

An aerial photograph of a historic European city, likely Gdansk, Poland, featuring dense red-tiled buildings and a harbor with a boat. The image is split diagonally, with the top half being a darker, semi-transparent overlay containing text.

Right to Housing Plan of Barcelona Municipality:

Practical solutions to deliver affordable housing in stressed housing markets

Maite Arrondo

Housing Consultant
Barcelona Municipality

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Gdansk, Poland

DESCRIPTION OF BCN'S HOUSING DEMAND

CITY 1,6 M / METROPOLITAN AREA 3 M / GDP 68.000 M€/ 11% UNEMPLOYMENT

- ▶ Settlements 500
- ▶ Homeless increased in 162,3% since 2014
- ▶ Executed foreclosures 2.400 ↑

- ▶ Social Housing Demand 53.889 (28.238 households)
18.838 (economic vulnerability) ↑

- ▶ Usual residences 684.000 ↓
- ▶ Rental stock 280.000 ↑

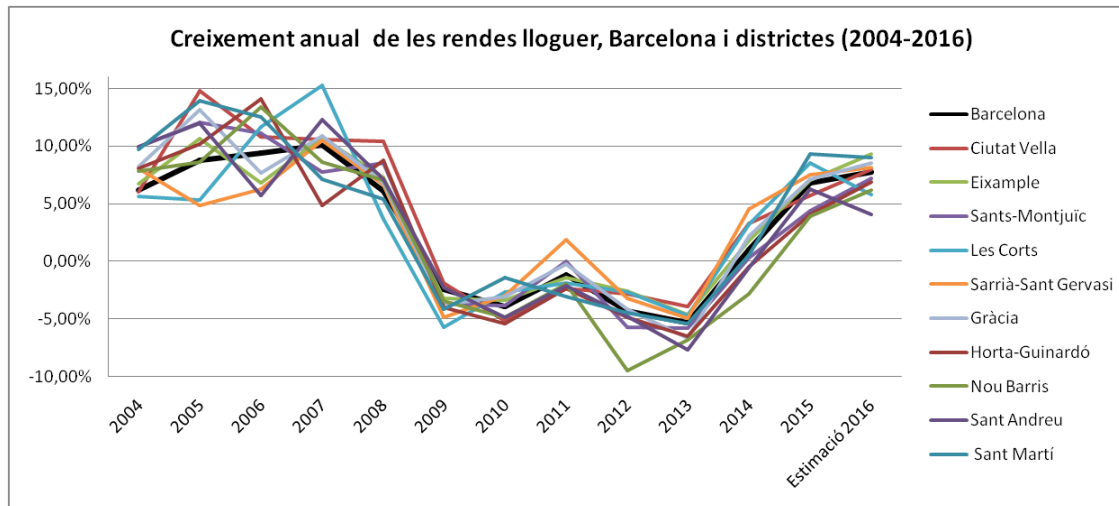
PROBLEM Nº 1: **CRISIS - EVICTIONS** (Housing Emergency)

According to data from Barcelona's Dean Court, in 2015:

- 6.632 eviction processes were initiated
- 3.098 evictions were executed
- 83% of evictions resolutions of Barcelona were consequence of the implementation of the LAU , beyond the State average of 53%
- ***Annually, 7% of evictions carried out at State level take place in Bcn***

PROBLEM Nº 2: GENTRIFICATION TOURISM FINANCIAL SPECULATION

INCREASE OF RENTAL PRICES



Source: elaborated by Barcelona Municipality, Housing Secretary of Urban Improvement, rental data from INCASÒL. Data based on 2016 projections published statistics of the first 3 quarters.

