJECT

Ocio

The **CivicO Observatory on the home and residence - Venice (OCIO)** is the result of a process of meetings and discussions between many realities of the Venetian associative fabric, individual citizens and some researchers, launched in 2018 to analyze the housing question in Venice insular (historic city + islands). [Read more about the project](#)

Upcoming events

OCIO - Osservatorio Civico indipendente sulla ...
Mi piace 1742 16 giorni

[See the whole calendar](#)

ABOUT | ISSUES | ACT NOW | THE BLOG | MAGAZINE | BE A DONOR | COVID-19 & AFRICA | NEWSROOM

Blog - Latest News

ASC ADDRESSES THE HOUSING CRISIS IN VENICE

GET SMARTER

Global Poverty 101

Global Poverty... The Good News



ASC Venezia Mestre Marghera

"Mi piace": 2066 • Follower: 2134

Post | Informazioni | Foto | Video

In breve

ASSEMBLEA SOCIALE PER LA CASA

1 Pagina - Community

Foto

[Vedi tutte le foto](#)



ASC Venezia Mestre Marghera

3 g · 0

#Venezia #stopsfratti #casa #diritti

Oggi è stata emessa la sentenza per il processo che vedeva diversi imputati per reato di interruzione di pubblico servizio durante un'esecuzione di sfratto, resistenza pubblico ufficiale, e oltraggio. TUTTE/ ASSOLTE!!!

Assoluzione piena nel merito. Leggeremo poi le motivazioni della sentenza, ma il senso per il quale anche il nostro avvocato ha speso la sua arringa è che è giusto

VENICE

'Fighting for survival': Has Venice become a city no one can live in?

As the population of Venice sinks below 50,000, activists say 'normal life' is impossible in the floating city. What does the future hold for its dwindling number of residents?

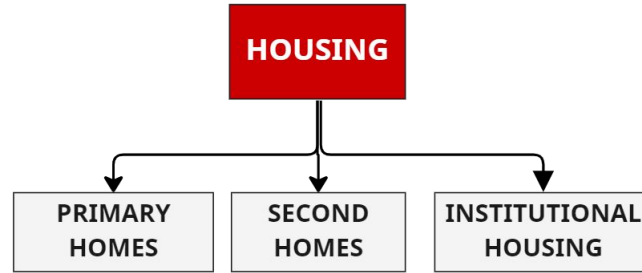
Published: 18 August 2022 17:20 CEST

Updated: 20 August 2022 10:08 CEST

What are the types of housing in Venice?

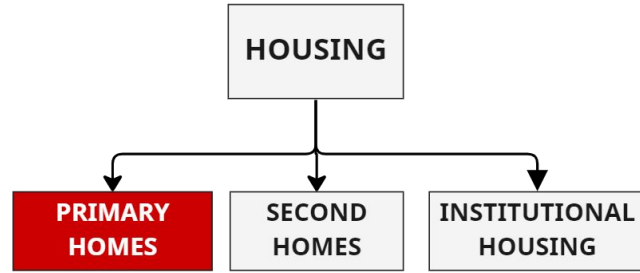


Venetian Housing Breakdown



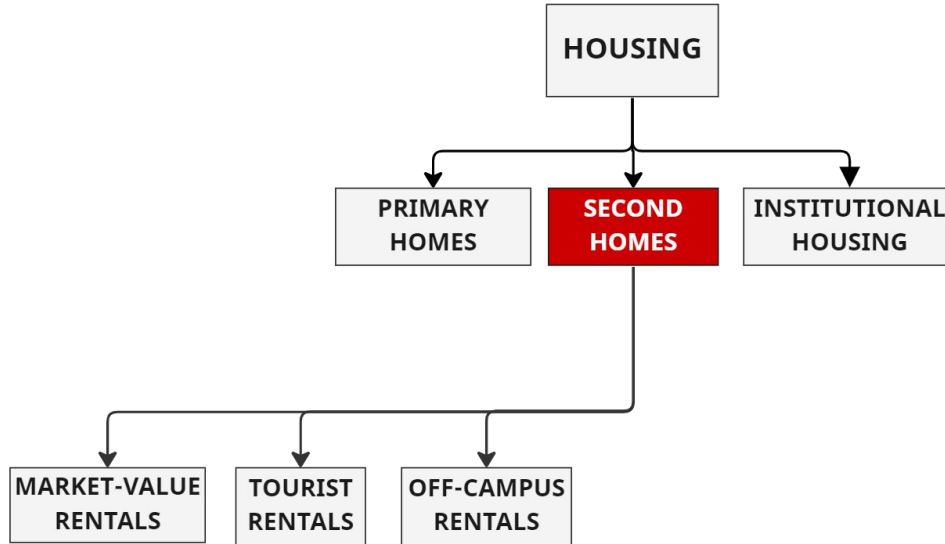
All dwellings in Venice are owned by someone and have different uses

Primary Homes



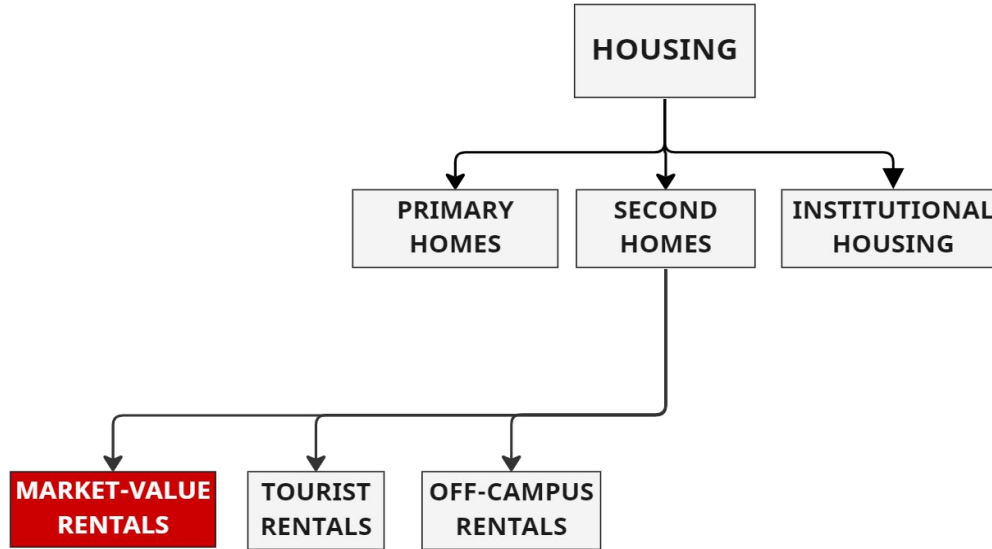
- ❑ Homes that residents own and use as their main address
- ❑ Not typically rented out

Second Homes



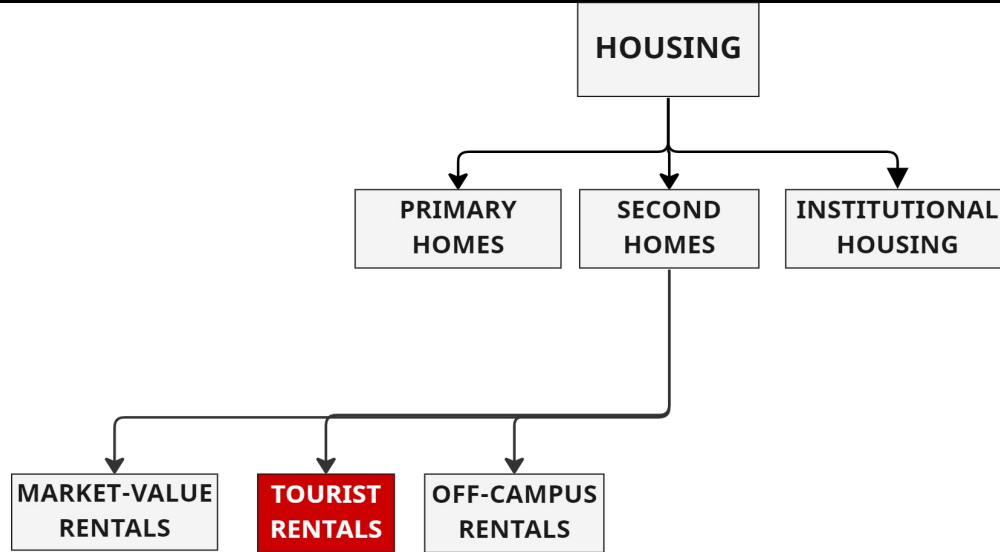
- ❑ Homes that are not an individual's primary home
- ❑ The owner may or may not be a resident of the city
- ❑ They can legally rent these homes

Market Value Rentals



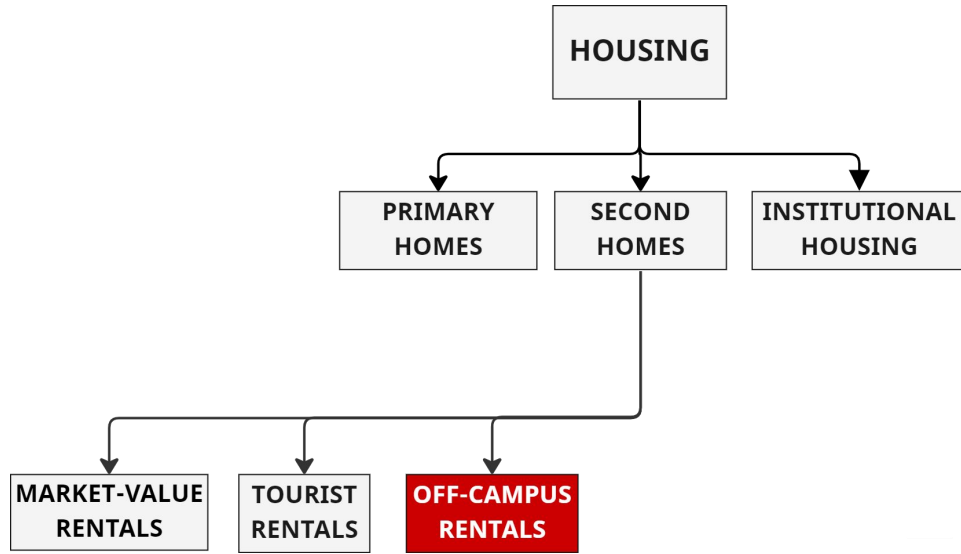
- ❑ Homes that are rented out long-term at market-value price

Tourist Rentals



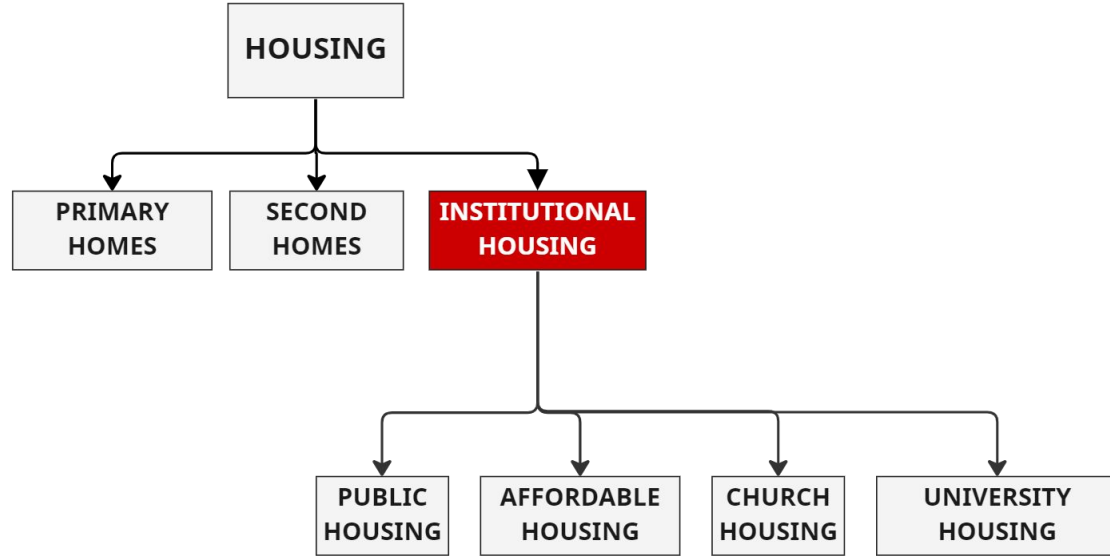
- ❑ Homes that rented out nightly to tourists
- ❑ These are short-term rentals

