

The Housing Situation in Paris

As part of a comparative housing research project, the Spatial Development and Urban Policy (SPUR) research group collected data on the housing situation in six metropolises (Berlin, Chicago, London, Los Angeles, New York, and Paris). This data brief provides an overview of the housing situation in Paris. It provides a general summary of the data and highlights some of the most interesting findings.

The survey data shows that more than half of the respondents plan to move to a new residence within the next five years voluntarily. We also found that concerns for involuntary housing relocations have been amplified due to the COVID-19 pandemic, particularly among those who rent their home through the private rental sector.

All data and the codebook are free to use and available on the website of the ETH Research Collection: <https://doi.org/10.3929/ethz-b-000513683>

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Introduction

Cities worldwide face a worsening housing crisis – supply shortages, speculations, and rising rents lead to housing insecurities for an increasing share of urban dwellers in many metropolises. The spread of COVID-19 has further worsened the situation for many urban residents and amplified their precarity.

In order to gain a better understanding of housing insecurities and the housing situation in global cities, we have launched a survey in early 2021 in six metropolises (Berlin, Chicago, London, Los Angeles, New York, and Paris). Here, we focus on the data from Paris. This data brief thus reflects the answers of the 2,103 survey respondents in Paris. Similar data briefs have been produced for other metropolises (for an overview, see <https://doi.org/10.3929/ethz-b-000514013>). All data is free to use and can be found on the website of the ETH Research Collection (Dataset: <https://doi.org/10.3929/ethz-b-000513683>).

Housing Situation

Considering the type of tenure, the data indicates a high share of homeowners in Paris (47.5%). The rest of the sample either classify themselves as renters (26.1%) or living in other housing arrangements (26.4%), such as social housing and housing cooperatives or institutional housing. Across the sample, participants display relatively high satisfaction with their current housing situation. The results show that 59.1% are either



The median housing expenses of the respondents in Paris are between €700-999 per month.

Figure 1: Housing expenses

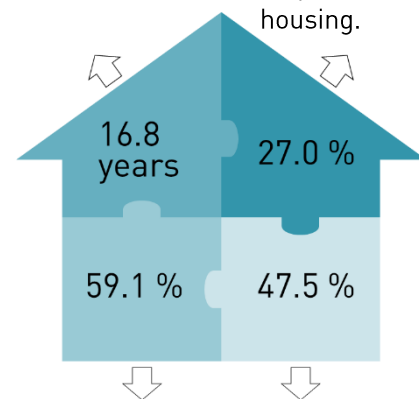


The average household size is 2.9 people per household.

Figure 2: Household size

On average respondents have stayed in their current apartment for 16.8 years.

...indicate having experienced discrimination when they were looking for housing.



...are overall satisfied with their current apartment.

...are homeowners.

Figure 3: Housing situation

satisfied or highly satisfied with their apartment. The level of satisfaction with the location of their residency being at 65.9%, and with their neighborhood at 62.7%. The lowest level of satisfaction is related to housing costs. Here, only 35.6% said that they were satisfied or very satisfied. Despite these high satisfaction levels, 27.0% of the survey respondents report having experienced some form of discrimination when looking for new housing.

Length of stay

On average, respondents indicated that they have lived in Paris for 25.6 years. Fluctuation within the city seems to be relatively low, as people have lived in their apartments and residential arrondissements for many years. 59.9% of the survey respondents said they have lived in their apartments for more than ten years. Length of stay in their residential arrondissements seems to be even longer, with 63.3% of our sample indicating they have lived in their residential arrondissements for more than ten years. Even though respondents tend to stay in their residential arrondissements for a long time, our data shows some spatial variance. On average, respondents living in Ménilmontant have lived in this arrondissement for 22.45 years. In contrast, residents living in the 8th

arrondissement de l'Élysée, have been living in this arrondissement for 13.98 years on average.

We also see differences in the length of stay between different tenure types. While 65.8% of the homeowners indicate having lived in their apartments for more than ten years, only 48.7% of the tenants reported the same length of stay. 34.6% of the respondents who rent their accommodation through the private rental market indicate that they have lived in their apartments between one and five years. In comparison, 62.3% of the people living in social renting households and cooperatives indicated that they have lived in their apartments for more than ten years. People living in social renting households or cooperatives and homeowners thus appear to have lower mobility than people who rent their accommodation through the private rental market.