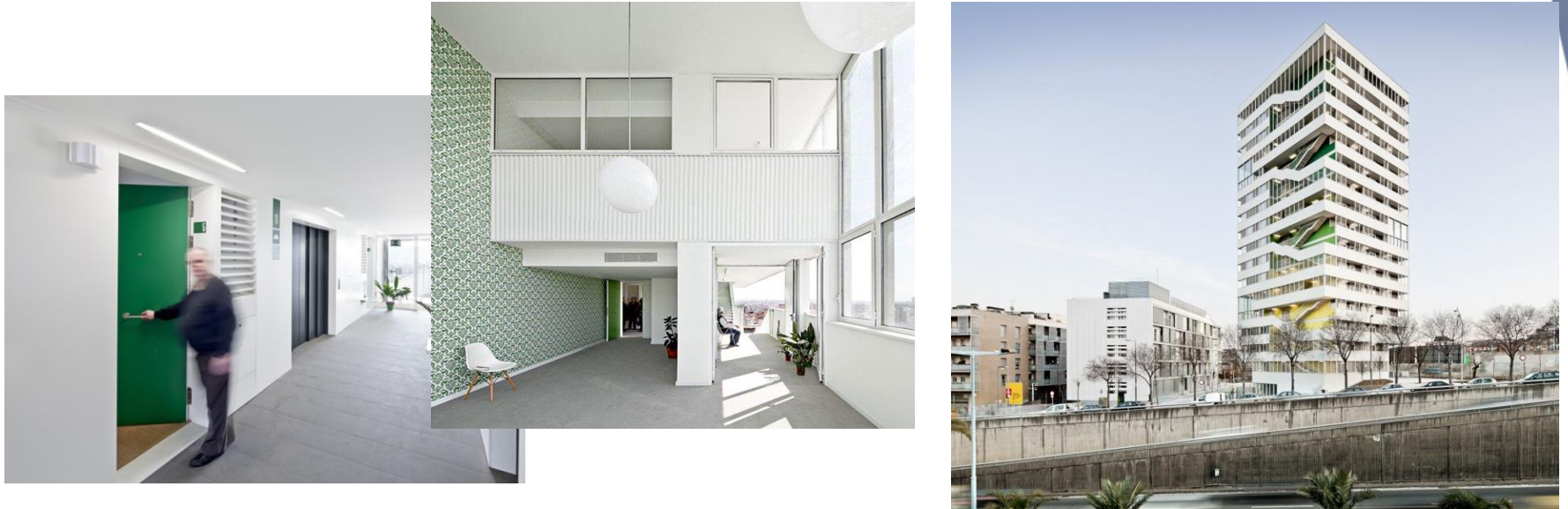
- Worrying recovery of rental prices in a context of declining salaries, similar to some extent to the 'Housing bubble' peak of 10 years ago.

PROBLEMA Nº 3: **SITUATION OF THE PUBLIC & AFFORDABLE HOUSING STOCK**

<i>Data 31/12/2016</i>	Social Rental Housing	Private Housing for social purposes		Total social Rental Allowances
		Cession Program	Agreement/Purchases FFE	
Special Contingents <i>Ageing Population</i>	1.482 (1.210)			2.974
Social Emergency	1.184	233	75	
Rest of social rental	7.917			Implicit Allowances
TOTAL Public Housing Rental Stock	10.583			Express and Implicit Allowances
Total Housing Rental Stock + affordable	11.524			Implicit Allowances

- The total number is just above 1,5% of the total housing stock of the city.
- Does not include HPO sales, still under qualified, on what the Municipality has no control.

PROBLEM Nº 4: AGEING POPULATION



- Barcelona now has 21% of the population over 65 years.
- It is expected that this percentage increases to 27,4% by 2040.
- Neither the market nor the State have solid/sustainable answers to address this phenomenon: rehabilitation public aids/grants (...) + housing for elderly people + residences

PROBLEM Nº 5: VACANT AND UNDERUTILIZED HOUSING

- According to a study conducted in April 2015, in Barcelona there are 31,200 empty houses.
- Of these, around 2.592 are owned by Banks (according to the Registry created by the Government in development of the Royal Decree 1/2015).
- The 2011 census estimated a number of 88,000 vacant houses.

Right to Housing Plan 2016-2025



Challenges

1. To strengthen the mediation and assistance to facilitate access to and maintenance housing.
2. To avoid the replacement of houses by touristic and similar activities and protect residents.
3. To increase the stock of public housing.
4. To mobilize part of the housing private stock to the affordable housing schemes.
5. To Promote affordable housing rehabilitation to protect vulnerable environments.
6. To guarantee the social function of the property and prevent missuses.
7. To give response to the phenomenon of ageing population housing inadequacy.

Strategic targets

A- PREVENT AND ADDRESS HOUSING EMERGENCY AND RESIDENTIAL EXCLUSION

B- TO GUARANTEE THE GOOD USE OF HOUSING

C- TO INCREASE THE PUBLIC & AFFORDABLE HOUSING STOCK

D- TO MAINTAIN, REHABILITATE AND IMPROVE THE CURRENT STOCK

A- PREVENT AND RESPOND TO HOUSING EMERGENCY AND RESIDENTIAL EXCLUSION

In September 2015 was published the first call for urgent **AID FOR RENT ALLOWANCES** exclusively with local funds (8 M €) which were renewed in 2016

Files of Barcelona Municipality intended for 2016-2015 different lines of aid.

	ANY 2016			ANY 2015		
	Presentats	Aprovats	Pressupost	Presentats	Aprovats	Pressupost
Prestacions per al pagament del lloguer	2.305	2.175	5.059.690,29 €	2.704	2.522	5.538.239,76 €
Prestacions d'especial urgència	887	611 ⁽¹⁾	1.501.853,29 €	1.117	626 ⁽¹⁾	1.275.807,78 €
Subvencions per al pagament del lloguer	4.210	3.581	7.424.197,97 €	2.880	2.200	4.424.570,83 €
Prestació municipal	2.744	2.281 ⁽²⁾	7.858.904,52€ ⁽²⁾	3.827	2.920	8.087.208,54 €
TOTAL	10.146	8.648	21.844.646,07 €	10.528	8.268	19.325.826,91 €

(1) Files that were approved during the year of reference, regardless of the year of the application filing.