Off-Campus Rentals



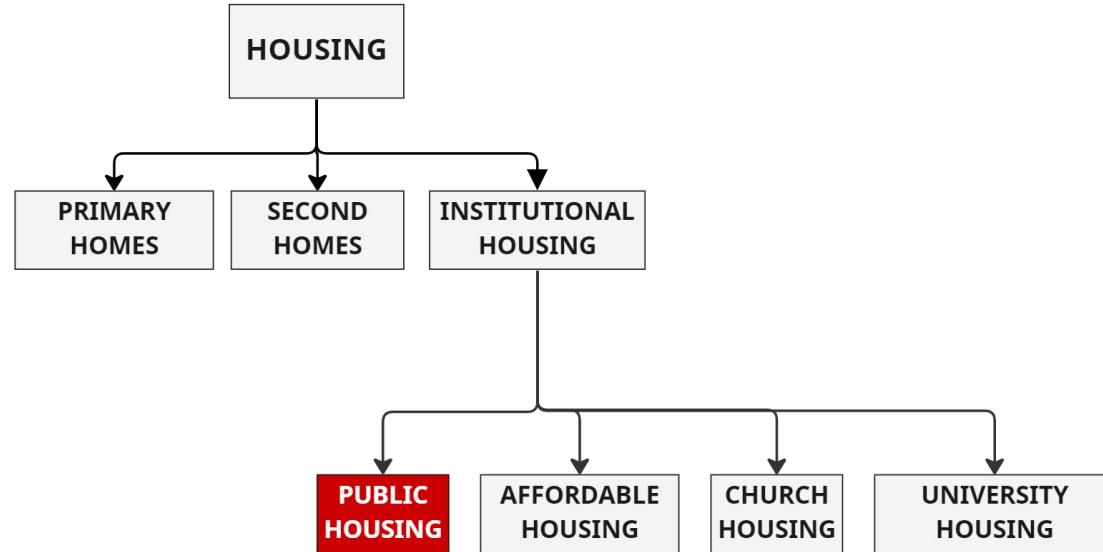
- ❑ Homes rented by university students
- ❑ Not owned by a university

Institutional Housing



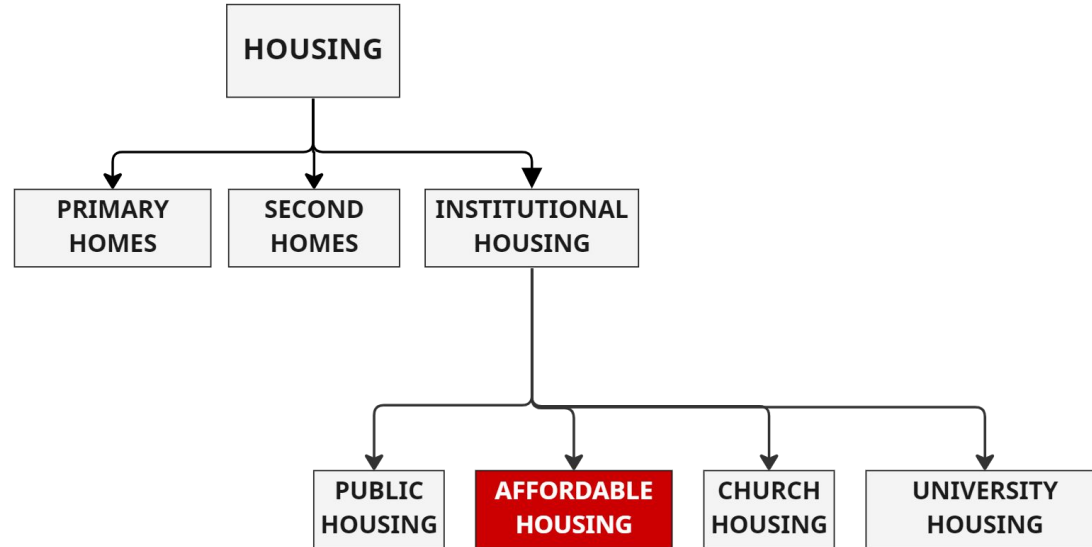
- ❑ Homes that are owned by larger entities
 - ❑ City, university, public housing authorities

Public Housing



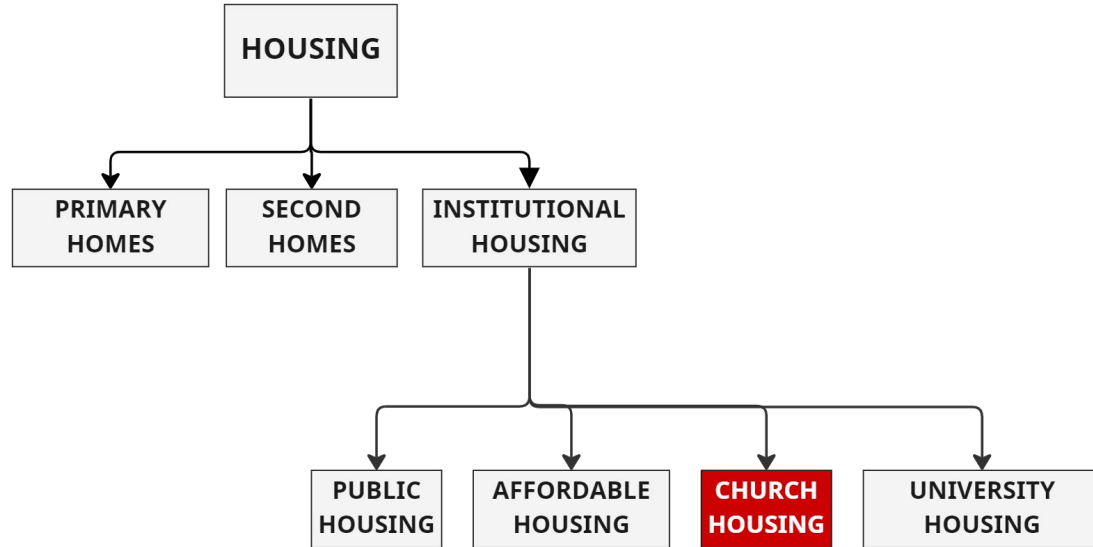
- ❑ Housing rented to residents with a lower income (< €20,755)
- ❑ Controlled by Comune, ERP, ATER, IPAV (IRE), IVE

Affordable Housing



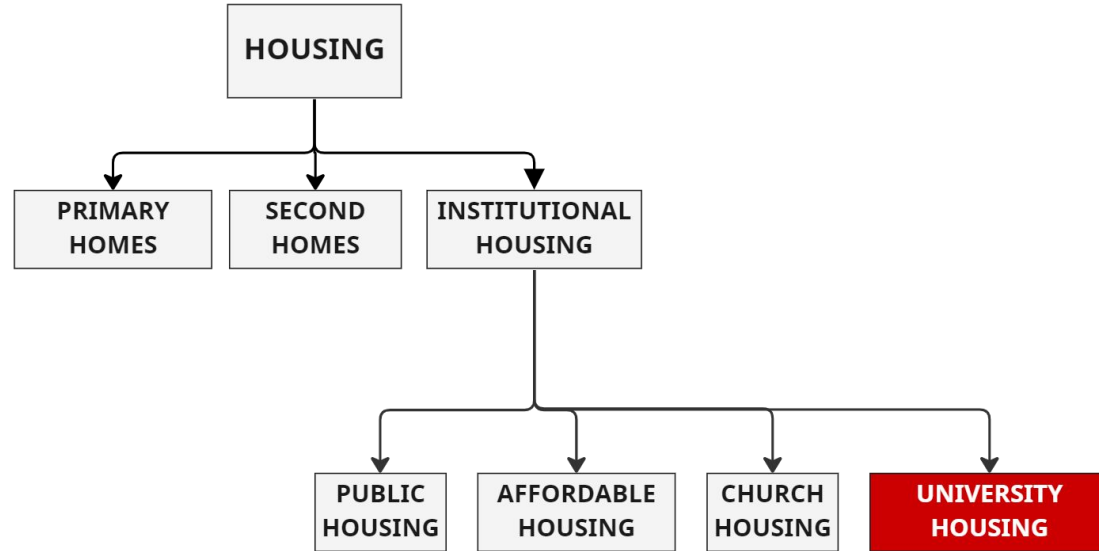
- ❑ Housing meant for residents not able to compete with the housing market rates
- ❑ These are available to be bought

Church Owned Housing



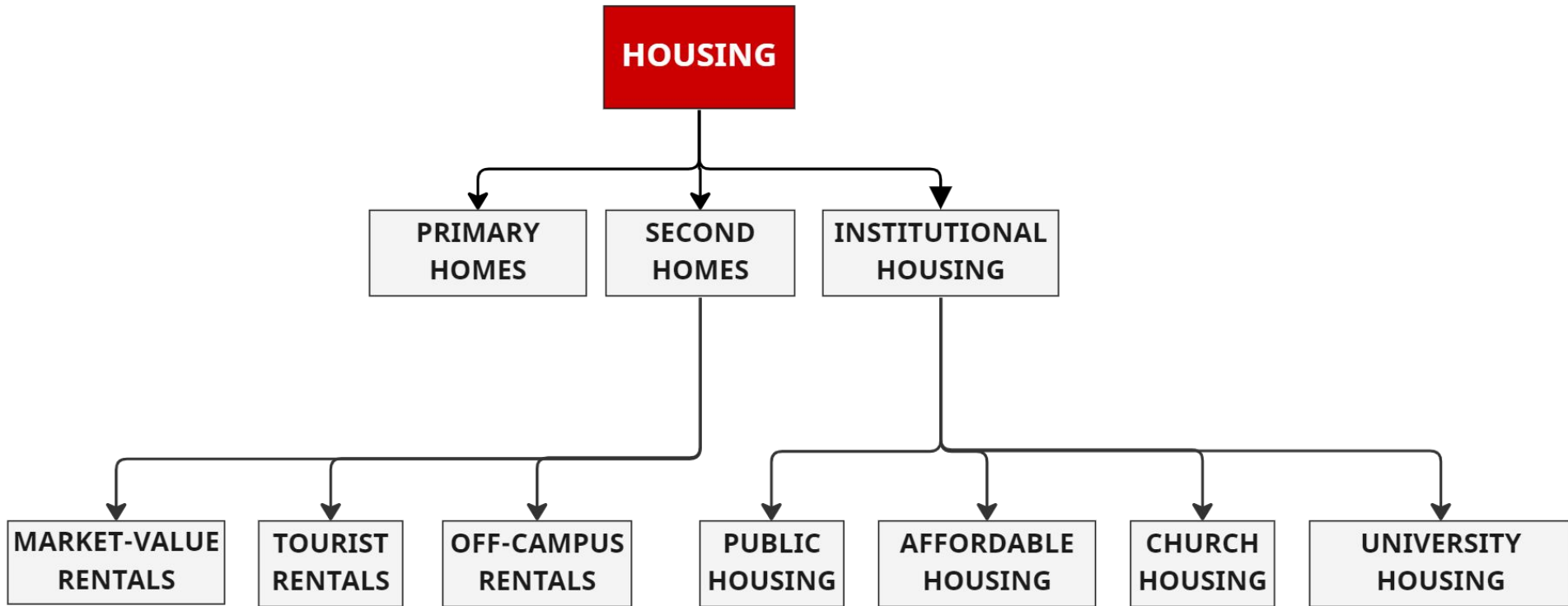
- ❑ Owned by the Curia
 - ❑ Typically rented out to individuals in need