Although people seem to stay in their homes for a long time, more than half of the respondents (63.0%) said they intend to change their current residence within the next five years. 24.1% of them indicated that they have concrete plans for their relocation.

Figure 4: Average length of stay in respondents' residential arrondissement, N= 2103

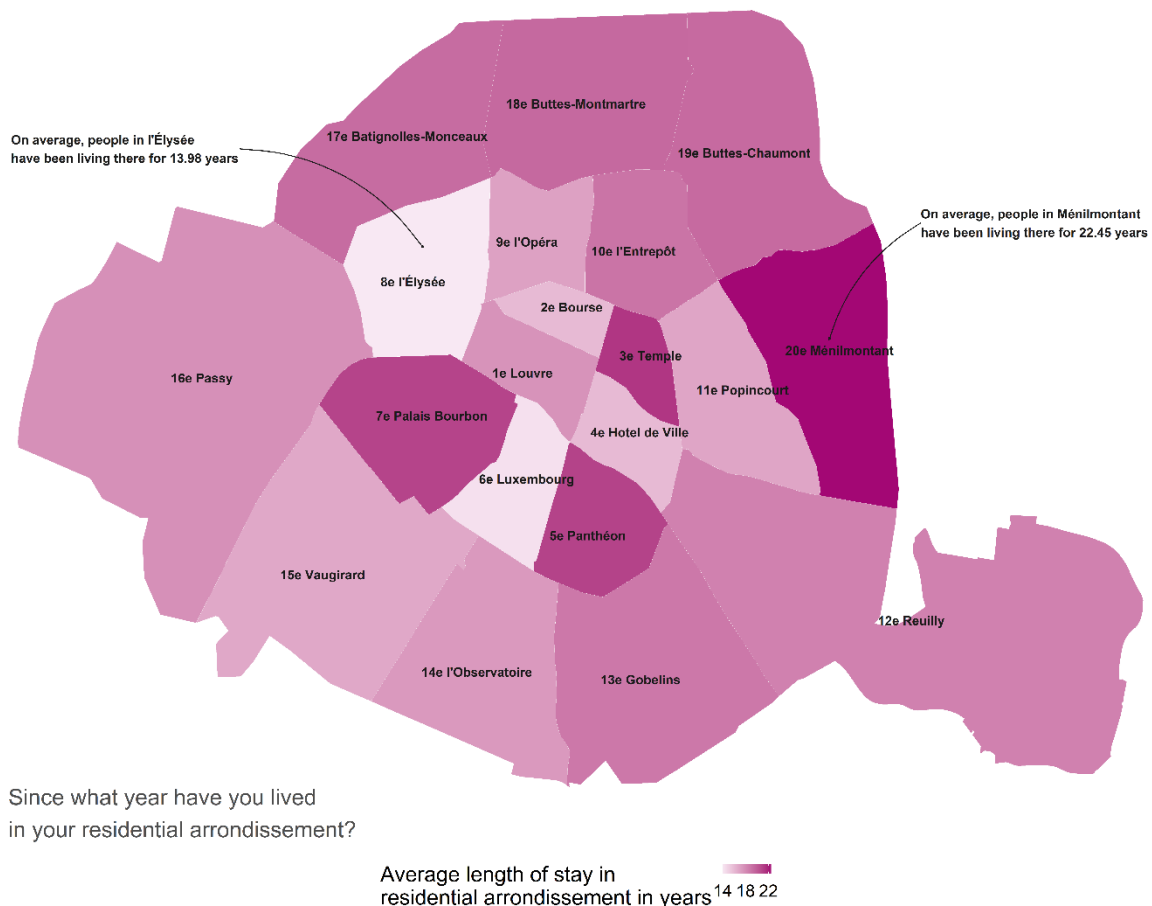
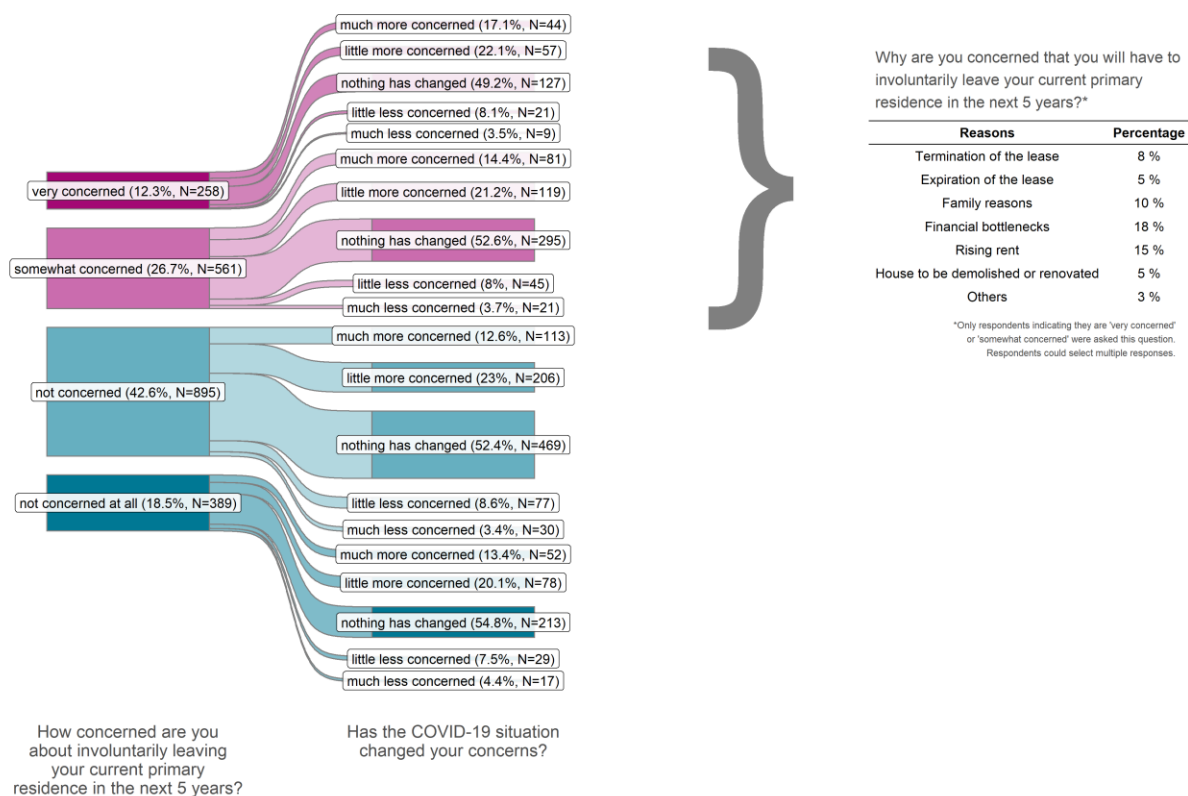