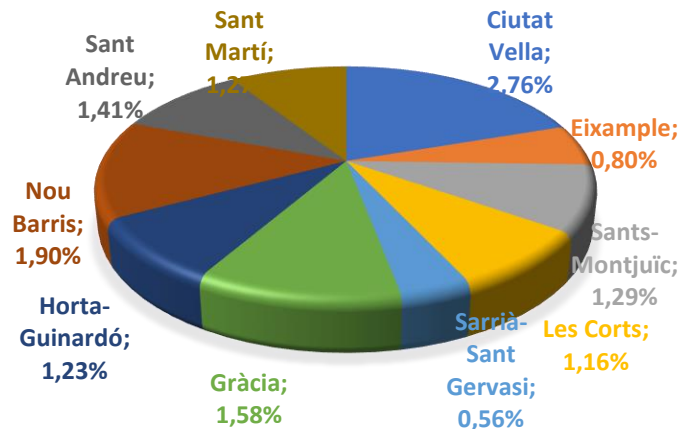
(2) Pending closure announcement. Committed budget.

The monthly average of registered aid for each family unit has been 194.78 €

Ongoing work to get a unique call (CHB = BCN + GenCat)
and open the whole year

A- PREVENT AND RESPOND TO THE EMERGENCY HOUSING AND RESIDENTIAL EXCLUSION

AID FOR RENT ALLOWANCES. Comparison of households that receive any line of aid (2016) Housing Offices Network.



	Població	llars per districte	Exp. aprovats 2016	% aprovats / llars
Ciutat Vella	100.685	40.540	1.121	2,76%
Eixample	263.565	112.817	900	0,80%
Sants-Montjuïc	180.824	74.061	954	1,29%
Les Corts	81.200	32.872	382	1,16%
Sarrià-Sant Gervasi	145.761	55.999	311	0,56%
Gràcia	120.273	52.666	835	1,58%
Horta-Guinardó	166.950	69.037	847	1,23%
Nou Barris	164.516	66.252	1.261	1,90%
Sant Andreu	145.983	59.050	835	1,41%
Sant Martí	232.629	94.272	1.201	1,27%
Total	1.602.386	657.566	8.648^(*)	1,32%

(*) A Barcelona ciutat es van aprovar un total de 8.648 expedients, dels quals 8.164 són tramitats al Consorci de l'Habitatge de Barcelona.

A- PREVENT AND RESPOND TO THE EMERGENCY HOUSING AND RESIDENTIAL EXCLUSION

MODIFICATION of the RULES OF PROCEDURE of the EMERGENCY (September 2016)

- **Covering of cases without legal title of occupation of housing.**
- The text is adjusted to that established incorporate the Law 24/2015 in terms of definition of an emergency situation:
 - Increases the maximum income level (from 1-2 IPREM to 2-3 IRSC)
 - There is no time condition in the Census (before it was required 1 year of living , now it is linked to the residence –defined in the law on the ground of the personal income tax: 6 months)
 - In cases of non-payment of rental costs, this should be more than 30% of the income, including the basic supplies in this calculation.
- **It is not required to have a minimum income.**
- It is only required to have a residence permit for the applicant in the household.

	2009	2010	2011	2012	2013	2014	2015	2016	TOTAL
EXPEDIENTS PRESENTATS	113	233	227	239	325	311	404	534	2.386
ESTIMATS I ADJUDICATS	75	140	138	177	213	198	319	363	1.623
%	66,37%	60,09%	60,79%	74,06%	65,54%	63,67%	78,96%	67,98%	68,02%

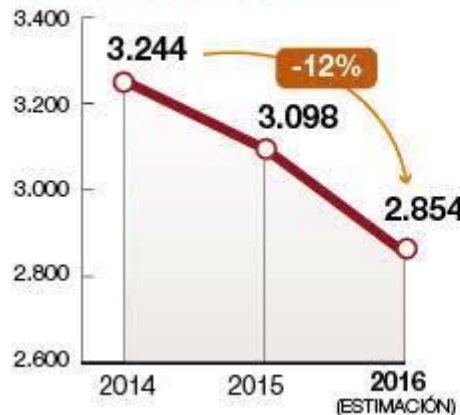
A- PREVENT AND RESPOND TO THE EMERGENCY HOUSING AND RESIDENTIAL EXCLUSION

UNIT AGAINST RESIDENTIAL EXCLUSION (UCER)

Objective: Preventive Action to stop evictions and fight against residential exclusion.