University Owned Housing



- ❑ Dorm style housing for university students
- ❑ Owned solely by a university

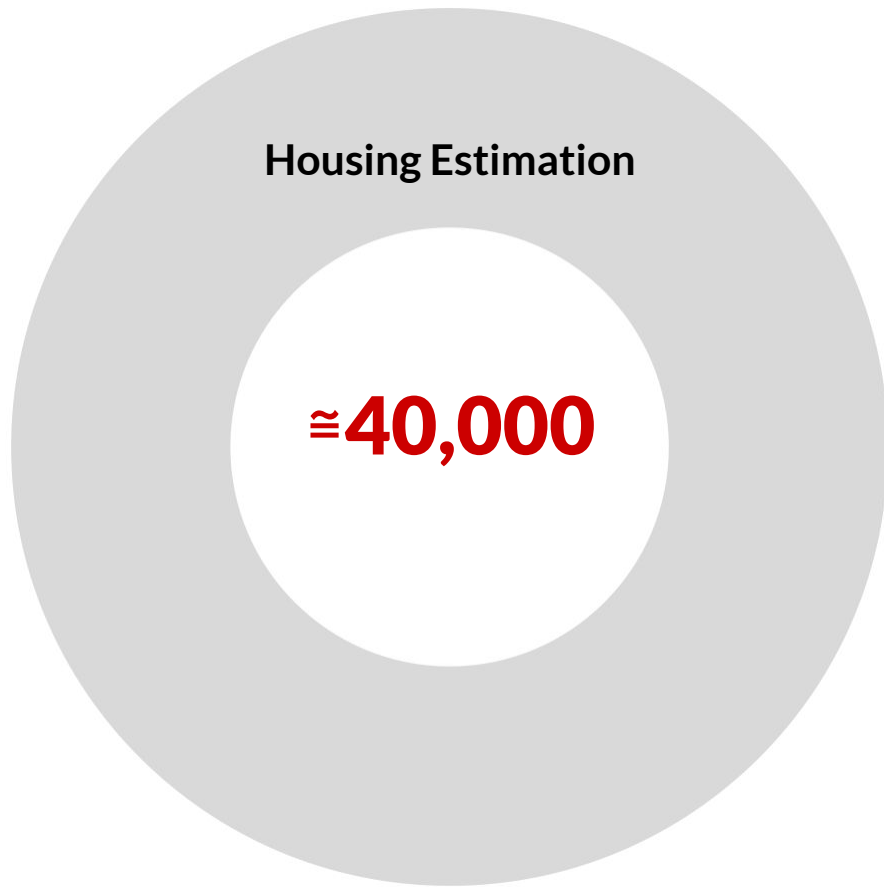
There are several types of housing



What is the current housing stock?



Initially we estimated there are about 40,000 homes



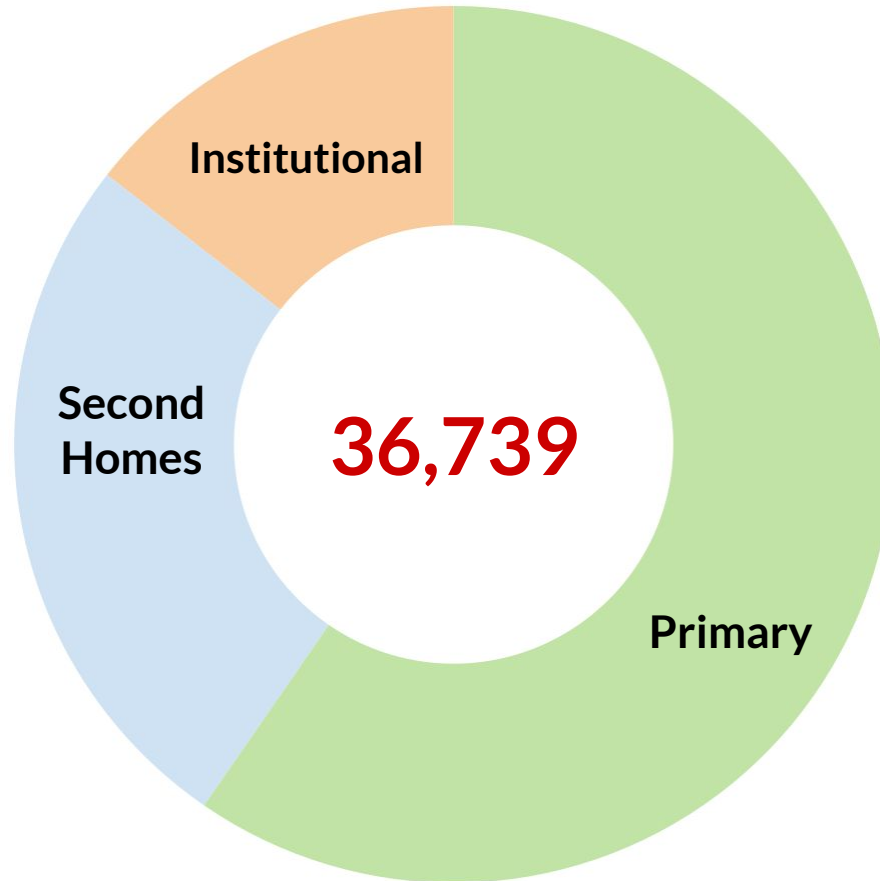
DETERMINING ESTIMATE

Based on the current population and median household size

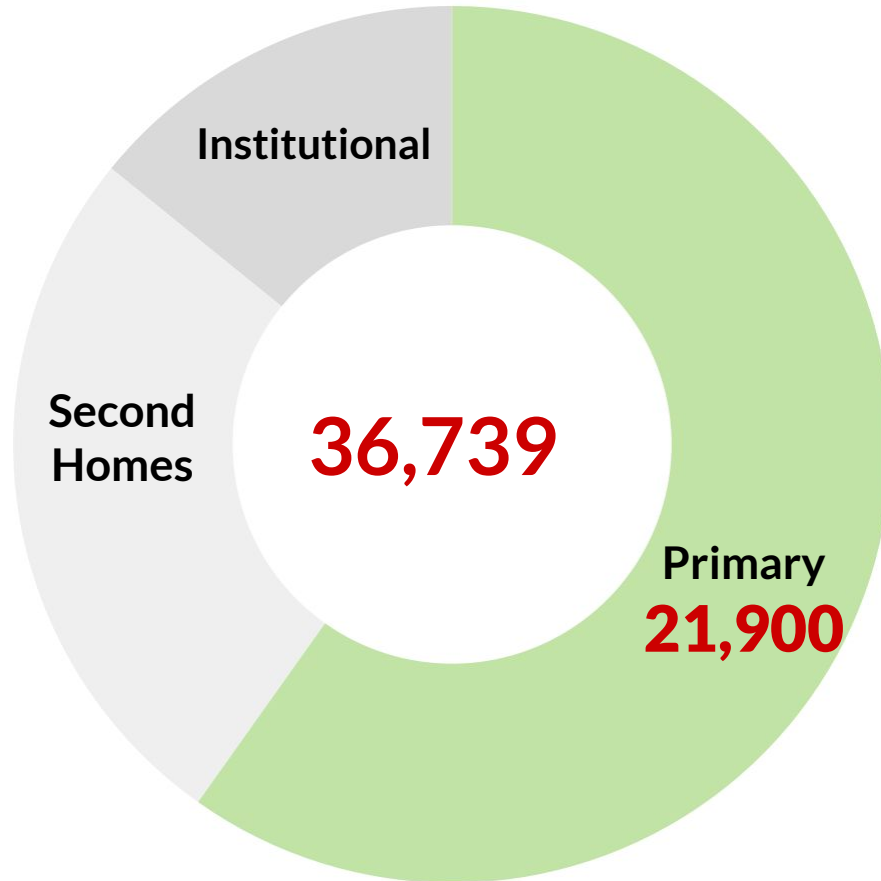
Population: 49,852

Median Household size: 1.8

We calculated the total housing stock as the sum of the 3 main housing categories



