How to Provide Young Active People with the Living Conditions They Need to Settle in Mountain Areas?

Lights in Windows – secondary houses

Welcome

Year round rental market

Kjerstin Spångberg, Buskerud County Council
VIII European Mountain Convention, Chambéry, Oct 2-4 2012
# Norwegian Youths Ranking of Motives to Move (NIBR 2006)

<table>
<thead>
<tr>
<th>Young Men</th>
<th>Young Women</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Job</td>
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<tr>
<td>2. Education</td>
<td>2. Housing</td>
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<tr>
<td>3. <strong>Housing</strong></td>
<td>3. Social environment</td>
</tr>
<tr>
<td>5. Nature</td>
<td>5. Close to home and family</td>
</tr>
</tbody>
</table>

*Note: Highlighted motives are ranked higher for Young Women.*
Youth Buskerud (15-22 years) criterias on where to live - men and women (TNS gallup 2010)

1. Job (64 %)
2. Social environment (49%)
3. Future childrens social and environment conditions (42%)
4. Restaurants and cafés (26%)
5. Infrastructure bus, train roads (25%)
Youth Buskerud (15-22 years) live in future?

• 49% are happy with their home community to day

• 39 % would like to live near family when having children

• 26 % would like to live in same community

• 30 % does not desire to live in home community in the future.
Welcome –
Project on increasing population mountain areas

1. Housing
2. How to welcome
3. Jobs
Lights in windows

- Empty houses and small farms
- Increase population
- 12 municipalities – 3 regions
- 780 registered empty properties

- Contact owners – dialog on future
- Attractive properties – many buyers – few sellers
Purpose, financial sources and organisation

Objective
• 100 small farms populated - permanent residence

Financial sources
• Governmental Ministries (36%)
• Regional authorities and councils (38%)
• Local authorities/municipalities (26%)

Organisation
• 4-year project
Why not just sell the small farm?

• Traditions and feelings – expectations from relatives to keep the property
• Families, not individuels who owns the property transgeneration- , or a clan ownership
• ”You don't own it, you simply pass the property to the next generation”
• For holidays and recreation
• Few motives to sell, low prices
• Norwegian legislations
Results Lights in Windows

• Out of 780 small farms, a change in 183

• Number sold: 124

• Rental or similar: 59

• Farm and houses for sales, sold shortly after 😊
Methods/activities

1. Registration, 780 farms
   12 communities

1. Dialogue

2. Sale and follow-up –
Lessons learned

• Feelings and changing attitudes
• Long term perspective
• Legal conditions
Rental marked
Case Flå - 1033 inhabitants

- Apartments "downtown" – oct 2012
- Buyers young and elderly, no kids
- Lack of sales - focus rental marked
Rental marked
Nore Uvdal - 2500 inhabitants

- 4 apartments downtown
- For young less than 35 – only 1 sold
- Success rental market
- Follow thoroughly Flå
General recommendations

- Network, exchange experiences
- Integrated housing policy on the agenda
- Municipalities responsible for housing, property and general development –
- Encourage rental market
- Understand your customers young people what do they want, what can they afford, would they like to buy or rent?
- Register empty houses and properties
- Encourage cooperation public – private
- There are possibilities - what are they in our municipality or regional
- Planning and implementation – equal importance
- Longterm perspectiv
- Understand youth, regional, national and global trends
- Invite youth to dialogue, communication and cooperation – they always accept