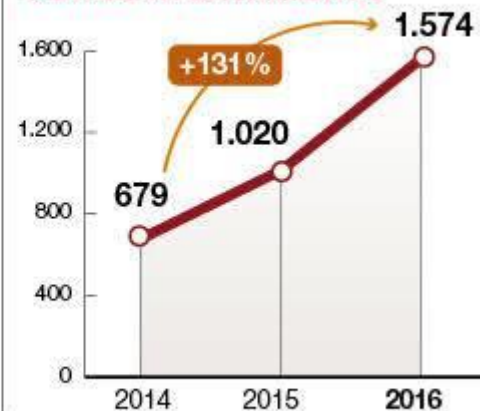
Volum d'actuació	2014	2015	2016
Casos atesos (llars)	679	1.020	1.574
Ordres de llançaments atesos	-	1.092	2.303

DESAHUCIOS EN LA CIUDAD DE BARCELONA



Fuente: Ajuntament de Barcelona

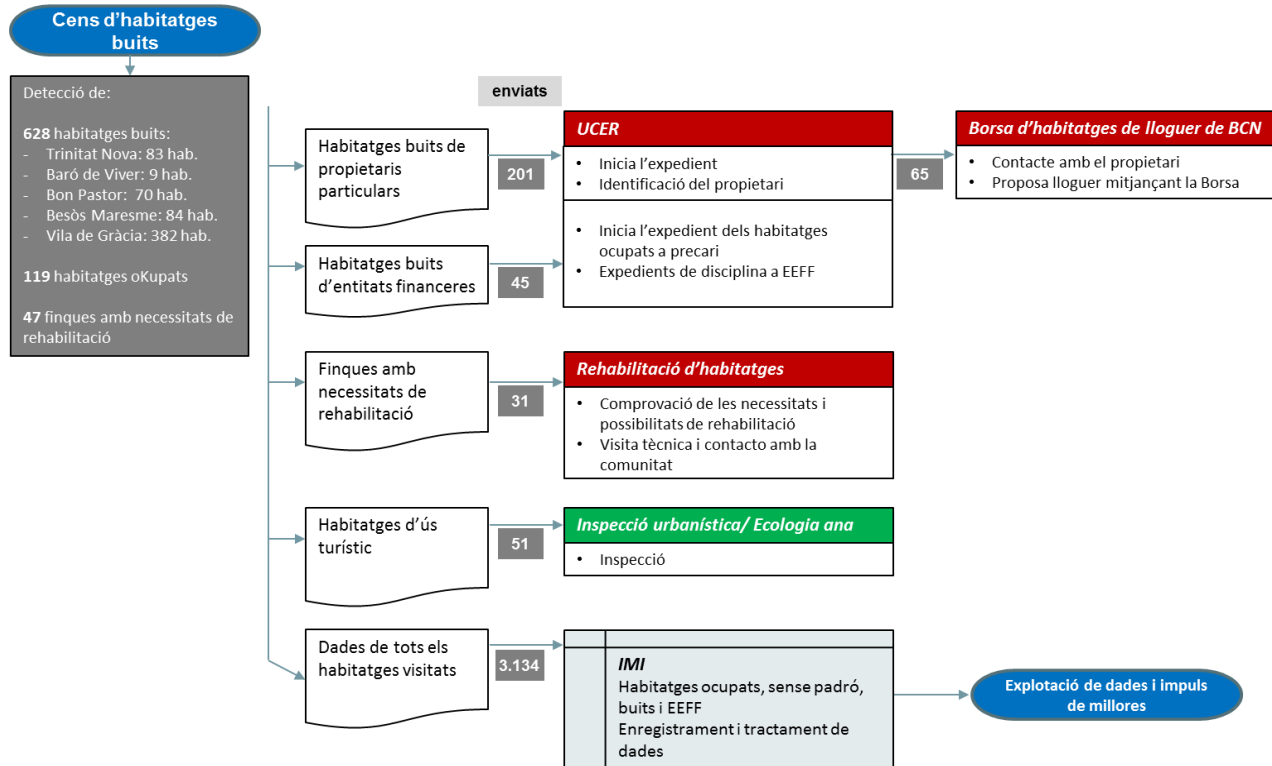
FAMILIAS ATENDIDAS POR EL AYUNTAMIENTO



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B- ENSURE THE GOOD USE OF THE HOUSE

VACANT HOUSING CENSUS



- The average number of vacant households on the housing stock in the four fields above is 246, which represents a 1.25% of the total.
- Only half of the first 645 visited buildings had elevator, and less than 40% met basic accessibility criteria.
- In relation to housing adequacy, 45 buildings presented deficiencies and 15 had a protective network on the façade.