Primary Homes

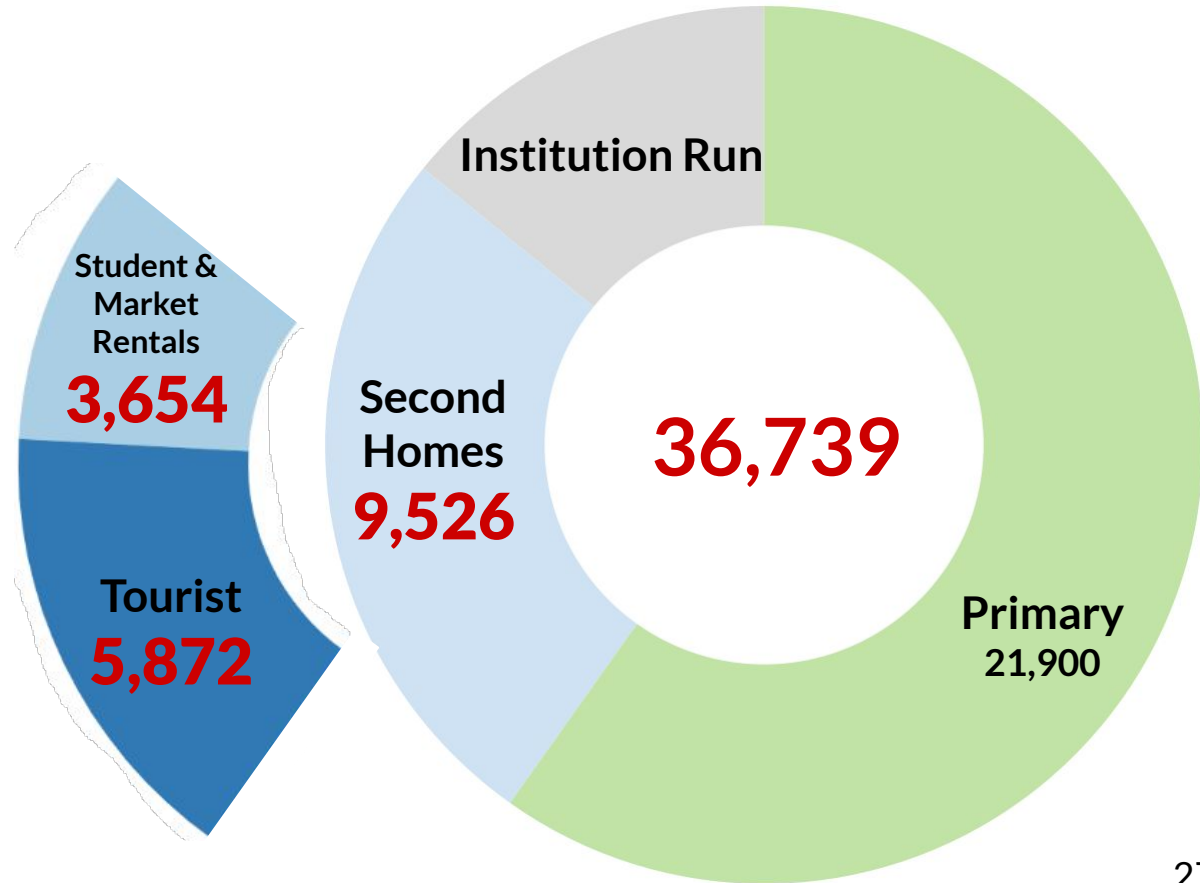


DETERMINING STOCK

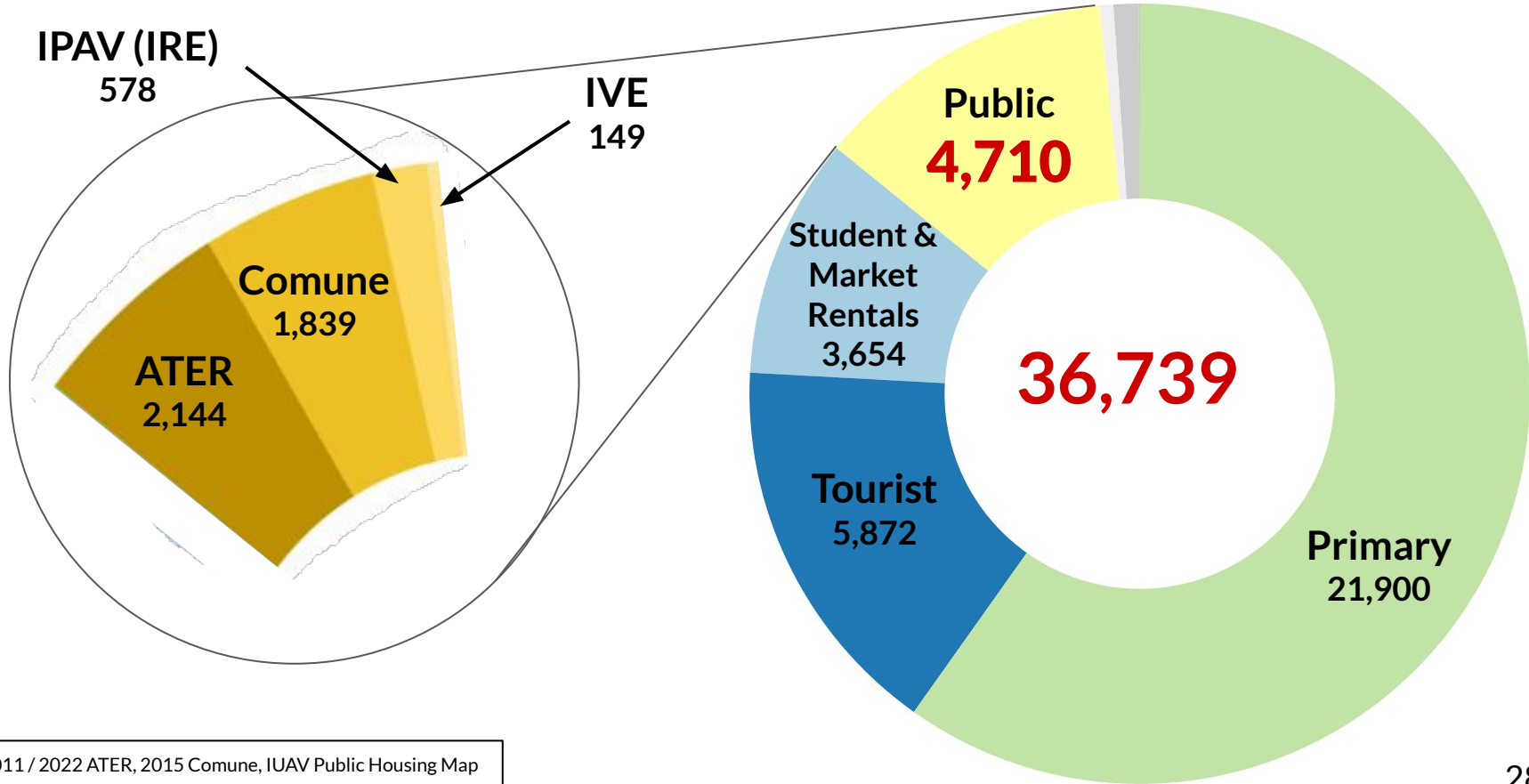
2016 IMU tax data

DETERMINING STOCK

2016 IMU Tax Data	9,526
2022 Inside Airbnb Data	- 5,872
student & market rentals	<u>3,654</u>

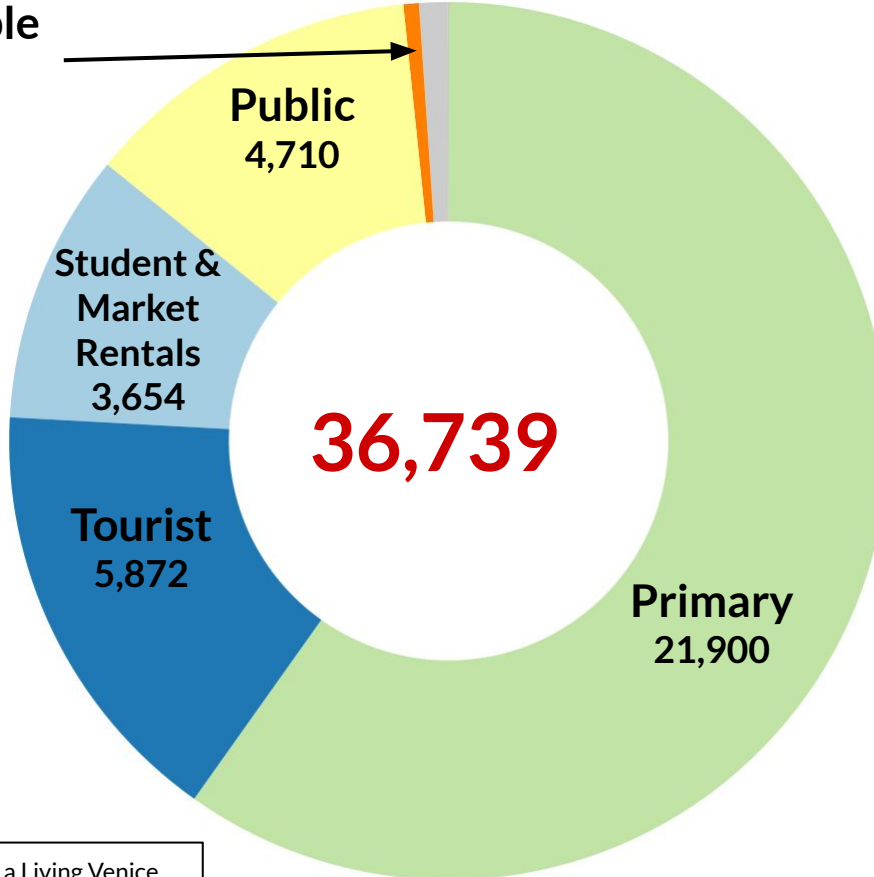


Public Housing



Affordable Housing

Affordable
208

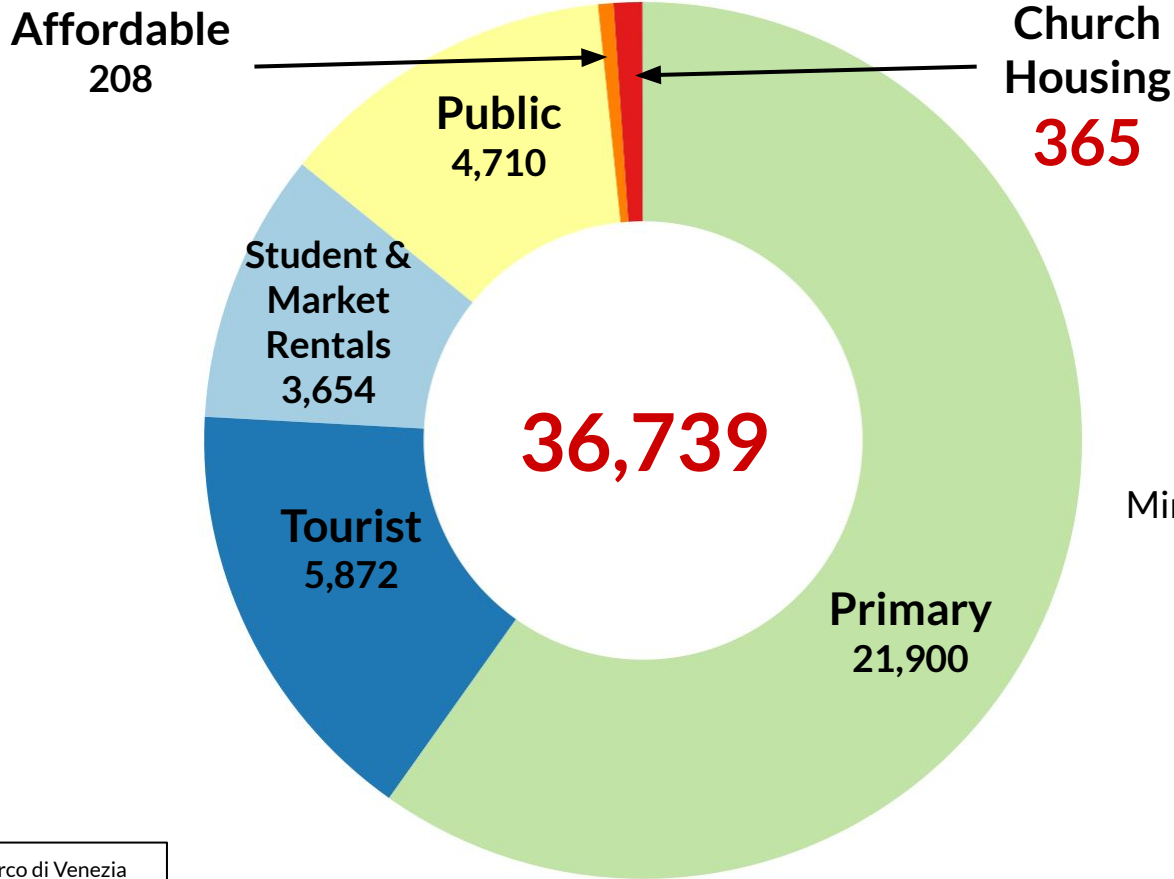


DETERMINING STOCK

ATER

1,008 complex's were promised but only
208 were made.