Figure 5: Housing concern and change due to COVID-19, N= 2103



Concern for involuntary relocation

39.0% of the respondents are concerned about being forced to leave their current homes involuntarily within the next five years (26.7% of the respondents indicate somewhat concerned, and 12.3% are very concerned). Reasons for being concerned are mainly due to housing affordability. Of those who indicated being concerned, 18.0% stated financial bottlenecks as causing their concern. 15.0% mentioned rising rent, and 10.0% indicated family reasons. 8.0% of the concerned respondents also referred to the termination of the lease as the reason for their concern. Other reasons are linked to the expiration of leases or renovations and demolitions.

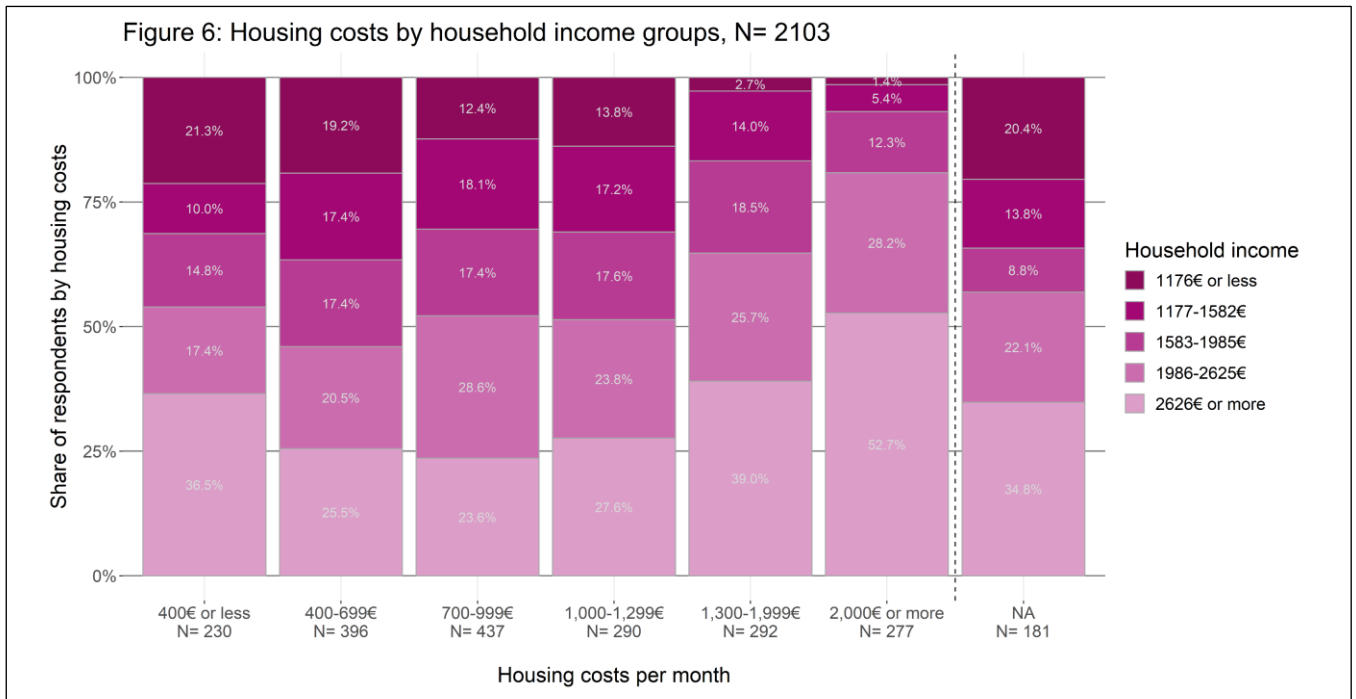
Our data indicates that the COVID-19 pandemic has further amplified precarity for some respondents and has rendered them even more vulnerable. 35.7% of our sample indicated that the COVID-19 pandemic increased their concerns for involuntary relocation. 21.9% stated they feel a little more concerned, and 13.8% stated they are much more concerned. We also see a difference in the level of concern between different tenure types. While 42.3% of the renters indicated that the COVID-19 pandemic increased their concerns, 34.1% of the homeowners and 32.1% of the

respondents living in social renting households or cooperatives indicated the same.

Housing finances

Housing expenditures vary across different tenure types, rendering some residents vulnerable to increasing costs. We can see that homeowners predominantly belong to the two highest household income quintiles, whereas lower-income respondents have a higher probability of being non-homeowners. Lower-income groups thus have a lower probability of homeownership.

However, housing is not only an expense but also a source of income for some households. 20.4% of our sample indicated income from renting out (a) part(s) of their primary residence. Whereas 15.5% of the sample is renting out on short-term leases (less than a month at a time), 4.9% is receiving income through long term sublets (more than a month at a time). Sublets of both types are mainly done through real estate agencies (44.7%), online portals (28.4%), and personal contacts (22.3%). Also, 22.0% of the respondents said they have at least one other official residence. Of those, 61.6% said that at least one of these additional residences is



located either outside of Paris or outside of France.

Data information

The data of this housing situation brief on Paris is derived from a survey conducted by the Spatial Development and Urban Policy research group in spring 2021.

Research project: spur.ethz.ch/research/housing-situation

Data Brief Overview: <https://doi.org/10.3929/ethz-b-000514013>

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1. Kauer Fiona, Hofer Katrin, Wicki Michael, Kaufmann David (2021). *Survey Data of the Housing Situation in Six Global Metropolises*, Data Brief, Zurich: Spatial Development and Urban Policy (SPUR), <https://doi.org/10.3929/ethz-b-000514013>.

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