B- ENSURE THE GOOD USE OF THE HOUSE

HOUSING REGULATION ENFORCEMENT

Expedients de disciplina d'habitatge en tràmit	Exp. Iniciats	Exp. En tràmit/estudi
Declaració d'utilització anòmla per desocupació permanent i imposició de multes coercitives	268	808
Sancionador per desocupació permanent	4	22
Declaració d'utilització anòmla per infrahabitatge i imposició de multes coercitives	6	23
Sancionador per infrahabitatge	11	23
Declaració de inhabilitat	9	5
Sancionador per manca de condicions d'habitabilitat art. 3 DI 1/2015	-	12
Declaració d'utilització anòmla per sobreocupació	21	-
Sancionador per sobreocupació	14	-
Total	333	893

Expedients declaració utilització anòmla habitatges buits, multes coercitives per Districte. 2016

	1a multa	1a multa recurs	2a multa	2a multa recurs	3a multa	3a multa recurs
Nou Barris	4	2	3	0	2	0
Sant Andreu	4	3	1	1	0	0
Sant Martí	5	5	4	4	0	0
TOTAL	13	10	8	5	2	0

Estat expedients sancionadors per desocupació permanent per Districte. 2016

Districte	Estat	Import
Nou Barris	Notificació d'incoació amb carta de pagament	315.000,00 €
Nou Barris	Recurs contra notificació d'incoació	315.000,00 €
Sant Martí	12/12 presentat al·legacions en estudi	315.000,00 €
Sant Martí	16/12 presentat al·legacions en estudi	315.000,00 €

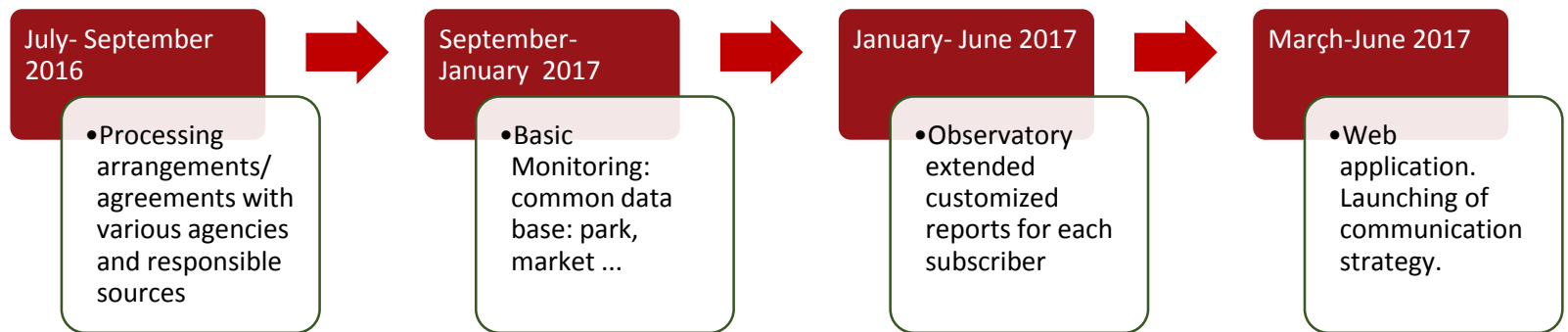
B- ENSURE THE GOOD USE OF THE HOUSE

HOUSING OBSERVATORY

MUNICIPALITY OF BCN + METROPOLITAN AREA + PROVINCIAL GOV + GHS

Objective: to create in coordination with other Administrations, an observatory that captures, produces and exploits data related to housing, that allows us to have an instrument to define and develop evidence based public policies.

CALENDAR:



LAND FOR SOCIAL & AFFORDABLE HOUSING

OBJECTIVE: to increase the production of social & affordable housing by all operators in the city, both public and private and social, to resume the pace of previous years and to reach the number of 13,500 new finished social households by 2025.

Out of which, 8.800 directly promoted by the PMHB.