Church Housing

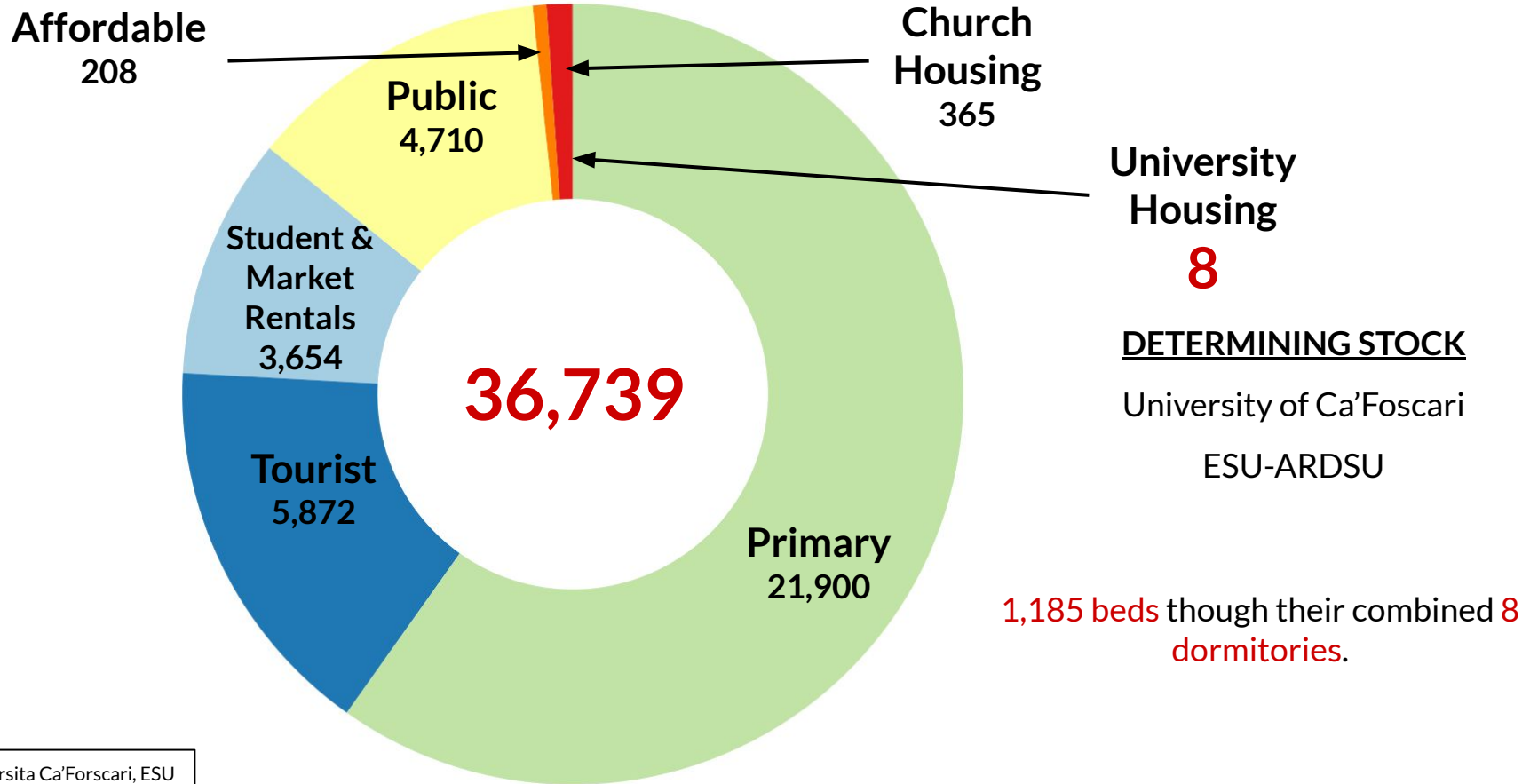


DETERMINING STOCK

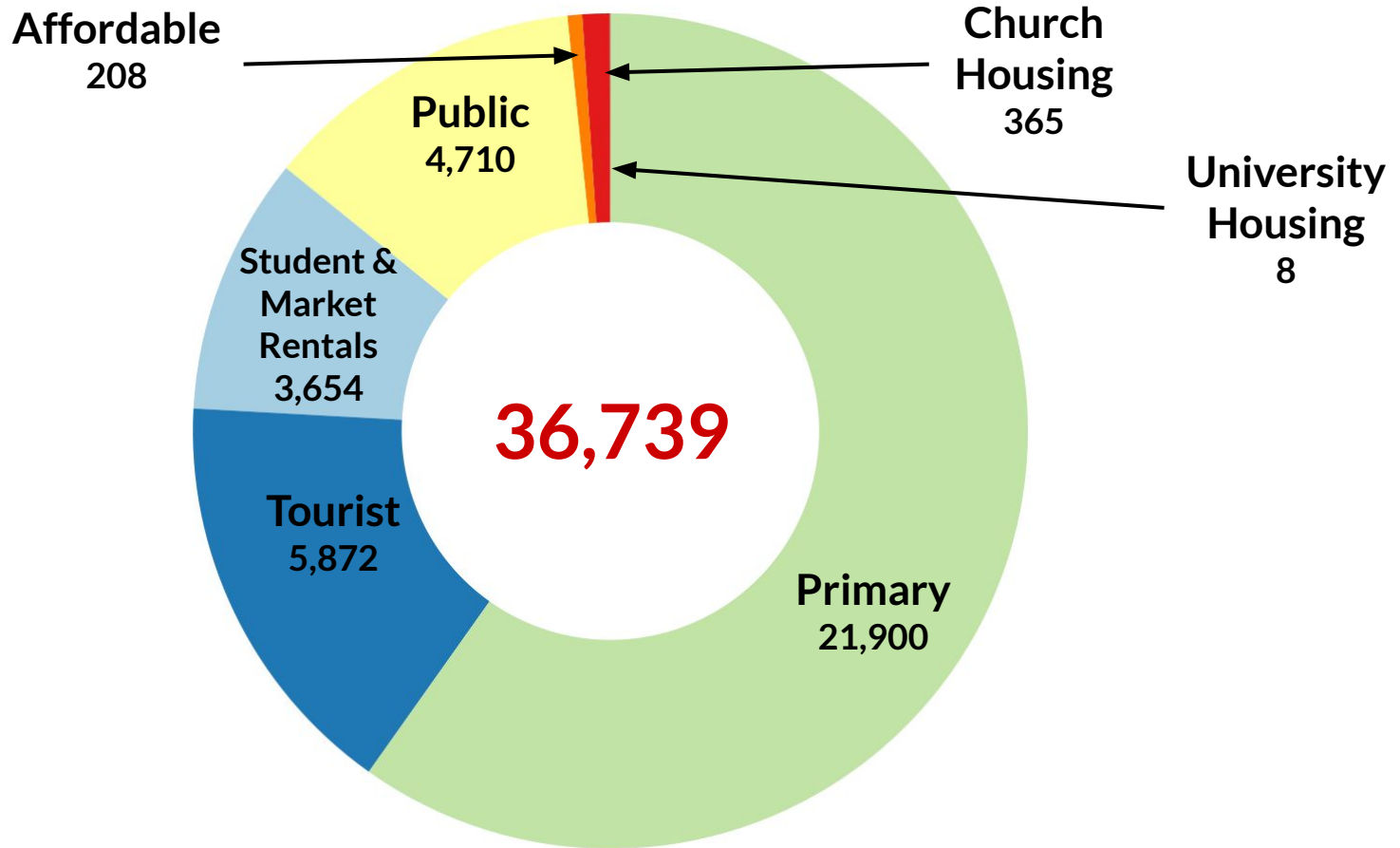
Patriarcato website

Ministero dell'Economia e delle Finanze

University Housing



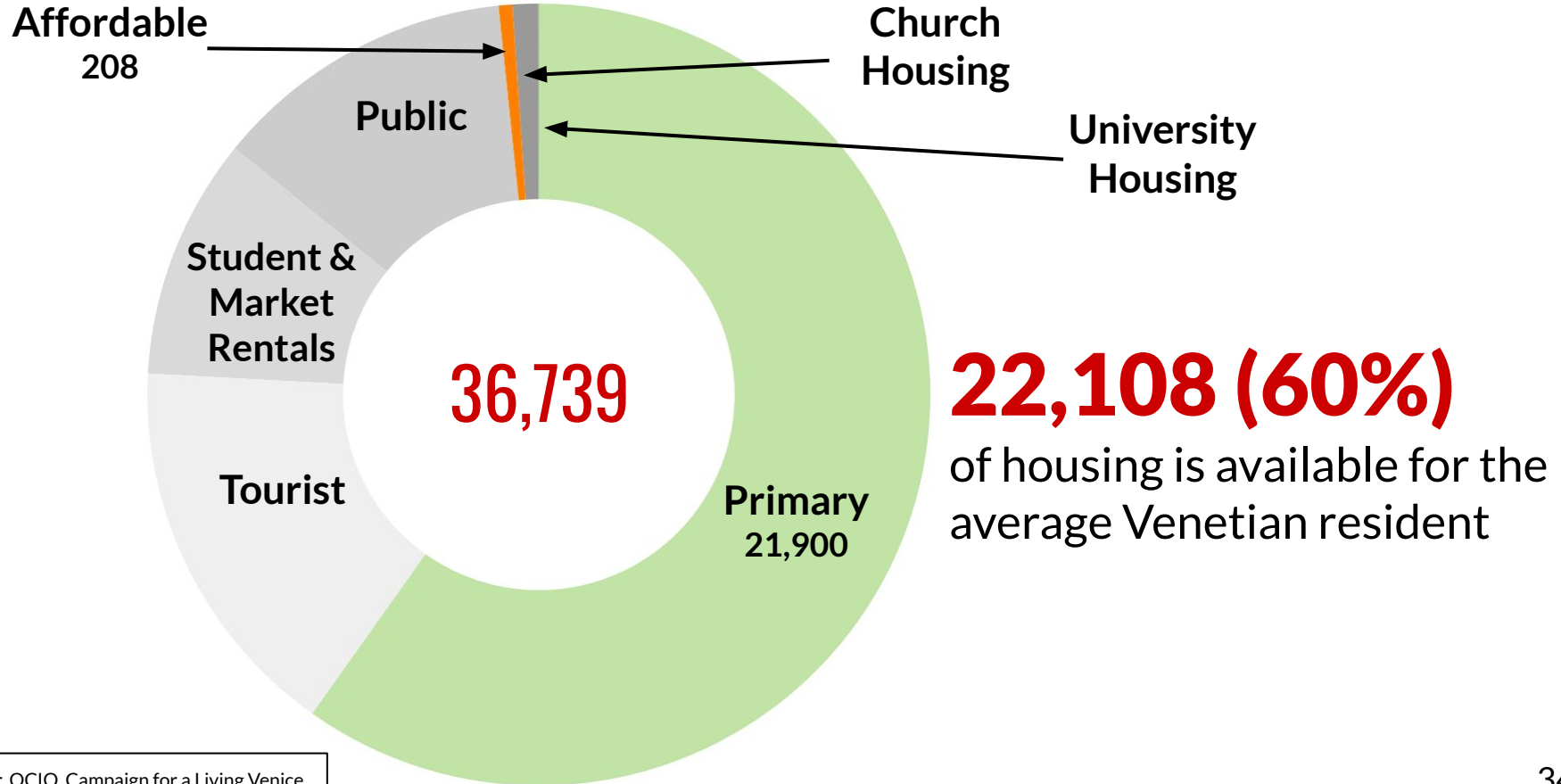
We accounted for 36,739 dwellings in the city



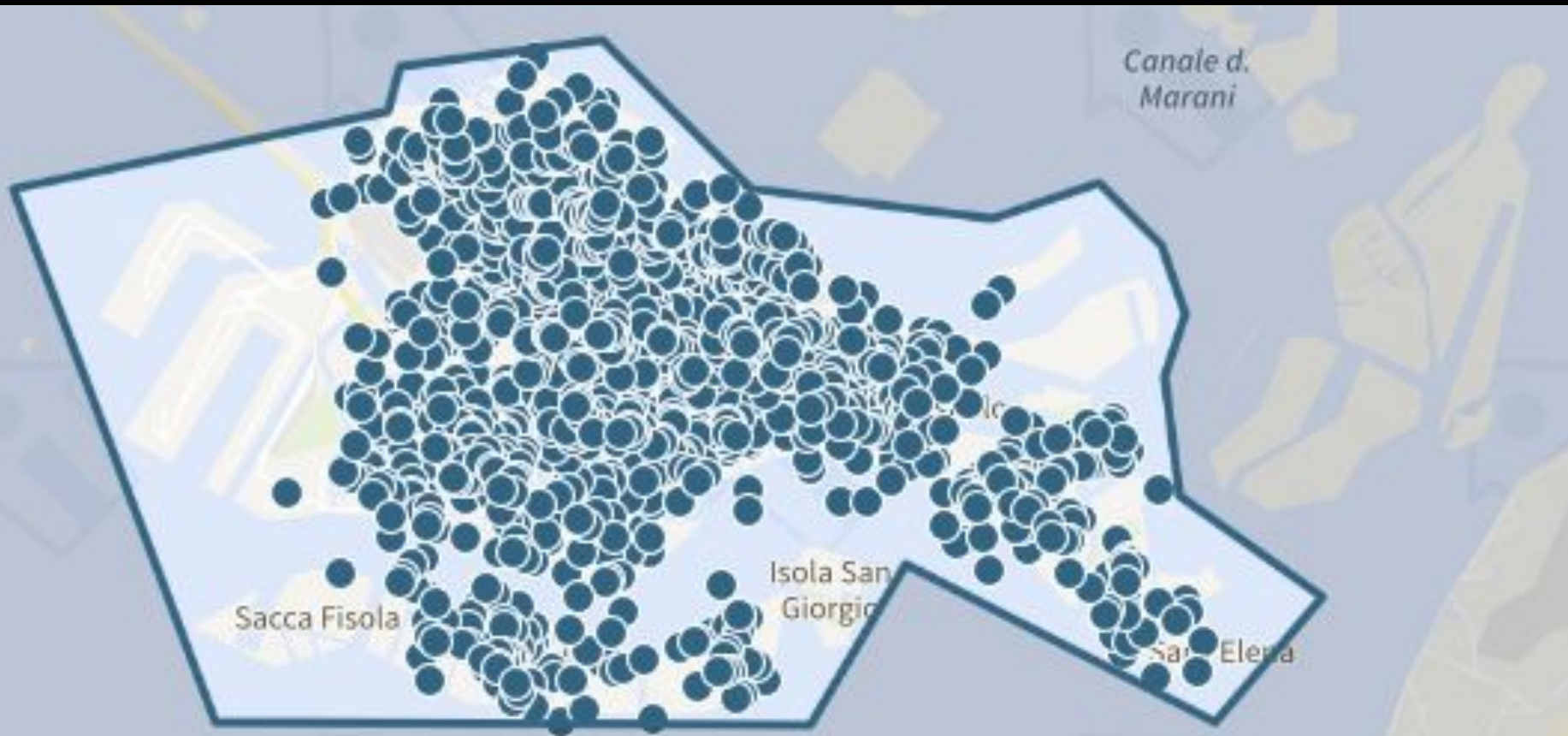
What housing is available to residents?