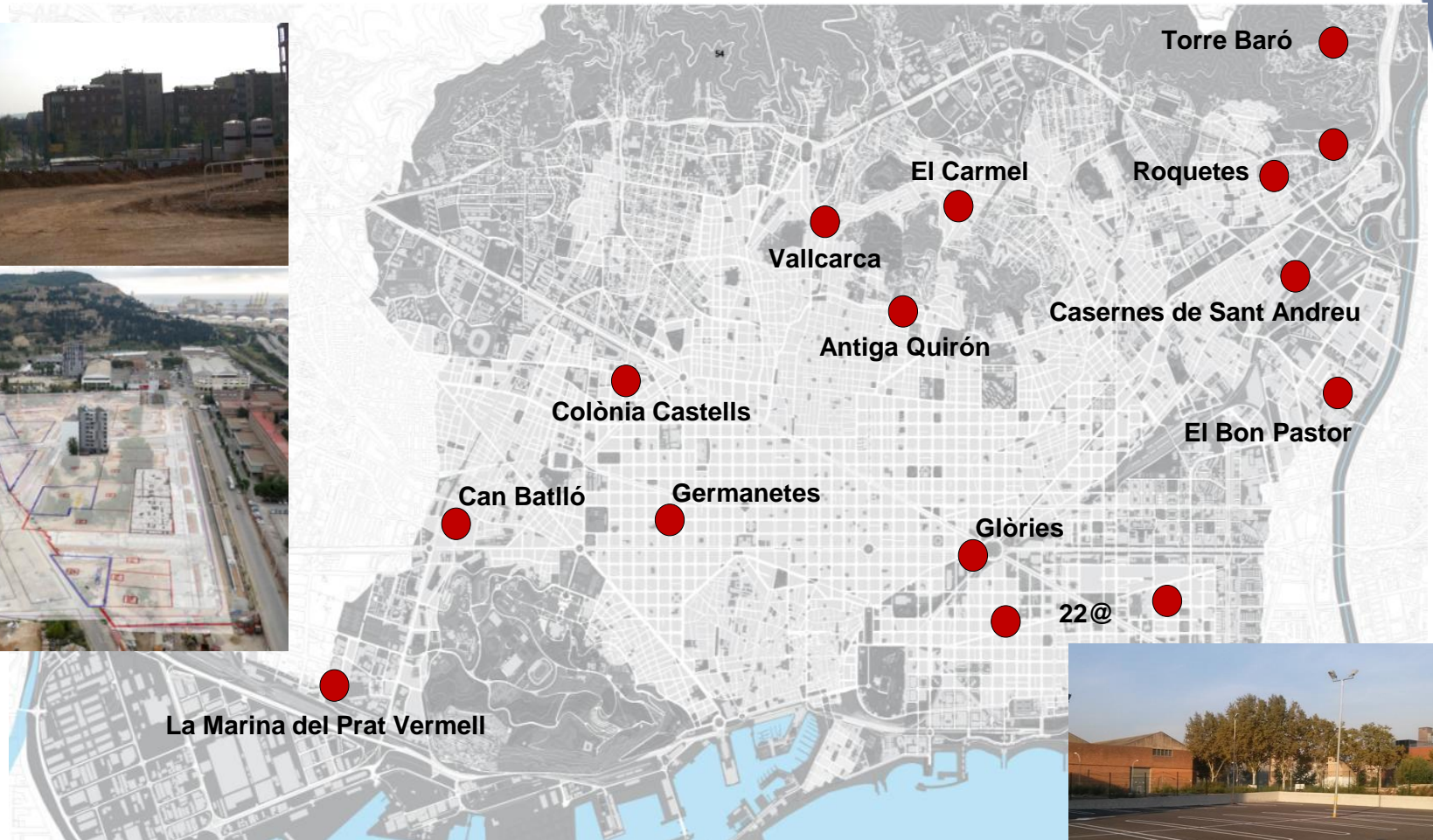
Promotion of new forms of access and tenure of households, and with different operators.

- **The City Council would contribute with the land**
 - **Dotacional plots:** social rent and for specific groups (young people, the elderly, etc.)
 - **Residential plots:** (with or without qualification of HPO): Social Rental, Affordable Rent affordable, Right of surface, Cooperatives, etc.

- Affordable land and public rental policy in the metropolitan area BCN?

C- EXPAND AFFORDABLE HOUSING STOCK

MAIN PLOTS DISTRIBUTION



C- EXPAND AFFORDABLE HOUSING STOCK

PROMOTION OF HOUSING BY THE PMHB

- ▶ Planned investment of € 340 million in 6 years.
 - ▶ 300 M € for rental promotions (30% municipal budget, 20% own resources and 50% BEI and similar funding).
 - ▶ € 40 M for families subject of regeneration process.
- ▶ Commitment to public stock for rent: 80% (social, affordable, etc.), to the detriment of the property and with maintenance of the sale of surface rights – 20%.
- ▶ **30 – 30 – 30 ...**

Estat	Promocions	Habitatges
Acabats	4	317
En obra	7	380
Licitació obra	2	114
Redacció projecte	14	952
Licitació projecte	7	978 (270 Glòries)
Pendent licitació	17	978
Total	51	3.719

C- EXPAND AFFORDABLE HOUSING STOCK

PURCHASES AND AGREEMENTS WITH FINANCIAL INSTITUTIONS

- Acquired: 246 (purchase and exercise of preferential right)
- Right of usufruct: 250.
- The average cost of housing, including renovation: 70,000 euros/housing.

The maximum price of purchases by individual housing has been fixed in a local norm: 1,259 euros/m² useful by empty homes and 629.50 euros/m² useful for occupied homes.

C- EXPAND THE AFFORDABLE HOUSING STOCK

PPP: METROPOLITAN HOUSING COMPANY TO MANAGE AFFORDABLE RENTAL STOCK

Creation of an entity with public and private capital, in the Met area, which has the objective of the promotion and management of affordable rental housing.

- ✓ Company owned by the City Council of Barcelona (25%), The Met Authority (25%) and private equity (50%) – we search for managerial, financial, social capacities-. **Equity PUB 27 mill + PRIV 27 mill (4 steps).**
- ✓ Established through a public tender (regulated by public law).
- ✓ The public bodies contribute with the provision of land and cash. **First round of 3.000 units.**
- ✓ Vehicle with limited profit orientation. **Profit for private equity 3-5%.**
- ✓ EIB funding is very likely to occur. **Guarantees 1.**
- ✓ The price of the rent would be between the market and the social (formally HPO). No demand shortage **Guarantees 2.**
- ✓ Income guaranteed by administration in case of non performing rent units. **Guarantees 3.**
- ✓ Friendly enlargement & exit rules for private equity. **Guarantees 4.**

C- EXPAND AFFORDABLE HOUSING STOCK

COHOUSING

OBJECTIVE:

- ▶ Promotion of new forms of access to affordable housing, more communitarian and less bureaucratic.

COHOUSING KEYS:

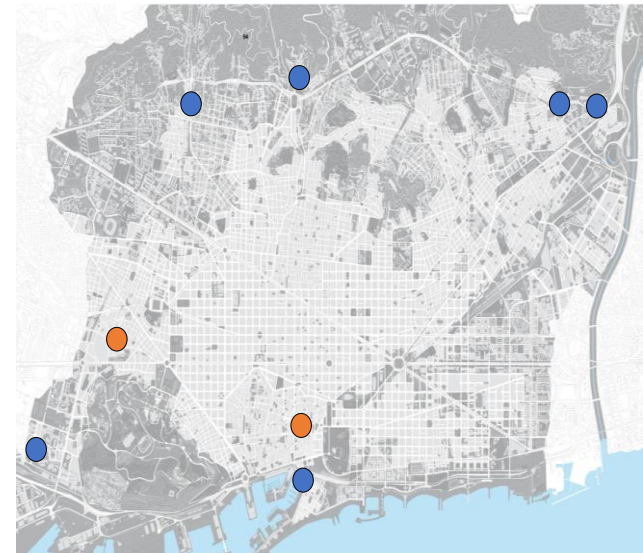
- ▶ Ensuring access to affordable and decent housing.
- ▶ Maintaining public ownership of land, which is in the law of surface.
- ▶ The homes must be qualified for SOCIAL HOUSING
- ▶ **Prevents speculation with the housing.**
- ▶ Guarantee the stability in time of the users
- ▶ Promotes community management of real estate

ONGOING PROJECTS:

1. C. Princesa 49 (Sostre cívic): **5** hab.
2. C. Constitució 85 (La Borda): **28** hab.

IN BIDDING:

6 plots with potential to 135 households

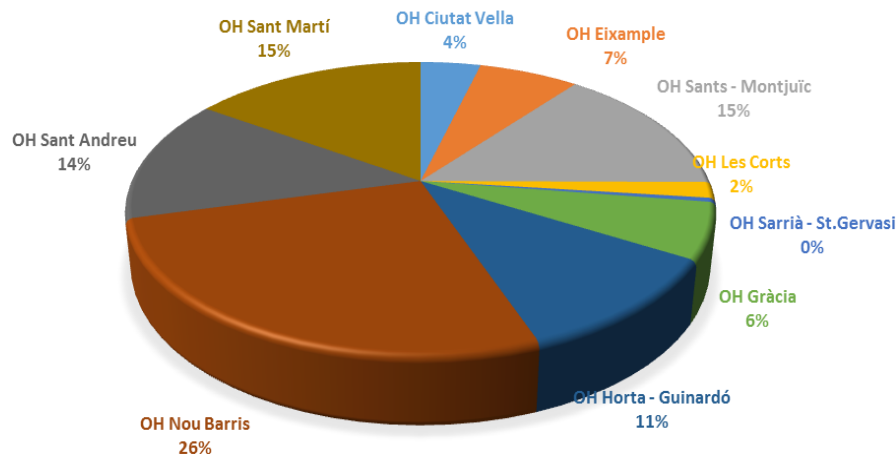


C-EXPAND AFFORDABLE HOUSING STOCK

VACANT HOMES MOBILIZATION

- Private owners hand their homes to be rented to medium and low income families.
- The owner is granted with payment of the rent.
- Aid for rehabilitation to make adequacy works.
- The tenant is charged on the basis of their income thanks to a municipal subsidy.
- Program managed by Habitat 3 on behalf of municipal resources.

CONTRACTES LLOGUER SIGNATS



Total de contractes de lloguer signats

ANY	2015	2016 ⁽¹⁾	Total
OH Ciutat Vella	4	5	9
OH Eixample	7	8	15
OH Sants - Montjuïc	20	13	33
OH Les Corts	2	2	4
OH Sarrià - St.Gervasi	1	0	1
OH Gràcia	5	9	14
OH Horta - Guinardó	13	12	25
OH Nou Barris	36	24	60
OH Sant Andreu	11	20	31
OH Sant Martí	16	19	35
Total	115	112	227

C- EXPAND AFFORDABLE HOUSING STOCK

NEW PROGRAM OF HOUSING MOBILIZATION

'YOU HAVE THE KEY'

PROPOSAL:

- ✓ Centralize and strengthen the recruitment with specialized team.
- ✓ Guarantee fund to cover the payment to the owner.
- ✓ To coordinate the program with assistance in payment of the rent.
- ✓ To coordinate the program with grants for rehabilitation (up to 20,000 €).