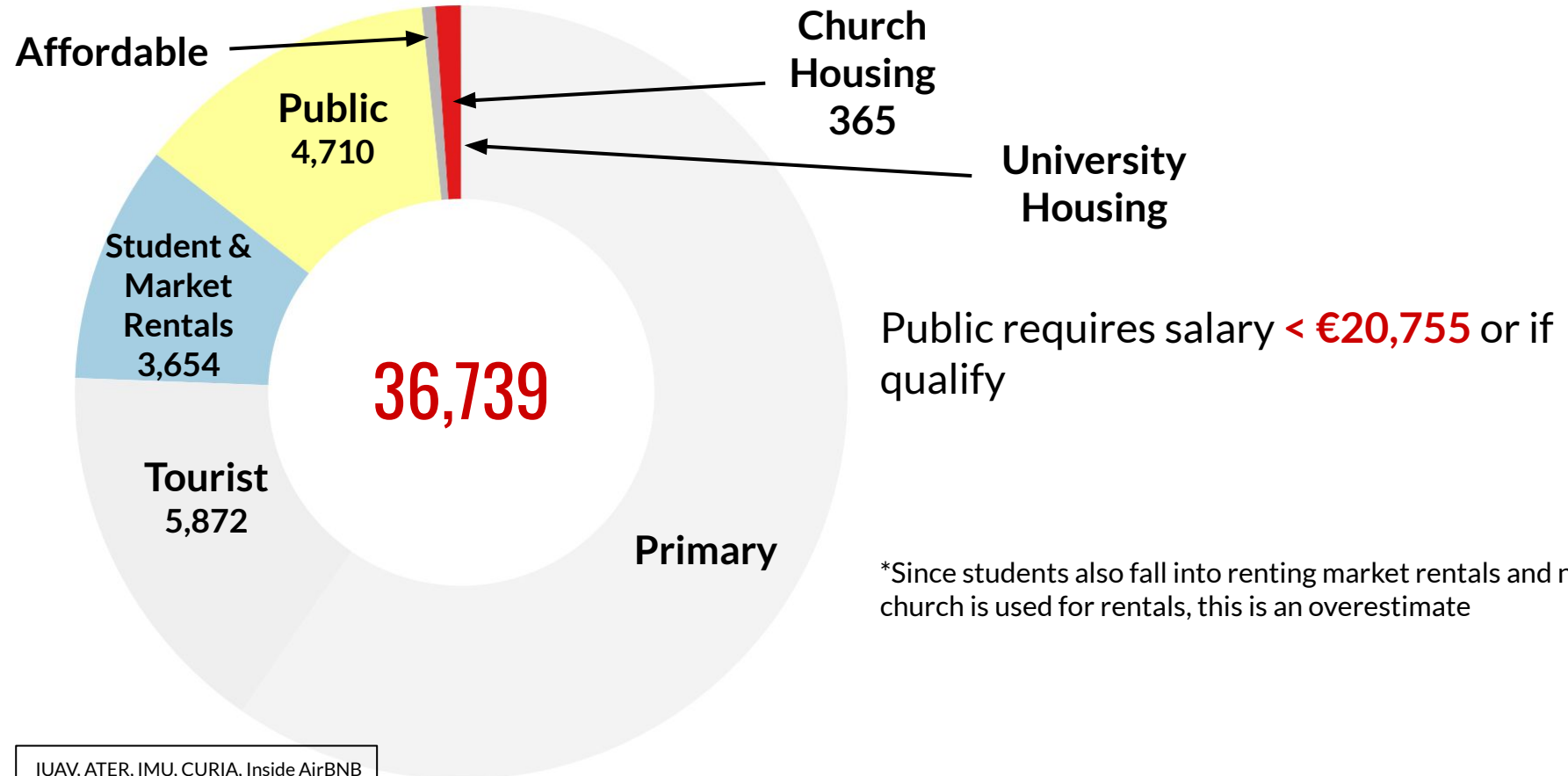
There are 22,108 homes are owned by residents



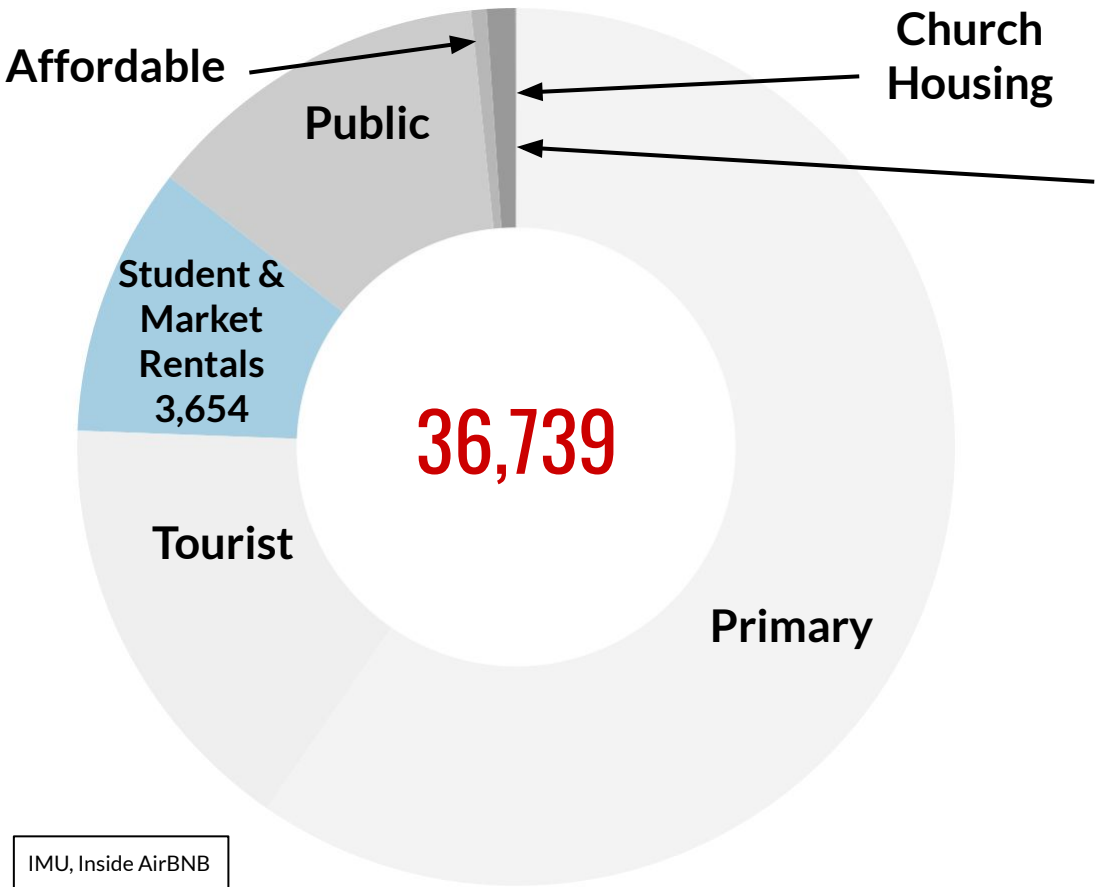
Immobiliare.it lists 1529 homes for sale



There are 8,364 rentals available to residents



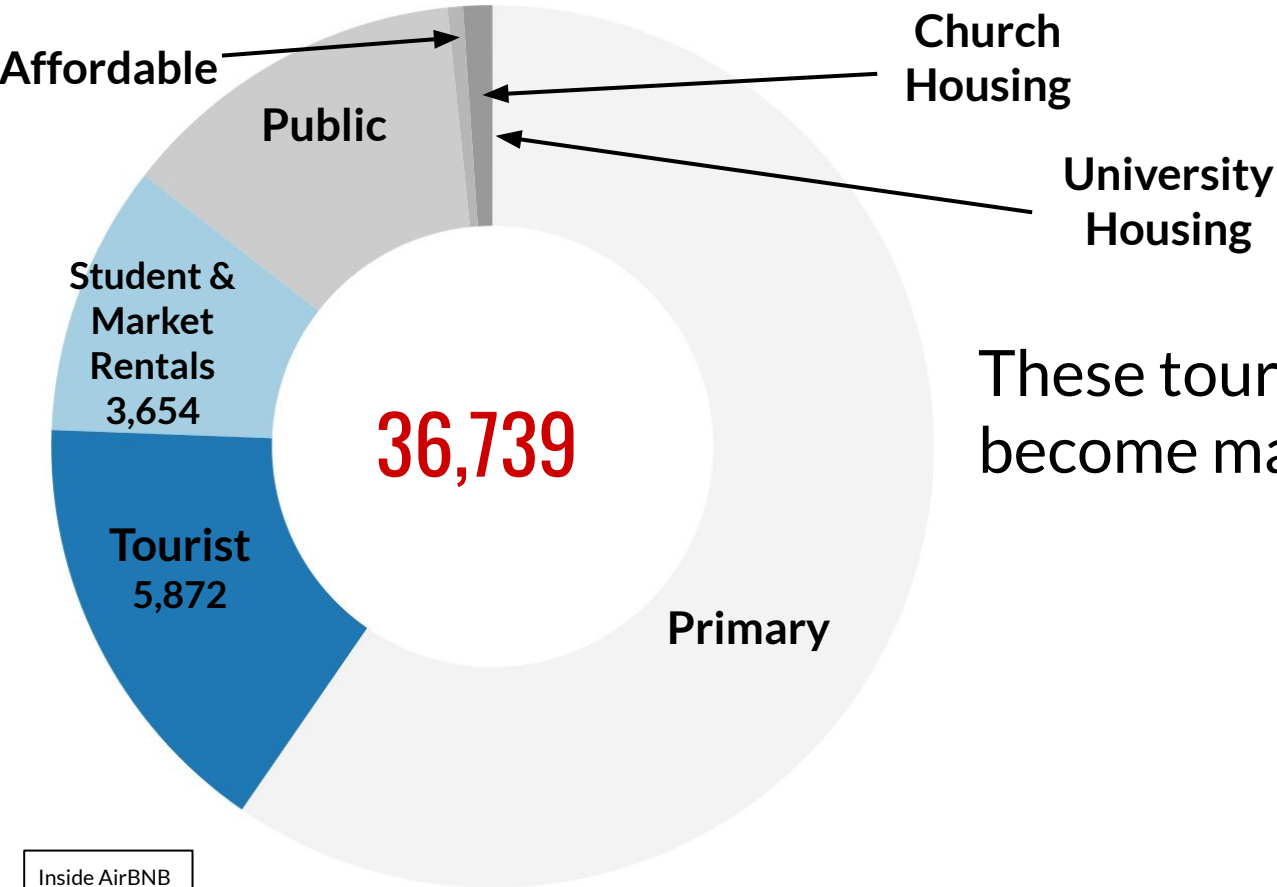
There are 3,654 rentable homes for middle income Venetians



University Housing

These are Venetians with salaries above **€20,755**

5,872 potential homes for residents are currently used by tourists



These tourist rentals could become market rentals

Is housing affordable for Venetians?



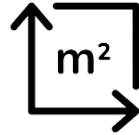
Homes for sale in Venice



Median price of

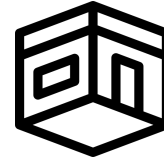
€450,000

Ranging from **€70,000** to
€6,500,000



Median Area of

100 m²



Median Number
of Rooms

4



20% of homes are
under

€300,000

***Out of 1529 listed homes from November 22-24**

Salaries for residents

MEDIAN SINGLE INCOME IS €28,000

€2,333 per month

With $\frac{1}{3}$ Designated for Housing
AMOUNT AVAILABLE FOR HOUSING

€778 Individual per month

€1,556* Dual income family per month

*assuming both make median salary

Therefore a Venetian making the median salary

\$28,000 SINGLE INCOME

Maximum price affordable:

€168,750

*Assuming they can pay the €33,750 down payment

32**

listings

DUAL INCOME

Max Home affordability:

€337,500*

*Assuming they can pay the €67,500 down payment

420**

listings

**Out of 1529 listed homes from November 22-24, may need some form of renovation, and assuming they can afford the down payment

Dual Income

Of the **420** possible homes in their price range of **€337,500**

- May need some form of renovation.
- Average of **3 rooms**
- Average of **1 bathroom**
- Fit inside **65 m²**
- **20%** down payment of **€67,500**

*Out of 1529 listed homes from November 22-24, may need some form of renovation, assuming they can afford the down payment, and assuming both make the median salary

A salary of €74,000 is required for the median home

Median Priced Home



Minimum Salary To Purchase:

€74,000

Single Resident Salary: €28,000

Dual Income: €56,000

What about renting?