% HABITATGES x DISTRICTE	OH	ALTES D'HABITATGES		
		HABITATGES PROCÉS CAPTACIÓ	NO CONTACTAT	CONTACTATS
8%	CIUTAT VELLA	30	0	30
8%	EXAMPLE	29	0	29
12%	SANTS-MONTJUIÇ	45	2	43
2%	LES CORTS	8	0	8
1%	SARRIÀ-SANT GERVASI	4	0	4
7%	GRÀCIA	24	1	23
17%	HORTA-GUINARDÓ	62	0	62
18%	NOU BARRIS	66	0	66
9%	SANT ANDREU	33	0	33
17%	SANT MARTÍ	62	0	62
100%	TOTALS	363	3	360

1%

99%

PROPIETARIS CONTACTATS				
DESESTIMAT SENSE VISITA (1)	VISITA PROGRAMADA	VISITA FETA	GESTIONAT TÈCNICIS OH	PENDENT SEGUIMENT (2)
3	3	20	2	2
3	1	23	0	2
11	5	25	0	2
1	1	5	0	1
1	0	3	0	0
1	9	12	0	1
6	15	40	0	1
9	14	38	2	3
6	7	19	0	1
10	11	39	0	2
51	66	224	4	15
360				

(1) Pis descartat/desestimat a la trucada inicial per: Només volien informació i No estaven interessats

(2) Pendent Seguiment: Volien informació i ho volien pensar. Borsa farà seguiment.

RENDA OFERTADA (Valor: Moda)	OH	VISITES REALITZADES			
		PENDENT PRESSUPOST OBRES	DESESTIMAT POS-T VISITA (3)	PENDENT CONFIRMAR INCLUSIÓ	ACORD D'INCLUSIÓ FET/PREVISIT
600 €	CIUTAT VELLA	6	4	6	4
600 €	EXAMPLE	12	6	4	1
650 €	SANTS-MONTJUIÇ	7	4	6	8
750 €	LES CORTS	4	1	0	0
700 €	SARRIÀ-SANT GERVASI	2	0	0	1
550 €	GRÀCIA	8	1	3	0
600 €	HORTA-GUINARDÓ	20	7	11	2
650 €	NOU BARRIS	16	6	9	7
500 €	SANT ANDREU	13	0	2	4
500 €	SANT MARTÍ	17	3	8	11
600 €	TOTALS	105	32	49	38
224					10,56%

% INCLUSIONS SOBRE PROPIETARIS CONTACTATS

(3) Pis descartat/desestimat després de la visita per :
- Prefereix llogar privatament
- Era un local (no CH)
- Vol llogar temporalment (- 3anys)
- Preu Baix

D- TO MAINTAIN, REHABILITATE AND IMPROVE THE CURRENT STOCK

MUNICIPAL PUBLIC STOCK MANAGEMENT

Privately owned public park Rental PMHB: **7.000**

Agreements with PMHB i Drets Socials:

- Program for Seniors: 1.200
- Payment of housing rental by the social fund: 1.100 (1,9 M€ + 0,6 M€)

Privately adjudication in 2016:

1. First adjudication: 237 (126 DS, 84 rental and 27 subjects regeneration)
2. Second adjudications: 310 (110 Emergency, 90 GG, 110 Social Rental)

PMHB HOUSING RENTALS PRICES		
Lloguer per trams de 100 €	Nre. hab.	%
de 0 € a 99€	1266	21,3%
de 100€ a 199€	2214	37,3%
de 200€ a 299€	1478	24,9%
de 300 € a 399 €	461	7,8%
de 400 € a 499 €	425	7,15%
Més de 500 €	88	1,5%
Lloguer mitjà	202 € /mes	

D- TO MAINTAIN, REHABILITATE AND IMPROVE THE CURRENT STOCK

REHABILITATION AIDS

Objective: to encourage the proactive rehabilitation that improves the functionality and accessibility of housing, to make energy efficient households, to generate decent employment and avoid speculative uses.

Call 2017: 46 M€

- Promoting rehabilitation measures for **energy** saving.
- 60% of subsidies for power generation activities (individual and collective).
- Pursuing integral **agreements with communities**.
- Rehabilitation of the **interior of the houses** — evolution towards subsidy agreement to direct work (5 M)
- Increase the social rental housing stock: Stock for rent: 20,000 €, Grant (5 year contract)
- Integral Plan for Neighborhoods + Employment Plans.



Thanks for your attention!