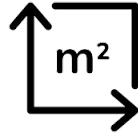
Homes available to rent in Venice



Median rent of

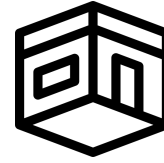
€1,275

Ranging from €600 to
€6,500



Median Area
of

75 m²



Median Number of
Rooms

3



30% of homes
are under
€1,000

*Out of 124 listed homes from November 22

There is not a large number of homes available that are affordable

SINGLE INCOME

Max Rent: €778

(With salary of €28,000)

12*

listings

DUAL INCOME

Max Rent: €1,556

(With salary of €56,000)

78*

listings

*Out of 124 rentals listed from November 22 and may need some form of renovation

What about tourist rentals?





Median nightly
Airbnb price of

€166

A **€46** increase
from 2016

If an Airbnb makes **€166**
per night and is rented out
19 nights out of the month,
they are able to make

€3,154

Compared to median renting price of

€1,275

**= €1,879 extra a
month renting as
B&B**

*Based on September
2022 Inside Airbnb Data

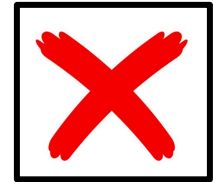
Is there enough housing?



Is housing available for residents?



Is housing affordable for residents?



What are potential policies to help Venetian residents?



Second Home Owner Revenue

Renting to a resident

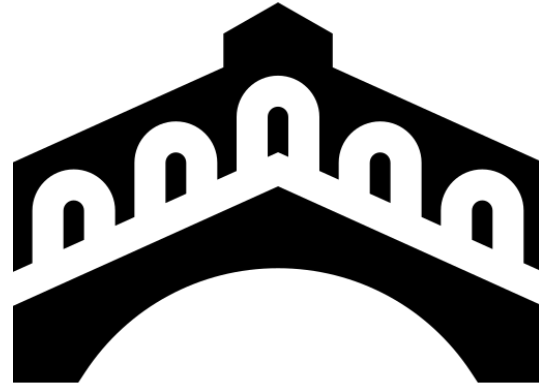


120 Day Max Available



Limiting the rental days 90 days

*assuming renting at €166



Only Venetian residents who own a second home can rent to tourists

- ❑ With a maximum of 1 rentable property



Government support for down payments for residents to purchase homes

- ❑ Median down payment: €90,000

WE HAVE CENTRALIZED ALL HOUSING DATA IN OUR NEW HOUSING REPOSITORY



VPC: Housing

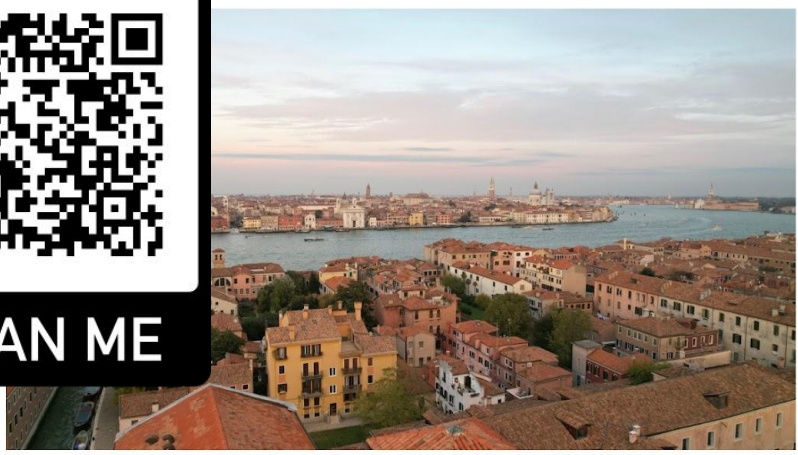
- Home
- Primary Homes
- Second Homes ▾
- Institutional Housing ▾
- Sources ▾
- VPC Socio-Economics
- VPC Home
- 🔍

Housing

Venice Project Center REPOSITORIES



SCAN ME

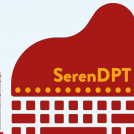


At the peak of its population in 1951, Venice housed roughly **174,808** people. It currently houses **49,852 people in 2022**, and that number is getting smaller every day. With a population drop of about **125,000**, it would be expected for there to be plenty of available housing left over for more people to purchase to move into the city, however more people aren't moving in.

This **significant population decrease** since the last century can be attributed to a number of different factors, one of which is **housing availability** and **affordability** in the city.



VENICE
PROJECT
CENTER



Serenissima
Development and
Preservation through
Technology



WPI



SCAN ME

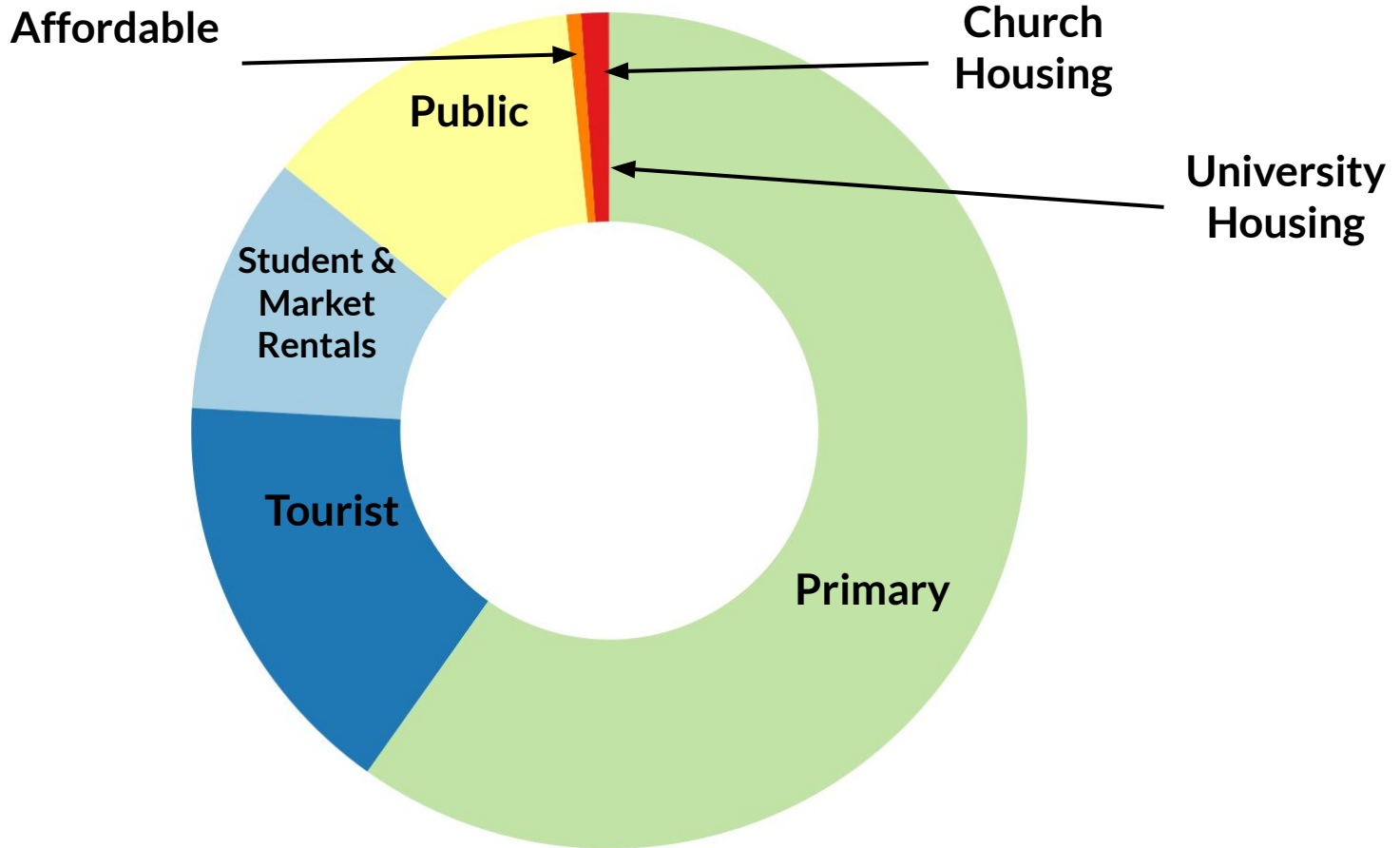
THANK YOU
QUESTIONS?

gr-VE22-house@wpi.edu

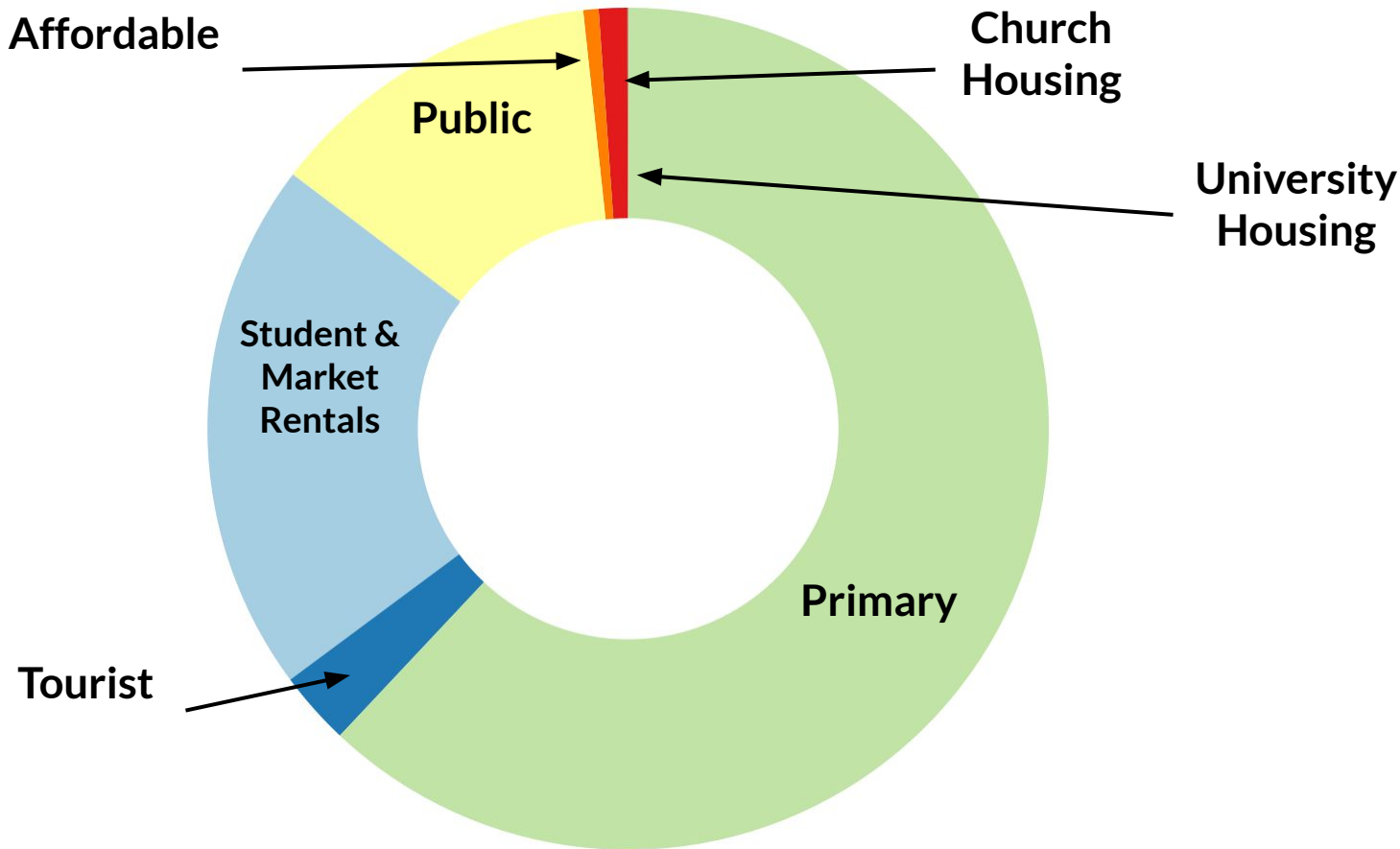
ve22.house@gmail.com

EXTRA SLIDES

Current Stock Breakdown



Potential Stock Breakdown



Encourage platforms like fairBNB

Join the Fair Club and #FairUp your holidays for only € 19,99/year!

LEARN MORE



HOW IT WORKS

GET INVOLVED

ABOUT US

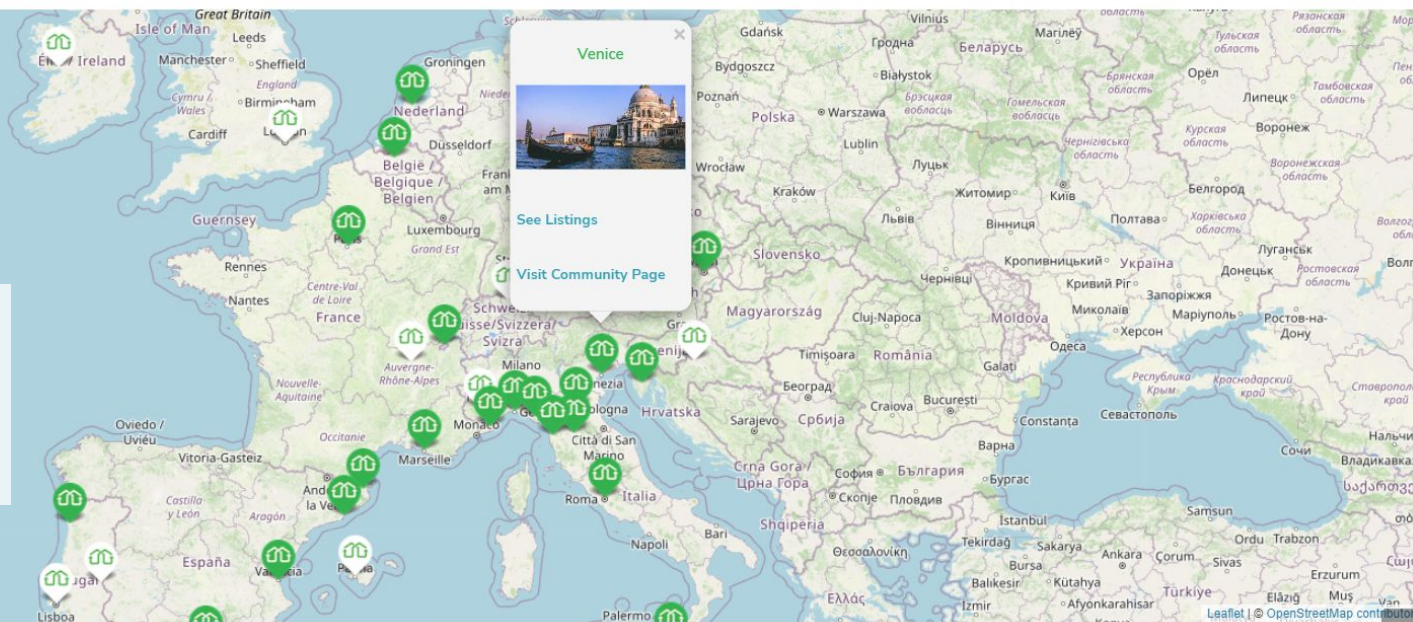
BLOG

LOGIN

BECOME A HOST



50% of the fees are used to fund city projects



Venice

See Listings

Visit Community Page

Based on their salary ...

\$28,000 SINGLE INCOME

Max Monthly Payment: €778

Interest rate: 3.36%

Loan period: 20 Years

Maximum Mortgage: €135,000

20% down payment: +€33,750

Max Home Price: €168,750

DUAL INCOME (x 2)

Max Home Price: €337,500

No Limit

Renting to a resident

€1,275 x12 = €15,300 income a year

Renting to a tourist

€3,154 x12 = €37,848 income per year

*assuming renting 19 days a month at €166

120 Day Max Available

renting to tourists

€4,980 a month* x 4 = €19,920

Renting to tourists all 120 nights



We estimated the housing stock to comprise 40,000 homes based of population densities and the addition visitors



2022 Population

49,852 Residents

Average Household Size of 1.8

$$49,852 / 1.8 = 35,600$$

1901 Population

146,076 Residents

Average Household Size of 4.2 Residents

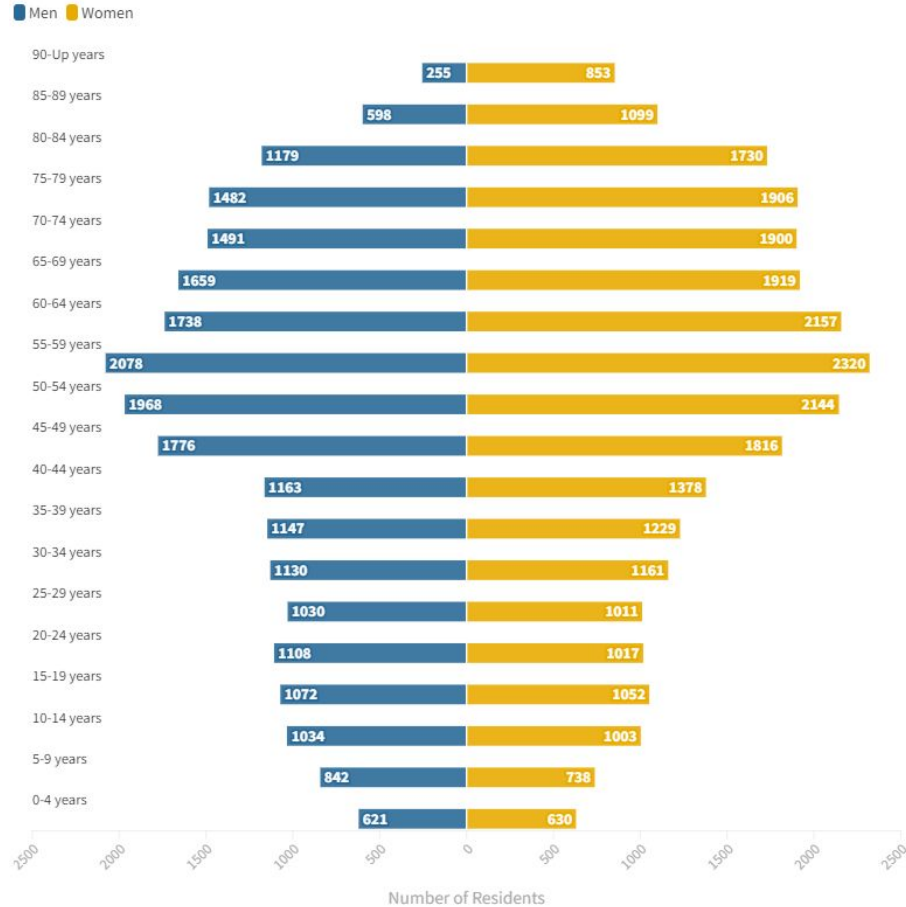
$$146,076 / 4.2 = 34,780$$

Estimated additional 5,000 dwellings for non residents

Estimate of houses:

≅ 40,000

Venice has an older demographic



TOURIST B&B PRICES ARE INCENTIVISING SECOND HOME OWNERS TO RENT TO THEM INSTEAD



Median nightly
AirBNB price of

€166

A **€46** increase
from 2016

Median Availability

11 Days
available of
last **30**

37 Days
available of
last **60**

237 Days
available of
last **365**



If an AirBNB makes **€166 per night** and is rented out **19 nights** out of the month, they are able to make

€3,154

Compared to median renting price of

€1,275

Second home owners can make

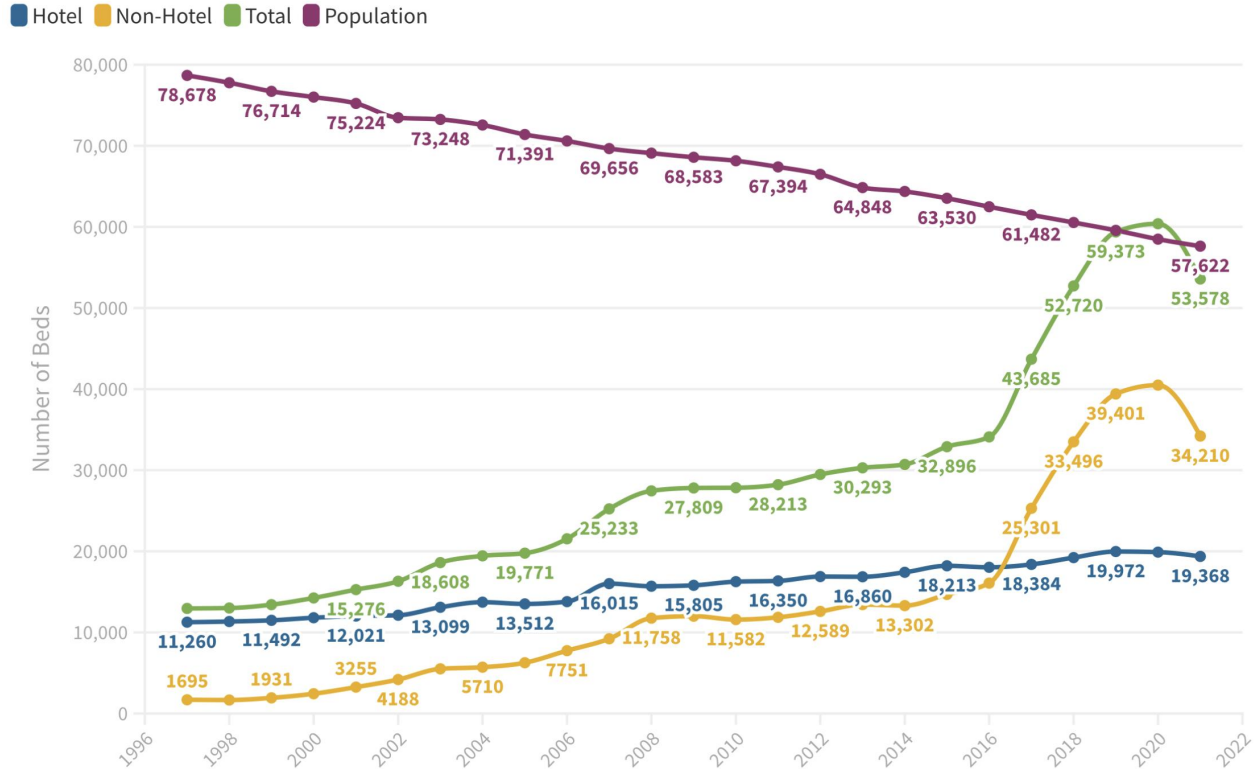
€1,879 more

by renting as a B&B, and thus are incentivised to do so

*Based off September
2022 AirBNB Data

NON-HOTELS ARE ON THE RISE

Hotel vs Non-Hotel Bed Trends from 1997 to 2021



Source: OCIO

A SALARY OF €74,190 IS REQUIRED FOR THE MEDIAN HOME

Median Priced Home:	€450,000*	Minimum Salary To Purchase:	
20% down payment:	-€90,000		€74,160
<hr/>			
Loan principal:	€360,000		
Interest rate:	3.36%	Single Resident Salary:	€28,000
Loan period:	20 Years	Couple Income:	€56,000
<hr/>			
Monthly payment:	€2,060		

MOST TOURIST HOMES ARE BEING REPORTED

5,491 City Registered B&B's

Discrepancy of **400** dwellings

5,872 Reported Inside AirBNB's

City Registered **10,597** Rooms

21,171 Beds

93.5% of B&B listings are reported to the city

Summary of Airbnb Types per District

Enter series to show

